



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis

HEARING DATE: NOVEMBER 4, 2010

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* October 28, 2010  
*Case No.:* **2009.0828D**  
*Project Address:* **335 Marina Boulevard**  
*Application No.:* 2009.02.17.2166  
*Zoning:* RH-1 (Residential House, One-Family)  
40-X Height and Bulk District  
*Block/Lot:* 0419A/027  
*Project Sponsor:* George Braff  
c/o Gerald Green  
7765 Greenly Drive  
Oakland, CA 94123  
*Staff Contact:* Glenn Cabreros – (415) 588-6169  
[glenn.cabreros@sfgov.org](mailto:glenn.cabreros@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

### PROJECT DESCRIPTION

The project is a three-story front and side horizontal addition and a two-story rear addition to the existing three-story, single-family residence. The side horizontal addition is proposed along the east side of the residence.

### SITE DESCRIPTION AND PRESENT USE

The existing circa 1928 three-story, single-family residence is located on a lot measuring 45 feet wide with an average depth of 98 feet and an area of approximately 4,412 square feet. The existing building is set back 12 feet from the front property line. The existing rear yard is 38 feet deep.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The entire block-face consists of single-family residences of various architectural styles. The adjacent building west of the project is a tall, two-story building. The adjacent building to the east is a three-story building. The block-face is characterized by mostly three-story residences, with two two-story residences and two four-story residences. Across the street is the Marina Green.

### BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice*	30 days	July 20, 2010 – August 18, 2010	August 16, 2010	November 4, 2010	80 days

\*A 15-day Re-Notice (Section 311) was performed from October 1, 2010 and expired October 15, 2010 due to inaccuracies in the building elevations provided during the original Section 311 Notice. The scope of work did not change from the original notice.

### HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 25, 2010	October 25, 2010	10 days
Mailed Notice	10 days	October 25, 2010	October 25, 2010	10 days

### PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	--	2 (DR Requestors)	--
Other neighbors on the block or directly across the street	--	1 (DR Requestor to rear of project)	--
Neighborhood groups	--	--	--

### DR REQUESTOR

The DR request was jointly filed by three neighbors (represented by **Jeremy Paul**) whose properties abut the subject lot:

**Art Scampa**, owner of 325 Marina Boulevard, directly adjacent and east of the project site.

**Victor Prieto**, owner of 345 Marina Boulevard, directly adjacent and west of the project site.

**Jeanine Briggs** of 141 Retiro Way, a five-unit building which shares the rear lot line with the subject property.

### DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated August 17, 2010.

### PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached letter addressed to Planning Commission, dated October 27, 2010. At the time of the writing of this report, the project sponsor and DR requestors continue to discuss the project in an effort to reach a compromise. Also see attached email from Jeremy Paul, dated October 27, 2010.

## ENVIRONMENTAL REVIEW

On January 28, 2010, under Case No. 2009.0828E, the Department determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

## RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team has reviewed the request for Discretionary Review and has found the project does not create exceptional or extraordinary adverse impacts to light, air or neighborhood character and scale as outlined by the Requestor.

Pages 16-17 of the *Residential Design Guidelines* (RDGs) state that a project should be articulated to minimize impacts to light, air and privacy to the adjacent properties. The RDGs do recognize that some reduction in light to neighboring buildings should be expected with a building expansion. While the Planning Code required front setback for the project is 15 feet, the main front façade of the project is proposed to be set back 24 feet to align with the adjacent building (325 Marina Boulevard) to the east. Towards the rear portion of the side horizontal addition (southeast corner of the project), various side setbacks are proposed at the second and third floors to retain light and air access currently provided by an existing side setback at 325 Marina Boulevard. The proposed rear addition is limited to a two-story structure with five-foot side setbacks on both sides, and thus would create an overall building mass that steps down toward the rear yard area and mid-block open space.

Additionally, the project is not found to create exceptional or extraordinary circumstances that would adversely affect the neighborhood character and scale. The proposed exterior materials (stucco, wood windows, and roof tiles) would be consistent with the existing building, which harmoniously blends in with other architectural styles along the block face and is typical of the Marina District architectural style found throughout the surrounding neighborhood. The project's scale in terms of height and width – in combination with the varied building volumes along the front façade – is also consistent with the three-story height and zero-lot-line development that characterizes the overall block-face. Furthermore, the subject lot is equal in width to the Requestor's lot at 325 Marina Boulevard, which contains a single-family residence constructed to both side property lines.

**Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.**

<b>RECOMMENDATION:</b> Do not take DR and approve project as proposed
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### Attachments:

Parcel Map  
Sanborn Map  
Aerial Photographs  
Zoning Map  
Environmental Evaluation Application – Cat Ex stamp 1/28/10  
Section 311 Notice

Section 311 Re-Notice

DR Application

Response to DR Application

Letter addressed to Commission dated 10/27/10

E-mail from Jeremy Paul, 10/27/10

Reduced Plans

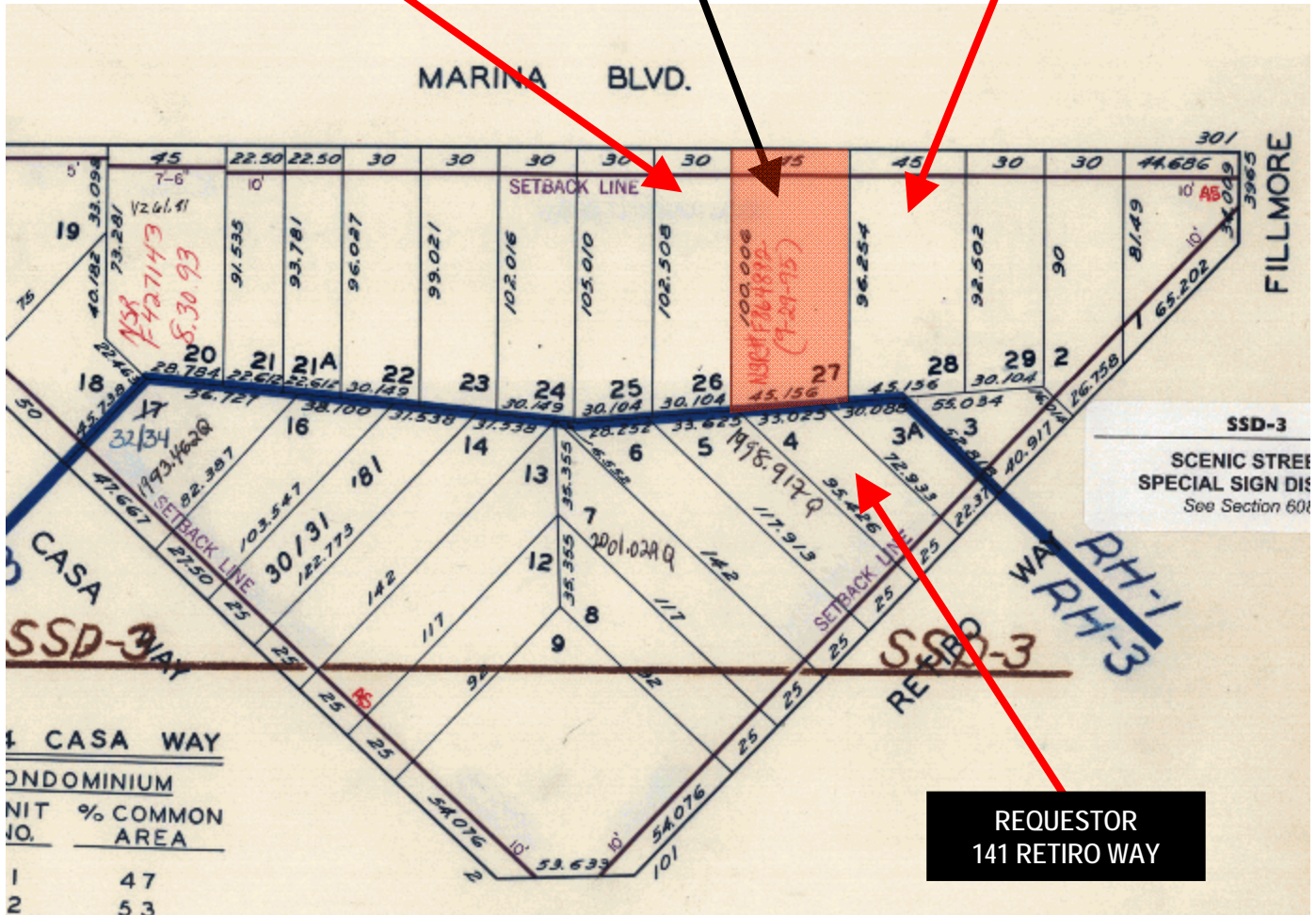
*GC G:\Documents\2009\DR\2009.0828D - 335 Marina\2009.0828D - 335 Marina - Abbreviated Analysis.doc*

