



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Analysis

HEARING DATE JANUARY 28, 2010

*Date:* January 21, 2010  
*Case No.:* 2009.1123D  
*Project Address:* 4639 19<sup>th</sup> STREET  
*Permit Application:* 2009.09.21.7273  
*Zoning:* RH-2 (Residential, House, Two-Family)  
40-X Height and Bulk District  
*Block/Lot:* 2701A/016  
*Project Sponsor:* Malcolm Davis  
Malcolm Davis Architecture, Inc.  
2130 Folsom Street  
San Francisco, CA 94114  
*Staff Contact:* Cecilia Jaroslowsky – (415) 558-6348  
[Cecilia.Jaroslowsky@sfgov.org](mailto:Cecilia.Jaroslowsky@sfgov.org)  
*Recommendation:* **Do Not Take DR and approve project as submitted.**

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

Reception:  
**415.558.6378**

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**415.558.6409**

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Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal is to extend the rear wall of a two-story-over-garage, single-family structure approximately 13 feet at the second and third levels. The third level will be set back five feet both side property lines.

### SITE DESCRIPTION AND PRESENT USE

The project site is a 25-foot wide by 68-foot deep lot that slopes up approximately 50% to the rear property line and laterally, along 19<sup>th</sup> Street to the west. Recreation and Park Department open space property abuts the rear of the lots on this block. The subject building is three-levels at the front and two-levels at the rear, a single-family residence, constructed in approximately 1951. The structure is approximately 25-feet wide by 25-feet deep and built along the front property line.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Subject Property is located on the south side of 19<sup>th</sup> Street and to the west of Seward Street. This block contains a centrally located open space area owned by the Recreation and Park Department. The subject property is one of the smallest lots on the block. The remaining lots are 25-feet wide with a range of depth from 30 to 150 feet. The blocks surrounding the project site are also zoned RH-2 and generally contain single and two-family residences. The subject block contains 16, single-family structures and two, two-family structures, one of which is the DR Requestors' house.

RH-2 Districts are devoted to one-family and two-family houses, with the latter commonly consisting of two large flats. Structures are appropriately scaled and usually do not exceed 25 feet in width or 40 feet in height. Building styles are often more varied than in single-family areas, but certain streets and tracts are

quite uniform. Considerable ground-level open space is available, and it frequently is private for each unit. The districts may have easy access to shopping facilities and transit lines. In some cases, group housing and institutions are found in these areas, although nonresidential uses tend to be quite limited. The structures on this block contain homes constructed in the 1950's, with flat roofs and typical, mid-century design.

More than half of the lots on the subject block are 25-feet wide by 108 feet deep, therefore, the subject property is much shorter than many of the parcels on this block.

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 17, 2010	January 17, 2010	10 days
Mailed Notice	10 days	January 17, 2010	January 17, 2010	10 days

**PUBLIC COMMENT**

	SUPPORT	OPPOSED	NO POSITION
The adjacent neighbor(s)		-	-
Other neighbors on the block or directly across the street	2	1	-
Neighborhood Groups	-	-	-

**DR REQUESTOR**

The DR Requestor lives at 4653 19<sup>th</sup> Street, two parcels to the west of the subject property. Although the DR application contains the names of two additional residents on the block, one resident has confirmed that they are not party to the DR Request. Staff was unable to contact the second person on the DR application. The DR Requestors' structure is approximately twice the depth of the subject building. The DR Requestors' building contains two, side property-line windows facing the proposed project. The Department has received two letters in support of the project from neighbors on the block.

**DR REQUESTOR'S CONCERNS**

The DR Requestor is concerned that the addition would have a negative impact on light and air on the block.

**ALTERNATIVES AND CHANGES PROPOSED BY DR REQUESTOR**

The DR Requestor would like the project reduced in size to mitigate any negative impact on light and views by possibly having the rear addition replaced with a third level, over the existing footprint of the building.

## PROJECT SPONSOR'S RESPONSE

The Project Sponsor believes the project meets the Planning Code, General Plan and Residential Design Guidelines. The project would not extend past the DR Requestors structure to the west and would not have any negative impact on mid-block open space. Further, the rear yards of the lots fronting 19<sup>th</sup> Street on this block face direct southern exposure, reducing the likelihood for any loss of light to the structures on this portion of the block. A shadow analysis addressing the potential loss of light was completed by the architect (see attached) and it was determined that there would not be any additional, significant shadow impact to the block due to the project. Further, there are no permits showing the legal installation of the two-side property-line windows on the DR Requestors' building. Views are not protected in the City and County of San Francisco.

The subject block slopes upward toward the west (the DR Requestors' structure), therefore, each adjacent structure to the west is approximately three feet taller due to the slope. Subsequently, the proposed new rear level of the subject property would not exceed the height of the highest, side property-line window of the DR Requestors building. The DR Requestors' home is located on higher ground than the subject lot, therefore, the existing side window currently looks over the subject structure and would continue to do so as the proposed addition would not exceed the height of the existing roof.

Due to concerns raised after the Pre-Application Meeting, conducted on September 4, 2009, the project was reduced by removing an exterior spiral stair and roof deck as well as raising the height of the fire-rated parapet wall at the East property line to address privacy issues. The DR requester was invited but did not attend the Pre-Application meeting. Further, the applicant is concerned that two additional persons mentioned in the DR Request have stated that they did not want to participate in the DR Request.

Although a third level addition would meet the Planning Code and may meet the Residential Design Guidelines, an additional level would be cost prohibitive for the applicant as structural upgrades would be required for the entire structure to support an additional floor.

## PROJECT ANALYSIS

The site is a 25-foot wide by 68 foot deep lot, containing a 25-foot wide by 25-foot deep, three-level, single-family structure. The standard lot in the City is 25 feet wide by 100-feet deep, therefore, the subject property is substandard in size. The first level contains a garage and front entry with stairs to the second level, without access to the rear yard due to the steep upward-sloping grade. The ground floor is partially below grade. The second level contains a kitchen and combined dining/living room area with access to the rear yard at grade level. The third level contains three bedrooms; bedroom #1 is 13 feet wide by 13 feet deep, bedroom #2 is 13 feet by 10 feet and the third bedroom is 8 feet by 11 feet wide. This level also contains a full bath and 2-foot deep by 8-foot wide balcony. The site contains an upward slope to the rear of approximately 50% that begins its' incline about mid lot and abuts open space owned by the Park and Recreation Department.

The proposal is to extend the rear wall of a two-story-over-garage, single-family structure approximately 13 feet at the second and third levels. The proposed second level would be built to the side property lines and enlarge the existing kitchen, add a pantry, family room and half-bath. The proposed third level would include an additional full bath, enlarge one of the existing bedrooms and would include a five-foot side-yard setback along both side yard property lines.

The height of the existing structure is 30 feet at the front property line and 20 feet at the rear. The proposed addition would not exceed the height of the existing structure and would meet Planning Code requirements and comply with the Residential Design Guidelines, while allowing a modest addition to one of the smallest structures on the subject block which is also located on one of the smallest lots on the block. The proposed addition is located two lots to the east of the DR Requestors home and would not exceed the height of the existing structure and would not be taller than the DR Requestors' top-level window. Further, the block slopes upward toward the DR Requestors' home, in effect, incrementally increasing the height of each structure to the west approximately three feet. Therefore, there would not be any negative impact on light and air to the DR Requestors home. Views are not protected in the City and County of San Francisco. Further, there are no City records showing the legal installation of the side, property-line windows on the DR Requestors property. Although the subject lot is a substandard lot, the proposal is still code-compliant. This project has been reviewed by the Department's Residential Design Team upon submittal of the DR Request and the Department maintains the opinion that the proposed construction meets the Residential Design Guidelines as submitted to the Planning Commission and the DR application does not present any exceptional or extraordinary circumstances pertaining to this proposal.

#### ENVIRONMENTAL REVIEW STATUS

The Project was determined by the San Francisco Planning Department to be Categorically Exempt from Environmental Review pursuant to Class 1 (e) of Article 19 of the California Environmental Quality Act Guidelines.

#### REQUIRED COMMISSION ACTION

The Commission may take DR and disapprove or modify the project and direct Staff regarding residential design policies or not take DR and approve the project as submitted.

#### BASIS FOR RECOMMENDATION

The Department believes the project does not have exceptional or extraordinary circumstances and recommends that the Commission not take Discretionary Review and approve the project as submitted. The Project is consistent with the objectives and policies of the General Plan and Residential Design Guidelines and the scale and form of the addition would be compatible with the existing neighborhood character.

The Department recommends that the Commission not take Discretionary Review and approve the project for the following reasons:

- The proposed project is a modest addition to a small single-family structure.
- The project meets the General Plan, Planning Code and Residential Design Guidelines.

