



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis HEARING DATE: AUGUST 5, 2010

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

Reception:  
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Planning  
Information:  
**415.558.6377**

*Date:* July 29, 2010  
*Case No.:* **2010.0156D**  
*Project Address:* **1043 Portola Drive**  
*Zoning:* RH-1(D) [Residential House, One-Family (Detached)]  
40-X Height and Bulk District  
*Block/Lot:* 2985/025  
*Project Sponsor:* Bobbie Sue Hood, FAIA  
Hood Miller Associates  
35 Powhattan Avenue  
San Francisco, CA 94110  
*Staff Contact:* Elizabeth Watty – (415) 588-6620  
[Elizabeth.Watty@sfgov.org](mailto:Elizabeth.Watty@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

### PROJECT DESCRIPTION

The Project includes the construction of a vertical addition, achieved by increasing the height of the existing cross gable by approximately 1'-6" and constructing an addition behind it (above the existing flat roofed portion of the dwelling). The vertical addition is setback approximately 15'-0" from the building's main front wall.

### SITE DESCRIPTION AND PRESENT USE

The Subject Property measures approximately 3,300 square feet and contains a single-family, detached dwelling. The property slopes upward from Portola toward Juanita, and contains an approximately 13'-0" change in grade.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The property is located on the south side of Portola Drive between Rex and Del Sur Avenues in the Miraloma Park neighborhood. This portion of Miraloma Park along Portola Drive has a distinctive character, being of the Tudor Revival/Storybook-styled row house. The residential buildings south of Portola Drive appear to be an historic district that is associated with H.C. Baumann, and represent the earliest development of Miraloma Park; 1043 Portola Drive is a contributor to this potential historic district.

### BUILDING PERMIT NOTIFICATION

[www.sfplanning.org](http://www.sfplanning.org)

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	May 19, 2010 - June 18, 2010	June 18, 2010	August 5, 2010	48 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	July 26, 2010	July 26, 2010	10 days
Mailed Notice	10 days	July 26, 2010	July 26, 2010	10 days

**PUBLIC COMMENT**

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	1	4
Other neighbors on the block or directly across the street	1	1 + DR Requestor	35
Neighborhood groups	Miraloma Park Impvt. Club		

The Department has received correspondence from three people – in addition to the DR Requestor – who are in opposition to the Project, and from two people who are in support of the Project. One person in opposition owns property that abuts the Subject Property (240 Juanita), while the remaining people in opposition are located several parcels away (231 Juanita: located behind the Subject Property, across the street, and north three parcels; 236 Juanita Way: located behind the Subject Property and north three parcels; 234 Juanita (DR Requestor): located behind the Subject Property and north four parcels). Those in support include an adjacent property owner (1045 Portola Drive), a neighbor located north two parcels (1037 Portola Drive), and a neighbor a few blocks away (214 Granville Way).

The Project Sponsor has revised the design of the chimney since the circulation of the Section 311 Notification in order to address the concerns of the Miraloma Park Improvement Club. As revised, the Miraloma Park Improvement Club supports the Project.

**DR REQUESTOR**

Guillaume Gavillet, 234 Juanita Way.

**DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES**

See attached DR Application, dated June 18, 2010.

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached DR Response, dated July 1, 2010.

## ENVIRONMENTAL REVIEW

The Department has determined that the Project is exempt 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).

Although the Department's preservation staff has identified the property as a contributor to a potential historic district, it has been determined that the Project will not cause a substantial adverse change in the significance of the resource present. The building's character-defining features (including the building's small scale, window fenestration, elevated entry with door perpendicular to the street, double gabled roof connected by a cross gable, two part front façade with dominant and submissive bays, stucco siding, shingled roof, front angled bay window with pent roof, and chimney) will be retained as part of this Project.

## RESIDENTIAL DESIGN TEAM REVIEW

The request for Discretionary Review was reviewed by the Department's Residential Design Team (RDT) on July 8, 2010. The RDT found no exceptional or extraordinary circumstances associated with the property or the project. Based on the following findings, the RDT determined that this Project should be approved as proposed, and categorized as an Abbreviated Discretionary Review:

1. The Project does not result in any unusual privacy impacts on the DR Requestor's property or any other surrounding properties.
2. The Planning Department does not analyze impacts on surrounding property values as part of routine analysis of permitted-by-right development projects.
3. The existing dwelling's architectural character, as viewed from the street, will be retained. The RDT and preservation staff worked with the project's architect over numerous design iterations to achieve a design that was compatible with the surrounding neighborhood character and consistent with the Residential Design Guidelines. The vertical addition is minimally visible, being setback from the front of the building by approximately 15'-0", preserving the scale and character of the building as viewed from the street. Furthermore, all character-defining features are being retained as part of this project. There are numerous examples of similar additions along Portola Drive and throughout the neighborhood. This is not a unique alteration.
4. The fish pond is an existing feature on the property and no changes are being proposed. This is not a Planning-related issue.
5. Private views are not protected.
6. This project does not contain or create any exceptional or extraordinary circumstances.

**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.**

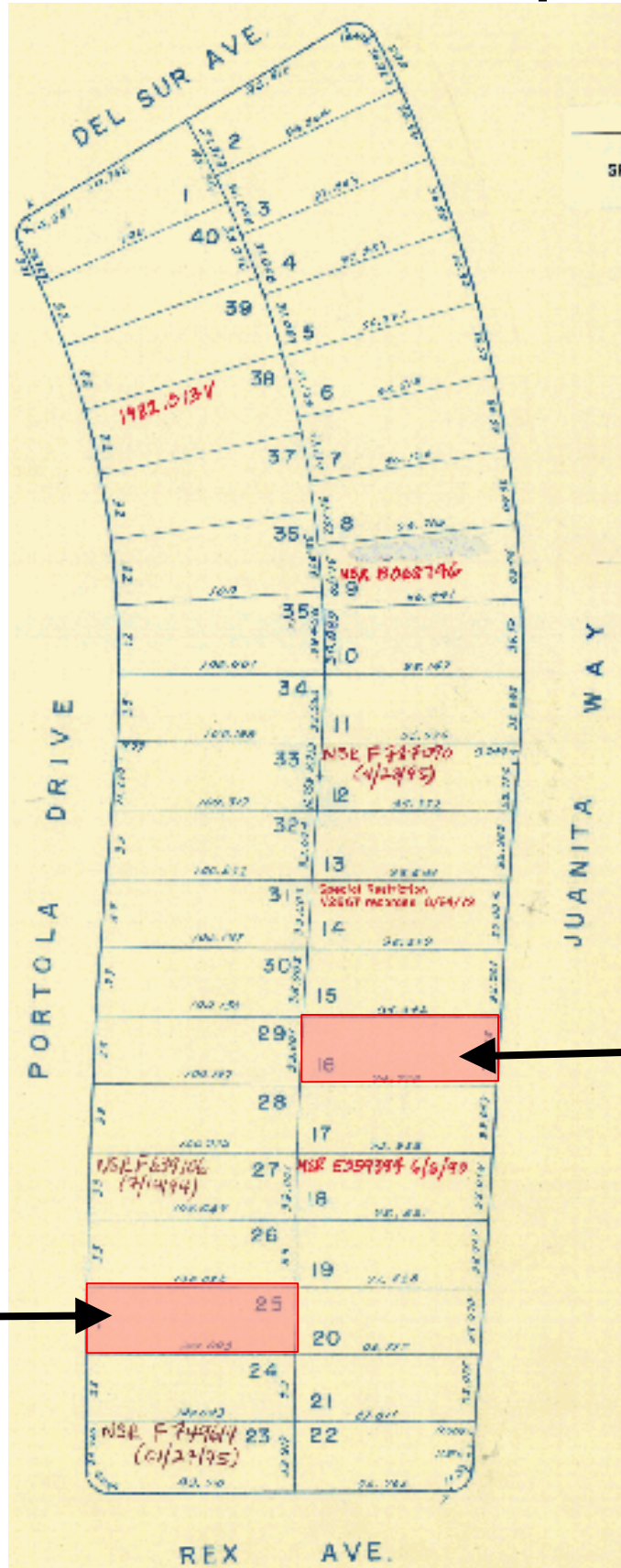
<b>RECOMMENDATION:</b> Do not take DR and approve Project as proposed
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**Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
DR Application  
Response to DR Application dated July 1, 2010  
Reduced Plans  
Neighborhood Comments

*EW: G:\Documents\DRs\1043 Portola Drive\DR Analysis - Abbreviated.doc*

# Block Book Map



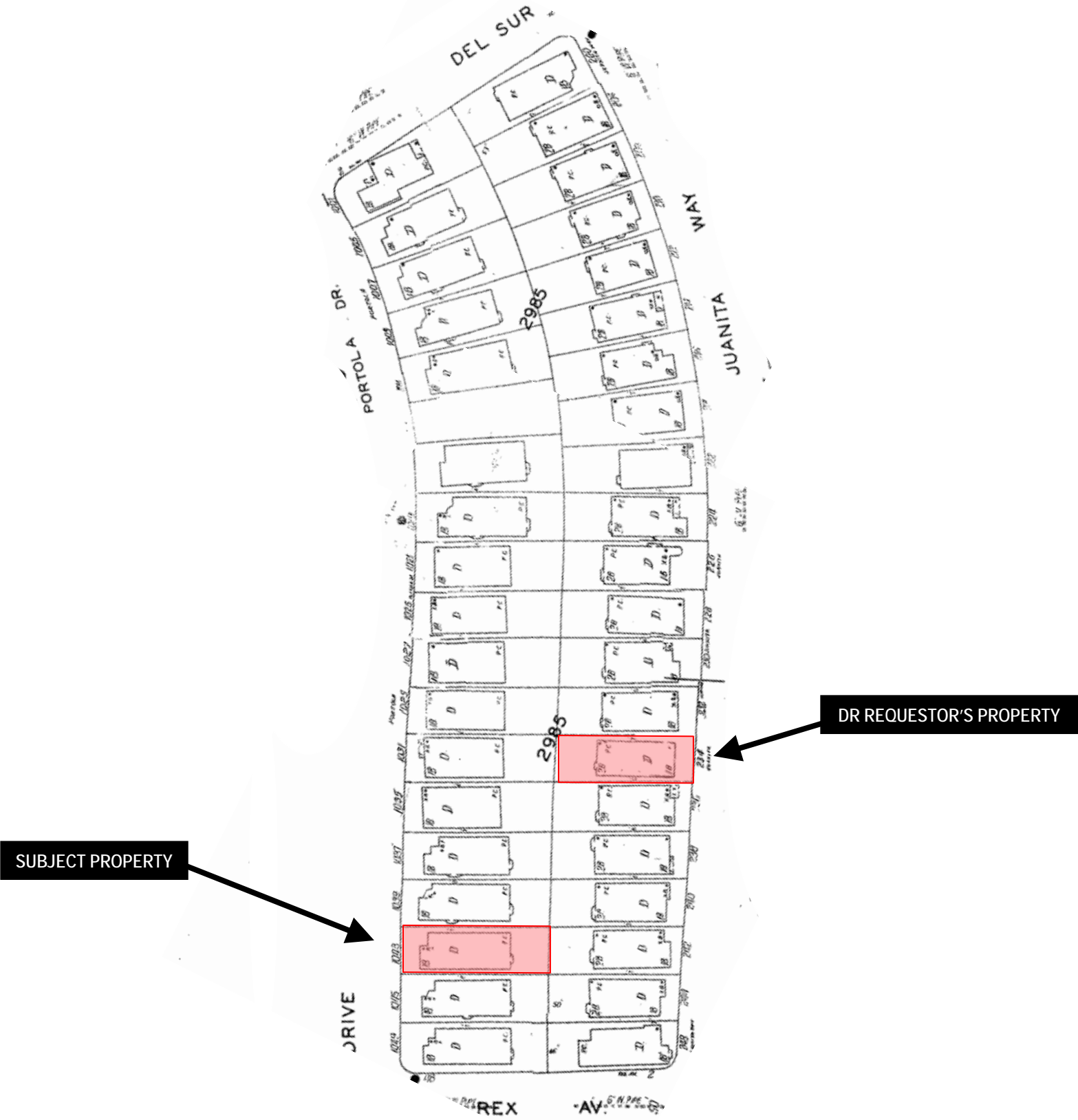
SUBJECT PROPERTY

DR REQUESTOR



DISCRETIONARY REVIEW  
Building Permit No. 2009.12.01.2355  
Case Number 2010.0156D  
1043 Portola Drive

# Sanborn Map



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



DISCRETIONARY REVIEW  
Building Permit No. 2009.12.01.2355  
Case Number 2010.0156D  
1043 Portola Drive



# Zoning Map



**SUBJECT PROPERTY**

## ZONING USE DISTRICTS

### RESIDENTIAL, HOUSE DISTRICTS

- RH-1(D) RH-1 RH-1(S) RH-2 RH-3

### RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

- RM-1 RM-2 RM-3 RM-4

### NEIGHBORHOOD COMMERCIAL DISTRICTS

- NC-1 NC-2 NC-3 NCD NC-S

### SOUTH OF MARKET MIXED USE DISTRICTS

- SPD RED RSD SLR SLI SSO

### COMMERCIAL DISTRICTS

- C-2 C-3-S C-3-G C-3-R C-3-O C-3-O(SD)

### INDUSTRIAL DISTRICTS

- C-M M-1 M-2

### CHINATOWN MIXED USE DISTRICTS

- CRNC CVR CCB

### RESIDENTIAL-COMMERCIAL DISTRICTS

- RC-3 RC-4

### REDEVELOPMENT AGENCY DISTRICTS

- MB-RA HP-RA

### DOWNTOWN RESIDENTIAL DISTRICTS

- RH DTR TB DTR

### MISSION BAY DISTRICTS

- MB-OS MB-O

### PUBLIC DISTRICT

- P



DISCRETIONARY REVIEW  
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 1043 Portola Drive

# Aerial Photos





# Aerial Photos



# Aerial Photos





# Aerial Photos



DR REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY





# SAN FRANCISCO PLANNING DEPARTMENT

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On December 01, 2009, the Applicant named below filed Building Permit Application No. 2009.12.01.2355 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	<b>Bobbie Sue Hood, FAIA</b> Hood Miller Associates, Inc Architecture	Project Address:	<b>1043 Portola Drive</b>
Address:	<b>35 Powhattan Avenue</b>	Cross Streets:	<b>Rex and Del Sur Avenues</b>
City, State:	<b>San Francisco, CA 94110</b>	Assessor's Block /Lot No.:	<b>2985/025</b>
Telephone:	<b>(415)-777-5775</b>	Zoning Districts:	<b>RH-1(D)/40-X</b>

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 checked="" type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE .....	Residential .....	No Change
FRONT SETBACK .....	+15'-6" .....	No Change
SIDE SETBACK (north).....	+3'-6" .....	No Change
SIDE SETBACK (south).....	+4'-0" .....	No Change
BUILDING DEPTH .....	+60'-0" .....	No Change
REAR YARD.....	+25'-0" .....	No Change
HEIGHT OF BUILDING .....	+22'-0" .....	+29'-6"
NUMBER OF STORIES .....	1 over garage .....	2 over garage
NUMBER OF DWELLING UNITS .....	1 .....	No Change
NUMBER OF OFF-STREET PARKING SPACES .....	2 (tandem).....	No Change

### PROJECT DESCRIPTION

The proposal is to construct a vertical addition to the existing one-story-over-garage single-family detached dwelling. The project includes shifting the existing cross gable forward approximately two (2) feet toward the front of the building, extending the gross gable vertically approximately three (3) feet, and constructing a one-story vertical addition behind it. The project is located in the RH-1(D) District and is Code-compliant. See attached plans.