# Parcel Map

REQUESTOR  
345 MARINA BLVD

SUBJECT PROPERTY

REQUESTOR  
325 MARINA BLVD

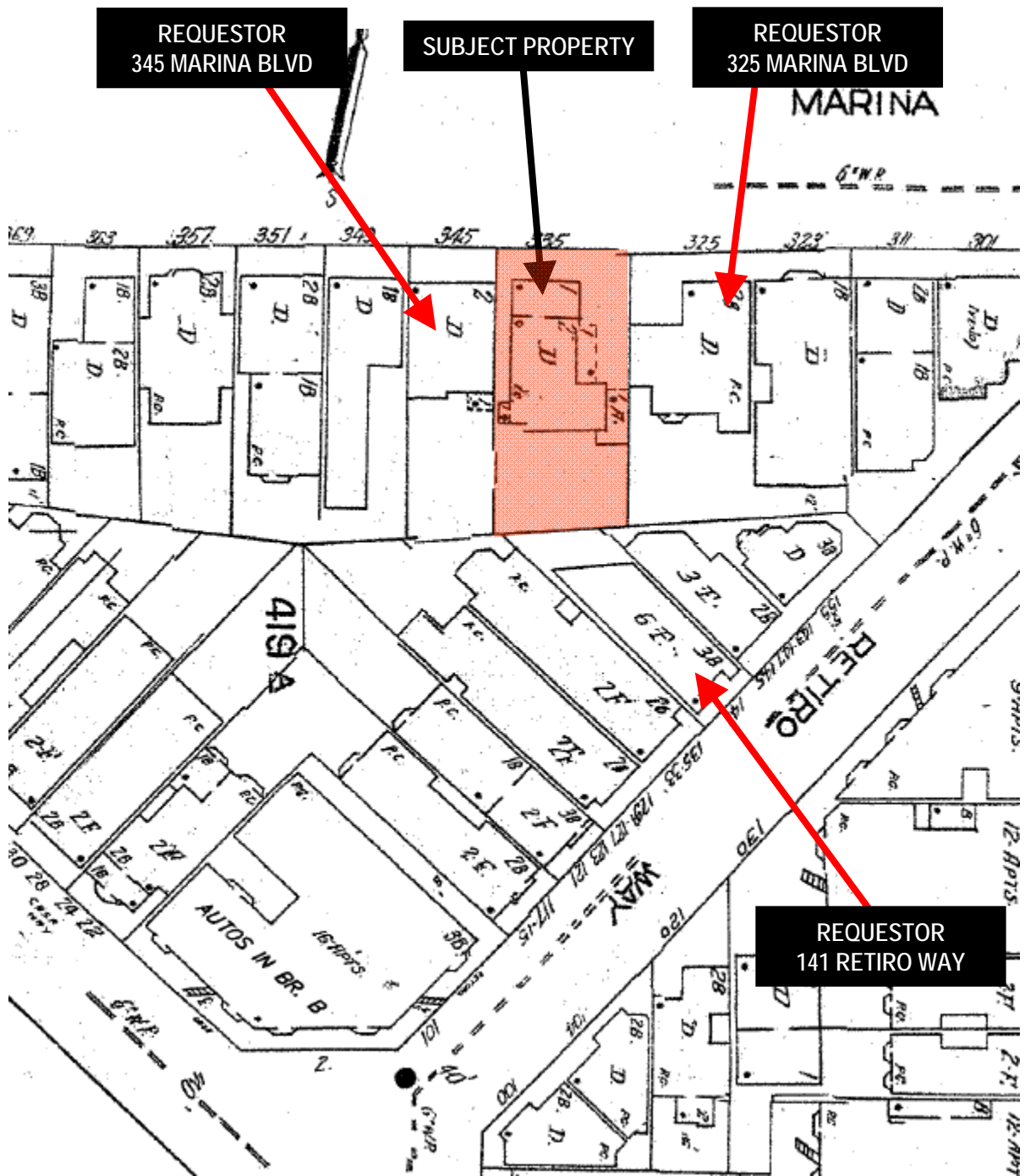


REQUESTOR  
141 RETIRO WAY



Discretionary Review Hearing  
Case Number 2009.0828D  
335 Marina Boulevard

# Sanborn Map\*



REQUESTOR  
345 MARINA BLVD

SUBJECT PROPERTY

REQUESTOR  
325 MARINA BLVD

REQUESTOR  
141 RETIRO WAY

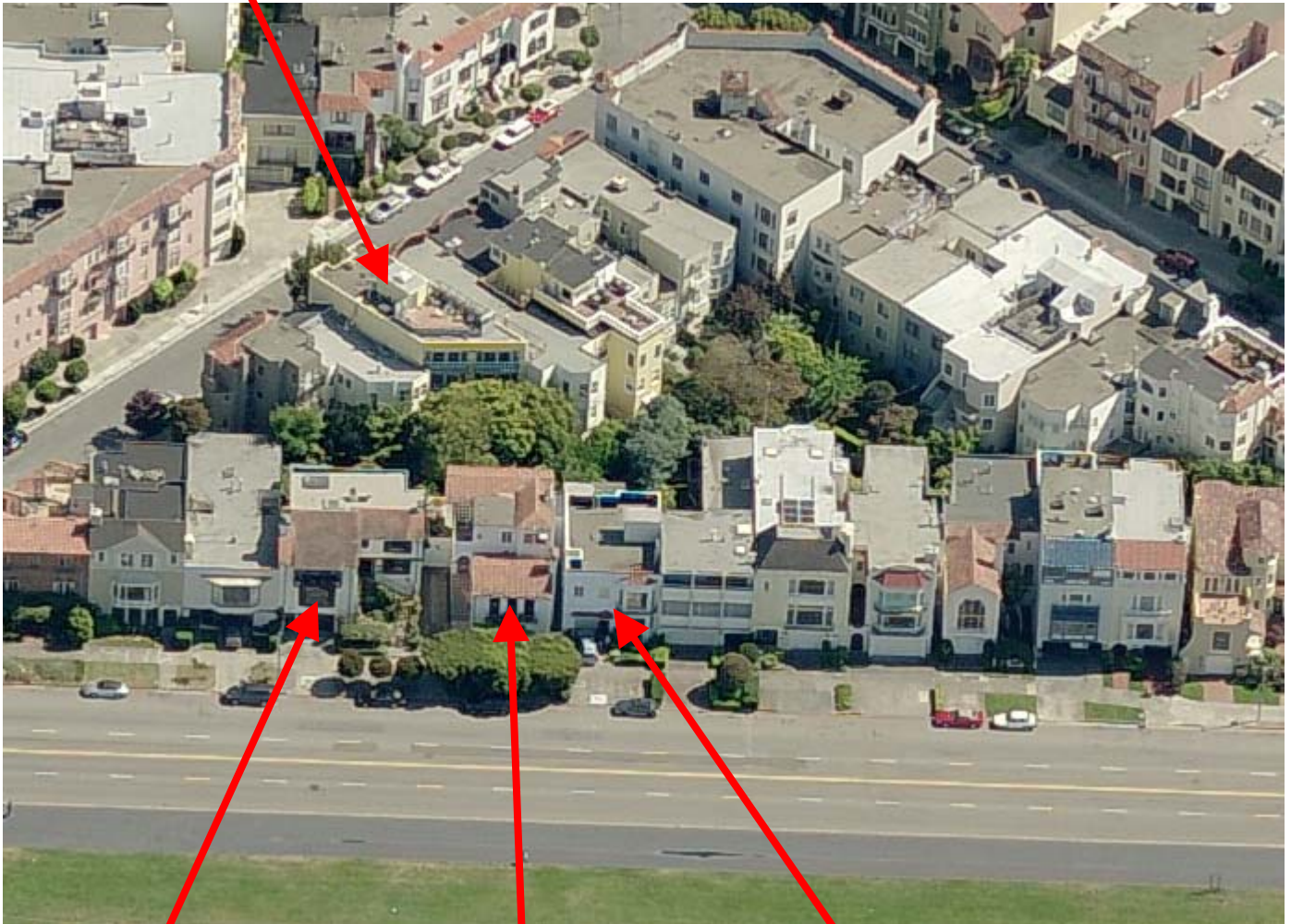
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2009.0828D  
335 Marina Boulevard

# Aerial Photo 1

REQUESTOR  
141 RETIRO WAY



REQUESTOR  
325 MARINA BLVD

SUBJECT PROPERTY

REQUESTOR  
345 MARINA BLVD



# Aerial Photo 2

REQUESTOR  
141 RETIRO WAY



REQUESTOR  
325 MARINA BLVD

SUBJECT PROPERTY

REQUESTOR  
345 MARINA BLVD



Discretionary Review Hearing  
Case Number 2009.0828D  
335 Marina Boulevard



# Aerial Photo 3

REQUESTOR  
325 MARINA BLVD

REQUESTOR  
141 RETIRO WAY



SUBJECT PROPERTY

REQUESTOR  
345 MARINA BLVD



# Aerial Photo 4

REQUESTOR  
345 MARINA BLVD

SUBJECT PROPERTY

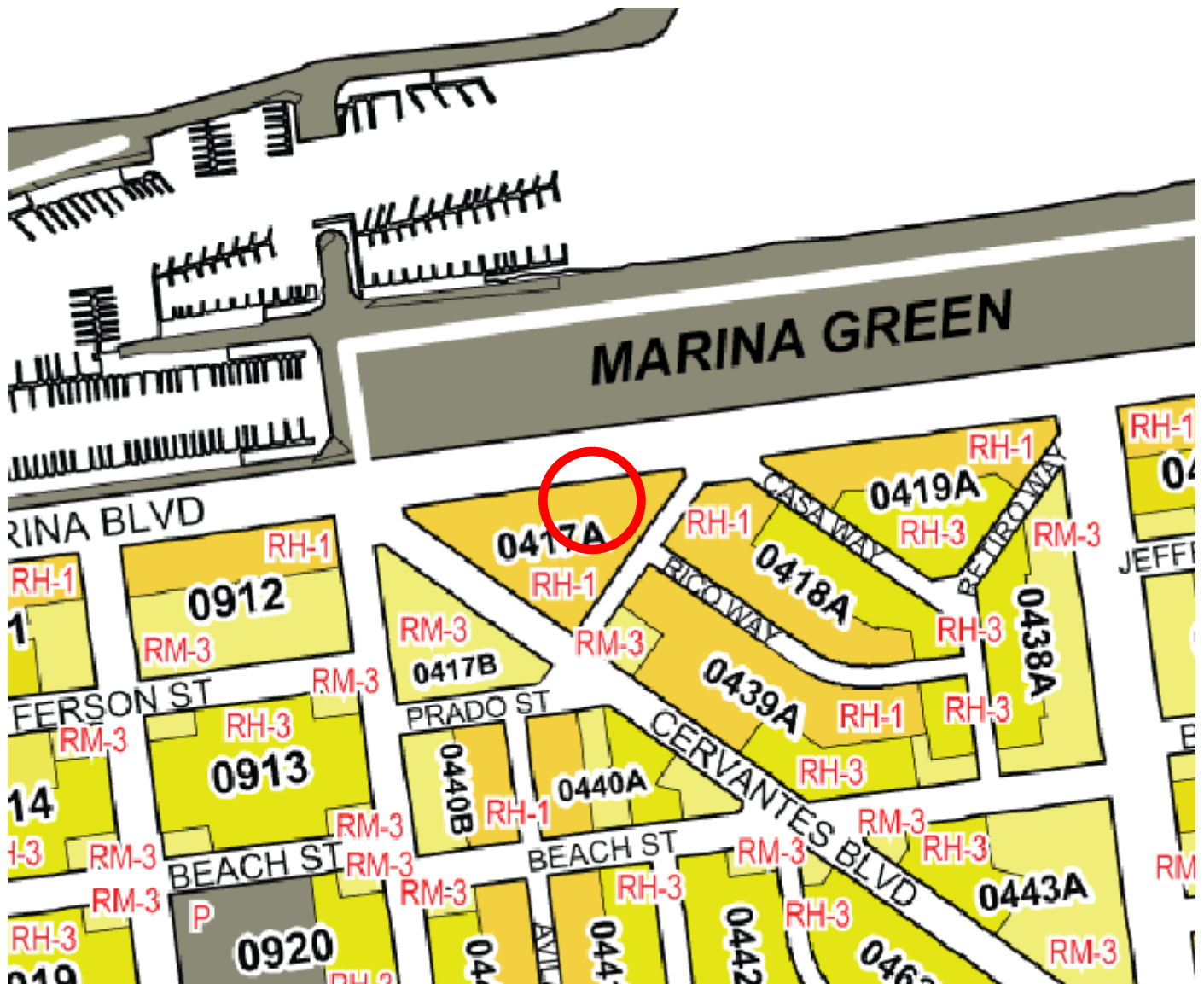
REQUESTOR  
325 MARINA BLVD



REQUESTOR  
141 RETIRO WAY



# Zoning Map



Discretionary Review Hearing  
Case Number 2009.0828D  
335 Marina Boulevard



**SAN FRANCISCO  
PLANNING DEPARTMENT**

Date received:

**Environmental Evaluation Application**

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at [sfgov.org/planning](http://sfgov.org/planning).

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
(415) 575-9024, [brett.bollinger@sfgov.org](mailto:brett.bollinger@sfgov.org)

Leigh Kienker  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
(415) 575-9036, [leigh.kienker@sfgov.org](mailto:leigh.kienker@sfgov.org)

PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input checked="" type="checkbox"/>	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Applicant's Affidavit.** I certify the accuracy of the following declarations:

- a. The undersigned is the owner or authorized agent of the owner(s) of this property.
- b. The information presented is true and correct to the best of my knowledge.
- c. I understand that other applications and information may be required.

Signed (owner or agent):

Date:

7-20-09

(For Staff Use Only) Case No.