<b>RECOMMENDATION:</b> <b>Do Not Take DR and approve project as submitted.</b>
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**Design Review Checklist**

**NEIGHBORHOOD CHARACTER (PAGES 7-10)**

QUESTION	
The visual character is: (check one)	
Defined	X
Mixed	

Comments: .

**SITE DESIGN (PAGES 11 - 21)**

QUESTION	YES	NO	N/A
<b>Topography (page 11)</b>			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
<b>Front Setback (pages 12 - 15)</b>			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?	X		
Does the building provide landscaping in the front setback?	X		
<b>Side Spacing (page 15)</b>			
Does the building respect the existing pattern of side spacing?	X		
<b>Rear Yard (pages 16 - 17)</b>			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
<b>Views (page 18)</b>			
			X
<b>Special Building Locations (pages 19 - 21)</b>			
Is greater visual emphasis provided for corner buildings?	X		
Is the building facade designed to enhance and complement adjacent public spaces?	X		
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: .

**BUILDING SCALE AND FORM (PAGES 23 - 30)**

QUESTION	YES	NO	N/A
<b>Building Scale (pages 23 - 27)</b>			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at	X		

the mid-block open space?			
<b>Building Form (pages 28 - 30)</b>			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments:

**ARCHITECTURAL FEATURES (PAGES 31 - 41)**

QUESTION	YES	NO	N/A
<b>Building Entrances (pages 31 - 33)</b>			X
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?			X
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
<b>Bay Windows (page 34)</b>			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
<b>Garages (pages 34 - 37)</b>			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
<b>Rooftop Architectural Features (pages 38 - 41)</b>			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?	X		
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments:

**BUILDING DETAILS (PAGES 43 - 48)**

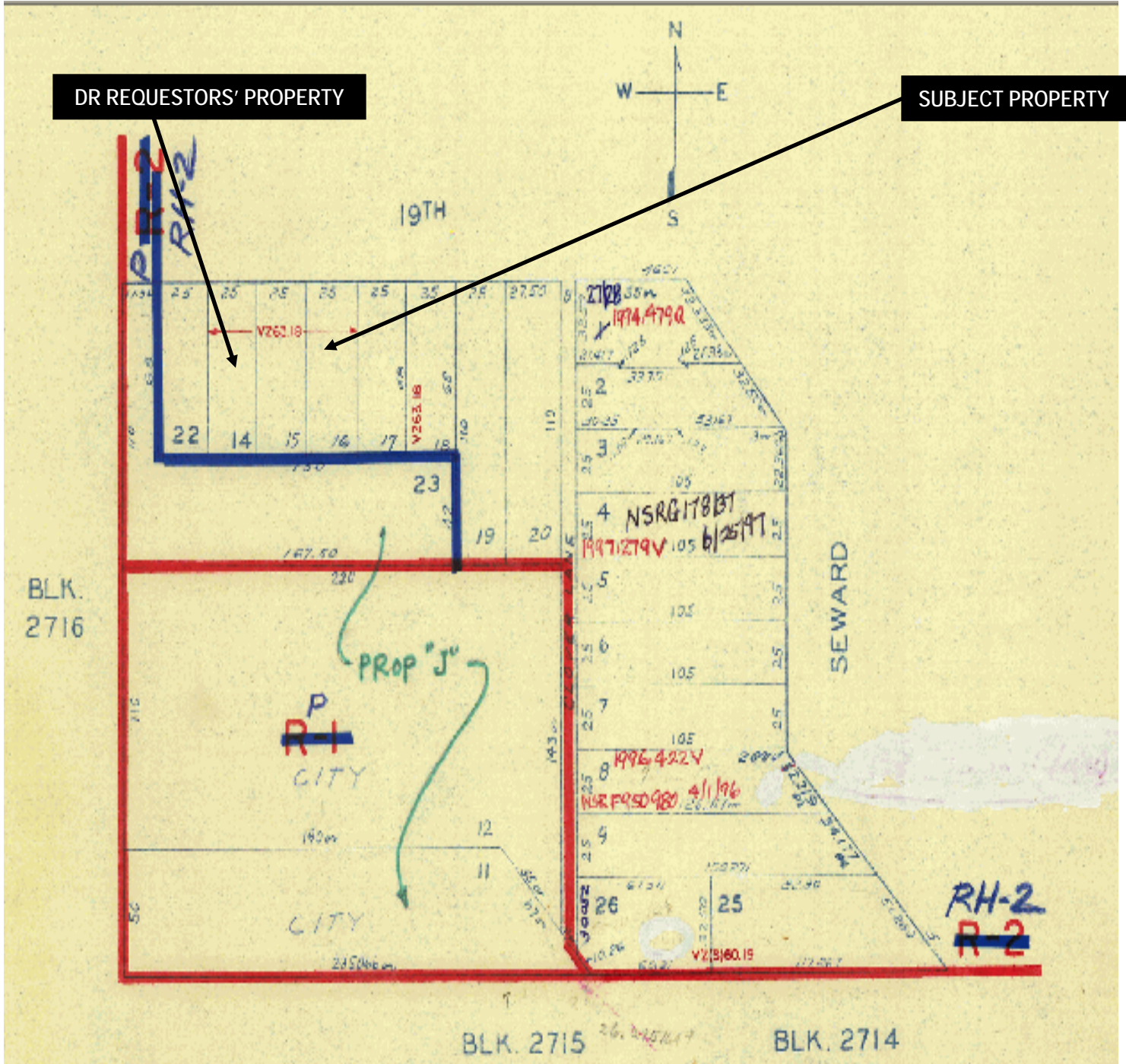
QUESTION	YES	NO	N/A
<b>Architectural Details (pages 43 - 44)</b>			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
<b>Windows (pages 44 - 46)</b>			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
<b>Exterior Materials (pages 47 - 48)</b>			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

**Attachments:**

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Section 311 Notice
- DR Request
- Response to DR Request
- Reduced Plans With Shadow Analysis

G:\DRs\4639 19th ST\4639 19TH ST.DR.doc

# Parcel Map

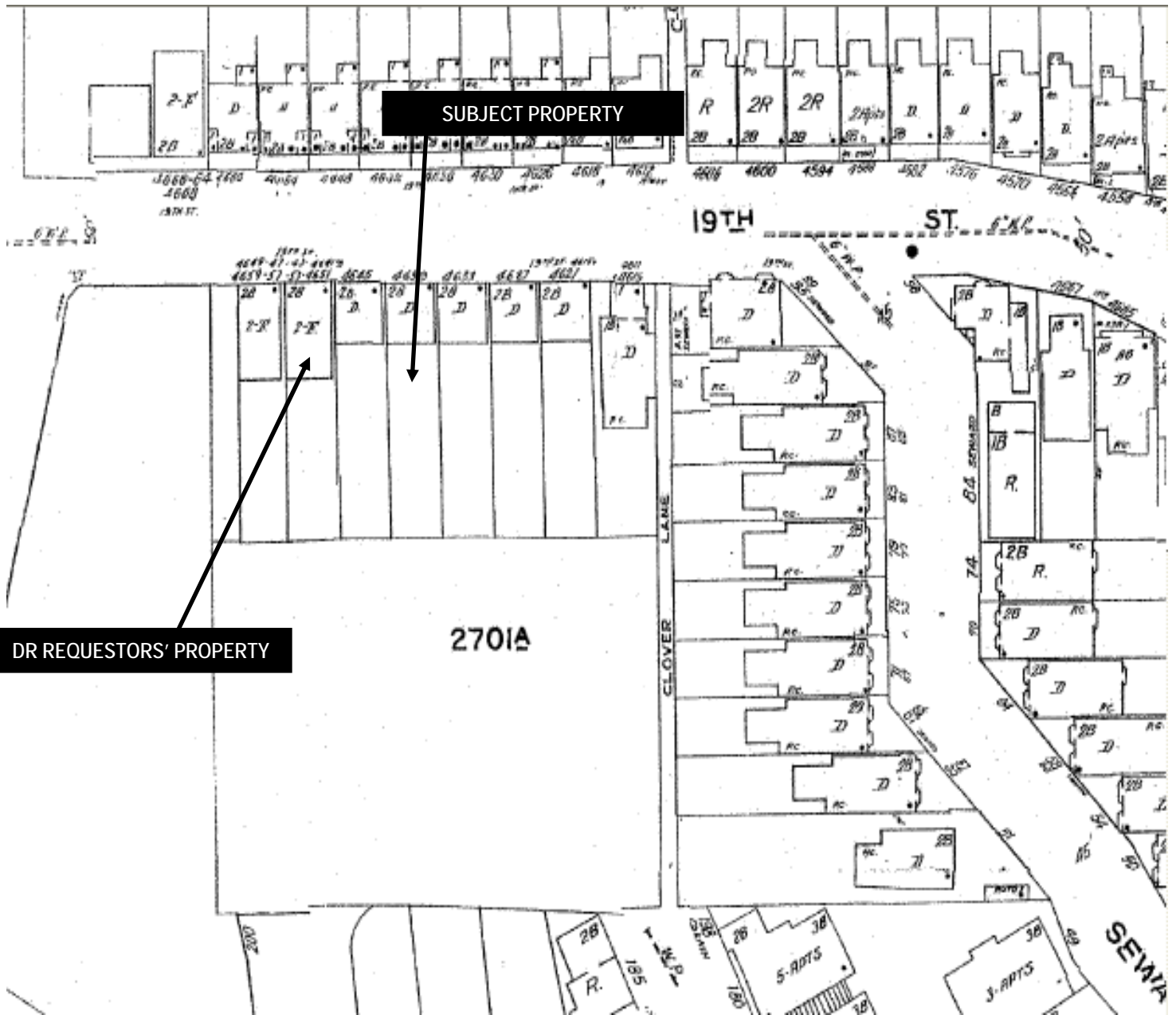


SAN FRANCISCO  
PLANNING DEPARTMENT

Discretionary Review Hearing  
Case Number 2009.1123D  
4639 19<sup>TH</sup> Street



