

**BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO**

Appeal of  
EILEEN RODDY, \_\_\_\_\_ )  
Appellant(s) )  
vs. )  
DEPARTMENT OF BUILDING INSPECTION, \_\_\_\_\_ )  
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **23-045**

**NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** on September 27, 2023, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on September 12, 2023 to Cindy Chan, of a Site Permit (renovation of single-family home into two single-family houses; horizontal and vertical addition and interior renovation with bath and kitchen alteration) at 2169 26th Avenue.

**APPLICATION NO. 2018/07/03/3738**

**FOR HEARING ON November 1, 2023**

Address of Appellant(s):

Address of Other Parties:

Eileen Roddy, Appellant(s)  
2163 26th Avenue  
San Francisco, CA 94116

Cindy Chan, Permit Holder(s)  
c/o Kai Chan, Agent for Permit Holder(s)  
KC Design Architects, Inc.  
10817 Santa Monica Blvd., No. 300  
Los Angeles, CA 90025



Date Filed: September 27, 2023

**CITY & COUNTY OF SAN FRANCISCO  
BOARD OF APPEALS**

**PRELIMINARY STATEMENT FOR APPEAL NO. 23-045**

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I / We, **Eileen Roddy**, hereby appeal the following departmental action: **ISSUANCE** of **Site Permit No. 2018/07/03/3738** by the **Department of Building Inspection** which was issued or became effective on: **September 12, 2023**, to: **Cindy Chan**, for the property located at: **2169 26th Avenue**.

**BRIEFING SCHEDULE:**

Appellant's Brief is due on or before: 4:30 p.m. on **October 12, 2023**, (no later than three Thursdays prior to the hearing date). The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [tina.tam@sfgov.org](mailto:tina.tam@sfgov.org), [matthew.greene@sfgov.org](mailto:matthew.greene@sfgov.org) and [kai@kcdarch.com](mailto:kai@kcdarch.com).

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **October 26, 2023**, (no later than one Thursday prior to hearing date). The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [tina.tam@sfgov.org](mailto:tina.tam@sfgov.org), [matthew.greene@sfgov.org](mailto:matthew.greene@sfgov.org) and [eileendrody@gmail.com](mailto:eileendrody@gmail.com).

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, November 1, 2023, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org). Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

**Please note** that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at [www.sfgov.org/boa](http://www.sfgov.org/boa). You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

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**The reasons for this appeal are as follows:**

**Appellant filed the appeal by email.**

My name is Eileen Roddy and I represent a group of neighbors on 26th Avenue. I live at 2163 26th Ave, San Francisco, CA 94116, which is adjacent to the applicant's property at 2169 26th Avenue.

It is my hope that the Board of Appeals can ascertain:

1. whether the plans that were submitted with the building permit are actually the plans that were in effect when the Planning Commission presided over our DR hearing.
2. that the Actions set forth in the Discretionary Review Action DRA-0685 have been adhered to and are being applied to the plans that were in effect at the time of the DR hearing.
2. whether there were "new features" added that were NOT accounted for in the plans used for the DR hearing.

There have been many, many sets of plans submitted by the applicant; it has been confusing to keep track of which plans were under consideration. After months and months of negotiating with the neighbors and it was obvious that we were heading to a hearing, they decided to revert to the plans originally filed with the 311 notification. When we went to the DR hearing, we were relying on plans dated 7.15.2019. When I spoke with David Winslow and Jeff Horn yesterday, they thought the plans that were submitted with the issuance building permit were dated 4.6.2021. I have asked multiple times to be kept in the loop about plan updates, but this was difficult to do so because of the many sets submitted. I need time to review the plans with the help of an architect and the appeal will provide that time. I request that the Board do the same so that I am confident that the concessions that were approved at the DR hearing and the plans to which they apply, are what the Department of Building Inspection is utilizing. Thank you,  
eileen roddy

**Permit Details Report**

**Report Date:** 9/27/2023 1:34:39 PM

Application Number: 201807033738  
 Form Number: 3  
 Address(es): 2191 / 008B / 0 2169 26TH AV  
 Description: RENOVATION OF SINGLE FAMILY HOME INTO (2) SINGLE FAMILY HOUSES. HORIZONTAL & VERTICAL ADDITION & INTERIOR RENOVATION W/ BATH & KITCHEN ALTERATION.  
 Cost: \$1,300,000.00  
 Occupancy Code: R-3  
 Building Use: 28 - 2 FAMILY DWELLING

**Disposition / Stage:**

Action Date	Stage	Comments
7/3/2018	TRIAGE	
7/3/2018	FILING	
7/3/2018	FILED	
12/30/2022	PLANCHECK	
12/30/2022	APPROVED	
9/12/2023	ISSUED	

**Contact Details:**

**Contractor Details:**

License Number: OWN  
 Name: OWNER OWNER  
 Company Name: OWNER  
 Address: OWNER \* OWNER CA 00000-0000  
 Phone:

**Addenda Details:**

**Description:**

SITE.

Step	Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
1	CPB		8/1/18	8/1/18			8/1/18	SONG SUSIE		18 PAGES
2	CP-ZOC		8/1/18	8/8/18			1/29/21	HORN JEFFREY		Reassigned from Chris Towne: revisions received on 1/26/21; Planning. (Jennifer) Approved an existing 5,511 SF 3-story, si 2- and 3-story rear horizontal vertical addition to create two, of 3,386 SF and 3,446 SF per I permit, routed to DBI. Jeff Ho
3	BLDG		5/22/19	7/2/21			9/22/21	LO JAMES		Comments emailed to Archite PPC 9/22/21.
3	CP-DR		9/4/19	11/4/19			2/22/20	HORN JEFFREY		*TWO* DR applications accep M LANGLIE/J SPEIRS
3	CP-NP		5/22/19	8/6/19			9/5/19	HORN JEFFREY		Emailed cover letter on 5/22/: notice on 6/4/2019; expires 7/ cover letter on 7/29/2019, ren notice on 8/06/2019; expires ' Received; 9/4/2019 reassigne 1/16/2020.
4	BLDG		2/1/21	3/22/21	3/29/21		6/29/21	YAU WILLY HOI-C		"on hold" comments issued 3/ JAMES LO TO FOLLOW-UP I COMMENTS, DUE TO WILLY DEP.DIRECTOR.
6	DPW-BSM		3/30/21	4/2/21			4/2/21	CHOY CLINTON		Approved SITE permit only. 4 for sign off - Inspection Right-inspection), Minor Sidewalk E + new pavers) and Bureau of U Download the apps at https://www.sfpublicworks.or forms. Email sidewalk apps to and landscaping to urbanfores
6	CP-DR		9/4/19	11/4/19			2/22/20	HORN JEFFREY		DR filed 09/04/19 accepted by Requestor.
7	CP-ZOC		9/22/21	12/22/21			12/22/21	HORN JEFFREY		12/22/21: Restamped Plans ar Horn. 12/6/21: Hard copy revi delivered to J. Horn. (JL)
8	SFPUC		4/5/21	4/23/21	4/23/21	4/28/21	4/28/21	GARCIA JOBEL		Requested documents and infc released - 04/28/21. On Hold drawings are received - 04/27, Charge not applicable. Existin; same tier as proposed fixture c existing meter is undersized. N



Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
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**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

[Online Permit and Complaint Tracking](#) home page.

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Contact SFGov Accessibility Policies  
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# BRIEF SUBMITTED BY THE APPELLANT(S)

**Appeal No: 23-045, Roddy vs DBI, PDA, Site Permit No. 2018-0703-3738**

This brief is submitted to appeal against the site permit issued for 2169 26<sup>th</sup> Avenue, plan set titled "Sunset Residence" by Kai C. Chan.

My name is Eileen Roddy and my home is located adjacent and to the north of the proposed site. In an effort to avoid duplication of effort, I have been the point person for a group of neighbors as we've navigated the proposed project and its impact on our neighborhood. Please know that in 2019 and 2020 we negotiated with Kai Chan extensively and in good faith to arrive at a compromise. We spent countless hours and thousands of dollars consulting with architects; we accepted advice from neighborhood groups and worked tirelessly with Planning on proposed resolutions. Despite our efforts we ended up at a Discretionary Review Hearing in February, 2020 where the Commissioners took Discretionary Review with conditions. We have attached DRA-0685 for your reference. Recently, we reached out to Kai Chan to discuss a remedy to the current issues but Mr. Chan was traveling so it was difficult for us to proceed. In addition, we were informed that we would lose all of our legal rights regarding the permit issuance unless we filed an appeal.

With the assistance of the Board of Appeals and Planning, we have determined that the plan set in effect at the time of the DR hearing was dated 7.15.19. Please see the attached plan set pages we have included for your reference. After reviewing the



approved site plans dated 9.13.22 at DBI, it has come to our attention that some unauthorized additions have been added since the DR hearing.

PL-8: PROPOSED SECOND FLOOR PLAN from the plan set dated 7.15.19 (attached)

The North residence shows no extension of the building at the rear but only a balcony.

It is our understanding that the permit applicant cannot add to the plans discerned by the Commission. According to Discretionary Review Action DRA-0685 (copy included) the Commission included the following condition #6. "Reduce the depth of the rear pop out to extend no further than 5'-0" to preserve scale at and access to the mid-block open space." It does not give the permit applicant permission to add an extension where one did not exist. When reviewing the plans approved with the issuance of the site permit, Sheet PL-8 dated 9.13.22 indicates a 5'-0" building extension at the rear of the second floor. This is an unauthorized addition.

We have included Sheets PL-8 and PL-11 from the plan set in effect at the DR hearing dated 7.15.19, with markups of the discrepancies we found on the approved site permit plan set dated 9/13.22. We have requested from Kai Chan, but not received, access to the site plans approved 9.13.22 so we can't reproduce the corresponding pages for your reference.

We request that the Board of Appeals uphold the conditions set forth by the Planning Commission at the DR hearing and not allow the 2<sup>nd</sup> floor extension at the rear.

PL-8: PROPOSED SECOND FLOOR PLAN from the plan set dated 7.15.19 (attached)

As a result of the DR hearing, the Planning Commission included the following condition #9. "Provide setback adjacent to neighbor's front balcony." Looking at the plans dated 9.13.22, it does appear that the permit applicant did provide some setback, but there is a 6'-6" x 2'-6" pop out at the front of the building that was not on the plan set dated 7.15.19. This pop out and the corresponding 2'-6" canopy/cornice/roof overhang that extends to Line 1 from Line B to Line E are unauthorized additions.

PL-12: North Residence – North Elevation dated 9.13.22. The plans approved with the issuance of the site permit include a window on the above referenced pop out but the window is not referenced on PL-8. The window and the pop out represent unauthorized additions.

We have included Sheets PL-9 and PL-12 from the plan set in effect at the DR hearing, dated 7.15.19, with markups of the discrepancies we found on the approved site permit plan set, dated 9/13.22. We do not have access to reproduce the plans dated 9.13.22.

We request that the Board of Appeals uphold the conditions set forth by the Planning Commission at the DR hearing and not allow the pop out at the front of the building or the 2'-6" roof overhang.



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Action DRA-0685

HEARING DATE: FEBRUARY 20, 2020

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Record No.:* 2018-010655DRP-03  
*Project Address:* 2169 26<sup>th</sup> Avenue  
*Building Permit:* 2018.0703.3738  
*Zoning:* RH-1 [Residential House, One-Family]  
40-X Height and Bulk District  
*Block/Lot:* 2191/008B  
*Project Sponsor:* Kai Chan  
Kai Chan, Architect  
10817 Santa Monica Blvd.  
Los Angeles, CA 90025

*DR Requestors:* Alma and Steve Landi  
2159 26<sup>th</sup> Avenue  
San Francisco, CA

Alex Wong  
2166 26<sup>th</sup> Avenue  
San Francisco, CA

Eileen Roddy  
2163 26<sup>th</sup> Avenue  
San Francisco, CA

*Staff Contact:* David Winslow – (415) 575-9179  
[David.Winslow@sfgov.org](mailto:David.Winslow@sfgov.org)

**ADOPTING FINDINGS RELATED TO TAKING DISCRETIONARY REVIEW OF RECORD NO. 2018-010655DRP-03 AND THE APPROVAL OF BUILDING PERMIT APPLICATION NO. 2018.0703.3738 TO SUBDIVIDE AN EXISTING 3-STORY, SINGLE FAMILY HOUSE, AND ADD TWO 2- AND 3-STORY REAR HORIZONTAL ADDITIONS, AND A 3RD-STORY VERTICAL ADDITION TO CREATE TWO, 3-STORY, ONE-FAMILY RESIDENCES AT 2169 26<sup>TH</sup> AVENUE WITHIN THE RH-1 (RESIDENTIAL HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On July 3, 2018, Kai Chan filed for Building Permit Application No. 2018.0703.3738 to subdivide an existing 3-story, single family house, and add two 2- and 3-story rear horizontal additions, and a 3rd-story vertical addition to create two, 3-story, one-family residences at 2169 26<sup>th</sup> Avenue within the RH-1 (Residential House, One-Family) Zoning District and a 40-X Height and Bulk District.

On September 3, 2019 Alma and Steve Landi, Alex Wong, and Eileen Roddy, (hereinafter "Discretionary Review (DR) Requestors") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2018-010655DRP-03) of Building Permit Application No. 2018.0703.3738.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

On February 20, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2018-010655DRP-03.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

#### **ACTION**

The Commission found there are extraordinary or exceptional circumstances in this case and hereby takes Discretionary Review requested in Record No. 2018-010655DRP-03 and approves Building Permit Application 2018.0703.3738 with the following conditions:

1. Set third floor back 14' from front facade;
2. Eliminate roof parapet and brise-soliels;
3. Eliminate 3<sup>rd</sup> floor parapet;
4. Align and proportioning the entry door and windows to be more in keeping with the surrounding buildings;
5. Provide Code-complying bay projections and align over garage doors and;
6. Reduce the depth of the rear pop out to extend no further than 5' to preserve scale at and access to the mid-block open space.
7. Match adjacent neighbor's light well with the new light well that is at least 75% of the length of the neighboring lightwell;
8. Restrict roof from being a deck at the third floor and;
9. Provide setback adjacent to neighbor's front balcony.

**APPEAL AND EFFECTIVE DATE OF ACTION:** Any aggrieved person may appeal this Building Permit Application to the Board of Appeals only after the Department of Building Inspection (DBI) takes action (issuing or disapproving) the permit. Such appeal must be made within fifteen (15) days of DBI's action on the permit. For further information, please contact the Board of Appeals at (415) 415-575-6880, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission takes Discretionary Review and approved the building permit as referenced in this action memo on February 20, 2020.



Jonas P. Tonin  
Commission Secretary

AYES: Diamond, Fung, Imperial, Johnson, Moore

NAYS: Koppel

ABSENT: Richards

ADOPTED: February 20, 2020



**PROPOSED SECOND FLOOR PLAN**

SUNSET RESIDENCE  
2169 26TH AVE  
SAN FRANCISCO, CA 94116

**REVISIONS**

NO.	DESCRIPTION
1	
2	
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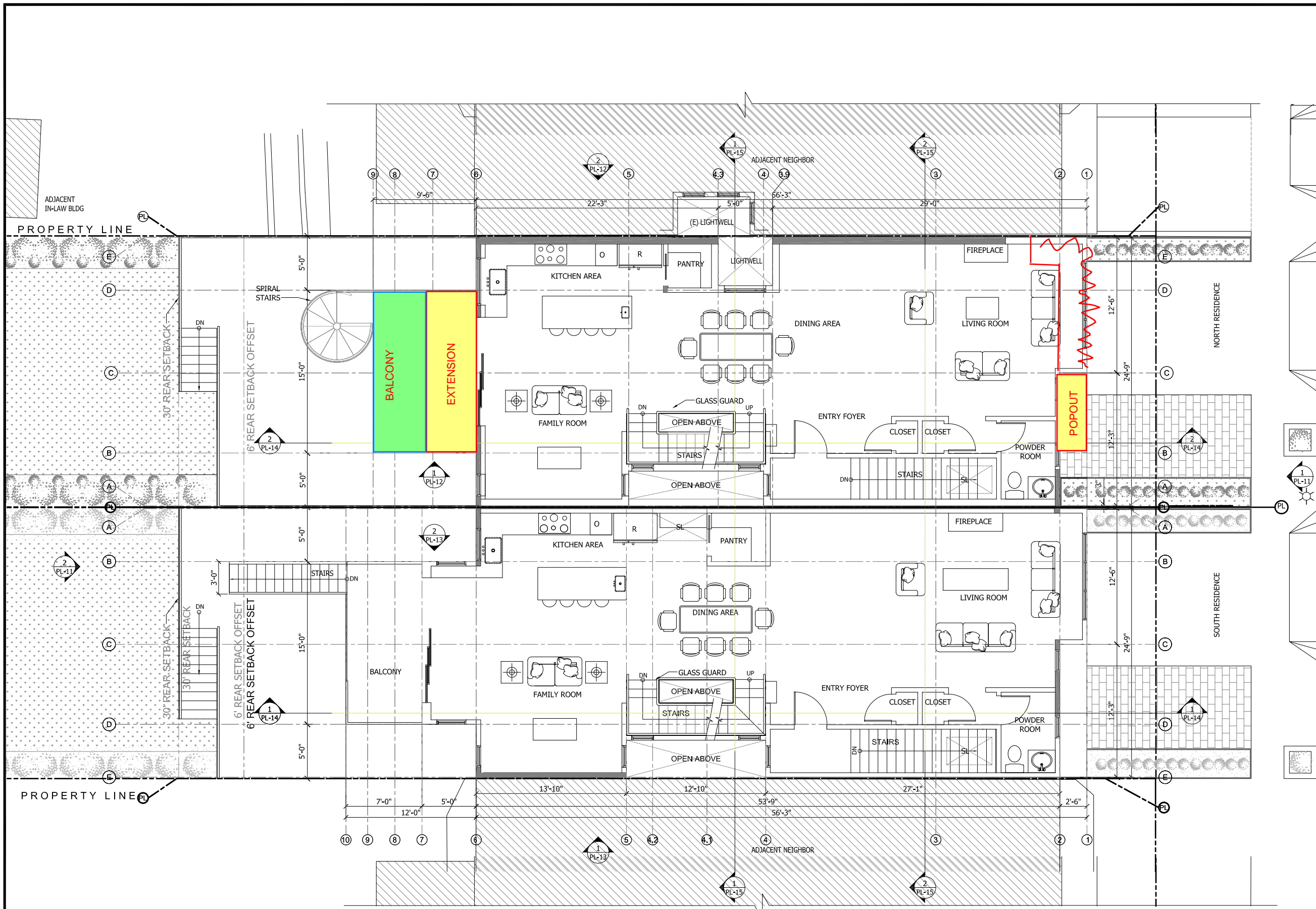
5TH PLANNING SUBMITTAL



PHASE	
F.C.	00/00/00
BID	00/00/16
PERMIT	00/00/16
CONST.	00/00/16

DRAWN BY  
**CCG-DN**  
PRINTED ON  
**07/15/2019**  
JOB NO.  
**2017-035-036**

**PL-8**



26TH AVE.

**WALL LEGEND:**  
 EXISTING WALL; ALL OTHER WALLS ARE NEW.

**1 PROPOSED SECOND FLOOR PLAN**  
1/4" = 1'-0"





**PROPOSED THIRD FLOOR PLAN**

SUNSET RESIDENCE  
2169 26TH AVE  
SAN FRANCISCO, CA 94116

**REVISIONS**

NO.	DESCRIPTION

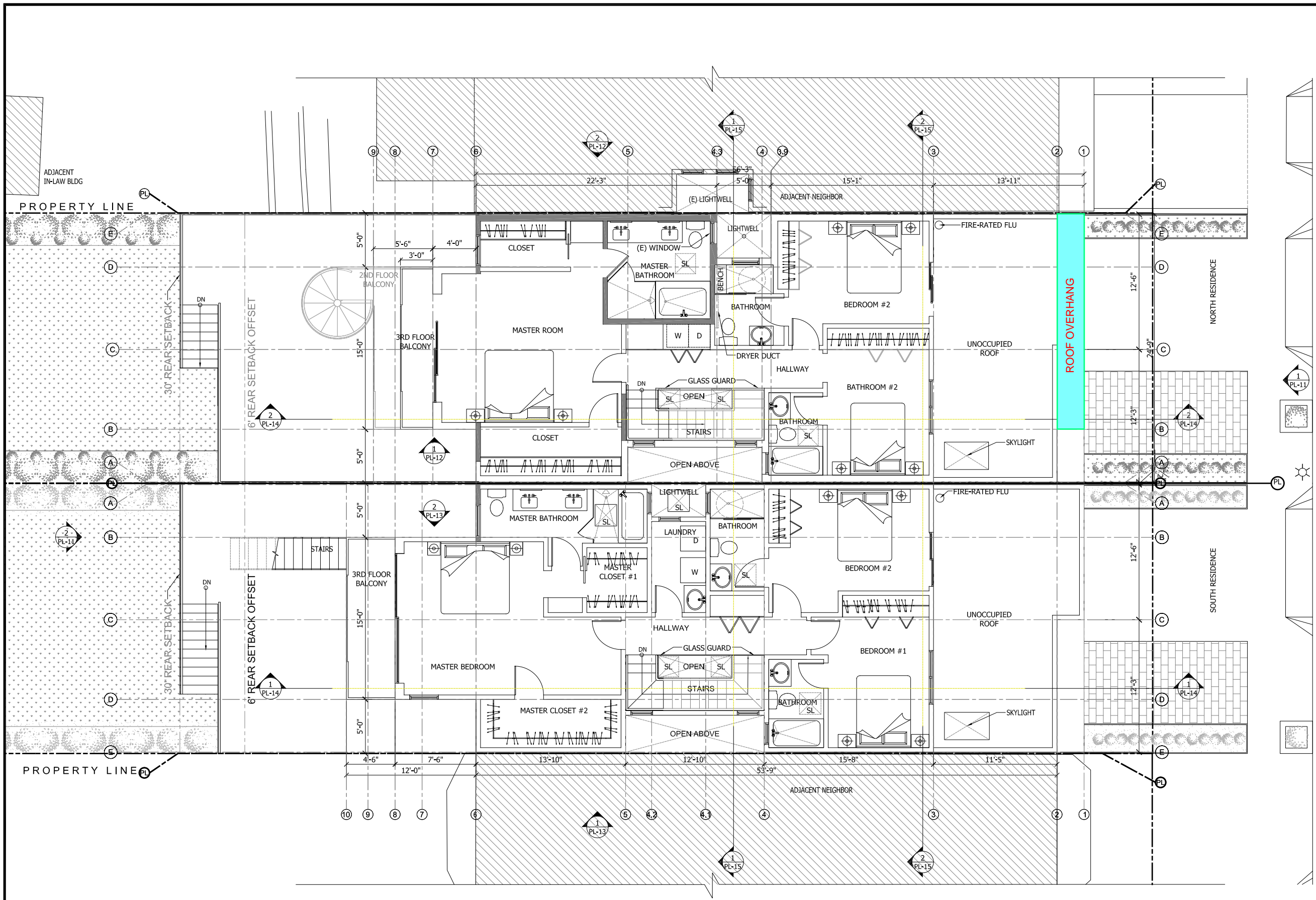
5TH PLANNING SUBMITTAL



PHASE	P.C.	00/00/00
PHASE	BID	00/00/16
PHASE	PERMIT	00/00/16
PHASE	CONST.	00/00/16

DRAWN BY  
**CCG-DN**  
PRINTED ON  
**07/15/2019**  
JOB NO.  
**2017-035-036**

**PL-9**



**WALL LEGEND:**  
 EXISTING WALL; ALL OTHER WALLS ARE NEW.

**1 PROPOSED THIRD FLOOR PLAN**  
1/4" = 1'-0"



Allow us to create with you...  
10817 Santa Monica Blvd Ste-400  
Los Angeles, CA 90025  
310-466-1888  
310-466-9888  
www.kcdainc.com