2009.0828E

Address:

335 Mariny Blvd

Block/Lot:

0419/027

2009.0828E

**PART 2 - PROJECT INFORMATION**

**Owner/Agent Information**

Property Owner GEORGE BRAFF Telephone No. 415 440 6027  
Address 335 MARINA BLVD. Fax No. BOZOBB@AOL.COM  
SF, CA 94123 Email ↓  
Project Contact DAVID NOLAN Telephone No. 413 442 8424  
Company SAME Fax No. NOLAN SAM@VERIZON  
Address 49 CASCADE ST. Email .NET  
PITTSFIELD MA. 01201

**Site Information**

Site Address(es): 335 MARINA BLVD.  
Nearest Cross Street(s) FILMORE ST. / CASA WAY  
Block(s)/Lot(s) 419A - 27 Zoning District(s) RH1  
Site Square Footage 4415 ± Height/Bulk District 40x  
Present or previous site use SINGLE FAMILY RESIDENCE  
Community Plan Area (if any) NONE

**Project Description - please check all that apply**

- Addition     Change of use     Zoning change     New construction  
 Alteration     Demolition     Lot split/subdivision or lot line adjustment  
 Other (describe) \_\_\_\_\_ Estimated Cost \$ 550,000

Describe proposed use SINGLE FAMILY RESIDENCE

Narrative project description. Please summarize and describe the purpose of the project.

SEE ATTACHED

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>

\* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

**PART 4 – PROJECT SUMMARY TABLE**

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	4466	4466	2633	7099
Retail	⊖			
Office	⊖			
Industrial	⊖			
Parking	⊖			
Other (specify use)				
Total GSF				
Dwelling units	1	1		1
Hotel rooms	⊖			
Parking spaces	3			3
Loading spaces	⊖			
Number of buildings	1	1		1
Height of building(s)				
Number of stories	3			3

Please describe any additional project features that are not included in this table:

**Additional Information:** Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING  
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)

*Ann Star* 1/28/2010



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Historic Resource Evaluation Response

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

*MEA Planner:* Brett Bollinger  
*Project Address:* 335 Marina Boulevard  
*Block/Lot:* 0419A/027  
*Case No.:* 2009.0828E  
*Date of Review:* January 11, 2010  
*Planning Dept. Reviewer:* Aaron Starr  
(415) 558-6362 | [aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)

Reception:  
**415.558.6378**

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**415.558.6409**

Planning  
Information  
**415.558.6377**

PROPOSED PROJECT     Demolition     Alteration     Addition

### PROJECT DESCRIPTION

The approximately 4,500 square foot (sq. ft.) subject property contains one, 4,466 sq. ft. single-family building. The proposal is to construct an east side and rear horizontal expansion, maintaining the front portion of the building, but significantly altering the scale and massing of the entire building as it is seen from the public right-of-way. The proposed expansion includes approximately 2,633 sq. ft. of new floor area for a total of 7,099 sq. ft.

### PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in 1928 in the Marina Style. The subject property is not included on any survey or register. The building's recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

### HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on south side of Marina Boulevard between Casa and Retiro Way in the City's Marina neighborhood, across from the Marina Green. While other parts of the Marina have been identified as potential historic districts for their cohesive, high-quality "Marina Style" architecture, this particular stretch of Marina Boulevard does not have a high level of visual continuity and does not appear to be a part of or located within a potential historic district.

- California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed.

Event: or             Yes     No     Unable to determine  
Persons: or         Yes     No     Unable to determine  
Architecture: or    Yes     No     Unable to determine  
Information Potential:  Further investigation recommended.



District or Context:  Yes, may contribute to a potential district or significant context  
If Yes; Period of significance: n/a

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is not eligible for the California Register as an individual resource or as a contributing resource.

*Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion 1 (Events). Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

*Criterion 2: It is associated with the lives of persons important in our local, regional, or national past.*

335 Marina Boulevard does not appear to be a resource under Criterion 2 (Persons). While research uncovered additional information about three of the previous owners, Mr. and Mrs. Lee S Dolson, Dr. Merrill Spalding and Mr. and Mrs. Edward S Morris, the information does not indicate that they would be considered significant pursuant to the California Register or National Register criteria. Mr. Dolson was an owner of several garages in town, Dr. Spalding gave a talk to the Common Wealth Club of San Francisco in 1937 (prior to him owning the subject property) about Stalin and the Russian Economy, and Mr. Edwards was a salesman of Electro Therapy Equipment. No additional information was obtained about the other previous owners.

*Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.*

The subject property is a nice Marina Style building done by an unknown architect; however it is not an outstanding or a distinctive example of this style nor does it appear to be the work of a Master architect. Further, it is not located within an area of the Marina with a high concentration of similarly styled and massed buildings, which would indicate a potential historic district. Therefore the subject property does not appear to be a resource under Criterion 3 (Architecture) individually or as a contributing resource.

*Criterion 4: It yields, or may be likely to yield, information in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and

usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

3. Determination of whether the property is an "historical resource" for purposes of CEQA

No Resource Present (Go to 6. below)       Historical Resource Present (Continue to 4)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5. if the project is an alteration)

The project is a significant impact as proposed. (Continue to 5. if the project is an alteration)


5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

Yes     No     Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature:   
Tina Tam, *Preservation Coordinator*

Date: 1-28-2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission  
Vimaliza Byrd / Historic Resource Impact Review File  
Beth Skrondal / Historic Resource Address File





# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On February 17, 2009, the Applicant named below filed Building Permit Application No. 2009.02.17.2166 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Gerald Green	Project Address:	335 Marina Boulevard
Address:	7765 Greenly Drive	Cross Streets:	Fillmore Street / Casa Way
City, State:	Oakland, CA 94605	Assessor's Block /Lot No.:	0419A/027
Telephone:	(415) 377-5286	Zoning Districts:	RH-1 /40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input checked="" type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input checked="" type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE .....	Single-Family Dwelling .....	No Change
FRONT SETBACK .....	12 feet .....	No Change
SIDE SETBACKS .....	5 feet @ west / 10 feet @ east*.....	No Change / None
BUILDING DEPTH .....	49 feet .....	61 feet
REAR YARD .....	38 feet .....	25 feet
HEIGHT OF BUILDING .....	31 feet .....	32 feet
NUMBER OF STORIES .....	3 .....	No Change
NUMBER OF DWELLING UNITS .....	1 .....	No Change
NUMBER OF OFF-STREET PARKING SPACES .....	1 .....	3

### PROJECT DESCRIPTION

The proposal is to construct a three-story, side and front horizontal addition along the east side of the existing three-story, single-family residence. A rear horizontal extension is limited to structures up to two stories tall.

\*The existing 5-foot side setback to the west does not run the full length of the existing building; however the proposed rear addition is proposed to be set back 5 feet from the west side property line. Along the east property line, an existing one-story garage structure with roof deck occupies the full width of the 10-foot side setback to the east. See attached plans.

PLANNER'S NAME: Glenn Cabreros  
 PHONE NUMBER: (415) 558-6169  
 EMAIL: glenn.cabreros@sfgov.org

DATE OF THIS NOTICE: 7/20/2010  
 EXPIRATION DATE: 8/18/2010



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## 15-DAY RE-NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On February 17, 2009, the Applicant named below filed Building Permit Application No. 2009.02.17.2166 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Gerald Green	Project Address:	335 Marina Boulevard
Address:	7765 Greenly Drive	Cross Streets:	Fillmore Street / Casa Way
City, State:	Oakland, CA 94605	Assessor's Block /Lot No.:	0419A/027
Telephone:	(415) 377-5286	Zoning Districts:	RH-1 /40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 15-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input checked="" type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input checked="" type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE .....	Single-Family Dwelling .....	No Change
FRONT SETBACK .....	12 feet .....	No Change
SIDE SETBACKS .....	5 feet @ west / 10 feet @ east.....	No Change / None
BUILDING DEPTH .....	49 feet .....	61 feet
REAR YARD .....	38 feet .....	25 feet
HEIGHT OF BUILDING .....	31 feet .....	32 feet
NUMBER OF STORIES .....	3 .....	No Change
NUMBER OF DWELLING UNITS .....	1 .....	No Change
NUMBER OF OFF-STREET PARKING SPACES .....	1 .....	3

### PROJECT DESCRIPTION

NOTE: This serves as a 15-day re-notice due to inaccuracies in the building elevations provided during the original notification period starting 7/20/10 and expiring 8/18/10. The scope of work has not changed since the original notice, and a request for Discretionary Review (Case No. 2009.0828D) has been filed on the project. The Discretionary Review request is scheduled to be heard by the Planning Commission on Thursday, November 4, 2010 at 1:30 PM, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400. The proposal is to construct a three-story, side and front horizontal addition along the east side of the existing three-story, single-family residence. A rear horizontal extension is limited to structures up to two stories tall. See attached plans.

PLANNER'S NAME: Glenn Cabreros  
 PHONE NUMBER: (415) 558-6169  
 EMAIL: glenn.cabreros@sfgov.org

(15-DAY NOTICE PERIOD)  
 DATE OF THIS NOTICE: 10/11/10  
 EXPIRATION DATE: 10/15/10

**APPLICATION REQUESTING DISCRETIONARY REVIEW ("D.R.")**

This application is for projects where there are exceptional and extraordinary circumstances that justify further consideration, even though the project already meets requirements of the Planning Code, City General Plan and Priority Policies of the Planning Code.

D.R. Applicant's Name Art Scampa et al. Telephone No: \_\_\_\_\_

D.R. Applicant's Address 325 Marina Blvd / Jeanine Briggs 141 Retiro Wy  
Number & Street (Apt. #)  
SE CA 94123  
City Zip Code

+ Victor Prieto 345 Marina

D.R. Applicant's telephone number (for Planning Department to contact): 415. 673. 9000  
If you are acting as the agent for another person(s) in making this request please indicate the name and address of that person(s) (if applicable):

Name Jeremy Paul Telephone No: 415 852 1888

Address 100 Otis St.  
Number & Street (Apt. #)  
SE CA 94103  
City Zip Code

Address of the property that you are requesting the Commission consider under the Discretionary Review: 335 Marina Blvd.

Name and phone number of the property owner who is doing the project on which you are requesting D.R.: Gerald Green 415. 377. 5286

Building Permit Application Number of the project for which you are requesting D.R.: 2009.02.17.2160

Where is your property located in relation to the permit applicant's property?  
Direct Neighbor to East; TO THE South; TO West

**A. ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST**

Citizens should make very effort to resolve disputes before requesting D.R. Listed below are a variety of ways and resources to help this happen.

1. Have you discussed this project with the permit applicant? YES  NO
2. Did you discuss the project with the Planning Department permit review planner? YES  NO
3. Did you participate in outside mediation on this case? Community Board  Other  NO

09.0828D

4. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the results, including any changes that were made to the proposed project so far.

The applicant has responded with arrogance and hostility to all neighbors

**B. DISCRETIONARY REVIEW REQUEST**

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies?

This is a unique site on Marina Green and is of great architectural interest. The changes are out of scale and character with the house.

2. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

Light and Air access will be affected by the expansion. Changing a lovely home to an ugly one affects all San Franciscans who love Marina Green

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above (in question B1)?

Reduction in size and scope at rear and EAST SIDE.

Removal of windows at rear facing West



Please write (in ink) or type your answers on this form. Please feel free to attach additional sheets to this form to continue with any additional information that does not fit on this form.

**CHECKLIST FOR APPLICANT:**

Indicate which of the following are included with this Application:

**REQUIRED:**

- Check made payable to Planning Department (see current fee schedule).
- Address list for nearby property owners, in label format, plus photocopy of labels.
- Letter of authorization for representative/agent of D.R. applicant (if applicable).
- Photocopy of this completed application.