PLANNER'S NAME: **Elizabeth Watty**

PHONE NUMBER: **(415) 558-6620**

EMAIL: **Elizabeth.Watty@sfgov.org**

DATE OF THIS NOTICE: **5-19-10**

EXPIRATION DATE: **6-18-10**

**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 GUILAUME GAVILLET Telephone No: 415-665-2301

D.R. Applicant's Address 234 JUANITA WAY  
Number & Street (Apt. #)  
SAN FRANCISCO, CA 94127  
City Zip Code

D.R. Applicant's telephone number (for Planning Department to contact): 408-936-6321  
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 \_\_\_\_\_ Telephone No: \_\_\_\_\_

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

Address of the property that you are requesting the Commission consider under the Discretionary Review: 1043 PORTOLA DRIVE, SAN FRANCISCO, CA 94127

Name and phone number of the property owner who is doing the project on which you are requesting D.R.: JOHN BRANA, 415-664-9737

Building Permit Application Number of the project for which you are requesting D.R.: 2009.12.01-2355

Where is your property located in relation to the permit applicant's property?  
APPROX. 200 FT. EAST

**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

**RECEIVED**

JUN 18 2010

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
NEIGHBORHOOD PLANNING

10.0156D

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.

- 1. OWNER OF 234 JUANITA DISCUSSED PROJECT WITH APPLICANT AND HIS ARCHITECT. EXPRESSED CONCERNS ABOUT PRIVACY ON DECK IN BACK YARD AND VIEW IMPAIRMENT. APPLICANT'S ARCHITECT SUGGESTED TO "BUILD A HIGHER DECK."
- 2. OWNER OF 234 JUANITA DISCUSSED PROJECT WITH PLANNER AND EXPRESSED SAME CONCERNS AS #1. PLANNER STATED CITY POLICY OF NOT CONSIDERING RIGHT TO A VIEW.
- 3. OWNER OF 236 JUANITA EMAILED PLANNER ABOUT HEALTH RISK CAUSED BY FISH POND AND VIEW ISSUES. FISH POND NOT PART OF PROJECT, SAME RESPONSE ON VIEW AS #2

**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?

- 1. CONCERNS ABOUT PRIVACY IMPAIRMENT AND RESULTING IMPACT ON PROPERTY VALUES REMAIN UNADDRESSED.
- 2. CONCERNS ABOUT CHARACTER OF MIRALOMA PARK "ENGLISH COTTAGE"-STYLE NEIGHBORHOOD AND IMPACT OF PROPOSED EXTENSION REMAIN UNADDRESSED.
- 3. PROJECT CREATES A PRECEDENT FOR HEIGHT INCREASE ON THIS BLOCK OF PORTOLA THAT MAY LEAD TO SIMILAR PROJECTS BEING APPROVED ON ADJACENT PROPERTIES AND CREATE PRIVACY ISSUES FOR ALL RESIDENTS ON JUANITA WAY SIDE.

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:

- 1. 11-FT-HEIGHT INCREASE AND FULL DEPTH OF PROJECT CREATE "BLOCK" EFFECT OUT OF CHARACTER WITH CURRENT COTTAGE STYLE OF MIRALOMA NEIGHBORHOOD.
- 2. 236 JUANITA SUFFERS CONTINUING HEALTH RISK (E.G., MOSQUITO-BORNE DISEASES) FROM FISH POND.
- 3. 234, 236 JUANITA SUFFER LOSS OF PRIVACY AND INCUR FURTHER RISK SHOULD OWNERS ADJACENT TO 1043 PORTOLA USE THE PRECEDENT THUS CREATED ON THIS BLOCK TO CARRY OUT THEIR OWN HEIGHT INCREASES. ISSUE MAY EVENTUALLY IMPACT ENTIRE 200 BLOCK OF JUANITA.
- 4. 240 JUANITA SUFFERS IMMEDIATE LOSS OF PRIVACY.

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)?

- 1. HEIGHT AND/OR DEPTH ADJUSTMENT TO PROVIDE MORE MODERATE EXPANSION OF PROPERTY.
  - 2. MITIGATION OF HEALTH CONCERNS CAUSED BY FISH POND.
- 
- 
- 
-



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:**

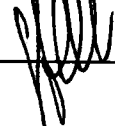
- ✓ **G** Check made payable to Planning Department (see current fee schedule).
- ✓ **G** Address list for nearby property owners, in label format, plus photocopy of labels.
- ~~**G** Letter of authorization for representative/agent of D.R. applicant (if applicable).~~
- ✓ **G** Photocopy of this completed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

**OPTIONAL:**

- ~~**G** Photographs that illustrate your concerns.~~
- ~~**G** Covenants or Deed Restrictions.~~
- ✓ **G** Other Items (specify). **LETTER (COPY OF LETTER ADDRESS SEPARATELY)**

**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  GUILLAUME GAVILLET 06/17/10  
Applicant Date

## RESPONSE TO DISCRETIONARY REVIEW

Case No.: \_\_\_\_\_  
Building Permit No.: 2009-12-02-2355  
Address: 1043 Portola Drive-  
\_\_\_\_\_

**Project Sponsor's Name: John Brana (Architect - Bobbie Sue Hood, Hood Miller Associates)**  
**Telephone No.: 415 664 9737 (Arch. - 415 777 5775) (for Depart. of City Planning to contact)**

- 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.)**

On June 5, 2010, my architect and I met with the DR Requestor Guillaume Gavillet after he contacted the Planning Department to complain that the view from the deck off his basement would be obstructed. His rear yard is about 17 to 20 feet above my rear yard, and 100 feet away horizontally, and there are a lot of trees in between (see photo, page 11, and neighborhood map - page 10). His house is four houses up Juanita Way, above the house immediately behind my house. Juanita Way slopes up from Rex toward the house at 234 about 3 to 4 feet per lot. The yard behind mine at 242 Juanita is five feet higher than my back yard. So we figured that the view he is concerned about is at least 17 to 20 feet above my rear yard. All of us at the June 5 meeting agreed that the proposed project would have no impact whatsoever to the living levels on his top two floors. He was concerned that about half of his view from a small corner of his deck, through a tiny triangle between my front gable at 1043 Portola and my neighbor's front gable at 1045 Portola would be partly obscured (page 15). In particular, we calculated that the lower point of the inverted triangle through which he can see the West Portal Streetcar would be obscured and a portion of his ocean view from his basement deck. We were there on a foggy day so our photo of the condition is unclear (page 15). On June 5, he promised to email us photos taken on a clear day to illustrate the portion of his view to be obscured. He stated and we agreed that he would still be able to see the upper portion of the tiny view, including at least half of the ocean view now visible. He did not email the photos. We heard nothing further from him until we received the DR Request which frankly surprised us. We think the proposed project will have a minimal if even noticeable impact to the view from his basement deck.

The attached (page 6) Chronology of Reviews, Comments, and Design Changes lists the various individuals and groups including the Miraloma Park Improvement Club (MPIC), San Francisco Planning Department (Planner Elizabeth Watty, Residential Design Team, and Historic Specialist), and interested neighbors. I have met with all who would meet with me, and tried wherever reasonable to meet their goals and deal with their concerns.

In October 2009 I offered another DR Requestor Peter Collins, 242 Juanita Way, to pay for trees for his back yard to solve the privacy problem that he was concerned about. I agreed to pay for planting in Mr. Collins back yard two trees at least 10 feet tall. I did not hear from him again until I saw his name on the DR Request. Why did he feel it was necessary to file a DR when I had already agreed to his request?

I have never previously heard from the other DR Requestors at 231 Juanita, which is across Juanita and cannot now even see my house from her/his house. Joan Accanino, 236 Juanita, who lives next to the primary DR Requestor at 234. At the time we visited 236, her plants were too high to see my project from her deck (pages 14 and 15), and her

view from her upper 2 living levels would not be obstructed at all. Mrs. Accanino's complaint says she thinks my koi pond is "unhealthy (mosquitoes)." I installed the pond in 1998 and have maintained it assiduously to avoid breeding mosquitoes as described on page 22. No one has ever before mentioned being concerned in any way about the pond, and I have never seen a mosquito in my back yard or been bitten by a mosquito. My back yard is surrounded by a 6-foot fence and a locked gate. The pond has nothing to do with my proposed project. I believe that Mrs. Accanino's charge is unfounded.

My project reflects the original neighborhood character of Miraloma Park, and has been carefully reviewed by the Planning Department and the Miraloma Park Improvement Club for conformance with the MPIC Neighborhood Design Guidelines. The Chronology (page 6 ) details these reviews and the extensive design modifications I made in response. The MPIC, and individual neighbors made suggestions at and following the Pre-Application Meeting. I held follow-up meetings for those who could not be at the formal meeting. My top floor is set back 15 feet from the front rather than the 5 feet originally proposed. I eliminated all of my west-facing windows on the proposed new floor, which faced Portola Drive and Lookout Mountain (page 19). MPIC made numerous other recommendations, some onerous, which I changed my design to accommodate. The Planning Department's Residential Design Team and Historic Specialist also reviewed the neighborhood character of the project and gave requirements for their approval. We made painful design changes in response.

The Storybook Style of the neighborhood visible from homes on Juanita Way is limited to the front gables and can be seen only from Portola Drive. My proposed design preserves the front 15 feet of my house which includes all of the Storybook Style (page 11). Any repairs or replacements will match the original. The rear view of the Portola houses from Juanita Way (page 13) consists of flat roofs and very plain rear facades. My proposed rear facade has windows designed to provide privacy between units, and is indented with a deck on the top floor which helps to break up the rectangle. For privacy, the door leading to the deck provides light and air for my bedroom and faces SE down the green back yards (page 18) rather than looking directly into adjacent homes in back. My proposed rear facade is more village-like in my opinion than the existing rear facades.

MPIC's 6/2/2010 letter upon receiving the 311 notice stated that the project responded to substantially all of their recommendations except that the proposed side chimney was too narrow compared with others in the neighborhood. I had wished to eliminate or minimize the size of the chimney by converting to gas logs. The MPIC stated, "We are largely satisfied that the applicants followed the recommendations that we made in our letter dated October 16, 2009...If the proposed design can be changed to retain a substantial tapered chimney, similar to those found on any of the adjacent structures, with the same depth as on the existing structure, we would be satisfied with the revised design of the project." We have redesigned our chimney as they requested and emailed both MPIC and the Planning Department the revised front and south side elevations ( pages 20 & 21).

I have responded to every reasonable request from every reviewer, from the MPIC to the Residential Design Team at the Planning Department, to the Historic Planning Specialist. The project is in keeping with the existing neighborhood character including the Storybook Style of Miraloma Park, in contrast to the claim of the DR Requestors.

This DR Request appears to be stretching for reasons to oppose my proposed project. The DR Requestor states that my project will set a precedent for others living on Portola in my block to build an additional story. This fear is unfounded since the precedent for two and even three stories of living has already been set by houses like that occupied by the DR Requestor at 234 Juanita Way. As indicated in the photos on pages 11 and 12, M. Gavillet's house occupies three full floors of inhabited space. My addition will be tucked behind the cross gable of my house, almost hiding it as seen from Portola Drive. The only

way to avoid this alleged precedent would be to allow no vertical addition on any house facing Portola Drive - even if they are like mine - hidden behind the front cross gable. Such an unfair and unwarranted restriction of so many homes would be tantamount to a rezoning of the block face without due process. What M. Gavillet is asking is that no house fronting on Portola be allowed to add a floor, or it might obstruct the view from his basement deck. No accommodation can be made to the M. Gavillet and his wife other than not adding the top floor. The view he wants to protect is a tiny triangle between the cross gable of my house and the gable of the house immediately next to me on Portola Drive (pages 14,15, and 16). This tiny opening could easily be lost by the normal growth of landscaping in intervening yards (pages 11, 12, and 13).

There is an inherent conflict between maintaining views from the basement level deck of 234 Juanita and planting for privacy in the rear back yards, as requested by a number of Juanita neighbors including Peter Collins at 240 Juanita Way, one of the DR Requestors. Trees planted for privacy in my yard and others will ultimately tend to block M. Gavillet's view from 234 Juanita Way.

The natural topography between Juanita and Portola meets the definition of a moderate slope in the MPIC Neighborhood Design Guidelines. These guidelines suggest that the view from the top floor of the uphill house on a moderate slope needs to be protected. My proposed project does this and more. My proposed project preserves views from both levels of DR Requestors' homes. It is not reasonable to suggest that I need to change my project or, as M. Gavillet suggests, not build at all, in order to protect his somewhat tenuous view from his basement level deck.

The houses on my block facing Portola Drive were built in the late 1920's by the Meyers Brothers. My proposed project respects their historic and current character, which attracted me to the neighborhood when I purchased my house in 1996. But life styles have changed a great deal in the intervening 85 years, and many families in our neighborhood have added space to their 1920's and 1940's homes. The average house size in San Francisco, as in America, has doubled during this period. The DR Requestor says that I should not be able to add a floor to my home because it will set a bad precedent for the neighborhood. But his own house is a precedent: it was originally a one-story house with the garage on a lower story, and a crawl space at the bottom. His garage story and the crawl space underneath have been converted to habitable spaces so he now occupies a large, 3-story house himself, with living areas on all three floors. Why does he think that he should have this privilege, but not his block neighbors on Portola Drive? There are second floor additions on uphill lots all around Miraloma Park where modern life styles have led to adding space sensitively to historic homes. My house meets all zoning requirements and has undergone an extensive review by the MPIC, the RDT (Residential Design Team), and the Historic Specialist to insure conformance with neighborhood character and to preserve historic resources.