# Sanborn Map\*



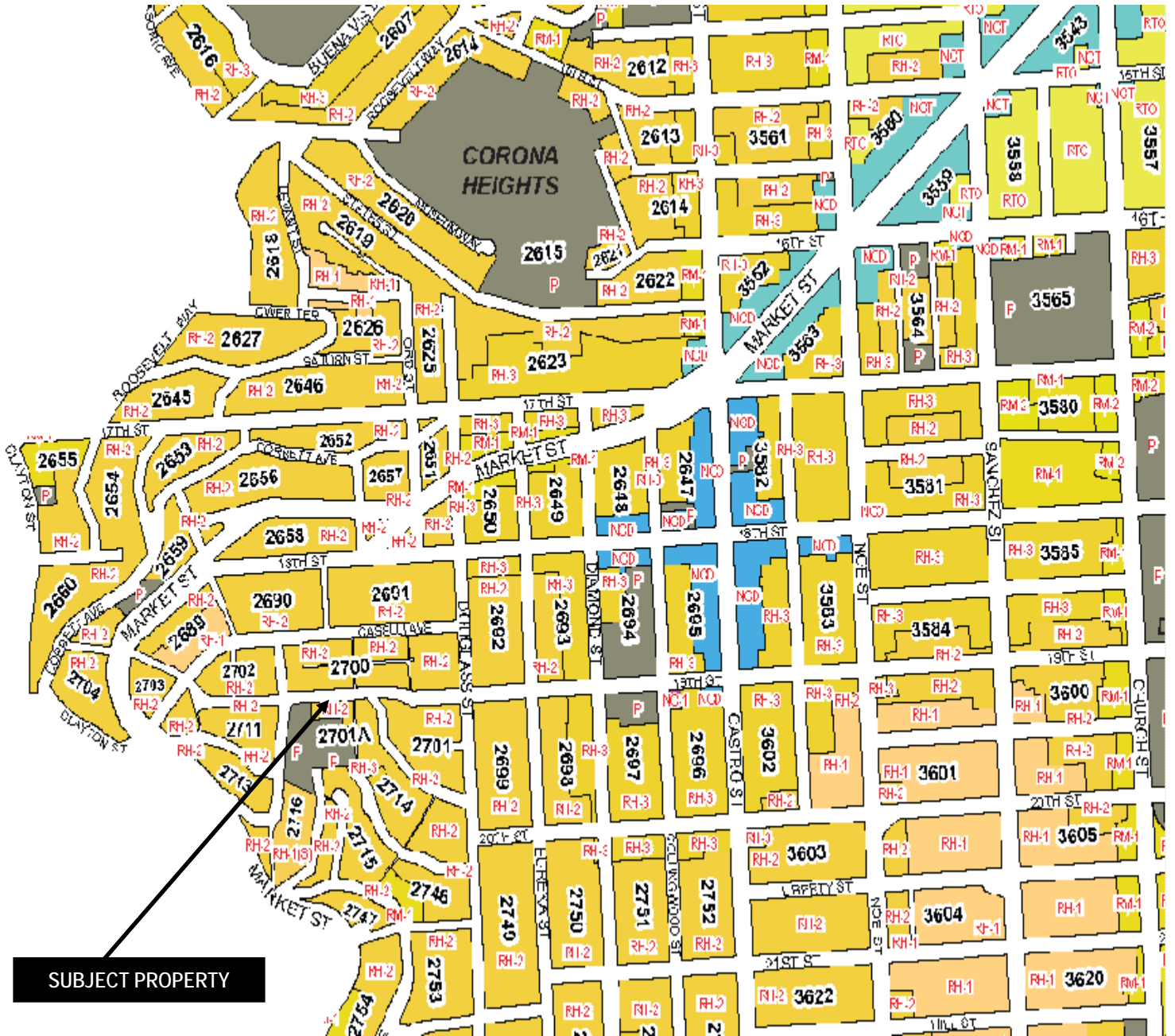
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



SAN FRANCISCO  
PLANNING DEPARTMENT

Discretionary Review Hearing  
Case Number 2009.1123D  
4639 19<sup>th</sup> Street

# Zoning Map\*



Discretionary Review Hearing  
Case Number 2009.1123D  
4639 19<sup>th</sup> Street

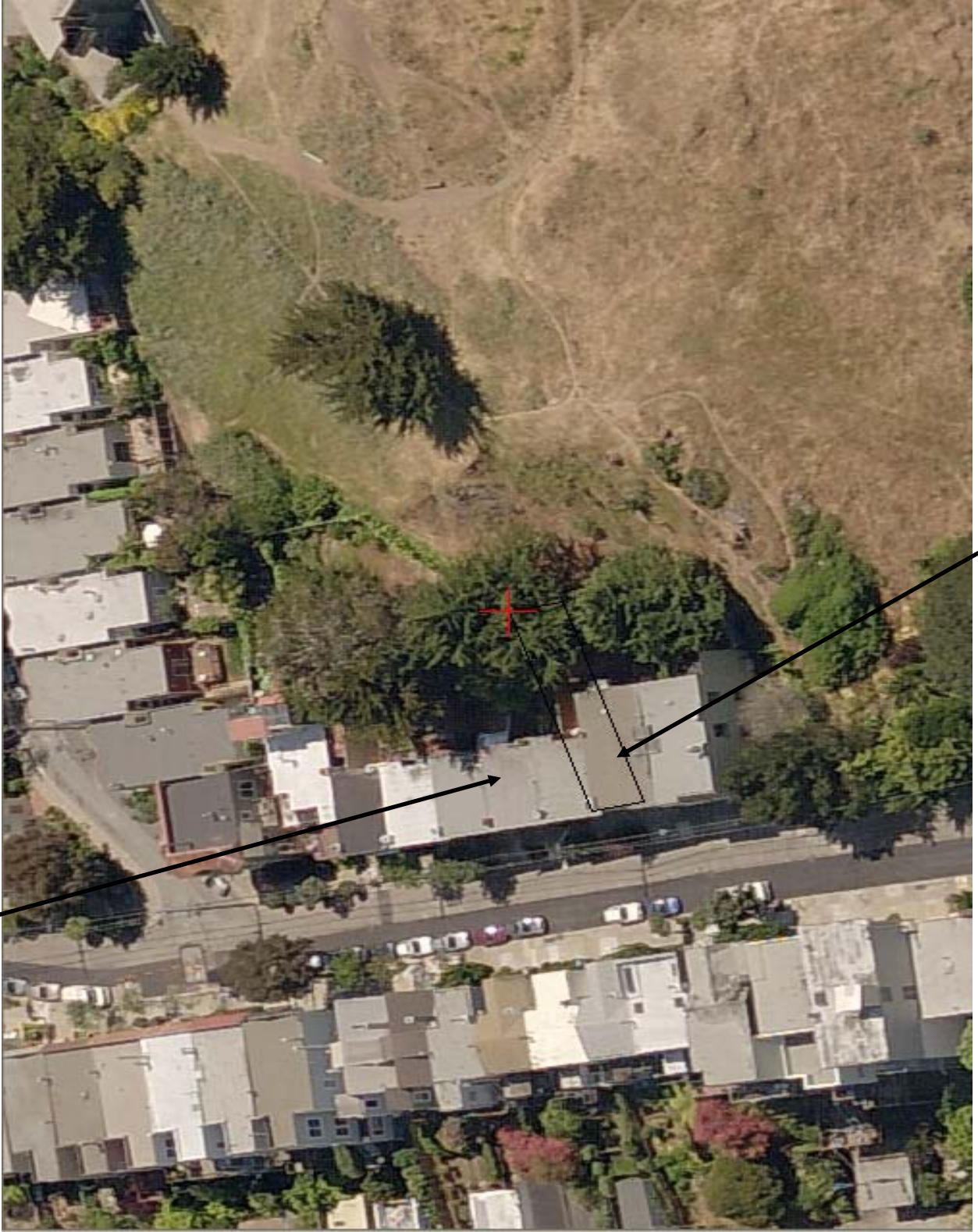
# Aerial Photo





# Aerial Photo

SUBJECT PROPERTY



DR REQUESTORS' PROPERTY



SAN FRANCISCO  
PLANNING DEPARTMENT

Discretionary Review Hearing  
Case Number 2009.1123D  
4639 19<sup>th</sup> Street