**PROPOSED EXTERIOR ELEVATIONS**

SUNSET RESIDENCE  
2169 26TH AVE  
SAN FRANCISCO, CA 94116

**REVISIONS**

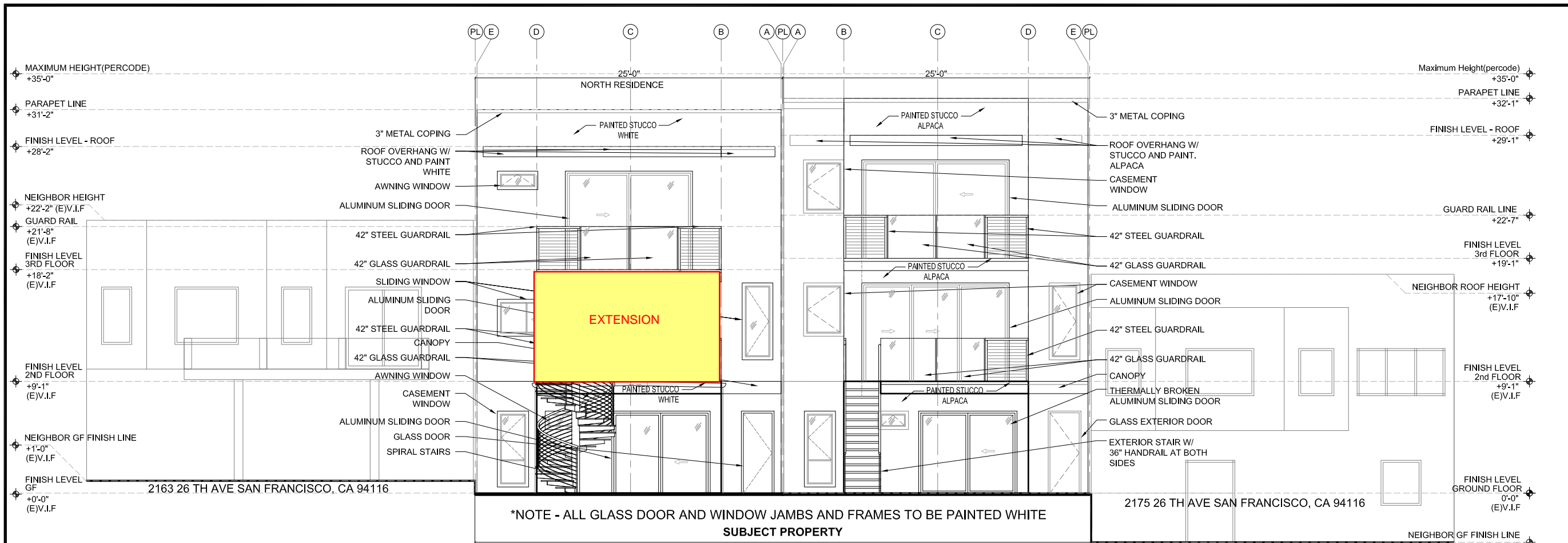

5TH PLANNING SUBMITTAL



PHASE	P.C.	00/00/00
PHASE	BID	00/00/16
PHASE	PERMIT	00/00/16
PHASE	CONST.	00/00/16

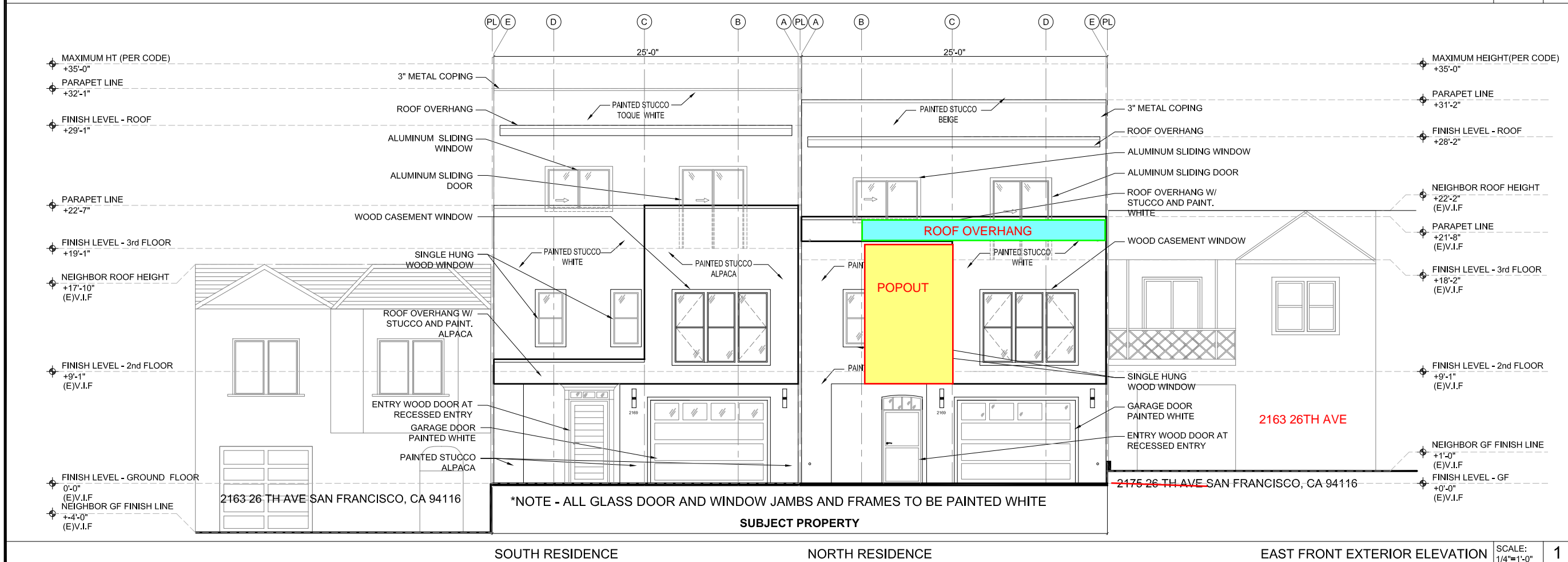
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PRINTED ON: **07/15/2019**  
JOB NO.: **2017-035-036**

**PL-11**



**\*NOTE - ALL GLASS DOOR AND WINDOW JAMBS AND FRAMES TO BE PAINTED WHITE**  
**SUBJECT PROPERTY**

NORTH RESIDENCE SOUTH RESIDENCE WEST REAR EXTERIOR ELEVATION SCALE: 1/4"=1'-0" 2



**\*NOTE - ALL GLASS DOOR AND WINDOW JAMBS AND FRAMES TO BE PAINTED WHITE**  
**SUBJECT PROPERTY**

SOUTH RESIDENCE NORTH RESIDENCE EAST FRONT EXTERIOR ELEVATION SCALE: 1/4"=1'-0" 1





**PROPOSED EXTERIOR ELEVATIONS**

SUNSET RESIDENCE  
2169 26TH AVE  
SAN FRANCISCO, CA 94116

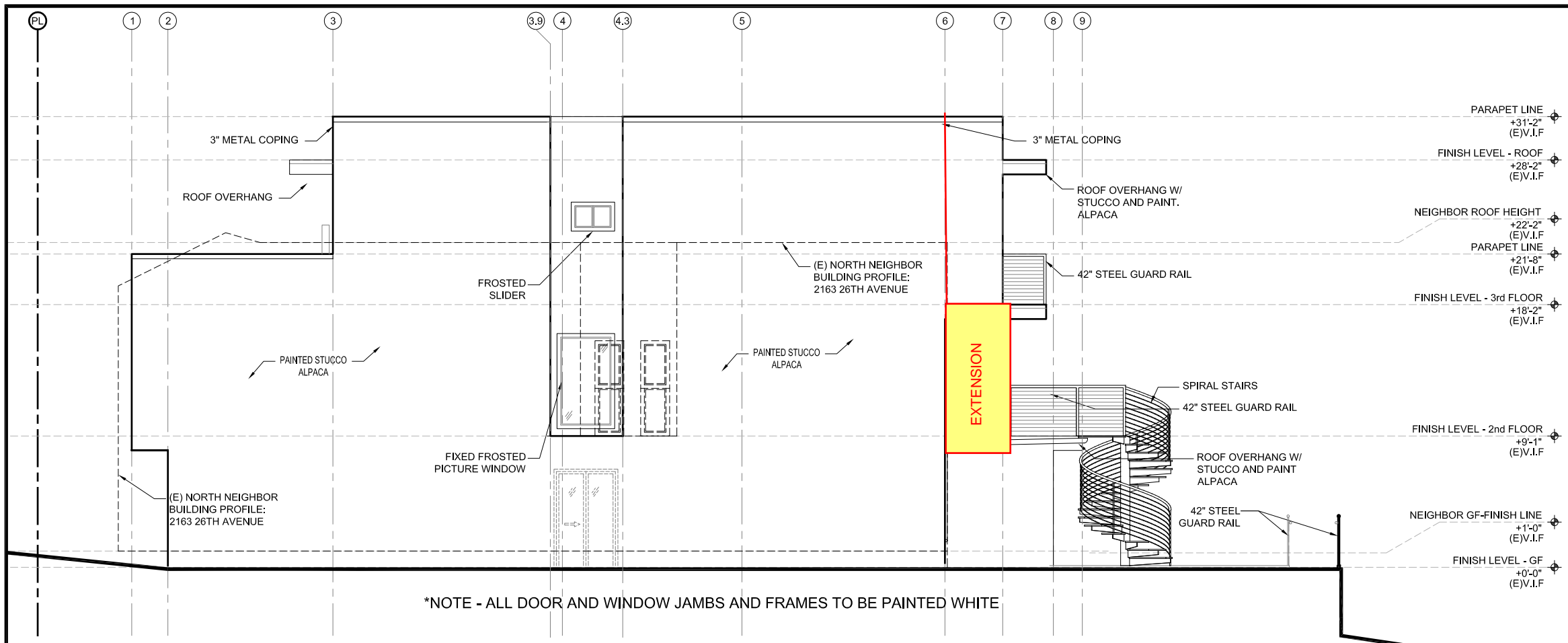
**REVISIONS**


5TH PLANNING SUBMITTAL



PHASE	
P.C.	00/00/00
BID	00/00/16
PERMIT	00/00/16
CONST.	00/00/16
DRAWN BY	CCG-DN
PRINTED ON	07/15/2019
JOB NO.	2017-035-036

**PL-12**



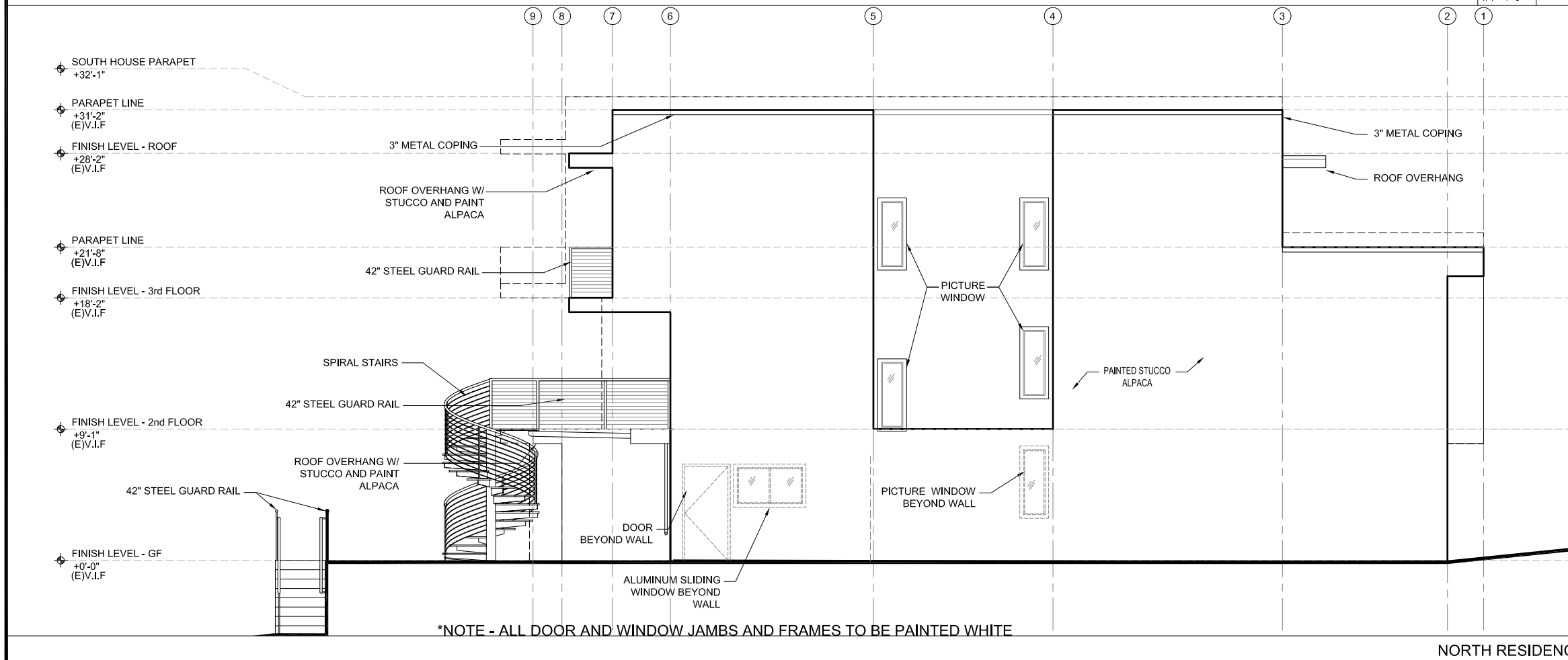
**ELEVATION NOTES :**

- NEIGHBOR OUTLINE
- PROPOSED ELEVATION
- PROPERTY LINE

PARAPET LINE +31'-2" (E)V.I.F  
 FINISH LEVEL - ROOF +28'-2" (E)V.I.F  
 NEIGHBOR ROOF HEIGHT +22'-2" (E)V.I.F  
 PARAPET LINE +21'-8" (E)V.I.F  
 FINISH LEVEL - 3rd FLOOR +18'-2" (E)V.I.F  
 FINISH LEVEL - 2nd FLOOR +9'-1" (E)V.I.F  
 NEIGHBOR GF-FINISH LINE +1'-0" (E)V.I.F  
 FINISH LEVEL - GF +0'-0" (E)V.I.F

\*NOTE - ALL DOOR AND WINDOW JAMBS AND FRAMES TO BE PAINTED WHITE

NORTH RESIDENCE -- NORTH ELEVATION SCALE: 1/4"=1'-0" 2



NORTH RESIDENCE -- SOUTH ELEVATION SCALE: 1/4"=1'-0" 1

\*NOTE - ALL DOOR AND WINDOW JAMBS AND FRAMES TO BE PAINTED WHITE

## **BRIEF SUBMITTED BY THE PERMIT HOLDER(S)**

My name is Eileen Roddy and I represent a group of neighbors on 26th Avenue. I live at 2163 26th Ave, San Francisco, CA 94116, which is adjacent to the applicant's property at 2169 26th Avenue.

It is my hope that the Board of Appeals can ascertain:

MY NAME IS KAI CHAN. I AM THE ARCHITECT AND MEMBER OF THE FAMILY THAT OWNS THE SINGLE FAMILY RESIDENCE AT 2169 26<sup>TH</sup> AVE. THIS LETTER IS ISSUED IN REPSONSE TO MS. RODDY'S CLAIMS. WE HOPE TO SATISFY THE BOARD THAT THE PLANS SUBMITTED HAVE FOLLOWED THE DRB DECISION AND RECOMMENDATIONS.

1. whether the plans that were submitted with the building permit are actually the plans that were in effect when the Planning Commission presided over our DR hearing. **IT WAS THE INTENT OF THE DESIGN TO ABIDE BY THE FINAL SET OF APPROVED 311 PLANS, NOT THE ORIGINAL PLANS SUBMITTED AT DRB.**
2. that the Actions set forth in the Discretionary Review Action DRA-0685 have been adhered to and are being applied to the plans that were in effect at the time of the DR hearing. **THAT WAS THE INTENT AND THE DRAWINGS SUBMITTED WERE DESIGNED TO DO SO.**
3. whether there were "new features" added that were NOT accounted for in the plans used for the DR hearing. **NO "NEW FEATURES" WERE ADDED WITHOUT FULL REVIEW AND APPROVAL BY THE PROJECT PLANNER. THOSE FEATURED CHANGES RESULTED FROM HIS DIRECTION.**

There have been many, many sets of plans submitted by the applicant; it has been confusing to keep track of which plans were under consideration.

After months and months of negotiating with the neighbors and it was obvious that we were heading to a hearing, they decided to revert to the plans originally filed with the 311 notification.

When we went to the DR hearing, we were relying on plans dated 7.15.2019. **CORRECT - INITIAL DRAWGS SUBMITTED ON THU 12/19/19 AT DRB WERE DATED 7/15/19 (SEE ATTACHED PDF FILE "190715 DRB MTG 311 SET - PDF" - SHEETS PL-8, PL-9 & PL-10)**

**DRAWGS SUBMITTED THAT DAY WERE SUBSEQUENTLY MODIFIED TO CREATE SEPARATION BETWEEN NEW STRUCTURE AND EXISTING BALCONY AS PER DRB MTG REQUEST.**

**ADDITIONAL CHANGE TO DELETE PROPOSED FRONT BAY WINDOW WAS ALSO**

SUBMITTED TO JEFF HORN.

AS PART OF SITE PLAN REVIEW, JEFF HORN REQUESTED AND WE COMPLIED WITH A REQUEST TO FURTHER REMOVE ROOF CANOPY AT NORTH EAST ROOF ADJACENT TO EXISTING BALCONY. THIS IS SHOWN ON 12/2/21 SET. (SEE ATTACHED "211202 JHORN APPRVD 311 SET" - SHEETS PL-8, PL-9 & PL-10)

When I spoke with David Winslow and Jeff Horn yesterday, they thought the plans that were submitted with the issuance building permit were dated 4.6.2021. THIS IS **NOT THE FINAL SET**. PLEASE SEE ANSWER ABOVE.

I have asked multiple times to be kept in the loop about plan updates, but this was difficult to do so because of the many sets submitted. I WAS OUT OF THE COUNTRY ON A FAMILY MATTER BETWEEN 9/23 THRU 10/15, AFTER RETURNING CALIFORNIA, I HAVE REACHED OUT TO MS RODDY WITH AN EMAIL AND A COUPLE OF PHONE CALLS TO DISCUSS BUT RECEIVED NO RESPONSE. THIS EMAIL IS A REPLY TO MY PREVIOUS EMAIL TO HER.

I need time to review the plans with the help of an architect and the appeal will provide th  
at time.

I request that the Board do the same so that I am confident that the concessions that were approved at the DR hearing and the plans to which they apply, are what the Department of Building Inspection is utilizing. **WE AGREE.**

Thank you,

eileen roddy

REGARDS,

KAI CHAN, RA.

**From:** [Kai Chan](#)  
**To:** [Eileen Roddy](#)  
**Cc:** [Rosenberg, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [Greene, Matthew \(DBI\)](#); [Tam, Tina \(CPC\)](#); [Cindy Chan](#)  
**Subject:** RESPONSE to APPEAL FILED NO. 23-045 @ 2169 26TH AVENUE  
**Date:** Thursday, October 26, 2023 11:50:49 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

**Importance:** High

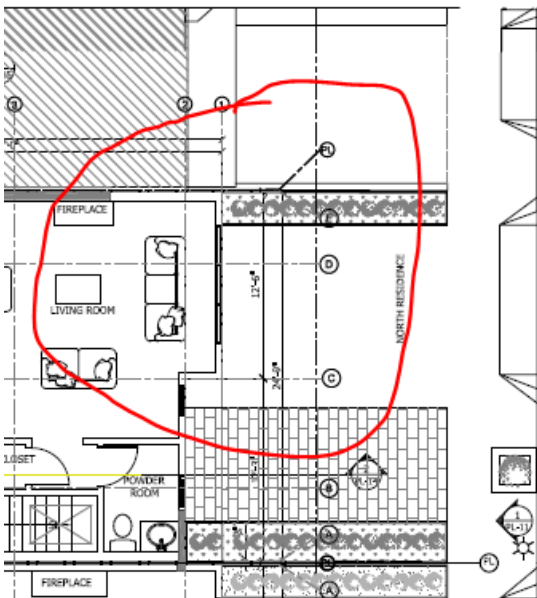
---

Eileen,  
(EILEEN, THIS WAS SUPPOSED TO GO OUT TUESDAY EVENING, BUT I INADVERTENTLY PUT IT IN DRAFT AND DID NOT HIT SEND!)

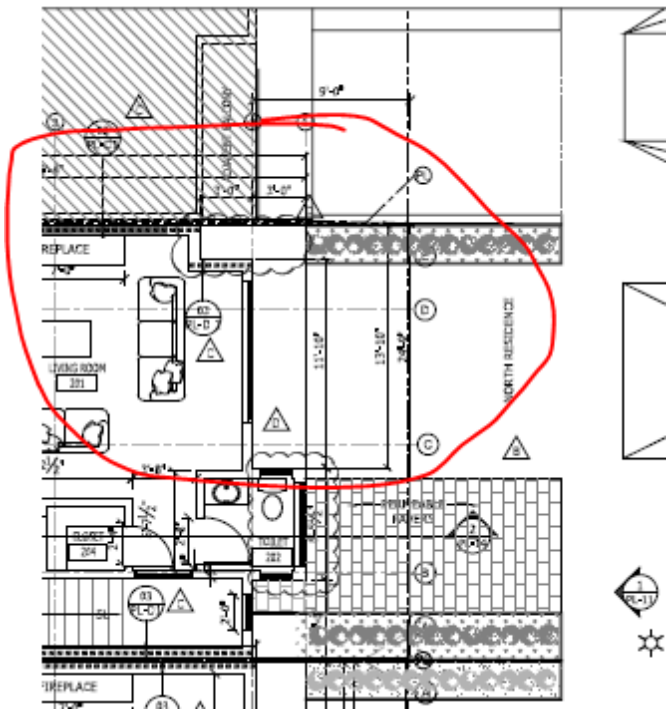
No worries! Glad you got to take some time off.  
If I remember correctly, your main area of concern is the north east corner of the proposed north house.

Hopefully, these pictures help relieve the concern.