There is nothing in the proposed project or its relationship to the DR Requestors' homes that meets the Planning Code's requirement to grant a request for a Discretionary Review - for exceptional and extraordinary conditions (SF Planning Code). Except for minor style changes from house to house, my house looks almost identical to most on my blockface, before and after the proposed project. All of our houses have a Storybook Style facade with various quaint gabled roofs as a front stage sets concealing flat roofs on plain boxes behind. My project has been extensively reviewed, revised, and approved by all appropriate bodies and most concerned individual neighbors. It deserves to be approved by the Planning Commission in its present form

- 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.**

I have already made many design changes (see Chronology, pages 6-9) in response to neighbors, the MPIC, residents living behind me on Juanita Way concerned about privacy in their back yards, and the Historic Specialist, who required I preserve the front part of the house visible from Portola. I admire the historic neighborhood character and believe that the changes already made to the design preserve the neighborhood character and historic style. These changes are shown in detail on the attached Chronology on pages 6-9.

The Chronology also shows which design changes were made, prior to the application, during the Planning Department's review of the Site Permit application, and after the 311 notice on 5/17/2010. We are not willing to make further changes in response to Mr. Guillaume's view concerns because we believe they are unreasonable. I have cooperated with valid concerns from many different parties and changed my design accordingly, but I do not think we should have to answer to frivolous claims whose real goal is preventing me and my Portola Drive neighbors from building a new story on our houses.

- 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.**

As described in the attached Chronology on ages 6-9, I have met with all neighbors who have requested, and even called those in the required Pre-Application Notice who did not respond to seek their comments prior to filing the application on December 1, 2009. Several neighbors voiced their support for my project and no one objected. I made changes in response to comments, even when it meant losing a very desirable feature.

My widowed mother is moving from the large family home I grew up in, into my existing living level. I am moving up to the proposed floor, which I will use for my bedroom, bathroom, and Media/Music Room. I also have a study on that floor because I work at home. There are no excessive spaces which can be eliminated. The whole floor would have to be eliminated to keep the tiny triangle of view which Mr. Gavillet wants to keep. Indeed, I hoped originally to have a much larger front Music/Media Room which was moved back approximately 8 feet to accommodate the input from the Miraloma Park Improvement Club and the review by the Historic Specialist who saw the front part of the house as an historic resource. The proposed 3 bedroom, 4 bath house is comparable in size to other remodeled homes in our neighborhood, and is similar to many other homes in size. My mother has a chronic debilitating illness and needs for me, her only child and only able close relative, to live with her. She wants to bring her furniture with her to feel at home and will occupy the floor with the kitchen and dining room to minimize steps.

**If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.**

Please refer to attached photographs and exhibits for further support of the above statements, pages 6 through 23. I have also referenced particular relevant pages to illustrate points in the text above.

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

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit -- additional kitchens count as additional units).....	<u>1</u>	<u>1</u>
Occupied stories (all levels with habitable rooms).....	<u>1</u>	<u>2</u>
Basement levels (may include garage or windowless storage rooms).....	<u>1</u>	<u>1</u>
Parking spaces (off-street).....	<u>1</u>	<u>1</u>
Bedrooms.....	<u>2</u>	<u>3</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas.....	<u>1,440 SF</u>	<u>2,735 SF</u>
Height.....	<u>peak of 28'-5" gable 21'-3" rear</u>	<u>29'-11 front 32'-3" rear</u>
Building depth.....	<u>58'</u>	<u>58'</u>
Most recent rent received (if any).....	<u>None</u>	<u>None</u>
Projected rents after completion of project.....	<u>None</u>	<u>None</u>
Current value of property.....	<u>\$800,000</u>	<u>\$950,000</u>
Projected value (sale price) after completion of project (if known).....	<u>Not applicable - owner plans to live in home after completing construction</u>	

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

<hr/>	<u>June 25, 2010</u>	<u>John S. Brana</u>
Signature	Date	Name (please print)



**CHRONOLOGY OF DATES, PLANNING REVIEWS, NEIGHBORHOOD MEETINGS, AND DESIGN CHANGES**  
**1043 PORTOLA DRIVE REMODELING, 06/30/2010**

<b>Date</b>	<b><u>Design Feature/Issue</u></b>	<b><u>Request</u></b>
<b>10/5/2009 - 11/15/2009 - Pre-App Meeting</b>	Appearance from Portola Drive, precedence	Make addition less visible from Portola Dr. Minimize appearance of new story from street.
<b>10/05/09</b>	Top of chimney was removed and fireplace converted to gas logs.	No objection.
<b>10/06/09</b>	Privacy between <u>240 Juanita Way</u> and Subject Property	Jennifer Murdin, uphill and directly behind Subject Property was concerned about loss of privacy into back yard and Downstairs Level & Deck.
<b>10/7-08/2009</b>	Privacy between <u>242 Juanita Way</u> and Subject Property	Peter Collins, uphill and 1 lot to the north behind Subject Property (see Map, Page 10) complained about loss of privacy and requested additional trees for his own rear yard.
<b>10/07-08/2009</b>	Glare from existing flat roof of 1043 Portola Drive	Peter Collins complained about the glare from the existing roof at 1043 Portola Drive toward his house uphill and to the North East.
<b>10/05-11/1/2009</b>	Triangular garret windows in sloped roof of gable facing Portola	Objection that there were no other windows like this in the neighborhood. People had trouble visualizing. Some neighbors liked a lot.
<b>10/05-11/2/2009</b>	New architecture should match original.	Concern was for front windows, side windows visible from Portola, and all trim.
<b>10/05/09</b>	Side window and removal of chimney	Neighbors on Portola Drive liked the look and felt it added to the variety of housing styles on the blockface.
<b>10/05/09</b>	Balcony and door above the existing front bay window of the existing Living Room.	MPIC Commentor wanted no changes to the existing sloped roof over the Living Room Bay Window.

**CHRONOLOGY OF DATES, PLANNING REVIEWS, NEIGHBORHOOD MEETINGS, AND DESIGN CHANGES  
1043 PORTOLA DRIVE REMODELING, 06/30/2010**

<b>Date</b>	<b><u>Design Feature/Issue</u></b>	<b><u>Request</u></b>
<b>10/08/09</b>	Meeting with MPIC architect Cassandra Mettling-Davis at her office 801 Portola Drive	Cornice at top of cross gable - similar to house at 336 Juanita Way.
<b>10/08/09</b>	MPIC Cassandra Mettling-Davis	Small windows in gable end of proposed addition, above the Living Room Bay, were proposed to be windows after Owner agreed to remove balcony, rather than wood vents as in existing house.
<b>10/16/09</b>	MPIC letter	Opposed the triangular skylights in the cross gable facing Portola Drive because different from other houses on blockface.
<b>10/16/09</b>	MPIC letter	Retain two existing chimneys.
<b>10/16/09</b>	MPIC letter	Set back main cross gable further than 5' shown
<b>12/01/09</b>	<b>Site Permit drawings submitted to DBI for Planning Approval only</b>	Windows for proposed level; chimneys.

**CHRONOLOGY OF DATES, PLANNING REVIEWS, NEIGHBORHOOD MEETINGS, AND DESIGN CHANGES  
1043 PORTOLA DRIVE REMODELING, 06/30/2010**

<b>Date</b>	<b><u>Design Feature/Issue</u></b>	<b><u>Request</u></b>
<b>01/11/10</b>	Elizabeth Watty, Planner, and Residential Design Team Comments, SF Planning Dept.	Preserve existing building for first 15 feet from front. This is to continue the neighborhood character of the gabled roofs in this blockface of Portola Drive.
<b>04/18/10</b>	Michael Smith, Historic Specialist and Planner, SF Planning Dept.	Reduce height of cross gable to no more than 1'-6" above existing height.
<b>04/18/10</b>	Michael Smith, Historic Specialist and Planner, SF Planning Dept.	Side Chimney - do not stop at ceiling of Level 2. Continue Fake Side Chimney on up to the roof, similar to existing. Side Chimneys are characteristic of blockface.
<b>05/19/10</b>	Planning Department 311 Notice	
<b>06/02/10</b>	Side Chimney	The MPIC letter states that they are "largely satisfied" that the applicants followed the recommendations made in MPIC's 10/16/2009 letter with one exception. They want bulkier pyramidal side chimney.
<b>06/05/10</b>	234 Juanita Way concerns	Project Sponsor met with Guillaume Gavillet at his home. M. Gavillet said the views from their top and middle living levels will not be affected by proposed project. But he said he feared the view from one corner of his basement deck may be partially obscured. The view was somewhat blocked by plants at <u>236 Juanita</u> , his downhill neighbor's yard, but M. Gavillet said he planned to cut these. The fog cleared so Project Sponsor could see a tiny corner between the front gable at 1043 Portola and the front gable of 1045 Portola (pages 10-12, 14-16), the view M. Gavillet and his wife are concerned about losing. M. Gavillet said he would send photos of the view on a clearer day but did not do so.

**CHRONOLOGY OF DATES, PLANNING REVIEWS, NEIGHBORHOOD MEETINGS, AND DESIGN CHANGES**  
**1043 PORTOLA DRIVE REMODELING, 06/30/2010**

<b>Date</b>	<b><u>Design Feature/Issue</u></b>	<b><u>Request</u></b>
<b>06/18/10</b>	Request for Discretionary Review filed by Guillaume Gaviller and his wife, <u>234 Juanita Way; Jonathan Quarry (?) 231 Juanita Way, Joan Accanino -236 Juanita Way, and Peter Collins - 240 Juanita Way.</u>	Reasons given for DR Request: see attached DR Request.

## 5 IN RESPONSE TO COMMENTS

0

<u>Response</u>
Front setback at Pre-App Meeting was 5 feet for cross gable.
Design showed chimney above the existing level removed to provide ocean view from side windows on new top floor.
Project Sponsor agreed to plant at least 2 more trees in his back yard to create green wall of privacy.
Project Sponsor agreed to pay for planting at 2 more trees, at least 10 feet in height, in Peter Collins' back yard at 242 Juanita Way (page 23).
Project Sponsor agreed to consider alternate roof coatings although white is highly recommended as the preferred roof color by the US Dept of Energy and California Energy Commission.
These windows were very important for light and view in the new floor because the sloped cross gable blocked the view of Lookout Mt., across Portola Dr. See page 19 for view lost by eliminating.
Architect and Owner thought that the proposed windows matched the large variety shown in The Storybook Style book, cited by Miraloma Park Improvement Club (MPIC).
The Storybook Style is inventive and creative. Just repeating the exact same building as in the original development was an economic rather than a design goal. Some creativity seemed appropriate.
Owner wanted to be able to sit on balcony and see ocean view and Lookout Mountain. He reluctantly removed this feature in response to MPIC.

**S IN RESPONSE TO COMMENTS**

0

<u>Response</u>
This cornice clearly differentiated existing gable from new addition. Owner agreed as requested to continue the existing cross gable slightly in lieu of the cornice even though this was more difficult and more costly structurally.
MPIC wanted no changes whatsoever to the front façade of the building. Owner reluctantly removed window with view of Lookout Mountain, page 19.
Owner wanted view toward Mount Davidson from proposed Media Room. These were the only remaining windows which did not face onto the flat roofs to the sides for the proposed level (see photo, page 19). He reluctantly removed this feature in response to MPIC before submitting drawings for Site Permit.
The center chimney originally concealed the flues from the hot water heater, furnace, and the kitchen stove. These are no longer required to be in that location. He agreed to rebuild a fake center chimney.
No response at this time because this reduced the media room by about 8 feet in width, across the entire floor.
The side chimney was removed entirely to increase the view toward the street from the proposed new floor because all street-facing windows had been removed in response to neighborhood comments. All changes previously agreed to were in the submitted drawings.



**S IN RESPONSE TO COMMENTS**

0

<u>Response</u>
Project Sponser agreed for the main cross gable to be 15 feet from the front of the building to maintain the existing pattern. This reduced Media/Music Room 8 feet in width, for entire width of house.
Height was reduced as requested.
Project Sponse added back the side chimney even though it was not required for gas logs. Mr. Smith agreed to a narrower chimney to reduce blocking oblique view from side windows on proposed new level.
Project Sponsor agreed to leave the existing Side Chimney approximately the same size as existing, except for repairs due to dry rot for lower two floors. The section at the new floor is pyramidal, similar to the original.
Project Sponsor thinks that the view Mr. Gavillet and his wife are concerned about is likely to obscured by back yard trees in intervening properties. Project Sponsor did not receive the photos which M. Gavillet promised to send to clarify his issues. By citing his concern for precedent for Portola houses in this block, M. Gavillet and his wife appear to want to stop all 2nd floor additions on Portola.

**S IN RESPONSE TO COMMENTS**

0

**Response**

Project Sponsor met with Peter Collins in October 2009 and agreed to pay for trees in Mr Collins' yard for privacy. Mrs. Accanino's concern about the health impact of the koi pond (built in 1998) is not related to proposed project. Moreover, Project Sponsor carefully maintains his pond to avoid mosquitoes - see page 22. The Residential Design Team, Planner, Historian Michael Smith, all of the SF Dept. of City Planning; and the MPIC and many individual neighbors, have previously reviewed the project for conformance to the Miraloman Park Neighborhood Design Guidelines, and found the project in conformance. See attached Project Sponsor's Response for more detailed information.



Neighborhood Map – Portola Drive and Juanita Way













View from Top Floor of 240 Juanita Way – Photo from Peter Collins  
(1) Existing Cross Gable – 1043 Portola Drive





1039 Portola Drive (Ridgeline) - One lot uphill  
from 1043 Portola Drive

No Ocean View at all from DR Requestor's Basement Deck of 243 Juanita Way.  
Most of Deck has View Only of Neighboring Trees.