## 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 Marc Weber

Telephone No: 415 282 6868

D.R. Applicant's Address 4653 19th Street  
Number & Street  
San Francisco CA  
City

(Apt. #)  
94114  
Zip Code

014  
2700/120

Applicant's telephone number (for Planning Department to contact): 415 282 6868

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): Acting with the support of Mary Topliff and Frank Lee

Name \_\_\_\_\_ Telephone No: \_\_\_\_\_

Address \_\_\_\_\_  
Number & Street (Apt. #)  
City Zip Code

Address of the property that you are requesting the Commission consider under the Discretionary Review: 4639 19th street, San Francisco CA 94114

Name and phone number of the property owner who is doing the project on which you are requesting D.R.: Maya Demontellano, architect Malcom Davis 415 552 1515

Building Permit Application Number of the project for which you are requesting D.R.: 2009.09.21.7273

Where is your property located in relation to the permit applicant's property?  
Two buildings up the street

### 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 **G** NO **G**
2. Did you discuss the project with the Planning Department permit review planner? YES **G** NO **G**
3. Did you participate in outside mediation on this case? Community Board **G** Other **G** NO **G**

Was not aware of this option from notice or from speaking with planner; discovered when I downloaded this form and have contacted

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.

I, Frank Lee, and Mary Topliff all independently discussed the project with the planner, Cecilia Jaroslowsky... Mary Topliff and I talked separately with the architect, Malcom Davis, and she discussed it with the owner. \_\_\_\_\_ The owner did not respond to my letter inviting her to discuss the matter directly. While the architect said he was very open to discussion, he did not agree to any actual changes and nor did the owner, . \_\_\_\_\_ hence the reason for this application. \_\_\_\_\_

## 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?

The upper story of this project would severely limit sunlight and views to the windows and gardens of the immediate neighbors (4645 and 4633), and restrict light and views to the windows and garden of our building (4653-4651). It would permanently destroy the character of the unique, lovely sweep of shared back gardens that has been here since the early 1950s, and which is part of the charm of the public view from Kite Hill park directly behind all of the houses. The result would be to lower property values for all of the nearby neighbors, according to SF real estate agents I spoke with. I don't know if it is relevant, but I would like to note that all of this impact would be neither to increase the density of 4633 to multiple units, nor even to add bedrooms, but merely to expand the third bedroom of a fair-sized (for SF) three bedroom 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:

See above. The second story of the project would effectively be a 32 foot high wall from the perspective of the immediate neighbor on the downhill side (4633), where it would block most afternoon sunlight and western views, and a 24 foot high wall from the perspective of 4645 on the uphill side, where it would block much morning sunlight and eastern views. It would have similar but less impacts on the next set of neighbors including our building. The actual living space added by the second story would be very modest, around 200 square feet, but would have an outsized visual "footprint", adding more than 200 square feet of light blocking wall. It would also affect the unique character of the rear garden area, which because of Kite Hill park directly behind is as visible to the public as many projects on the street side of buildings.

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 (Question B1)?

My first alternative would be to reduce the height of the second story to 10 feet, which would reduce the impact on the downhill neighbor to a 24 foot high wall from the perspective of 4645 on the uphill side, where it would block much morning sunlight and eastern views. It would have similar but less impacts on the next set of neighbors including our building. The actual living space added by the second story would be very modest, around 200 square feet, but would have an outsized visual "footprint", adding more than 200 square feet of light blocking wall. It would also affect the unique character of the rear garden area, which because of Kite Hill park directly behind is as visible to the public as many projects on the street side of buildings.

My second alternative would be to reduce the height of the second story to 10 feet, which would reduce the impact on the downhill neighbor to a 24 foot high wall from the perspective of 4645 on the uphill side, where it would block much morning sunlight and eastern views. It would have similar but less impacts on the next set of neighbors including our building. The actual living space added by the second story would be very modest, around 200 square feet, but would have an outsized visual "footprint", adding more than 200 square feet of light blocking wall. It would also affect the unique character of the rear garden area, which because of Kite Hill park directly behind is as visible to the public as many projects on the street side of buildings.

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:**

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

**OPTIONAL:**

- G** Photographs that illustrate your concerns.
- G** Covenants or Deed Restrictions.
- G** 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 *Wm. White*                      12/3/09  
Applicant    Date

09 11230





**Malcolm Davis Architecture INC.**  
2130 Folsom Street · San Francisco CA · 94110  
Tel: 415.552.1515 Fax: 415.552.1616

**Response to Discretionary Review**

Case #: 2009-1123 D  
Building Permit #: 200909217273  
Address: 4639 19<sup>th</sup> St.

Project Sponsor's Name: Malcolm Davis Architecture Inc.  
Telephone #: 415.552.1515

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

Our proposed project is a modest addition to a single family residence. From the DR requestor's (Marc Weber #4653) first comments to the City Planner, Cecilia Jaroslowsky and me, he expressed concern over the effect of our proposed addition on his private view from his kitchen window eastward across my client's (#4639) buildable area. His unit's floor level is 6' higher than that of 4639. The sill of his kitchen window aligns with the top of our proposed addition (the existing roof line); his unit will look over the addition. His building is also extends farthest into the rear yard open space. The window in his kitchen is on the property line , an operable vinyl window of questionable legality.

When it was conveyed to him that private views are not protected he started to rephrase his concerns in terms of light and privacy and the protection of the midblock open space. In an attempt to resolve his issues without a DR, my clients and I met with Mr. Weber onsite. I explained to him that our addition does not extend farther south than his building and therefore poses no threat to the light in his rear yard and has minimal impact on the immediate West neighbors (#4645) and East neighbors (#4633). Please refer to the shadow study. The most impact is to the adjacent houses which have no issue or have resolved their issues directly with us. The West neighbor expressed interest in doing a similar addition to their own house. The East neighbor has been most concerned about privacy and we have come to resolution with her by raising our eastern parapet and dropping our proposed roof deck.

Response to Discretionary Review 011309

The addition would not block any view from the Kite Hill park and in fact the addition is barely visible from Kite hill open space because of existing trees and a significant grade change (the park being in excess of 30' higher than our property.) Our proposed addition is scaled and positioned to be a small impact on the midblock open space and takes its general form from the "pop-out" allowed in required rear yard setbacks.

The DR requester also uses inaccurate numbers in his request. At the rear our project never exceeds the existing height of the house 18'6". Each of the adjacent lots is 3' higher than the one to its east. The magnitude is nothing like the 24' and 32' he states in his request.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

We have already made changes and reduced scope of work to our project to address the concerns of the neighbors from the Preapplication Meeting September 4, 2009. The East Neighbor (4633) expressed privacy concerns. In response, we removed the exterior spiral stairs and the roof deck. There was concern related to the East windows at the new addition; in response, we agreed to raise the height of the fire-rated parapet wall at the East property line. The DR requester was invited but did not attend.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

My client's bought this house (around the corner from her parents on Short St) wanting to improve it within the City's design guidelines. Planning a family, they want to have 3 bedrooms and 2 baths at the top floor. We invited the DR requester to the house to demonstrate our functional limitations with respect to the existing house. The headroom clearance and location of the existing stairs make it impossible to get the third bedroom (of above code minimum required size) without a horizontal addition.

The requestor's proposed alternates include adding a floor above the existing house. This would be a significant cost increase (exceeding 3 stories in wood construction) and out of keeping with the residential design guidelines and neighborhood character. His proposal to make our rear ground level addition bigger and the top floor addition smaller would eliminate any useable rear yard and create a larger privacy concern for both of the immediate neighbors by making the usable outdoor space on level with their private interior spaces and overlooking their gardens. This suggestion is also in conflict with The DR requestor's stated concern over the preservation of the midblock open space and clearly demonstrates his primary concern is over preservation of his private view from his kitchen window.