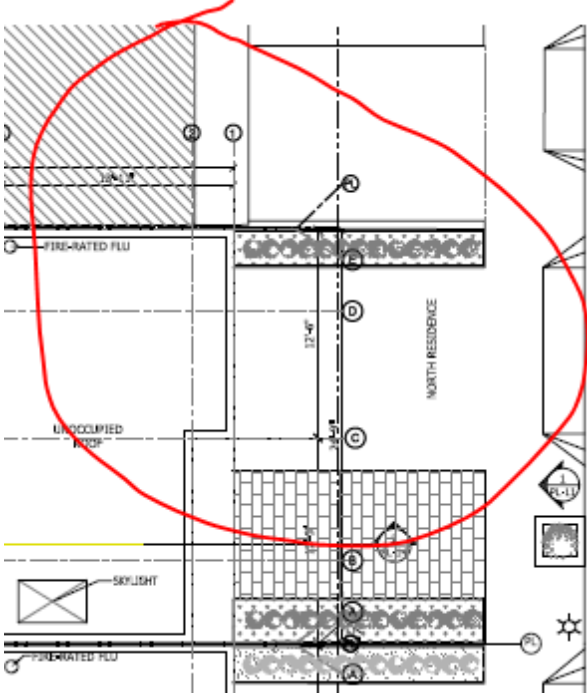
## 7/15/19 DRB SET – 12/2/21 JEFF HORN APPROVED SET COMPARISONS



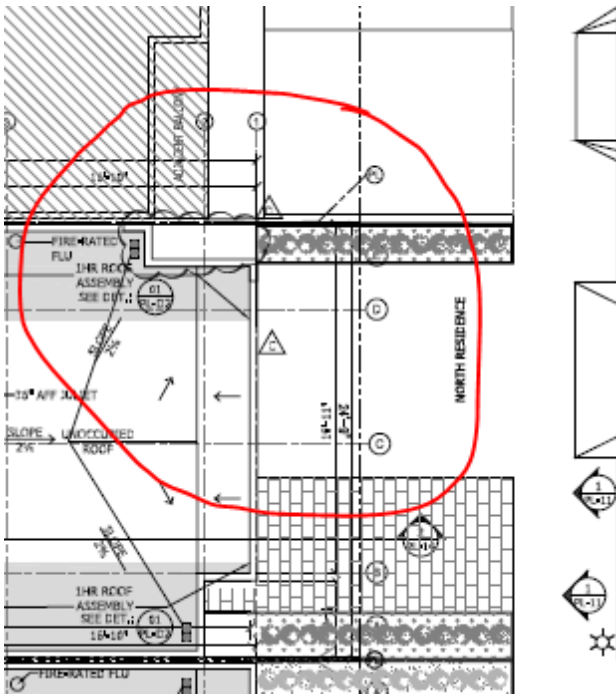
2ND FLOOR PLAN - 7/15/19 DRB SET



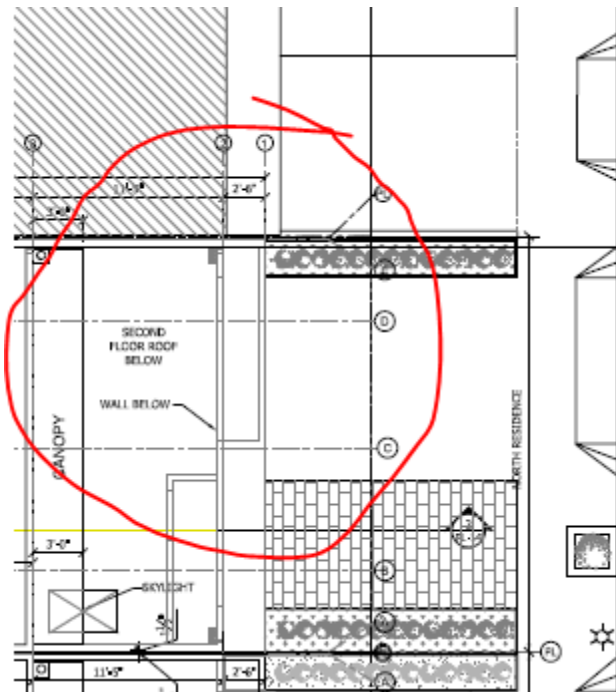
2ND FLOOR PLAN - 12/2/21 JEFF HORN APPROVED SET



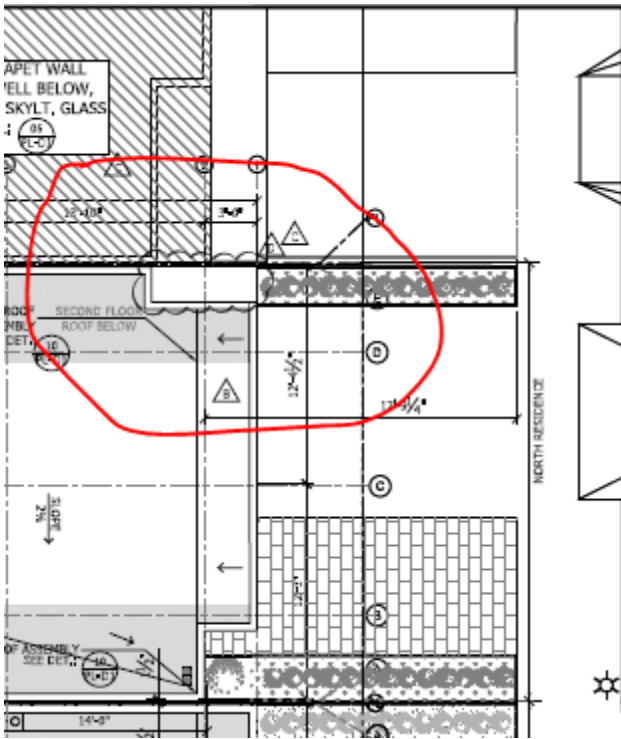
3RD FLOOR PLAN - 7/15/19 DRB SET



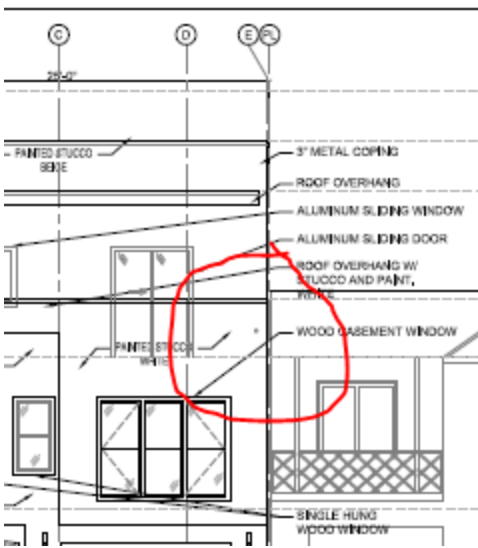
3RD FLOOR PLAN - 12/2/21 JEFF HORN APPROVED SET



ROOF PLAN - 7/15/19 DRB SET

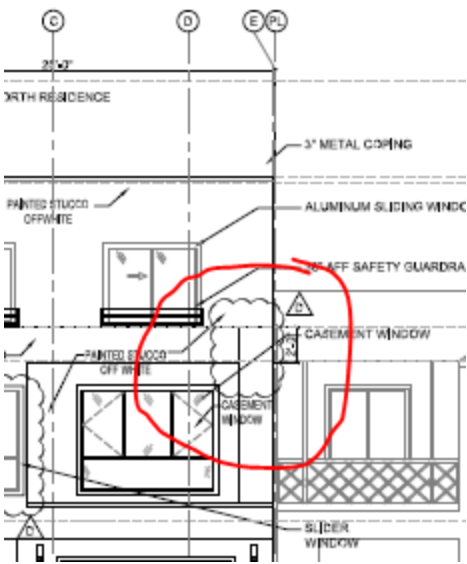


ROOF PLAN - 12/2/21 JEFF HORN APPROVED SET



EAST ELEVATION - 7/15/19 DRB SET





EAST ELEVATION - 12/2/21 JEFF HORN APPROVED SET

PLEASE FEEL FREE TO CONTACT ME WITH ANY QUESTIONS.

Thank you!!

Kai

Please confirm receipt and reading of the contents of this email.

Allow us to create with you...

Kai Chan, AIA

K C Design Architects, Inc.

310-216-8888 cll

kai@kcdarch.com

[https://url.avanan.click/v2/\\_\\_\\_www.kcdarch.com\\_\\_\\_YXAzOnNmZHQyOmE6bzpiYWQ3YzhjMjExYjM0ZTdINzUyNzExY2ZlODc1NDU1NTo2OmwVjNTk6MTc0YzAyN2NlZmRhMTFiYzAwNzBiNjkwNWQxYWwiNDZjMWJiYTkyMmE5MjJlZDRiODIlyjJhNDVjYTcyZDE3MTp0OkY](https://url.avanan.click/v2/___www.kcdarch.com___YXAzOnNmZHQyOmE6bzpiYWQ3YzhjMjExYjM0ZTdINzUyNzExY2ZlODc1NDU1NTo2OmwVjNTk6MTc0YzAyN2NlZmRhMTFiYzAwNzBiNjkwNWQxYWwiNDZjMWJiYTkyMmE5MjJlZDRiODIlyjJhNDVjYTcyZDE3MTp0OkY)

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**From:** Eileen Roddy <eileendroddy@gmail.com>

**Sent:** Tuesday, October 24, 2023 1:37 PM

**To:** Kai Chan <Kai@kcdarch.com>

**Cc:** Rosenberg, Julie (BOA) <julie.rosenberg@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; Matthew Green (matthew.greene@sfgov.org) <matthew.greene@sfgov.org>; Tina Tam (tina.tam@sfgov.org) <tina.tam@sfgov.org>; Cindy Chan <cindychan.us@gmail.com>

**Subject:** Re: RESPONSE to APPEAL FILED NO. 23-045 @ 2169 26TH AVENUE

Hi Kai,

I apologize for the late reply but I always take some time off after the end of tax season and just returned last night.

I appreciate your response but am at a distinct disadvantage in that I am not an expert at reading plans like you are. Would you be so kind as to address the items mentioned in the brief that was emailed to you on October 12th? I've attached it here along with PL-8, PL-9, PL-11 and PL-12 with the areas of concern highlighted. I've also attached the conditions that the Planning Commission stipulated after our DR hearing (DRA-0685). The architect/structural engineer that our neighborhood group is working with went to DBI and looked at the differences between the two sets of site plans (7.15.19 and 9.13.22) and came up with the items that he thought were significant changes that are outlined in the attached. It is our understanding that the plans in effect at the time of the DR hearing could not be changed with the exception of the conditions approved by the Commission. Subtractions were allowed, but not additions.

If you can demonstrate that the site plans at DBI dated 9.13.22 do not contain any of the items described in my brief, then we will be relieved.

Our group is scheduled to meet tomorrow in the late afternoon which doesn't give either of us much time. But as in the past, we are agreeable to avoiding the hearing but just need to understand that the approved site plans at DBI do not contain the unauthorized additions outlined in my brief and the attachments.

Thanks for continuing to keep the conversation going.

eileen

On Mon, Oct 23, 2023 at 2:16 PM Kai Chan <[Kai@kcdarch.com](mailto:Kai@kcdarch.com)> wrote:

Eileen,  
Hope this email finds you well!

th

I called and emailed you back on the 18 , last week, but have not heard back.  
(Pls see attached - 231018 email to Eileen.pdf)

In the meantime, Julie Rosenberg has reached out and suggested to try to resolve this without the appeal board if possible.

**We AGREE and HOPE to!**

To that end, I have packaged some files for your review (apologies if the information is a bit much, but I want to make sure I didn't miss anything relevant) and CC'd the city as an official response should my attempt fail.

I have re-attached the files Julie sent to us regarding the Appeal.

1. APPEAL FILED NO. 23-045 @ 2169 26TH AVENUE.PDF
2. Special Instructions for Parties (revised 3-2-22).PDF

Also attached are:

1. Response to the verbiage submitted with Appeal request.

**PLEASE READ THIS ATTACHMENT FIRST. It will guide you thru the chronology as it tries to answer your questions!!!**

- a. 231020 Response to Appeal of 311 – Eileen.docx
2. Copy of original DRB submittal plans
  - a. 190715 DRB MTG 311 SET – PDF.pdf
3. Copy of Jeff Horn approved Site Permit submittal plans
  - a. 211202 JHORN APPRVD 311 SET – PDF.pdf
4. Copy of email history to arrive at a final approval from Jeff horn.
  - a. 211210 jeff horn approval email history.pdf

With these documents, we hope you feel comfortable that the process was followed and the project will proceed as approved and permitted.

Should you still have any questions, please feel free to reach out to me anytime.  
Thanks for your time!

**Thank you!**  
**Kai**

Please confirm receipt and reading of the contents of this email.



Allow us to create with you...

Kai Chan, AIA  
K C Design Architects, Inc.  
310-216-8888 cll  
[kai@kcdarch.com](mailto:kai@kcdarch.com)  
[www.kcdarch.com](http://www.kcdarch.com)



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**From:** Rosenberg, Julie (BOA) <[julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org)>  
**Sent:** Thursday, September 28, 2023 8:27 AM  
**To:** Cindy Chan <[cindychan.us@gmail.com](mailto:cindychan.us@gmail.com)>  
**Cc:** Kai Chan <[kai@kcdarch.com](mailto:kai@kcdarch.com)>; Longaway, Alec (BOA) <[alec.longaway@sfgov.org](mailto:alec.longaway@sfgov.org)>  
**Subject:** RE: FW: APPEAL FILED NO. 23-045 @ 2169 26TH AVENUE

Hi Cindy: Thanks for the confirmation. Please read the materials that I sent out with the appeal (attached). The permit is suspended until the matter is heard by the Board on 11/1/23. The appellant's brief is due on 10/12 and your brief is due on 10/26.

Your architect can contact me at 415-203-4617 so that I can give him more information about the hearing process.

Julie

Julie Rosenberg  
Executive Director  
San Francisco Board of Appeals  
49 South Van Ness Avenue, Suite 1475  
San Francisco, CA 94103  
Phone: 628-652-1151  
Email: [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org)

---

**From:** Cindy Chan <[cindychan.us@gmail.com](mailto:cindychan.us@gmail.com)>  
**Sent:** Thursday, September 28, 2023 8:00 AM

**To:** Rosenberg, Julie (BOA) <[julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org)>  
**Cc:** Kai Chan <[Kai@kcdarch.com](mailto:Kai@kcdarch.com)>  
**Subject:** Re: FW: APPEAL FILED NO. 23-045 @ 2169 26TH AVENUE

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Hello Julie,

I am currently out of the country. I will be back to the US on Oct 15th. Meanwhile, I have very limited access of internet and none on US cellular messages.

I do notice an email regarding an appeal but not sure what's regarding and what I need to do. I would appreciate your guidance on this matter.

Thank you!

Cindy

On Thu, Sep 28, 2023 at 10:34 PM Rosenberg, Julie (BOA) <[julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org)> wrote:

Hi Cindy and Kai: I left you both voice messages yesterday. Please confirm receipt of the appeal.

Thank you,  
Julie

Julie Rosenberg  
Executive Director  
San Francisco Board of Appeals  
[49 South Van Ness Avenue, Suite 1475](#)  
[San Francisco, CA 94103](#)  
Phone: 628-652-1151  
Email: [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org)

---

**From:** Rosenberg, Julie (BOA) <[julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org)>  
**Sent:** Wednesday, September 27, 2023 2:23 PM  
**To:** [cindychan.us@gmail.com](mailto:cindychan.us@gmail.com); [kai@kcdarch.com](mailto:kai@kcdarch.com); Eileen Roddy <[eileendrody@gmail.com](mailto:eileendrody@gmail.com)>  
**Cc:** CROSSMAN, BRIAN (CAT) <[Brian.Crossman@sfcityatty.org](mailto:Brian.Crossman@sfcityatty.org)>; Burke, Kenneth (DBI) <[kenneth.burke@sfgov.org](mailto:kenneth.burke@sfgov.org)>; Kim, Bonnie (DBI) <[bonnie.kim@sfgov.org](mailto:bonnie.kim@sfgov.org)>; Duffy, Joseph (DBI) <[joseph.duffy@sfgov.org](mailto:joseph.duffy@sfgov.org)>; Gasparac, Christine (DBI) <[christine.gasparac@sfgov.org](mailto:christine.gasparac@sfgov.org)>; Hannan, Patrick (DBI) <[patrick.j.hannan@sfgov.org](mailto:patrick.j.hannan@sfgov.org)>; HUBER, JEN (CAT) <[Jen.Huber@sfcityatty.org](mailto:Jen.Huber@sfcityatty.org)>; Longaway, Alec (BOA) <[alec.longaway@sfgov.org](mailto:alec.longaway@sfgov.org)>; Ho, Gary (DBI) <[gary.ho@sfgov.org](mailto:gary.ho@sfgov.org)>; Man,

Ben (DBI) <[ben.man@sfgov.org](mailto:ben.man@sfgov.org)>; Mejia, Xiomara (BOA) <[xiomara.mejia@sfgov.org](mailto:xiomara.mejia@sfgov.org)>; Hasbun, Carmen (DBI) <[carmen.hasbun@sfgov.org](mailto:carmen.hasbun@sfgov.org)>; O'Riordan, Patrick (DBI) <[patrick.oriordan@sfgov.org](mailto:patrick.oriordan@sfgov.org)>; Panelli, Steven (DBI) <[steven.panelli@sfgov.org](mailto:steven.panelli@sfgov.org)>; Parinas, Suzette (CPC) <[Suzette.Parinas@sfgov.org](mailto:Suzette.Parinas@sfgov.org)>; Pei, Carrie (DBI) <[carrie.pei@sfgov.org](mailto:carrie.pei@sfgov.org)>; Pereira, Neville (DBI) <[neville.pereira@sfgov.org](mailto:neville.pereira@sfgov.org)>; Samarasinghe, Giles (DBI) <[giles.samarasinghe@sfgov.org](mailto:giles.samarasinghe@sfgov.org)>; Sider, Dan (CPC) <[dan.sider@sfgov.org](mailto:dan.sider@sfgov.org)>; Tam, Tina (CPC) <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>; Teague, Corey (CPC) <[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)>; Walls, Mark (DBI) <[mark.walls@sfgov.org](mailto:mark.walls@sfgov.org)>; Wong, Suzanna (DBI) <[suzanna.l.wong@sfgov.org](mailto:suzanna.l.wong@sfgov.org)>; Watty, Elizabeth (CPC) <[elizabeth.watty@sfgov.org](mailto:elizabeth.watty@sfgov.org)>; Greene, Matthew (DBI) <[matthew.greene@sfgov.org](mailto:matthew.greene@sfgov.org)>; Birmingham, Kevin (DBI) <[kevin.birmingham@sfgov.org](mailto:kevin.birmingham@sfgov.org)>; Rosenberg, Julie (BOA) <[julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org)>

**Subject:** APPEAL FILED NO. 23-045 @ 2169 26TH AVENUE

Julie Rosenberg  
Executive Director  
San Francisco Board of Appeals  
[49 South Van Ness Avenue, Suite 1475](#)  
[San Francisco, CA 94103](#)  
Phone: 628-652-1151  
Email: [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org)



	NORTH PROPERTY		SOUTH PROPERTY	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
AREA OF FRONT YARD SETBACK	225 sq ft	225 sq ft	225 sq ft	225 sq ft
50% MIN PERMEABLE SURFACE	112.5 sq ft	220 sq ft	112.5 sq ft	220 sq ft
20% MIN LANDSCAPE	45 sq ft	88 sq ft	45 sq ft	88 sq ft

**LEGEND:**

- AREA OF (E) LANDSCAPE, U.O.N.
- NOT IN SCOPE
- NEW SHRUBS OR TREES (U.O.N.)
- PROPERTY LINE (PL)
- CENTER LINE (CL)

**PROPOSED SITE PLANS**  
SUNSET RESIDENCE  
2169 26TH AVE  
SAN FRANCISCO, CA 94116

**REVISIONS**

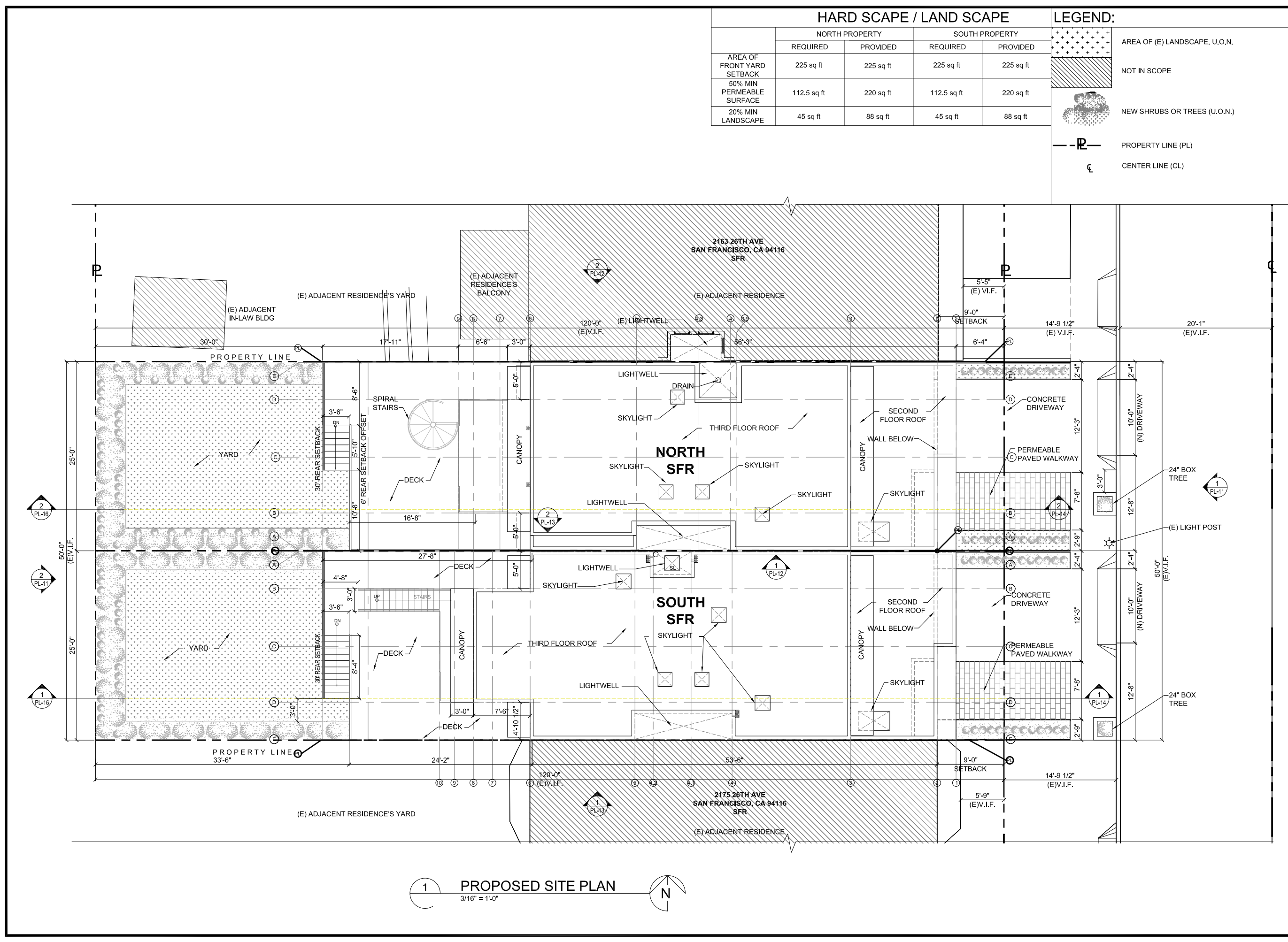
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5TH PLANNING SUBMITTAL

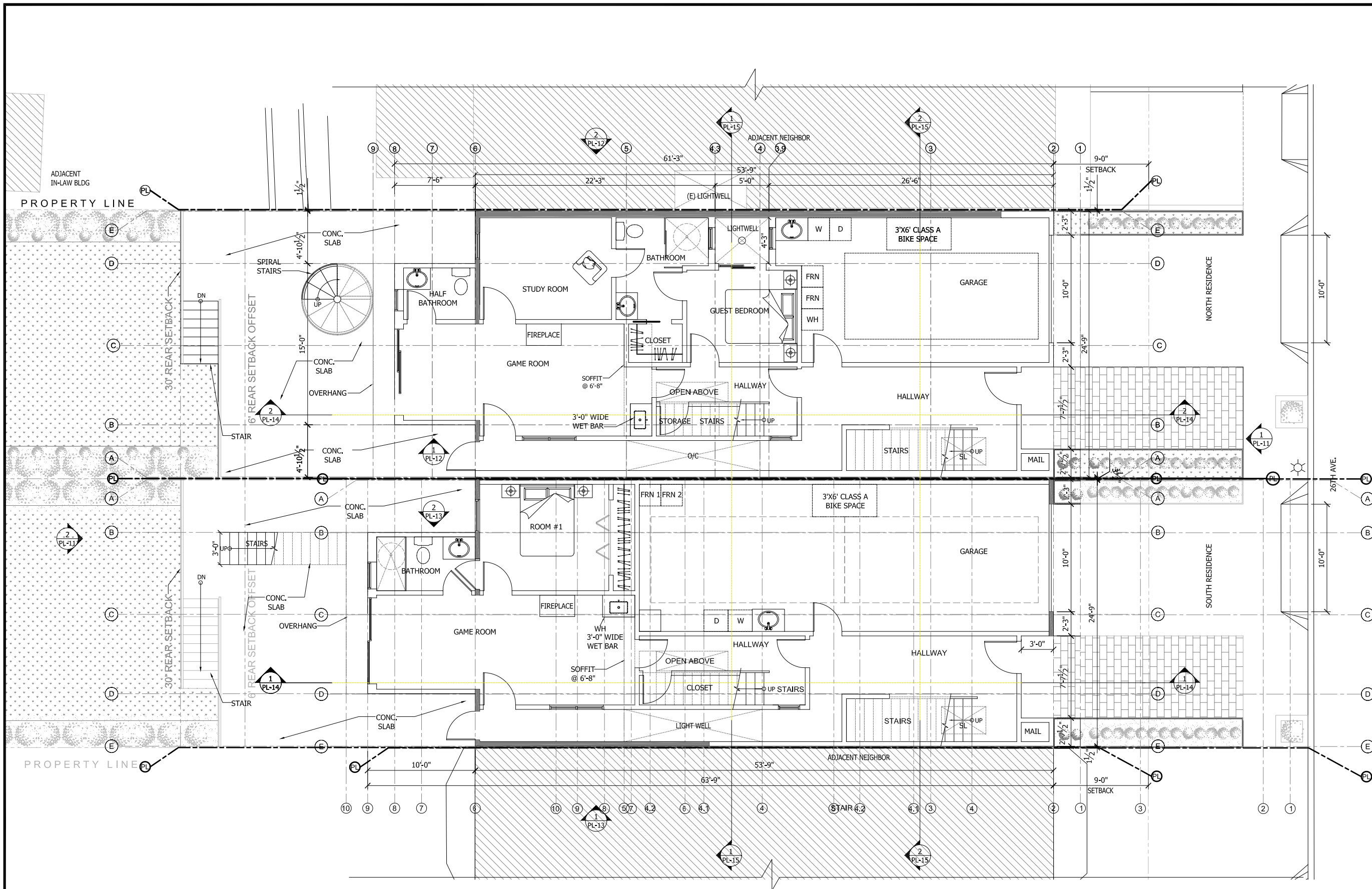


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PHASE	PERMIT	00/00/16
PHASE	CONST.	00/00/16
DRAWN BY	CCG-DN	
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**PL-6**



