



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: NOVEMBER 6, 2014

Date: October 30, 2014
Case No.: **2013.0423DV**
Project Address: **520 EL CAMINO DEL MAR**
Permit Application: 2013.04.11.4257
Zoning: RH-1(D) [Residential House, One-Family (Detached)]
40-X Height and Bulk District
Block/Lot: 1308/013
Project Sponsor: Craig Doty
Whiteside Management
2 Henry Adams Street, Suite M-3
San Francisco, CA 94103
Staff Contact: Glenn Cabreros, 415-558-6169
glenn.cabreros@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes to lift the existing single-family residence two feet to create habitable space at the existing basement level and to create an additional level below the basement to include a three-car garage. The project includes a rear horizontal addition and façade alterations. The existing driveway entry along El Camino del Mar is proposed to be closed, and vehicular access to the proposed garage would be provided via the shared driveway easement at the rear of the subject building. A request for side and rear yard variances for the project (Case No. 2013.0423V) was heard by the Zoning Administrator on May, 27, 2014. A variance decision is pending.

SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of El Camino del Mar, between Sea Cliff Avenue and 27th Avenue. The project site contains a two-story-over-basement, detached, single-family residence constructed in 1926 in the Sea Cliff neighborhood.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Both adjacent properties are two-story, single-family residences. Unlike the subject property, which has vehicular access from El Camino del Mar, the two adjacent properties have vehicular access to their garages via a private driveway easement that bisects the midblock open space of the subject block.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	June 9, 2014 – July 9, 2014	July 9, 2014	November 6, 2014	121 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 27, 2014	October 27, 2014	10 days
Mailed Notice	10 days	October 27, 2014	October 27, 2014	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	--	1 (DR requestor)	--
Other neighbors on the block or directly across the street	--	--	--
Neighborhood groups	--	--	--

DR REQUESTOR

Maria Canizales, owner of 530 El Camino del Mar, located adjacent and west of the project.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated July 9, 2014

ENVIRONMENTAL REVIEW

On March 25, 2014 and per Case No. 2013.0423E, 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).

RESIDENTIAL DESIGN TEAM REVIEW (RDT)

The RDT did not find the DR requestor’s concerns or the project to be extraordinary or exceptional. The DR requestor’s issue regarding the depth of the proposed deck extension at the basement/ground floor level was found to be appropriate as the proposed deck extends minimally beyond the rear wall of the DR requestor’s residence and the deck provides side setbacks.

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.

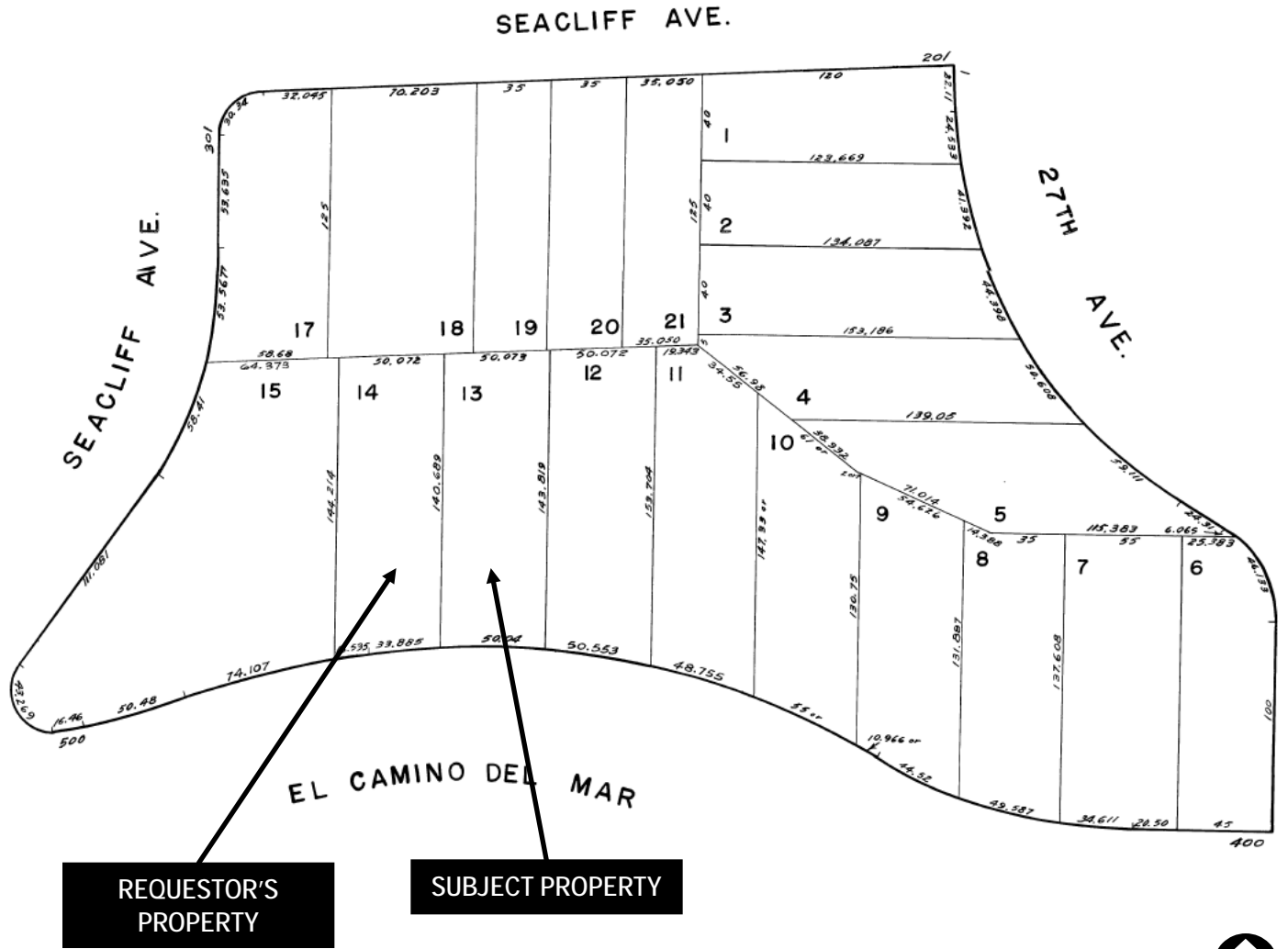
RECOMMENDATION: Do not take DR and approve project as proposed

Attachments:

Parcel Map
Sanborn Map
Zoning Map
Aerial Photographs
Section 311 Notice
DR Application
Reduced Plans

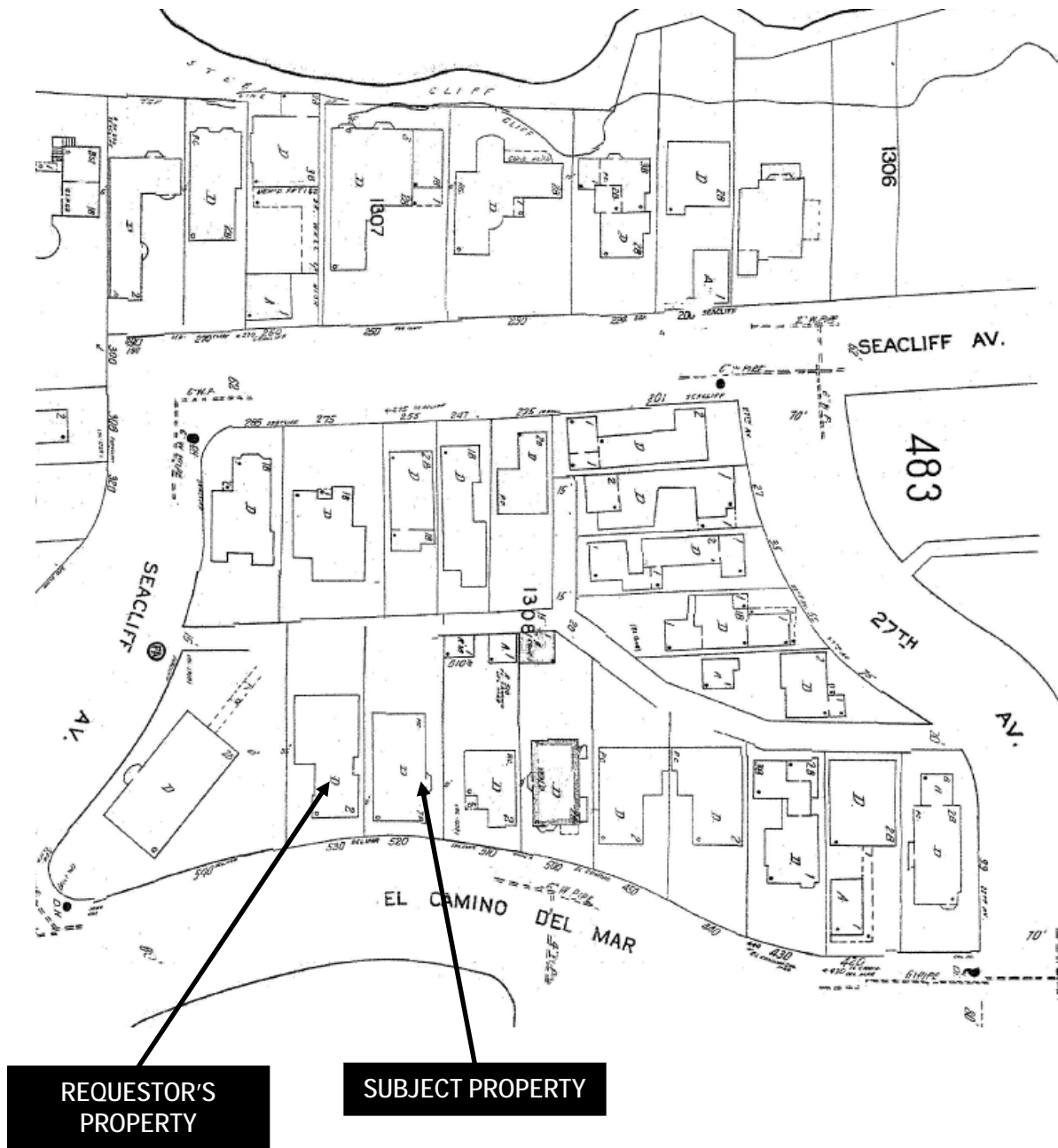
GC: G:\Documents\2013\DR\2013.0423D - 520 El Camino del Mar\2013.0423D - 520 El Camino del Mar - Abbreviated Analysis.doc

Parcel Map



Discretionary Review Hearing
 Case Number 2013.0423D
 520 El Camino del Mar
 Hearing date: November 6, 2014

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 2013.0423D
520 El Camino del Mar
Hearing date: November 6, 2014

Zoning Map

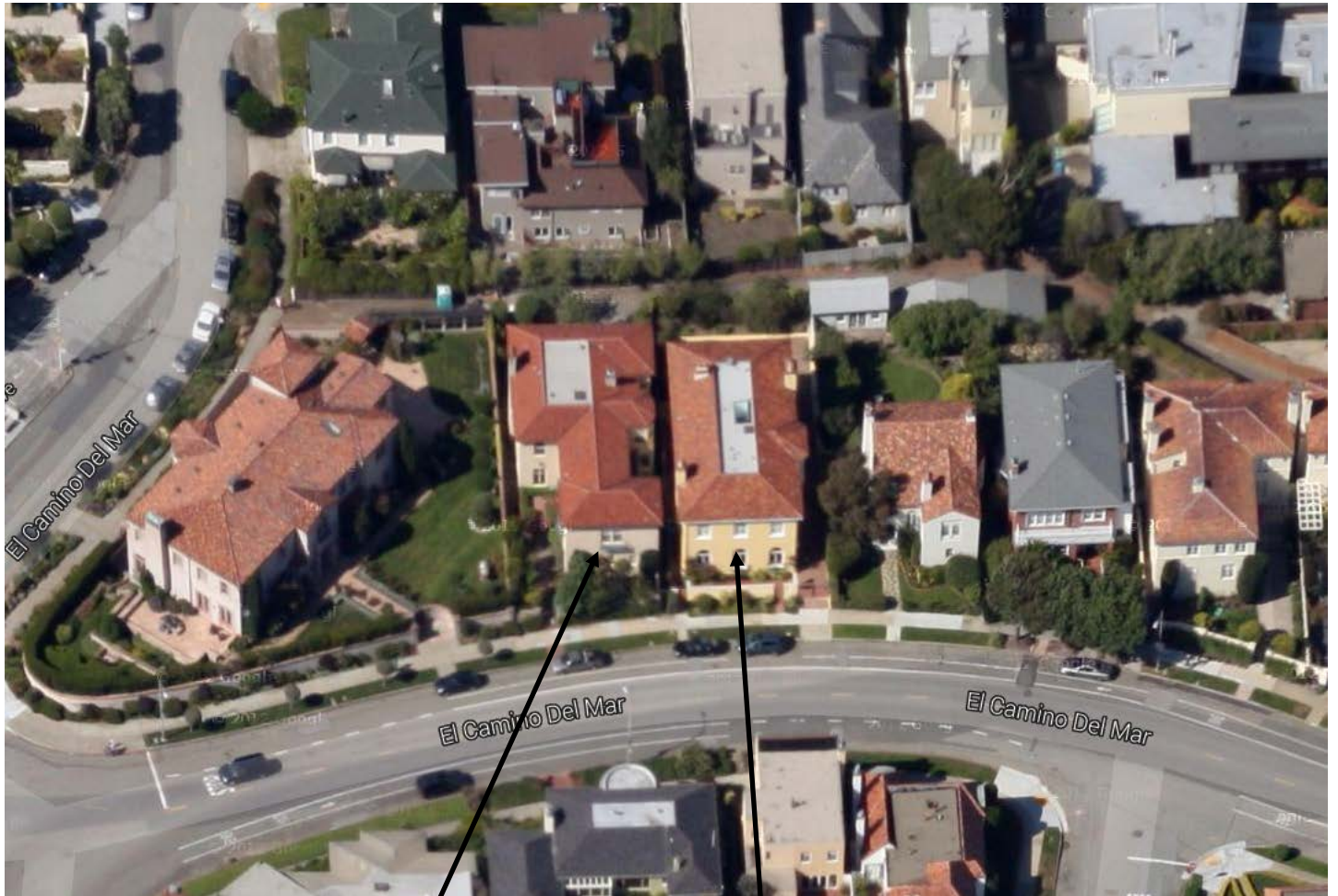


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2013.0423D
520 El Camino del Mar
Hearing date: November 6, 2014

Aerial Photo 1 – Block Face



REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Aerial Photo 2 – Rear Facades



SUBJECT PROPERTY

REQUESTOR'S
PROPERTY





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **April 11, 2013**, the Applicant named below filed Building Permit Application No. **2013.04.11.4257** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	520 El Camino del Mar	Applicant:	Craig Doty, Whiteside Management
Cross Street(s):	28th Avenue / Sea Cliff Avenue	Address:	2 Henry Adams Street, Suite M3
Block/Lot No.:	1308/013	City, State:	San Francisco, CA 94103
Zoning District(s):	RH-1(D) / 40-X	Telephone:	(415) 450-8131

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may 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.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input checked="" type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single-Family Residence	No Change
Front Setback	10 feet	No Change
Side Setbacks	4 ft. @ west / 10 ft. @ east	No Change
Building Depth	69 feet	118 feet
Rear Yard	62 feet	15 feet
Building Height	32 feet to roof	34 feet
Number of Stories	2 over garage	3 over garage
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	3
PROJECT DESCRIPTION		
<p>The proposal is to lift the existing single-family residence 2 feet to create habitable space at the existing basement level and to create an additional level below the basement to include a 3-car garage. The project also includes a rear horizontal addition and façade alterations at all façades. The existing driveway entry along El Camino del Mar is proposed to be closed, and vehicular access to the proposed garage would be accessed via the shared driveway easement at the rear of the subject building.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

Planner: Glenn Cabreros
 Telephone: (415) 558-6169
 E-mail: glenn.cabreros@sfgov.org

Notice Date: **6/09/2014**
 Expiration Date: **7/09/2014**

中文詢問請電: **(415) 575-9010**

Para información en Español llamar al: **(415) 575-9010**

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

13.0423D

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME
Maria Canizales

DR APPLICANT'S ADDRESS:
530 El Camino Del Mar

ZIP CODE:
94121

TELEPHONE:
(510) 594-9322

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:
Walther Lovato

ADDRESS:
520 El Camino Del Mar

ZIP CODE:
94121

TELEPHONE:
()

CONTACT FOR DR APPLICATION:
Same as Above Law Office of Tracy Boxer Zill

ADDRESS:
1268 Lombard, Suite Three

ZIP CODE:
94109

TELEPHONE:
(415) 601-8401

E-MAIL ADDRESS:
trzill@gmail.com

2. Location and Classification

STREET ADDRESS OF PROJECT:
520 El Camino Del Mar

ZIP CODE:
94121

CROSS STREETS:
28th Avenue/ Sea Cliff Avenue

ASSESSORS BLOCK/LOT:
1308 / 013

LOT DIMENSIONS:
approx 50 x
144

LOT AREA (SQ FT):
6,926

ZONING DISTRICT:
RH-1(D)

HEIGHT/BULK DISTRICT:
40-X

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard
Single Family Residence

Present or Previous Use:
Single Family Residence

Proposed Use: _____
2013.04.11.4257

Building Permit Application No. _____

Date Filed: April 11, 2013

4. Actions Prior to a Discretionary Review Request

13.0423D

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

We have met with the Lovatos several times, and they are willing to modify the Project to accommodate our neighbors, but are unwilling to modify their ground floor rear addition to address our concerns.