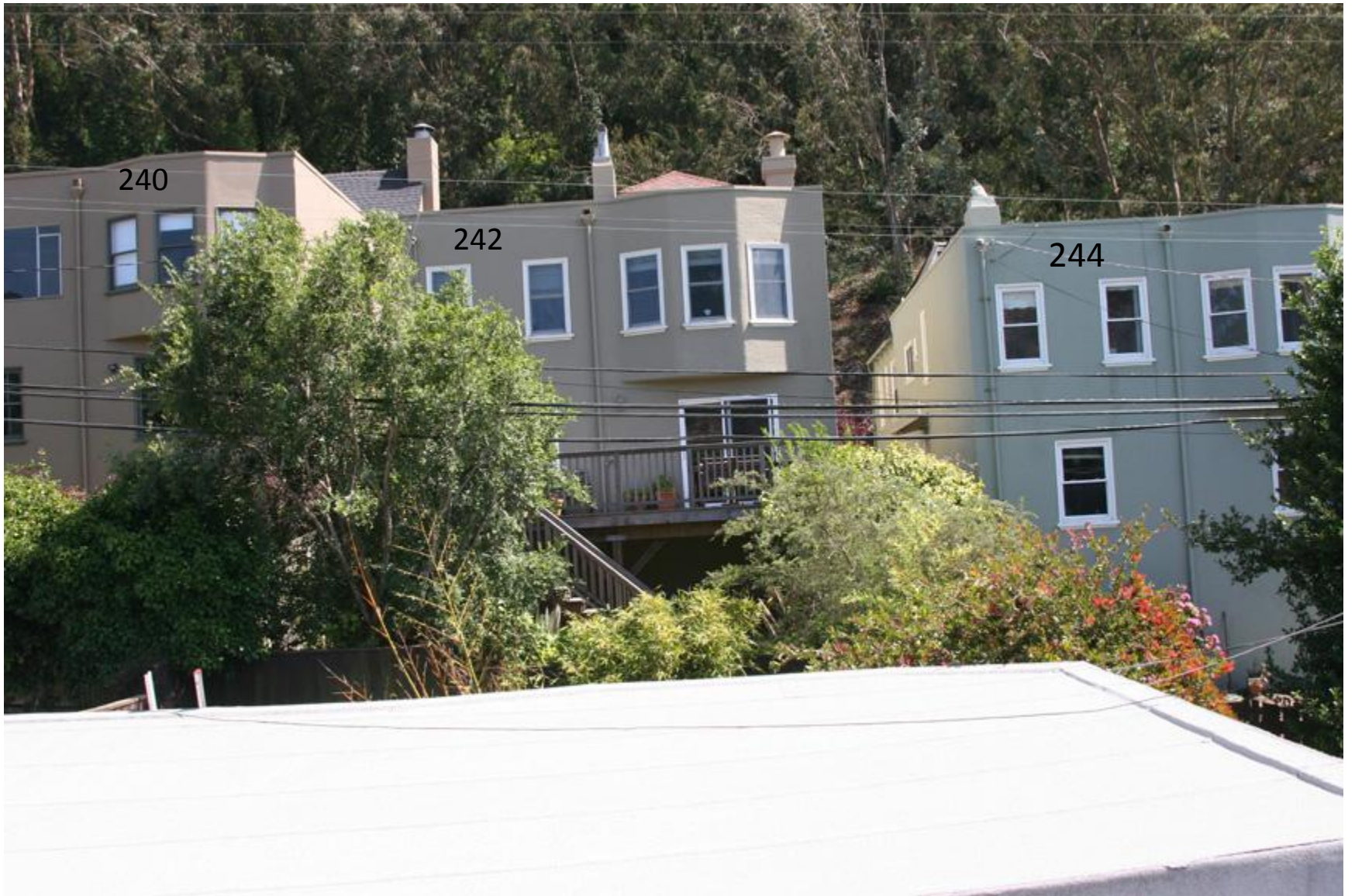
Partial View from SE Basement Deck for which DR Requestor 234 Juanita has requested a DR (picture taken from 6ft height).





View of Ocean from 234 Juanita Basement Deck – (slide #13 view) (slide#14 view)





Detailed View of Rear Yards from Roof of 1043 Portola Drive.





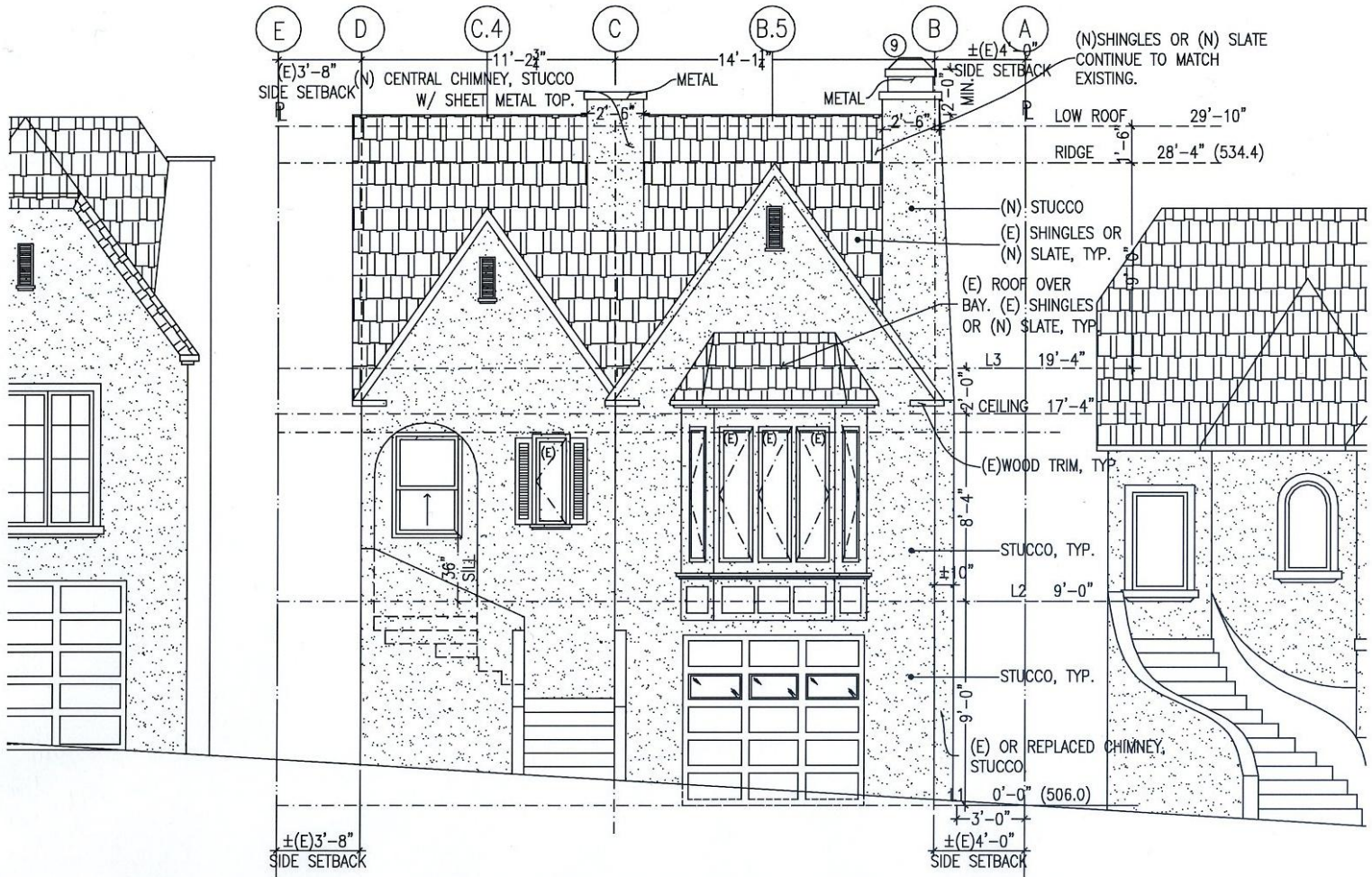
View from Proposed Bedroom of New Level (1043 Portola Drive) Provides Privacy.





View Lost by Project Sponsor when Forced to Remove Sloped Windows from Cross Gable Forming West Wall of Proposed New Level at 1043 Portola Drive.

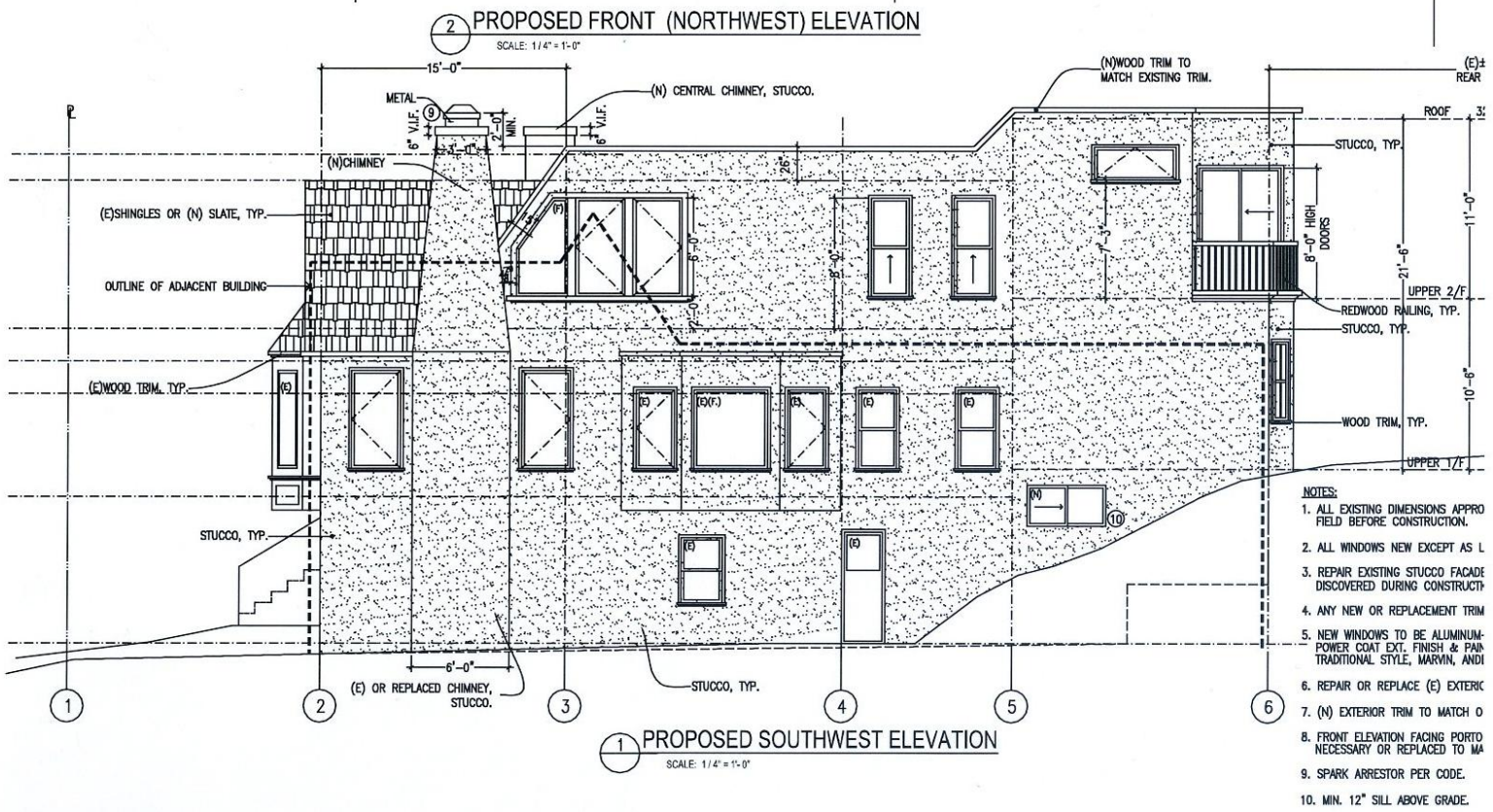




2 PROPOSED FRONT (NORTHWEST) ELEVATION  
 SCALE: 1/4" = 1'-0"

(N)W007

Side Chimney Revised in Response to MPIC Letter Dated 6/2/2010.



Side Chimney Revised in Response to MPIC Letter Dated 6/2/2010.



DR Requestor Ms. Joan Accarino of 236 Juanita Way does not indicate which health problems she associates with my fish pond and is concerned about. My response treats possible water-related problems though DR requestor did not explain reasons for complaint.

My pond is enclosed by a 6ft high redwood fence with a gate that is securely locked so it is inaccessible to neighbors who might be worried about falling in. The pond is approximately 750 gallons and is serviced by two pumps and two filters: 1) a 1,500 GPH (Gallons per Hour) pump attached to an external biological filter that runs approximately 6 hours a day; 2) a submersible biological filter with attached 750 GPH pump that runs continuously. Standard guidelines suggest pond volume should be turned over once every two hours.<sup>1</sup> My pond is filtered between 1 to 3 times an hour, exceeding filtration guidelines. I clean filters once per month and changed as specified. Pond debris is promptly removed - leaves pruned or vacuumed from the pond surface and floor. Fish feeding schedules prevent overfeeding and encourage fish to feed on natural pond food such as mosquito larvae and water nymphs.

A well balanced and cleaned backyard pond rarely attracts numbers of mosquitoes.<sup>2</sup> There are approximately 30 fish in the pond - a combination of Koi and Goldfish which are among the best known sources of mosquito abatement.<sup>3</sup> The ecosystem attracts dragonflies which in their nymph stage are natural predators of mosquitoes at all stages (egg, larva, pupa, adult).<sup>4</sup>

A constant water supply is desirable for San Francisco's natural habitat and strongly encouraged by many nature and environmental preservation groups.<sup>5</sup> Numerous species of birds enjoy drinking from and bathing in the pond and in some cases, unfortunately, eating the fish! (Blue Heron and Hawks)

There is no evidence of water-bourn disease in San Francisco according to the CDC. There has been a 5-fold decline in West Nile Virus nationally between 2002-2008 from 1.02 to 0.23 per 100,000 population<sup>6</sup>. In California, human West Nile virus cases have continued to decline: 2008 – 445, 2009 – 112.<sup>7</sup> As of June 23, 2010, no cases have been reported in California -- only one case reported nationally.<sup>8</sup> No cases have been reported in San Francisco, San Mateo, Marin, or Santa Cruz counties in 2006, 2007, 2008, 2009, and YTD 2010.<sup>9</sup>

Even if true, the claim my pool is unhealthy is irrelevant to my proposed project. No one has made a single negative comment about the pool in 12 years since it was installed in 1998. I have never been bitten by a mosquito on my property since moving here in 1996. Neighbors with mosquitoes may wish to check common sources for breeding on their property – standing pools in flower pots, pet water dishes, birdbaths, tarps, buckets, barrels, cans, clogged rain gutters, or any other item that could collect water.<sup>10</sup>

No report or evidence that my pond is a health hazard exists to my knowledge. If such evidence were presented in the future, in addition to all of the other measurements which already keep it clean and free of mosquitoes, I could add Mosquito Fish (*Gambusia affinis*) to my mosquito-egg-eating koi and gold fish. Mosquito fish are readily available at no cost from the Alameda County Mosquito Abatement District.<sup>11</sup> A further option, though an unnecessary environmental hazard possibly harmful to birds and other animals are mosquito dunk larvicides.<sup>12</sup>

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<sup>1</sup> Olympic Koi Club <http://www.olympickoiclub.org/ponddesign/guideline.html>

<sup>2</sup> National Wildlife Federation <http://www.nwf.org/Get-Outside/Outdoor-Activities/Garden-for-Wildlife/Gardening-Tips/Build-a-Backyard-Pond.aspx>

<sup>3</sup> Alameda County Mosquito Abatement District <http://www.mosquitoes.org/Fishpond.html>;  
<http://www.mosquitoes.org/downloads/fpond04.pdf>

<sup>4</sup> Wikipedia – Dragonfly <http://en.wikipedia.org/wiki/Dragonfly>; University of California –Davis Mosquito Research Program <http://www.ucmrp.ucdavis.edu/news/dragonflyposter.html>

<sup>5</sup> National Audubon Society <http://audubonmagazine.org/garden.html>

<sup>6</sup> Medscape from WebMD.com <http://www.medscape.com/viewarticle/719884>

<sup>7</sup> CDC.gov <http://www.cdc.gov/ncidod/dvbid/westnile/Mapsactivity/surv&control09Maps.htm>

<sup>8</sup> CDC.gov <http://www.cdc.gov/ncidod/dvbid/westnile/surv&control.htm>

<sup>9</sup> The California Department of Public Health <http://www.westnile.ca.gov/>

<sup>10</sup> CDC.gov <http://www.cdc.gov/ncidod/dvbid/westnile/qa/prevention.htm>

<sup>11</sup> Alameda County Mosquito Abatement District <http://www.mosquitoes.org/Fishpond.html>

<sup>12</sup> EPA <http://www.epa.gov/pesticides/health/mosquitoes/larvicides4mosquitoes.htm>



On October 7<sup>th</sup>, 2009, Project Sponsor John Brana met with Peter Collins (240 Juanita Way) at 1043 Portola Drive. Mr. Collins had spoken to Jennifer Murdin, a next door neighbor at 242 Juanita Way, complaining that he had not received the notice. So Project Sponsor showed the notice to Mr. Collins and asked for any concerns. Mr. Collins raised privacy issues and glare from the existing white flat roof was bothersome. Project Sponsor offered to plant trees along northeast side of back yard and also suggested that privacy glass could be installed in all windows of the 3<sup>rd</sup> level bedroom to address privacy concerns. Project Sponsor also offered to look into alternative roof coatings for the proposed new roof to address glare issues. Mr Collins stated that he would return the next day with a typed one page response.