4. Please supply the following information about the proposed project and the existing improvements on the property.

<b>Number of:</b>	<b>Exsiting</b>	<b>Proposed</b>
Dwelling Units	1	1
Occupied Stories	3	3
Basement levels	0	0
Parking Spaces (off street)	2	2
Bedrooms	2.5	3
Gross Square Ftg (n.i.c. parking)	1360'	1865'
Height (At the front)	27'-9"	27'-9"
Height (At the back)	Align with Existing	
Building Depth	24'-6"	37'-6"
Most Recent Rent received (if any)	\$0	\$0
Projected rents after completion	\$0	\$0
Current Value of Property	\$900,000	
Project value (sale price) after		
Completion of project (if known)	Unknown	

I attest that the above information is true to the best of my knowledge.



01/13/2010

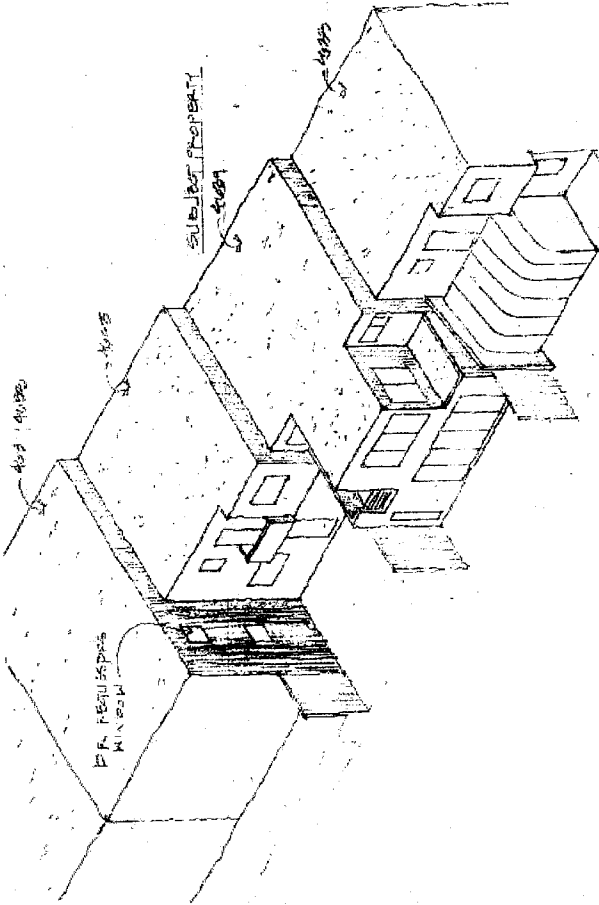
Malcolm Davis, Principal

Signature

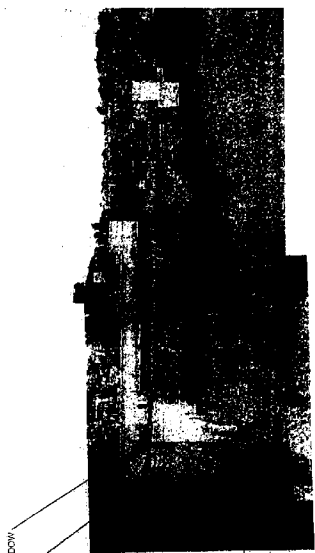
Date

Name (please print)





(A) AXONOMETRIC DRAWING



DR REQUESTER'S KITCHEN WINDOW  
OR REQUESTER PROPERTY

SUBJECT PROPERTY

(A) WEST VIEW, ROOFTOP VIEW FROM SUBJECT PROPERTY TO DR REQUESTER'S PROPERTY



DR REQUESTER'S KITCHEN WINDOW  
OR REQUESTER PROPERTY

WEST 4650/1541 496 NORTH PANORAMIC VIEW, LOOKING FROM SUBJECT PROPERTY REAR YARD

EAST 4933

DR REQUESTER PROPERTY  
OR REQUESTER'S KITCHEN WINDOW

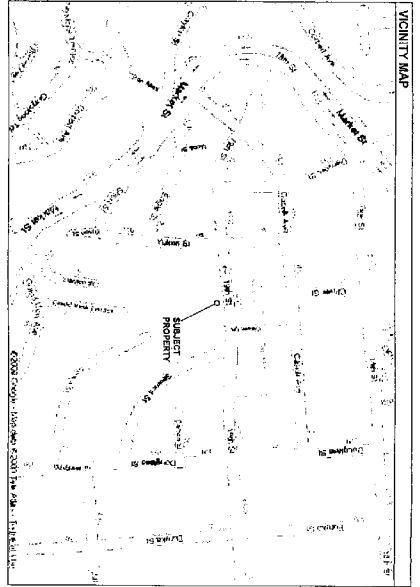
SUBJECT PROPERTY

ROSE HILL PARK

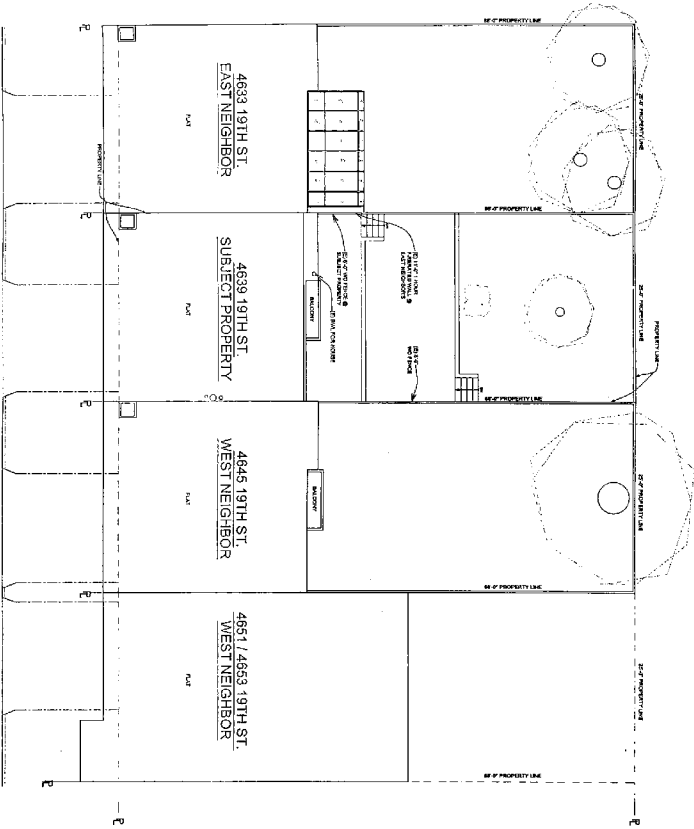
4650/1541 10' x 9' 7/8



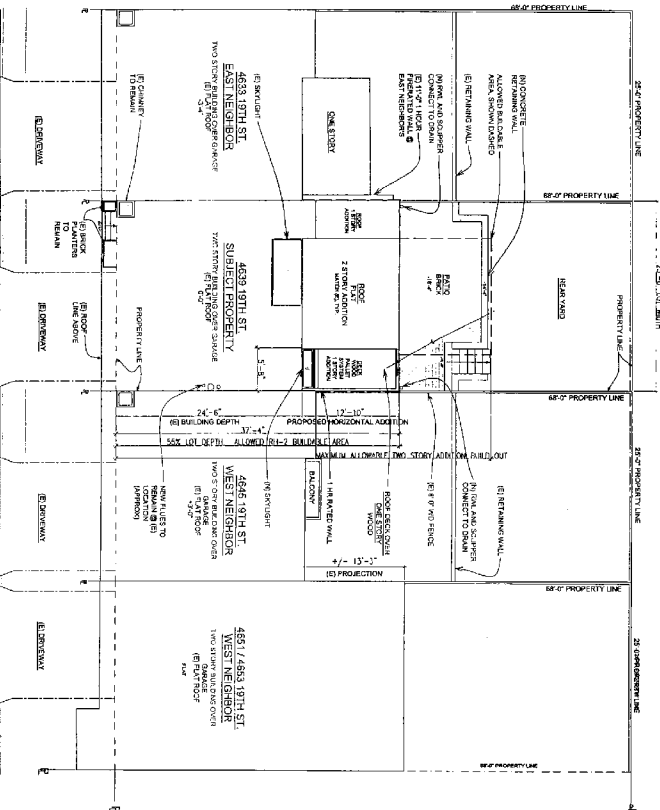
FRONT [SOUTH] ELEVATION



VICINITY MAP



EXISTING SITE PLAN



NEW SITE PLAN

**SCOPE OF WORK**

GENERAL: REMOVE ALL ELECTRICAL TO CODE

SECOND FLOOR: REMOVE AND REBUILD EXISTING 2ND FLOOR WITH IN HIGH EFFICIENCY FORCED AIR SYSTEM. REMOVE EXISTING 2ND FLOOR WITH IN HIGH EFFICIENCY FORCED AIR SYSTEM. REMOVE EXISTING 2ND FLOOR WITH IN HIGH EFFICIENCY FORCED AIR SYSTEM. REMOVE EXISTING 2ND FLOOR WITH IN HIGH EFFICIENCY FORCED AIR SYSTEM.

