



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Staff-Initiated Discretionary Review Analysis

HEARING DATE JUNE 24, 2010

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* June 17, 2010  
*Case No.:* **2010.0197D**  
*Project Address:* **3948 CLAY STREET**  
*Zoning:* RH-1 (Residential House, One-Family)  
40-X Height and Bulk District  
*Block/Lot:* 0991/012  
*Project Sponsor:* Bruce McCormack  
3948 Clay Street  
San Francisco, CA 94118  
*Staff Contact:* Shelley Caltagirone – (415) 558-6625  
[shelley.caltagirone@sfgov.org](mailto:shelley.caltagirone@sfgov.org)  
*Recommendation:* **Take DR and Approve with modifications.**

### PROJECT DESCRIPTION

The proposal is to widen the existing garage located in the front setback area of the subject three-story, single-family house. The width of the garage would be increased by approximately 3 feet, 6 inches, infilling the area currently between the entry stairs and the west wall of the garage. The garage would be modified to replace the single 14-foot-wide opening with two 8-foot-wide openings, and the curb cut for the driveway would be widened by 2 feet on both the west and east sides for a total new width of 15 feet.

### SITE DESCRIPTION AND PRESENT USE

The Project site is located at 3948 Clay Street, Lot 012 in Assessor's Block 0991, on the north side of the street, between Arguello Boulevard and Cherry Street in an RH-1 (Residential, House, Single-Family) District and a 40-X Height and Bulk District. The subject lot contains approximately 4,077 square feet and measures approximately 32 feet wide by 127.5 feet deep. The subject building is a two-story, single-family residence constructed circa 1905. The lot is up-sloping and contains a one-story garage with roof deck in the front setback area.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Property is located near the west boundary of the Presidio Heights neighborhood. The neighborhood includes predominately RH-1 zoning with higher densities and neighborhood commercial uses along Sacramento and California Streets. Adjacent to the east and west of the project are two-story, single-family residences, both with garages in their respective front setbacks. The subject block-face and the opposite block-face consist primarily of detached single-family residences ranging in height between two- to three-stories, with the exception of a school located directly across the street from the subject Property. Of the 27 properties located on Clay Street between Arguello Boulevard and Cherry Street, 25 contain garages. Curb cuts on the block range from 9 to 22 feet in width.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 14, 2010	June 14, 2010	10 days
Mailed Notice	10 days	June 14, 2010	June 14, 2010	10 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)			X
Other neighbors on the block or directly across the street		9	
Neighborhood groups			X

Staff has received 9 letters (attached) and two phone calls from neighbors stating that they are opposed to any expansion of the curb cut due to the lack of street parking in the area. Opposed neighbors noted that the presence of a school directly across the street from the Subject Property creates added demand for off-street parking on this residential street. The opposed neighbors also noted that the curb length to the east of existing driveway is currently large enough to park the smallest compact cars (i.e. Smart Car or Mini) and that this space would be lost if the Project is approved.

## STAFF CONCERNS AND PROPOSED ALTERNATIVES

The proposed Project does not comply with the Residential Design Guidelines (Guidelines) regarding the size of curb cuts or Planning Code Section 155(l), which states that curb cuts must be designed to minimize the width and frequency of curb cuts and to maximize the number and size of on-street parking spaces available to the public. The Zoning Administrator's "Curb Cut Policy" adopts a standard curb cut width of 10 feet for all new residential development and alterations to existing buildings. Pursuant to these regulations, new curb cuts must be placed in locations that will minimize the loss of on-street parking. (pg. 37).

The Department has proposed an alternative plan that would allow the Project Sponsor to expand the existing curb cut 2 feet to the east for a total new width of 13 feet. This alternative would preserve the existing 30.5 feet of curb to the west of the driveway, which can accommodate two compact on-street parking spaces, and minimize the loss of on-street parking.

## PROJECT SPONSOR'S RESPONSE

The Property Owner maintains that a 15-foot-wide curb cut is necessary to safely enter the garage located in the front setback which is proposed to be expanded to accommodate two side-by-side garage doors.

This proposal would leave approximately 28.5 feet of curb to the west of the driveway and 6 feet of curb to the east of the driveway.

## **PROJECT ANALYSIS**

The request for Discretionary Review was reviewed by the Department's Residential Design Team (RDT) in October 2009. The RDT does not support the project as proposed. Specifically the RDT is opposed to expansion of the curb cut to the west side, as this would eliminate a compact off-street parking space (RDG, pg. 37). The RDT supports the proposed expansion of the existing garage and installation of two side-by-side garage doors. Furthermore, the RDT recommends that a street tree be planted on the east side of the curb cut to mitigate impacts to the public right-of-way.

## **ENVIRONMENTAL REVIEW**

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

## **BASIS FOR RECOMMENDATION**

The Department believes the project does not comply with the direction or intent of the Residential Design Guidelines (Guidelines) as required by Section 311(c)(1) of the Planning Code. The Guidelines articulate expectations regarding the character of the built environment and are intended to promote design that will protect neighborhood character, enhancing the attractiveness and quality of life in the City (pg. 3). Specifically, the proposed Project fails to minimize the width and frequency of curb cuts and to maximize the number and size of on-street parking spaces available to the public (pg. 37).

The Department recommends that the Commission take Discretionary Review and modify the Project to limit the expansion of the curb cut to 2 feet on the east side of the existing driveway for a new total width of 13 feet.

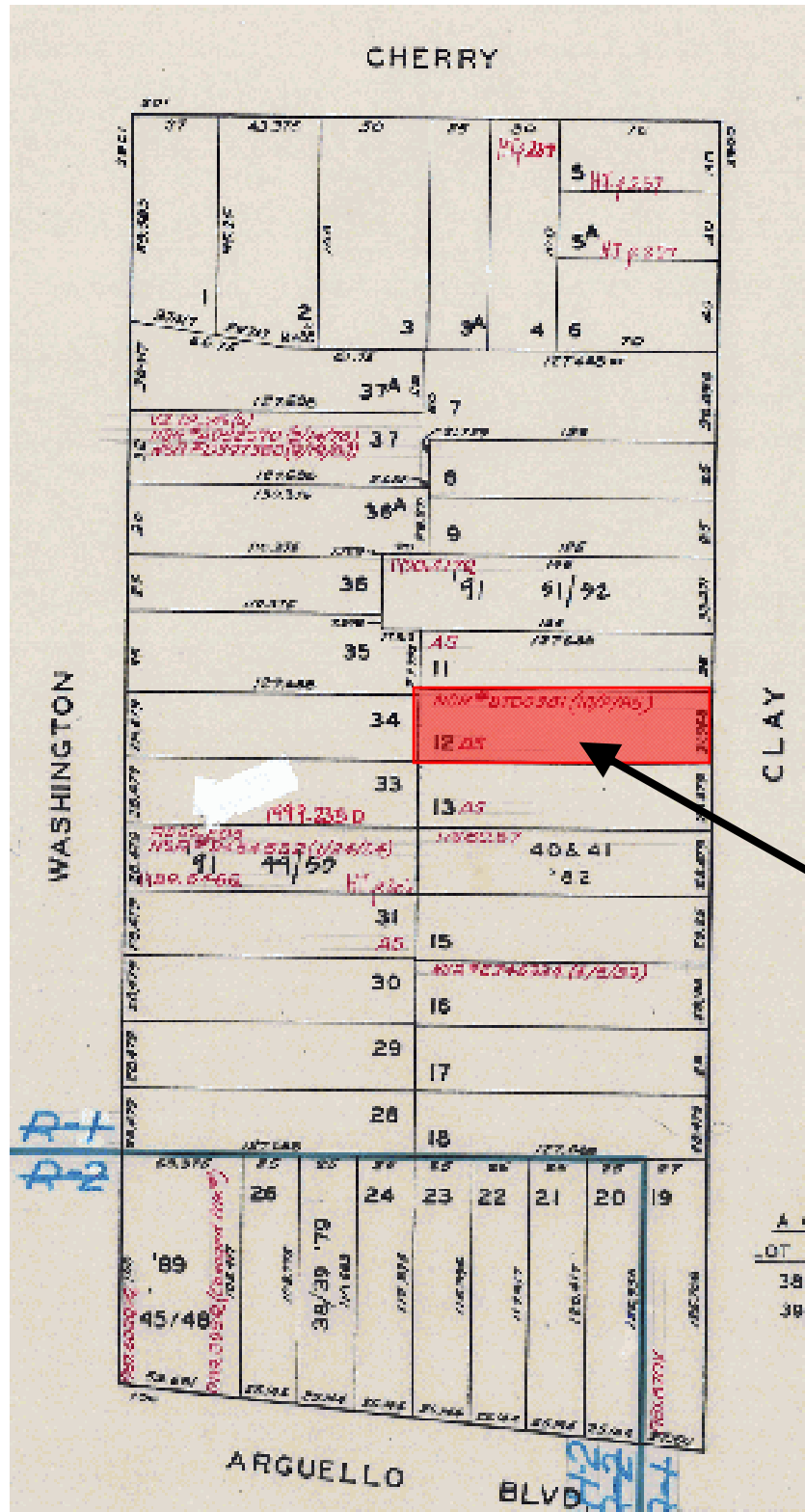
<b>RECOMMENDATION:</b> <b>Take DR and Approve with modifications.</b>
---

### **Attachments:**

- Block Book Map
- Sanborn Map
- Aerial Photographs
- Section 311 Notice
- Reduced Plans of Current Proposal Subject to DR Hearing
- Reduced Plans of Previous Proposal Supported by Department
- Letters of Opposition