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

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 or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

The Project is currently under consideration for a Variance, which would encroach into the side yard setback. The Project would unnecessarily extend the ground floor rear wall past the deck above.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. 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. The sheer size of the Project is out of context with the houses surrounding it and the block pattern.
 2. The building scale is not compatible with surrounding buildings.
 3. The ground floor rear extension will not align with adjacent neighbors
-
-
-

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 #1?

We want to stress that we have no problem with the below grade extension into the rear yard and the planned garden above. However, the 13-14 foot ground floor extension is excessive and awkward. If this extension were modified to align with the deck above (i.e. pulled back) we would could live with it

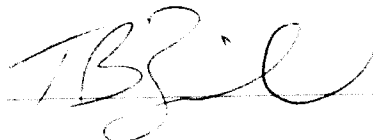
13.0423D

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: _____

7/8/14

Print name, and indicate whether owner, or authorized agent:

Tracy Boxer Zill Esq.

Owner / Authorized Agent (circle one)

13.0423D

July 8, 2014

City Planning Department
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

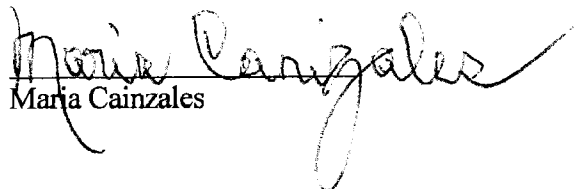
Re: Property Address: 530 El Camino Del Mar
Owner: Maria Canizales
Subject: Applications and Processing

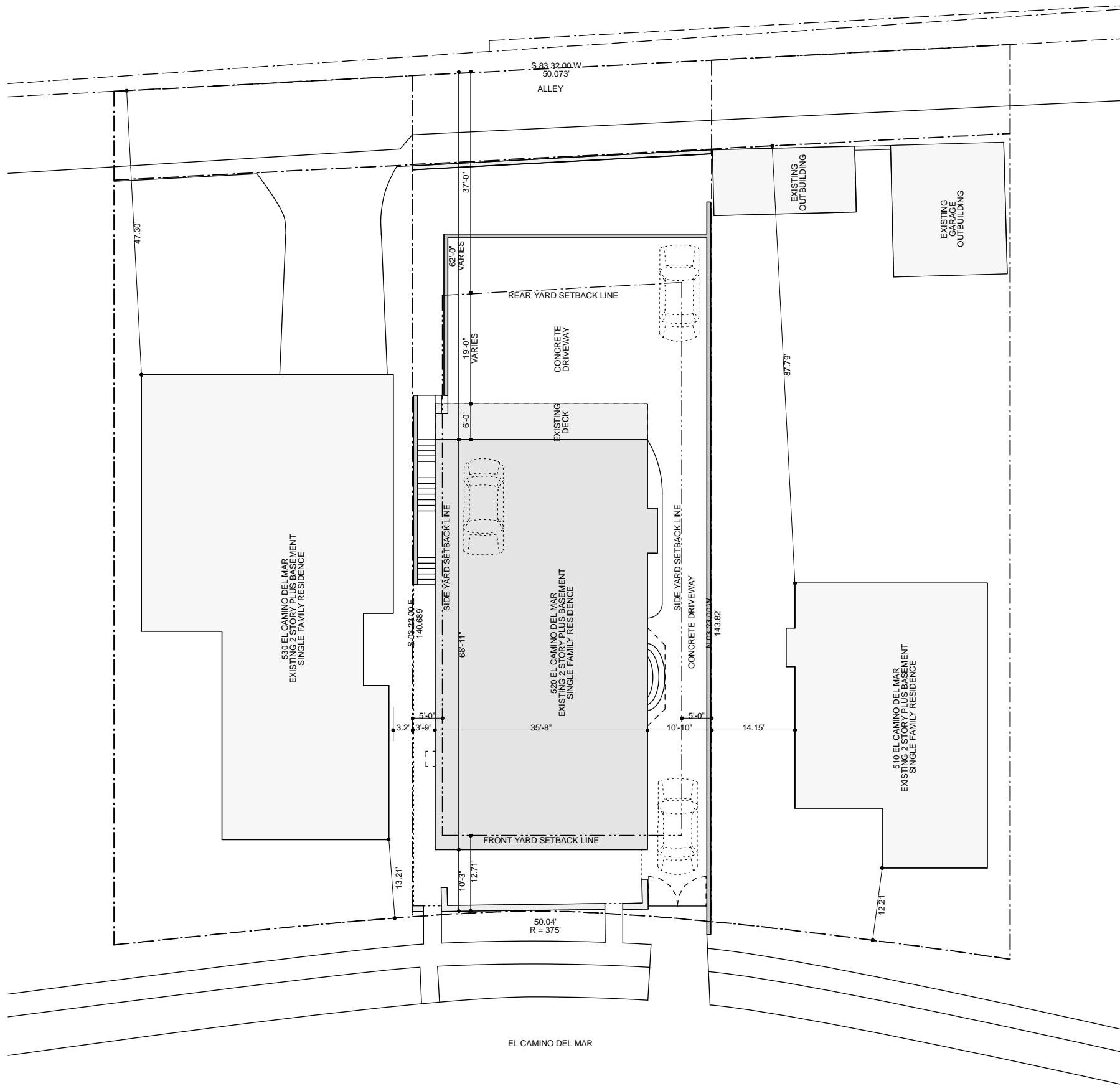
Dear Sir or Madam:

On behalf of Maria Canizales, this letter authorizes the Law Offices of Tracy Boxer Zill and its constituent attorneys to take all necessary action, including but not limited to the filing of a Request for Discretionary Review of a Project at 520 El Camino Del Mar.

Naturally, this authorization is revocable at the sole discretion of Maria Canizales

Very truly yours,


Maria Canizales



- LEGEND
- EXISTING NEIGHBORING CONSTRUCTION
 - EXISTING CONSTRUCTION TO BE DEMOLISHED
 - RENOVATED
 - EXISTING DECK

LOVATO RESIDENCE

520 El Camino Del Mar
San Francisco, California
94123

REED A. MORRISON
Architect

J. Sheridan Spence
New York, New York
10012

115 Pond Street
Oxnard, Massachusetts
02625
508 426-8579

SITE PLAN -
EXISTING

Date: 9/24/14 Scale: NTS

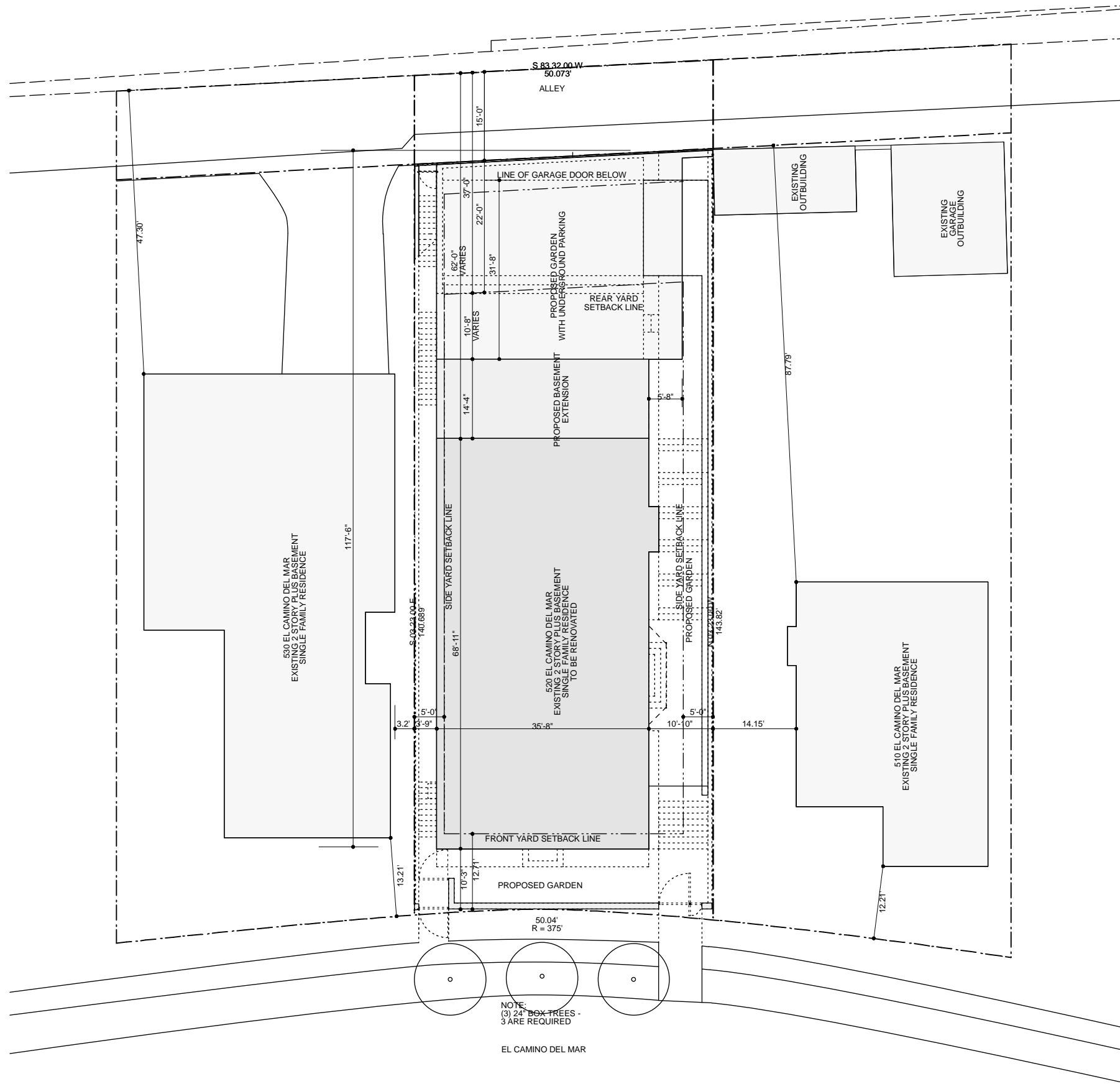
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SITE PLAN / EXISTING



- LEGEND
- EXISTING NEIGHBORING CONSTRUCTION
 - EXISTING CONSTRUCTION TO BE RENOVATED
 - EXISTING DECK

LOVATO RESIDENCE

520 El Camino Del Mar
San Francisco, California
94123

REED A. MORRISON
Architect

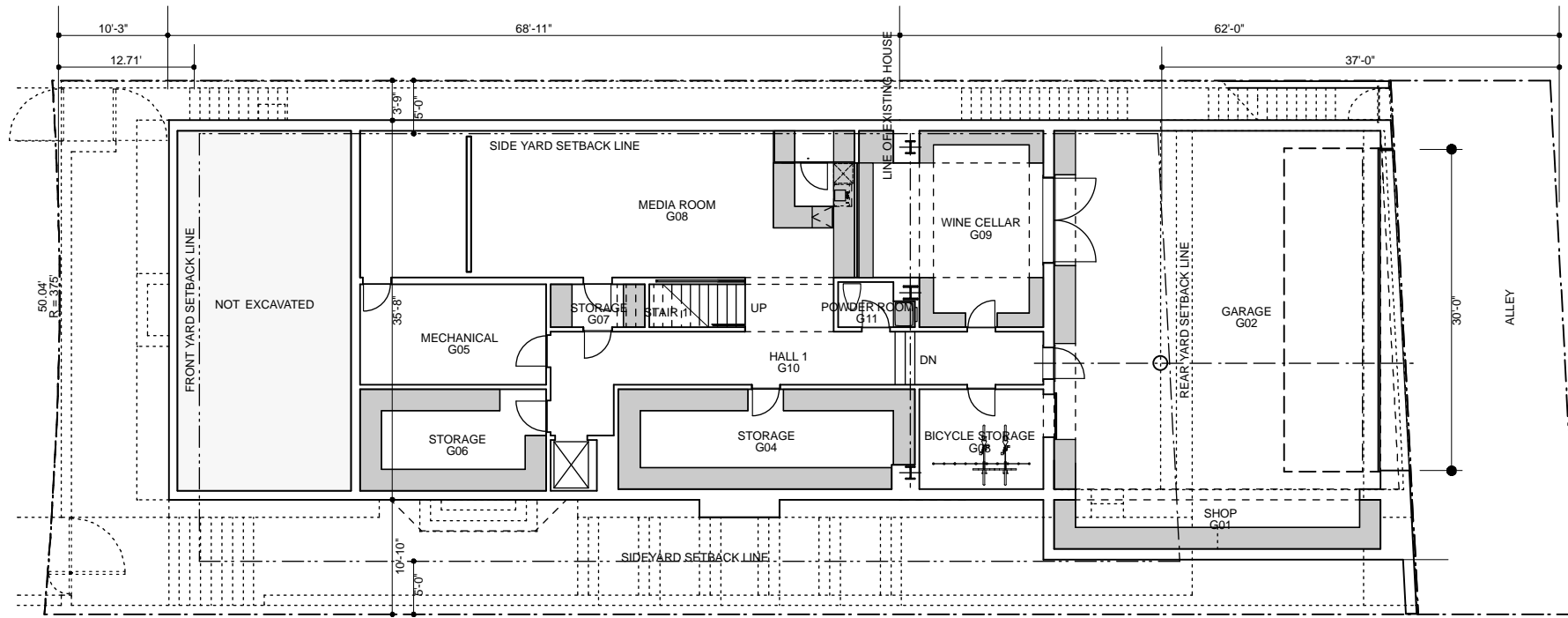
J. Shoridan Squere
New York, New York
10012
113 Pond Street
Oxnard, Massachusetts
02623
508-426-8579