EXISTING SQUARE FOOTAGE: NEW SQUARE FOOTAGE: CHANGE

EXISTING SQUARE FOOTAGE	NEW SQUARE FOOTAGE	CHANGE
EXISTING FLOOR: 1,182 SQ. FT.	NEW FLOOR: 1,182 SQ. FT.	0 SQ. FT.
EXISTING FLOOR: 832 SQ. FT.	NEW FLOOR: 832 SQ. FT.	0 SQ. FT.
EXISTING FLOOR: 816 SQ. FT.	NEW FLOOR: 816 SQ. FT.	0 SQ. FT.
EXISTING FLOOR: 418 SQ. FT.	NEW FLOOR: 418 SQ. FT.	0 SQ. FT.
TOTAL: 3,248 SQ. FT.	TOTAL: 3,248 SQ. FT.	0 SQ. FT.

TOTAL: 3,248 SQ. FT. +188 SQ. FT.

OCCUPANCY: 38

TYPE OF CONSTRUCTION: 38

HEIGHT LIMIT: 40'

BUILDING CODE: 2007

**DRAWING INDEX**

A-6 TITLE SHEET - DRAWING INDEX, CONTACTS, SCOPE OF WORK, ABBREVIATIONS, SYMBOLS, VICINITY MAP, NOTES, EXISTING SITE PLAN, & NEW SITE PLAN

A-1 SHADOW STUDY

A-2 ARCHITECTURAL STUDY, PANORAMIC PHOTOGRAPHS

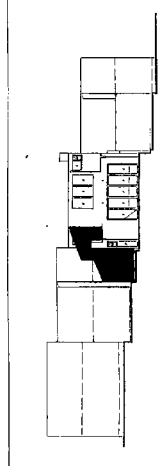
**CONTACTS**

OWNERS: JAY WEINERTSMA & MAYA ORTIZ DE MONTIELLANDO  
SAN FRANCISCO, CA 94114

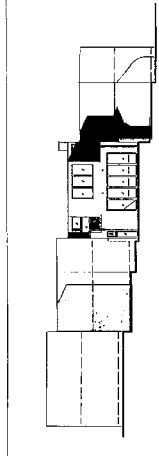
ARCHITECT: WILCOX PAINE ARCHITECTURE  
CONTACT: MARGARET WILCOX  
2133 POLARIS STREET  
SAN FRANCISCO, CA 94116  
PHONE: 415.521.1515  
FAX: 415.521.1516  
WWW.WILCOXPAINE.COM

CONTRACTOR: RESONANCE GREEN BUILDING & DESIGN  
CONTACT: SCOTT WINDOWS

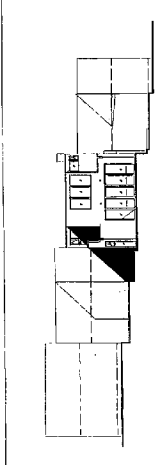
REGISTERED PROFESSIONAL ENGINEER: PAUL E. J. SHERIDAN  
8411 MARKET STREET  
SAN FRANCISCO, CA 94103  
WWW.CDRB.DESIGNENGINEER.COM