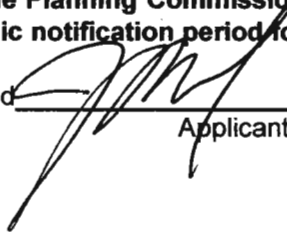
**OPTIONAL:**

- Photographs that illustrate your concerns.
- Covenants or Deed Restrictions.
- Other Items (specify).

**File this objection in person at the Planning Information Center.** If you have **questions** about this form, please contact Information Center Staff from 8 a.m. to 5 p.m., Monday to Friday.

**Plan to attend the Planning Commission public hearing which must be scheduled after the close of the public notification period for the permit.**

Signed

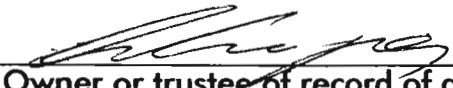
  
Applicant

8/17/10  
Date

## Letter of Authorized Agency

This will Authorize the office of Quickdraw Permit Consulting and it's personnel, Cathy Wise, and Jeremy Paul to act as my agents in matters of building permits, records, historical documents, appeals, assessors records, application submittal and withdrawal, variance and conditional use, and related issues on my property located at:

325 MARINA BLVD, SE CA 94123  
Legal Address of Subject Property      Please include Unit #      Block/Lot

Signed:   
Owner or trustee of record of above named property.

\_\_\_\_\_  
Name of legal trust, LLC, etc.

Print Name: ART SCAMPA

Address (if different than above): 325 MARINA BLVD

Date: 8/4/10

09.0828D

President Ron Miguel, &  
Members, San Francisco  
Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103

October 27, 2010

Re: Case No. 2009.0828D for property at 335 MARINA BOULEVARD-south side between Casa Way and Fillmore: Lot 027 in Assessor's Block 0419A—Request for Discretionary Review of Building Permit Application No. 2009.02.17.2166.

Members of the Commission,

In response to the Request for DR on the subject Building Permit Application, Dr. & Mrs. Braff met with the DR Applicants to discuss the project as proposed. In attendance where adjoining property owners as represented by Mr. Jeremy Paul. Mr. Paul's client's discussed their concerns regarding the project. After further meetings an Alternative Design has been developed and offer by Dr. Braff as a compromise. As of the date of the Commission mailing the Alternative Design is not finalized.

The Alternative Design will be completed, and a compromise agreed upon by all parties involved by October 29, 2010. Thereafter, Mr. Paul on behalf of his client's has agreed to withdraw the subject DR application. Therefore, the plans included in the Commission packets are expected be to be revised as a compromise to the neighbors' concerns. While Dr. & Mrs. Braff have worked with Planning Department staff in creating a project in compliance with the Residential Design Guidelines, their true objective is to make progress in what has been an exceedingly long and painful permit process.

During the neighborhood meetings concerns were raised specifically about the condition of existing trees along the rear property line. Dr. Braff has hired an Arborist and plan for thinning the trees has been implemented. More tree care is to be completed in the March or April of 2011.

Thank you,

Gerald Green  
on behalf of  
DR. GEORGE & TRACY BRAFF  
335 Marina Boulevard  
San Francisco, CA.



Jeremy Paul  
<jeremy@quickdrawsf.com>

10/27/2010 12:48 PM

To Glenn Cabreros <Glenn.Cabreros@sfgov.org>

cc gerald green <gerald\_g\_green@sbcglobal.net>, Artscompa@aol.com, Nicole McGee

<nicolermcgee@gmail.com>, jbc creativestudios@yahoo.com

bcc

Subject 335 Marina Blvd

Glenn,

This is to confirm on behalf of the DR Requestor that we believe that a compromise has been worked out in this case. Upon review of revised plans accurately reflecting our agreed upon design changes, and confirmation of an arrangement for tree maintenance, we will withdraw our request for Discretionary Review.

Thank you for your assistance in this matter.

Jeremy Paul



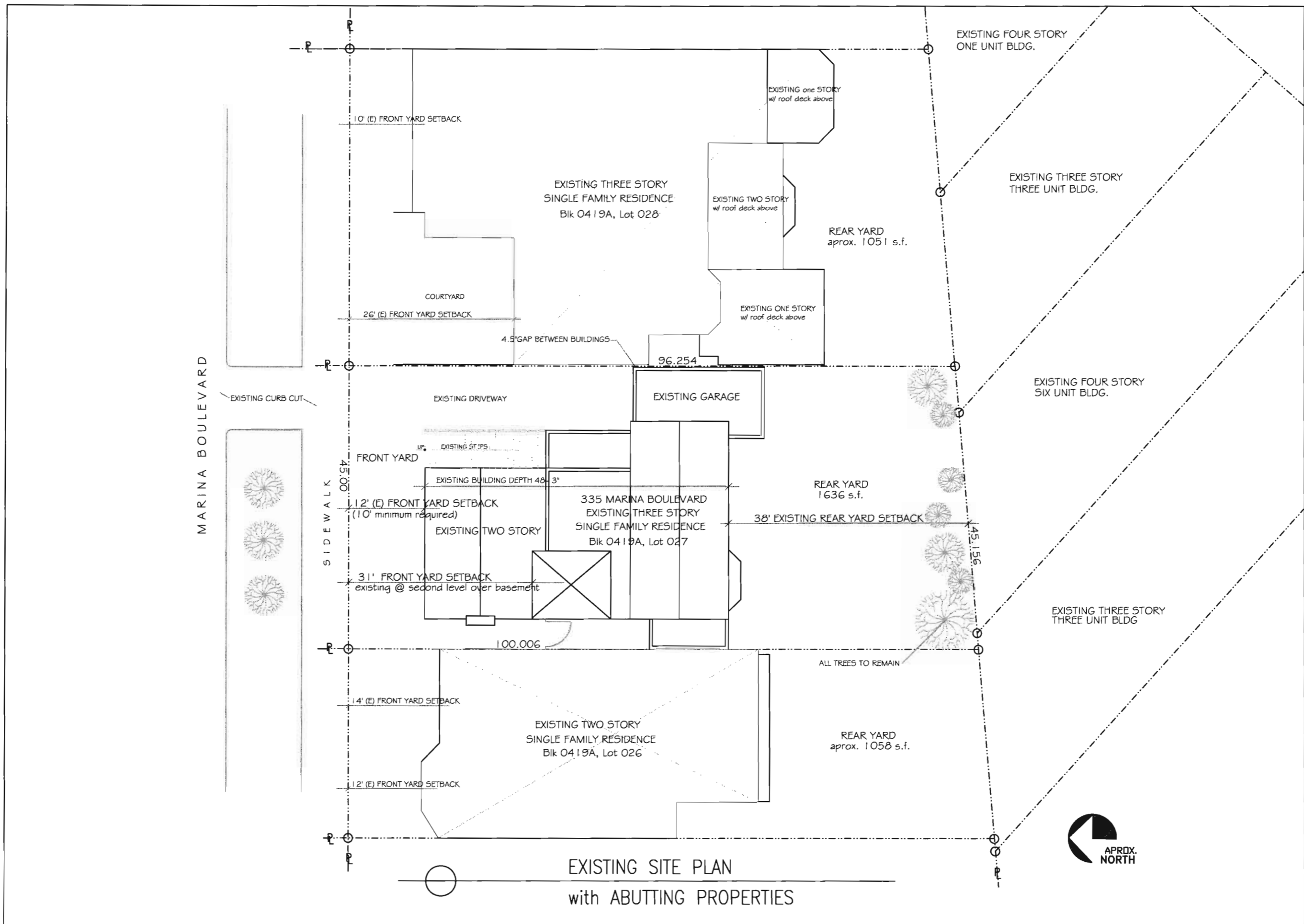
jeremy.vcf

**BRAFF RESIDENCE**  
**335 MARINA BOULEVARD, SAN FRANCISCO**

**SECTION 311**  
**NOTIFICATION**  
**RE-NOTICE**

DATE	09-20-10
SCALE	N.T.S.
DRAWN	DN
PROJECT #	0788
SHEET #	

A0



**EXISTING SITE PLAN**  
 with ABUTTING PROPERTIES



**SCOPE of WORK**

- 1) Horizontal Additions: 686 sq ft footprint
- 2) Level 1: add 2 spaces to existing garage, add 2 new bedrooms at rear
- 3) Level 2: add gallery space above garage, kitchen and patio at rear
- 4) Level 3: enlarge master bedroom, renovate existing bathroom

**APPLICABLE CODES**

- 2007 CA Building Code & SF Amendments
- 2007 CA Plumbing Code & SF Amendments
- 2007 CA Electrical Code & SF Amendments
- 2007 CA Mechanical Code & SF Amendments
- 2007 CA T-24 Energy Code & SF Amendments