SITE PLAN -
EXISTING / PROPOSED

Date: 9/24/14 Scale: NTS
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FT
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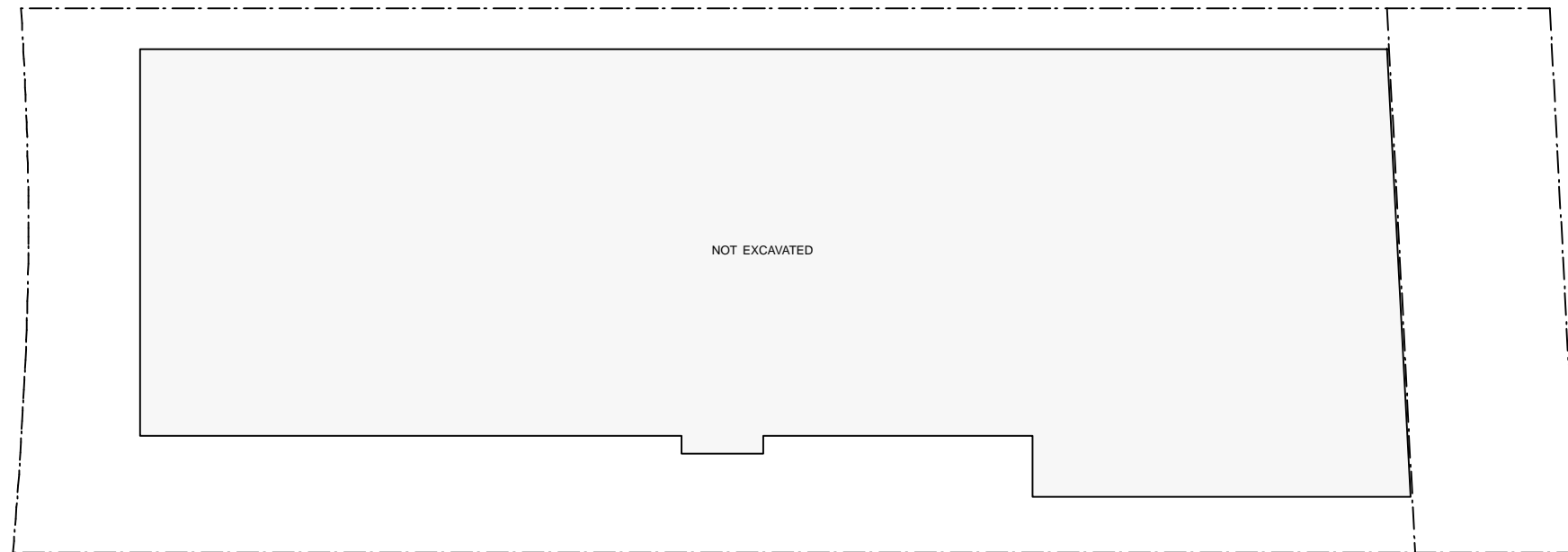
1

SITE PLAN / PROPOSED



2

NEW SUB-BASEMENT LEVEL
GARAGE FLOOR PLAN /
PROPOSED



1

SUB-BASEMENT LEVEL
NOT EXCAVATED /
EXISTING

LEGEND

- EXISTING CONSTRUCTION - TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED

NOTES

- A MAKE SUCH EXPLORATIONS AND PROBES AS ARE NECESSARY TO ASCERTAIN ANY PROTECTIVE MEASURES REQUIRED BEFORE PROCEEDING WITH DEMOLITION AND REMOVAL. LOCATE AND IDENTIFY EXISTING UTILITIES AND SERVICES WITHIN CONTRACT LIMITS. ARRANGE FOR DISCONNECTION, DISCONNECT AND SEAL OR CAP ALL UTILITIES AND SERVICES DESIGNATED TO BE OR RELOCATED BEFORE START OF WORK. GIVE PARTICULAR ATTENTION TO SHORING AND BRACING REQUIREMENTS SO AS TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION.
- B WHEN DEMOLITION IS COMPLETE, EXTERMINATE FOR RODENTS AND INSECTS AS REQUIRED.

LOVATO RESIDENCE

520 El Camino Del Mar
San Francisco, California
94125

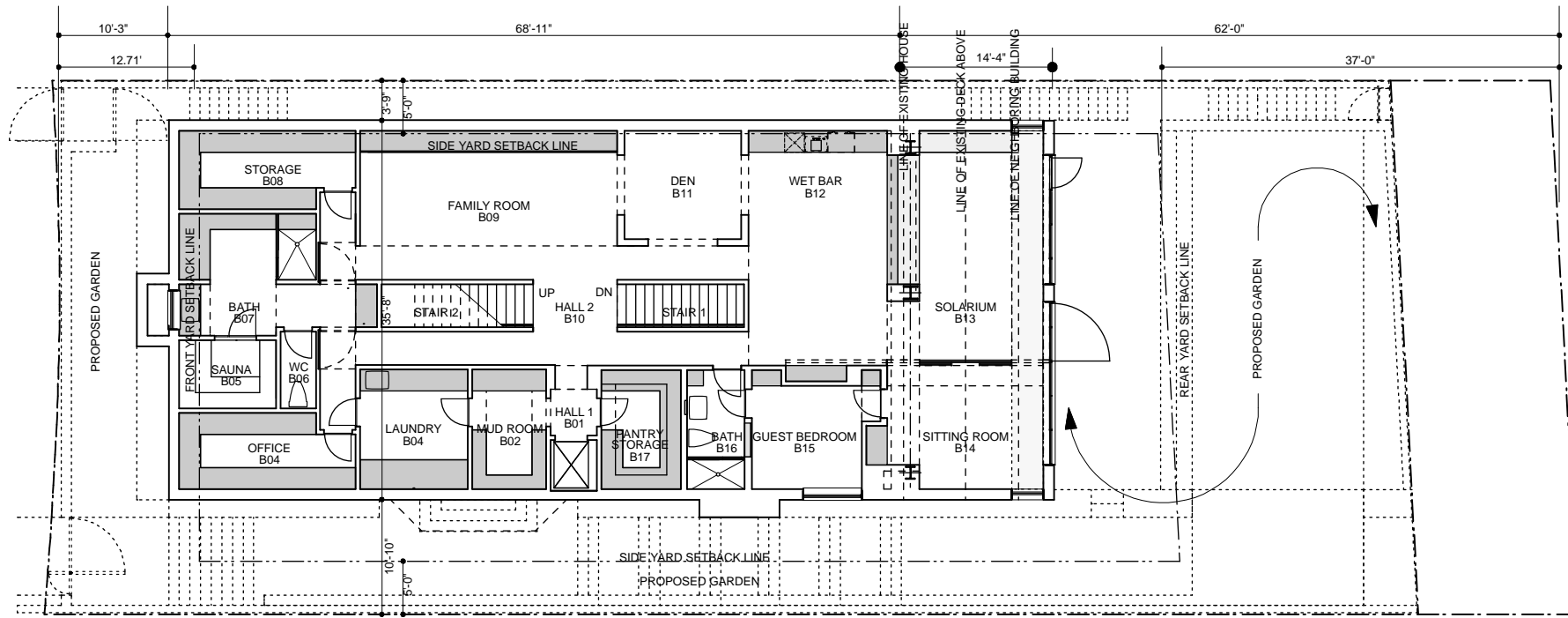
REED A. MORRISON
Architect

1 Sheridan Square
New York, New York
10014

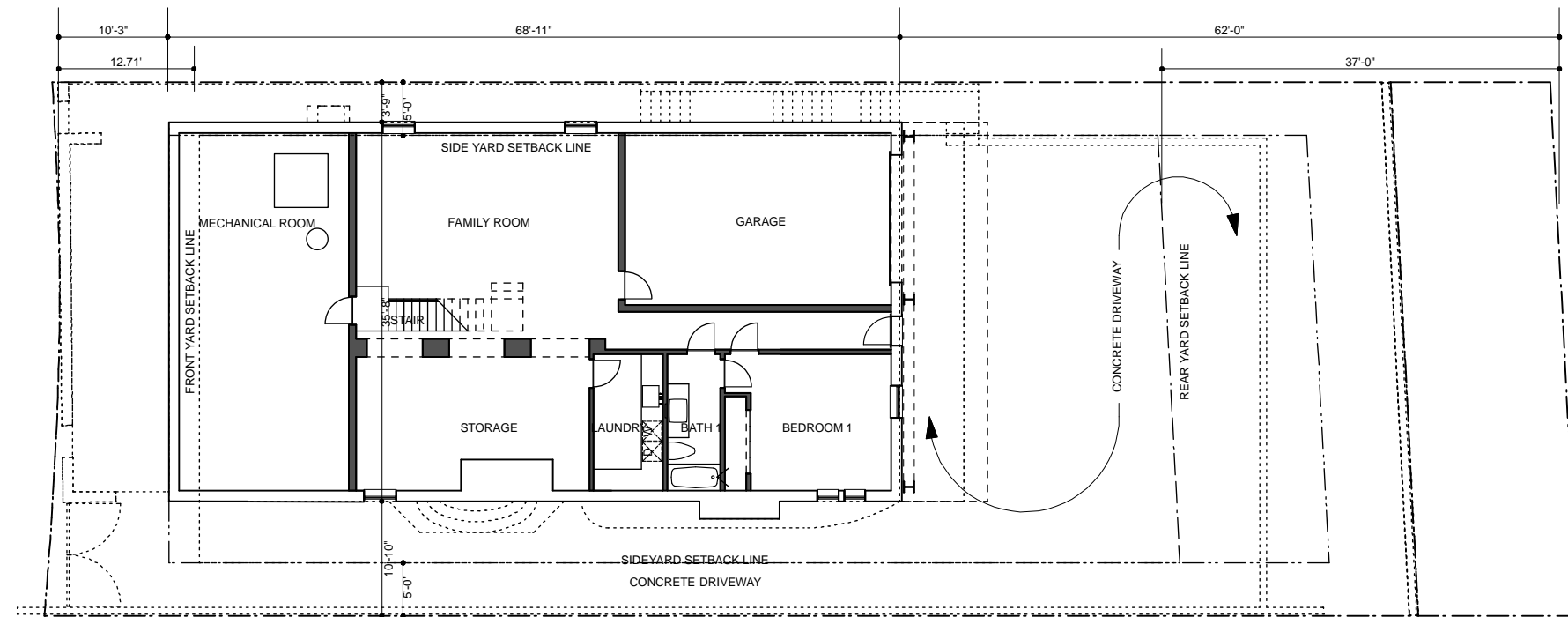
113 Pond Street
Quarville, Massachusetts
02655
508 428-8179

FLOOR PLANS -
EXISTING / PROPOSED

Date: 9/24/14 Scale: NTS
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FT
A - 003.00



2 BASEMENT FLOOR PLAN / PROPOSED



1 BASEMENT FLOOR PLAN / EXISTING

LEGEND

- EXISTING CONSTRUCTION - TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED

NOTES

- A MAKE SUCH EXPLORATIONS AND PROBES AS ARE NECESSARY TO ASCERTAIN ANY PROTECTIVE MEASURES REQUIRED BEFORE PROCEEDING WITH DEMOLITION AND REMOVAL. LOCATE AND IDENTIFY EXISTING UTILITIES AND SERVICES WITHIN CONTRACT LIMITS. ARRANGE FOR DISCONNECTION, DISCONNECT AND SEAL OR CAP ALL UTILITIES AND SERVICES DESIGNATED TO BE OR RELOCATED BEFORE START OF WORK. GIVE PARTICULAR ATTENTION TO SHORING AND BRACING REQUIREMENTS SO AS TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION.
- B WHEN DEMOLITION IS COMPLETE, EXTERMINATE FOR RODENTS AND INSECTS AS REQUIRED.