*SC: G:\DOCUMENTS\Cases\DR\3948 Clay\3948 Clay\_DR Analysis.doc*

# Block Book Map

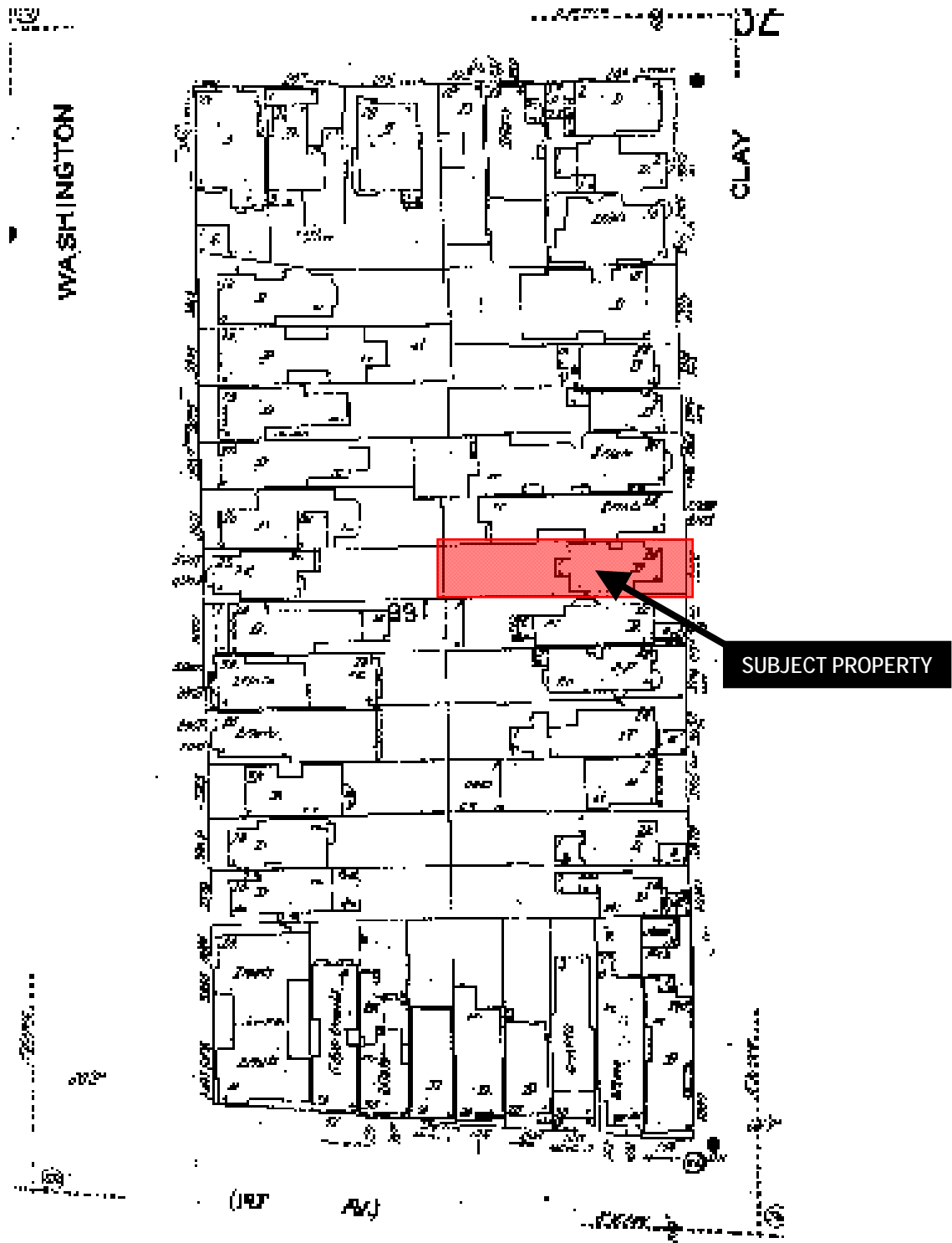


**SUBJECT PROPERTY**

Discretionary Review Hearing  
 Case Number 2010.0197D  
 3948 Clay Street Street



# Sanborn Map\*

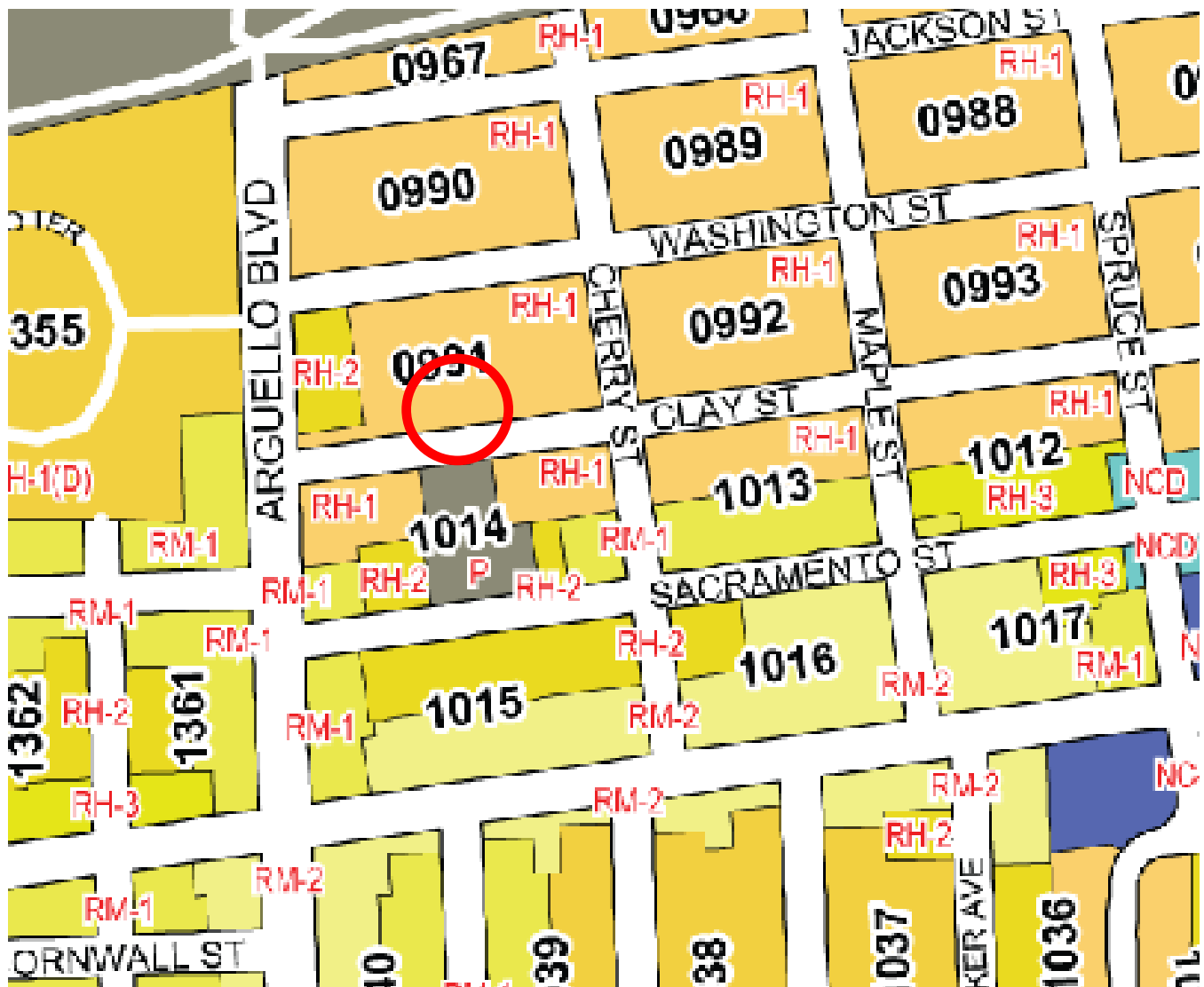


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2010.0197D  
3948 Clay Street Street

# Zoning Map



## 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 Hearing  
Case Number 2010.0197D  
3948 Clay Street Street

# Aerial Photograph



SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2010.0197D  
3948 Clay Street Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **August 4, 2009**, the Applicant named below filed Building Permit Application No. **2009.08.04.4133** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	<b>Michael Connell, Architect</b>	Project Address:	<b>3948 Clay Street</b>
Address:	<b>590 York Street, Suite 3</b>	Cross Streets:	<b>Arguello and Cherry</b>
City, State:	<b>San Francisco, CA 94110</b>	Assessor's Block /Lot No.:	<b>0991/012</b>
Telephone:	<b>(415) 440-2880</b>	Zoning Districts:	<b>RH-1/40-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.

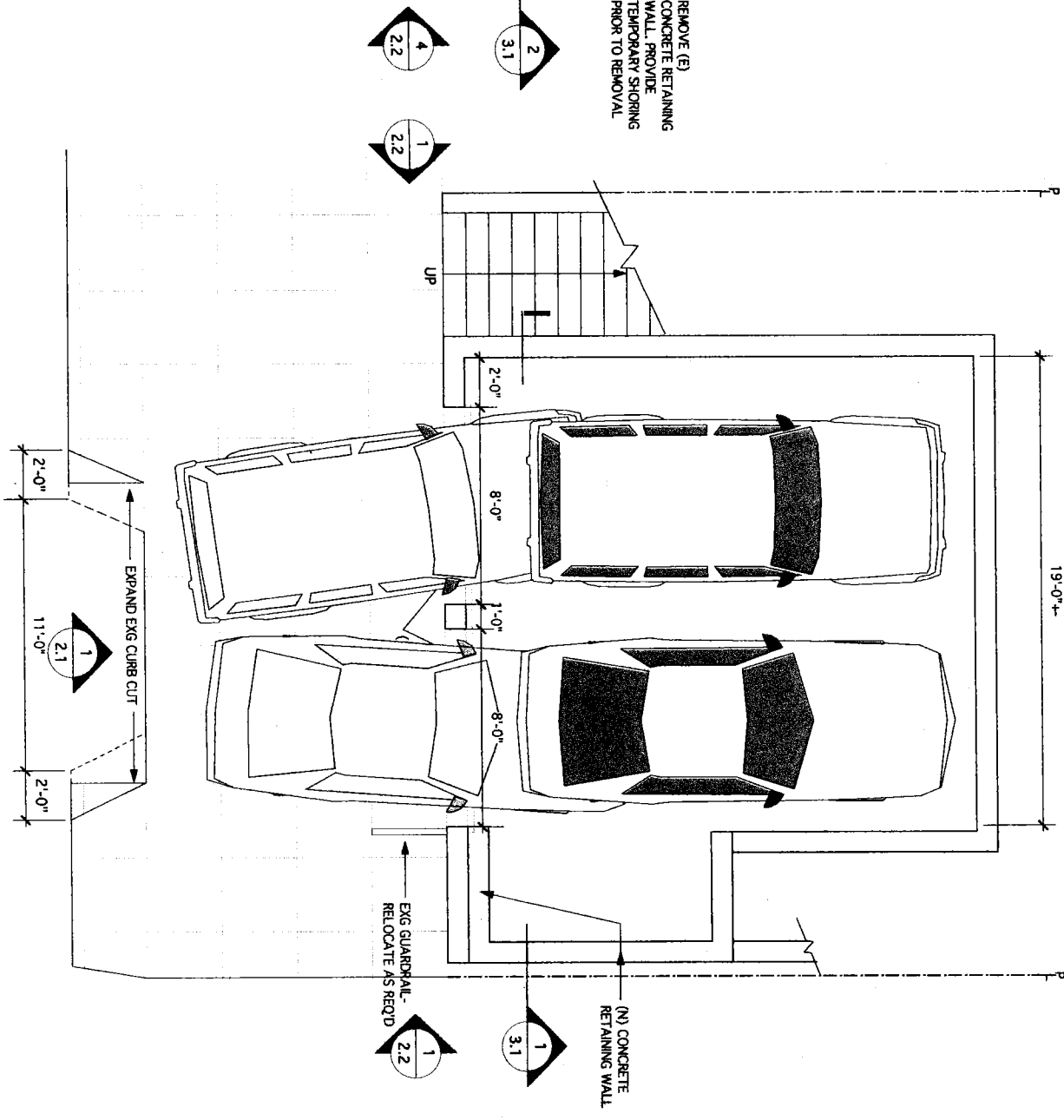
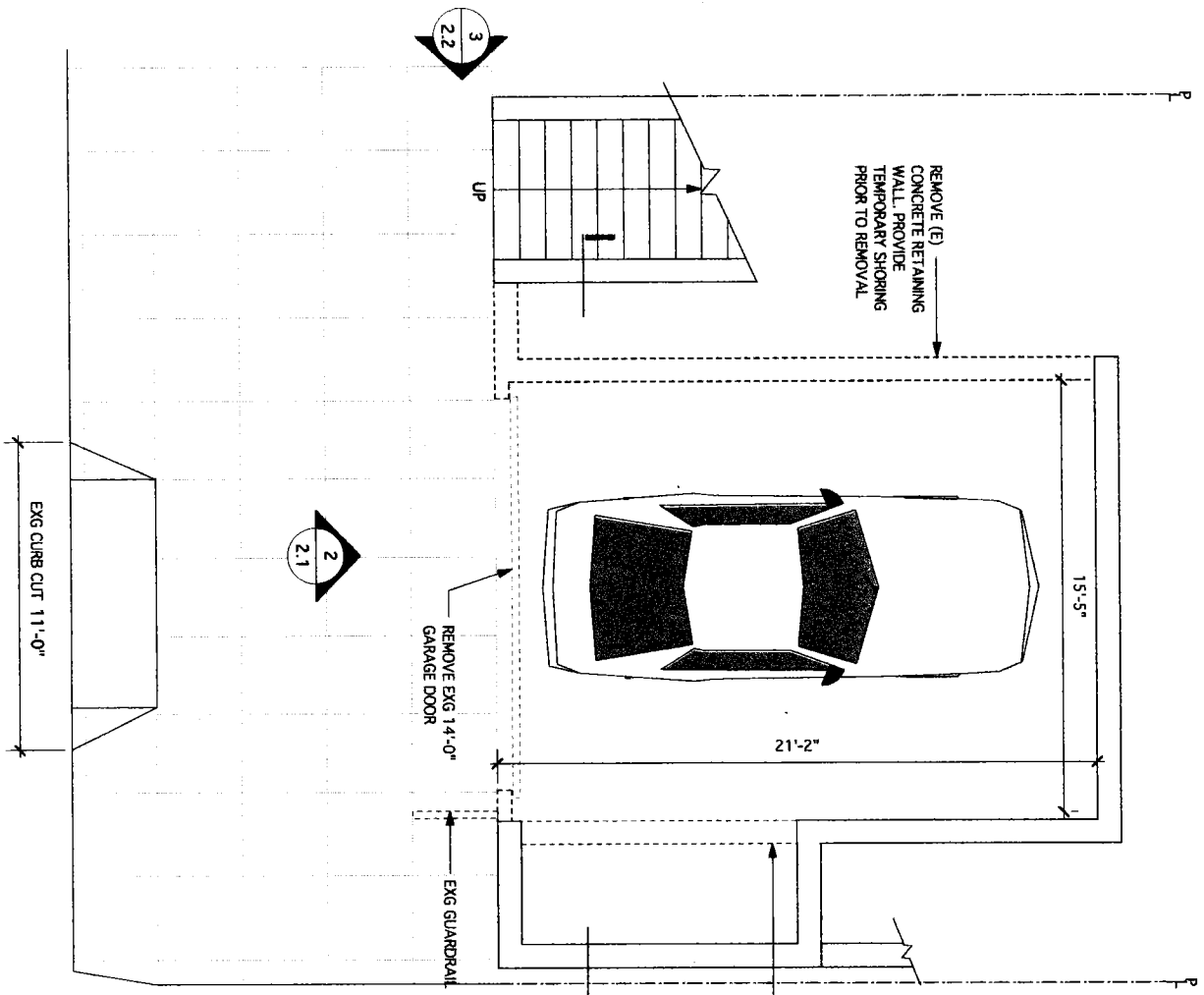
PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input checked="" 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 .....	Single Family Dwelling .....	No Change
FRONT SETBACK .....	0 feet, 0 inches .....	No Change
BUILDING DEPTH .....	73 feet, 0 inches .....	No Change
REAR YARD .....	54 feet, 6 inches .....	No Change
HEIGHT OF BUILDING .....	40 feet, 0 inches .....	No Change
NUMBER OF STORIES .....	3 .....	No Change
NUMBER OF DWELLING UNITS .....	1 .....	No Change
NUMBER OF OFF-STREET PARKING SPACES .....	1 .....	2
PROJECT DESCRIPTION		