Project Sponsor again met with Peter Collins on October 8<sup>th</sup>, 2009. Mr. Collins returned with a photograph taken from his home office (see page 13). Mr. Collins suggested that an easier solution would be to plant two trees of at least 10ft in height in his backyard to fill in the space that overlooked the proposed project and if the Project Sponsor agreed to pay for these trees, the issue would be resolved. Project sponsor agreed.

In light of Mr. Collins' DR Request, Project Sponsor remains willing to plant privacy trees in backyard of Project Sponsor. Project Sponsor will also consider alternative roof coatings, even though white is highly recommended as the preferred roof color by the US Dept. of Energy and California Energy Commission.<sup>i</sup>

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<sup>i</sup> Bloomberg <http://www.bloomberg.com/apps/news?pid=newsarchive&sid=asoQnPxZIsaM>; EnergyStar.gov [http://www.energystar.gov/index.cfm?fuseaction=find\\_a\\_product.showProductGroup&pgw\\_code=RO](http://www.energystar.gov/index.cfm?fuseaction=find_a_product.showProductGroup&pgw_code=RO); Energy.ca.gov <http://www.energy.ca.gov/2008publications/CEC-999-2008-031/CEC-999-2008-031.PDF>



2 BLOCKFACE PHOTOS, FACING SIDE OF PORTOLA DR.

**HOOD MILLER ASSOCIATES, INC.**  
 35 POMHATTAN AVENUE  
 SAN FRANCISCO CA  
 94110-5806  
 TEL: 415 777 8776 EMAIL: HMA@HML.COM  
 FAX: 415 520 9201 HHOOD@HOODMILLER.COM

**OWNER:**  
 John Brana  
 1043 Portola Drive  
 San Francisco, CA 94127  
 Tel: 415 664 9737  
 Fax: 415 731-2545  
 jbrana@johnsbrana.com

**1043 PORTOLA DR.,  
 SAN FRANCISCO, CA  
 ADDITION**



DEL SUR AVE.

- 1001
- 1005
- 1007
- 1009
- 1011
- 1015
- 1017
- 1019
- 1021
- 1025
- 1027



- 1027
- 1029
- 1031
- 1035
- 1037
- 1039
- SUBJECT BLDG  
1043 POTOLA
- 1045
- 1049

REX AVE.

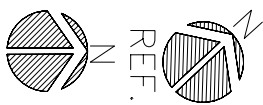
1 BLOCKFACE PHOTOS, SAME SIDE OF PORTOLA DR.

**SITE PERMIT  
 FOR PLANNING  
 APPROVAL ONLY**

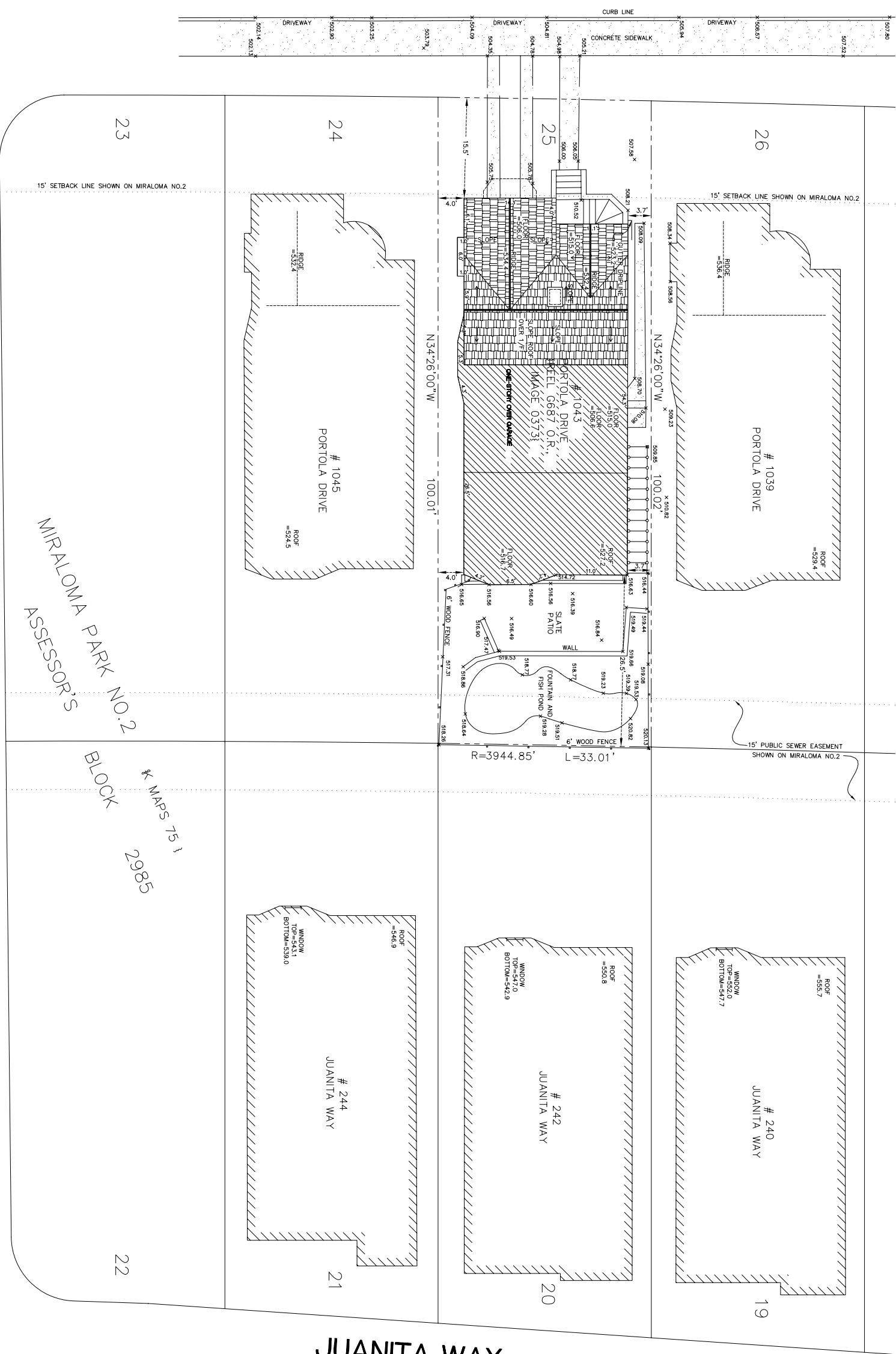
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 REVISIONS  
 ▲REVISION , 4/15/2010

SCALE  
 N.I.S.  
 DATE  
 10/07/2009  
 JOB NO  
 0938  
 SHEET TITLE  
**BLOCK FACE**

SHEET NO.  
**A0.02**



# PORTOLA DRIVE



## REX AVENUE

### EXISTING SITE PLAN

1

SCALE: 1/8" = 1'-0"

**NOTES:**

1. SITE INFORMATION PROVIDED BY OWNER.
2. ALL DIMENSIONS APPROXIMATE - VERIFY IN FIELD. (V.I.F.)

**HOOD MILLER ASSOCIATES, INC.**  
 ARCHITECTURE 35 POWHATTAN AVENUE  
 PLANNING SAN FRANCISCO CA  
 URBAN DESIGN 94110-5905  
 TEL: 415 777 8778 FAX: 415 520 9201  
 E-MAIL: HMASH@AOL.COM  
 HOOD@HOODMILLER.COM

**OWNER:**  
 John Brana  
 1043 Portola Drive  
 San Francisco, CA 94127  
 Tel: 415 684 9737  
 Fax: 415 731-2545  
 jbrana@johnsbrana.com

1043 PORTOLA DR.,  
 SAN FRANCISCO, CA  
 ADDITION

**SITE PERMIT FOR PLANNING APPROVAL ONLY**

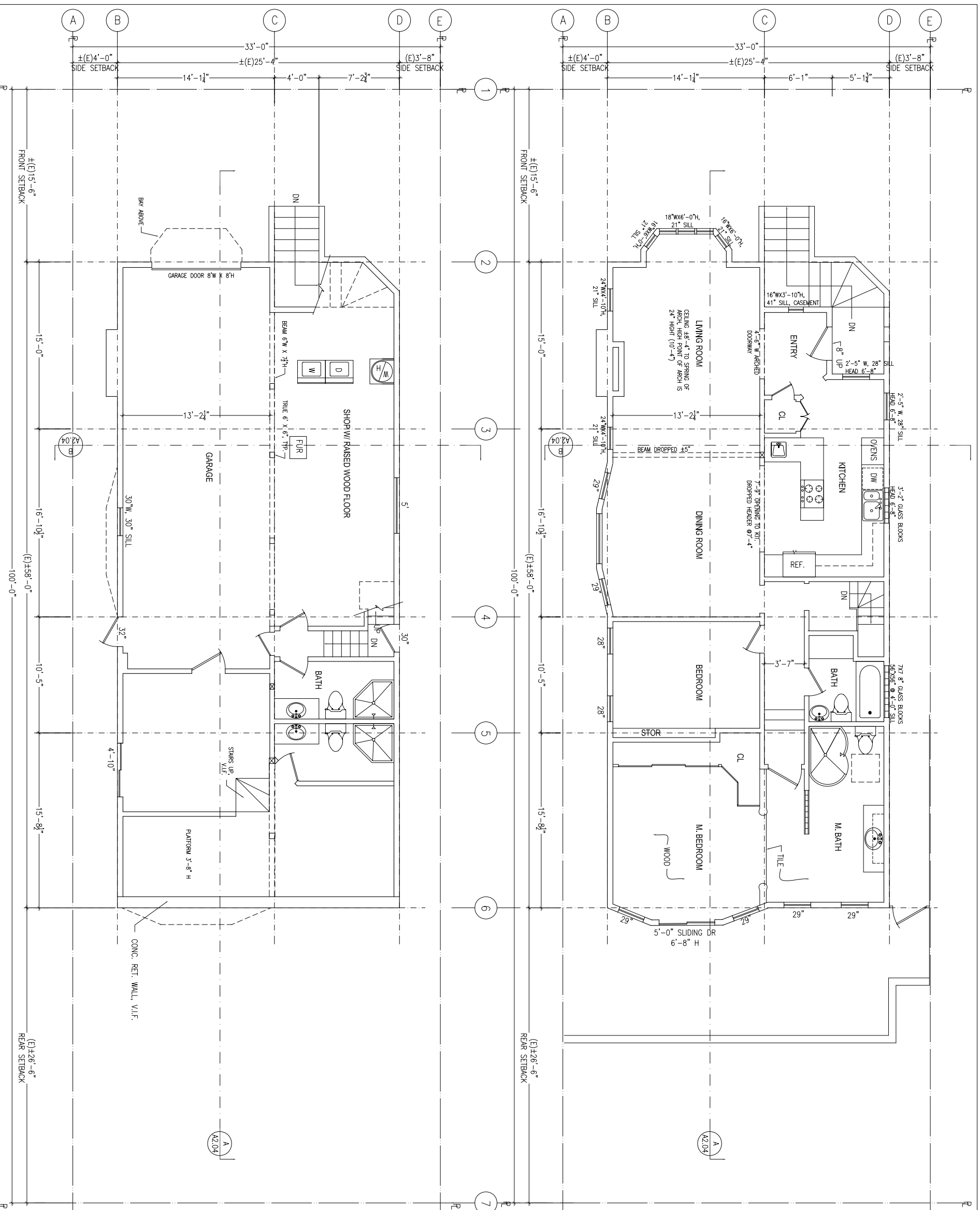
© 2007 HOOD MILLER ASSOCIATES, INC.  
**REVISIONS**  
 ▲ REVISION: 1/28/2010  
 ▲ REVISION: 4/15/2010

SCALE: 1/8" = 1'-0"  
 DATE: 10/07/2009  
 JOB NO: 0938  
 SHEET TITLE: EXISTING SITE PLAN

**A1.01**







1 EXISTING BASEMENT  
SCALE: 1/4" = 1'-0"

2 EXISTING 1/F PLAN  
SCALE: 1/4" = 1'-0"

NOTES:  
1. ALL EXISTING DIMENSIONS APPROXIMATE.  
CONTRACTOR MUST VERIFY IN FIELD.