LOVATO RESIDENCE

520 El Camino Del Mar
San Francisco, California
94125

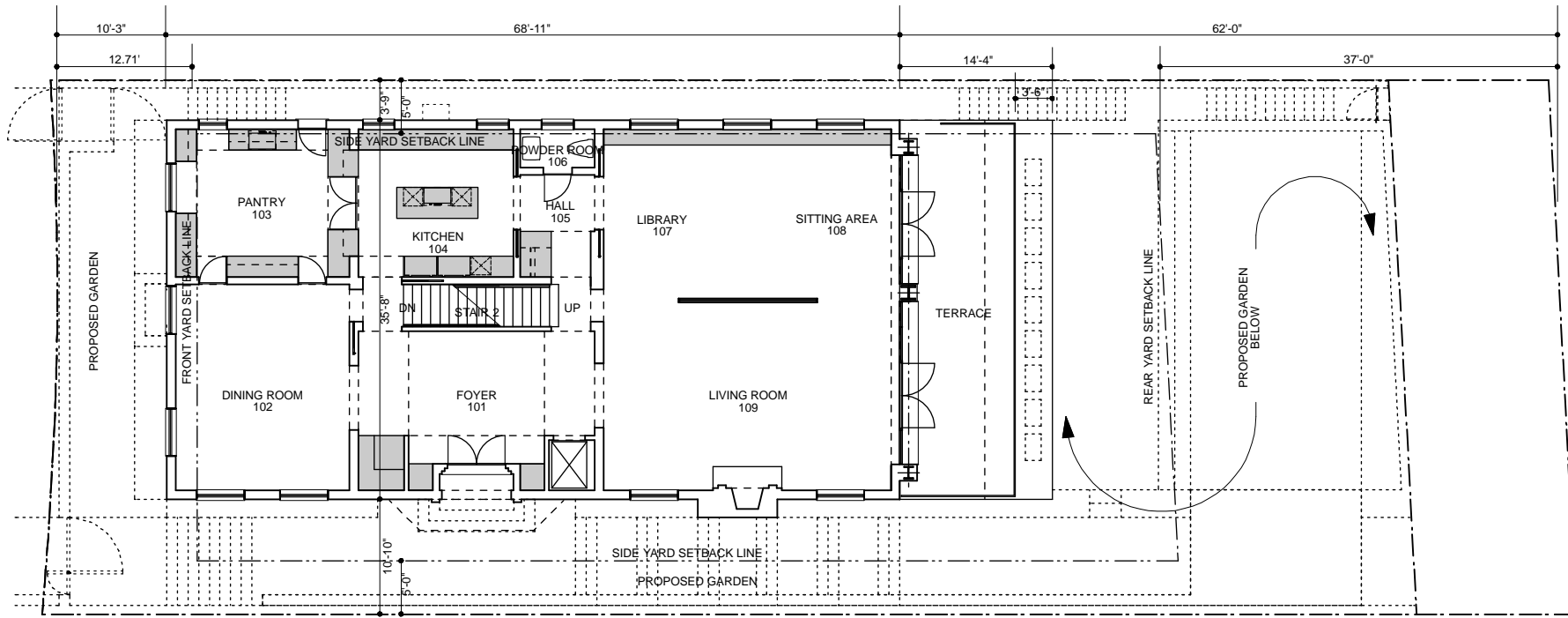
REED A. MORRISON
Architect

1 Sheridan Square
New York, New York
10014

113 Pond Street
Oxterville, Massachusetts
02655
508 428-8779

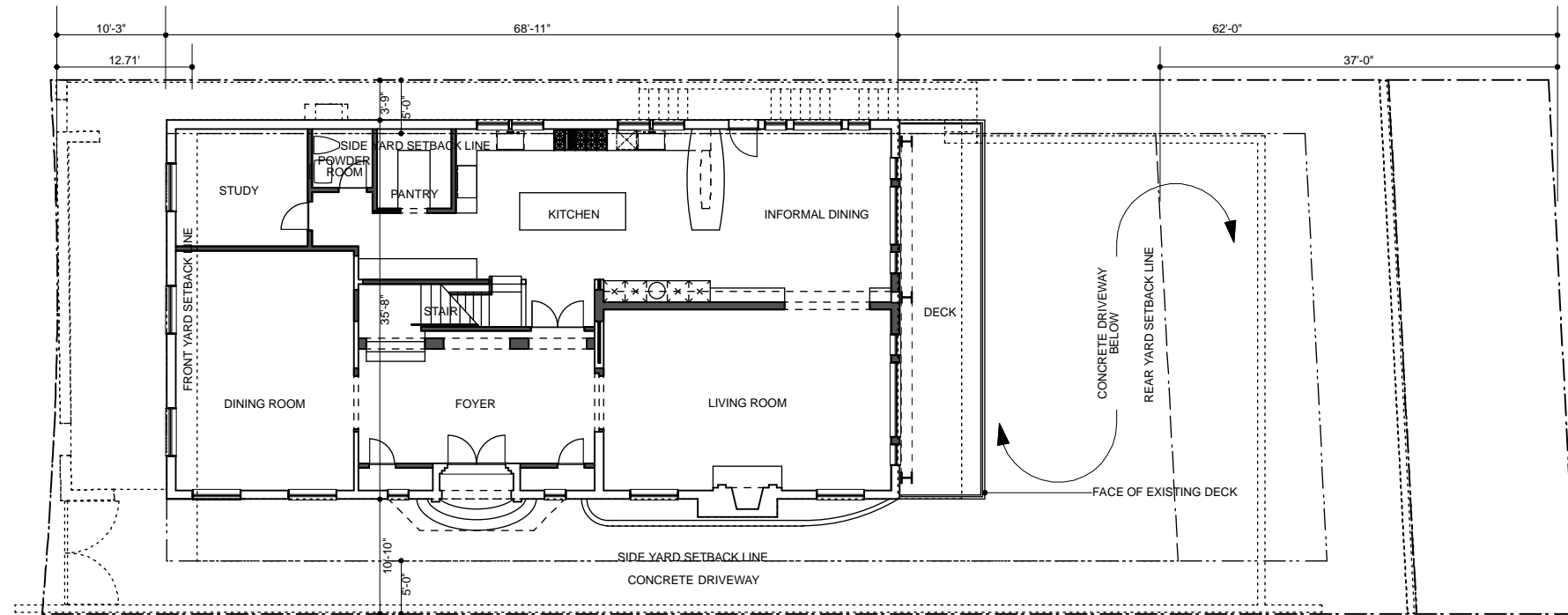
FLOOR PLANS - EXISTING / PROPOSED

Date: 9/24/14 Scale: NTS
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2

FIRST FLOOR PLAN / PROPOSED



1

FIRST FLOOR PLAN / EXISTING

LOVATO RESIDENCE

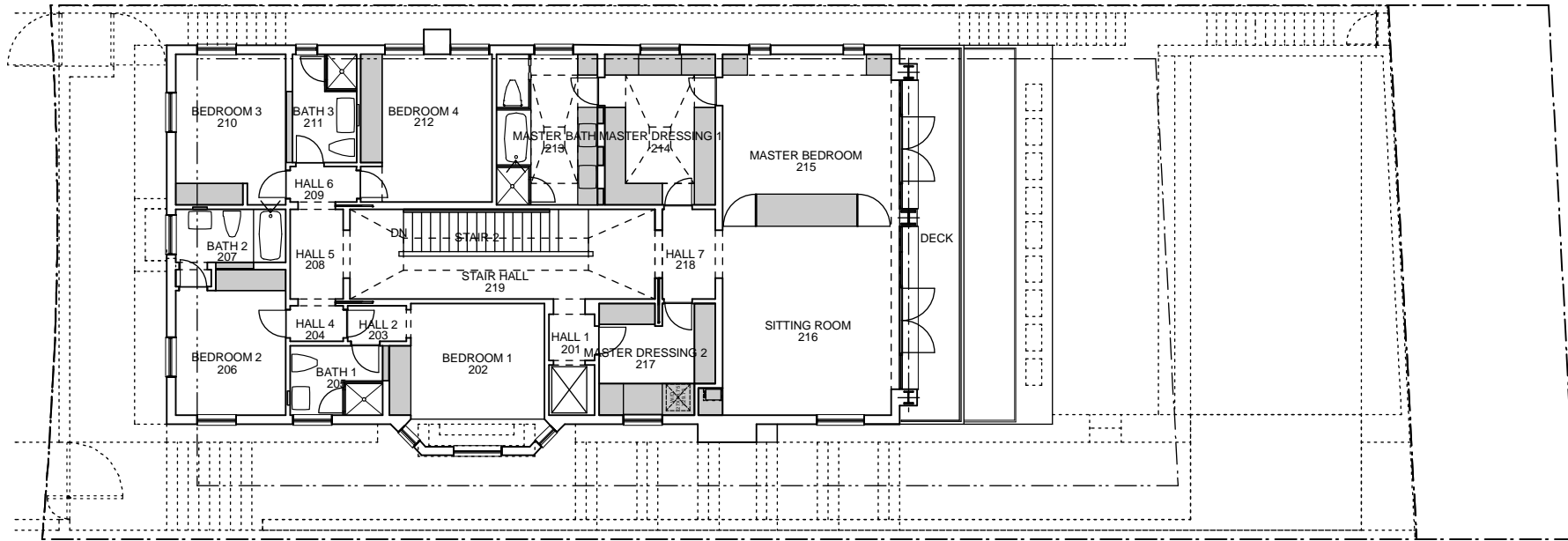
520 El Camino Del Mar
San Francisco, California
94123

REED A. MORRISON
Architect

1 Sheridan Square
New York, New York
10014
113 Pond Street
Oxnardville, Massachusetts
02555
508 428-8379

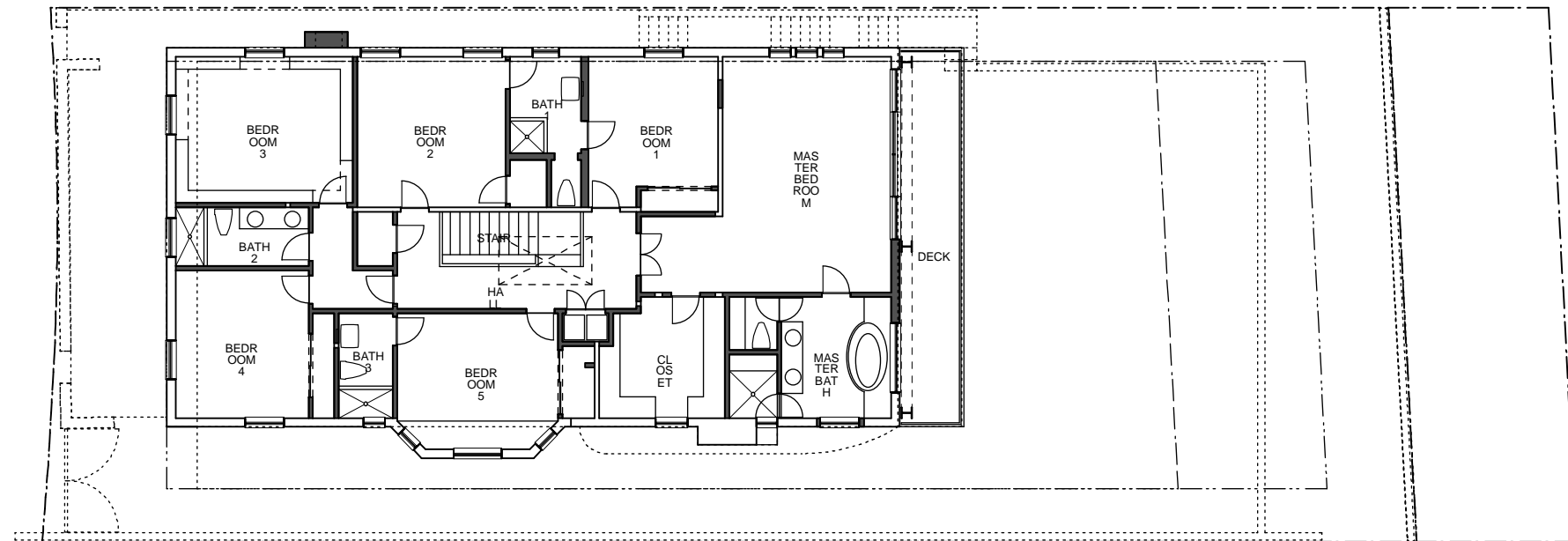
FLOOR PLANS -
EXISTING / PROPOSED

Date: 9/24/14 Scale: NTS
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2

SECOND FLOOR PLAN / PROPOSED



1

SECOND FLOOR PLAN / EXISTING

LOVATO RESIDENCE

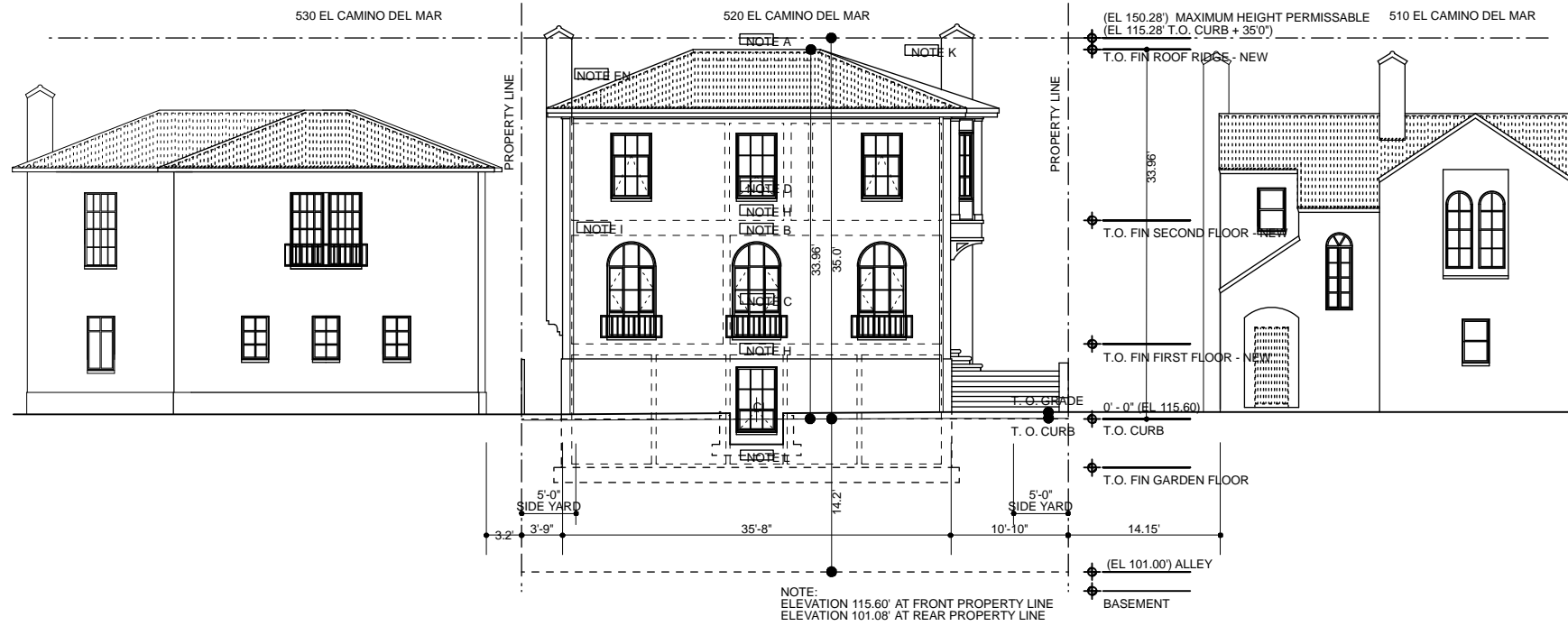
520 El Camino Del Mar
San Francisco, California
94125

REED A. MORRISON
Architect

1 Sheridan Square
New York, New York
10014
113 Pond Street
Oxnardville, Massachusetts
02555
508 428-8379

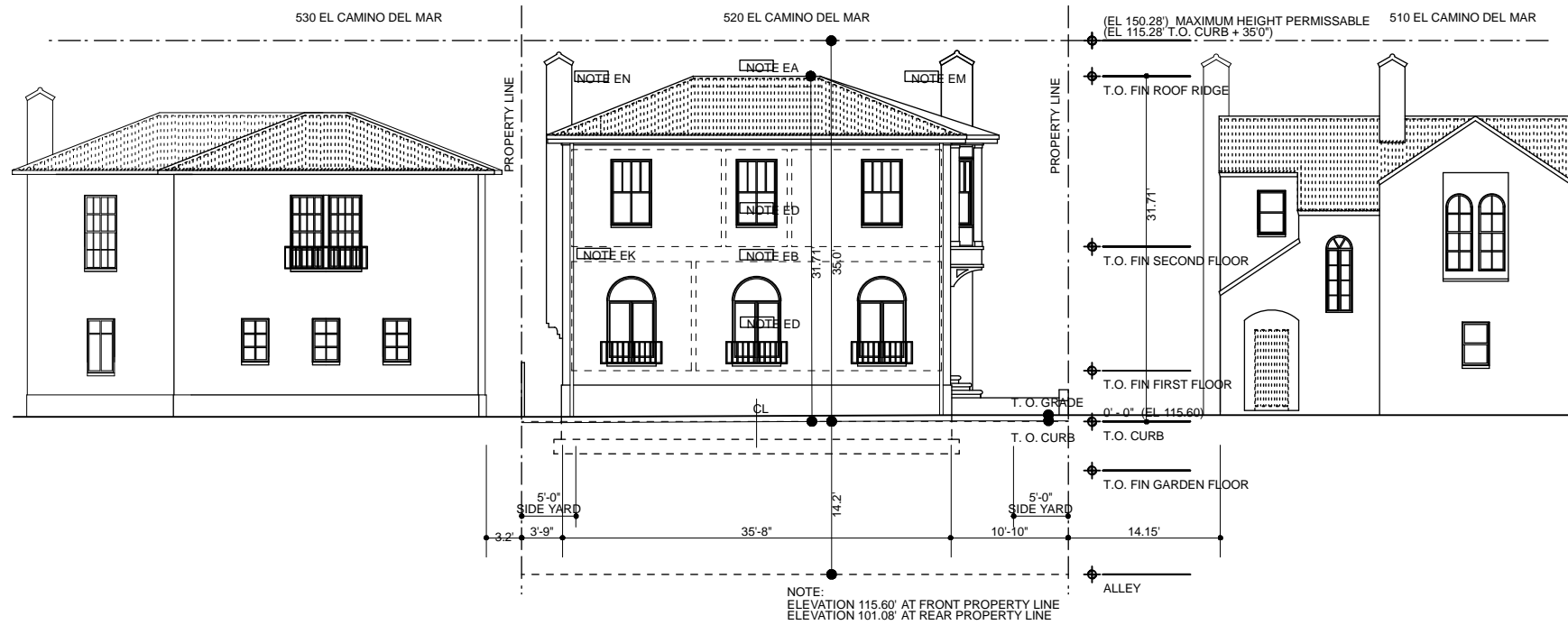
FLOOR PLANS -
EXISTING / PROPOSED

Date: 9/24/14 Scale: NTS
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2

SOUTH ELEVATION / PROPOSED



1

SOUTH ELEVATION / EXISTING

NOTES

- EA EXISTING SPANISH TILE ROOF
 - EB EXISTING STUCCO
 - EC EXISTING WOOD WINDOW - CASEMENT
 - ED EXISTING WOOD WINDOW - DOUBLE HUNG
 - EE EXISTING WOOD WINDOW - FIXED
 - EF EXISTING WOOD WINDOW - HOPPER
 - EG EXISTING WOOD AND ALUMINUM CLAD SLIDING GLASS DOORS
 - EH EXISTING WOOD AND ALUMINUM CLAD ENTRY DOOR
 - EI EXISTING WOOD AND ALUMINUM CLAD GARAGE DOOR
 - EJ EXISTING STEEL AND GLASS DOORS
 - EK EXISTING PAINTED METAL DOWNSPOUT
 - EL EXISTING GLASS RAILING
 - EM EXISTING CHIMNEY TO BE RELOCATED
 - EO EXISTING BALCONY
-
- A SPANISH TILE ROOF TO BE REPAIRED AND MODIFIED
 - B NEW STUCCO FINISH
 - C PROPOSED STEEL AND GLASS WINDOW - CASEMENT
 - D PROPOSED STEEL AND GLASS WINDOW - HOPPER
 - E PROPOSED STEEL AND GLASS WINDOW - FIXED
 - F PROPOSED STEEL AND GLASS DOOR
 - G PROPOSED STEEL GARAGE DOOR
 - H CAST STONE SILL
 - I PROPOSED COPPER DOWNSPOUT
 - J PROPOSED GLASS RAILING
 - K CHIMNEY
 - L LIGHT WELL
 - M PROPOSED BASEMENT LEVEL ADDITION
 - N EXISTING BALCONY - RESTORED