The proposal is to widen the existing garage located in the front setback area of the subject three-story, single-family house. The width of the garage would be increased by approximately 3'-6", infilling the area currently between the entry stairs and the west wall of the garage. The garage would be modified to replace the single 14'-wide opening with two 8'-wide openings, and the curb cut for the driveway would be widened by 2' on both the west and east sides for a total new width of 15'. See attached plans. **PLEASE NOTE:** The proposed project does not comply with the Residential Design Guidelines regarding the size of curb cuts. Therefore, staff has initiated a Discretionary Review hearing before the Planning Commission. The project (Case No. 2010.0197D) is tentatively scheduled to be heard June 24, 2010 Planning Commission hearing in Room 400, City Hall, 1 Dr. Carlton B. Goodlett Place beginning at 1:30pm. Please contact Shelley Caltagirone (558-6625) on or after June 21 to confirm the date of the hearing.

PLANNER'S NAME:	<b>Shelley Caltagirone</b>	DATE OF THIS NOTICE:	1/26/10
PHONE NUMBER:	<b>(415) 558-6625</b>	EXPIRATION DATE:	2/26/10
EMAIL:	<b>shelley.caltagirone@sfgov.org</b>		



**KEY TO PLAN 1.1dr (discretionary review):**  
**EXPAND EXG GARAGE FROM 15'6" WIDE TO 19'-0" WIDE. REPLACE EXG 14' GARAGE DOOR W/ TWO 8" WIDE DOORS & WIDEN CURB CUT FROM 11' TO 15'. (PLANS AS ORIGINALLY REVIEWED AT PLANNING DEPT. COUNTER JULY 2009 AND SUBMITTED FOR BUILDING PERMIT.)**



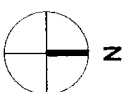
DRAWN: K/L/M/C

Michael Connell, Architect  
 590 York St., Suite 3  
 San Francisco, Ca 94110  
 415.863.5410

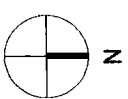
McCormack Residence  
 3948 Clay Street  
 San Francisco, Ca 94118

New & Exg Ground Floor Plans

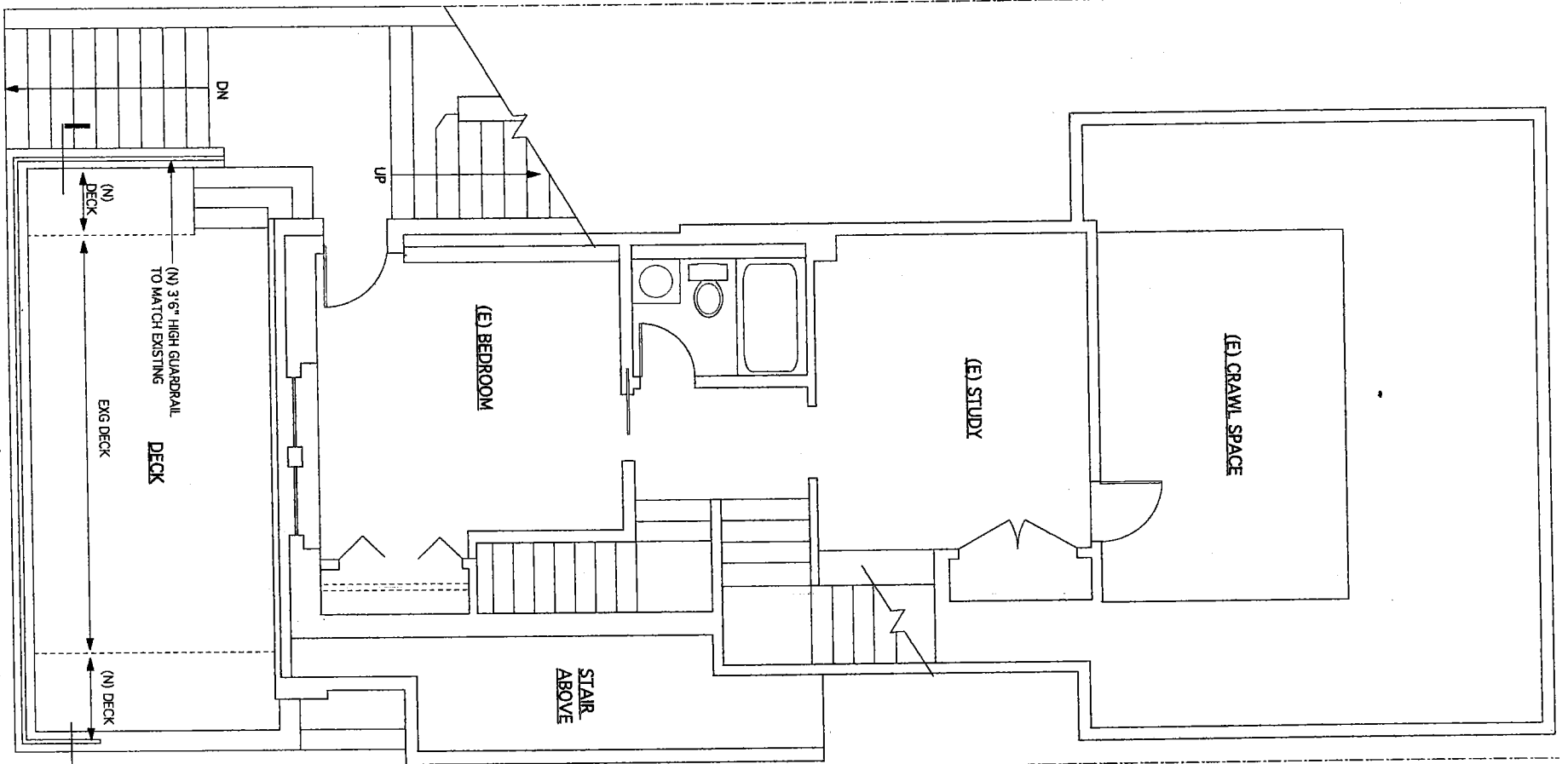
Scale: 1/4" = 1'-0"