SHEET TITLE  
EXISTING FLOOR PLANS

SCALE  
1/4" = 1'-0"  
DATE  
10/07/2009  
JOB NO.  
0938

REVISIONS  
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Δ REVISION, 1/28/2010  
Δ REVISION, 4/15/2010

SITE PERMIT  
FOR PLANNING  
APPROVAL ONLY

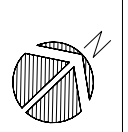
1043 PORTOLA DR.,  
SAN FRANCISCO, CA  
ADDITION

OWNER:  
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REFERENCE

SHEET NO.  
A2.01

OWNER:  
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 jbrana@johnsbrana.com

**1043 PORTOLA DR.,  
 SAN FRANCISCO, CA  
 ADDITION**

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 FOR PLANNING  
 APPROVAL ONLY**

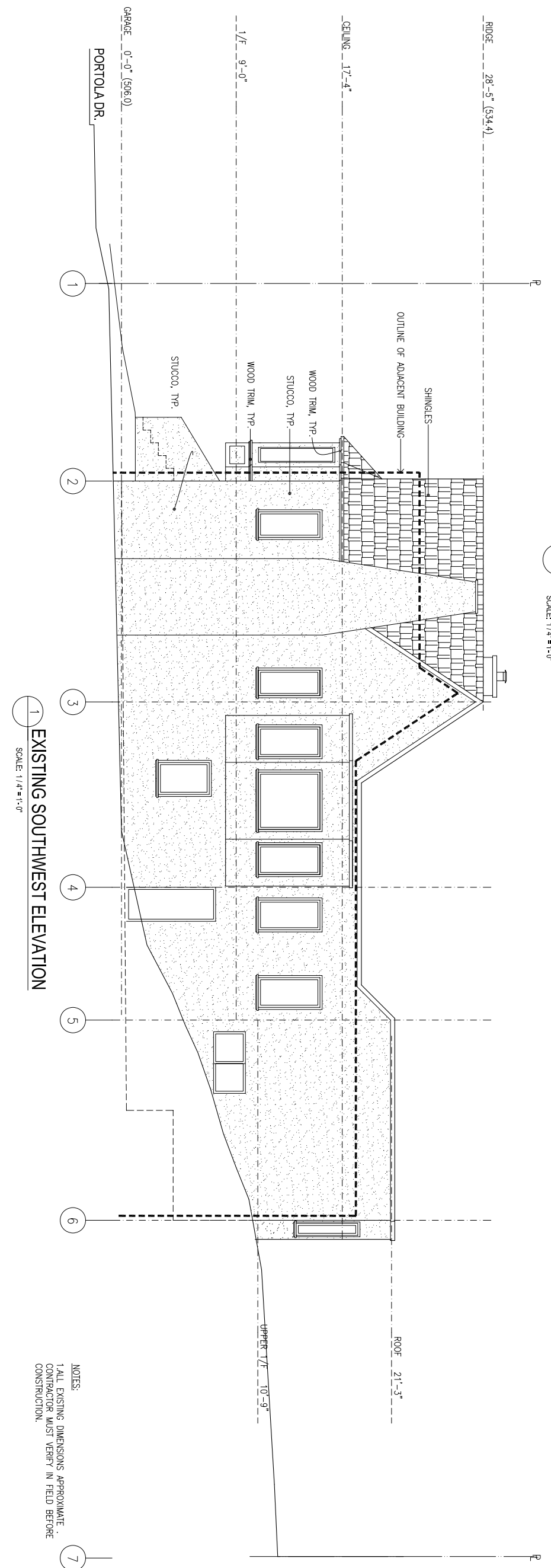
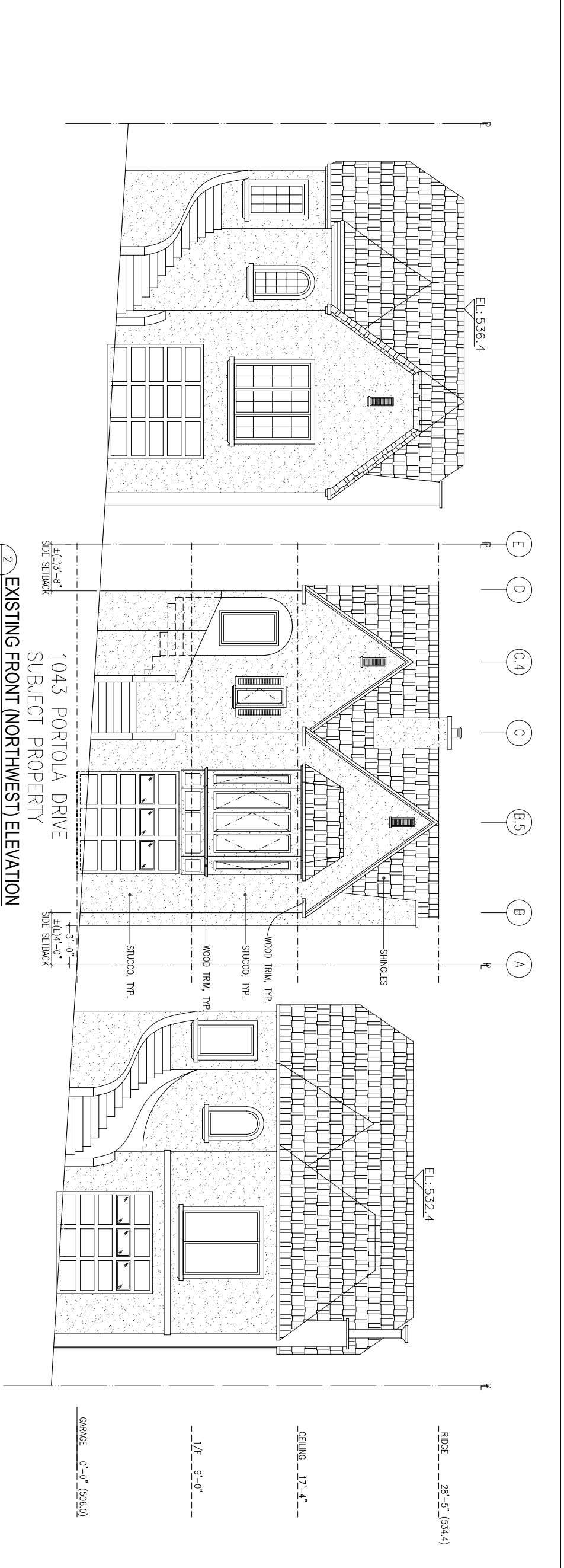
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 REVISIONS

▲ REVISION, 1/28/2010  
 ▲ REVISION, 4/15/2010

SCALE  
 1/4" = 1'-0"  
 DATE  
 10/07/2009  
 JOB NO.  
 0938  
 SHEET TITLE  
**EXISTING ELEVATIONS**

NOTES:  
 1. ALL EXISTING DIMENSIONS APPROXIMATE.  
 CONTRACTOR MUST VERIFY IN FIELD BEFORE CONSTRUCTION.

SHEET NO.  
**A2.02**



**HOOD MILLER ASSOCIATES, INC.**

ARCHITECTURE 35 FOWHATTAN AVENUE  
 PLANNING SAN FRANCISCO CA  
 PERMITS SAN FRANCISCO CA  
 TEL: 415 777 5775 E-MAIL: HMASH@AOL.COM  
 FAX: 415 920 9201 BHOOD@HOODMILLER.COM

**OWNER:**

John Brana  
 1043 Portola Drive  
 San Francisco, CA 94127  
 Tel: 415 664 9737  
 Fax: 415 731-2545  
 jbrana@johnsbrana.com

1043 PORTOLA DR.,  
 SAN FRANCISCO, CA  
 ADDITION

**SITE PERMIT  
 FOR PLANNING  
 APPROVAL ONLY**

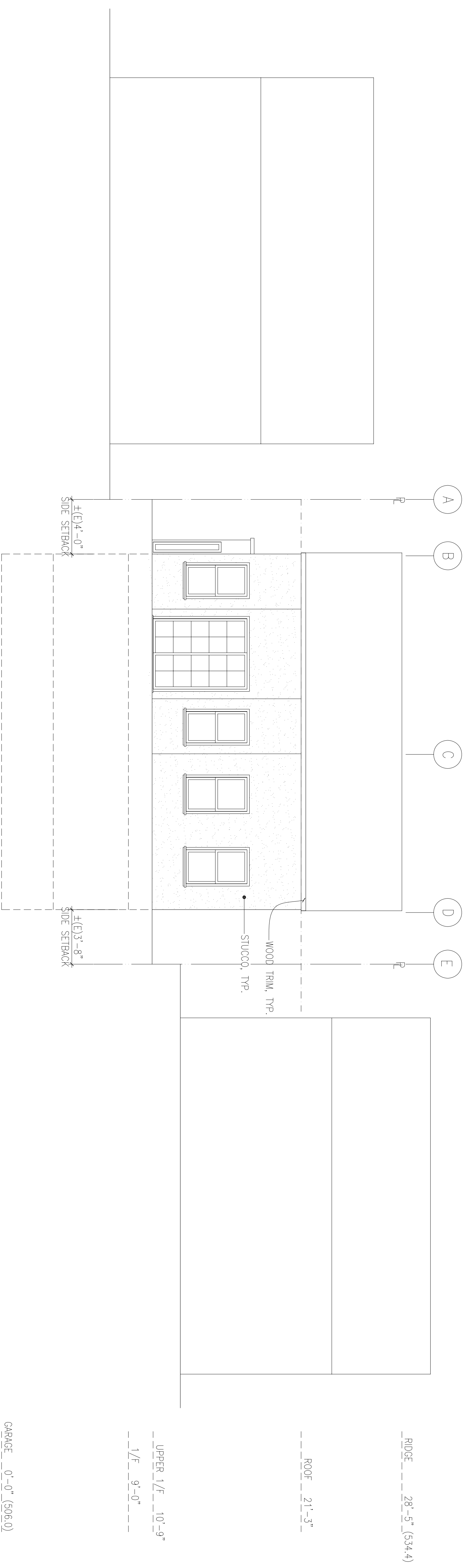
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**REVISIONS**

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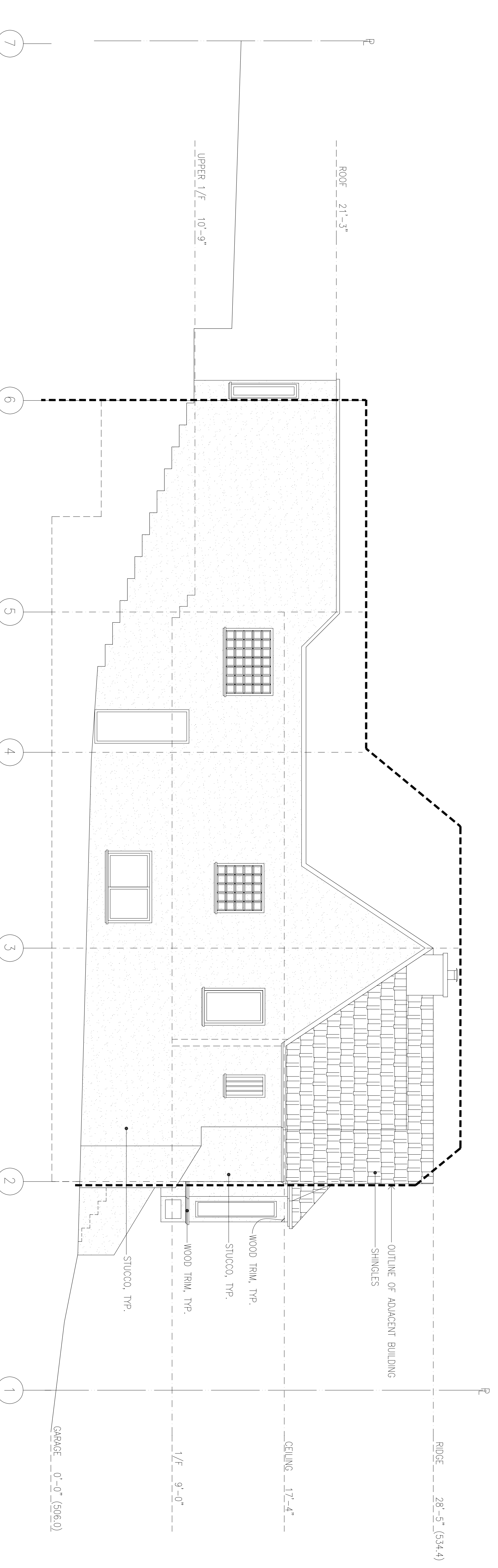
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 DATE  
 10/07/2009  
 JOB NO.  
 0938  
 SHEET TITLE  
**EXISTING ELEVATIONS**

SHEET NO. \_\_\_\_\_

**A2.03**



**2 EXISTING REAR (SOUTHEAST) ELEVATION**  
 SCALE: 1/4" = 1'-0"



**1 EXISTING NORTHEAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**NOTES:**  
 1. ALL EXISTING DIMENSIONS APPROXIMATE.  
 CONTRACTOR MUST VERIFY IN FIELD BEFORE  
 CONSTRUCTION.



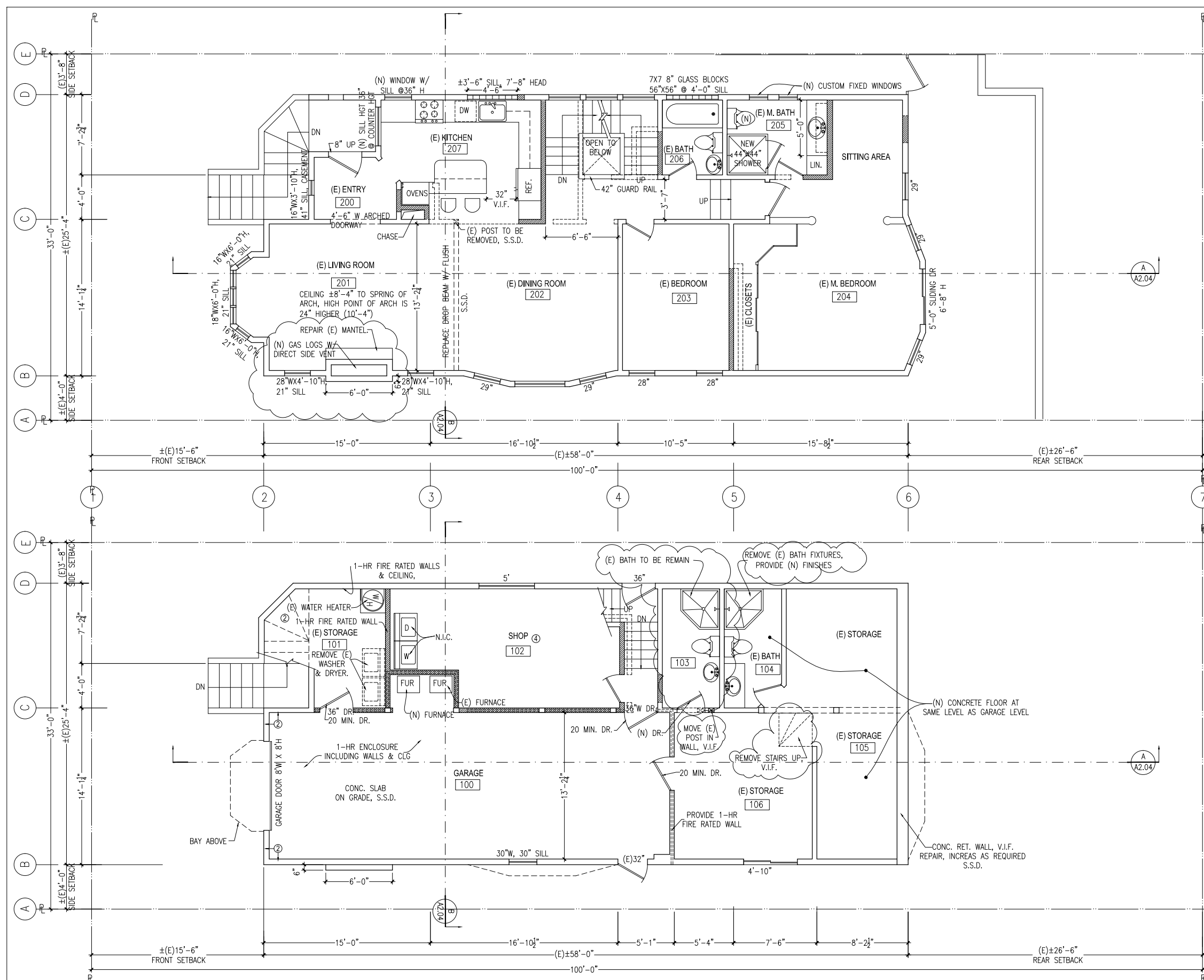
**HOOD MILLER ASSOCIATES, INC.**

ARCHITECTURE 35 POWHATTAN AVENUE  
 PLANNING SAN FRANCISCO CA 94110-9606  
 URBAN DESIGN TEL: 415 777 5775 E-MAIL: HMABSH@AOL.COM  
 FAX: 415 920 9201 BHOOD@HOODMILLER.COM