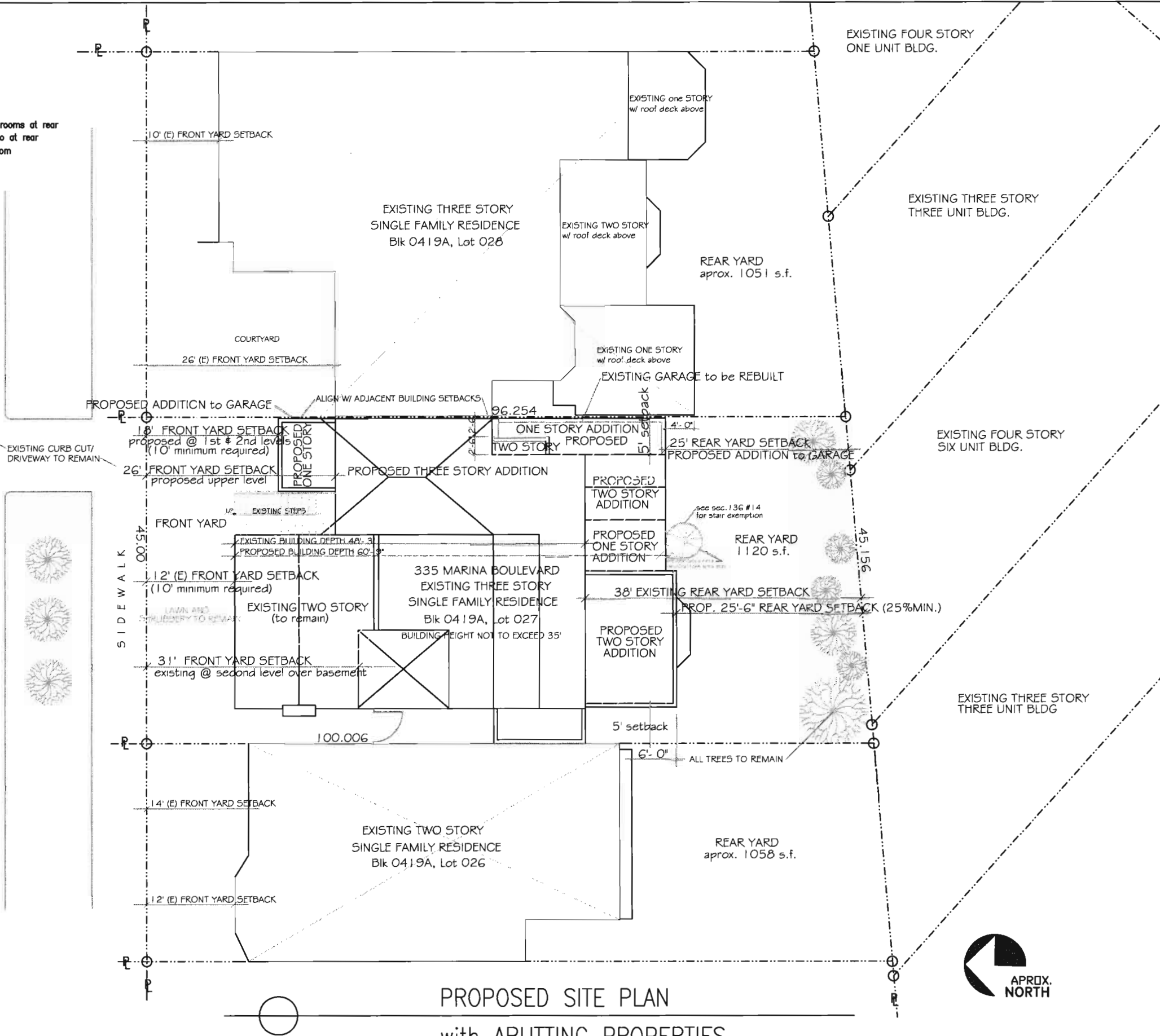
**INDEX**

- A1 Site Plan
- A2 Demo Plan Level 1
- A3 Demo Plan Level 2
- A4 Demo Plan Level 3
- A5 Proposed Floor Plan Level 1
- A6 Proposed Floor Plan Level 2
- A7 Proposed Floor Plan Level 3
- A8 Proposed North Elevation
- A9 Proposed South Elevation
- A10 Proposed East Elevation
- A11 Proposed West Elevation
- A15 Adjacent Building Elevations
- A16 Existing East Elevation w/ Adjacent Building
- A17 Proposed East Elevation w/ Adjacent Building
- A18 Existing West Elevation w/ Adjacent Building
- A19 Proposed West Elevation w/ Adjacent Building
- A20 Proposed Roof Plan

**BUILDING DATA:**

Assessor's Block 419A, Lot 27  
 Occupancy Type: R-3  
 3 Stories  
 Construction Type V - Wood Frame  
 Use: Residential  
 # of Dwelling Units: 1  
 Owner: George Braff  
 Additional Height: No  
 Extend Beyond Property Line: No  
 New Horizontal Extension: yes  
 New Ground Floor Area Sq Ft: 686  
 Change of Occupancy: No

MARINA BOULEVARD



**PROPOSED SITE PLAN  
with ABUTTING PROPERTIES**

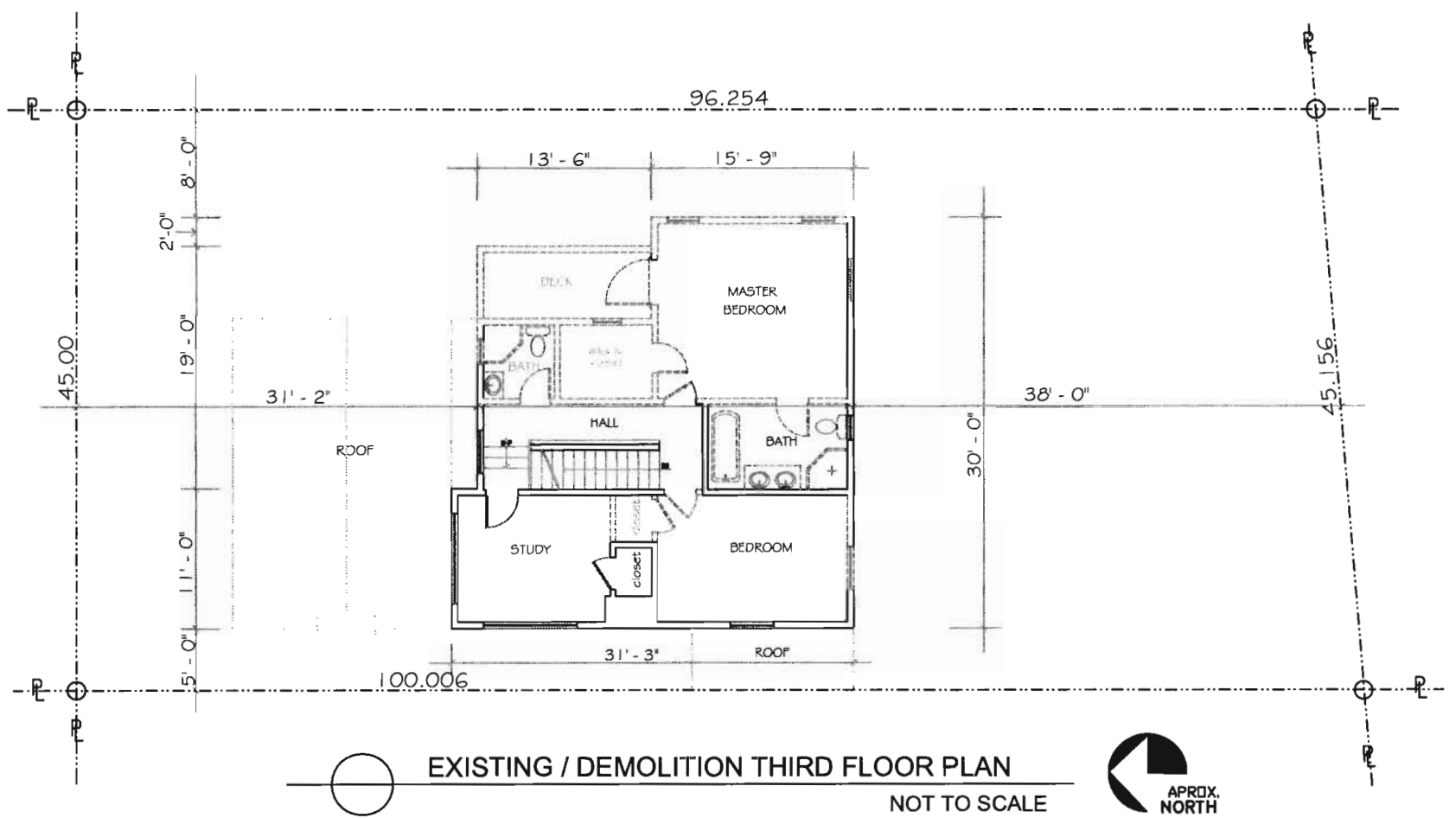
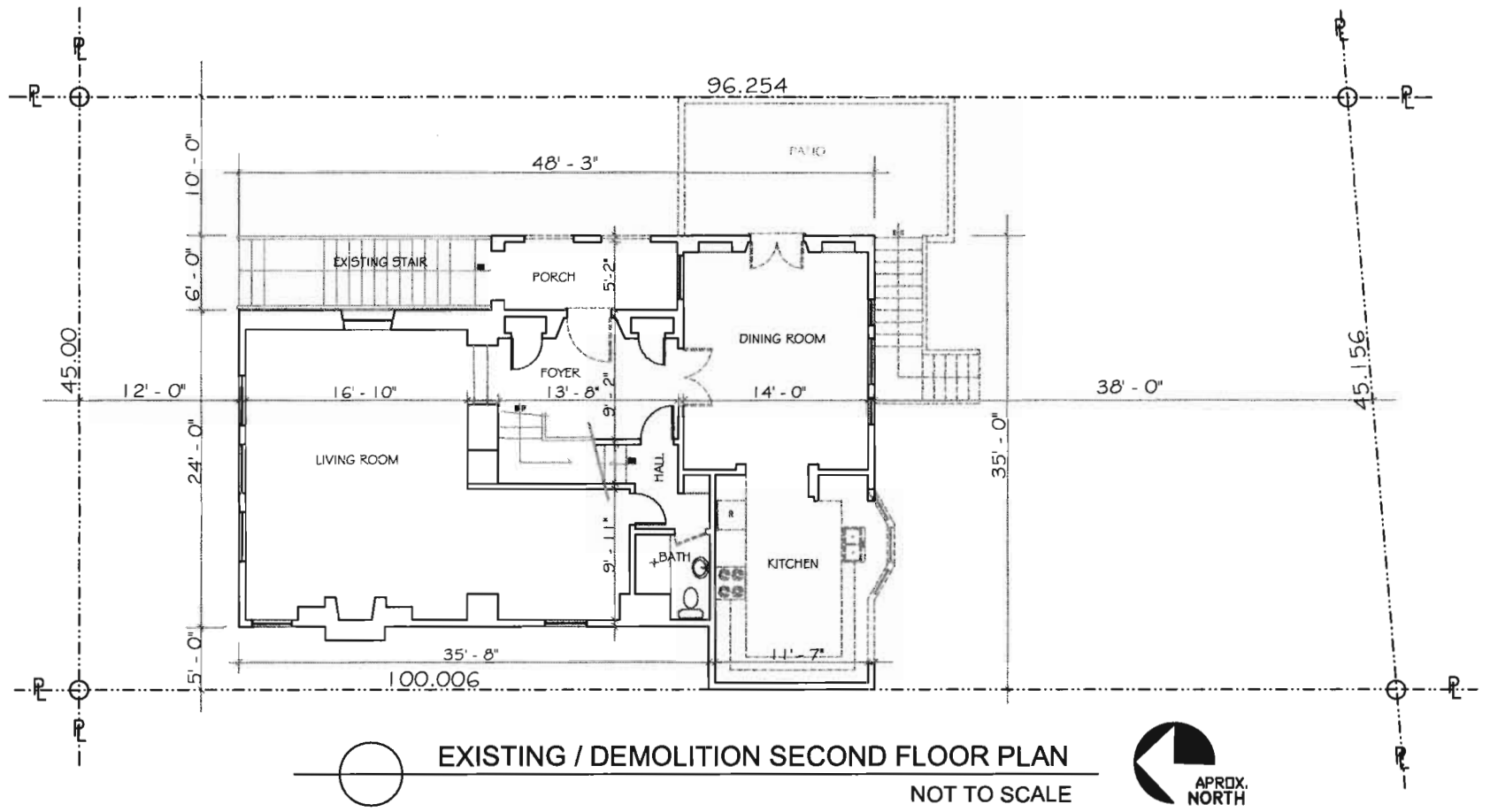
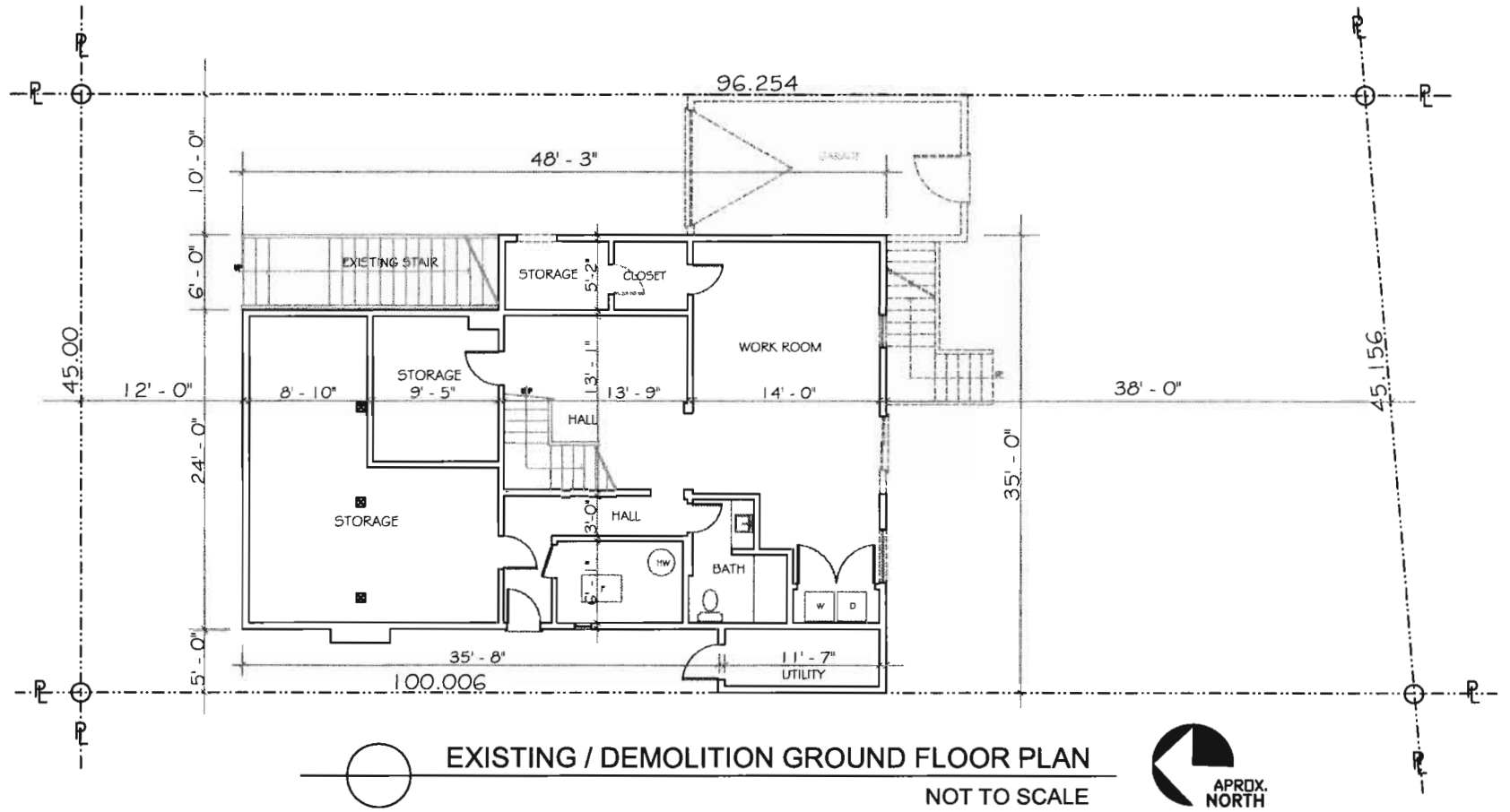