1.1dr  
 JULY 15 09

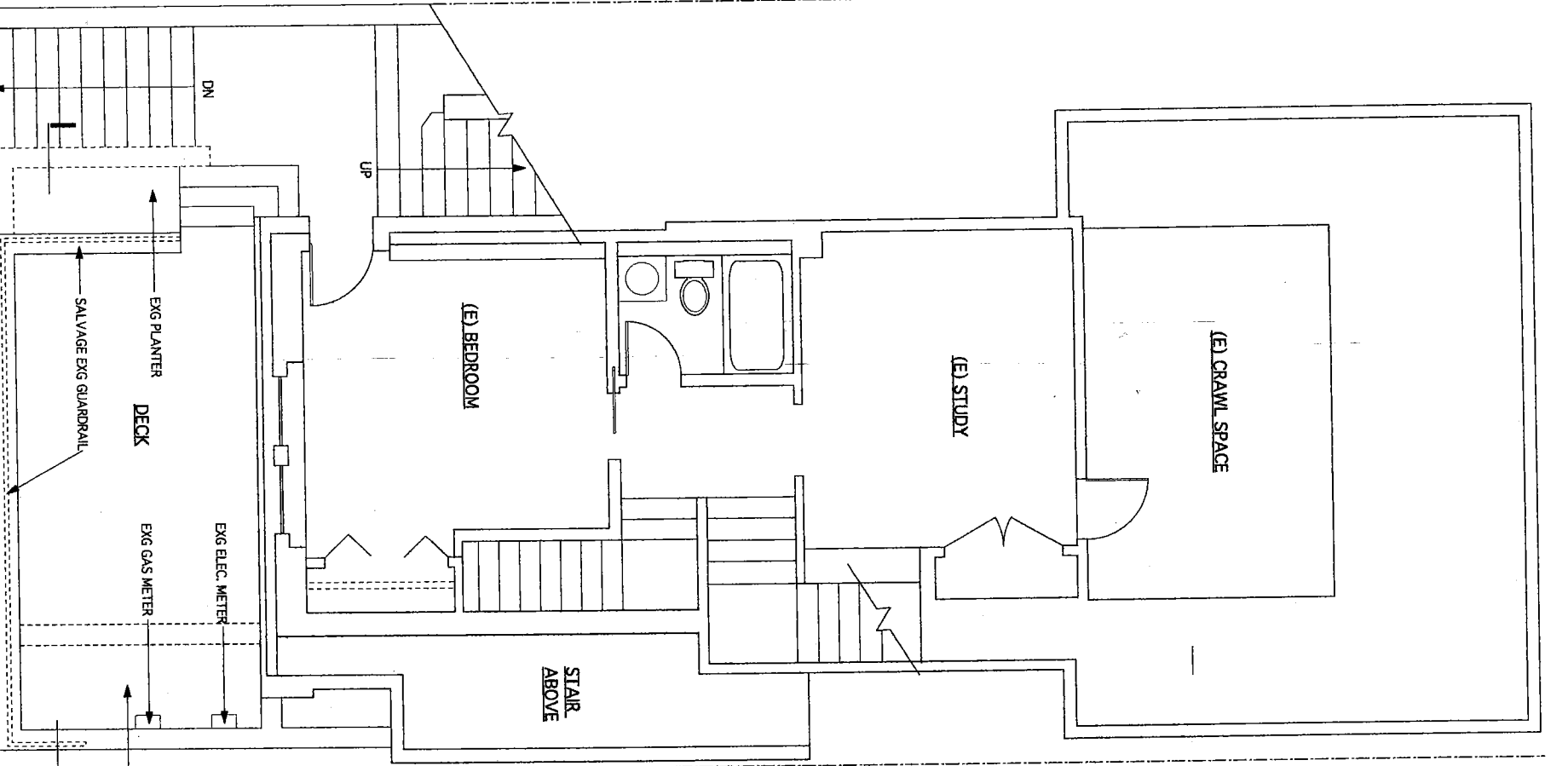


1.2  
July 15 09



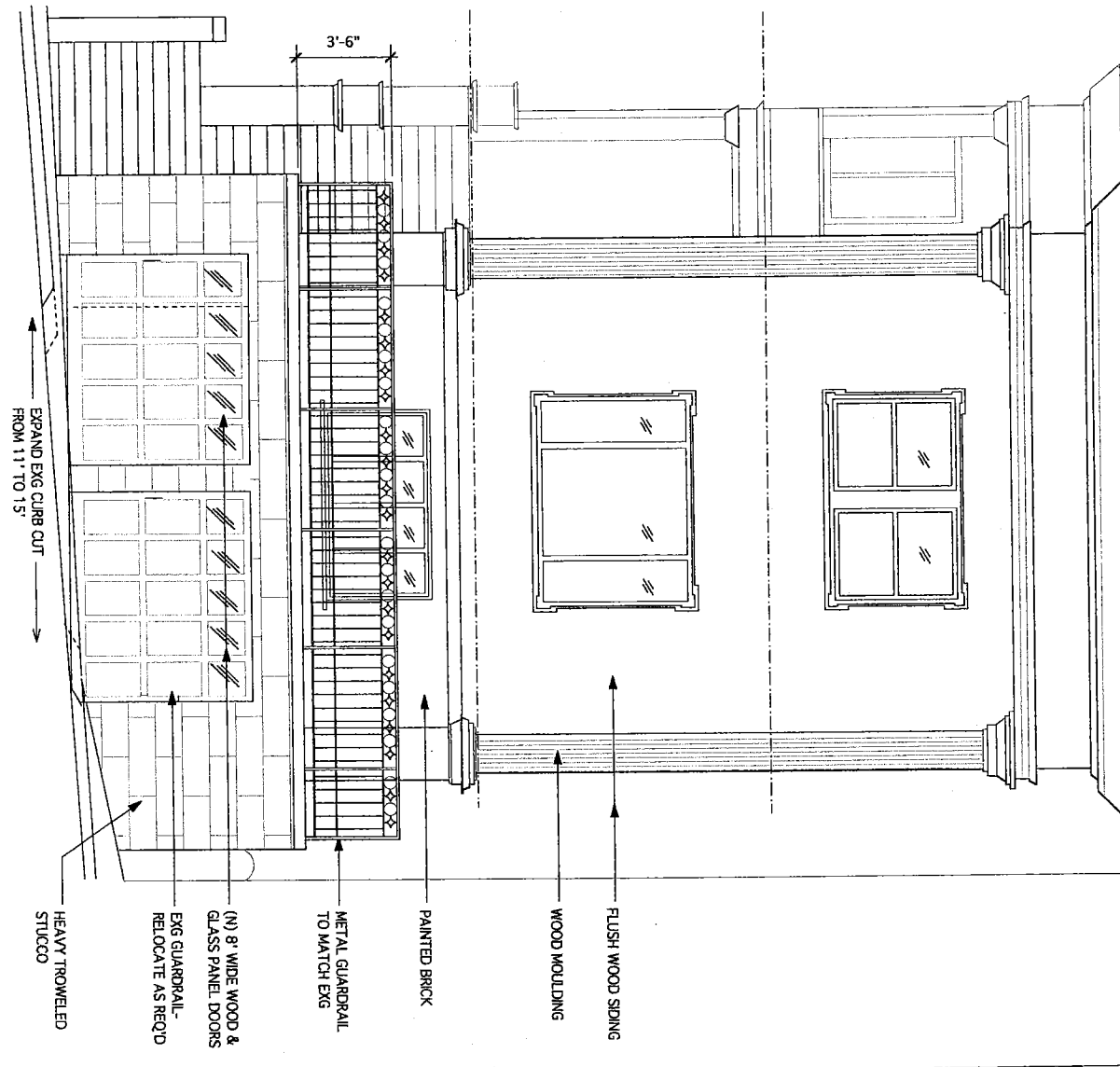
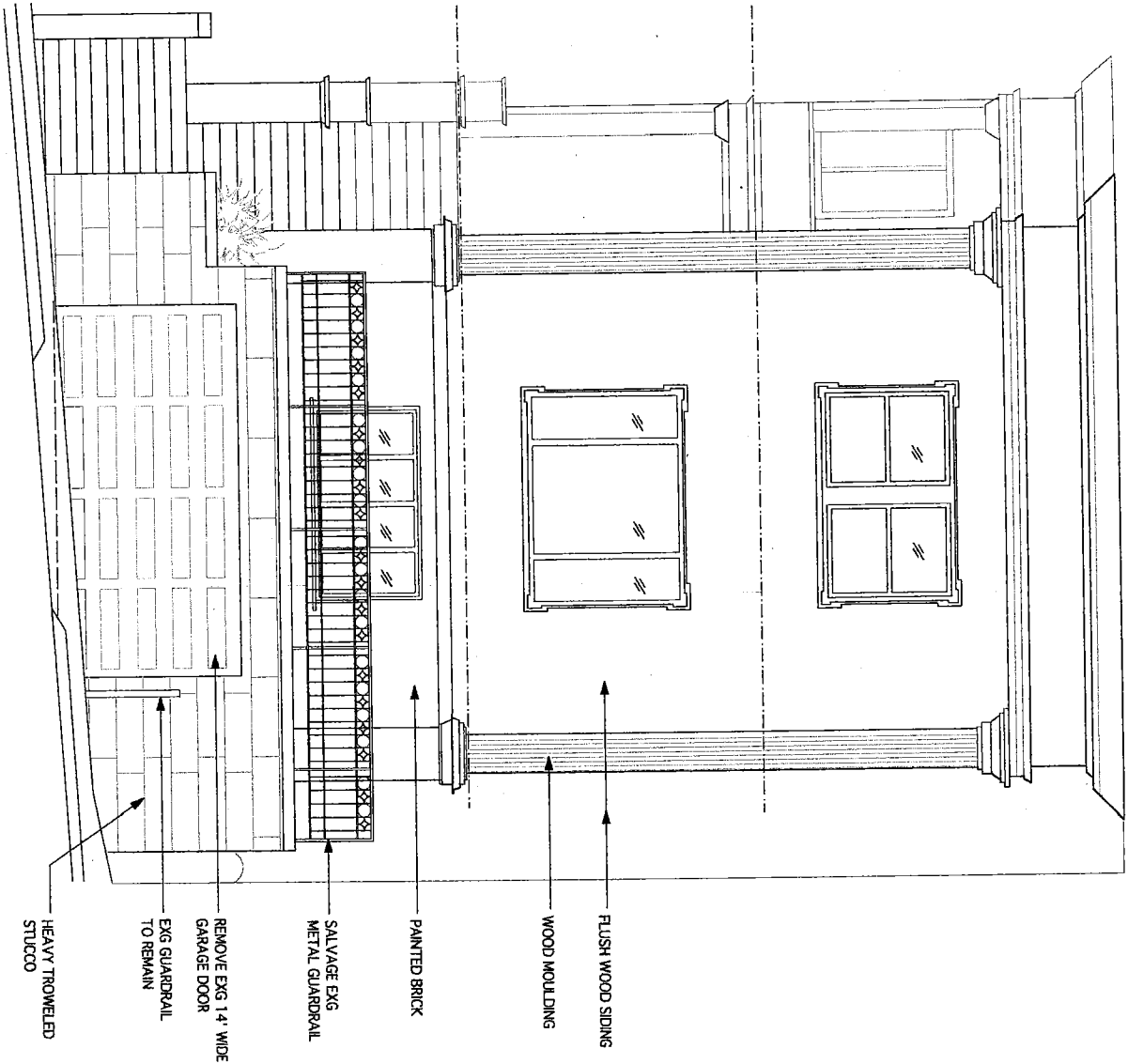
1 NEW LOWER LEVEL