OWNER:  
 John Brana  
 1043 Portola Drive  
 San Francisco, CA 94127  
 Tel: 415 664 9737  
 Fax: 415 731-2545  
 jbrana@johnsbrana.com

1043 PORTOLA DR.,  
 SAN FRANCISCO, CA  
 ADDITION

**SITE PERMIT FOR PLANNING APPROVAL ONLY**



**2 PROPOSED 1/F PLAN**  
 SCALE: 1/4" = 1'-0"

**1 PROPOSED BASEMENT PLAN**  
 SCALE: 1/4" = 1'-0"

**KEY:**  
 (E) WALL  
 (N) WALL  
 (N) WALL  
 DEMOUSH WALL

- NOTES:**
- REPAIR OR REPLACE (E) CONCRETE SLAB AND FOOTING, S.S.D.
  - REPAIR VISIBLE WOOD ROT.
  - ALL EXISTING DIMENSIONS APPROXIMATE. CONTRACTOR MUST VERIFY IN FIELD.
  - PROVIDE (N) CONCRETE FLOOR WITH VINYL WOOD FINISH TO MATCH HEIGHT OF EXISTING CONCRETE GARAGE FLOOR. VERIFY IN THE FIELD THAT FINISH SHOP CEILING WILL BE MINIMUM OF 7'-6" CLEAR AFTER INSTALLATION OF ALL FINISHES IN THE ROOM.

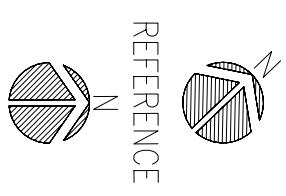
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 Δ REVISION, 1/28/2010  
 Δ REVISION, 4/15/2010

SCALE  
 1/4" = 1'-0"  
 DATE  
 10/07/2009  
 JOB NO.  
 0938  
 SHEET TITLE

**PROPOSED FLOOR PLANS**

SHEET NO.

**A3.01**



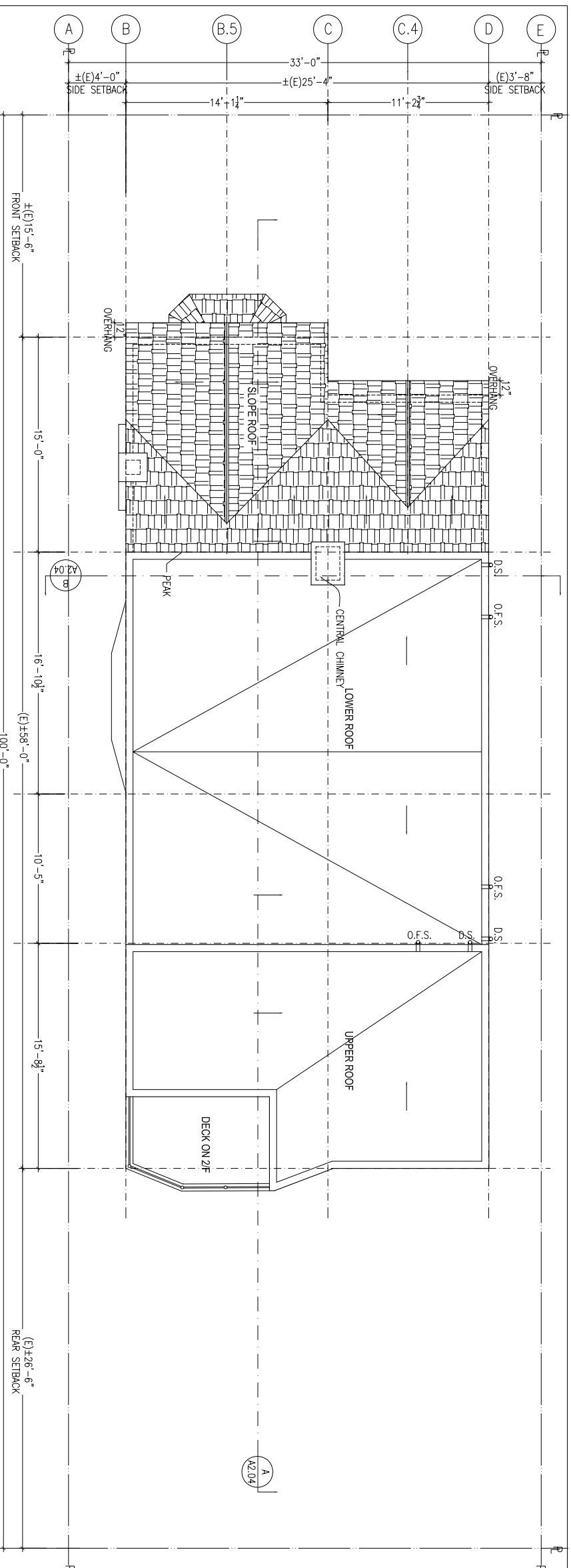
REFERENCE

**HOOD MILLER ASSOCIATES, INC.**  
 ARCHITECTURE 35 POWHATTAN AVENUE  
 PLANNING SAN FRANCISCO CA  
 URBAN DESIGN 94110-5806  
 TEL: 415 771 8776 FAX: 415 520 9201  
 E-MAIL: HMASH@AOL.COM  
 HOOD@HOODMILLER.COM

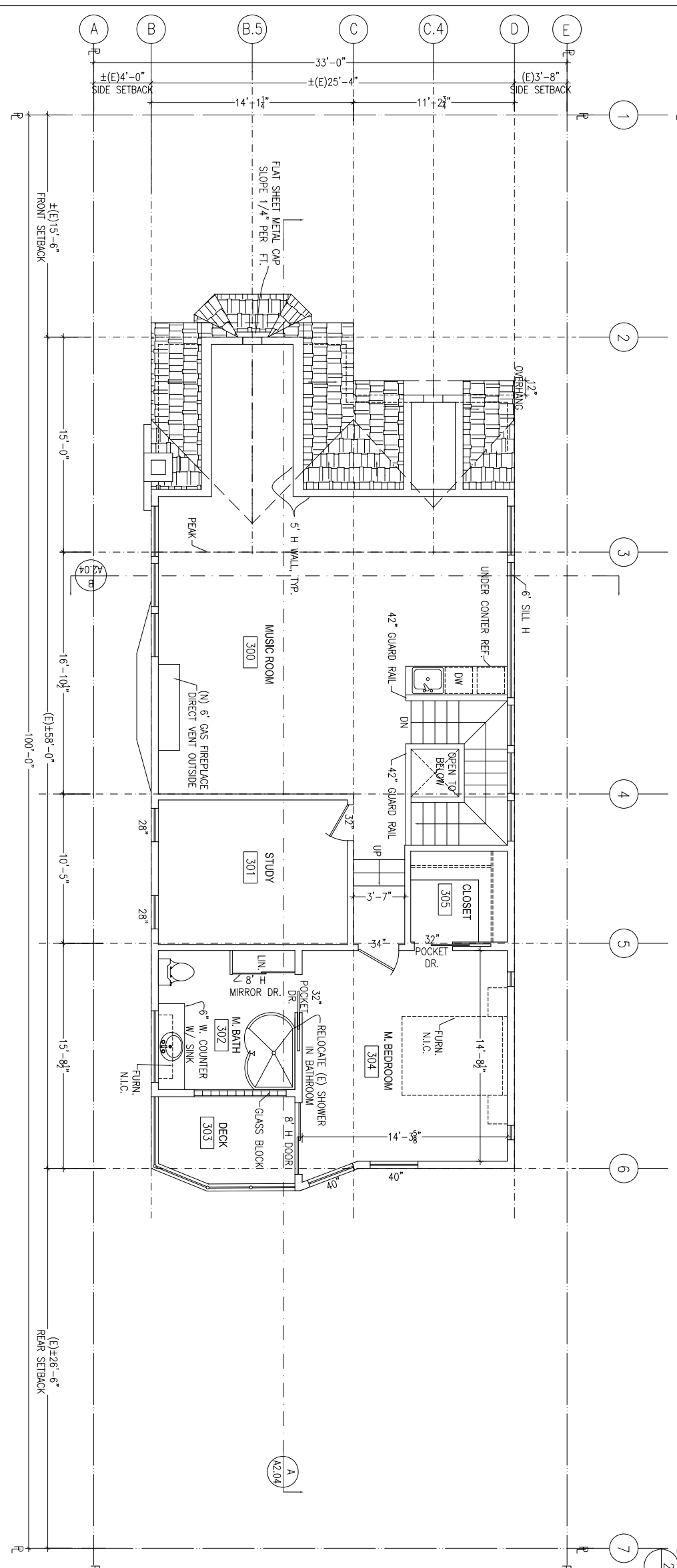
OWNER:  
 John Brana  
 1043 Portola Drive  
 San Francisco, CA 94127  
 Tel: 415 684 9737  
 Fax: 415 731-2545  
 jbrana@johnsbrana.com

1043 PORTOLA DR.,  
 SAN FRANCISCO, CA  
 ADDITION

**SITE PERMIT  
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 APPROVAL ONLY**



**2 PROPOSED ROOF PLAN**  
 SCALE: 1/4" = 1'-0"



**1 PROPOSED 2/F PLAN**  
 SCALE: 1/4" = 1'-0"

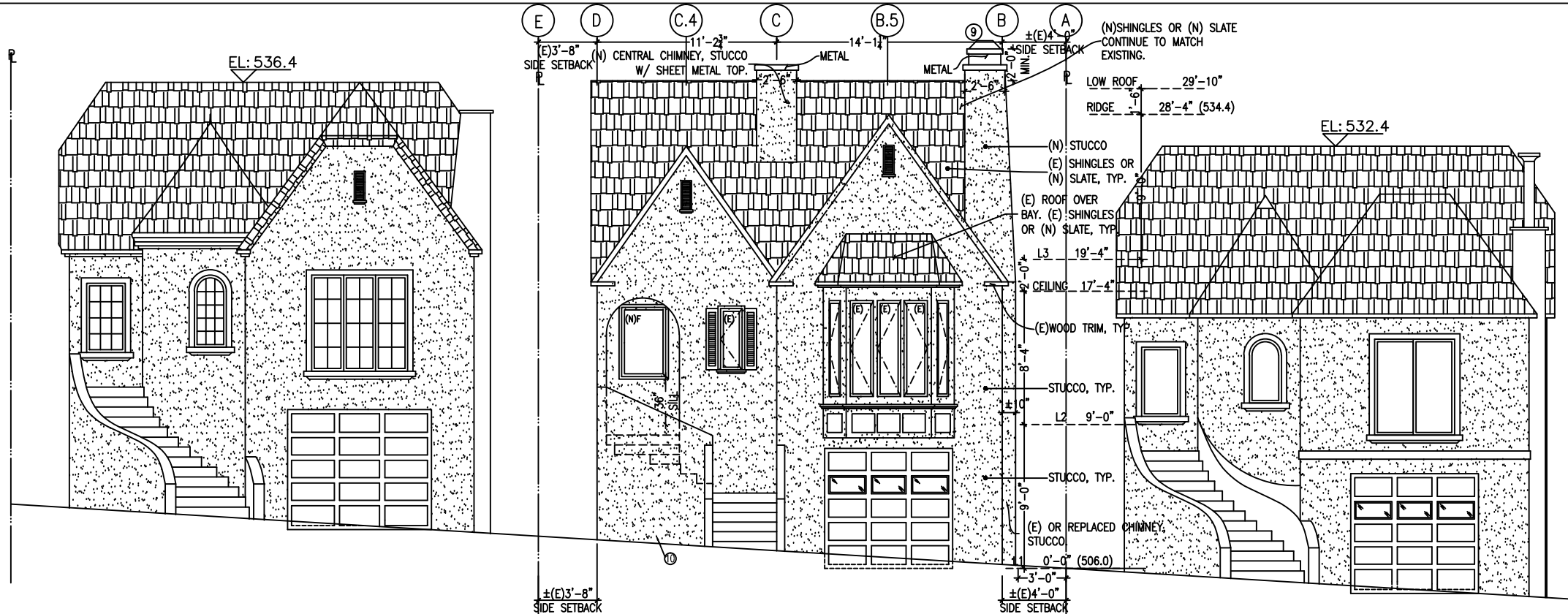
**KEY:**

	(E) WALL
	(N) WALL
	DEMOLISH WALL

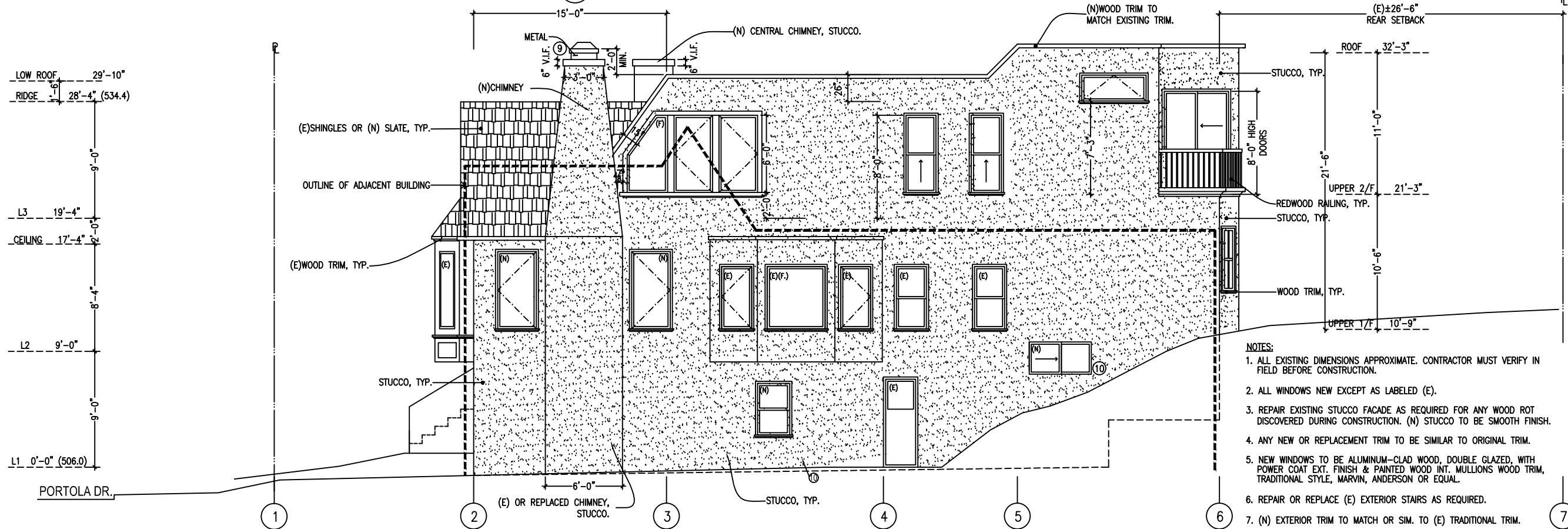
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 REVISIONS  
 ▲ REVISION: 1/28/2010  
 ▲ REVISION: 4/15/2010