1 PROPOSED SITE PLAN  
3/16" = 1'-0"  
N



**PROPOSED GROUND FLOOR PLAN**  
SUNSET RESIDENCE  
2169 26TH AVE  
SAN FRANCISCO, CA 94116

REVISIONS	

5TH PLANNING SUBMITTAL



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P.C.	00/00/00
BID	00/00/16
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CONST.	00/00/16
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JOB NO.	2017-035-036

1 PROPOSED GROUND FLOOR PLAN  
1/4" = 1'-0"

**WALL LEGEND:**  
 EXISTING WALL; ALL OTHER WALLS ARE NEW.

**PL-7**





PROPOSED SECOND FLOOR PLAN

SUNSET RESIDENCE  
2169 26TH AVE  
SAN FRANCISCO, CA 94116

REVISIONS

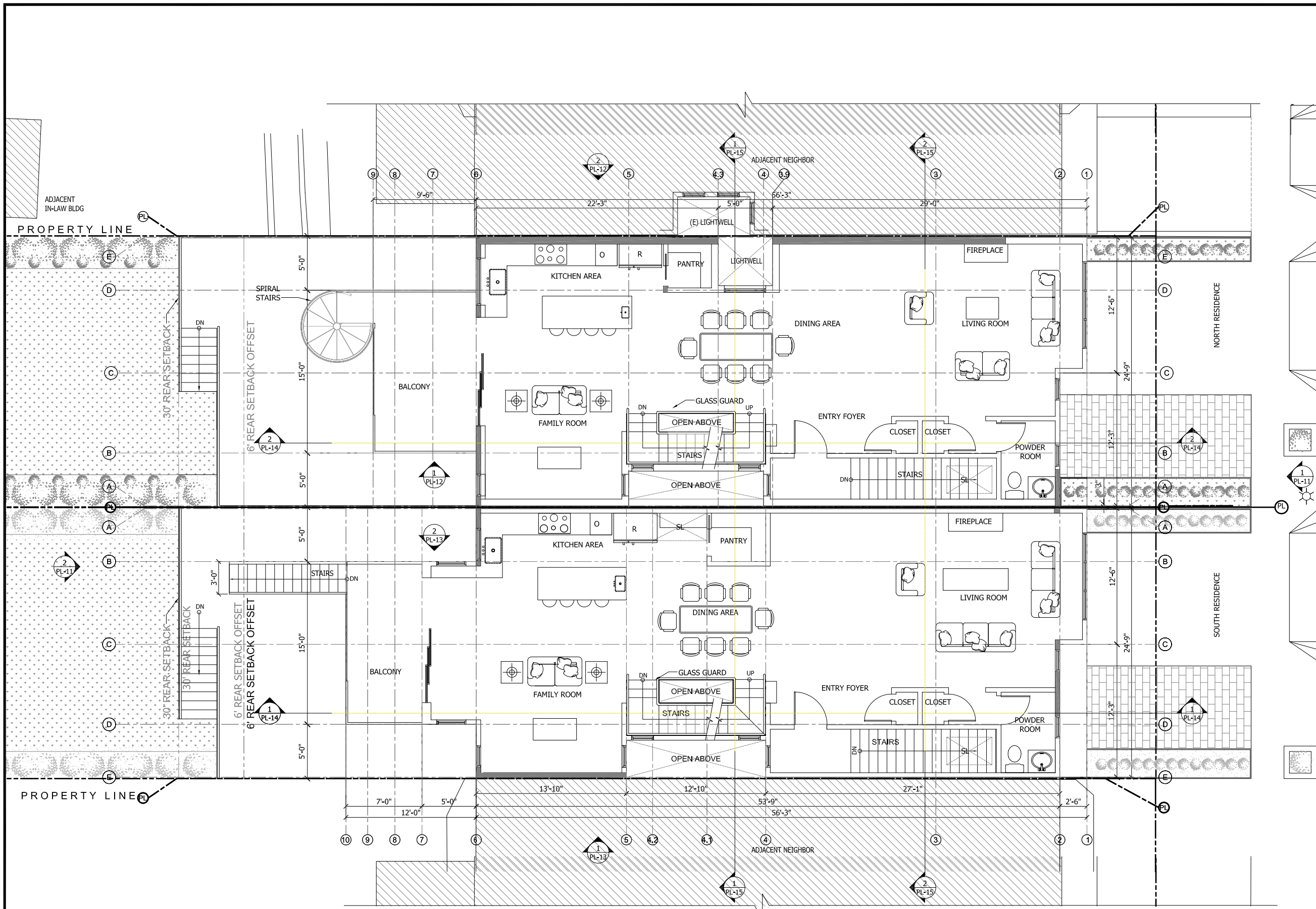
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5TH PLANNING SUBMITTAL



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JOB NO.	2017-035-036	

PL-8

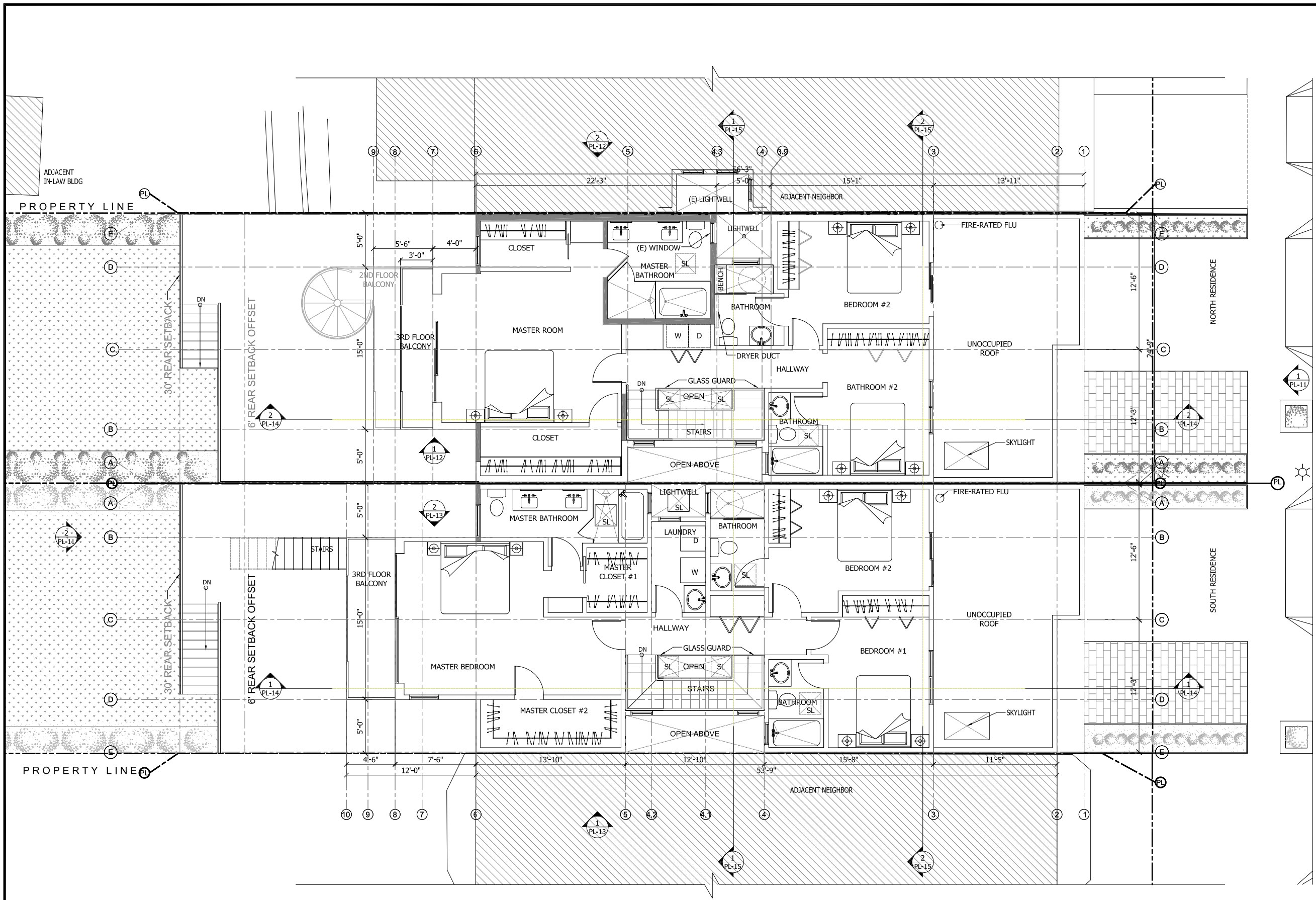


26TH AVE.

WALL LEGEND:  
————— EXISTING WALL; ALL OTHER WALLS ARE NEW.

1 PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"





**PROPOSED THIRD FLOOR PLAN**  
SUNSET RESIDENCE  
2169 26TH AVE  
SAN FRANCISCO, CA 94116

REVISIONS	

5TH PLANNING SUBMITTAL



PHASE	00/00/00
P.C.	00/00/00
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PERMIT	00/00/16
PHASE	00/00/16
CONST.	00/00/16
DRAWN BY: CCG-DN	
PRINTED ON: 07/15/2019	
JOB NO.: 2017-035-036	

**WALL LEGEND:**  
 EXISTING WALL; ALL OTHER WALLS ARE NEW.

**1 PROPOSED THIRD FLOOR PLAN**  
1/4" = 1'-0"  
N

**PL-9**

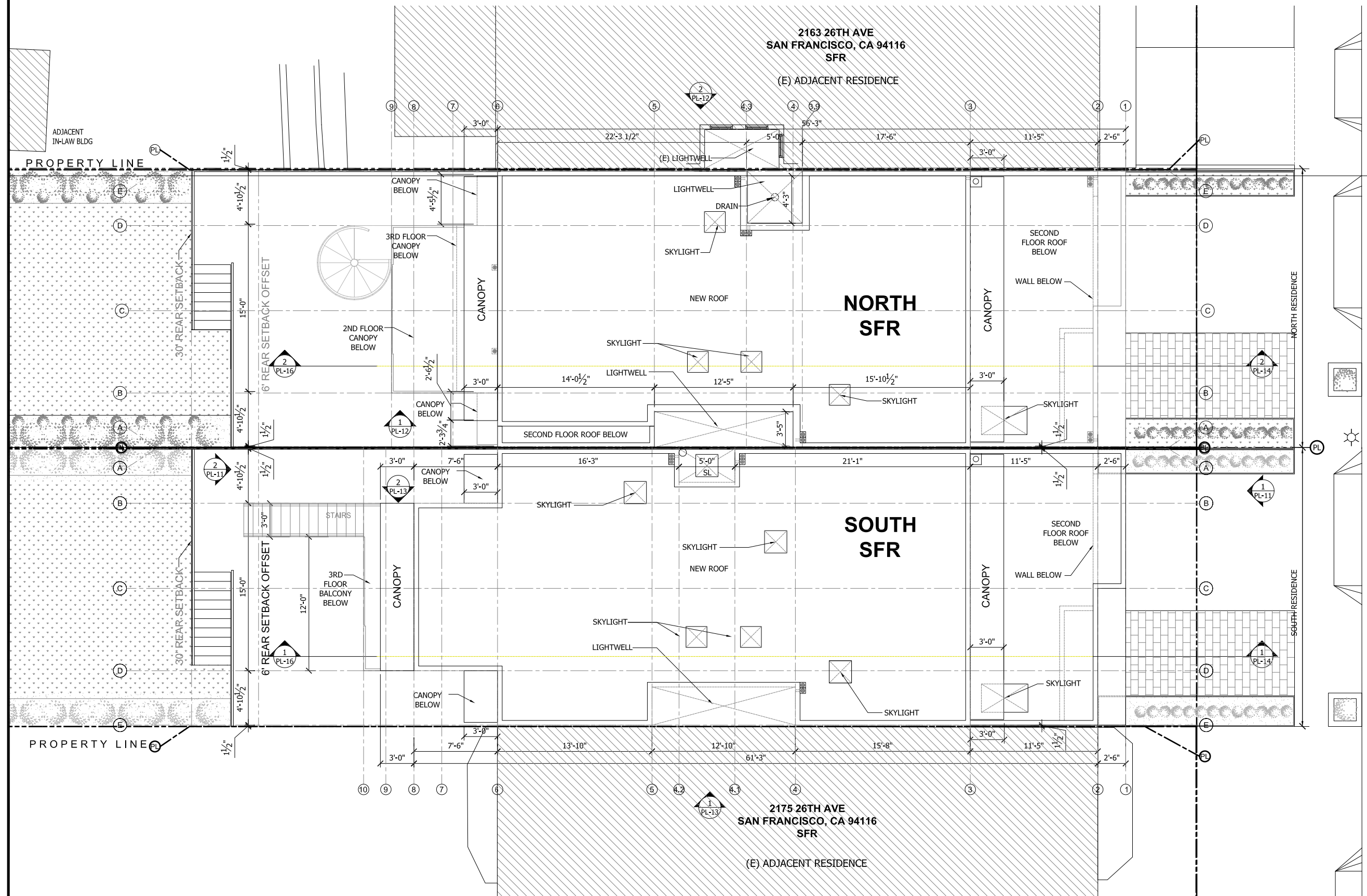


2163 26TH AVE  
SAN FRANCISCO, CA 94116  
SFR

(E) ADJACENT RESIDENCE

2175 26TH AVE  
SAN FRANCISCO, CA 94116  
SFR

(E) ADJACENT RESIDENCE



**PROPOSED ROOF PLAN**  
SUNSET RESIDENCE  
2169 26TH AVE  
SAN FRANCISCO, CA 94116

**REVISIONS**


5TH PLANNING SUBMITTAL



PHASE	
P.C.	00/00/00
BID	00/00/16
PERMIT	00/00/16
CONST.	00/00/16
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PRINTED ON	07/15/2019
JOB NO.	2017-035-036

**PARAPET WALL LEGEND:**  
 EXISTING PARAPET WALL; ALL OTHER WALLS ARE NEW.

**1 ROOF PLAN**  
1/4" = 1'-0"  
N

**PL-10**



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**PROPOSED EXTERIOR ELEVATIONS**

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SAN FRANCISCO, CA 94116

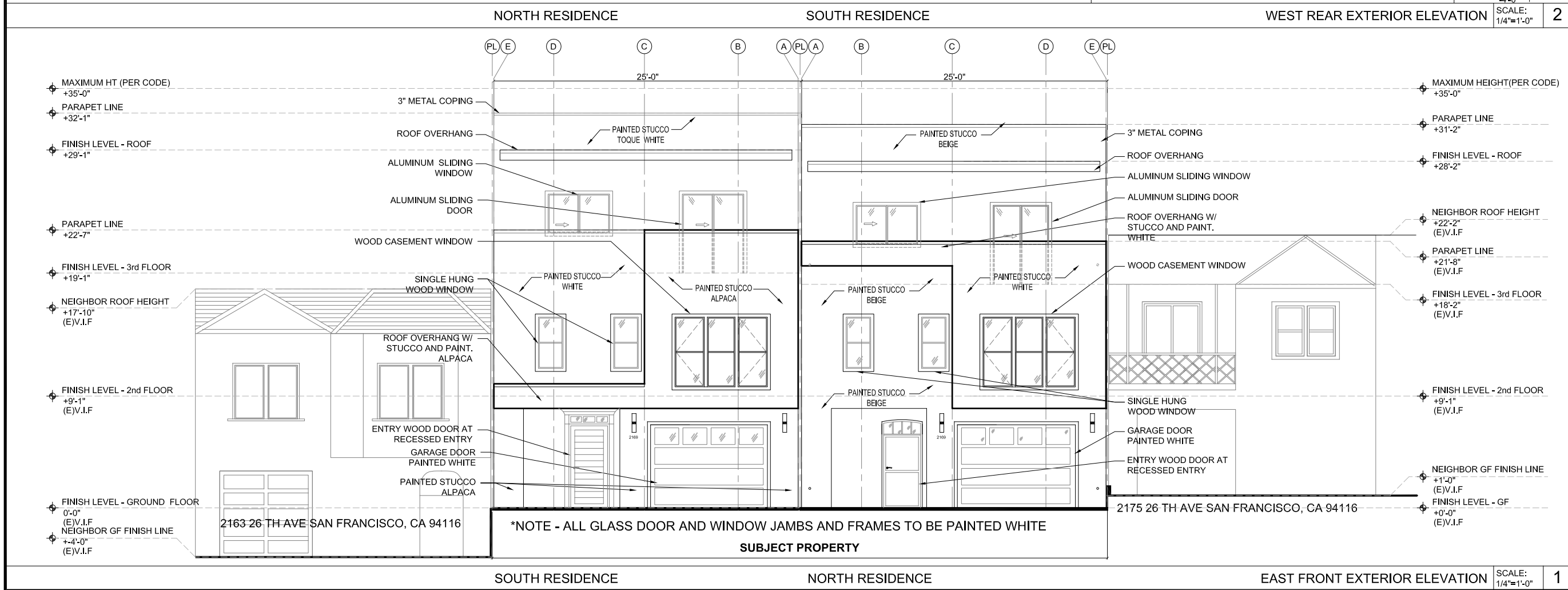
**REVISIONS**


5TH PLANNING SUBMITTAL



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PHASE	BID	00/00/16
PHASE	PERMIT	00/00/16
PHASE	CONST.	00/00/16

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JOB NO.: **2017-035-036**



**PL-11**



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310-466-9888 fx  
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**SUNSET RESIDENCE**  
2169 26TH AVE  
SAN FRANCISCO, CA 94116

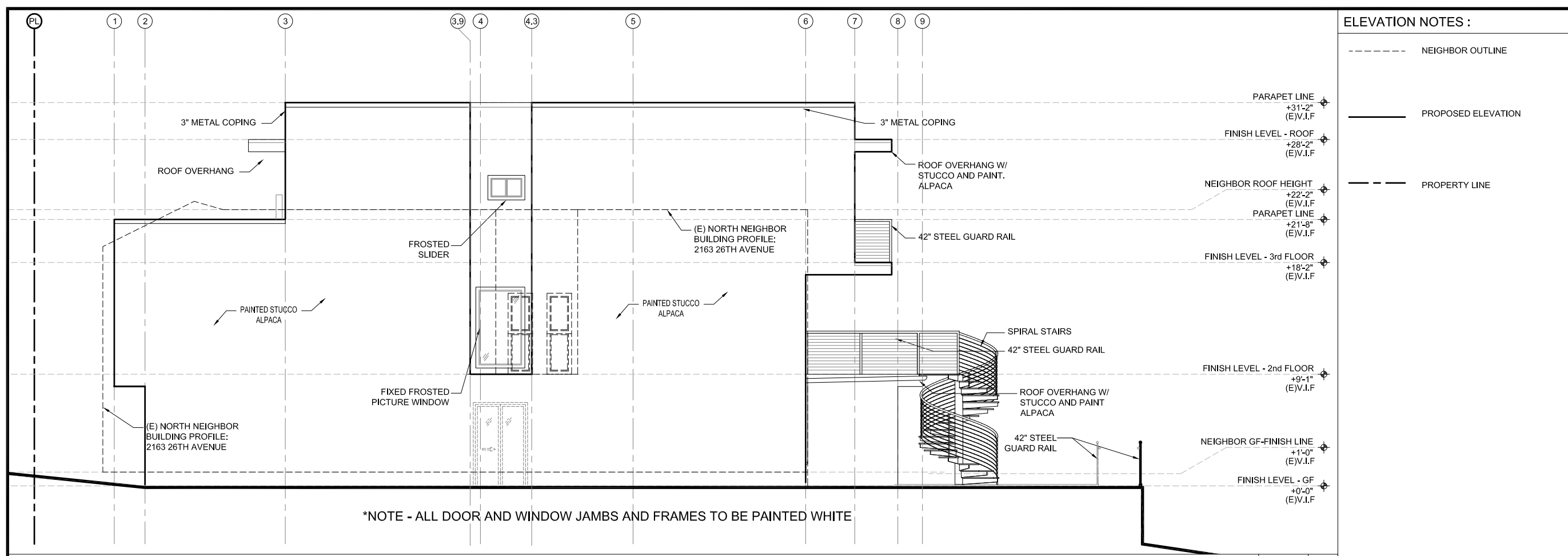
**REVISIONS**


5TH PLANNING SUBMITTAL

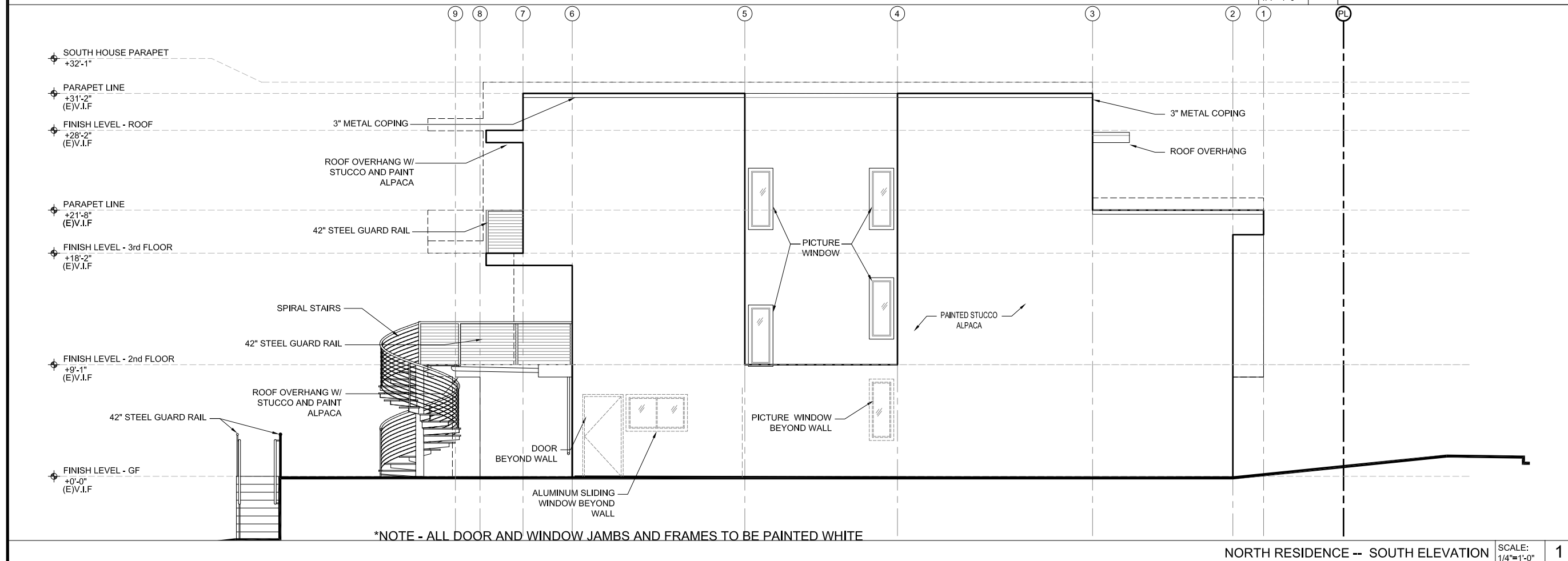


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P.C.	00/00/00
BID	00/00/16
PERMIT	00/00/16
CONST.	00/00/16
DRAWN BY	CCG-DN
PRINTED ON	07/15/2019
JOB NO.	2017-035-036