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



2 EXISTING LOWER LEVEL

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



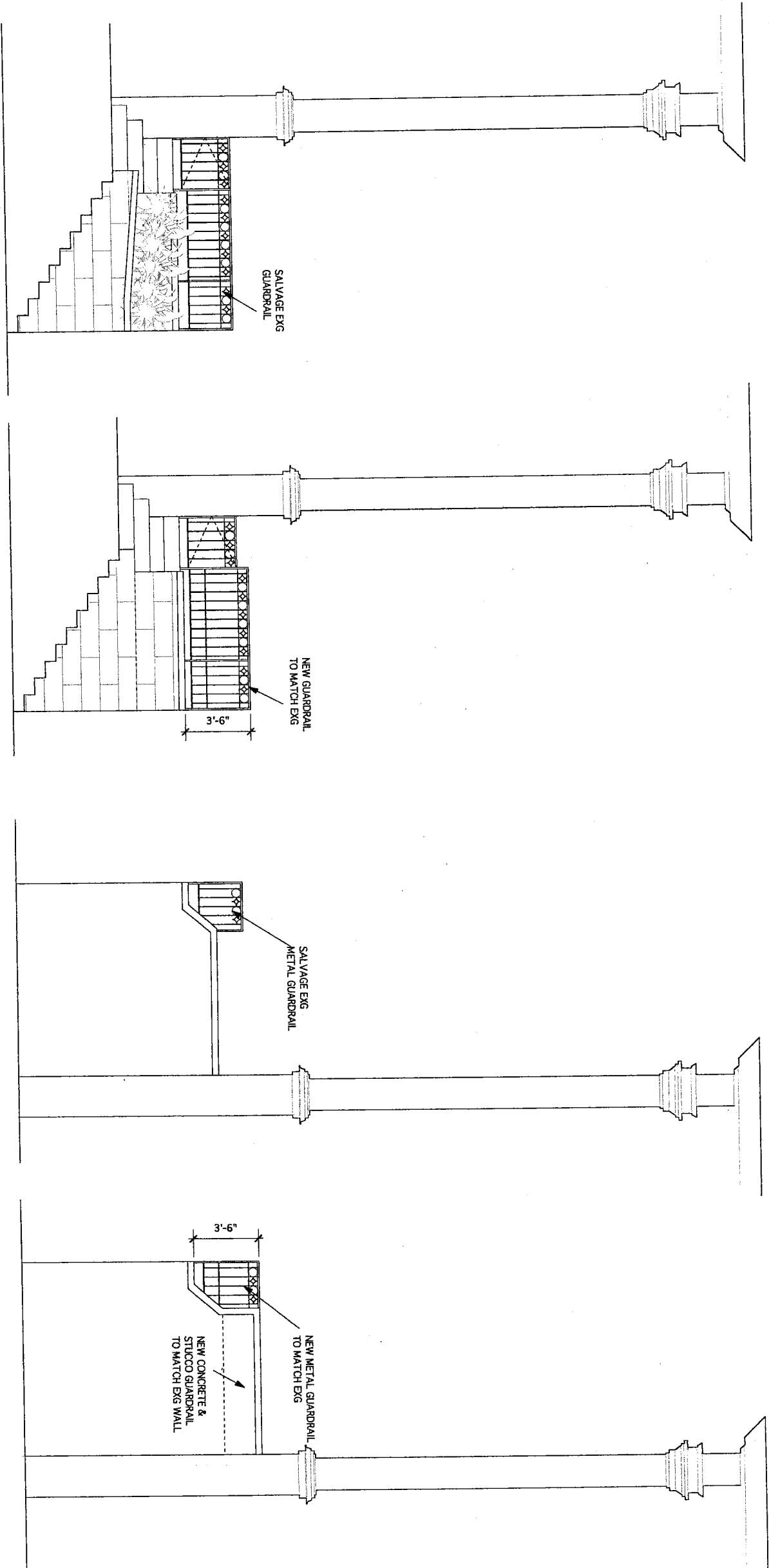
2 EXISTING EXTERIOR (SOUTH) ELEVATION

1 NEW EXTERIOR (SOUTH) ELEVATION

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

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

<p><b>2.1</b> JULY 15 09</p>	<p><b>New &amp; Existing Exterior Elevations</b></p>	<p><b>McCormack Residence</b> 3948 Clay Street San Francisco, Ca 94118</p>	<p><b>Michael Connell, Architect</b> 590 York St., Suite 3 San Francisco, Ca 94110 415.863.5410</p>	<p>DRAWN: KL/MC</p>
----------------------------------	--	--	---	---------------------