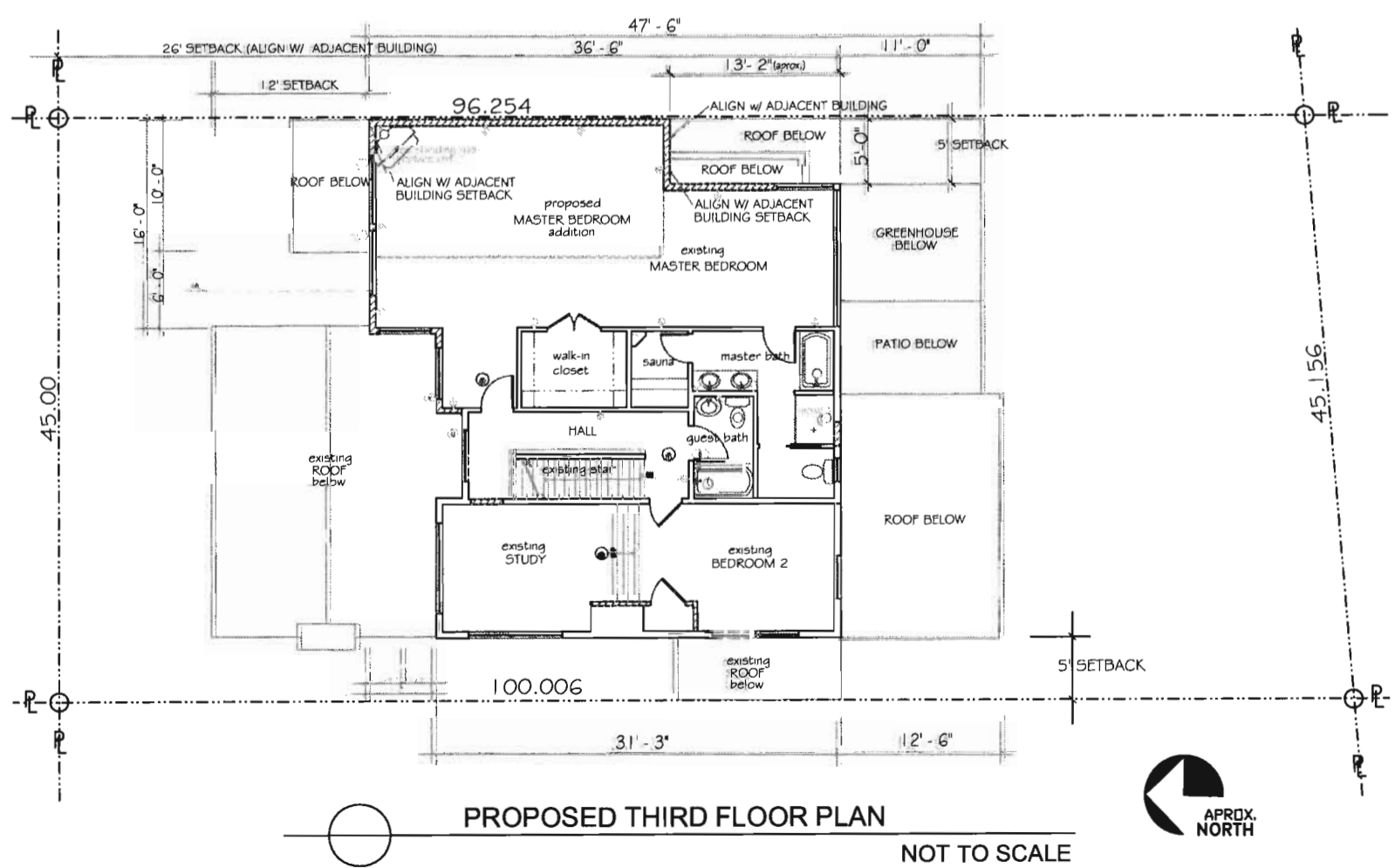
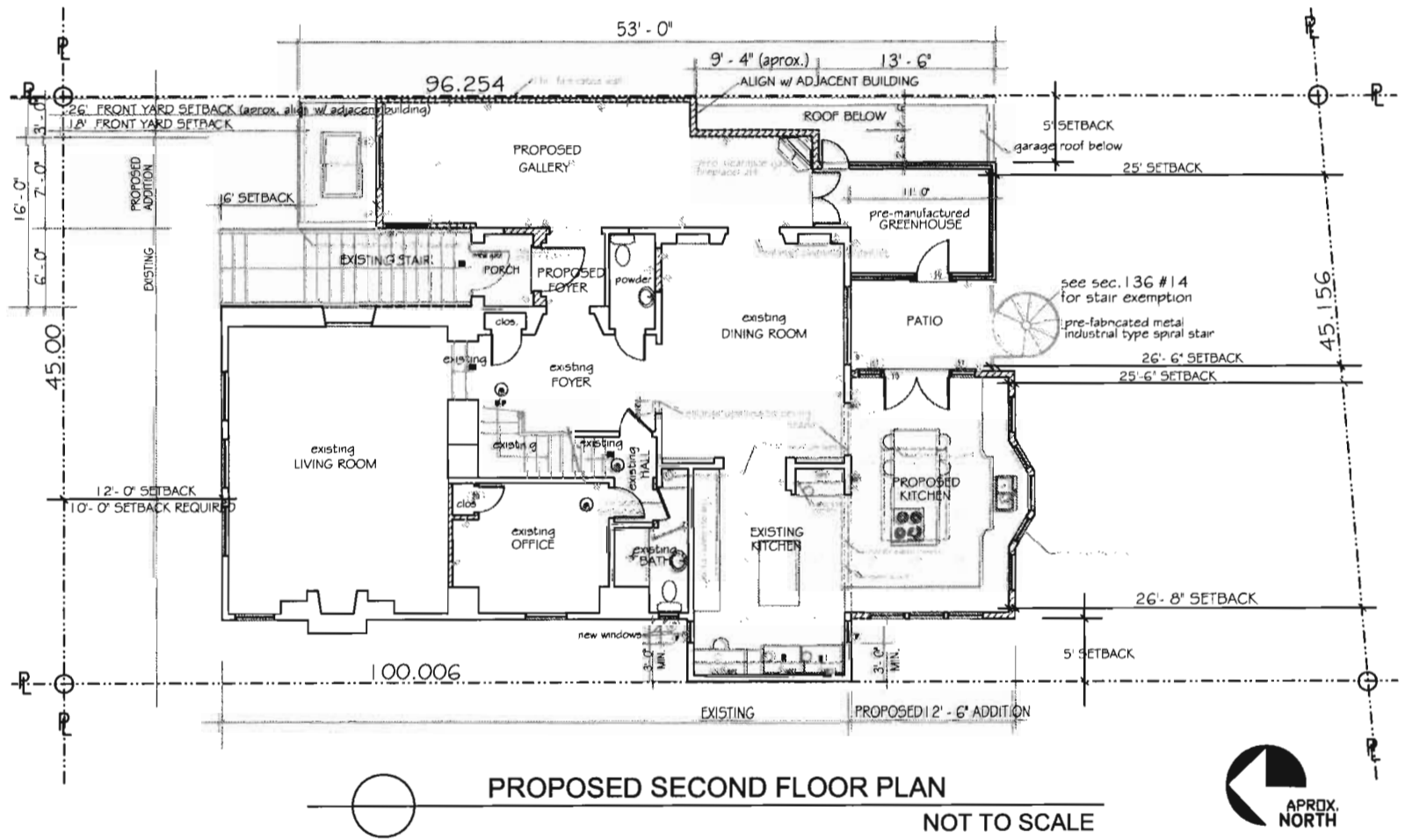
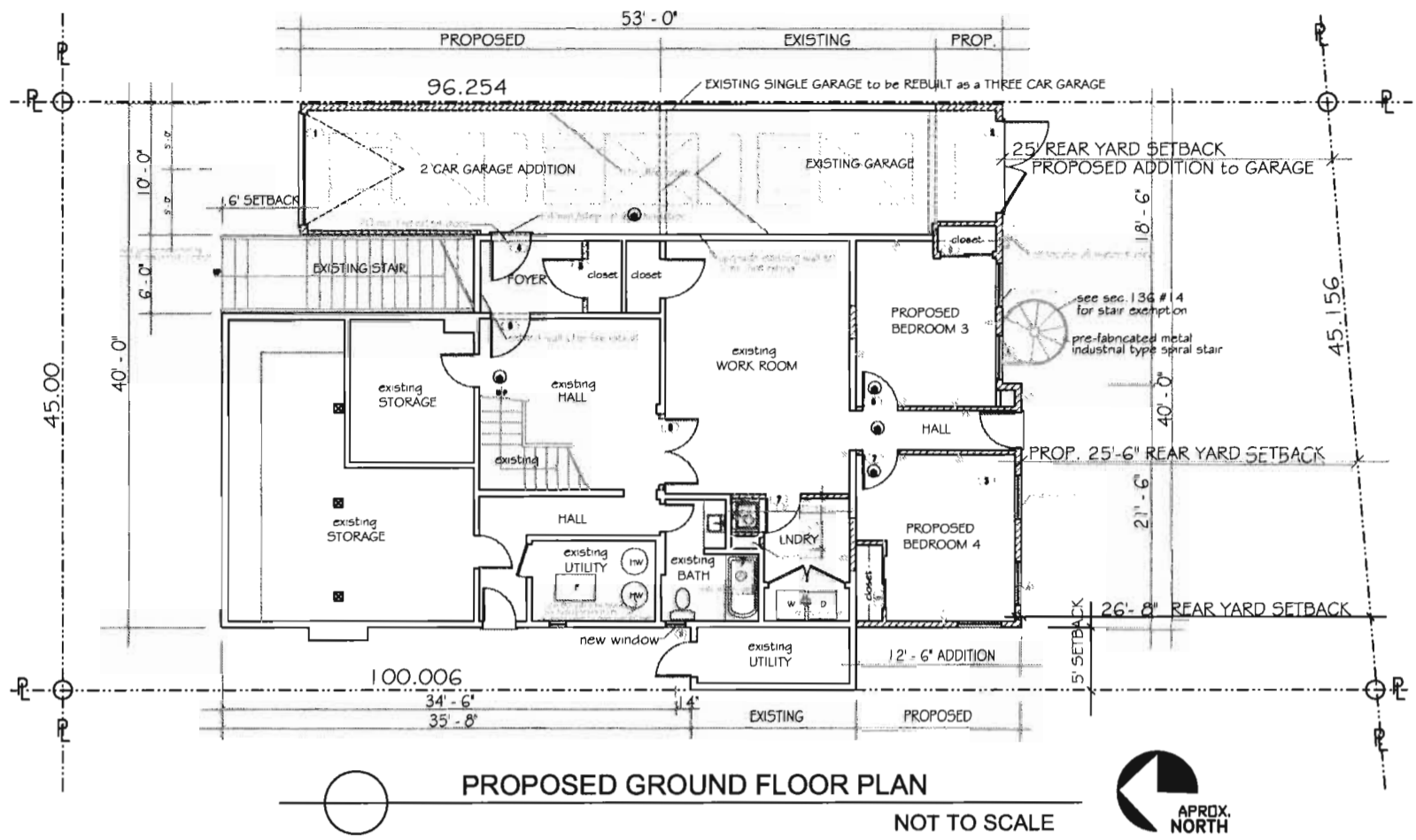
**david nolan**  
 Architecture  
 49 Cascade Street  
 Pittsfield, MA 01201  
 413.442.8424  
 nolansam@verizon.net