**PL-12**



NORTH RESIDENCE -- NORTH ELEVATION SCALE: 1/4"=1'-0" 2



NORTH RESIDENCE -- SOUTH ELEVATION SCALE: 1/4"=1'-0" 1



**PROPOSED EXTERIOR ELEVATIONS**

**SUNSET RESIDENCE**  
2169 26TH AVE  
SAN FRANCISCO, CA 94116

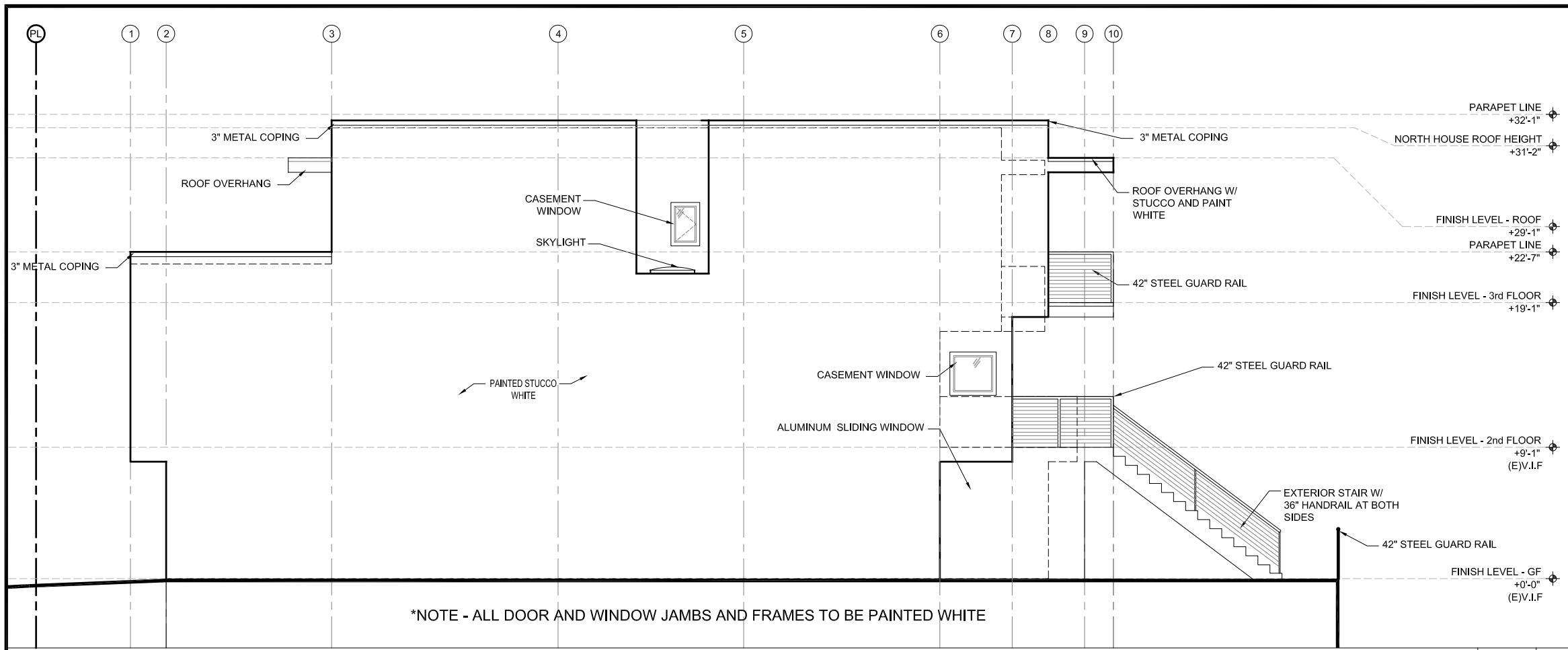
**REVISIONS**


5TH PLANNING SUBMITTAL

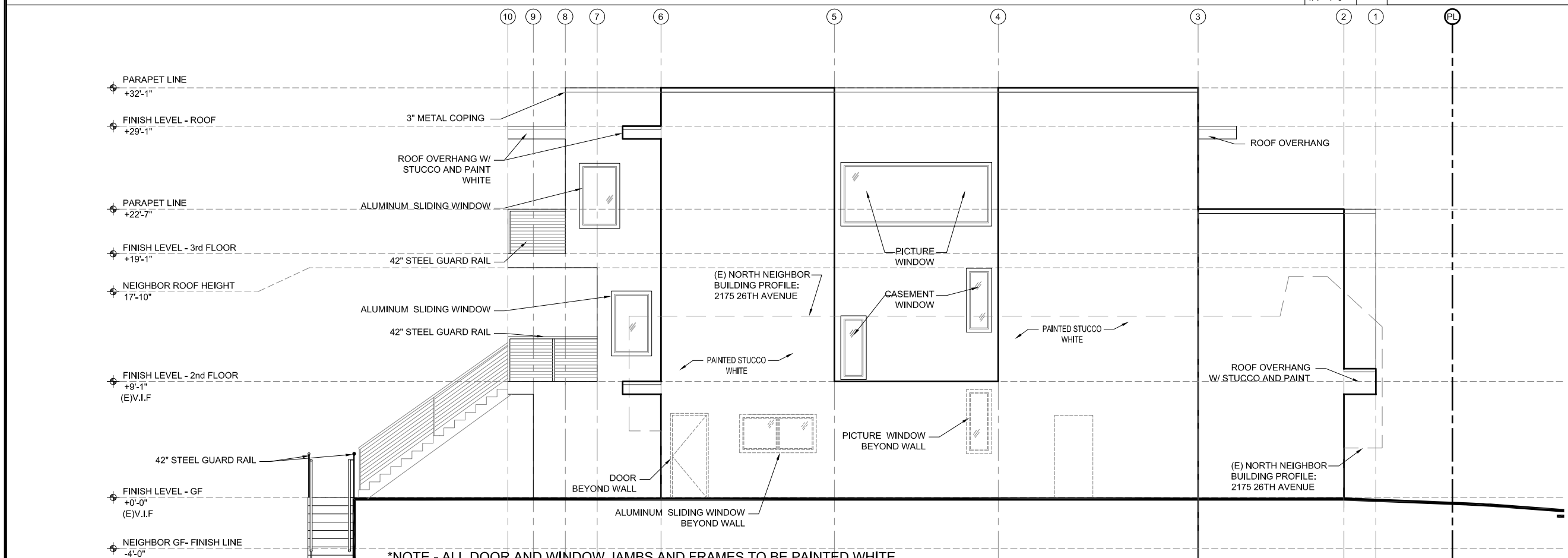


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PHASE	PERMIT	00/00/16
PHASE	CONST.	00/00/16
DRAWN BY	CCG-DN	
PRINTED ON	07/15/2019	
JOB NO.	2017-035-036	

**PL-13**



**SOUTH RESIDENCE -- NORTH ELEVATION** SCALE: 1/4"=1'-0" 2



**SOUTH RESIDENCE -- SOUTH ELEVATION** SCALE: 1/4"=1'-0" 1



PROPOSED BUILDING SECTIONS

SUNSET RESIDENCE  
2169 26TH AVE  
SAN FRANCISCO, CA 94116

REVISIONS

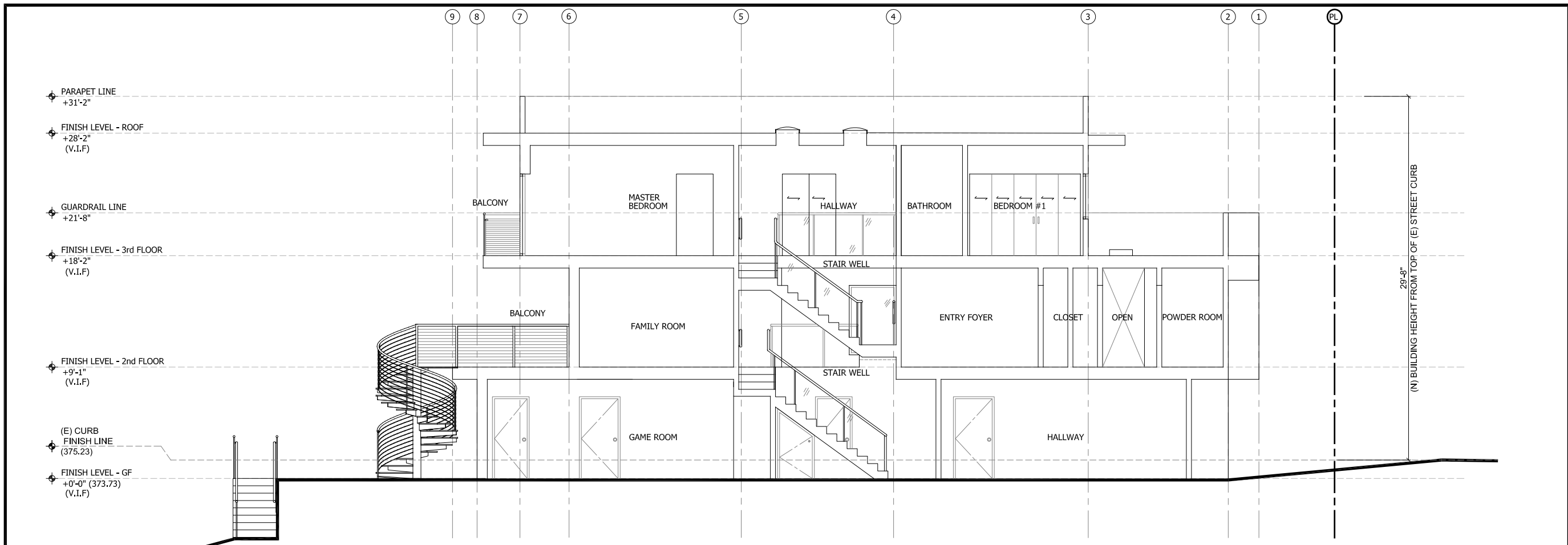
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5TH PLANNING SUBMITTAL



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PHASE	PERMIT	00/00/16
PHASE	CONST.	00/00/16
DRAWN BY	CCG-DN	
PRINTED ON	07/15/2019	
JOB NO.	2017-035-036	

PL-14



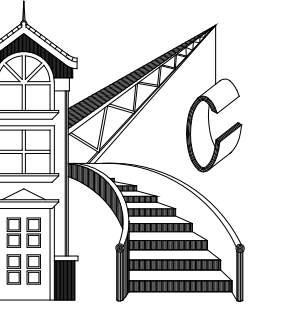
NORTH RESIDENCE - PROPOSED EW SECTION LOOKING NORTH

SCALE: 1/4"=1'-0" 2



SOUTH RESIDENCE - PROPOSED EW SECTION LOOKING NORTH

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



	NORTH PROPERTY		SOUTH PROPERTY	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
AREA OF FRONT YARD SETBACK	225 sq ft	225 sq ft	225 sq ft	225 sq ft
50% MIN PERMEABLE SURFACE	112.5 sq ft	220 sq ft	112.5 sq ft	220 sq ft
20% MIN LANDSCAPE	45 sq ft	88 sq ft	45 sq ft	88 sq ft

**LEGEND:**

	AREA OF (E) LANDSCAPE. U.O.N.
	NOT IN SCOPE
	NEW SHRUBS OR TREES (U.O.N.)
	PROPERTY LINE (PL)
	CENTER LINE (CL)

**PROPOSED SITE PLANS**  
SUNSET RESIDENCE RENOVATION  
2169 26TH AVE  
SAN FRANCISCO, CA 94116

**REVISIONS**

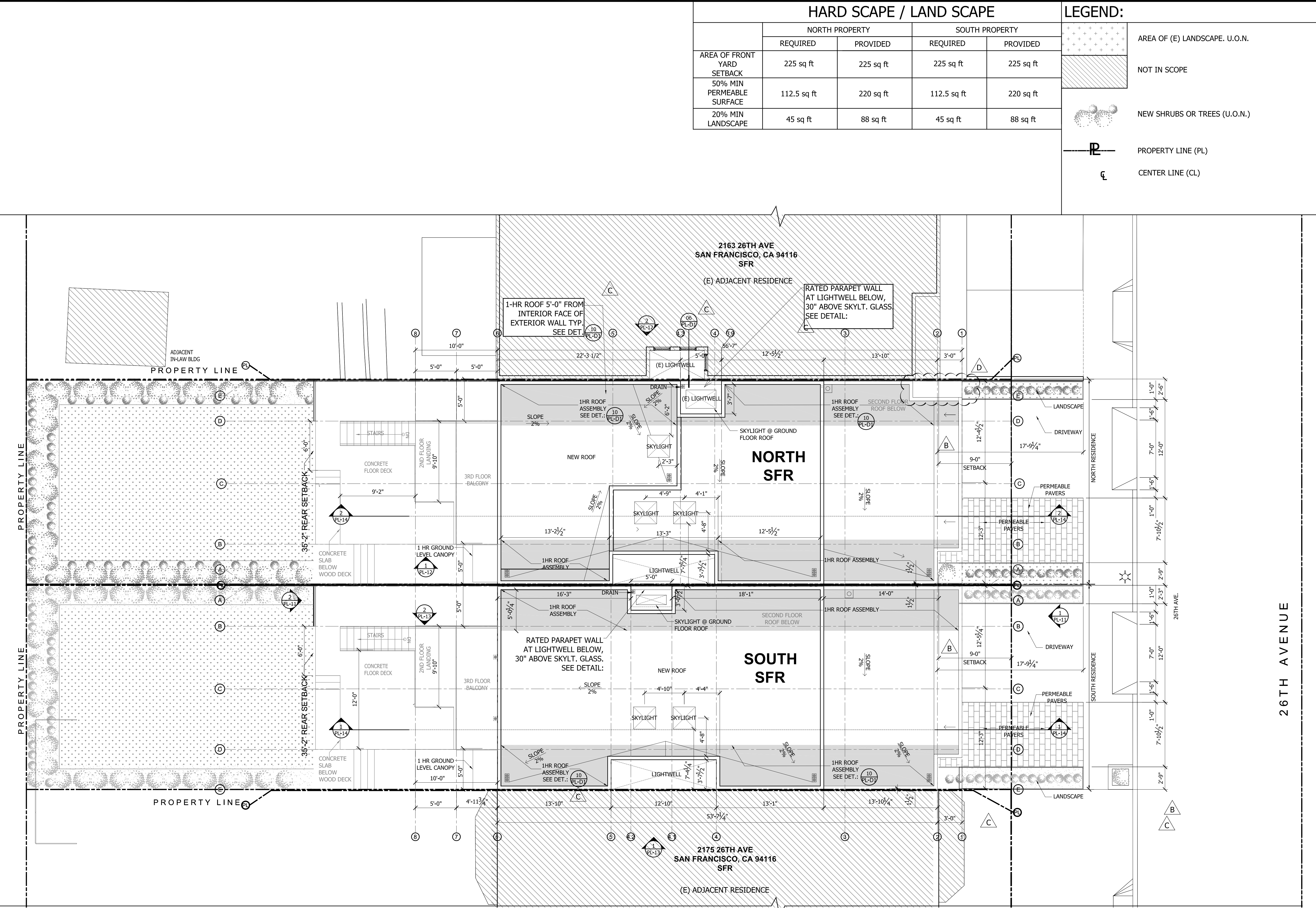
B	04-06-2021
2ND SITE PERMIT SUBMITTAL	
C	08-17-2021
PC COMMENTS	
D	12-01-2021
PLNGG COMMENTS	
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**SITE PERMIT 3RD SUBMITTAL**

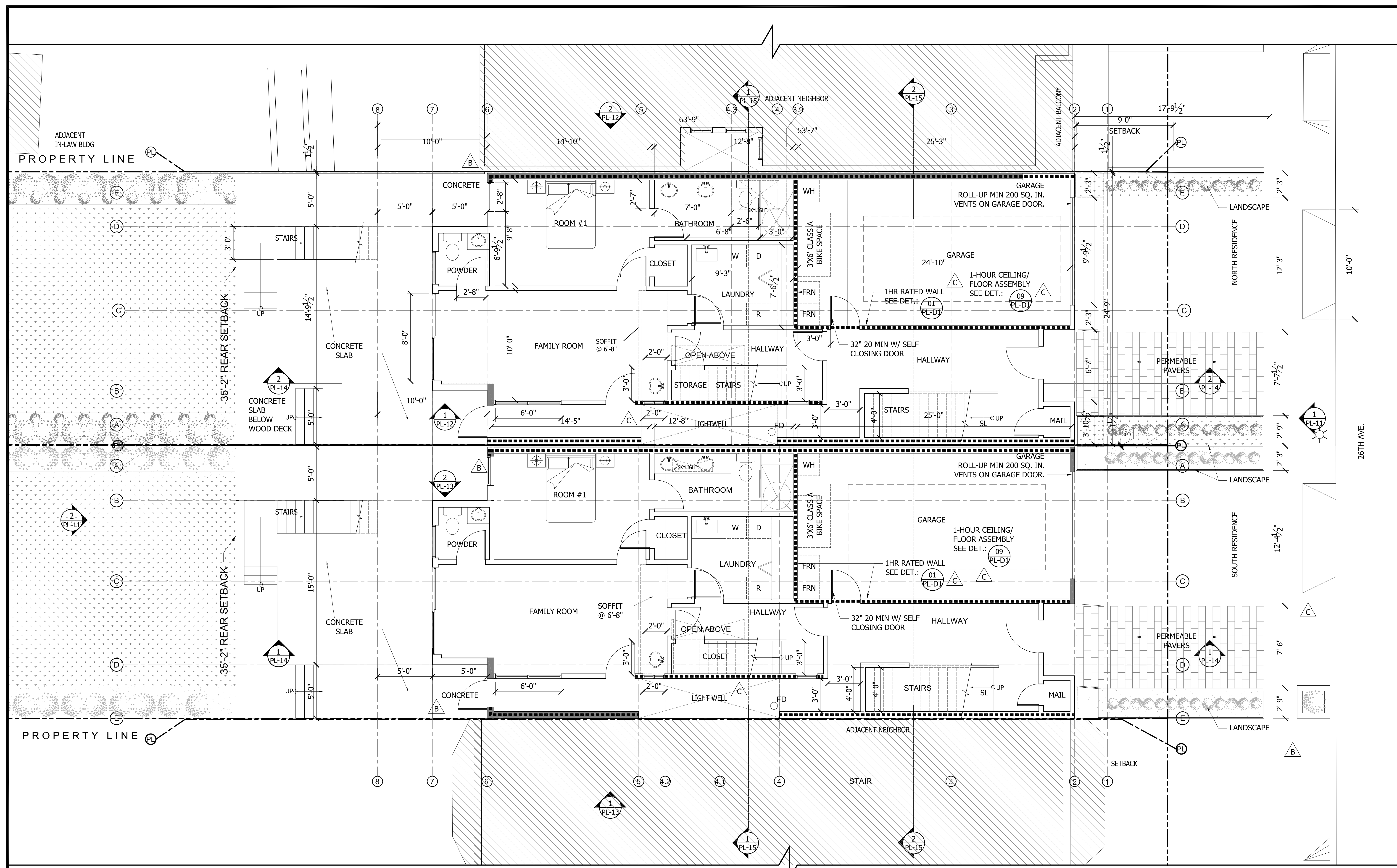


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P.C.	00/00/00
BID	00/00/00
PERMIT	00/00/00
CONST.	00/00/00
DRAWN BY KC-SW-CC-MM-KL	
PRINTED ON 12/02/2021	
JOB NO. 2017-035-036	

**PL-6**







**PROPOSED GROUND FLOOR PLAN**  
SUNSET RESIDENCE RENOVATION  
2169 26TH AVE  
SAN FRANCISCO, CA 94116

**REVISIONS**

B	04-06-2021
2ND SITE PERMIT SUBMITTAL	
C	08-17-2021
PC COMMENTS	
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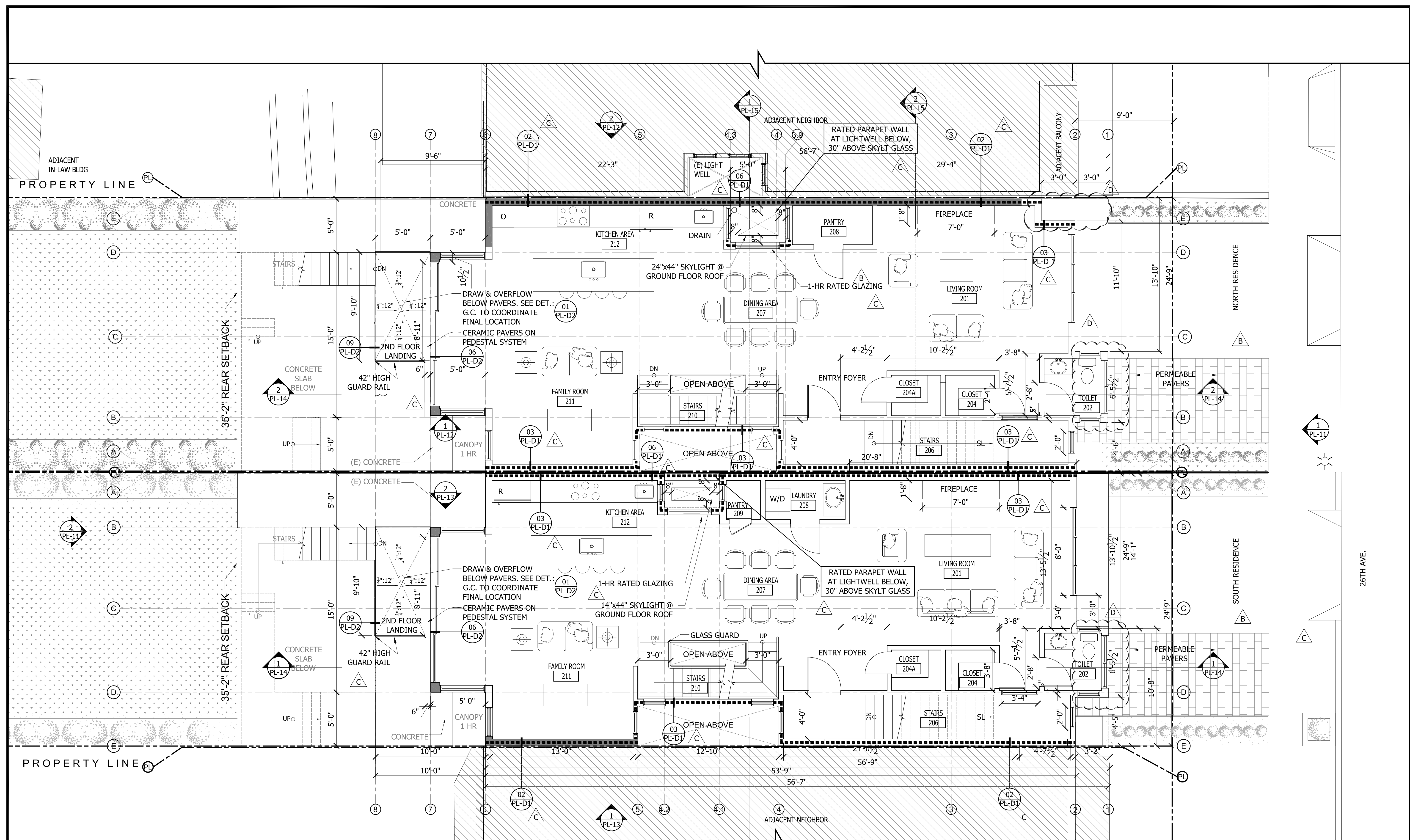
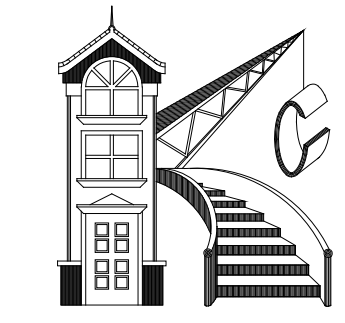
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PHASE	BID	00/00/00
PHASE	PERMIT	00/00/00
PHASE	CONST.	00/00/00
DRAWN BY KC-SW-CC-MM-KL		
PRINTED ON 12/02/2021		
JOB NO. 2017-035-036		

**PL-7**

1 PROPOSED GROUND FLOOR PLAN  
1/4" = 1'-0"

- LEGEND:**
- (E) 2X STUD WALL TO REMAIN
  - (N) 2X STUD WALL
  - (E) 1 HR RATED 2X STUD WALL TO REMAIN
  - (N) 1 HR RATED 2X STUD WALL
  - (E) DOOR TO REMAIN
  - (N) WINDOW
  - (E) WINDOW TO REMAIN
  - (N) DOOR

SITE PERMIT 3RD SUBMITTAL



**PROPOSED SECOND FLOOR PLAN**  
SUNSET RESIDENCE RENOVATION  
2169 26TH AVE  
SAN FRANCISCO, CA 94116

REVISIONS	
B	04-06-2021
2ND SITE PERMIT SUBMITTAL	
C	08-17-2021
PC COMMENTS	
D	12-01-2021
PLNGG COMMENTS	



PHASE P.C.	00/00/00
PHASE BID	00/00/00
PHASE PERMIT	00/00/00
PHASE CONST.	00/00/00
DRAWN BY KC-SW-CC-MM-KL	
PRINTED ON 12/02/2021	
JOB NO. 2017-035-036	