SCALE: 1/4" = 1'-0"  
 DATE: 10/07/2009  
 JOB NO: 0938  
 SHEET TITLE: PROPOSED 2/F PLAN & ROOF PLAN

SHEET NO: **A3.02**

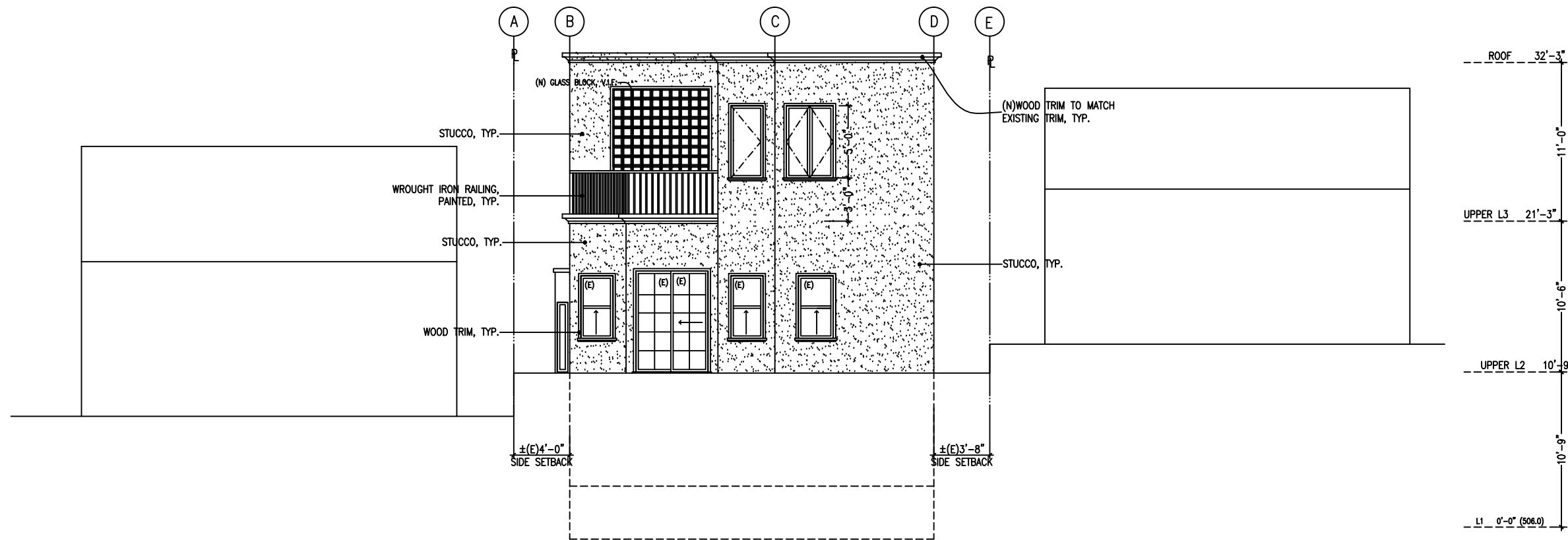


**2 PROPOSED FRONT (NORTHWEST) ELEVATION**  
 SCALE: 1/4" = 1'-0"

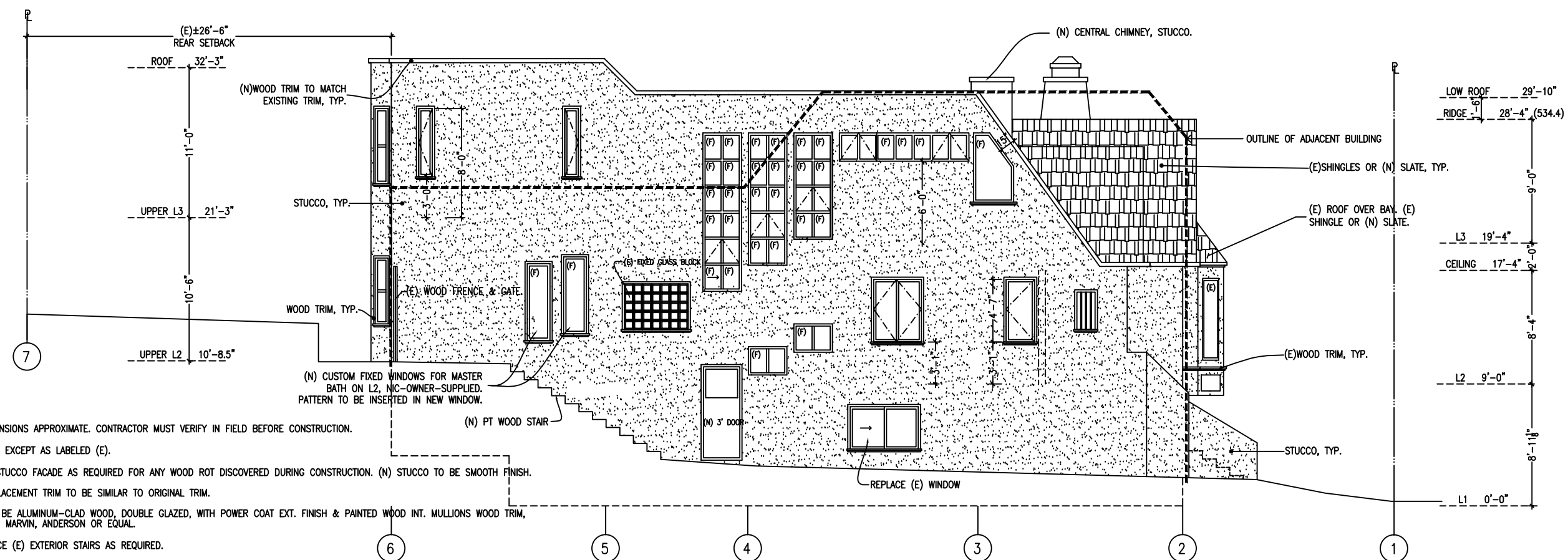


**1 PROPOSED SOUTHWEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

- NOTES:**
1. ALL EXISTING DIMENSIONS APPROXIMATE. CONTRACTOR MUST VERIFY IN FIELD BEFORE CONSTRUCTION.
  2. ALL WINDOWS NEW EXCEPT AS LABELED (E).
  3. REPAIR EXISTING STUCCO FACADE AS REQUIRED FOR ANY WOOD ROT DISCOVERED DURING CONSTRUCTION. (N) STUCCO TO BE SMOOTH FINISH.
  4. ANY NEW OR REPLACEMENT TRIM TO BE SIMILAR TO ORIGINAL TRIM.
  5. NEW WINDOWS TO BE ALUMINUM-CLAD WOOD, DOUBLE GLAZED, WITH POWER COAT EXT. FINISH & PAINTED WOOD INT. MULLIONS WOOD TRIM, TRADITIONAL STYLE, MARVIN, ANDERSON OR EQUAL.
  6. REPAIR OR REPLACE (E) EXTERIOR STAIRS AS REQUIRED.
  7. (N) EXTERIOR TRIM TO MATCH OR SIM. TO (E) TRADITIONAL TRIM.
  8. FRONT ELEVATION FACING PORTOLA DRIVE WILL BE REPAIRED AS NECESSARY OR REPLACED TO MATCH EXISTING.
  9. SPARK ARRESTOR PER CODE.
  10. MIN. 12" SILL ABOVE GRADE.



**2 PROPOSED REAR(SOUTHEAST) ELEVATION**  
 SCALE: 1/4" = 1'-0"



**1 PROPOSED NORTHEAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

- NOTES:**
1. ALL EXISTING DIMENSIONS APPROXIMATE. CONTRACTOR MUST VERIFY IN FIELD BEFORE CONSTRUCTION.
  2. ALL WINDOWS NEW EXCEPT AS LABELED (E).
  3. REPAIR EXISTING STUCCO FACADE AS REQUIRED FOR ANY WOOD ROT DISCOVERED DURING CONSTRUCTION. (N) STUCCO TO BE SMOOTH FINISH.
  4. ANY NEW OR REPLACEMENT TRIM TO BE SIMILAR TO ORIGINAL TRIM.
  5. NEW WINDOWS TO BE ALUMINUM-CLAD WOOD, DOUBLE GLAZED, WITH POWER COAT EXT. FINISH & PAINTED WOOD INT. MULLIONS WOOD TRIM, TRADITIONAL STYLE, MARVIN, ANDERSON OR EQUAL.
  6. REPAIR OR REPLACE (E) EXTERIOR STAIRS AS REQUIRED.
  7. (N) EXTERIOR TRIM TO MATCH OR SIM. TO (E) TRADITIONAL TRIM.
  8. FRONT ELEVATION FACING PORTOLA DRIVE WILL BE REPAIRED AS NECESSARY OR REPLACED TO MATCH EXISTING.
  9. SPARK ARRESTOR PER CODE.



liberthson@comcast.net

07/27/2010 12:31 AM To

Elizabeth Watty <Elizabeth.Watty@sfgov.org>

SubjectRe: MPIC Comments on 1043 Portola

**History:**

This message has been forwarded.

Dear Elizabeth Watty:

This email is to confirm that the MPIC ZAP Committee is satisfied with the plans dated 6/21/10 and attached to your email of July 21, 2010. We thank the architect and sponsor for their cooperation in developing a design that preserves the character of the block-face in this important original section of Miraloma Park.

Dan Liberthson

Corresponding Secretary, Miraloma Park Improvement Club

liberthson@comcast.net

----- Original Message -----

From: "Elizabeth Watty" <Elizabeth.Watty@sfgov.org>

To: liberthson@comcast.net

Cc: jbrana@johnsbrana.com, Hmabsh@aol.com

Sent: Wednesday, July 21, 2010 4:04:08 PM

Subject: Fw: MPIC Comments on 1043 Portola

Dan,

Attached are the revised drawings for 1043 Portola Drive, showing the revised chimney. If this results in support from MPIC, please let me know by COB 7/26/10.

Thank you.

---

Elizabeth Watty, LEED AP  
Neighborhood Planning, Southwest Quadrant  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
(t) 415.558.6620  
(f) 415.558.6409  
[www.sfgov.org/planning](http://www.sfgov.org/planning)

**jbrana**

---

**From:** contractor@mindspring.com  
**Sent:** Sunday, September 20, 2009 9:49 PM  
**To:** johnsbrana@hotmail.com  
**Subject:** Meeting

Hi John,

I received your letter re: the meeting scheduled for 10-5. I have no objections to your project and wish you a smooth process.

thanks,

Charles Hoehn  
1045 Portola Dr.



**John S Brana**

---

**Subject:** 3rd Floor Addition

---

**From:** contractor@mindspring.com [mailto:contractor@mindspring.com]

**Sent:** Friday, July 16, 2010 8:54 AM

**To:** John S Brana

**Subject:** Re: 3rd Floor Addition Status

Hi John,  
I have absolutely no objections to you project.  
Thanks,  
Charles Hoehn  
1045 Portola Dr.  
S.F.

A handwritten signature in blue ink, appearing to read "Charles Hoehn". The signature is written in a cursive, flowing style.

**Benj Jurcisin and Thomas Hlavenka  
214 Granville Way  
San Francisco, CA 94127**

**July 27, 2010**

**Dear Planning Commissioners:**

**We live at 214 Granville Street across Portola Drive from the subject property at 1043 Portola Drive. We are familiar with the proposed 3<sup>rd</sup> level addition because of similar improvements made to our home, which was also built during the early 1920's. We think it is reasonable to update these original west-side homes to meet contemporary life styles, if sensitively done.**

**The proposed project maintains the neighborhood's character while it provides for a reasonable addition, and it is almost invisible from Portola Drive. The structural upgrade will insure that the building has another 90 years of life – something much needed to encourage families to stay in San Francisco. This project is a step in the natural and appropriate renewal of our neighborhood.**

**We urge you to deny the unreasonable DR Request. This proposed project has met the zoning requirements, neighborhood design guidelines, and more. Please approve it as proposed without further delay.**

**Sincerely,**

---

**Benj Jurcisin**

---

**Tom Hlavenka**



The Planning Department  
City and County of San Francisco  
1650 Mission St., Ste 400  
San Francisco, CA 94103

June 17, 2010

**Subject: Proposed 1043 Portola Drive Project, Case # 2009.12.01.2355**

Dear Sir or Madam:

We are writing with respect to the proposed vertical addition at 1043 Portola Drive.

As interested Miraloma residents and neighbors, we are concerned this project is not in keeping with the general harmonious style of the Miraloma Park neighborhood. We also feel it also presents privacy concerns to adjacent properties, and that it may have adverse effects on property values in general in the neighborhood by creating a less uniform profile on Portola Street.

Additionally, we are concerned that a single expansion of this size and magnitude, even if it may attempt to partially address the concerns above, will provide a precedent for future expansions in the immediate vicinity, thereby leading to an incoherent neighborhood style.

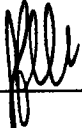
In light of these concerns, we feel that it is important to have our voices heard in the further approval process of this project and would like have the opportunity to address these concerns with you prior to any permit issuance by the Building Inspections department.

Sincerely,

Joan Accarino  
236 Juanita Way, SF, Ca  
94127

PER COLLINS  
240 Juanita Way SF CA  
94127

Janata Jay  
231 Juanita Way 94127

Guillaume Gaillet   
234 Juanita Way, San Francisco, CA 94127

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_