LOVATO RESIDENCE

520 El Camino Del Mar
San Francisco, California
94122

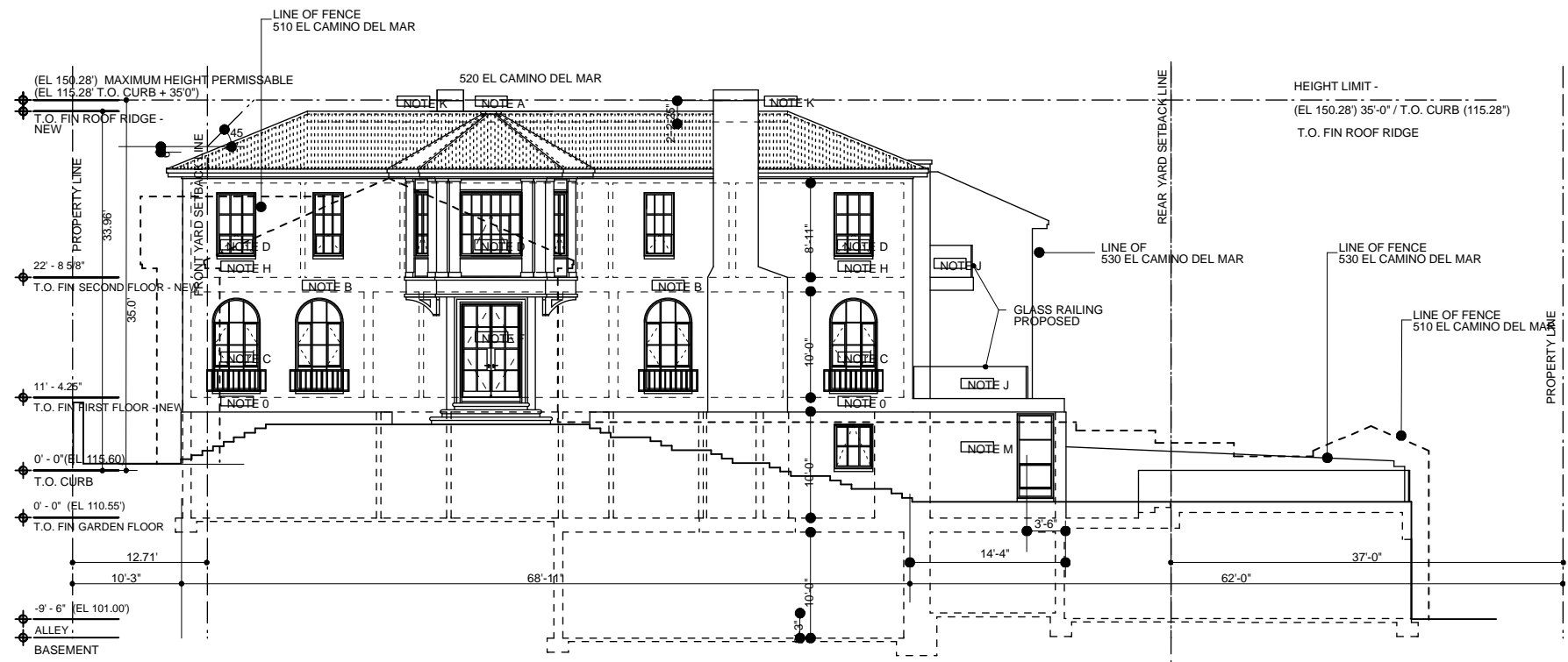
REED A. MORRISON
Architect

1 Sheridan Square
New York, New York
10014
115 Pond Street
Osterville, Massachusetts
02655
508 438-5179

ELEVATIONS - EXISTING / PROPOSED

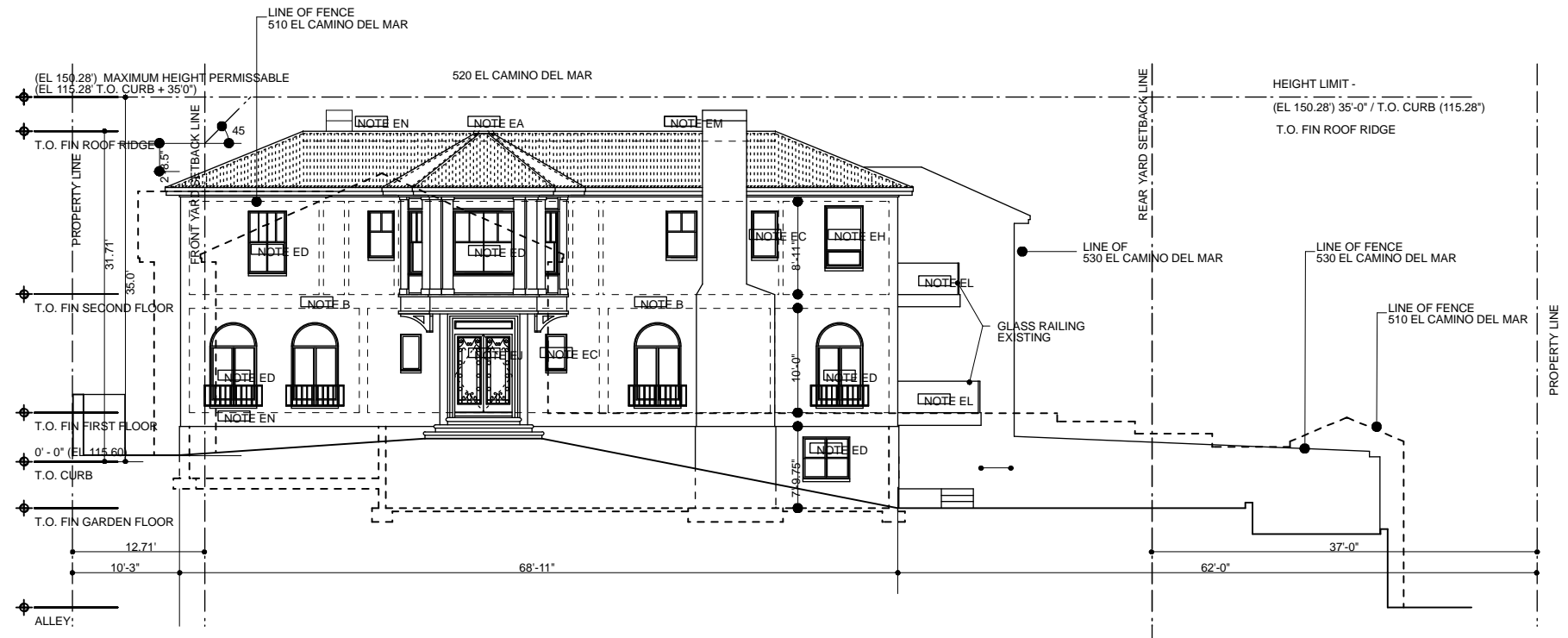
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2

EAST ELEVATION / PROPOSED



1

EAST ELEVATION / EXISTING

- NOTES
- EA EXISTING SPANISH TILE ROOF
 - EB EXISTING STUCCO
 - EC EXISTING WOOD WINDOW - CASEMENT
 - ED EXISTING WOOD WINDOW - DOUBLE HUNG
 - EE EXISTING WOOD WINDOW - FIXED
 - EF EXISTING WOOD WINDOW - HOPPER
 - EG EXISTING WOOD AND ALUMINUM CLAD SLIDING GLASS DOORS
 - EH EXISTING WOOD AND ALUMINUM CLAD ENTRY DOOR
 - EI EXISTING WOOD AND ALUMINUM CLAD GARAGE DOOR
 - EJ EXISTING STEEL AND GLASS DOORS
 - EK EXISTING PAINTED METAL DOWNSPOUT
 - EL EXISTING GLASS RAILING
 - EM EXISTING CHIMNEY TO BE RELOCATED
 - EO EXISTING BALCONY
-
- A SPANISH TILE ROOF TO BE REPAIRED AND MODIFIED
 - B NEW STUCCO FINISH
 - C PROPOSED STEEL AND GLASS WINDOW - CASEMENT
 - D PROPOSED STEEL AND GLASS WINDOW - HOPPER
 - E PROPOSED STEEL AND GLASS WINDOW - FIXED
 - F PROPOSED STEEL AND GLASS DOOR
 - G PROPOSED STEEL GARAGE DOOR
 - H CAST STONE SILL
 - I PROPOSED COPPER DOWNSPOUT
 - J PROPOSED GLASS RAILING
 - K CHIMNEY
 - L LIGHT WELL
 - M PROPOSED BASEMENT LEVEL ADDITION
 - N EXISTING BALCONY - RESTORED

LOVATO RESIDENCE

520 El Camino Del Mar
San Francisco, California
94121

REED A. MORRISON
Architect

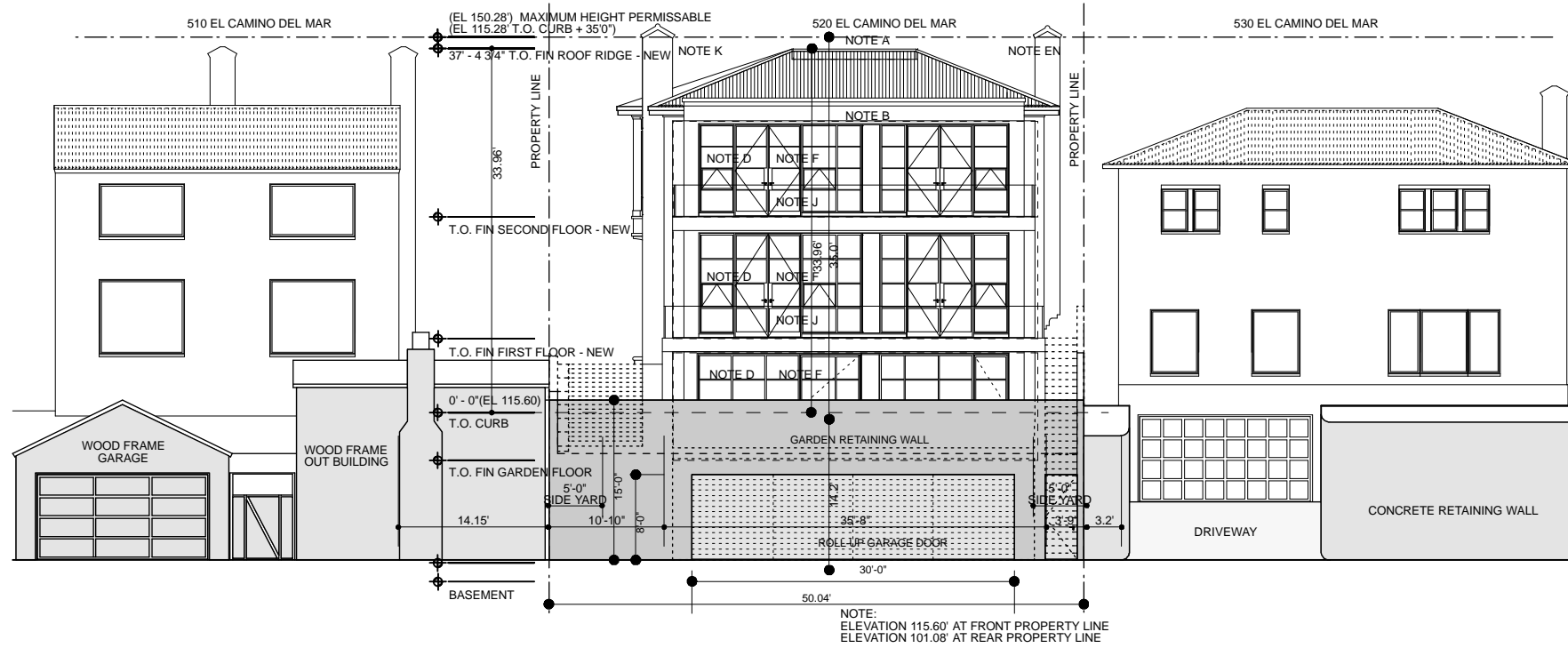
1 Sheridan Square
New York, New York
10014
111 Pond Street
Osterville, Massachusetts
02655
508 438-5179

ELEVATIONS - EXISTING / PROPOSED

Date: 9/24/14 Scale: NTS

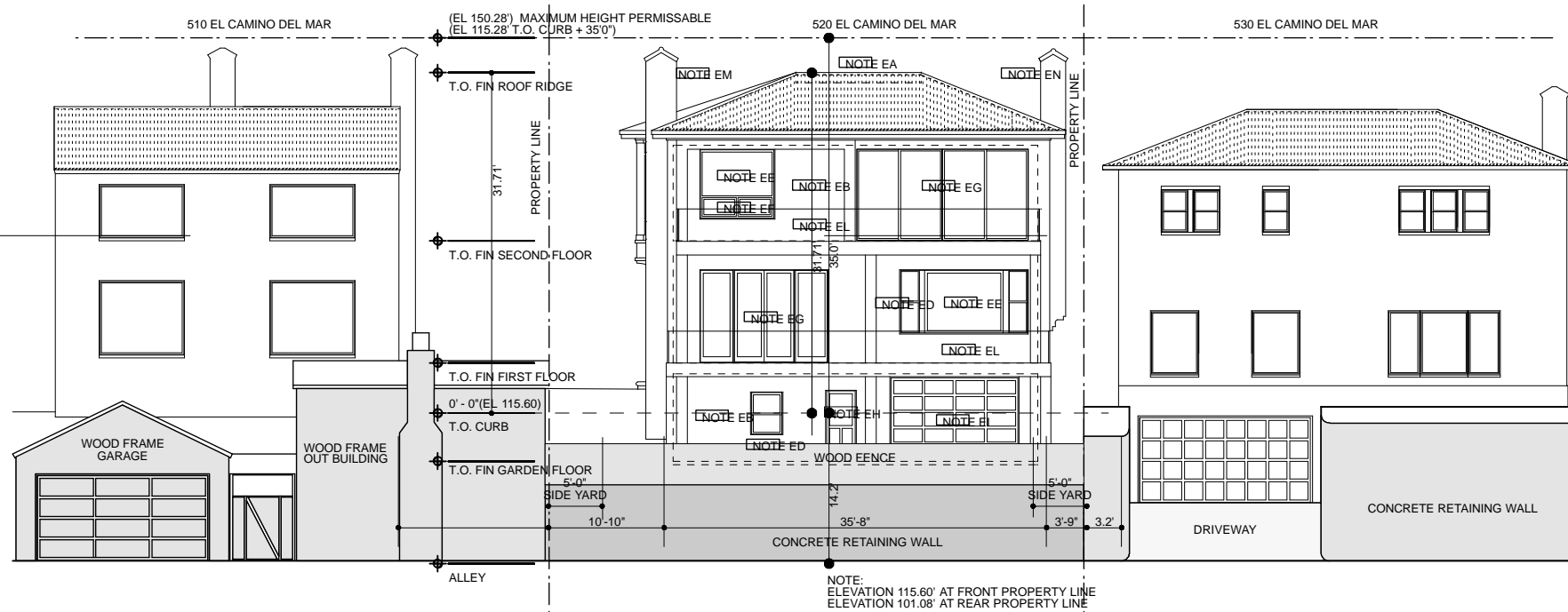
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2

NORTH ELEVATION / PROPOSED



1

NORTH ELEVATION / EXISTING

- NOTES
- EA EXISTING SPANISH TILE ROOF
 - EB EXISTING STUCCO
 - EC EXISTING WOOD WINDOW - CASEMENT
 - ED EXISTING WOOD WINDOW - DOUBLE HUNG
 - EE EXISTING WOOD WINDOW - FIXED
 - EF EXISTING WOOD WINDOW - HOPPER
 - EG EXISTING WOOD AND ALUMINUM CLAD SLIDING GLASS DOORS
 - EH EXISTING WOOD AND ALUMINUM CLAD ENTRY DOOR
 - EI EXISTING WOOD AND ALUMINUM CLAD GARAGE DOOR
 - EJ EXISTING STEEL AND GLASS DOORS
 - EK EXISTING PAINTED METAL DOWNSPOUT
 - EL EXISTING GLASS RAILING
 - EM EXISTING CHIMNEY
 - EN EXISTING CHIMNEY TO BE RELOCATED
 - EO EXISTING BALCONY
-
- A SPANISH TILE ROOF TO BE REPAIRED AND MODIFIED
 - B NEW STUCCO FINISH
 - C PROPOSED STEEL AND GLASS WINDOW - CASEMENT
 - D PROPOSED STEEL AND GLASS WINDOW - HOPPER
 - E PROPOSED STEEL AND GLASS WINDOW - FIXED
 - F PROPOSED STEEL AND GLASS DOOR
 - G PROPOSED STEEL GARAGE DOOR
 - H CAST STONE SILL
 - I PROPOSED COPPER DOWNSPOUT
 - J PROPOSED GLASS RAILING
 - K CHIMNEY
 - L LIGHT WELL
 - M PROPOSED BASEMENT LEVEL ADDITION
 - N EXISTING BALCONY - RESTORED