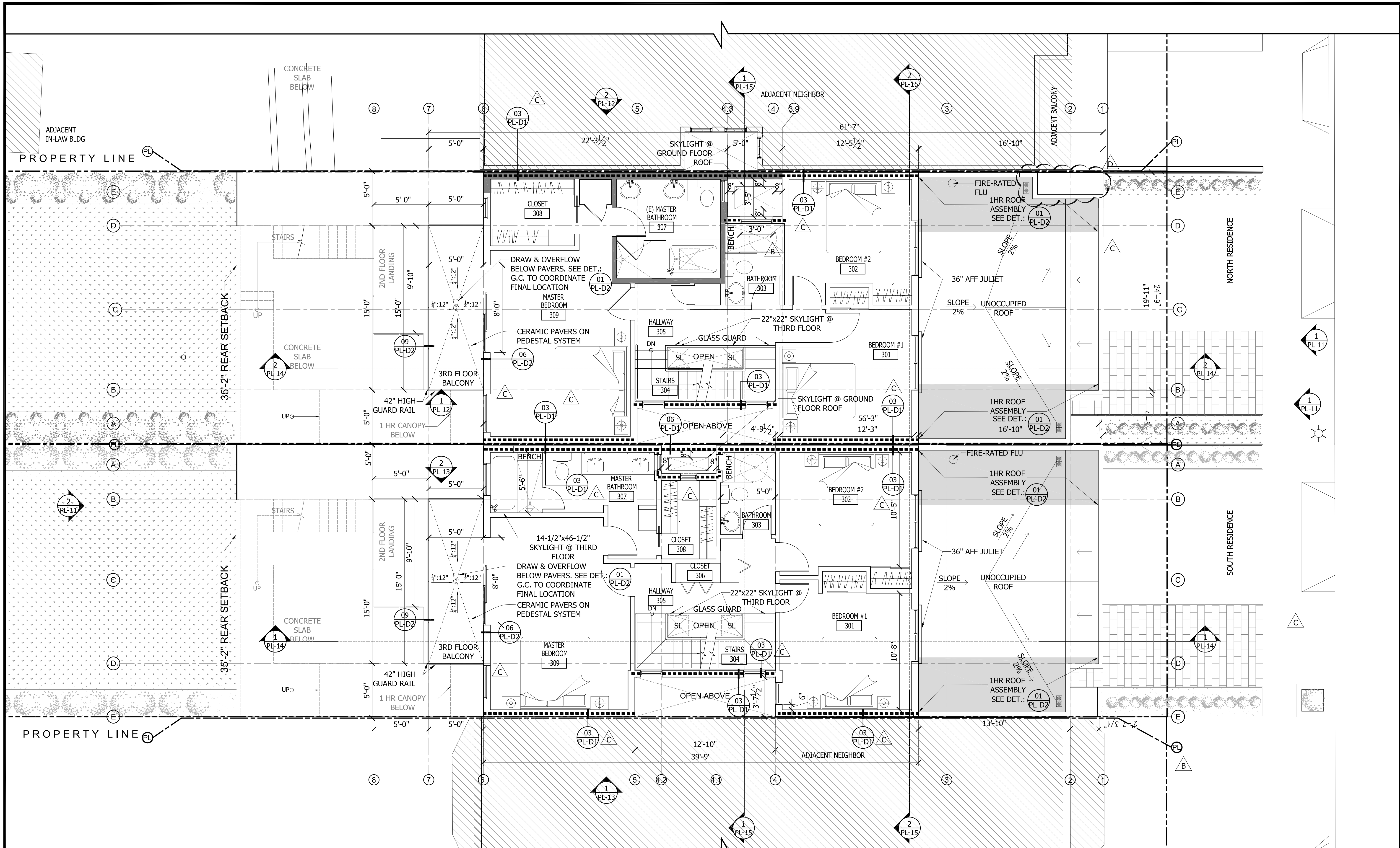
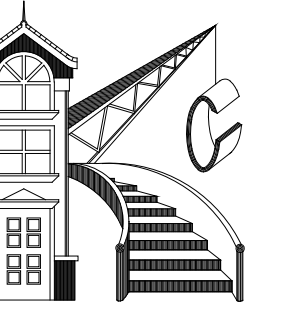
**PL-8**

**1 PROPOSED SECOND FLOOR PLAN**  
1/4" = 1'-0"

**LEGEND:**

- (E) 2X STUD WALL TO REMAIN
- (N) 2X STUD WALL
- (E) 1 HR RATED 2X STUD WALL TO REMAIN
- (N) 1 HR RATED 2X STUD WALL
- (E) DOOR TO REMAIN
- (N) WINDOW
- (E) WINDOW TO REMAIN
- (N) DOOR

SITE PERMIT 3RD SUBMITTAL



**PROPOSED THIRD FLOOR PLAN**  
SUNSET RESIDENCE RENOVATION  
2169 26TH AVE  
SAN FRANCISCO, CA 94116

REVISIONS	
B	04-06-2021
2ND SITE PERMIT SUBMITTAL	
C	08-17-2021
PC COMMENTS	
D	12-01-2021
PLNGG COMMENTS	
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BID	00/00/00
PERMIT	00/00/00
CONST.	00/00/00
DRAWN BY KC-SW-CC-MM-KL	
PRINTED ON 12/02/2021	
JOB NO. 2017-035-036	

**PL-9**

1 PROPOSED THIRD FLOOR PLAN  
1/4" = 1'-0"

**LEGEND:**

- (E) 2X STUD WALL TO REMAIN
- (N) 2X STUD WALL
- (E) 1 HR RATED 2X STUD WALL TO REMAIN
- (N) 1 HR RATED 2X STUD WALL
- (E) DOOR TO REMAIN
- (N) WINDOW
- (E) WINDOW TO REMAIN
- (N) DOOR

SITE PERMIT 3RD SUBMITTAL



**PROPOSED ROOF PLAN**  
SUNSET RESIDENCE RENOVATION  
2169 26TH AVE  
SAN FRANCISCO, CA 94116

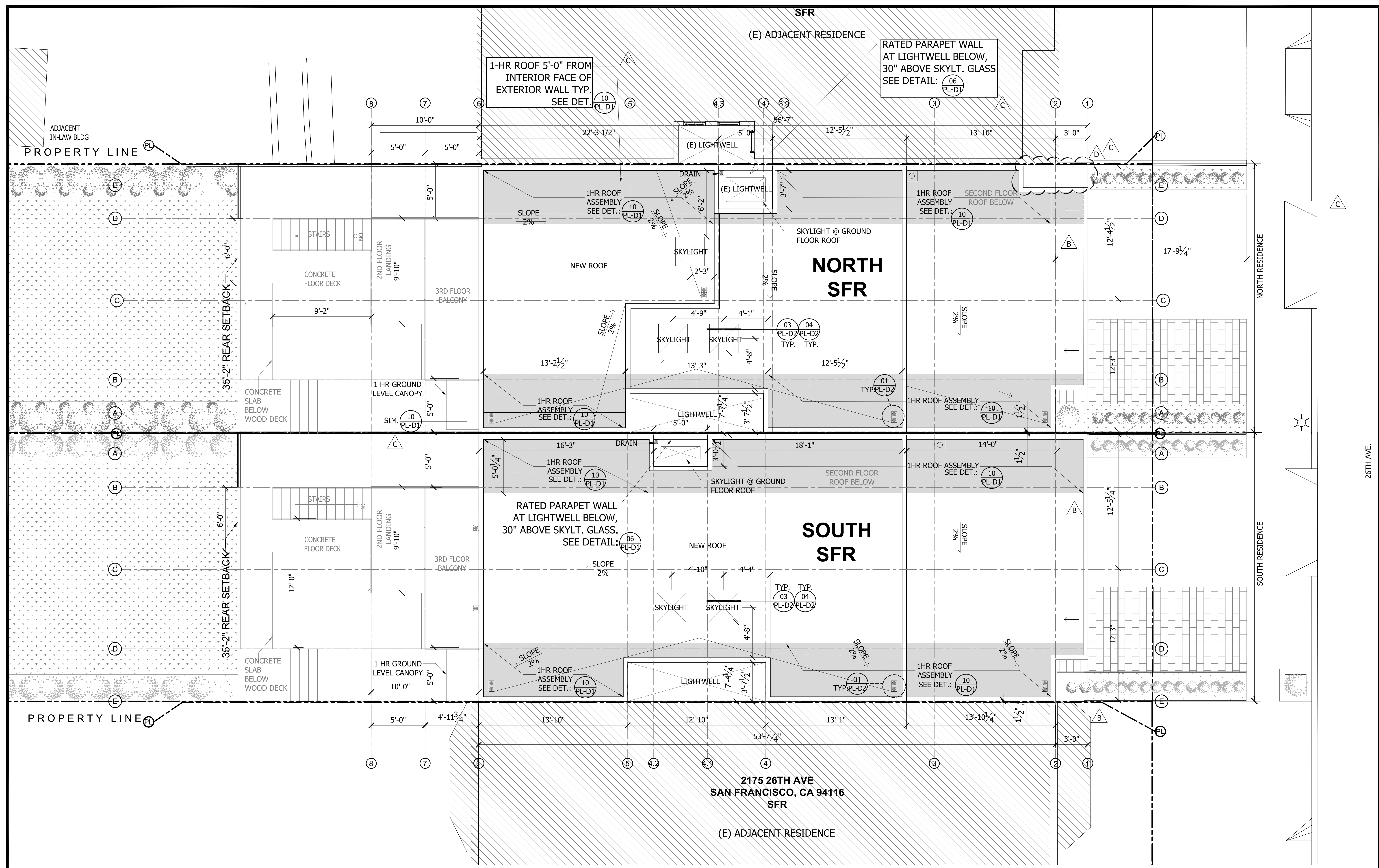
**REVISIONS**

B	04-06-2021
2ND SITE PERMIT SUBMITTAL	
C	08-17-2021
PC COMMENTS	
D	12-01-2021
PLNNG COMMENTS	
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CONST.	00/00/00
DRAWN BY KC-SW-CC-MM-KL	
PRINTED ON 12/02/2021	
JOB NO. 2017-035-036	

**PL-10**

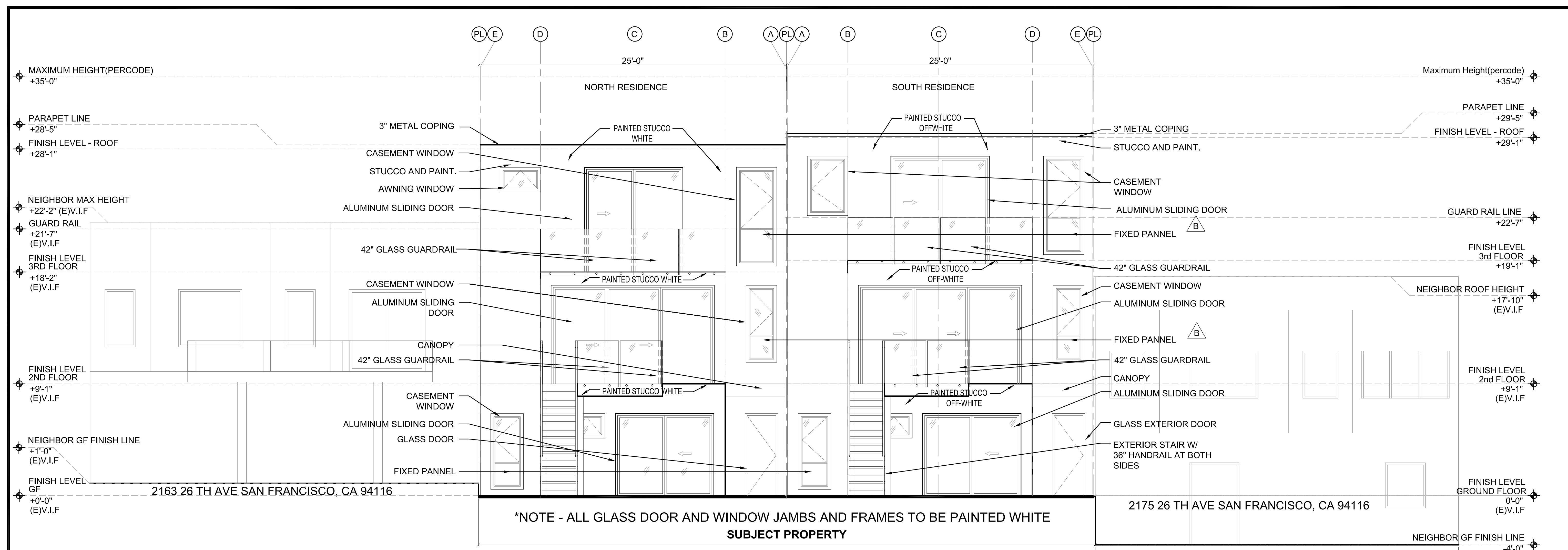


1 ROOF PLAN  
1/4" = 1'-0"  
N

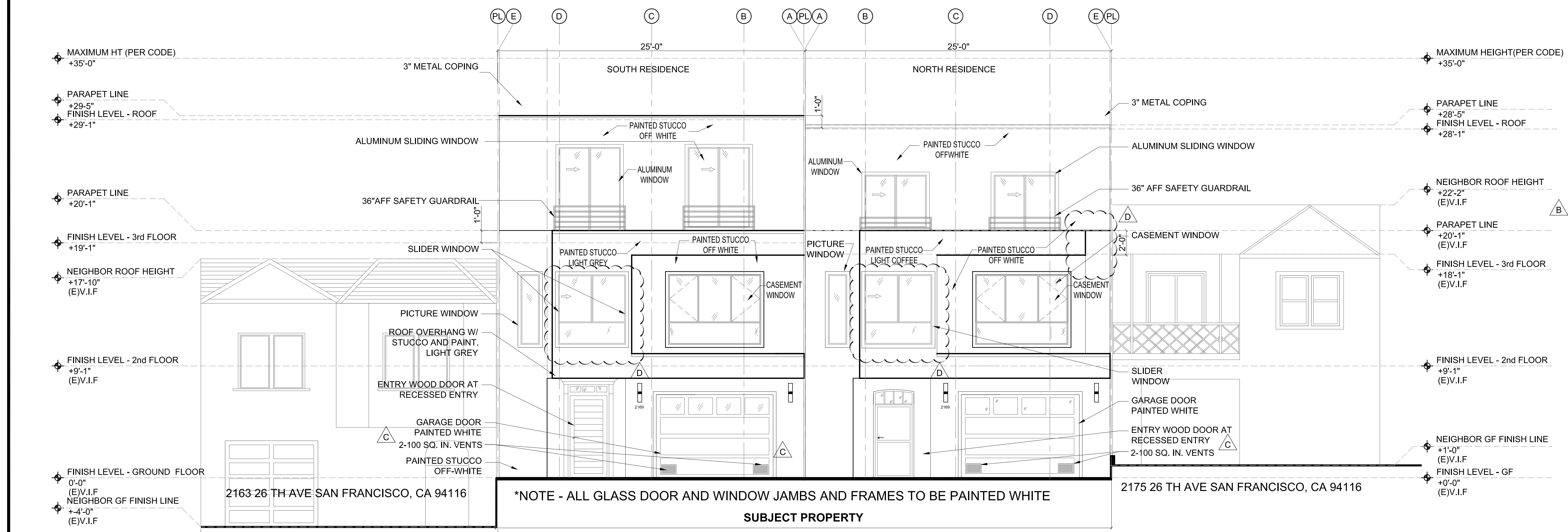
SITE PERMIT 3RD SUBMITTAL



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310-446-1888 ph  
310-446-9888 fx  
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NORTH RESIDENCE SOUTH RESIDENCE WEST REAR EXTERIOR ELEVATION SCALE: 1/4"=1'-0" 2



SOUTH RESIDENCE NORTH RESIDENCE EAST FRONT EXTERIOR ELEVATION SCALE: 1/4"=1'-0" 1

**PROPOSED EXTERIOR ELEVATIONS**  
SUNSET RESIDENCE RENOVATION  
2169 26TH AVE  
SAN FRANCISCO, CA 94116

**REVISIONS**

B	04-06-2021
2ND SITE PERMIT SUBMITTAL	
C	08-17-2021
PC COMMENTS	
D	12-01-2021
PLNGG COMMENTS	



PHASE	P.C.	00/00/00
PHASE	BID	00/00/00
PHASE	PERMIT	00/00/00
PHASE	CONST.	00/00/00
DRAWN BY KC-SW-CC-MM-KL		
PRINTED ON 12/02/2021		
JOB NO. 2017-035-036		

**PL-11**

SITE PERMIT 3RD SUBMITTAL





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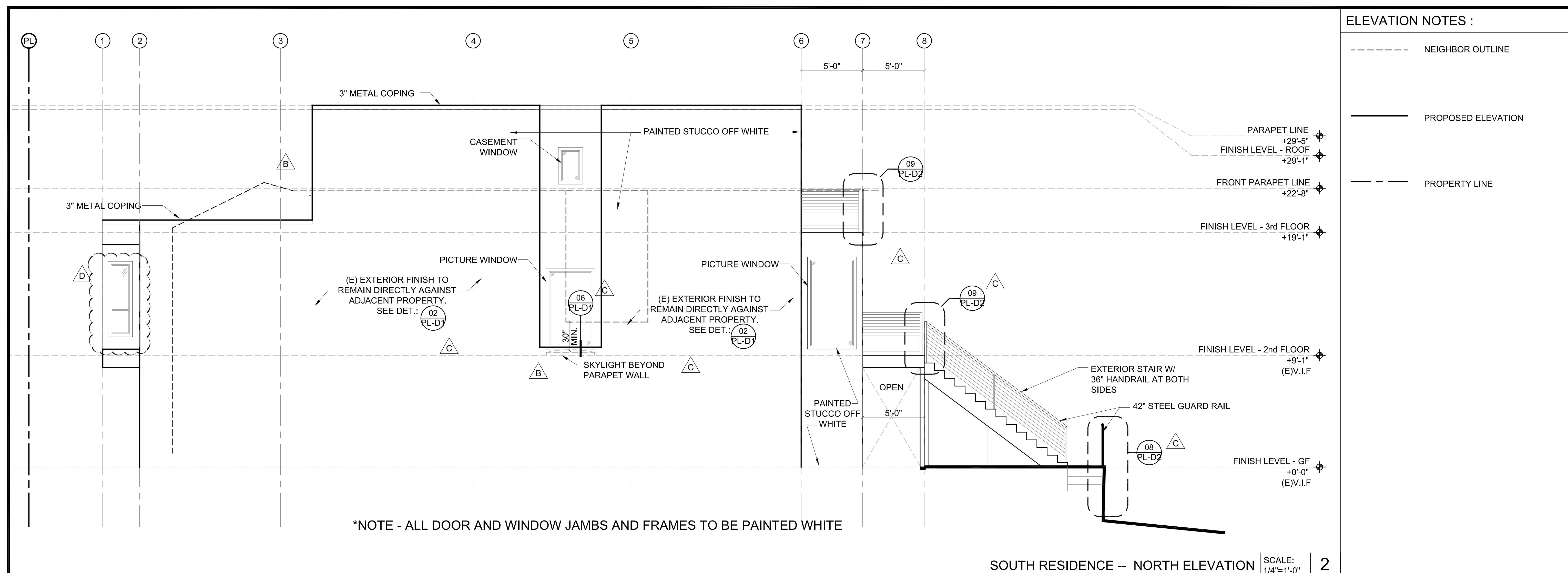
**PROPOSED EXTERIOR ELEVATIONS**  
SUNSET RESIDENCE RENOVATION  
2169 26TH AVE  
SAN FRANCISCO, CA 94116

REVISIONS	
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2ND SITE PERMIT SUBMITTAL	
C	08-17-2021
PC COMMENTS	
D	12-01-2021
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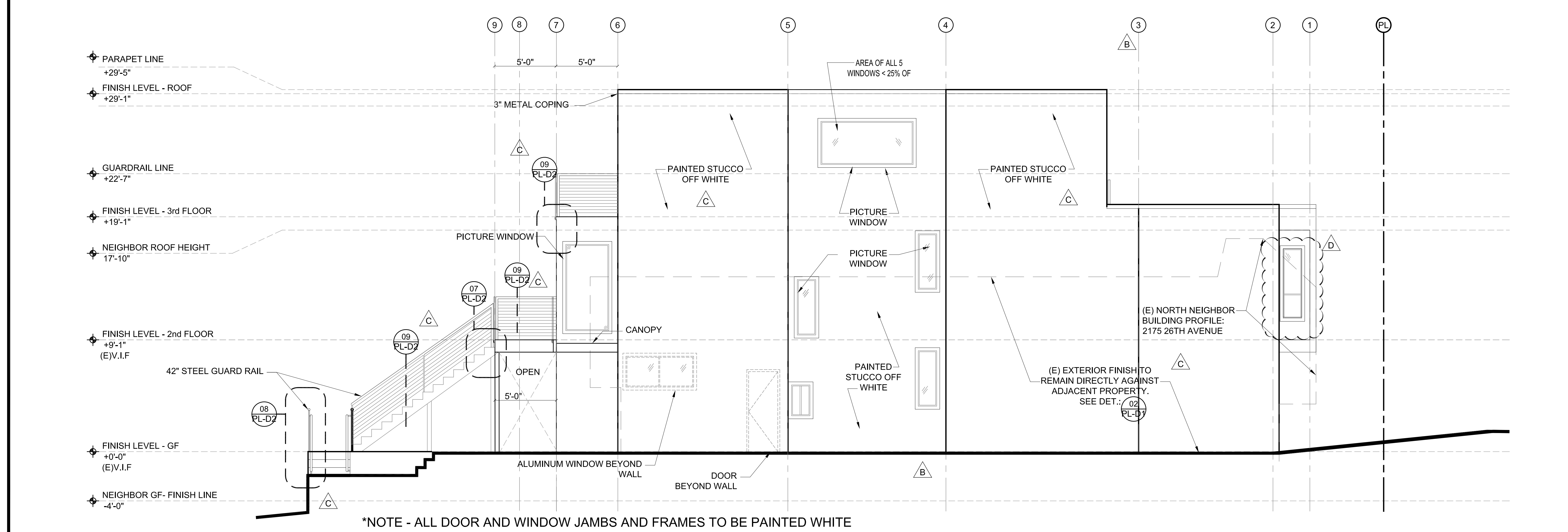


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PHASE	BID	00/00/00
PHASE	PERMIT	00/00/00
PHASE	CONST.	00/00/00
DRAWN BY KC-SW-CC-MM-KL		
PRINTED ON 12/02/2021		
JOB NO. 2017-035-036		

**PL-13**



SOUTH RESIDENCE -- NORTH ELEVATION SCALE: 1/4"=1'-0" 2



SOUTH RESIDENCE -- SOUTH ELEVATION SCALE: 1/4"=1'-0" 1

SITE PERMIT 3RD SUBMITTAL



**PROPOSED BUILDING SECTIONS**  
**SUNSET RESIDENCE RENOVATION**  
2169 26TH AVE  
SAN FRANCISCO, CA 94116

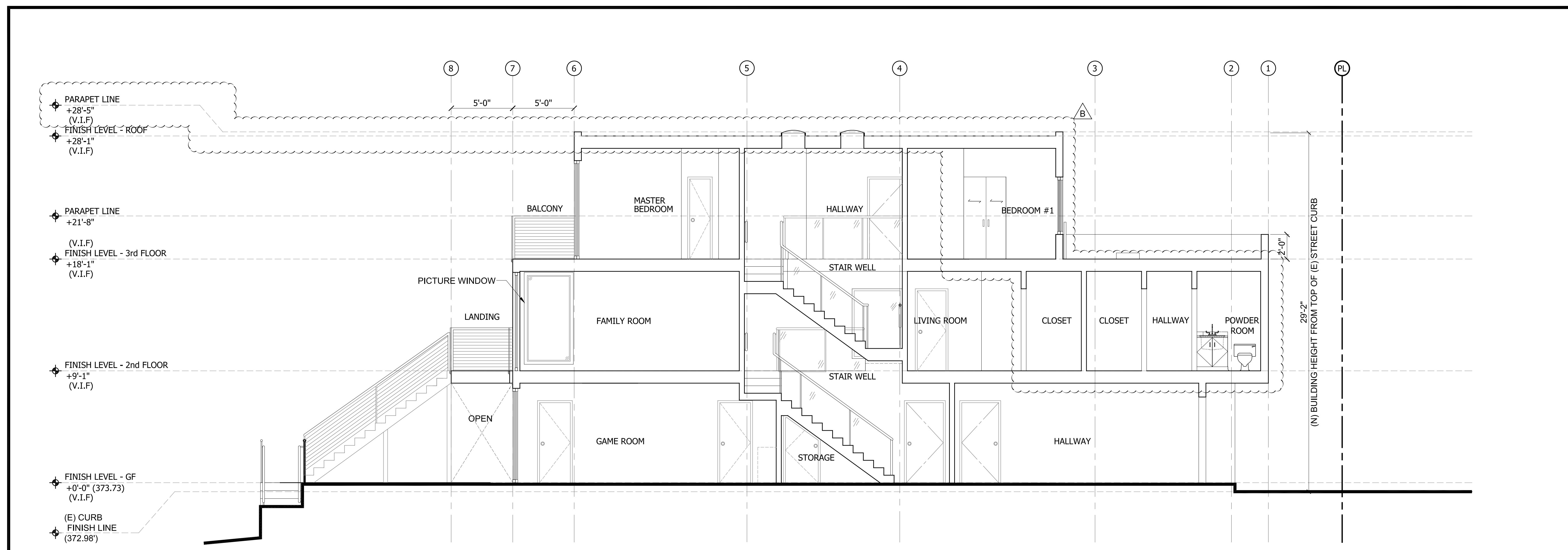
REVISIONS	
B	04-06-2021 2ND SITE PERMIT SUBMITTAL