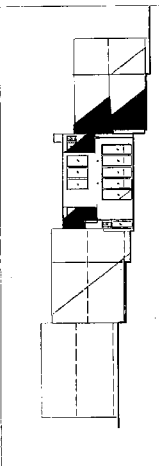
19 (N.) SOUTH ELEVATION  
12/27/2014



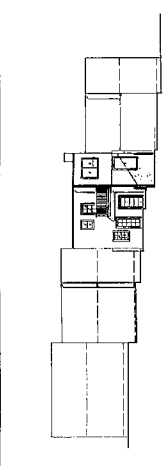
12 (N.) SOUTH ELEVATION  
12/27/2014



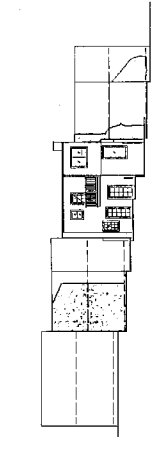
8 (N.) SOUTH ELEVATION  
8/21/2014



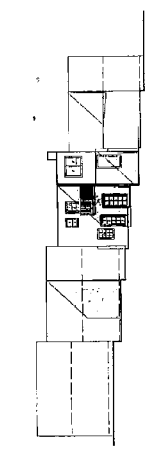
4 (N.) SOUTH ELEVATION  
8/21/2014



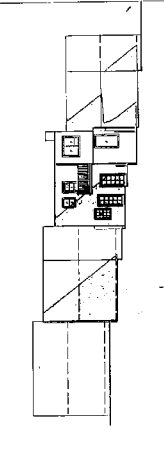
16 (E.) SOUTH ELEVATION  
12/27/2014



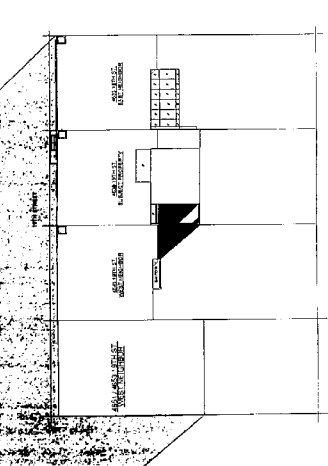
11 (E.) SOUTH ELEVATION  
12/27/2014



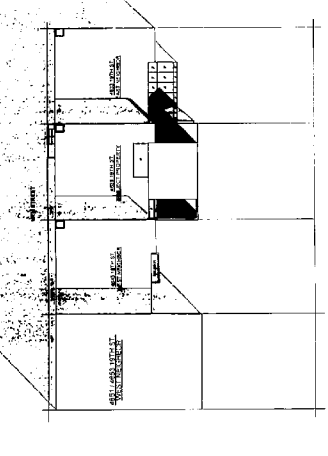
7 (E.) SOUTH ELEVATION  
8/21/2014



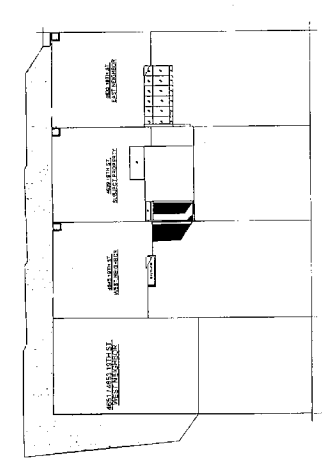
3 (E.) SOUTH ELEVATION  
8/21/2014



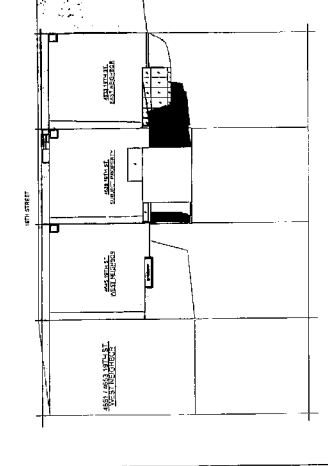
18 (N.) SITE PLAN  
12/27/2014



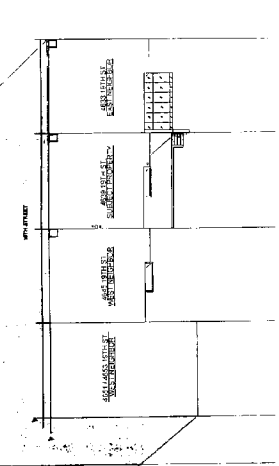
10 (N.) SITE PLAN  
12/27/2014



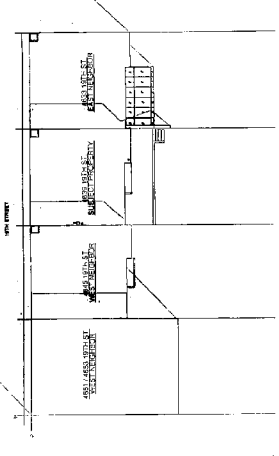
6 (N.) SITE PLAN  
8/21/2014



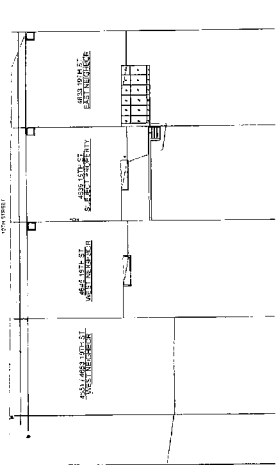
2 (N.) SITE PLAN  
8/21/2014



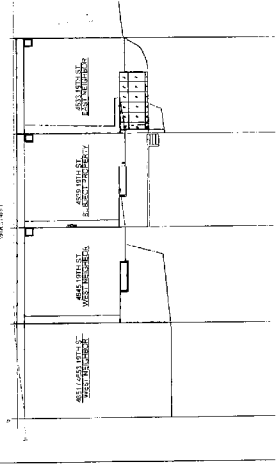
14 (N.) SITE PLAN  
12/27/2014



9 (N.) SITE PLAN  
12/27/2014



5 (N.) SITE PLAN  
8/21/2014

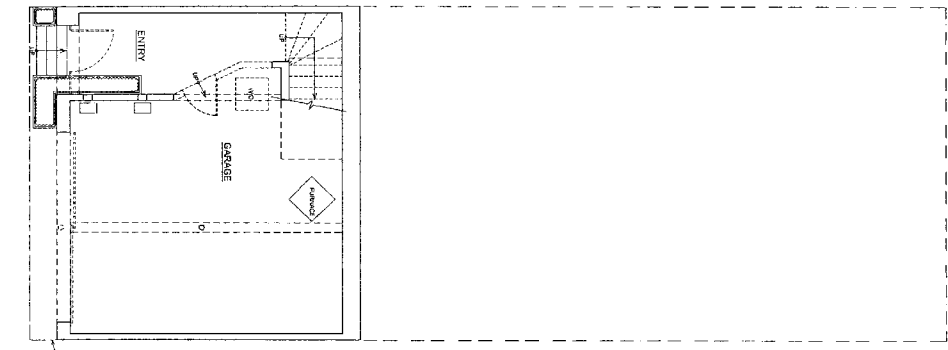


1 (N.) SITE PLAN  
8/21/2014

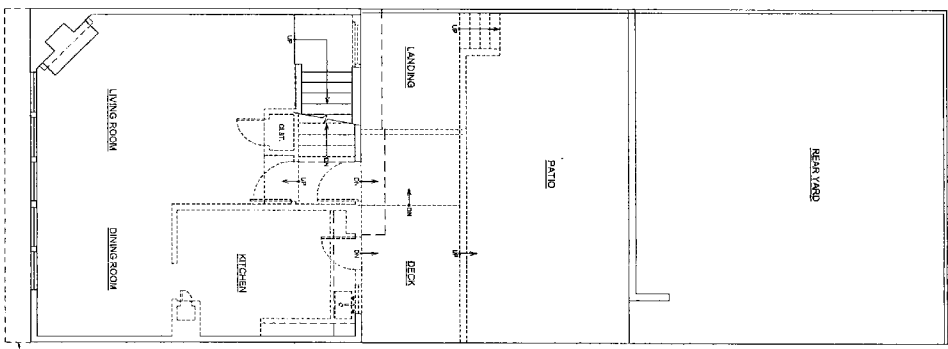
**DEMOLITION PLAN LEGEND**

- EXISTING WALLS OR AREA TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN

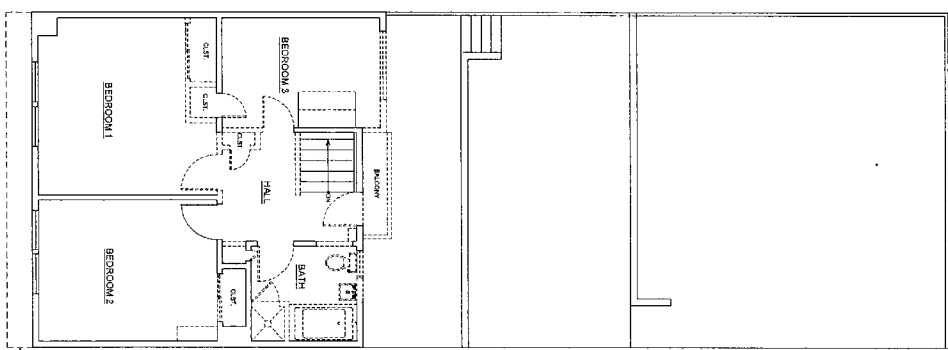
REVISIONS  
 DATE



1 GROUND FLOOR DEMOLITION PLAN



2 FIRST FLOOR DEMOLITION PLAN



3 SECOND FLOOR DEMOLITION PLAN

**MEINDERSTMA / ORTIZ DE MONTELLANO**  
**RESIDENCE**  
 311 PRE-APPLICATION MEETING  
 4639 19TH ST.  
 SAN FRANCISCO, CA 94114  
 BLOCK 2761A LOT 016  
 OWNERS: JAY MEINDERSTMA & MAYA ORTIZ DE MONTELLANO

**MALCOLM DAVIS**  
**ARCHITECTURE INC**  
 2330 POLARON STREET  
 SAN FRANCISCO, CA 94110  
 P. 415.555.1916  
 WWW.MDARCHIT.NET

PROJECT  
**GROUND, FIRST, & SECOND FLOOR DEMOLITION PLANS**

DATE	DESCRIPTION
1/14/10	DDM
5/6/09	DDM



PROJECT  
**A-1**

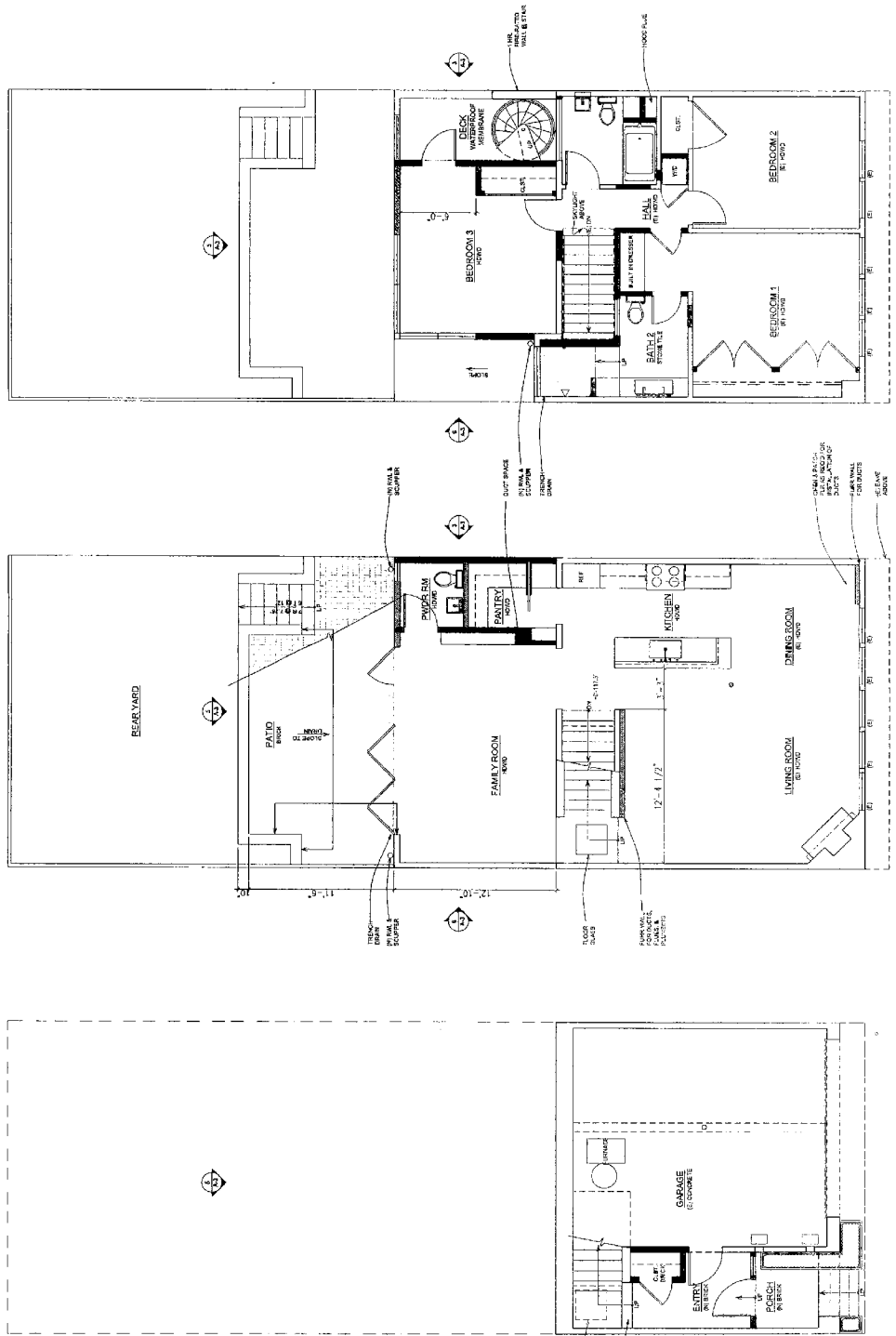


**REVISIONS**

NO.	DESCRIPTION	DATE

**NEW FLOOR PLAN LEGEND**

-  NEW WALLS
-  EXISTING WALLS TO REMAIN



**MEYERSTMA / ORTIZ DE MONTELLANO**  
 311 PRE-APPLICATION MEETING  
 4639 19TH ST.  
 SAN FRANCISCO, CA 94114  
 BLOCK 270A, LOT 816  
 OWNERS: JAY MEYERSTMA & MAYA ORTIZ DE MONTELLANO