**BRAFF RESIDENCE  
335 MARINA BOULEVARD, SAN FRANCISCO**

SECTION 311 NOTIFICATION RE-NOTICE	
DATE	09-20-10
SCALE	N.T.S.
DRAWN	DN
PROJECT #	0758
SHEET #	

**A1**

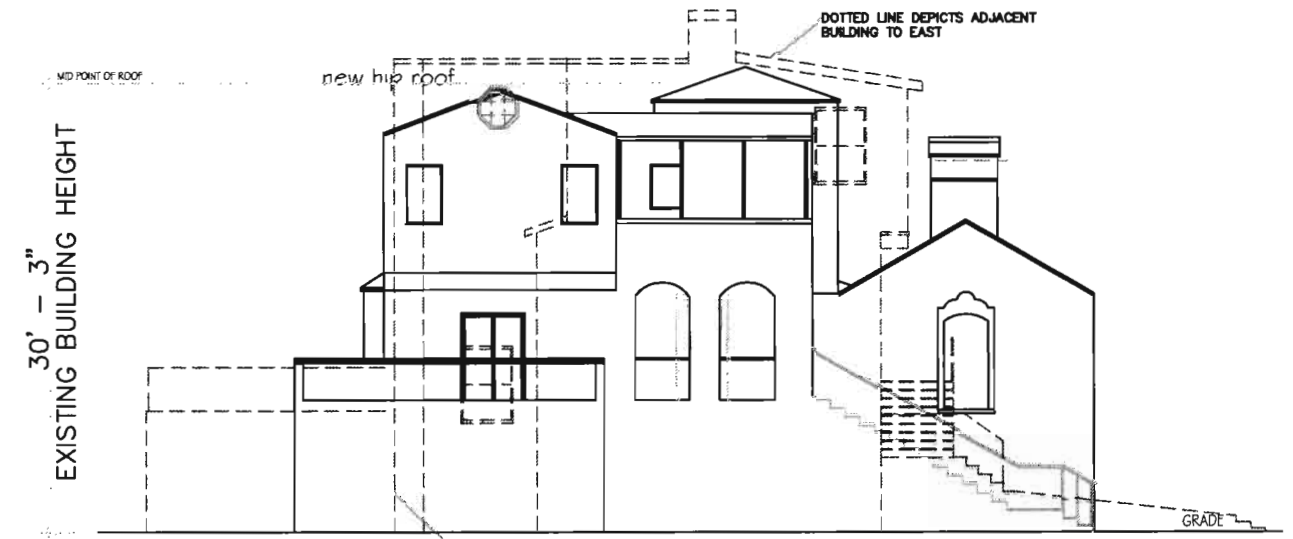








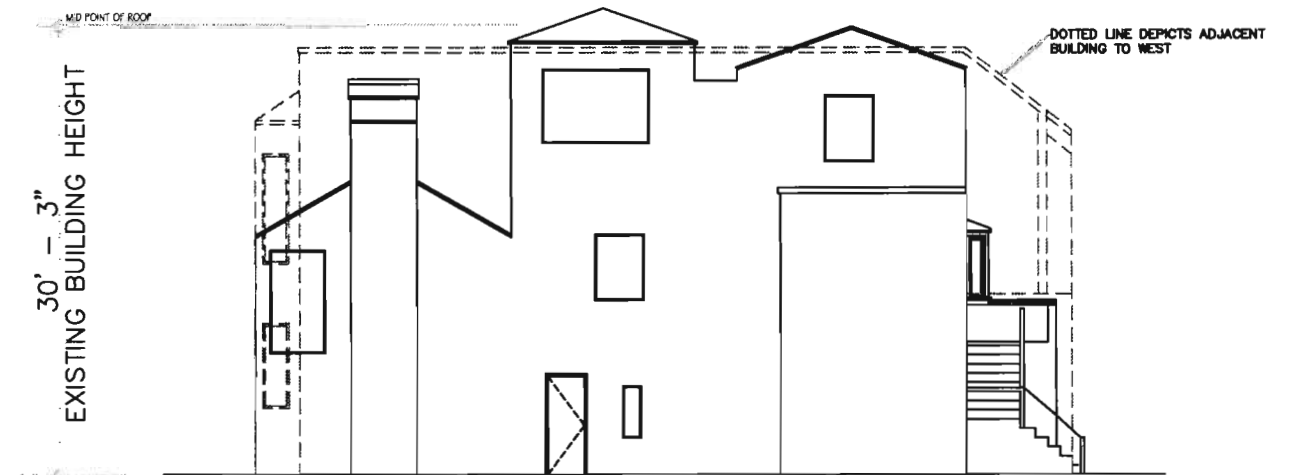
EXISTING MARINA BLVD. (NORTH) ELEVATION  
 W/ ADJACENT BUILDING PROFILE NOT TO SCALE



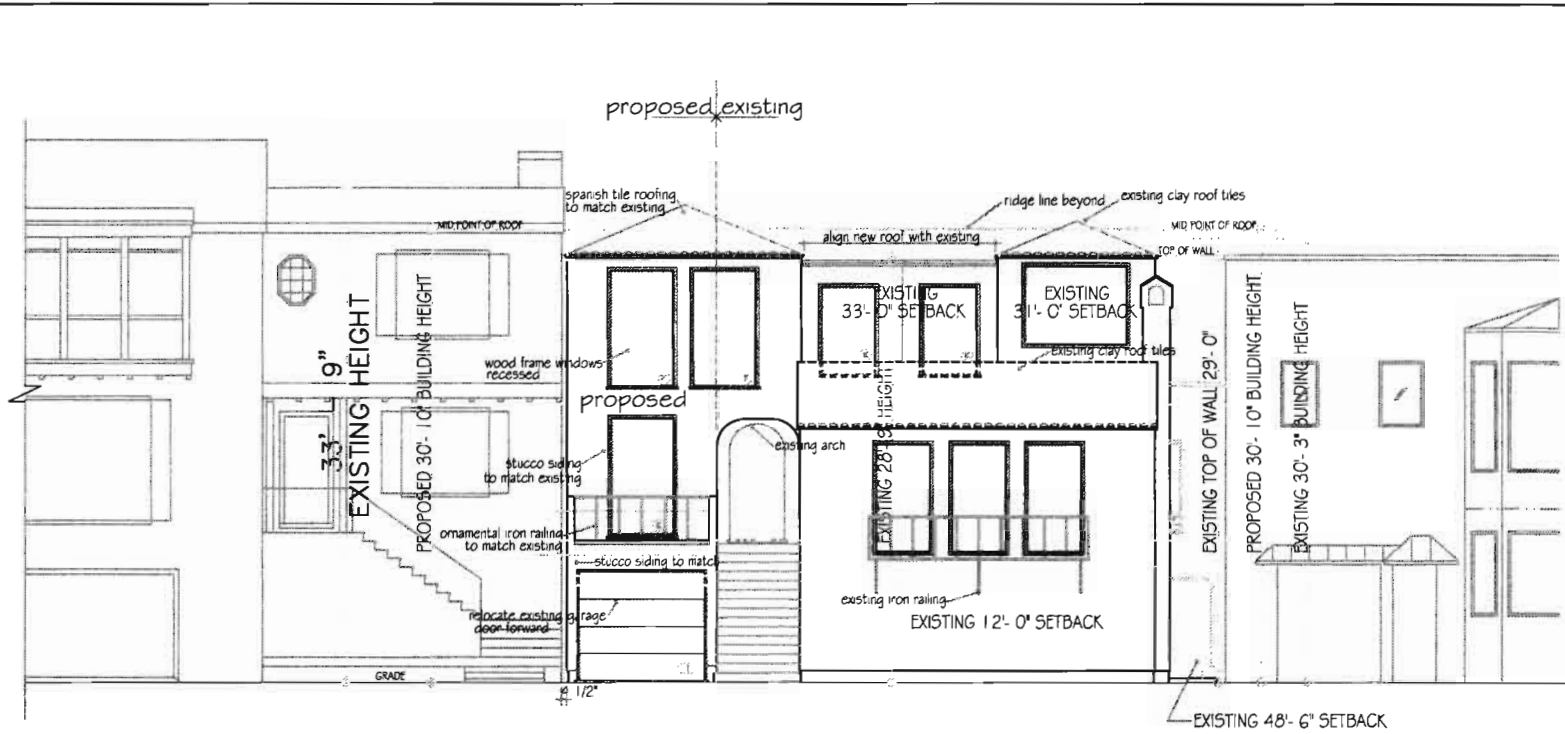
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 W/ ADJACENT BUILDING PROFILE NOT TO SCALE