PHASE	P.C.	00/00/00
PHASE	BID	00/00/00
PHASE	PERMIT	00/00/00
PHASE	CONST.	00/00/00
DRAWN BY KC-SW-CC-MM		
PRINTED ON 04/06/2021		
JOB NO. 2017-035-036		

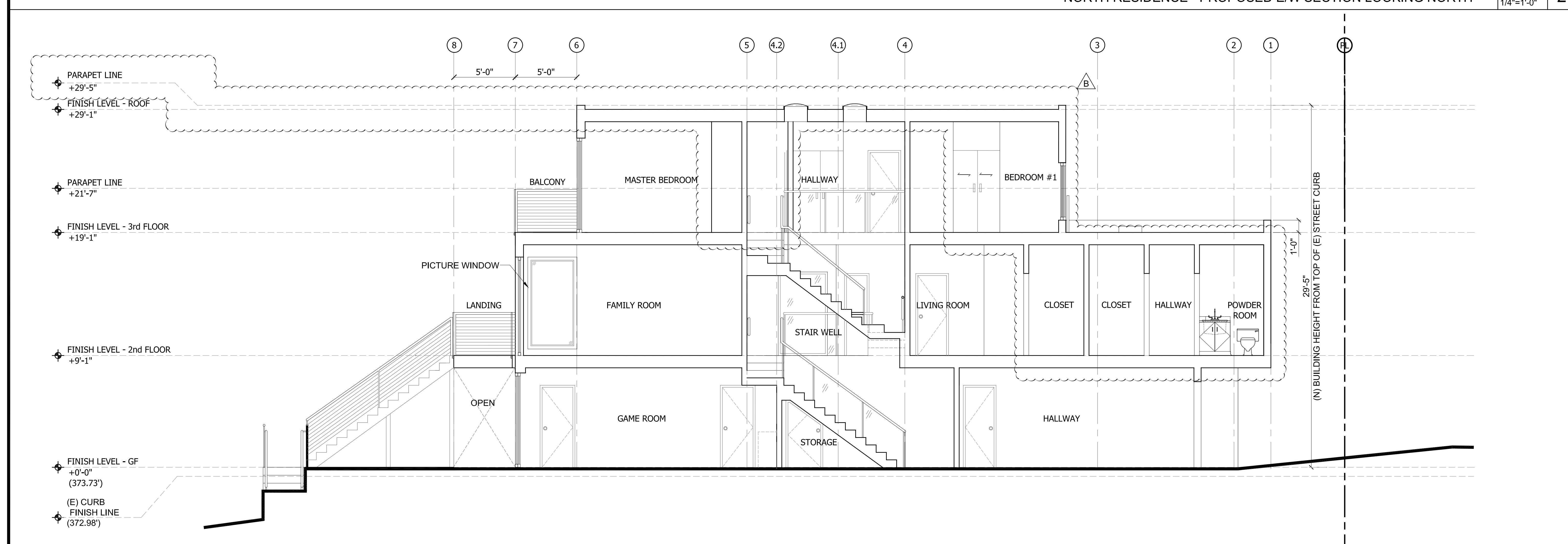
**PL-14**

SITE PERMIT 2ND SUBMITTAL



NORTH RESIDENCE - PROPOSED E/W SECTION LOOKING NORTH

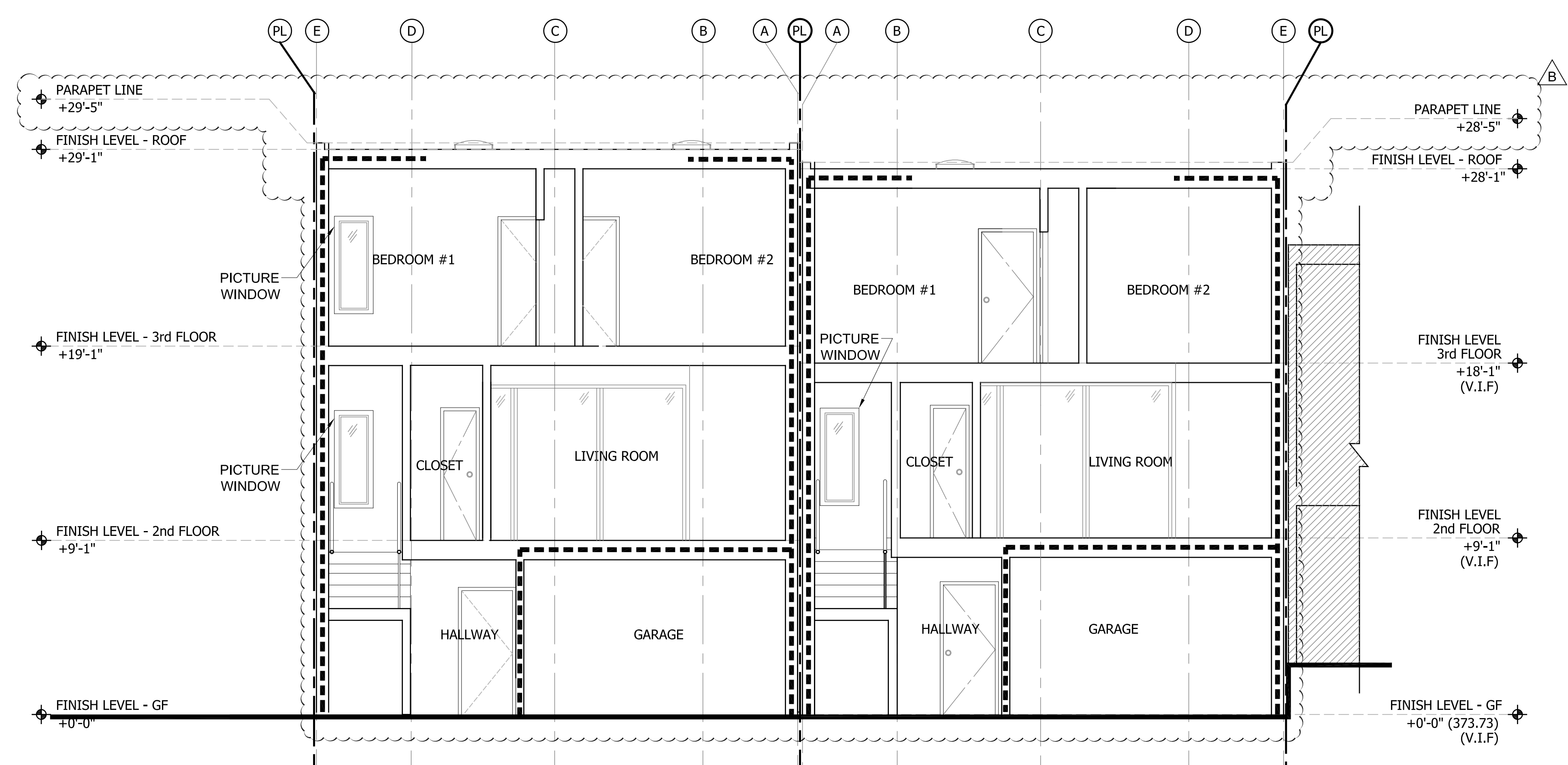
SCALE: 1/4"=1'-0" 2



SOUTH RESIDENCE - PROPOSED E/W SECTION LOOKING NORTH

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





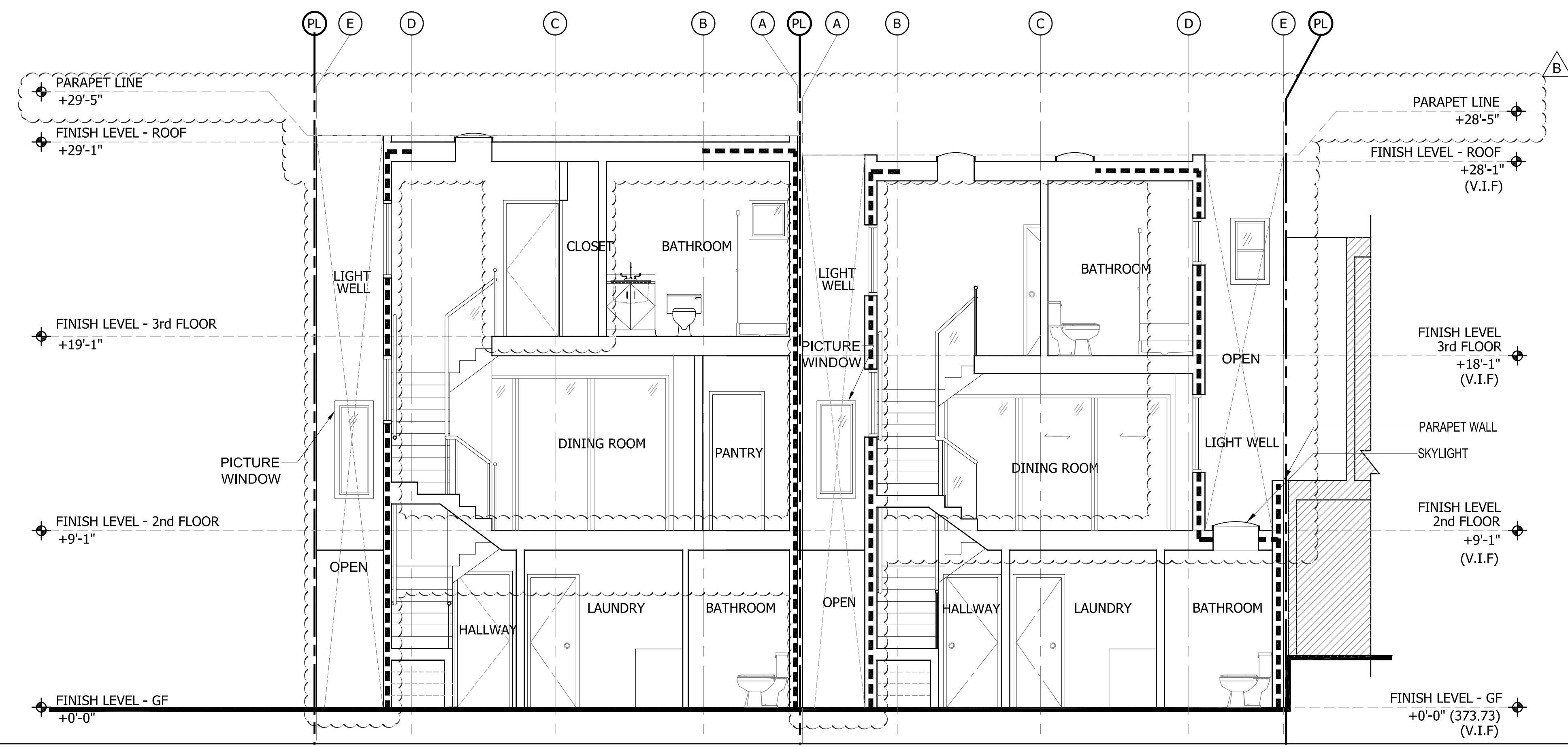
SOUTH RESIDENCE

NORTH RESIDENCE

PROPOSED SECTION 1

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

2



SOUTH RESIDENCE

NORTH RESIDENCE

PROPOSED SECTION 2

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

1

**PROPOSED BUILDING SECTIONS**  
SUNSET RESIDENCE RENOVATION  
2169 26TH AVE  
SAN FRANCISCO, CA 94116

**REVISIONS**

A	03-01-2021
1ST SITE PERMIT SUBMITTAL	
B	04-06-2021
2ND SITE PERMIT SUBMITTAL	



PHASE	P.C.	00/00/00
PHASE	BID	00/00/00
PHASE	PERMIT	00/00/00
PHASE	CONST.	00/00/00
DRAWN BY KC-SW-CC-MM		
PRINTED ON 04/06/2021		
JOB NO. 2017-035-036		

**PL-15**

SITE PERMIT 2ND SUBMITTAL

## Kai Chan

---

**Subject:** PA# 201807033738\_2169 26th Ave - JEFF HORN APPROVED 311 FOR SITE PERMIT 211210

**From:** Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>  
**Sent:** Friday, December 10, 2021 12:31 PM  
**To:** Cindy Chan <[cindy@kcdarch.com](mailto:cindy@kcdarch.com)>  
**Cc:** Jimenez, Sylvia (CPC) <[sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)>; Kai Chan <[Kai@kcdarch.com](mailto:Kai@kcdarch.com)>  
**Subject:** RE: PA# 201807033738\_2169 26th Ave - SF WATER/POWER/SEWER

Hi Cindy,

I received a note that the plans were delivered to my desk. I will be in the office next week to sign and approve them.

Thank you!

Jeff Horn, Senior Planner  
Southwest Team, Current Planning Division  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7366 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Cindy Chan <[cindy@kcdarch.com](mailto:cindy@kcdarch.com)>  
**Sent:** Friday, December 10, 2021 7:12 AM  
**To:** Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>  
**Cc:** Jimenez, Sylvia (CPC) <[sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)>; Kai Chan <[Kai@kcdarch.com](mailto:Kai@kcdarch.com)>  
**Subject:** Re: PA# 201807033738\_2169 26th Ave - SF WATER/POWER/SEWER

Happy Friday Jeff,

I want to follow up since I have not heard back from you since Monday.

I appreciate you letting me know if you receive the plans and everything is what you expected.

Thanks!

Cindy

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---

**From:** Cindy Chan <[cindy@kcdarch.com](mailto:cindy@kcdarch.com)>  
**Sent:** Monday, December 6, 2021 12:28:58 PM  
**To:** Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>  
**Cc:** Jimenez, Sylvia (CPC) <[sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)>; Kai Chan <[Kai@kcdarch.com](mailto:Kai@kcdarch.com)>  
**Subject:** Re: PA# 201807033738\_2169 26th Ave - SF WATER/POWER/SEWER

Hi Jeff,

I just personally dropped off the hard copy of the revised plan at 2nd floor permit counter 20 minutes ago. A note with your name and PA number was attached on the roll of the plan. Please confirm receipt and advise when will this be sent to Public Works/Utilities/Building so they can complete the approval process.

We would greatly appreciate if you could expedite this step for us.

Thank you again!

Cindy

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---

**From:** Cindy Chan <[cindy@kcdarch.com](mailto:cindy@kcdarch.com)>  
**Sent:** Friday, December 3, 2021 12:00 PM  
**To:** Horn, Jeffrey (CPC)  
**Cc:** Jimenez, Sylvia (CPC); Kai Chan  
**Subject:** RE: PA# 201807033738\_2169 26th Ave - SF WATER/POWER/SEWER

Hi Jeff,

Per our discussion and your request, attached is the revised set. We will drop off the hard copy first thing on Monday morning.

Thank you!

Cindy

---

**From:** Horn, Jeffrey (CPC) [<mailto:jeffrey.horn@sfgov.org>]  
**Sent:** Thursday, November 18, 2021 9:33 PM  
**To:** Cindy Chan <[cindy@kcdarch.com](mailto:cindy@kcdarch.com)>  
**Cc:** Jimenez, Sylvia (CPC) <[sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)>; Kai Chan <[Kai@kcdarch.com](mailto:Kai@kcdarch.com)>  
**Subject:** RE: PA# 201807033738\_2169 26th Ave - SF WATER/POWER/SEWER

Hi Cindy,

Apologies for the extra delay, I needed to meet with David Winslow and was unable to do so yesterday.

There are two items I will need to have addressed on the current plans.

**Roof overhang at front side notch/setback should be removed no the north residence:**

The currently proposed roof and awning above the 2<sup>nd</sup> Floor notch along the north PL would negate much of the intent of providing light and air to the neighbors front balcony/deck. The version of the plans (attached) provided a setback without the roof and awning/cornice covering. Please update the plans to not include a roof overhang above the setback at the buildings front.

**Bay Window Glazing/Windows:**

The Planning Code Section 136 requires the Bay Windows to provide windows/glazing in the following provided below, please calculate the total amount and percentage of glazing currently proposed to confirm compliance, and increase if needed.

“136(c)(2)(C). The glass areas of each bay window, and the open portions of each balcony, shall be not less than 50 percent of the sum of the areas of the vertical surfaces of such bay window or balcony above the required open area. At least 1/3 of such required glass area of such bay window, and open portions of such balcony, shall be on one or more vertical surfaces situated at an angle of not less than 30 degrees to the line establishing the required open area (note: This means the side walls of the bay window). In addition, at least 1/3 of such required glass area or open portions shall be on the vertical surface parallel to, or most nearly parallel to, the line establishing each open area over which the bay window or balcony projects.”

The Sheets affected by these changes would be PL-6, PL-9, PL-10, PL-11 and maybe PL-8, -12 and -13 depending on how the additional glazing on the bay is proposed.

Thank you!

Jeff Horn, Senior Planner  
Southwest Team, Current Planning Division  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7366 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Cindy Chan <[cindy@kcdarch.com](mailto:cindy@kcdarch.com)>  
**Sent:** Wednesday, November 17, 2021 10:19 AM  
**To:** Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>; Young, Sharon (CPC) <[sharon.m.young@sfgov.org](mailto:sharon.m.young@sfgov.org)>  
**Cc:** Jimenez, Sylvia (CPC) <[sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)>; Kai Chan <[Kai@kcdarch.com](mailto:Kai@kcdarch.com)>  
**Subject:** RE: PA# 201807033738\_2169 26th Ave - SF WATER/POWER/SEWER

Hi Jeff,

It is good to hear from you although it is a bit surprising to hear about the “error”. As you probably understand, for every change we need to make, needless to say, time is lost on the process, it also costs money for engineering, drafting, printing, reviewing before we get to a revised version. We have even bent backward to modify everything you asked for during your review last time despite of the final design we really did not like so as to save time. Rightfully, may I ask what is the reason the error showed up now? Was there anyone behind complaining?

As I mentioned before, this project has taken over 4 years. With mortgage interest, property tax, and many many more costs added to it, time is an essence to us as cost is mounting at this point. We truly appreciate your help in expediting this process so we can move on to the next step.

**Looking forward to hearing from you later today.** Thank you!

Cindy

---

**From:** Horn, Jeffrey (CPC) [<mailto:jeffrey.horn@sfgov.org>]  
**Sent:** Wednesday, November 17, 2021 9:54 AM  
**To:** Cindy Chan <[cindy@kcdarch.com](mailto:cindy@kcdarch.com)>; Young, Sharon (CPC) <[sharon.m.young@sfgov.org](mailto:sharon.m.young@sfgov.org)>  
**Cc:** Jimenez, Sylvia (CPC) <[sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)>  
**Subject:** RE: PA# 201807033738\_2169 26th Ave - SF WATER/POWER/SEWER

Hi Cindy,

I am currently re-review the plans now and need to have some internal discussions with some team managers. I have unfortunately noticed an error in my original approval of the design of the bay windows, and possibly the horizontal awnings as well.

I will follow-up later today with a description of the issues.

Thank you!

**Jeff Horn, Senior Planner**  
Southwest Team, Current Planning Division  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7366 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Cindy Chan <[cindy@kcdarch.com](mailto:cindy@kcdarch.com)>  
**Sent:** Wednesday, November 17, 2021 9:23 AM  
**To:** Young, Sharon (CPC) <[sharon.m.young@sfgov.org](mailto:sharon.m.young@sfgov.org)>  
**Cc:** Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>; Jimenez, Sylvia (CPC) <[sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)>  
**Subject:** Re: PA# 201807033738\_2169 26th Ave - SF WATER/POWER/SEWER

Thank you, Sharon! I really appreciate that.

Cindy

Get [Outlook for iOS](#)

---

**From:** Young, Sharon (CPC) <[sharon.m.young@sfgov.org](mailto:sharon.m.young@sfgov.org)>  
**Sent:** Wednesday, November 17, 2021 9:03:17 AM  
**To:** Cindy Chan <[cindy@kcdarch.com](mailto:cindy@kcdarch.com)>  
**Cc:** Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>; Jimenez, Sylvia (CPC) <[sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)>  
**Subject:** RE: PA# 201807033738\_2169 26th Ave - SF WATER/POWER/SEWER

Hello Cindy-

Thank you for the PIC email inquiry. I will copy Jeff Horn on this email and the SW team manager Sylvia Jimenez if they have any information they can provide you on the permit status.

-----  
The information provided in this correspondence is based on a preliminary review of information provided by the requestor. It does not constitute a comprehensive review of the project or request. For a more extensive review it is strongly recommended to schedule a project review meeting. The information provided in this email does not constitute a Zoning Administrator letter of determination. To receive a letter of determination you must submit a formal request directly to the Zoning Administrator. For complaints, please contact the Code Enforcement Division.

Sincerely,

**Sharon M. Young, Planner**  
Northwest Team/Current Planning Division  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7349 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Cindy Chan <[cindy@kcdarch.com](mailto:cindy@kcdarch.com)>  
**Sent:** Wednesday, November 17, 2021 7:22 AM  
**To:** PIC, PLN (CPC) <[pic@sfgov.org](mailto:pic@sfgov.org)>  
**Cc:** Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>; Garcia, Jobel (PUC) <[JLGarcia@sfgwater.org](mailto:JLGarcia@sfgwater.org)>; Kai Chan <[Kai@kcdarch.com](mailto:Kai@kcdarch.com)>  
**Subject:** RE: PA# 201807033738\_2169 26th Ave - SF WATER/POWER/SEWER

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear ALL,

Another week has gone by again, can anyone let us know what is happening? It is very hard to live in the dark.

Much appreciated!

Cindy

---

**From:** Cindy Chan  
**Sent:** Wednesday, November 10, 2021 10:14 AM  
**To:** PIC, PLN (CPC) <[pic@sfgov.org](mailto:pic@sfgov.org)>  
**Cc:** Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>; Garcia, Jobel (PUC) <[JLGarcia@sfgwater.org](mailto:JLGarcia@sfgwater.org)>; Kai Chan <[Kai@kcdarch.com](mailto:Kai@kcdarch.com)>  
**Subject:** RE: PA# 201807033738\_2169 26th Ave - SF WATER/POWER/SEWER

Hello SF Planning Counter,

We are reaching out because we lost communication with Jeff Horn after October 20<sup>th</sup>. We sincerely hope he is ok, and perhaps he is just on vacation.

Could you please let me know if there is anyone else who can help us to forward the drawing Jeff approved to Jobel Garcia at SF Water/Power/Sewer as he has been waiting for a month?

Thank you in advance for your help!

Cindy  
(310) 430-9988

---

**From:** Cindy Chan  
**Sent:** Monday, November 8, 2021 9:35 AM  
**To:** 'Horn, Jeffrey (CPC)' <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>; 'Garcia, Jobel (PUC)' <[JLGarcia@sfgwater.org](mailto:JLGarcia@sfgwater.org)>; Kai Chan <[Kai@kcdarch.com](mailto:Kai@kcdarch.com)>  
**Subject:** RE: PA# 201807033738\_2169 26th Ave - SF WATER/POWER/SEWER

Good morning Jeff,

Hope your weekend was great!

I want to follow up to see if everything is ok. I have not heard back from you since October 20th. Hope you were just on vacation and everything is ok.

Per your email dated January 22, 2021, you confirmed our plan was accepted and you also asked us to drop off hard copy to your office for signature. We did drop off on January 26th and you confirmed receipt. Furthermore, your email dated January 29, 2021 to the DBI staff also confirmed you have started the process with DBI. As such, I am not sure why PUC does not have a copy of your signed plan. If the hardcopy is occupied in DBI, we are happy to print another set for you to sign again and so you can route it to PUC.

Time is an essence, we are desperately in need to have the house/houses for our children, as one is getting married. I know you have helped us tremendously, but since this project has taken us over 4 years and we are not even in construction phase, we will do anything to help this process. Could you kindly advise us the direction?

Thank you, Jeff!

Cindy  
(310) 430-9988

---

**From:** Cindy Chan  
**Sent:** Thursday, November 4, 2021 12:40 AM  
**To:** Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>; Garcia, Jobel (PUC) <[JLGarcia@sfgwater.org](mailto:JLGarcia@sfgwater.org)>; Kai Chan <[Kai@kcdarch.com](mailto:Kai@kcdarch.com)>  
**Subject:** RE: PA# 201807033738\_2169 26th Ave - SF WATER/POWER/SEWER

Hi Jeff,

Sorry to border you again. Since we have gone through several years with Planning process, we are admittedly getting a bit anxious to move forward. If there is anything we could do, i.e. resend the file over both electronic or paper version, please do not hesitate to let us know.