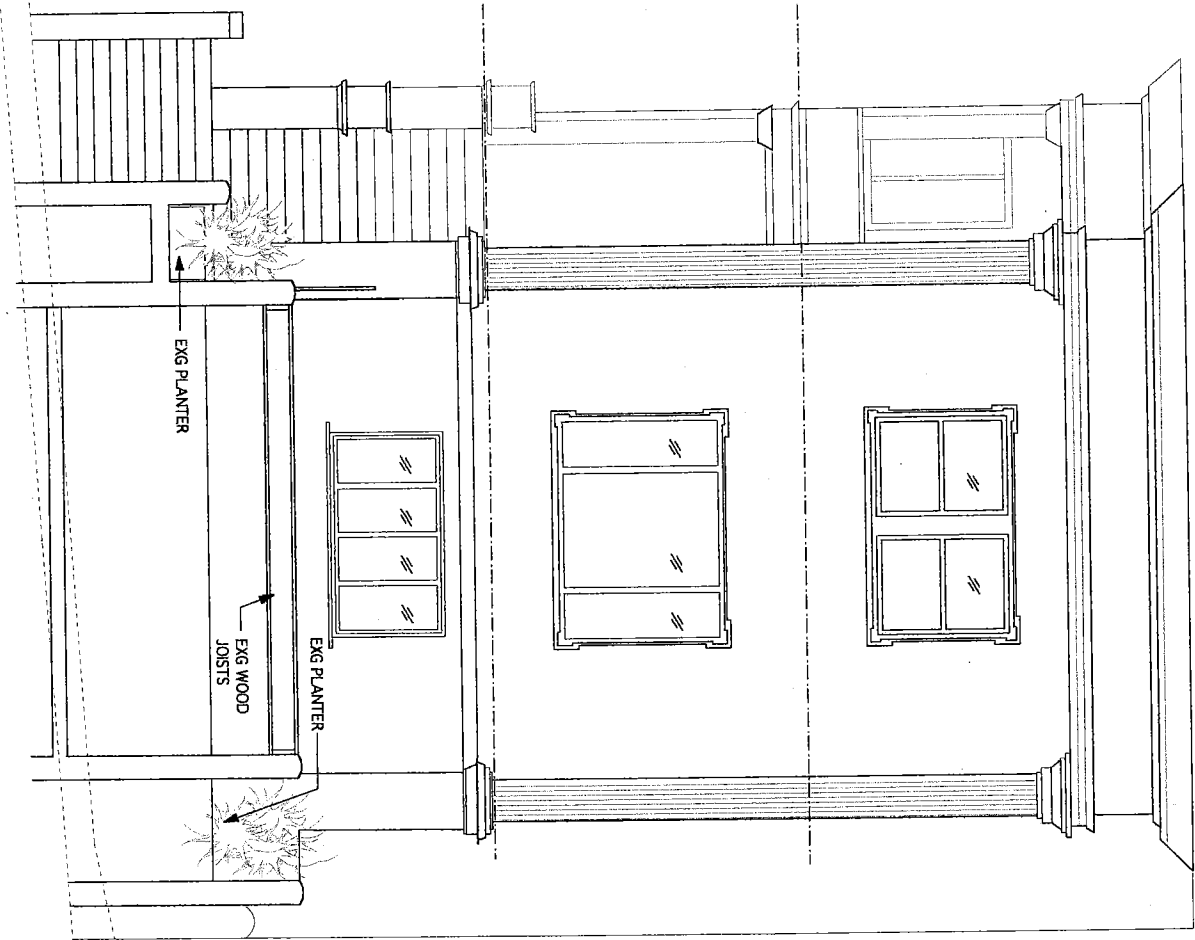


4 EXG WEST ELEVATION

3 NEW WEST ELEVATION

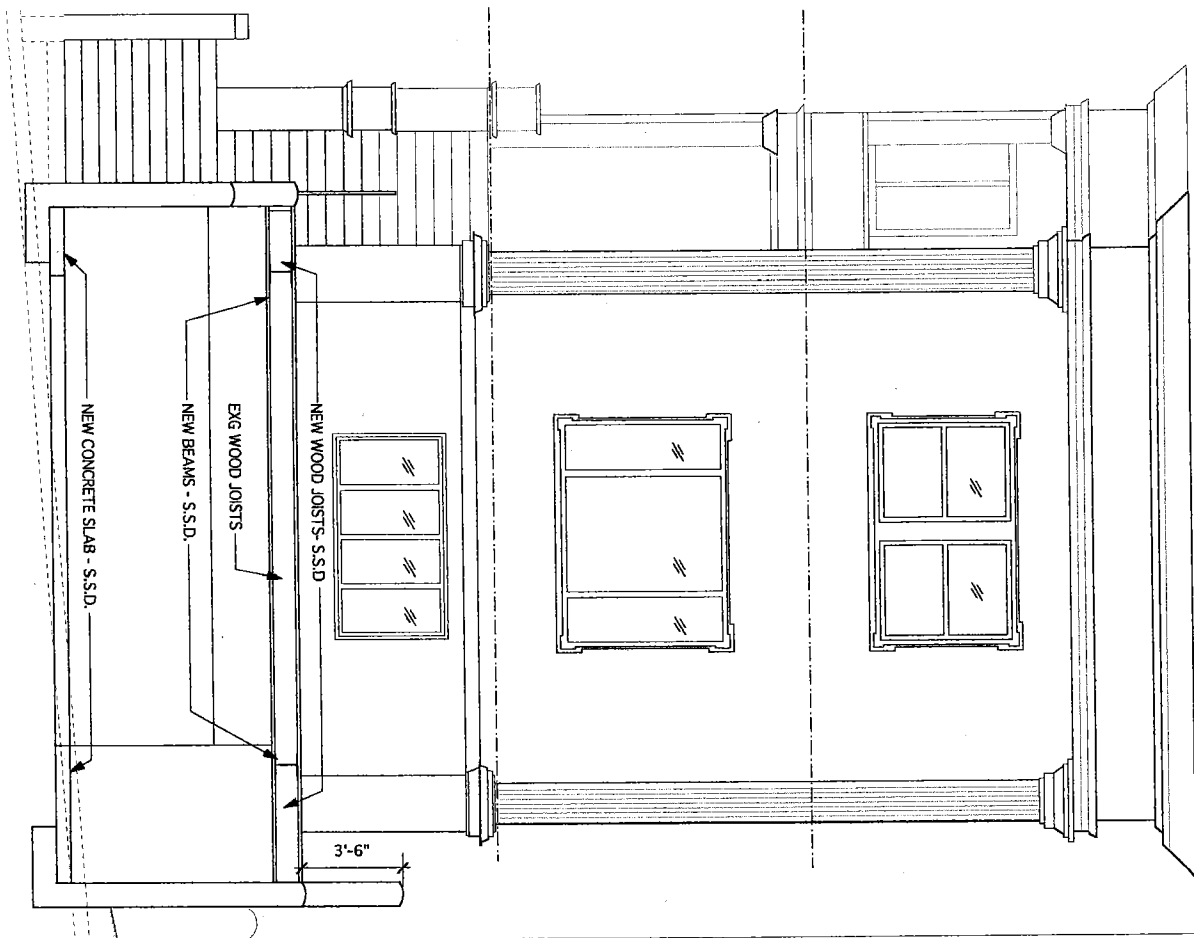
2 EXG EAST ELEVATION

1 NEW EAST ELEVATION



2 EXISTING SECTION @ GARAGE

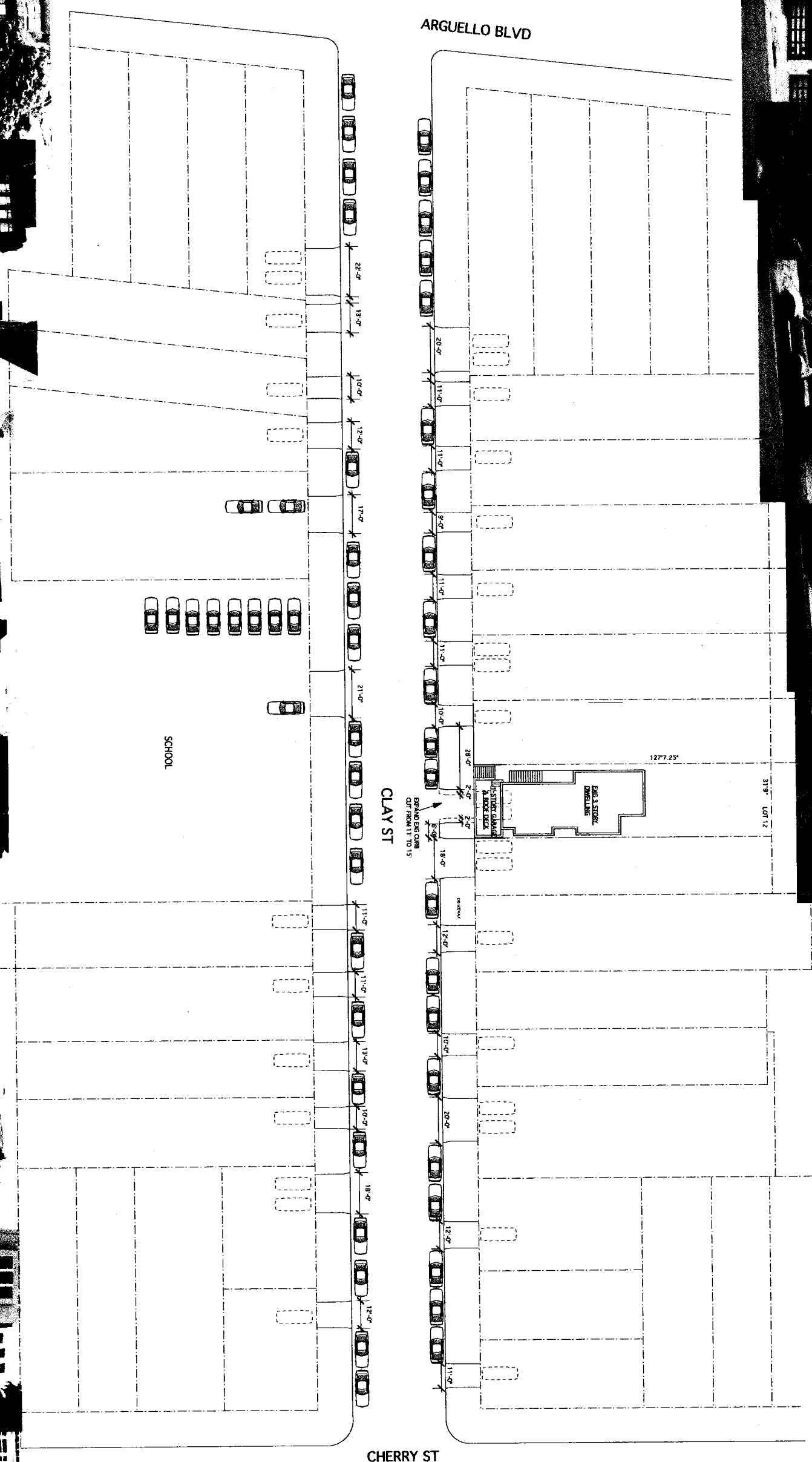
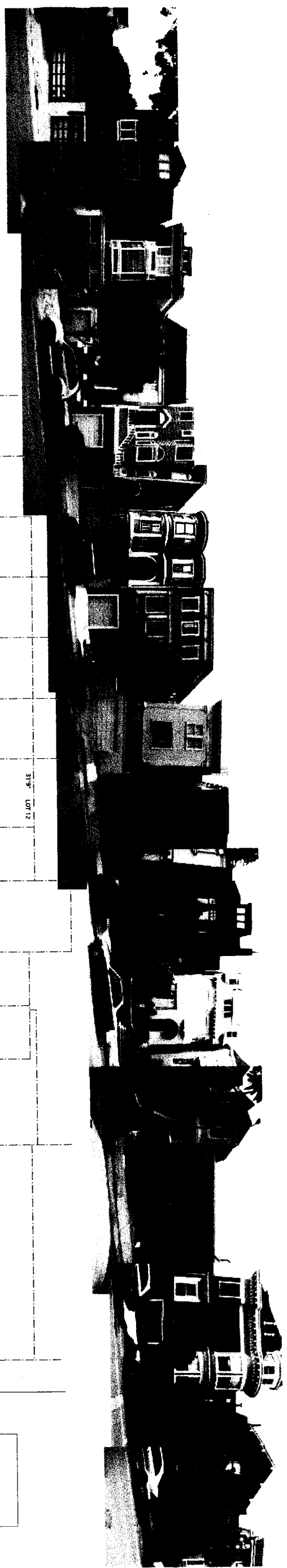
SCALE: 1/4" = 1'-0"



1 NEW SECTION @ GARAGE

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

<b>3.1</b> JULY 1 09	Section @ Garage Scale: 1/4" = 1'-0"	<b>McCormack Residence</b> 3948 Clay Street San Francisco, Ca 94118	<b>Michael Connell, Architect</b> 590 York St., Suite 3 San Francisco, Ca 94110 415.863.5410	DRAWN: KL/MC
-------------------------	---	---	---	--------------



ARGUELLO BLVD

CLAY ST

CHERRY ST

SCHOOL

319' LOT 12

1277.25'

28'-0"

2'-0"

2'-0"

18'-0"

2'-0"

11'-0"

11'-0"

11'-0"

11'-0"

11'-0"

11'-0"

11'-0"

11'-0"

11'-0"

11'-0"

11'-0"

11'-0"

11'-0"

11'-0"

11'-0"

11'-0"

11'-0"

11'-0"

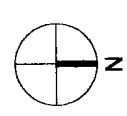
11'-0"

11'-0"

11'-0"

11'-0"

0.2  
May 5 10

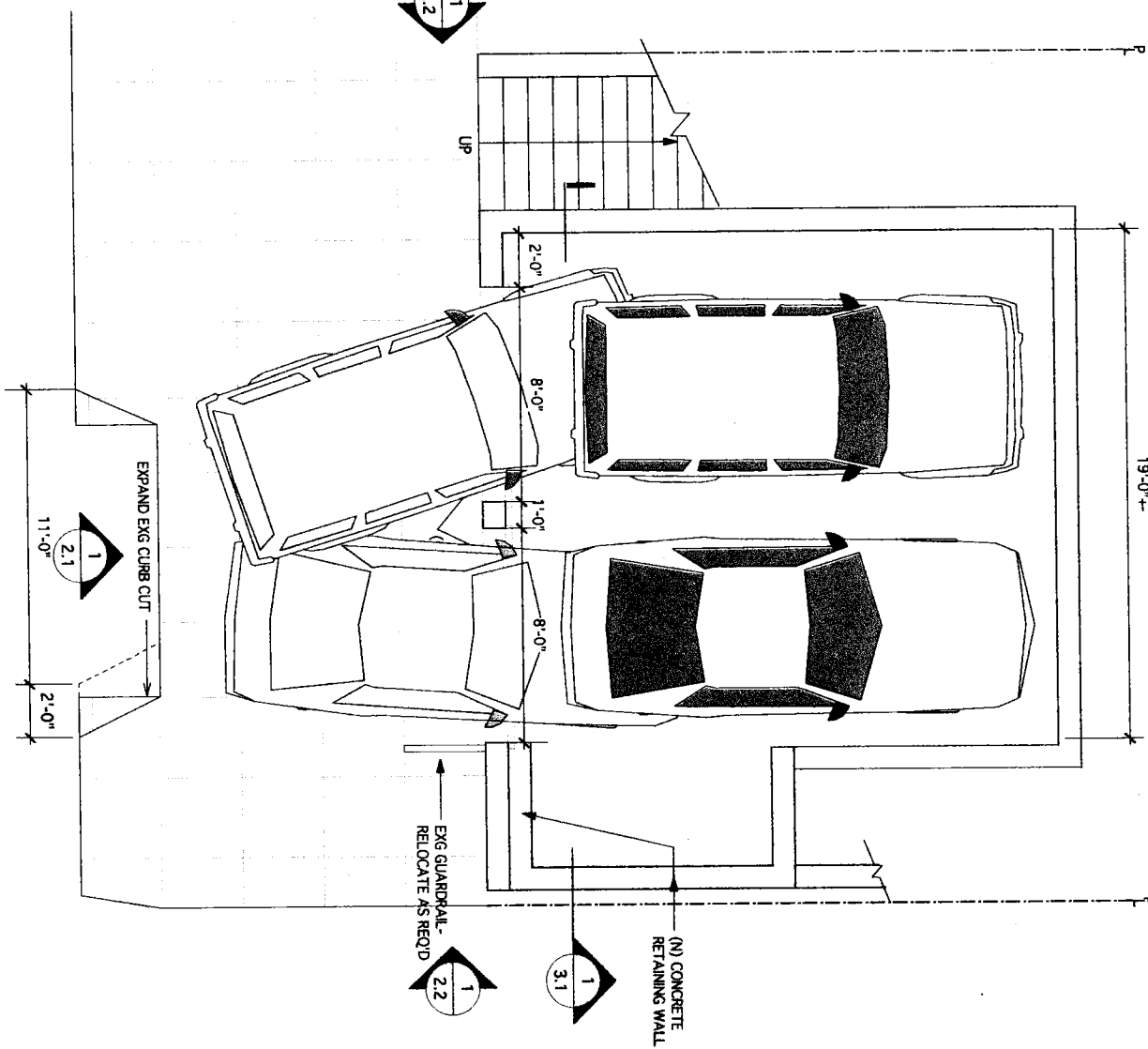
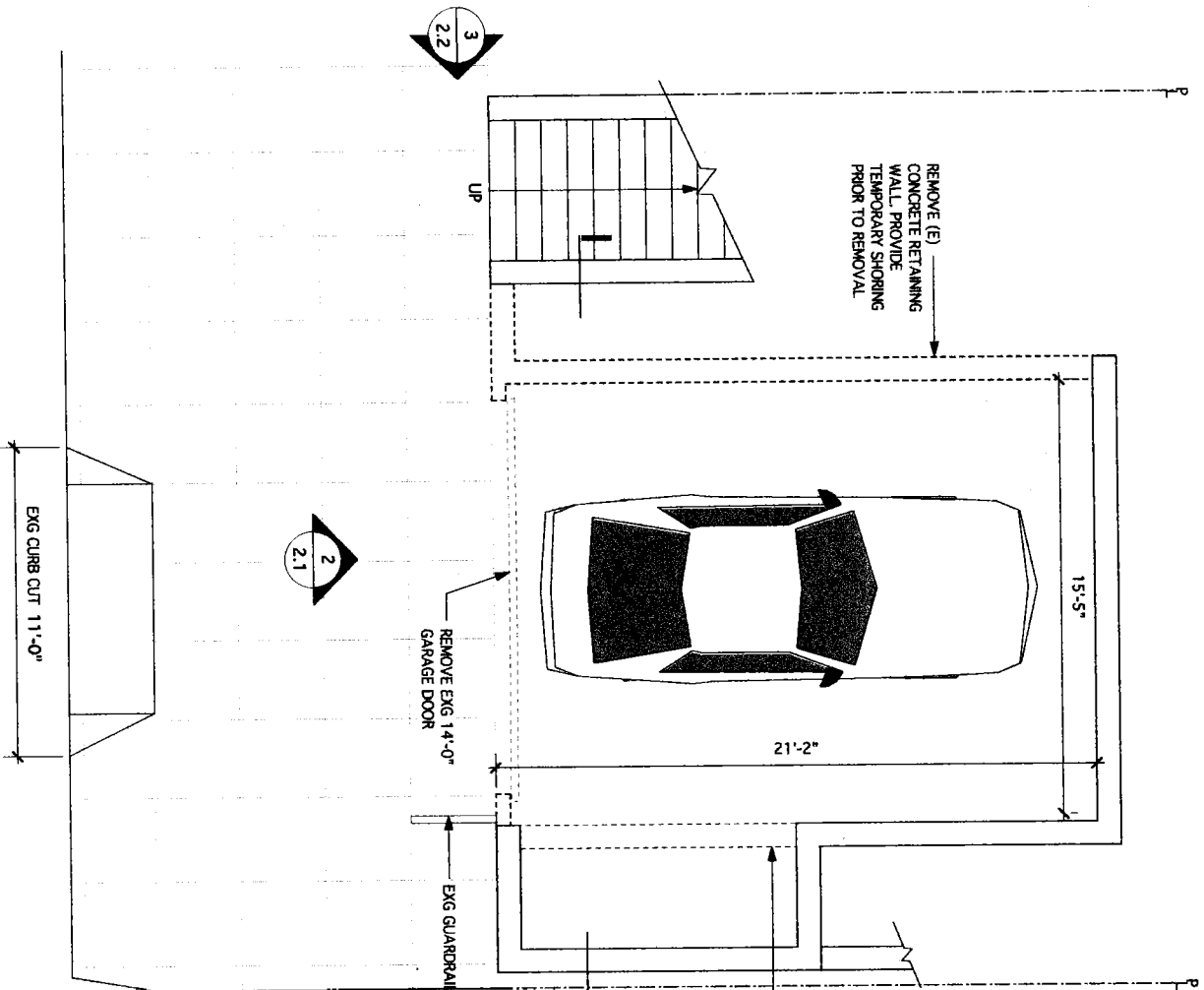