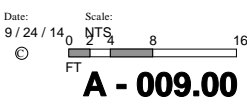
LOVATO RESIDENCE

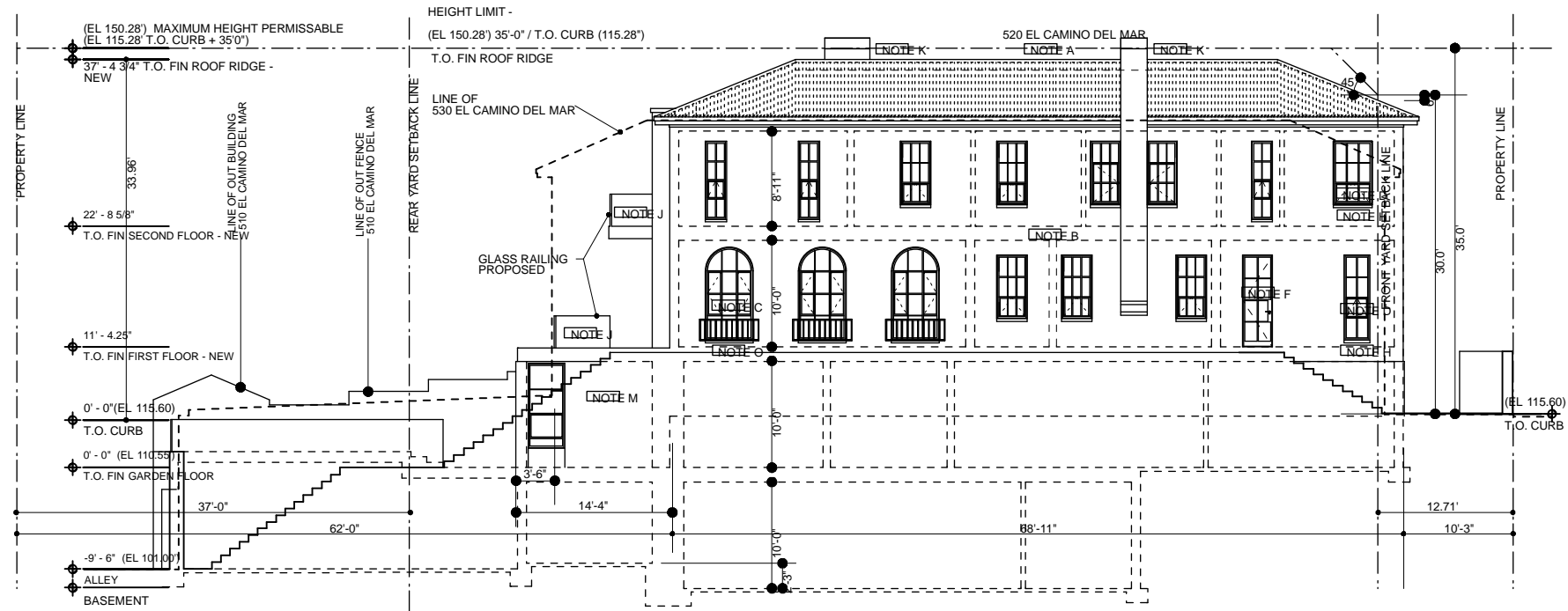
520 El Camino Del Mar
San Francisco, California
94123

REED A. MORRISON
Architect

1 Sheridan Square
New York, New York
10014
115 Pond Street
Oxnardville, Massachusetts
02625
508 428-8379

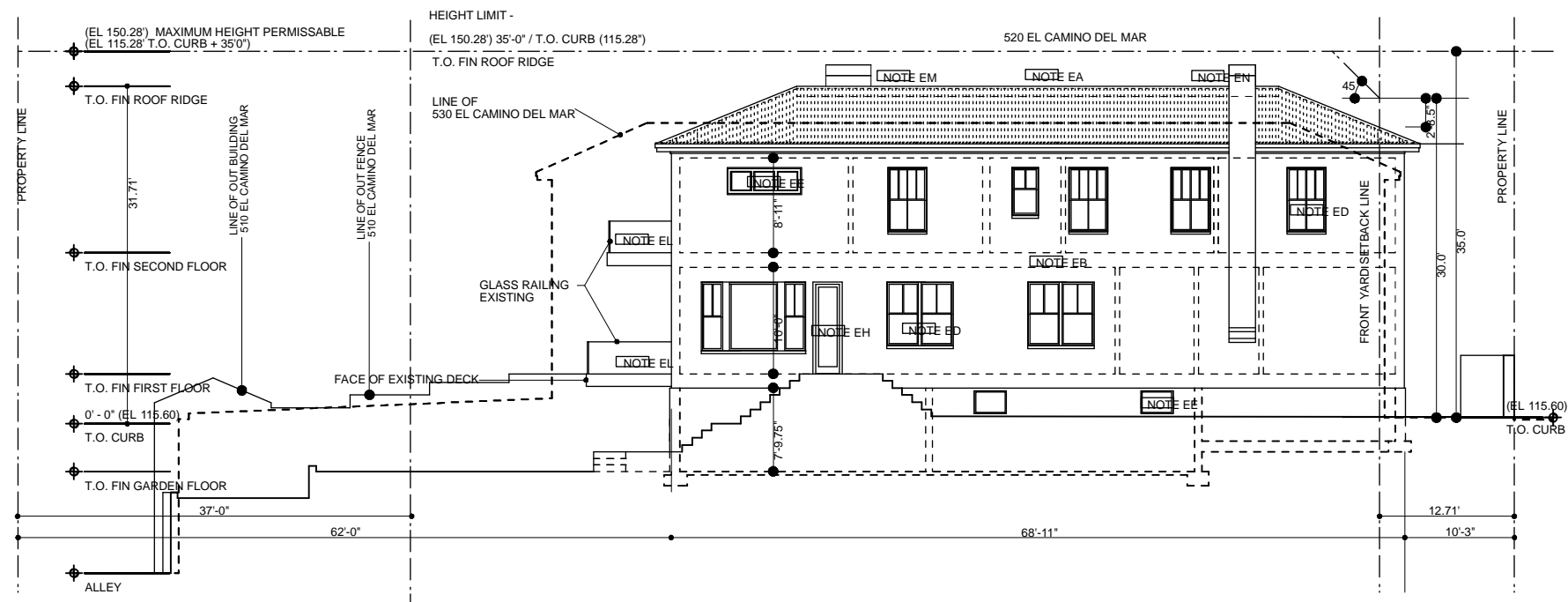
ELEVATIONS - EXISTING / PROPOSED





WEST ELEVATION / PROPOSED

2



WEST ELEVATION / EXISTING

1

- NOTES
- EA EXISTING SPANISH TILE ROOF
 - EB EXISTING STUCCO
 - EC EXISTING WOOD WINDOW - CASEMENT
 - ED EXISTING WOOD WINDOW - DOUBLE HUNG
 - EE EXISTING WOOD WINDOW - FIXED
 - EF EXISTING WOOD WINDOW - HOPPER
 - EG EXISTING WOOD AND ALUMINUM CLAD SLIDING GLASS DOORS
 - EH EXISTING WOOD AND ALUMINUM CLAD ENTRY DOOR
 - EI EXISTING WOOD AND ALUMINUM CLAD GARAGE DOOR
 - EJ EXISTING STEEL AND GLASS DOORS
 - EK EXISTING PAINTED METAL DOWNSPOUT
 - EL EXISTING GLASS RAILING
 - EM EXISTING CHIMNEY
 - EN EXISTING CHIMNEY TO BE RELOCATED
 - EO EXISTING BALCONY

- A SPANISH TILE ROOF TO BE REPAIRED AND MODIFIED
- B NEW STUCCO FINISH
- C PROPOSED STEEL AND GLASS WINDOW - CASEMENT
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- E PROPOSED STEEL AND GLASS WINDOW - FIXED
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- K CHIMNEY
- L LIGHT WELL
- M PROPOSED BASEMENT LEVEL ADDITION
- N EXISTING BALCONY - RESTORED

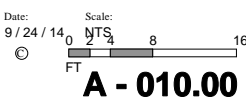
LOVATO RESIDENCE

520 El Camino Del Mar
San Francisco, California
94125

REED A. MORRISON
Architect

7 Sheridan Square
New York, New York
10014
115 Pond Street
Oxnard, Massachusetts
02655
508 428-8379

ELEVATIONS - EXISTING / PROPOSED



LAW OFFICE OF TRACY BOXER ZILL

1268 Lombard, Suite 3
San Francisco, California 94109
Telephone: (415) 601-8401

October 28, 2014

VIA HAND DELIVERY

Ms. Cindy Wu
Planning Commission President
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Brief in Support of Discretionary Review
Property Address: 520 El Camino Del Mar
Planning Department Application No. 2013.0423D
Hearing Date: November 6, 2014
Our File No.: 2014.03

Dear President Wu and Commissioners:

This office represents Maria Canizales, owner of the real property at 530 El Camino Del Mar, the lot immediately west of 520 El Camino Del Mar ("Property"). The owners of the Property ("Project Sponsor") propose to lift the existing single-family residence two feet to create habitable space at the existing basement level and to create an additional level below the basement to include a three-car garage. The project includes a rear horizontal addition and façade alterations. The existing driveway entry along El Camino del Mar is proposed to be closed, and vehicular access to the proposed garage would be accessed via the shared driveway easement at the rear of the subject building ("Project").

Please accept this letter in support of an application filed on July 18, 2014 requesting that the Planning Commission ("Commission") exercise its discretionary power ("DR") pursuant to Planning Code Sections 311(d) and 312(e) to review the Project and require the Project Sponsor to revise the Project. Specifically, we request the Project be pulled back at the first level above grade to align with the balcony above.

A. Procedural History

The Project as proposed requires a Variance (Application 2013.0423V) for access to the proposed rear garage, and for encroachment into the required rear and side yards mandated by Sections 134 and 133 of the Planning Code, respectively. Two Variance Hearings were held on the Project earlier this year wherein the Zoning Administrator noted that the overall size of the Project was concerning. The Project Sponsor justified the rear yard variance with the exceptional circumstance of lack of garage access at the rear of the Property. The purported exceptional circumstance for the side yard variance was to align the expansion with the existing noncompliant structure. As we opined at the second hearing, the Project Sponsor has not met his burden of exceptional or extraordinary justification for the Variance. We understand the Zoning Administrator's decision on the Variance is pending the instant hearing.

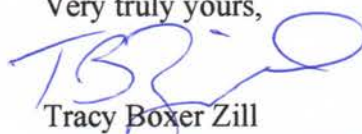
B. The Ground Floor Extension is Excessive

The existing ground floor rear wall is proposed to be built out fourteen feet beyond the deck above it. We see no need for this, as the Project Sponsor is already proposing a massive enlargement of the existing building and this extension will create an awkward architectural feature for minimal interior gain. By excavating to replace their existing garage with a three-car garage at the rear, they are already gaining an entire new level of habitable space. The proposed fourteen-foot extension into the rear yard, in addition to the other enlargements, is excessive. We would like to stress that we have no problem with the fine proposal for the below grade extension, and we welcome the landscaped rear yard above it. However, the proposed ground floor extension is incongruous and will detract from the otherwise well-designed rear yard.

C. Conclusion

The Project is generally well designed and respectful of the adjacent homes. While intrusive into the side yard on several levels, we can live with it in the spirit of neighborhood accommodation. However, the rear extension at the ground floor creates an unnecessary and unflattering intrusion into the rear yard. We respectfully request that you take DR and either disapprove of the Project altogether or if approved, do so on the condition that the ground floor rear extension be pulled back fourteen feet to align with the deck above it.

Very truly yours,



Tracy Boxer Zill
Attorney for DR Requestor

Ms. Cindy Wu
October 28, 2014
Page 3

cc: Commission Vice President Rodney Fong Michael J. Antonini
Commissioner Michael J. Antonini
Commissioner Rich Hillis
Commissioner Christine Johnson
Commissioner Kathrin Moore
Commissioner Dennis Richards
John Rahaim – Planning Director
Scott Sanchez – Zoning Administrator
Jonas Ionin – Commission Secretary
Glenn Cabrerros – Senior Planner
Tom Tunny, Reuben Junius & Rose – Attorney for Project Sponsor

REUBEN, JUNIUS & ROSE, LLP

October 28, 2014

By Hand Delivery

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, California 94103

**Re: 520 El Camino Del Mar
Planning Case No. 2013.0423D
Hearing Date: November 6, 2014
Our File No.: 7911.01**

Dear President Wu and Commissioners:

This office represents Walther and Patrice Lovato, owners of the family residence located at 520 El Camino Del Mar. The Lovato's have proposed a very modest, thoughtfully designed, largely subterranean rear expansion that will allow for parking access from the mid-block alley, consistent with the original Sea Cliff master plan. Utilizing the alleyway vehicular access makes it possible to transform what was a paved driveway and parking area in the rear yard into a fully landscaped garden. The garden will not only be an outdoor amenity for the family, but it will be much more visually appealing for the neighbors. The expanded living space is largely underground, to minimize impacts on neighbors, at an enormous expense because of the amount of excavation. A project rendering is attached as **Exhibit A**.

The proposed rear extension extends far less than what is allowed by the Planning Code, and the Lovato's have made significant modifications to the Project in a good faith attempt to accommodate neighborhood concerns. The neighbors now fully support the proposed project, save for the lone Discretionary Review ("DR") requestor – the adjacent neighbor to the west at 530 El Camino Del Mar.

The nature of the DR requestor's objection stretches the imagination. The proposed Project includes a rear extension at the basement level (but above-ground at the rear because of the slope of the lot). This addition extends 14'-4" from the existing rear wall, which is the minimum distance possible for a habitable room. This rear addition is located *below* the habitable floors of the DR requestor's building, and therefore creates no light, air or view impacts on the DR requestor's property – the extension is scarcely visible from the DR requestor's property. (Please see elevations and photos attached as **Exhibit B**.) The DR requestor has not identified any exceptional or extraordinary circumstances created by the Project.

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin
Sheryl Reuben¹ | David Silverman | Thomas Tunny | Jay F. Drake | John Kevlin
Lindsay M. Petrone | Melinda A. Sarjapur | Kenda H. McIntosh | Jared Eigerman^{2,3} | John McInerney III²

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

www.reubenlaw.com

The Project has twelve (12) letters of support, attached as **Exhibit C**.

A. Project Description

The proposed Project consists of a rear extension designed to add living space at the basement level and a new sub-basement level, with parking in the sub-basement as well, and new parking access from the mid-block alley. The existing residence, constructed in 1926, faces east, so the entrance is turned 90 degrees from El Camino Del Mar. Parking currently is at the rear of the residence but must be awkwardly accessed from El Camino Del Mar using a very narrow walkway originally designed as a pedestrian front entrance. (Please see photos attached as **Exhibit D**.)

The Project would correct this historical design anomaly so that parking is accessed from the mid-block alley consistent with the original neighborhood design, is moved underground so that the existing rear parking area can be converted to landscaped mid-block greenspace, and generally brings the aged residence's habitable spaces up to contemporary standards.

B. Benefits of the Project

The benefits of the Project include the following:

- The Project conforms with and reinforces the Sea Cliff master plan by utilizing the alleyway constructed to allow parking access from the alleyway rather than the street. This reduces vehicular traffic and parking on the street; it negates the need for a curb cut resulting in a safer pedestrian environment and better neighborhood design;
- By utilizing the alleyway parking access, the proposal makes it possible to transform what was a paved driveway and parking area into a fully landscaped garden. The garden will not only be fully utilized by the family using the proposed renovation, but will also have visibility from the immediate neighbors. The proposed garden is a much preferred and respectful use;
- The Project extends from the existing rear building wall the minimum amount possible while still providing new habitable living space; at 14'-4", the expansion is far less than the 25' allowed by the Planning Code;
- The Lovato's have addressed neighbors' concerns by pulling back the first floor deck (atop the basement expansion) by 3'-6";

- The entire expansion is at the basement and a new sub-basement level; nearly 90 percent of the expansion is underground and not visible; this design, though not required, is much more expensive because of the excavation required than an above-ground expansion, which would be allowed by the Planning Code; and
- The Project promotes City policies encouraging the provision of housing suitable for families.

C. The Project Does Not Create Any Exceptional and Extraordinary Circumstances

The DR requestor raises three concerns with the Project, none of which constitutes exceptional and extraordinary circumstances. Each concern is addressed below.