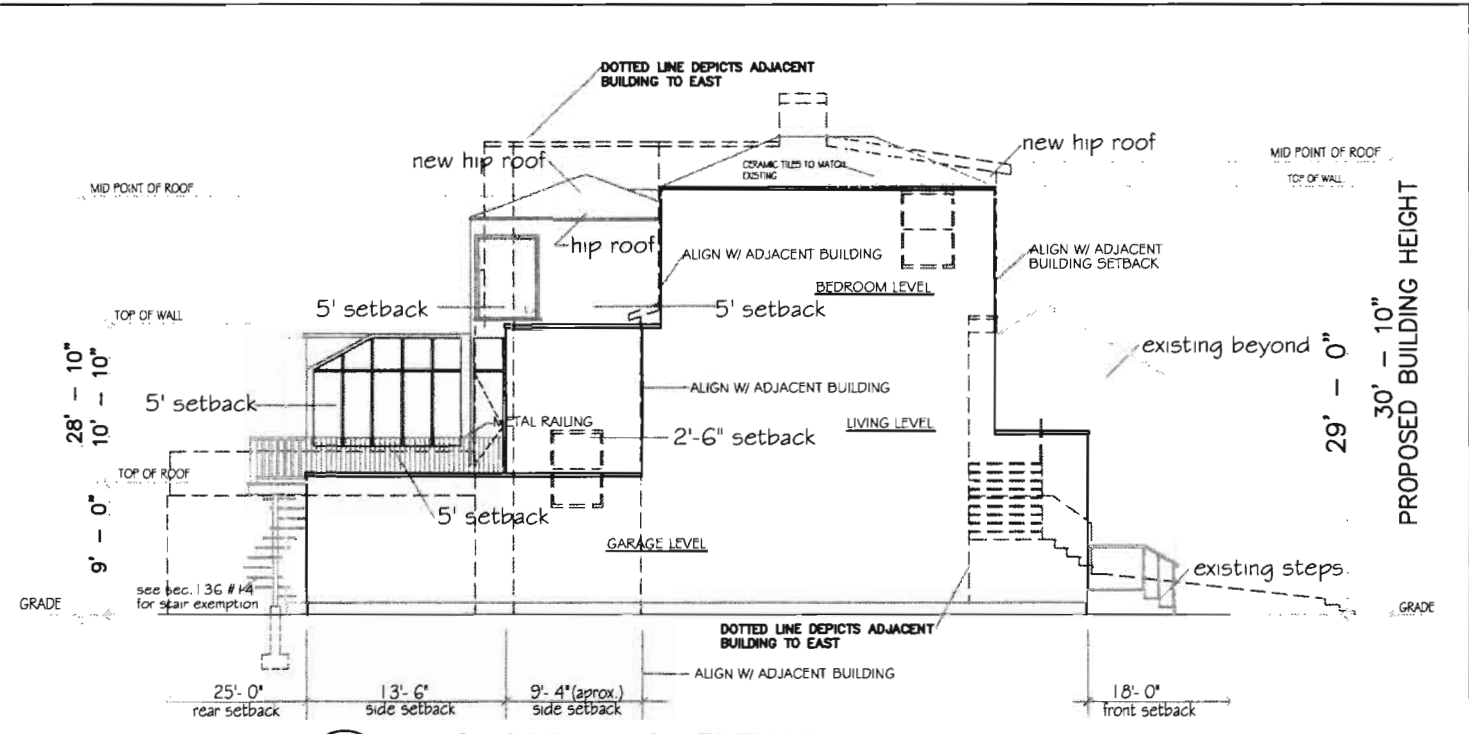
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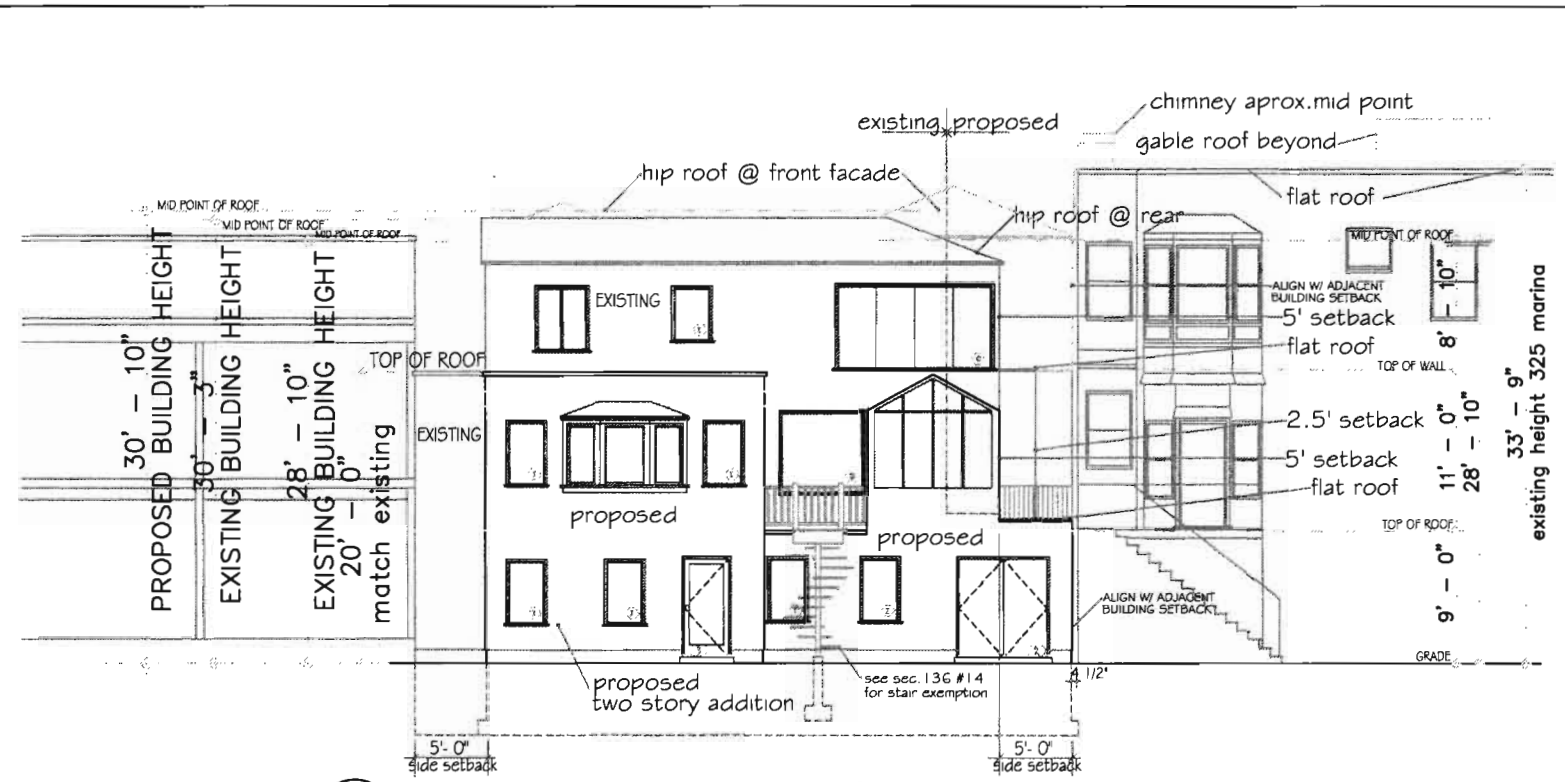
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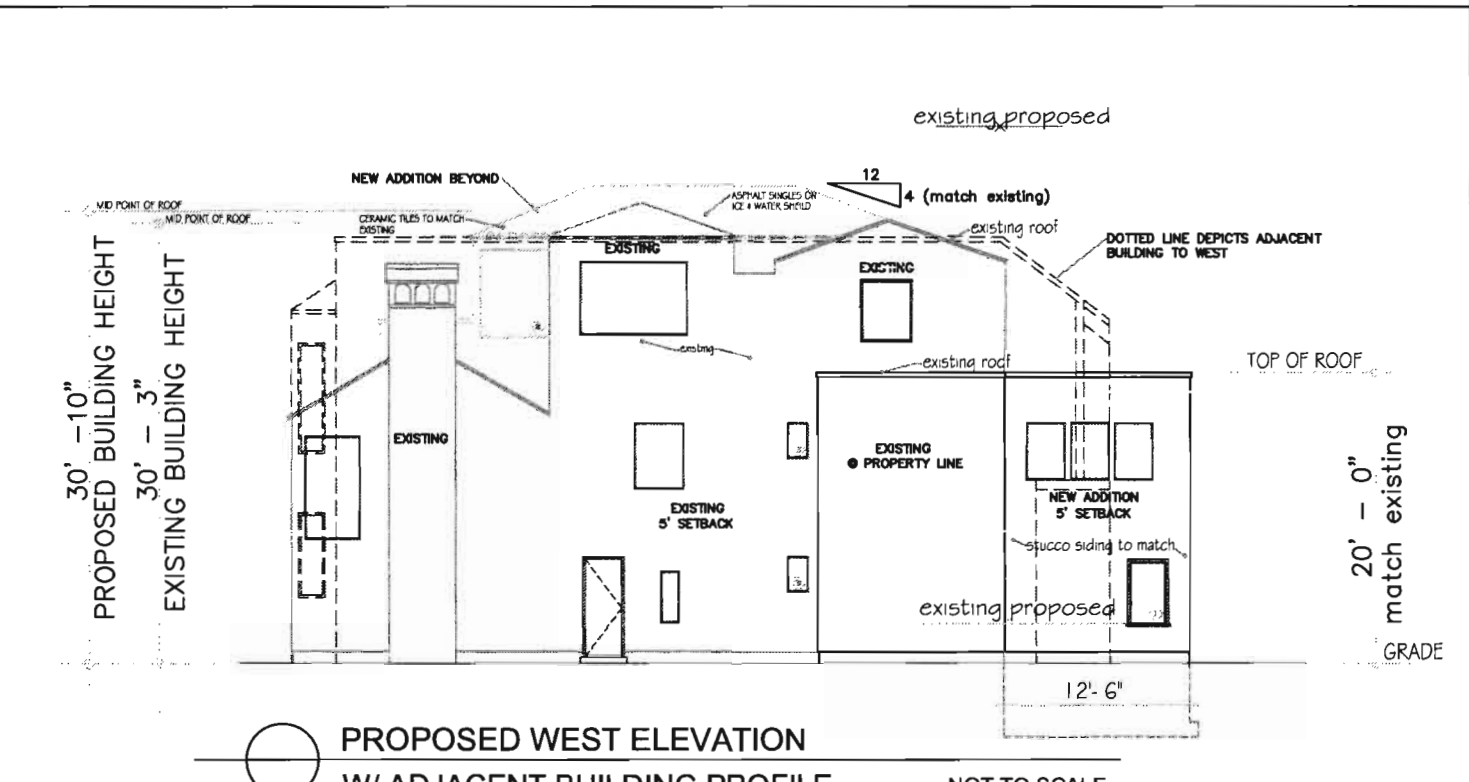
PROPOSED MARINA BLVD. (NORTH) ELEVATION  
W/ ADJACENT BUILDING PROFILES NOT TO SCALE



PROPOSED EAST ELEVATION  
W/ ADJACENT BUILDING PROFILE NOT TO SCALE



PROPOSED SOUTH ELEVATION  
W/ ADJACENT BUILDING PROFILE NOT TO SCALE



PROPOSED WEST ELEVATION  
W/ ADJACENT BUILDING PROFILE NOT TO SCALE