Scale: 1" = 20'

Block Plan & Photo Montage

McCormack Residence  
3948 Clay Street  
San Francisco, Ca 94118

**KEY TO PLAN 1.1pd (planning dept):**  
 EXPAND EXG GARAGE FROM 15'6" WIDE TO 19'-0" WIDE. REPLACE EXG 14' GARAGE DOOR W/ TWO 8" WIDE DOORS & WIDEN CURB CUT FROM 11' TO 13'. (PLANS AS REVISED BY PLANNING DEPT IN NOVEMBER 2009 AND APPROVED FEBRUARY 2010.)



2 EXISTING GARAGE PLAN

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

1 NEW GARAGE PLAN

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

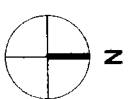
DRAWN: KL/MC

Michael Connell, Architect  
 590 York St., Suite 3  
 San Francisco, Ca 94110  
 415.863.5410

McCormack Residence  
 3948 Clay Street  
 San Francisco, Ca 94118

New & Exg Ground Floor Plans

Scale: 1/4" = 1'-0"



1.1pd  
 Nov 15 09

June 14, 2010  
Shelley Caltagirone  
SF Planning Dept.  
1650 Mission St, Ste 400  
San Francisco, CA 94103

Re: Permit application # 2009.08.04.4133

Dear Ms. Caltagirone,

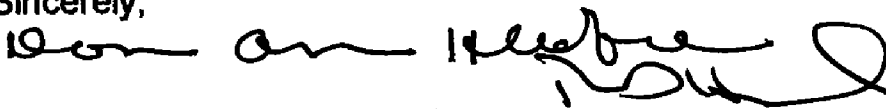
The residents of 3948 Clay have applied to the San Francisco Planning Commission to widen their garage by 3 feet 8 inches to accommodate a SUV and full size sedan. It is our understanding that their request to widen their curb cut from 11 feet to 15 feet. Violates the Prior Policies of the Planning Code and requires a variance to the Code. The existing garage was built in the late 70's and previous owners garaged two cars. The current residents are able to fit both of their vehicles in the existing garage space.

We are protesting this variance for enlarging the curb cut for the following reasons:

1. On the Arguello (west) side of the curb cut, a regular sized parking space would be lost (see attached photo).
2. On the Cherry (east) side of the curb cut the 7 foot parking space would be lost for a Smart Car, motorcycle or a Mini-Cooper style auto. A neighbor with a Mini-Cooper has needed that spot on numerous occasions and we have observed a Smart Car utilize this space (see attached photo).
3. If this variance is granted, we fear that a precedent for others (i.e. current houses in construction) to expand their driveway cuts beyond Code limits.
4. We do not object to their expanding their garage; simply the cutting back of the curb. In our case, we have a small driveway, but we simply "turn" our cars upon entering and both our medium size car and our neighbor's large SUV fit perfectly fine side by side.

In addition to attached photos, we have signed letters from eight residents of our street also objecting to the variance being granted for the driveway cut expansion.

Sincerely,



Donna Ames & Robert Heldfond

3936 Clay Street,  
San Francisco, CA 94118  
PH: (415) 752-8773  
Email: donna@donnaames.com



parking spot 001.jpg



parking spot 002.jpg



Image 2 of 3 < previous || next >

Download Play Close

parking spot 003.jpg

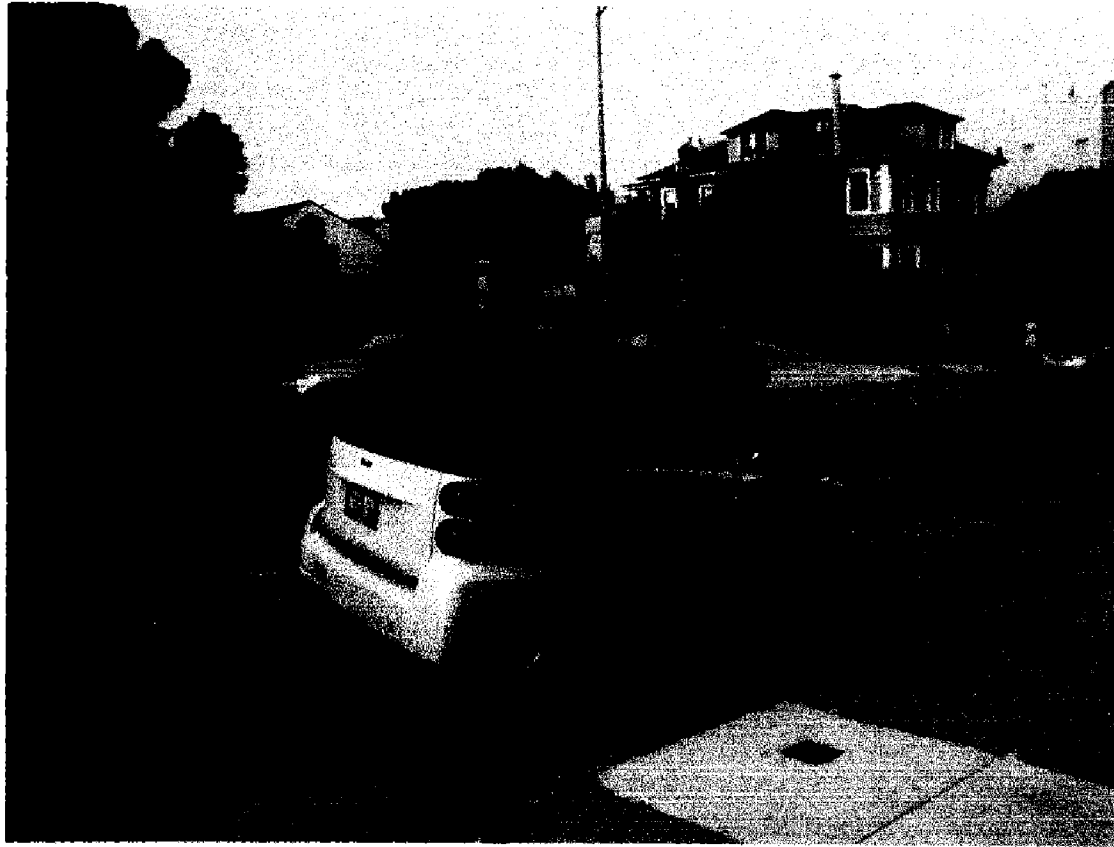
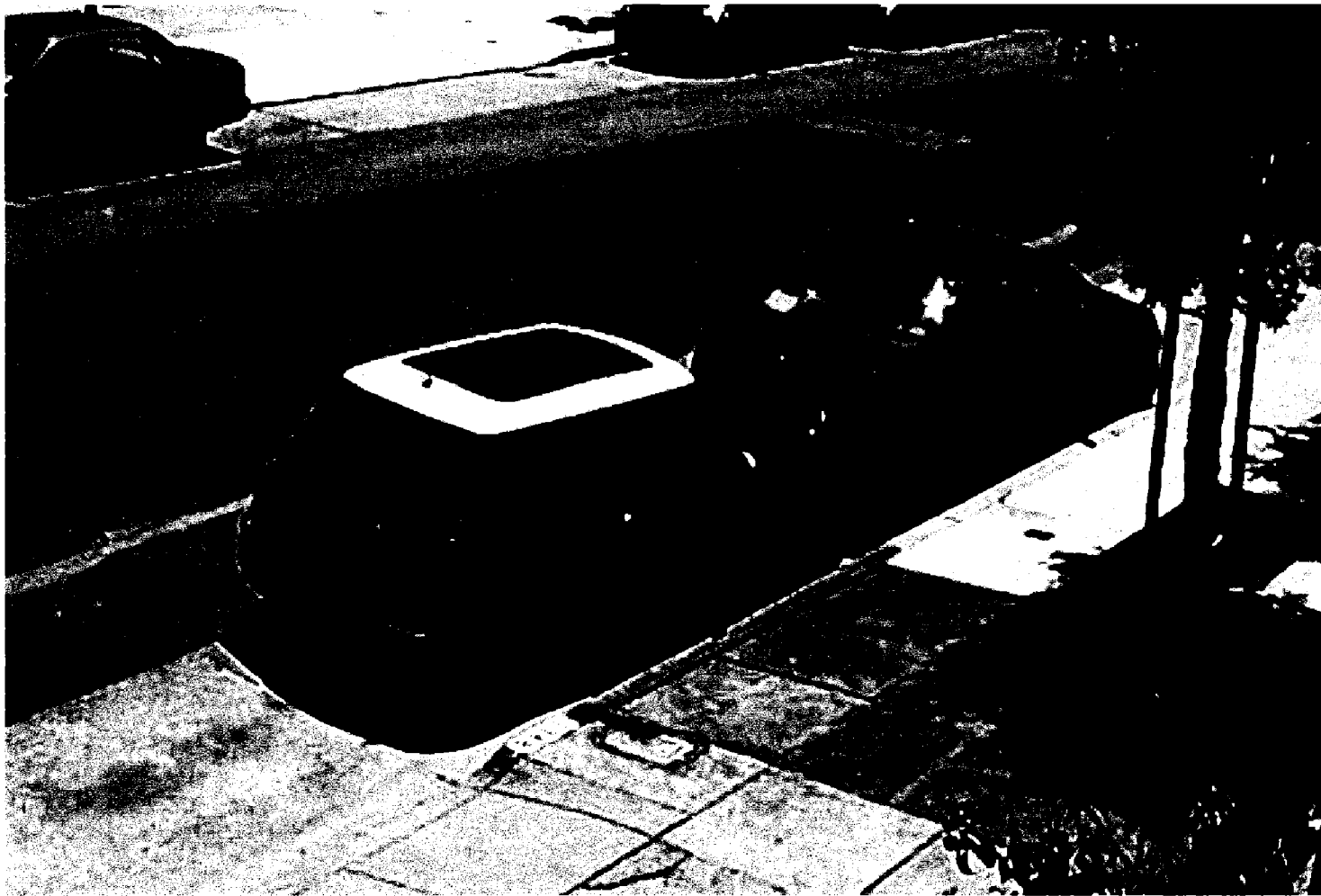


Image 3 of 3 < previous || next >

Download Play Close



June 1, 2010

Dear Neighbor,

You may have noticed that the residents of 3948 Clay have applied to the San Francisco Planning Commission to widen their garage by 3 feet 8 inches to accommodate a SUV and Full Size Sedan.