1. *“The Project would unnecessarily extend the ground floor rear wall past the deck above.”*

The ground floor (basement) addition extends the minimum amount possible from the rear wall to allow for habitable space. To say this room extends past the deck above is incorrect. Originally, the deck and the room extended the same distance. As originally designed, the deck had no light or air impacts on the DR requestor’s property (or any other property). Nevertheless, in response to neighbors’ requests, including the DR requestor, the Lovato’s pulled the deck back 3’-6”. The Lovato’s pulled the deck back as a good faith gesture to address any potential view impacts, even though views are not protected. Still, the DR requestor demands more.

2. *“The sheer size of the project is out of context with houses surrounding it. ... Building scale not compatible with surrounding buildings.”*

This statement is simply untrue. The neighborhood has a mix of building sizes, many of which, including the DR requestor’s, are and will remain larger than the Lovato’s after construction. The total above-ground floor area of the Lovato’s residence after construction will be approximately 5,294 sf. The approximate sizes of nearby homes are as follows:

530 El Camino Del Mar (the DR requestor): 5,874 sf
540 El Camino Del Mar: 9,310 sf
440 El Camino Del Mar: 5,629 sf
250 Sea Cliff (one block north): 8,516 sf
230 Sea Cliff (one block north): 7,071 sf
300 Sea Cliff (one block north): 6,700 sf

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

3. *“The ground floor rear extension will not align with adjacent neighbors.”*

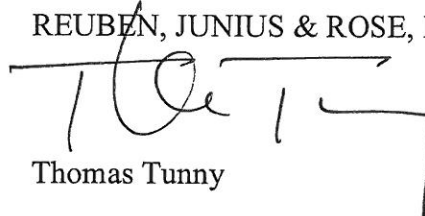
This statement is untrue. There is no consistent pattern to the rear building walls of residences on the subject block with which to align. Moreover, the DR requestor’s rear building wall currently extends approximately 10 feet beyond the Lovatos’ rear building wall. The Project includes a 14’-4” extension, but that is at the basement level, below the DR requestor’s residence. The DR requestor’s residence still will extend further to the rear than the Lovato’s at the first and second levels.

D. Conclusion

Discretionary review is authorized only when a project creates exceptional and extraordinary impacts. No exceptional and extraordinary impacts are present here. We respectfully request that this Commission deny the request for Discretionary Review.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Thomas Tunny

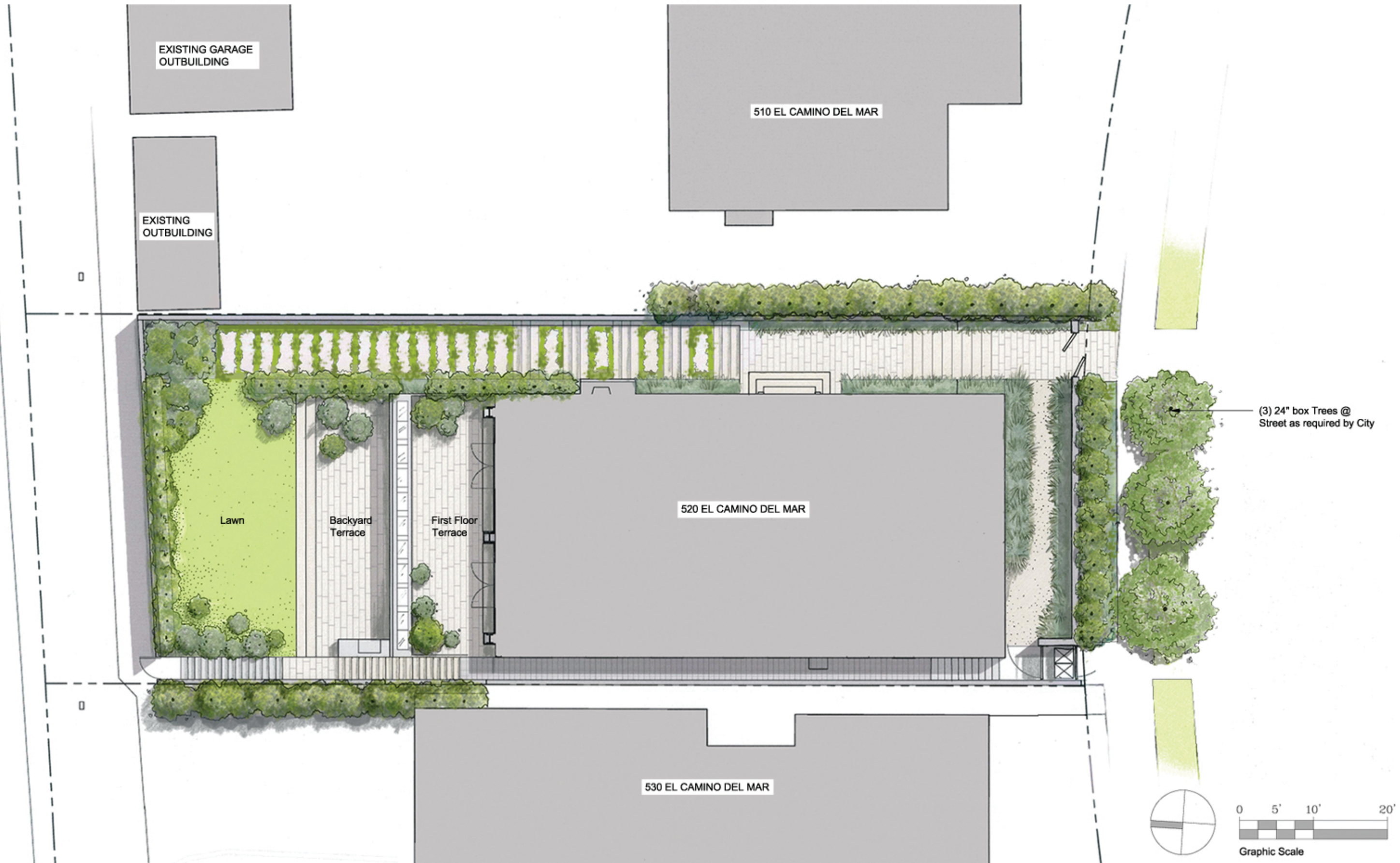
Enclosures

- cc: Vice-President Rodney Fong
Commissioner Michael J. Antonini
Commissioner Christine D. Johnson
Commissioner Rich Hillis
Commissioner Kathrin Moore
Commissioner Dennis Richards
Jonas P. Ionin – Commission Secretary
John Rahaim – Planning Director
Glenn Cabrerros – Planning Department
Patrice and Walther Lovato

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

EXHIBIT A

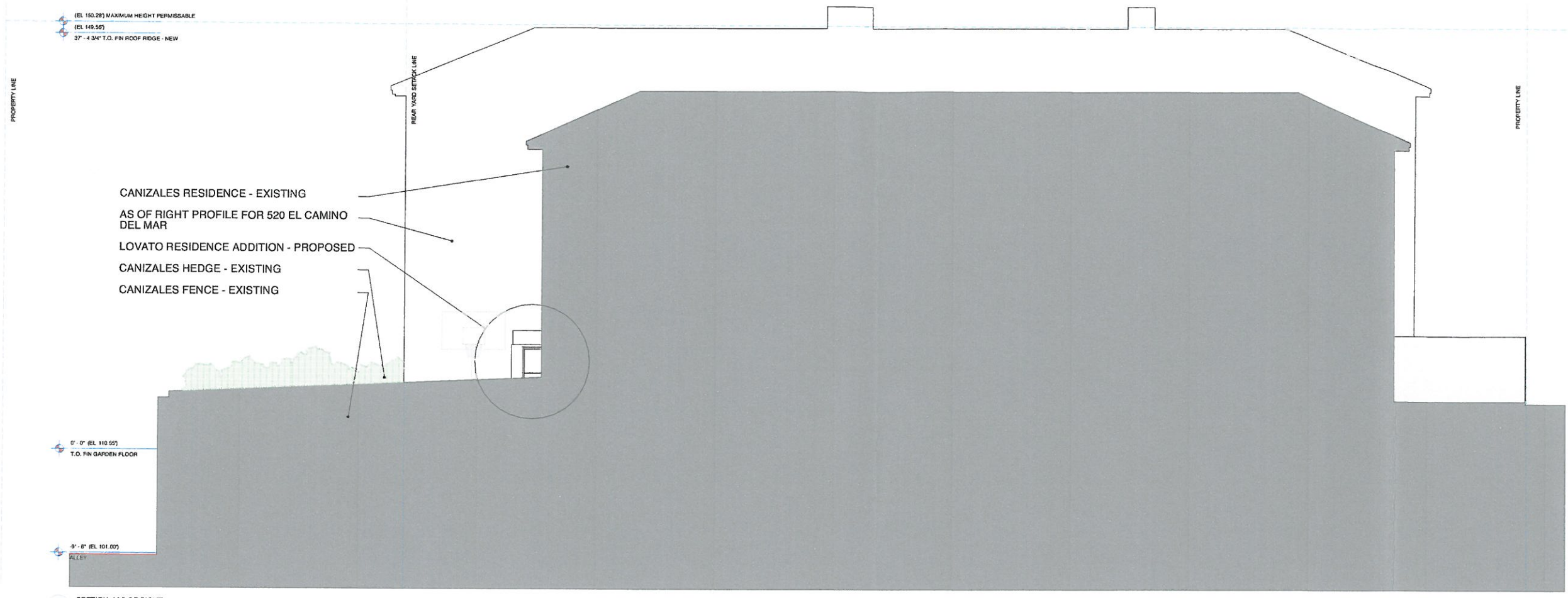


LOVATO RESIDENCE -- landscape plan

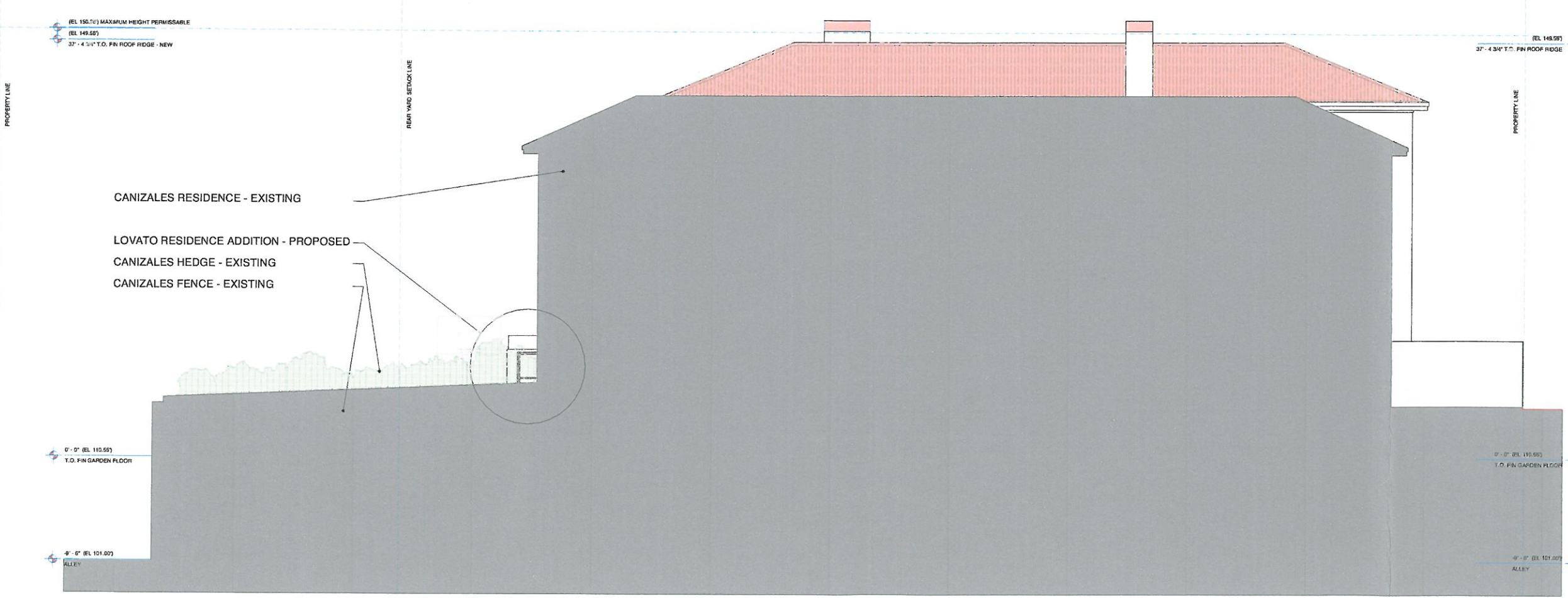
520 Camino Del Mar
San Francisco, Ca

LUTSKO ASSOCIATES
2815 18th Street
San Francisco, CA 94110-2002
t: 415.920.2800 f: 415.920.2809
landscape

EXHIBIT B



2 SECTION / AS OF RIGHT



1 SECTION / PROPOSED

LOVATO RESIDENCE

520 El Camino del Mar
San Francisco, California
94121

REED A. MORRISON
Architect

1 Blumens Garden
New York, New York
10014

117 Pond Street
Olmsted, Massachusetts
01953
508-438-8170

FRATESSA FORBES WONG
Structural Engineer

457 Elgin Street
Fremont, California
94536
510-452-2388

SECTION - NORTH / SOUTH

Date: 4/29/14 Scale: 1/4" = 1'-0"

0 1 2 4 8
FT

APD - 007.05



2 ELEVATION / PROPOSED



1 ELEVATION / EXISTING

Date:	Issue:

LOVATO RESIDENCE

530 El Camino Del Mar
San Francisco, California
94132

REED A. MORRISON
Architect

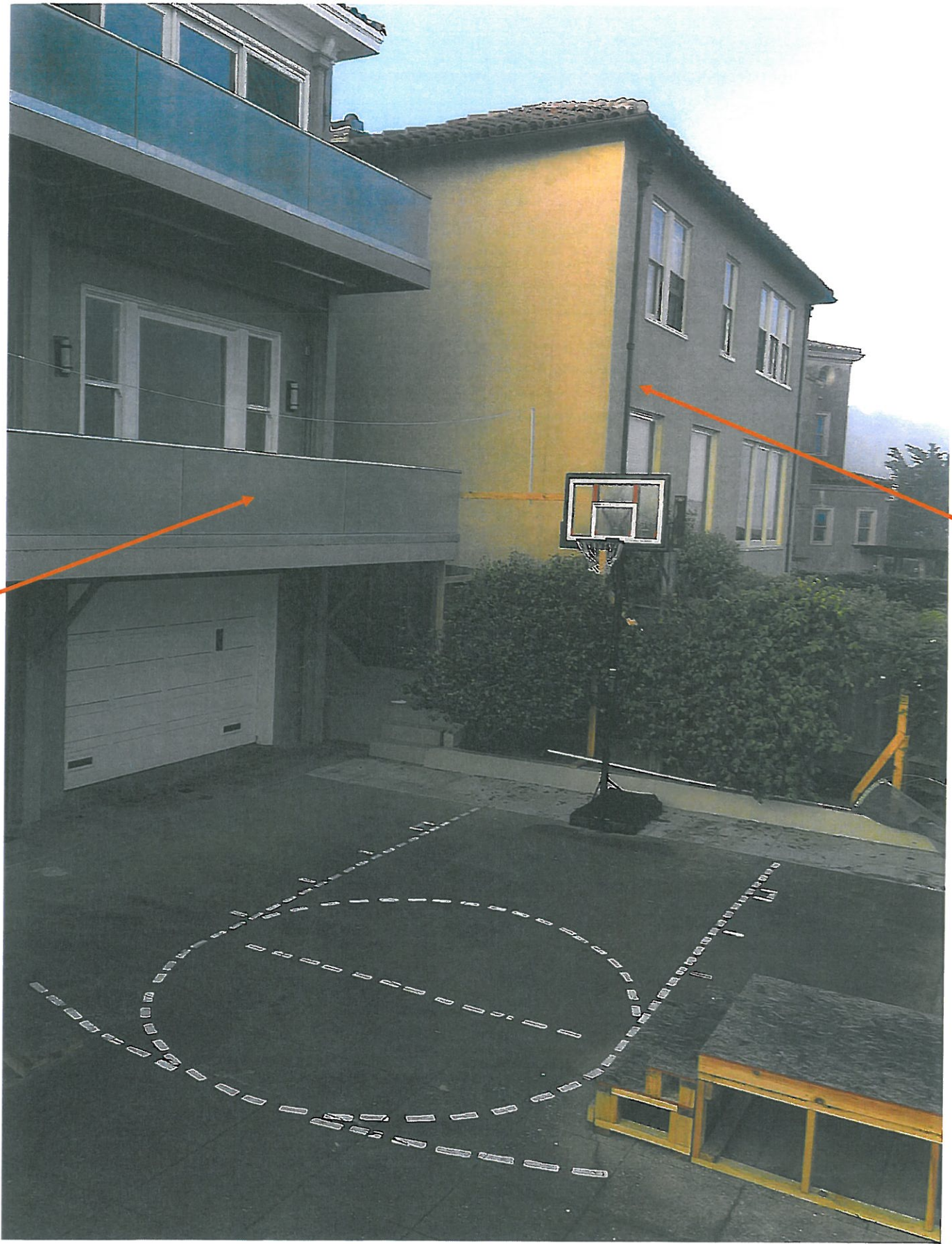
J. Shirkline-Simons
Architect
10014
111 Pined Street
Oyster Point
San Francisco, CA 94133
300 428-6779

EAST ELEVATIONS

Date: 9/30/13 Scale: 1/4" = 1'-0"
0 1 2 4 8
FT

APD - 008.01

520
El Camino Del Mar



530
El Camino Del Mar

520
El Camino Del Mar



530
El Camino Del Mar

520
El Camino Del Mar



530
El Camino Del Mar

EXHIBIT C

Oct 7, 2014

TO: Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Project at 520 El Camino del Mar

Dear Planning Commission,

I am the owner of 358 El Camino del Mar and I have owned this property for over 25 years.