**MALCOLM DAVIS ARCHITECTURE INC**  
 2308 FOLSOM STREET  
 SAN FRANCISCO, CA 94110  
 T: 415.552.1515  
 F: 415.552.1616  
 WWW.MDARCH.NET

**NET**  
 GROUND FLOOR,  
 FIRST, & SECOND  
 NEW  
 CONSTRUCTION  
 FLOOR PLANS

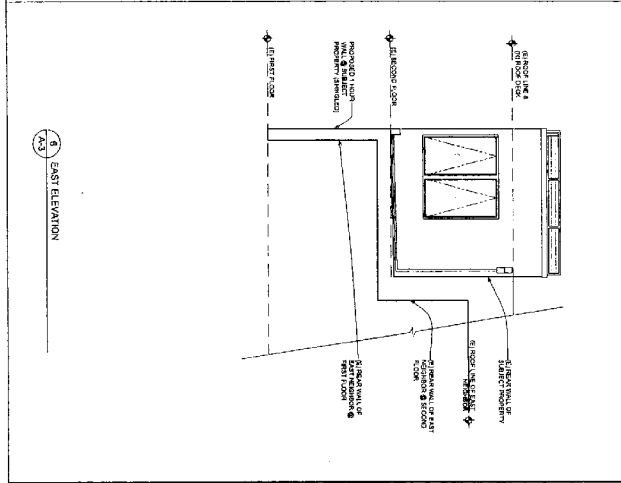
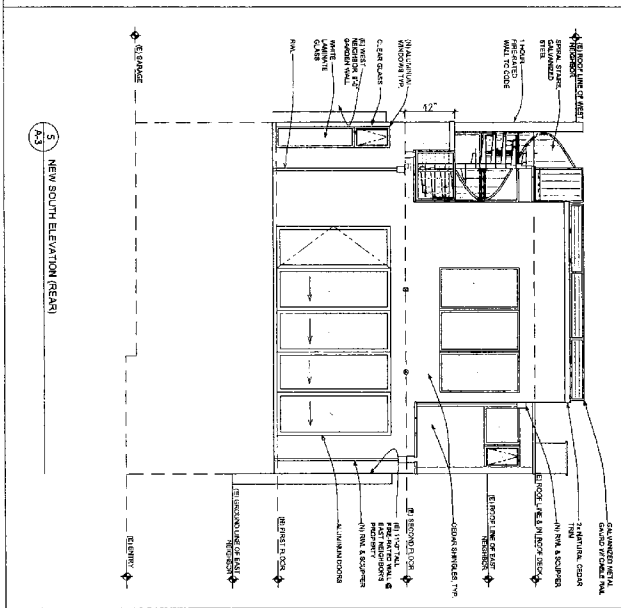
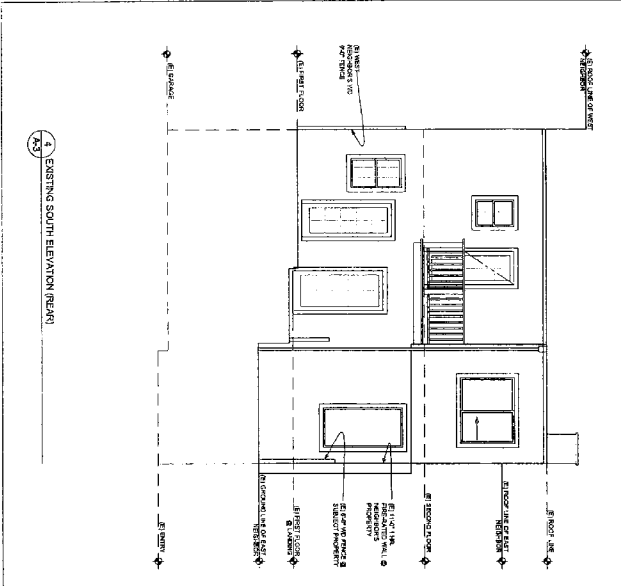
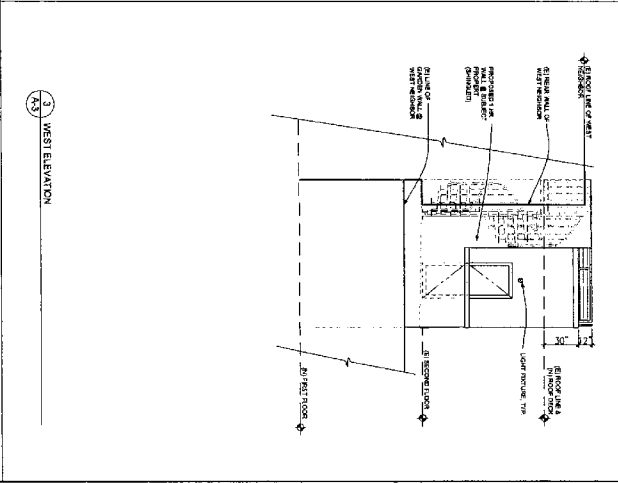
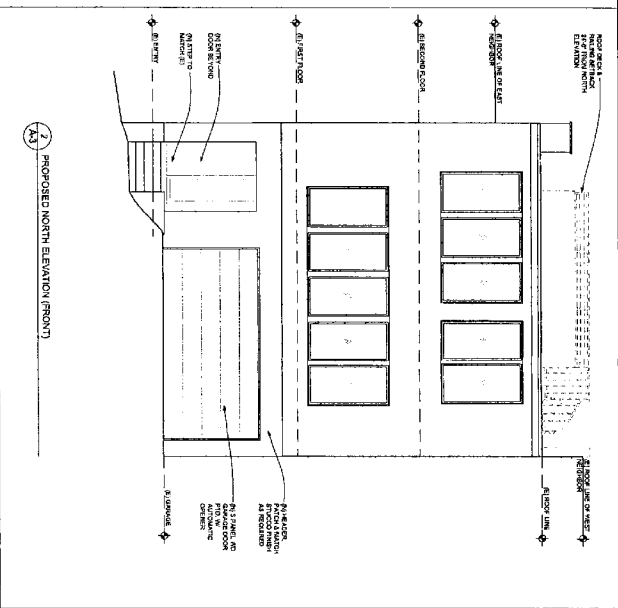
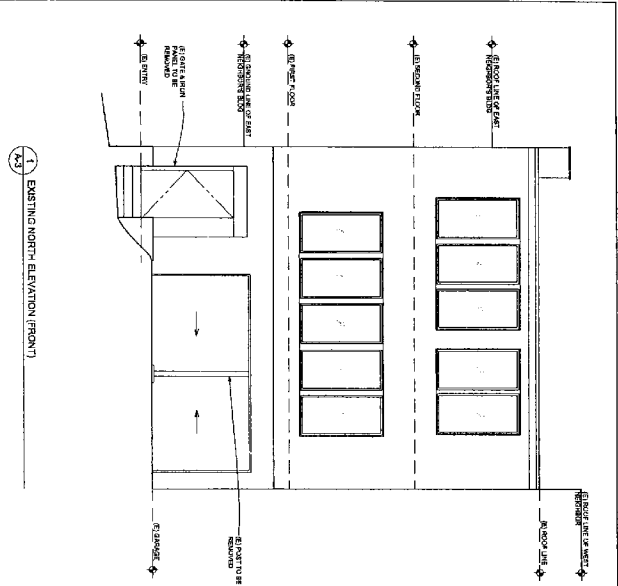
PROJECT NO.	
CDM	
SCALE	1/4" = 1'-0"
DATE	5/24/09

**A-2**

3 SECOND FLOOR NEW CONSTRUCTION FLOOR PLAN

2 FIRST FLOOR NEW CONSTRUCTION FLOOR PLAN

1 GROUND FLOOR NEW CONSTRUCTION FLOOR PLAN



REVISIONS  
DATE

MEINDERSTMA / ORTIZ DE MONTELLANO  
RESIDENCE  
311 PRE-APPLICATION MEETING  
4639 19TH ST.  
SAN FRANCISCO, CA 94114  
BLOCK 2791A LOT 016  
OWNERS: JAY MEINDERSTMA & MAYA ORTIZ DE MONTELLANO

MALCOLM DAVIS  
ARCHITECTURE INC  
2108 FOLSOM STREET  
SAN FRANCISCO, CA 94110  
T: 415.552.1515  
M: 415.552.1515  
WWW.MALCOLMDAVIS.COM

EXISTING & NEW  
ELEVATIONS

PROJECT  
DATE  
SCALE  
SHEET

A-3