In addition their request to widen their curb cut from 11 feet to 15 feet violates the Priority Policies of the Planning Code and requires a variance from the Code.

The existing garage was built in the late 70's and previous owners garaged two regular size cars.

We are protesting this variance for enlarging the curb cut for the following reasons.

1. On the Arguello side of the curb cut, a regular sized parking space would be lost.
2. On the Cherry side of the curb cut the 7 foot parking space would be lost for a Smart Car or a Motorcycle and a Mini with an overhang which happens. A neighbor with a Mini has needed that spot occasionally.
3. If this variance is granted a precedent for others (i.e. Current houses in construction) to expand their driveways beyond Code limits.

Please help to maintain our Parking Code Standards and protect the available parking.

If you agree to join with other neighbors and request the Planning Commissioners to deny this variance, please sign this letter and return it in the self addressed, stamped envelope or drop it in our mailbox.

Sincerely,

Donna Ames & Robert Heldfond

3936 Clay Street, PH: 752-8773

Name: John Fisher / Judy Fisher

Address: 3979 Clay St, S.F.

June 1, 2010

Dear Neighbor,

You may have noticed that the residents of 3948 Clay have applied to the San Francisco Planning Commission to widen their garage by 3 feet 8 inches to accommodate a SUV and Full Size Sedan.

In addition, ~~they~~ request to widen their curb cut from 11 feet to 15 feet. violates the Priority Policies of the Planning Code and requires a variance from the Code.

The existing garage was built in the late 70's and previous owners garaged two regular size cars.

We are protesting this variance for enlarging the curb cut for the following reasons.

1. On the Arguello side of the curb cut, a regular sized parking space would be lost.  
(west)
2. On the Cherry side of the curb cut the 7 foot parking space would be lost for a Smart Car or a Motorcycle and a Mini with an overhang which happens. A neighbor with a Mini has needed that spot occasionally.  
(east)
3. If this variance is granted a precedent for others (i.e. Current houses in construction) to expand their driveways beyond Code limits.

Please help to maintain our Parking Code Standards and protect the available parking.

If you agree to join with other neighbors and request the Planning Commissioners to deny this variance, please sign this letter and return it in the self addressed, stamped envelope or drop it in our mailbox.

Sincerely,

Donna Ames & Robert Heldfond

3936 Clay Street, PH: 752-8773

Name: Hope Burnam (Hope Burnam)

Address: 3999 Clay Street

June 1, 2010

Dear Neighbor,

You may have noticed that the residents of 3948 Clay have applied to the San Francisco Planning Commission to widen their garage by 3 feet 8 inches to accommodate a SUV and Full Size Sedan.

In addition their request to widen their curb cut from 11 feet to 15 feet violates the Priority Policies of the Planning Code and requires a variance from the Code.

The existing garage was built in the late 70's and previous owners garaged two regular size cars.

We are protesting this variance for enlarging the curb cut for the following reasons.

1. On the Arguello side of the curb cut, a regular sized parking space would be lost.
2. On the Cherry side of the curb cut the 7 foot parking space would be lost for a Smart Car or a Motorcycle and a Mini with an overhang which happens. A neighbor with a Mini has needed that spot occasionally.
3. If this variance is granted a precedent for others (i.e. Current houses in construction) to expand their driveways beyond Code limits.

Please help to maintain our Parking Code Standards and protect the available parking.

If you agree to join with other neighbors and request the Planning Commissioners to deny this variance, please sign this letter and return it in the self addressed, stamped envelope or drop it in our mailbox.

Sincerely,

Donna Ames & Robert Heldfond

3936 Clay Street, PH: 752-8773

Name: EVELYN WORNER

Address: 3980 CLAY ST.

June 1, 2010

Dear Neighbor,

You may have noticed that the residents of 3948 Clay have applied to the San Francisco Planning Commission to widen their garage by 3 feet 8 inches to accommodate a SUV and Full Size Sedan.

In addition their request to widen their curb cut from 11 feet to 15 feet violates the Priority Policies of the Planning Code and requires a variance from the Code.

The existing garage was built in the late 70's and previous owners garaged two regular size cars.

We are protesting this variance for enlarging the curb cut for the following reasons.

1. On the Arguello side of the curb cut, a regular sized parking space would be lost.
2. On the Cherry side of the curb cut the 7 foot parking space would be lost for a Smart Car or a Motorcycle and a Mini with an overhang which happens. A neighbor with a Mini has needed that spot occasionally.
3. If this variance is granted a precedent for others (i.e. Current houses in construction) to expand their driveways beyond Code limits.

Please help to maintain our Parking Code Standards and protect the available parking.

If you agree to join with other neighbors and request the Planning Commissioners to deny this variance, please sign this letter and return it in the self addressed, stamped envelope or drop it in our mailbox.

Sincerely,

Donna Ames & Robert Heldfond

3936 Clay Street, PH: 752-8773

Name: Timothy

Address: 3916 Clay St SF. Ca 94118

June 1, 2010

Dear Neighbor,

You may have noticed that the residents of 3948 Clay have applied to the San Francisco Planning Commission to widen their garage by 3 feet 8 inches to accommodate a SUV and Full Size Sedan.

In addition their request to widen their curb cut from 11 feet to 15 feet. violates the Priority Policies of the Planning Code and requires a variance from the Code.

The existing garage was built in the late 70's and previous owners garaged two regular size cars.

We are protesting this variance for enlarging the curb cut for the following reasons.

1. On the Arguello side of the curb cut, a regular sized parking space would be lost.
2. On the Cherry side of the curb cut the 7 foot parking space would be lost for a Smart Car or a Motorcycle and a Mini with an overhang which happens. A neighbor with a Mini has needed that spot occasionally.
3. If this variance is granted a precedent for others (i.e. Current houses in construction) to expand their driveways beyond Code limits.

Please help to maintain our Parking Code Standards and protect the available parking.

If you agree to join with other neighbors and request the Planning Commissioners to deny this variance, please sign this letter and return it in the self addressed, stamped envelope or drop it in our mailbox.

Sincerely,

Donna Ames & Robert Heldfond

3936 Clay Street, PH: 752-8773

Name: Robert An. Heldfond  
Donna Ames

Address: 3936 CLAY ST.



June 1, 2010

Dear Neighbor,

You may have noticed that the residents of 3948 Clay have applied to the San Francisco Planning Commission to widen their garage by 3 feet 8 inches to accommodate a SUV and Full Size Sedan.

In addition their request to widen their curb cut from 11 feet to 15 feet violates the Priority Policies of the Planning Code and requires a variance from the Code.

The existing garage was built in the late 70's and previous owners garaged two regular size cars.

We are protesting this variance for enlarging the curb cut for the following reasons.

1. On the Arguello side of the curb cut, a regular sized parking space would be lost.
2. On the Cherry side of the curb cut the 7 foot parking space would be lost for a Smart Car or a Motorcycle and a Mini with an overhang which happens. A neighbor with a Mini has needed that spot occasionally.
3. If this variance is granted a precedent for others (i.e. Current houses in construction) to expand their driveways beyond Code limits.

Please help to maintain our Parking Code Standards and protect the available parking.

If you agree to join with other neighbors and request the Planning Commissioners to deny this variance, please sign this letter and return it in the self addressed, stamped envelope or drop it in our mailbox.

Sincerely,

Donna Ames & Robert Heldfond

3936 Clay Street, PH: 752-8773

Name: Thomas A McElroy

Address: 3921 CLAY Street

June 1, 2010

Dear Neighbor,

You may have noticed that the residents of 3948 Clay have applied to the San Francisco Planning Commission to widen their garage by 3 feet 8 inches to accommodate a SUV and Full Size Sedan.

In addition their request to widen their curb cut from 11 feet to 15 feet violates the Priority Policies of the Planning Code and requires a variance from the Code.

The existing garage was built in the late 70's and previous owners garaged two regular size cars.

We are protesting this variance for enlarging the curb cut for the following reasons.

1. On the Arguello side of the curb cut, a regular sized parking space would be lost.
2. On the Cherry side of the curb cut the 7 foot parking space would be lost for a Smart Car or a Motorcycle and a Mini with an overhang which happens. A neighbor with a Mini has needed that spot occasionally.
3. If this variance is granted a precedent for others (i.e. Current houses in construction) to expand their driveways beyond Code limits.

Please help to maintain our Parking Code Standards and protect the available parking.

If you agree to join with other neighbors and request the Planning Commissioners to deny this variance, please sign this letter and return it in the self addressed, stamped envelope or drop it in our mailbox.

Sincerely,

Donna Ames & Robert Heldfond

3936 Clay Street, PH: 752-8773

Name: YES - ARGUMENTS

Address: \_\_\_\_\_

June 1, 2010

Dear Neighbor,

You may have noticed that the residents of 3948 Clay have applied to the San Francisco Planning Commission to widen their garage by 3 feet 8 inches to accomodate a SUV and Full Size Sedan.

In addition their request to widen their curb cut from 11 feet to 15 feet. violates the Priority Policies of the Planning Code and requires a variance from the Code.

The existing garage was built in the late 70's and previous owners garaged two regular size cars.

We are protesting this variance for enlarging the curb cut for the following reasons.

1. On the Arguello side of the curb cut, a regular sized parking space would be lost.
2. On the Cherry side of the curb cut the 7 foot parking space would be lost for a Smart Car or a Motorcycle and a Mini with an overhang which happens. A neighbor with a Mini has needed that spot occassionally.
3. If this variance is granted a precedent for others (i.e. Current houses in construction) to expand their driveways beyond Code limits.

Please help to maintain our Parking Code Standards and protect the available parking.

If you agree to join with other neighbors and request the Planning Commissioners to deny this variance, please sign this letter and return it in the self addressed, stamped envelope or drop it in our mailbox.

Sincerely,

Donna Ames & Robert Heldfond

3936 Clay Street, PH: 752-8773

Name: \_\_\_\_\_

*Agree Anonymous*

Address: \_\_\_\_\_