I am writing in support of Walther and Patrice Lovato's proposed project at 520 El Camino del Mar.

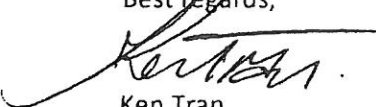
I believe that the project will be a great improvement to the existing property and will benefit the neighborhood. The project will allow the Lovatos to access their garage from the rear alley, which is normal and typical in Sea Cliff. Having the garage below grade makes it possible for the project to develop a green garden to replace their concrete driveway and concrete rear yard – a clear benefit to neighbors.

The majority of the project is underground, and as a neighborhood we should encourage such below-grade improvements.

Furthermore, the Lovato family has been an outstanding resident and good citizen in our neighborhood, and we see their young children as assets to the Seacliff community.

I support the project as proposed, and am available to discuss this further.

Best regards,


Ken Tran

August 25, 2014

San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, CA 94103

Re: 520 El Camino Del Mar

Dear Commissioners:

My family and I live at 330 Sea Cliff Avenue, close to 520 El Camino Del Mar. I write in support of the project proposed there.

I have reviewed the plans and inspected the site.

The plans make clever use of underground construction to expand the living space (important for growing families such as the Lovato's) and convert a rather bleak parking slab and basketball backboard into a usable garden.

There would be an expansion of a ground floor sunroom, making the sunroom more substantially more usable. And as a drive along El Camino Del Mar will show, the project's scale would be well within that of the surrounding houses.

Even though the expansion is well inside the rear yard setback, that fact alone does not end the inquiry. The burden on adjoining properties also should be weighed. (We understand that the project scope already has been reduced under a neighbor compromise.)

It appears that the expansion is single story; does not protrude relatively far beyond the existing footprint; and does not have roof decking extending to its end (thereby minimizing the ability to "look back" into the adjoining house from the deck). These mitigate potential impact on the adjoining property.

In my opinion, the burden on the adjoining property is modest compared to the benefit of the larger sunroom.

Sincerely,



Mark Parcella

330 Sea Cliff Avenue
San Francisco, CA 94121

Thomas P. Tunny

From: Meredith Dunn [meredith.dunn@sbcglobal.net]
Sent: Wednesday, October 15, 2014 11:02 AM
To: Thomas P. Tunny
Cc: Patrice Lovato; Kempton Dunn III
Subject: Lovato letter

Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re. Project at 520 El Camino del Mar

Dear Planning Commission,

We are the owners of 158 28th Avenue, a half block from the Lovato's property at 520 El Camino del Mar. We understand a Discretionary Review has been applied for the project at 520 El Camino del Mar and we have toured the property, viewed the story poles and have reviewed the DR filing.

We fully support the project.

We find the application for a DR very surprising, as the project will be a great improvement not only to the property itself and the neighborhood at large, but also specifically to the abutting properties.

The bulk of the renovation happens below grade, and the proposed rear extension at the basement level which the DR applicant has an issue with, is barely visible from the neighbor's house. In fact, there are currently a fence and trees/bushes on the neighbor's property which already block from view what is being proposed. Additionally, there is a rusty old basketball backboard structure on the Lovato's side, which extends well beyond (4 - 5 feet) the proposed extension. Per the proposed plan, this backboard structure will be removed, and will greatly enhance the vistas from the neighbor, and remove an existing eyesore. Finally, a green garden will replace the concrete parking lot which is currently the "back yard" at 520 El Camino del Mar. This too will be a great improvement for the immediate neighbors.

We support the project as proposed, and would gladly discuss this further with you in person or by phone.

Best regards,

Meredith and Kempton Dunn

158 28th Avenue
San Francisco, CA 94121
415.342.0773

KENNETH A. LIPSON & BEVERLY SPECTOR

75 27TH AVE

SAN FRANCISCO, CALIFORNIA 94121

Tel: (415) 613-5751 Fax: (415) 707-6009

Klips007@aol.com

September 29, 2014
Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re. Project at 520 El Camino del Mar

Dear Planning Commission,

We are writing this letter to support the Lovatos' proposed project at 520 El Camino del Mar.

We are the owners of 75 27th Avenue. We are on the same block as 520 El Camino del Mar, we share the same rear alley and we can see the property in question from the west (side and rear view). We have toured the property and reviewed the proposed plans and it is clear to us that the proposed project will be a great improvement and be a benefit to the neighborhood as a whole.

Currently, the property's garage is accessed by a side driveway which is too narrow to be used regularly. The proposed plan will give the Lovatos direct access to the garage from the rear, a benefit most of us on the alley enjoy. More importantly from the neighborhood's perspective, the proposed below-grade garage will allow the current unseemly concrete parking lot in the rear to be converted into a garden.

We toured the project site and saw the "story poles". We feel strongly that, other than the normal/unfortunate inconvenience of construction, the completed project does not impact the neighbors. Given what the Lovatos could build by code, clearly they have been very conscientious and sensitive with regards to how their project might affect their neighbors.

Again, we support the project as proposed.

Sincerely,


Kenneth Lipson and Beverly Spector

Timothy R. Curry
Denise Lawson Curry
510 El Camino Del Mar
San Francisco, CA 94121

October 9, 2014

San Francisco Planning Department
c/o Thomas Tunny
REUBEN, JUNIUS & ROSE LLP
One Bush Street, Suite 600
San Francisco, CA 94104

Re: 520 El Camino Del Mar

Dear San Francisco Planning Department,

We are the owners and occupants of 510 El Camino Del Mar, the eastern neighbors of the Lovato property at 520 El Camino Del Mar (the "Project"). We initially objected to the Project but, after working with the Lovatos and their team, we no longer oppose the Project and appreciate the Lovatos' willingness to discuss and amend their plans based on our concerns.

Best,



Tim and Denise Curry

07 October 2014

Glenn Cabreros
Planner
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Project at 520 El Camino del Mar

Dear Mr. Cabreros,

We are writing this letter to support the Lovato's proposed project at 520 El Camino del Mar.

We are the owners of 535 El Camino del Mar, just across the street from the Lovatos. We have toured 520 El Camino del Mar and reviewed the proposed plans. We feel that the proposed project will be a positive improvement to the property and be a benefit to the neighborhood as a whole.

The proposed plan will give the Lovatos direct access to the garage from the rear, a benefit most of us in Sea Cliff enjoy. More importantly, the proposed below-grade garage will allow the current rear paved parking spaces and side driveway to be converted into gardens. This will be a great improvement to the mid block open space.

We toured the project site and saw the "story poles". The rear addition at the basement level is in keeping with the neighborhood and will enhance the open space at the existing rear of the property. Given what the Lovatos could build by code, clearly they have been very conscientious and sensitive in regards to how their project might affect their neighbors.

Again, we support the project as proposed and we would be happy to discuss this with you in person or on the phone if it would be helpful to you.

Best regards,

A handwritten signature in cursive script that reads "Abby and Gene Schnair". The signature is written in dark ink and is positioned to the right of the typed name.

Abby and Gene Schnair
535 El Camino del Mar

**Radbert and Diana Chin
99 27th Avenue
San Francisco, California 94121**

Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

September 17th 2014

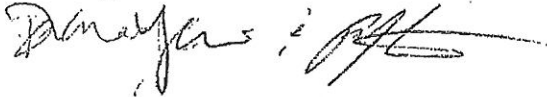
Re. Project at 520 El Camino del Mar

Dear Planning Commission,

We are the owners of 99 27th Avenue in Sea Cliff. Our property is on the same block as 520 El Camino del Mar, and we share the same rear alley.

We are writing in support of the Lovato's proposed project. We feel that their project will be an improvement to the existing property and will benefit the neighbors and the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Diana and Radbert Chin", with a long horizontal flourish extending to the right.

Diana and Radbert Chin

From: Herbert Perliss [<mailto:hperliss@sbcglobal.net>]
Sent: Thursday, October 16, 2014 6:32 PM
To: Thomas P. Tunny
Subject: Fwd: Letter for Lovato Project

October 17, 2014

Dear planning commission,

I would like to submit a statement of my support of the Lovato's project at 520 El Camino Del Mar.

I am a neighbour at 346 El Camino del Mar, my residence since 1971. Have the experience of my own renovation projects, restraint required to fit in with your neighbours property – in accord with the requirements of the planning board. And, I've been witness to other remodelling projects in the neighbourhood that look good and do not intrude, in the sense of not overwhelming the lot size.

In my review of the Lovato's plans to develop their property, and from a view of the property on the street side and from the alley way in back, there is little appreciable expansion of the footprint.

It seems to me the Lovatos have submitted a design in accord with their families needs, but with careful attention to the impact on their surroundings.

Herb Perliss
Sent from my iPhone

Thomas P. Tunny

From: Sheila Schroeder [Sheila@mountainlakeinvest.com]
Sent: Thursday, October 09, 2014 12:33 PM
To: Thomas P. Tunny
Subject: Letter on behalf of Walther and Patrice Lovato.

Tom,

We are writing on behalf and in support of the building project of Walther and Patrice Lovato.

We are neighbors across the street, located at 114 28th Avenue, the corner of El Camino del Mar and 28th Avenue. We look at their house from our living room and master bedroom. We have lived in Seacliff since 1999.

When Walther and Patrice initially planned to do some work on their home they kindly reached out to us to review their plans and tour the site. We were impressed with how thoughtfully and diligently they worked through the impact of their plans on the rest of the neighborhood. As long time residents of the neighborhood with plans to raise their family here, they have been wonderful neighbors.

Based on our own careful review of the Lovato's building plans, it seems entirely unreasonable to us that anyone is attempting to block their plans. At the most basic level, their renovation doesn't appear to affect the properties of anyone in the neighborhood, in any way. This response is disappointing and, in our opinion, un-neighborly.

Their plans would be an improvement to the ongoing renewal of the neighborhood. In particular to their street, it removes the side driveway, and replaces concrete with landscaped garden. As you may be aware, almost all the houses in Seacliff (including ours) has the benefit of accessing the garage from the rear alley. The Lovato home currently accesses from the front of the house, thus, the plan to put the garage in the back makes the house more in keeping with the neighborhood design.

My husband and I have raised our two children here in Seacliff and understand how direct access to the garage from the rear alley can be an important benefit to a family with young children-or to one with elderly parents. Additionally, in terms of neighborhood safety and community building, having kids and adults playing in the alley is good for the neighborhood and builds the community network. Our kids are young and benefit from playing with the neighborhood children, riding their bikes, playing basketball, and games in the safety of the back alley. Being able to access it via the back garage has been a crucial part of that process.

We support their project as proposed.

Sincerely,

Sheila Schroeder and Jason Phillips

114 28th Avenue

SF, CA 94121

Home: (415)752-9301

+-----+
This email is confidential and may be privileged. If you have received it
in error, please notify us immediately and then delete it. Please do not
copy it, disclose its contents or use it for any purpose.
+-----+

October 13, 2014

Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re. Project at 520 El Camino del Mar

Dear Planning Commission,

We are writing this letter to support the Lovatos' proposed project at 520 El Camino del Mar.

We are the owners of 60 27th Avenue and see the Lovatos' property from the East. We have toured 520 El Camino del Mar and reviewed the proposed plans. The Lovatos have been very conscientious with regards to how their project would affect their neighbors. The proposed project will be an improvement to the current house, and will also be a great benefit to the neighbors and the entire neighborhood.

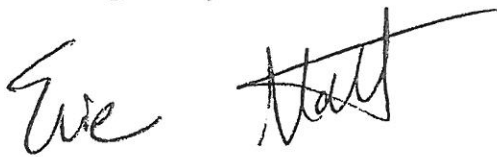
The proposed plan will give the Lovatos direct access to the garage from the rear alley. Currently they are one of the only houses without garage access on the alley. There are so many positives about this change. First, there will be fewer cars being parked on the street. Second, the entrance to their house as viewed from the front will be a green garden and path rather than the current concrete

driveway. Third, their back yard, which is currently a concrete slab, will become a green garden which is viewable by the neighbors on either side.

The majority of the proposed additional square footage will all be captured underground and is invisible from the outside. We think this is a commendable design. The proposed project is entirely in keeping with the neighborhood. Actually, we find it quite ironic that the DR requestor is opposing an addition on the basement level of the Lovatos' property when the DR requestor's house currently extends well beyond all the other houses nearby on all three of the floor levels.

Again, we support the project as proposed and we would be happy to discuss this with you in person or on the phone if it would be helpful to you.

Best regards,

The image shows two handwritten signatures in black ink. The signature on the left is 'Evie' and the signature on the right is 'Matt'. Both are written in a cursive, flowing style.

Evie and Matt Davis

Cell phones: 415-317-1963 (Evie)
415-317-1962 (Matt)

Sanford Gallanter

Counselor at Law

525 El Camino del Mar

San Francisco, California 94121

415/831-2950 Fax 415/668-1433

October 16, 2014

Planning Commission
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Project at 520 El Camino del Mar

My wife Linda Gallanter and I are owners of the property at 525 El Camino del Mar. Our property is located directly across the street from the Lavato Project.

The owners of the subject property, Patrice and Walter Lavato, for which the project is planned have reviewed with us the detailed plans and specifications for their project.

We have no objection to their project and wish them well in its execution. We welcome the Lavato family to the neighborhood.


Sanford Gallanter


Dr. Linda Gallanter

From: Wong Julia [<mailto:juliawongsf@yahoo.com>]
Sent: Monday, August 11, 2014 10:30 PM
To: Thomas P. Tunny
Subject: Letter of Support-Project at 520 El Camino del Mar

Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re. Project at 520 El Camino del Mar

Dear Planning Commission,

We are the owners of 270 Sea Cliff Avenue (behind the Lovato's property) and have lived here for 8 years. We have reviewed the Lovato's project, visited the site, and have seen the "story poles" describing the basement/garage level addition that is being proposed.

The proposed plan will be a great improvement to the existing property and we believe it will also benefit the neighbors and neighborhood.

- The large and unsightly side and rear driveway/parking lot area will be replaced with what will be a beautiful green garden
- The above-grade proposed addition at the current garage/basement level is entirely appropriate and does not appear to impact the neighbors

We believe the Lovatos have been very mindful of the impact their project would have on their neighbors and the neighborhood, and we support the proposed project at 520 El Camino del Mar wholeheartedly. We would be glad to further discuss our thoughts and impressions on the phone or even in person if it would be helpful to your process.

Sincerely,

Julia Wong and Roger Kuo
270 Sea Cliff Avenue
San Francisco, CA 94121

(415) 387-1707
juliawongsf@yahoo.com

EXHIBIT D