Thank you so much for helping us to move to our next step!

Cindy

---

**From:** Cindy Chan  
**Sent:** Wednesday, October 27, 2021 3:39 PM  
**To:** Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>; Garcia, Jobel (PUC) <[JLGarcia@sfgwater.org](mailto:JLGarcia@sfgwater.org)>; Kai Chan <[Kai@kcdarch.com](mailto:Kai@kcdarch.com)>  
**Subject:** RE: PA# 201807033738\_2169 26th Ave - SF WATER/POWER/SEWER

Hi Jeff and Jobel,

Hope your weekend was great!

Checking in to see if Jeff has had a chance to review last week and was able to forward the plan to Jobel. Hopefully, we are all good to go.

Thanks!

Cindy

---

**From:** Horn, Jeffrey (CPC) [<mailto:jeffrey.horn@sfgov.org>]  
**Sent:** Wednesday, October 20, 2021 12:00 PM

**To:** Garcia, Jobel (PUC) <[JLGarcia@sfgwater.org](mailto:JLGarcia@sfgwater.org)>; Cindy Chan <[cindy@kcdarch.com](mailto:cindy@kcdarch.com)>; Kai Chan <[Kai@kcdarch.com](mailto:Kai@kcdarch.com)>  
**Subject:** RE: PA# 201807033738\_2169 26th Ave - SF WATER/POWER/SEWER

Hi Cindy,

Yes, the plans are in my possession, I will follow-up shortly when I am able to review in the office later this week.

Thank you,

**Jeff Horn, Senior Planner**  
Southwest Team, Current Planning Division  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7366 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services [here](#).

**I am currently working from home during this time and will be available through email.**

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**From:** Garcia, Jobel <[JLGarcia@sfgwater.org](mailto:JLGarcia@sfgwater.org)>  
**Sent:** Wednesday, October 20, 2021 11:56 AM  
**To:** Cindy Chan <[cindy@kcdarch.com](mailto:cindy@kcdarch.com)>; Kai Chan <[Kai@kcdarch.com](mailto:Kai@kcdarch.com)>  
**Cc:** Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>  
**Subject:** RE: PA# 201807033738\_2169 26th Ave - SF WATER/POWER/SEWER

Hi Cindy,

The plans have not been reached the PUC yet, I believe they are still with Planning. Please reach out to them for project status.

Thanks,

**Jobel Garcia**, LEED AP BD+C  
Utility Analyst, Capacity Charges  
Office: 628-652-6051  
*Pronouns: he, him, his*  
[sfpuc.org](http://sfpuc.org)



---

**From:** Cindy Chan <[cindy@kcdarch.com](mailto:cindy@kcdarch.com)>  
**Sent:** Wednesday, October 20, 2021 11:47 AM  
**To:** Garcia, Jobel <[JLGarcia@sfgwater.org](mailto:JLGarcia@sfgwater.org)>; Kai Chan <[Kai@kcdarch.com](mailto:Kai@kcdarch.com)>



Cc: Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>

Subject: RE: PA# 201807033738\_2169 26th Ave - SF WATER/POWER/SEWER

**CAUTION:** This email originated from **outside** of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Jobel,

I left you a voice mail a couple of day ago and tried calling you a couple of times but no luck. I am following up to see if you have everything you needed. Please advise. Thank you!

Cindy

---

**From:** Garcia, Jobel [<mailto:JLGarcia@sfgwater.org>]

**Sent:** Wednesday, October 13, 2021 7:10 AM

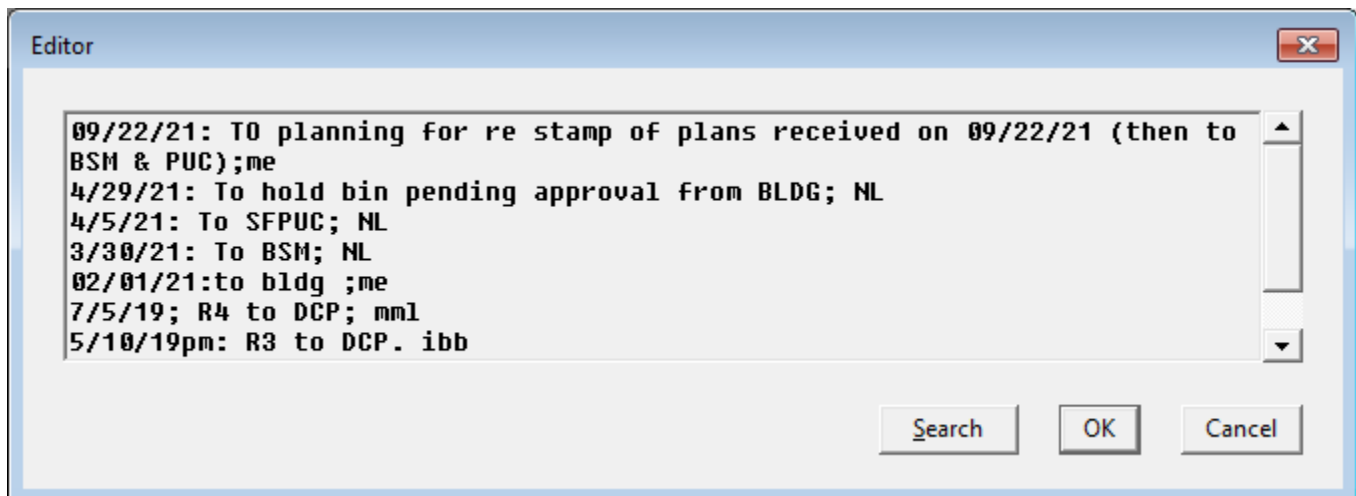
**To:** Kai Chan <[Kai@kcdarch.com](mailto:Kai@kcdarch.com)>

**Cc:** Cindy Chan <[cindy@kcdarch.com](mailto:cindy@kcdarch.com)>

**Subject:** RE: PA# 201807033738\_2169 26th Ave - SF WATER/POWER/SEWER

Hi Kai,

Looks like the plans are with Planning and have not reached the PUC. Please contact Jeffrey Horn for project status. [jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)



Thanks,

**Jobel Garcia**, LEED AP BD+C  
Utility Analyst, Capacity Charges  
Office: 628-652-6051  
*Pronouns: he, him, his*  
sfpuc.org



## Kai Chan

---

**From:** Kai Chan  
**Sent:** Wednesday, October 18, 2023 2:55 PM  
**To:** Eileen Roddy  
**Cc:** Cindy Chan  
**Subject:** 2169 26th - Eileen plan revision

**Importance:** High

Eileen, called you but missed you.  
Please call me when you get this. THNX!!  
310-216-8888

Kai

---

**From:** Eileen Roddy <[eileendroddy@gmail.com](mailto:eileendroddy@gmail.com)>  
**Sent:** Tuesday, October 3, 2023 9:52 AM  
**To:** Kai Chan <[Kai@kcdarch.com](mailto:Kai@kcdarch.com)>  
**Cc:** Cindy Chan <[ave26th@gmail.com](mailto:ave26th@gmail.com)>  
**Subject:** Re: 2169 26th - Eileen plan revision

Hi Kai and Cindy,  
When you get home, can you please send me a digital copy of the plans that were last submitted? David and Jeff are unable to do so and the hard copies went to DBI.  
thanks,  
eileen

On Wed, Sep 27, 2023 at 2:22 PM Eileen Roddy <[eileendroddy@gmail.com](mailto:eileendroddy@gmail.com)> wrote:

Sorry to have bothered you guys while you're traveling.

I spoke with Alec today in the legal assistance department and he told me that unless the building permit was appealed, we would not have the time needed to discuss any changes. Now we can address the situation when you get back.

Again, sorry for interrupting your vacation.

eileen

On Tue, Sep 26, 2023 at 9:35 PM Kai Chan <[Kai@kcdarch.com](mailto:Kai@kcdarch.com)> wrote:

Eileen,

Greetings from Hong Kong!

We are currently out of the country. We are heading out on a long car ride and I just happened to check the phone before I lost WiFi signal, and saw your message.

After reading your email we are not quite sure what you mean exactly. According to the drawing we provided a cut corner recessed in to allow your balcony to have light and view and is detached from your house as per discussion.

Could you please point the exact area on the plan so that we can have an idea what you are referring to?

When we find a spot with WiFi again we will keep an eye for your email. Be happy to look at it and work it out.

Best!!  
Cindy & Kai

Get [Outlook](#) for iOS

---

**From:** Eileen Roddy <[eileendroddy@gmail.com](mailto:eileendroddy@gmail.com)>  
**Sent:** Wednesday, September 27, 2023 11:05:21 AM  
**To:** Kai Chan <[Kai@kcdarch.com](mailto:Kai@kcdarch.com)>; Cindy Chan <[ave26th@gmail.com](mailto:ave26th@gmail.com)>  
**Subject:** plan revision

Hello Cindy and Kai,  
I hope all is well with you and that there haven't been any more shady looking visitors in the wee hours of the mornings.

I had a phone conference with Jeff Horn and David Winslow at SF's Planning Department today. We reviewed what's been going on with your project and what was planned for the front of your houses. If you remember correctly, the DR hearing included action plan #9 that stated "Provide setback adjacent to neighbor's front balcony". While the cutout has provided something close to what the setback would have, they just realized today that you added a cornice that was not accounted for in the DR approval. Using their words, it was a "new feature" and not something in the plans that were approved at the hearing.

David said that I have the ability to appeal your building permit. He also suggested that since we have been able to communicate in the past and will need to do so in the future, that I just ask you to remove the cornice. I would prefer to work with you guys without involving the Planning Department or the Department of Building Inspection. We are going to have plenty of issues that we need to work through in the future so let's get used to doing this as neighbors now.

Jeff told me that your building permit was issued Sept 12, 2023 but not paid for since an extension until January, 2025 was approved. While I understand that this allows plenty of time for discussion, I only have 15 days from the date the building permit was issued to appeal it. Since Jeff and David could not meet with me until today, this leaves only one day for me to satisfy that 15 day requirement.

I'd like to hear from you ASAP so I know how to proceed.

thanks,  
eileen

# PUBLIC COMMENT

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** casa26sf@aol.com <casa26@comcast.net>  
**Sent:** Tuesday, October 24, 2023 9:46 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 24 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear DBI Board of Appeals:

I am writing in support of Appeal No 23-045.

I live on 26<sup>th</sup> Avenue and am part of a group of neighbors who filed Discretionary Reviews back in February, 2020 to oppose the project proposed for 2169. The monstrous, almost 3500 square foot homes do nothing for San Francisco's housing shortage, they further the strain on housing prices and detract from the beauty of our block.

I am asking the Board not to allow the applicant to make changes to the front and rear of the buildings. The plans that were in effect at our DR hearing and dated July 15, 2019 should be the site plans that DBI has and they should only include changes directed by the Planning Commission and nothing new. The applicant must be held to this and not allowed to seek to make unapproved changes.

Our neighborhood group has negotiated in good faith, searching for common ground and accepting compromises. We are requesting that the Board reject any unauthorized site plan changes as those outlined in the appeal.

Sincerely yours,  
Donna Bruno, 2135 26th Avenue, SF, 94116

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Bridget Roddy <bcroddy@gmail.com>  
**Sent:** Tuesday, October 24, 2023 9:24 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 24 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the Board of Appeals at the Department of Building Inspection:

I am writing to offer my strong support for Appeal No-23-045. I'm relying on the Board of Appeals to reign in the proposed project by not allowing "unauthorized additions" to the plans that were approved by the Planning Commission in February of 2020. What was the purpose of the DR hearing and all of the time and money spent if the applicant can just make changes that go against the agreed upon conditions?

I grew up on 26<sup>th</sup> Avenue, and my family home is still there. All of our neighbors, friends and family who reside there are frustrated with the size of the homes that are proposed for 2169 26<sup>th</sup> Ave. It seems unjust and unbelievable that a developer from LA has more rights than those of us who have called 26<sup>th</sup> Avenue home for 30+ years.

This project has already taken up so much of the Department's valuable time. Now that the developer is making unauthorized changes and blatantly ignoring the already approved plans, we are forced to use more time and resources to hold him accountable.

I am grateful for this forum and hope that the Board of Appeals will see through this attempt to side-step agreed upon conditions and that you will uphold the decisions of the Planning Commission.

Thank You,  
bridget rodgy

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Patty Sullivan <pkullivan1@yahoo.com>  
**Sent:** Tuesday, October 24, 2023 7:53 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 24 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided

Best,

Patty Sullivan



HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Michael McClure <mmclure4@gmail.com>  
**Sent:** Tuesday, October 24, 2023 8:27 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 24 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To Whom it May Concern:

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Please don't ignore this appeal!

Thank you for your help and understanding!

Michael McClure

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Gail <gailmacd@hotmail.com>  
**Sent:** Tuesday, October 24, 2023 8:01 PM  
**To:** BoardofAppeals (PAB)  
**Cc:** Gail O'Connor  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 24 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup>Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Sincerely,

Gail O'Connor

Sent from my iPhone

AD n/1/23

**Mejia, Xiomara (BOA)**

---

**From:** Ryan Zoppi <zoppiryan@gmail.com>  
**Sent:** Tuesday, October 24, 2023 8:01 PM  
**To:** BoardofAppeals (PAB)  
**Cc:** help26ave@gmail.com  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 24 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26th Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Sincerely,  
Ryan Zoppi

HD n/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** mara lundberg <marz882@yahoo.com>  
**Sent:** Tuesday, October 24, 2023 7:51 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 24 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Since 1993 I've spent a lot of time on 26<sup>th</sup> Avenue visiting friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

I am a San Francisco native, raised in the Sunset District and still live here. It's upsetting to see plans like this drastically changing the originality of the city.

Thank you,

Mara Lundberg

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Mackenzie and Ryan Zoppi <thezoppifamily@gmail.com>  
**Sent:** Tuesday, October 24, 2023 7:40 PM  
**To:** BoardofAppeals (PAB)  
**Cc:** help26ave@gmail.com  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 24 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello - I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26th Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Thank you so much,  
Mary Zoppi



FILE

HD 11/1/23

**Mejia, Xiomara (BOA)**

---

**From:** micio14@aol.com  
**Sent:** Tuesday, October 24, 2023 7:27 PM  
**To:** BoardofAppeals (PAB)  
**Cc:** help26thave@gmail.com  
**Subject:** Appeal 23-045 Support

BOARD OF APPEALS

OCT 24 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Appeals

I live at 2159 26th Avenue and am part of the group of neighbors that filed a DR in February of 2020 opposing the project that was presented for 2169. I am writing to offer my support for Appeal 23-045. I'm relying on the Board of Appeals to reign in the proposed project by not allowing any unauthorized additions to the approved plans by the Planning Commission in February 2020. The applicant should follow the guidelines instead of making changes that go against the agreed upon conditions.

Thank you very much  
Alma Landi  
Sent from AOL on Android

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** slandi50 <slandi50@aol.com>  
**Sent:** Tuesday, October 24, 2023 7:13 PM  
**To:** BoardofAppeals (PAB)  
**Cc:** help26thave@gmail.com  
**Subject:** APPEAL 23 - 045 SUPPORT

BOARD OF APPEALS

OCT 24 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear DBI Board of Appeals:

I've been living on 26th Avenue for over 30 years , and I am part of a group of neighbors that have filed Discretionary Reviews in February 2020 because we opposed the project that was proposed for 2169 26th ave. I am asking the Board not to allow the applicant to make changes to the front and rear of the building. The plans that were in effect at the DR hearing of July 15 in 2019 should be the site plans that DBI has and should only include the specific changes directed by the Planning Commission and not adding anything new. I would appreciate it very much if the Board would reject any unauthorized site plan changes as those outlined in the appeal.

Thank you  
Steven J Landi



HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

**From:** Elizabeth Bouchama <ebouchama@gmail.com>  
**Sent:** Tuesday, October 24, 2023 6:58 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 24 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Sincerely,

Elizabeth & Khaled Bouchama

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Wendy Pai <wendypai88@yahoo.com>  
**Sent:** Tuesday, October 24, 2023 6:42 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 24 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear DBI Board of Appeals:

We live on 26<sup>th</sup> Avenue and are part of a group of neighbors who filed Discretionary Reviews back in February, 2020 to oppose the project proposed for 2169.

We are asking the Board not to allow the applicant to make changes to the front and rear of the buildings. The plans that were in effect at our DR hearing and dated July 15, 2019 should be the site plans that DBI has and they should only include changes directed by the Planning Commission and nothing new.

Our neighborhood group has negotiated in good faith, searching for common ground and accepting compromises. We are requesting that the Board reject any unauthorized site plan changes as those outlined in the appeal.

Thank you

Charles and Wendy Chiu  
2155 26th Ave SF 94116

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** King Office <kingpropertiesoffice@gmail.com>  
**Sent:** Tuesday, October 24, 2023 6:35 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Support for Appeal for 23 - 045

BOARD OF APPEALS

OCT 24 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Best regards,

Dione King

--

Office: 415-934-9223  
[KingPropertiesOffice@gmail.com](mailto:KingPropertiesOffice@gmail.com)

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Marci Washington <marciwashington@gmail.com>  
**Sent:** Tuesday, October 24, 2023 6:33 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 24 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Sincerely,

Marci Washington

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Cate Celso <catecelso@gmail.com>  
**Sent:** Tuesday, October 24, 2023 6:28 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 24 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Sincerely,

Cate Celso

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Sung Kim <skim650@berkeley.edu>  
**Sent:** Tuesday, October 24, 2023 6:12 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 24 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the Board of Appeals at the Department of Building Inspection:

I am writing to offer my support for Appeal No-23-045. I'm relying on the Board of Appeals to reign in the proposed project by not allowing "unauthorized additions" to the plans that were approved by the Planning Commission in February of 2020. What was the purpose of the DR hearing and all of the time and money spent if the applicant can just make changes that go against the agreed upon conditions?

I grew up on 26<sup>th</sup> Avenue and my family home is still there. All of our neighbors, friends and family who reside there are frustrated with the size of the homes that are proposed for 2169 26<sup>th</sup> Ave. It seems unjust and unbelievable that a developer from LA has more rights than those of us who have called 26<sup>th</sup> Avenue home for 30+ years.

I am grateful for this forum and hope that the Board of Appeals will see through this attempt to side-step agreed upon conditions and that you will uphold the decisions of the Planning Commission.

HO n/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Sung Kim <sunghkim@yahoo.com>  
**Sent:** Tuesday, October 24, 2023 6:10 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 24 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear DBI Board of Appeals:

I live on 26<sup>th</sup> Avenue and am part of a group of neighbors who filed Discretionary Reviews back in February, 2020 to oppose the project proposed for 2169. The monstrous, almost 3500 square foot homes do nothing for San Francisco's housing shortage, they further the strain on housing prices and detract from the beauty of our block.

I am asking the Board not to allow the applicant to make changes to the front and rear of the buildings. The plans that were in effect at our DR hearing and dated July 15, 2019 should be the site plans that DBI has and they should only include changes directed by the Planning Commission and nothing new.

Our neighborhood group has negotiated in good faith, searching for common ground and accepting compromises. We are requesting that the Board reject any unauthorized site plan changes as those outlined in the appeal.

Thanks! Sung Kim sunghkim@yahoo.com

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Tricia Moriarty <tmmoriarty1@gmail.com>  
**Sent:** Wednesday, October 25, 2023 9:42 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 24 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Tricia Moriarty  
SF Resident



HD 10/1/23

FILE

Mejia, Xiomara (BOA)

---

**From:** Loretta Roddy <lcroddy@gmail.com>  
**Sent:** Tuesday, October 24, 2023 5:49 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 24 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the Board of Appeals at the Department of Building Inspection:

I am writing to offer my support for Appeal No-23-045. I'm relying on the Board of Appeals to reign in the proposed project by not allowing "**unauthorized additions**" to the plans that were approved by the Planning Commission in February of 2020. What was the purpose of the DR hearing and all of the time and money spent if the applicant can just make changes that go against the agreed upon conditions?

I grew up on 26<sup>th</sup> Avenue and my family home is still there. All of our neighbors, friends and family who reside there are frustrated with the size of the homes that are proposed for 2169 26<sup>th</sup> Ave. It seems unjust and unbelievable that a developer from out of town, in a blatant plan to build a "mega home" where he can charge by the square foot, has more rights than those of us who have called 26<sup>th</sup> Avenue home for 30+ years.

**The facts are that the approved plans were altered AFTER the DR hearing. The two parties represented their cases at that hearing, a ruling was made, and that should be the decision that holds everyone to account. What faith can a regular person, a non-professional architect, planner, nor political familiar, but someone who deeply loves their home, neighborhood and city, have in their government if the efforts and avenues of recourse are disregarded or ignored? Please uphold the department's ruling and do not allow unauthorized additions.**

I am grateful for this forum and hope that the Board of Appeals will see through this attempt to side-step agreed upon conditions and that you will uphold the decisions of the Planning Commission.

Sincerely,

Loretta Roddy

26th Ave resident of 20 years. Lifelong Sunset District resident.

AD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Angel Hession <maxisfusa1@gmail.com>  
**Sent:** Wednesday, October 25, 2023 9:31 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045

URGING THE BOARD OF APPEALS to provide that the applicant adhere to the conditions set forth by the Planning Commission and NOT be allowed to change those plans, thus ignoring what was decided!

Angel Guzzetta Hession  
12/25/23

HD 11/1/23

**Mejia, Xiomara (BOA)**

---

**From:** joemort50@aol.com  
**Sent:** Wednesday, October 25, 2023 8:34 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045. SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

**BOARD OF APPEALS**

I am writing in support of Appeal No 23-045

Over the years, I've spent a lot of time on 26th Av. visiting family and friends. The block is visually appealing with well kept houses, interesting architecture and tidy gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Sincerely,

Joe Moriarty  
2631 34th Av  
SF.

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Annie Moriarty <anniemoriarty@yahoo.com>  
**Sent:** Wednesday, October 25, 2023 8:32 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Thank you,

Annie Reilly, 2127 25th Ave. San Francisco

4D 11/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Chris McClure <chrismcclu@gmail.com>  
**Sent:** Wednesday, October 25, 2023 8:26 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 Support

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board Members,

Three years ago, we attended a DR hearing at the Planning Commission regarding a planned project for a house on 26th Avenue between Quintara and Rivera. After hearing from all the people involved, the Planning Commission agreed to place some limiting restrictions on the planned construction.

It now appears that changes have been made to the plans, and the aforementioned limitations that were agreed to, are being ignored. The applicant should not be allowed to change the plans after the Commission had approved them.

I ask that you adhere to the Planning Commissions' decision of February 2020 and make the applicant adhere to those conditions.

Sincerely,  
Christine Downing McClure

4D 11/1/23  
FILE

**Mejia, Xiomara (BOA)**

---

**From:** Ally Maxwell <allymaxwell11@gmail.com>  
**Sent:** Wednesday, October 25, 2023 8:17 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

HD 11/1/23

**Mejia, Xiomara (BOA)**

---

**From:** glenn Downing <gdowning10@yahoo.com>  
**Sent:** Wednesday, October 25, 2023 7:54 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Thank you,

Glenn Downing

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Roseanna Hughes <prhughes8@gmail.com>  
**Sent:** Wednesday, October 25, 2023 7:16 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 Support

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.





HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Roseanna Hughes <prhughes8@gmail.com>  
**Sent:** Wednesday, October 25, 2023 7:13 AM  
**To:** BoardofAppeals (PAB)

BOARD OF APPEALS  
OCT 25 2023  
APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Send email to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org)  
bcc: [help26ave@gmail.com](mailto:help26ave@gmail.com)  
Subject: Appeal 23-045 SUPPORT

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

**From:** Patricia Roseanna Hughes <prhughes8@gmail.com>  
**Sent:** Wednesday, October 25, 2023 7:12 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Apeal 23-045 Support

BOARD OF APPEALS  
OCT 25 2023  
APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Send email to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org)  
bcc: [help26ave@gmail.com](mailto:help26ave@gmail.com)

Subject: Appeal 23-045 SUPPORT

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Liza Magee <magee.liza@gmail.com>  
**Sent:** Wednesday, October 25, 2023 7:09 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Trevor Mcdevitt <trevormcdevitt@yahoo.com>  
**Sent:** Wednesday, October 25, 2023 7:03 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Sent from my iPhone

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Theresa Barnes <theresabarnes94@gmail.com>  
**Sent:** Wednesday, October 25, 2023 6:49 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good Morning,

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26th Avenue visiting friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Best,  
Theresa Barnes

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Amy McDevitt <amy.r.mcdevitt@gmail.com>  
**Sent:** Wednesday, October 25, 2023 12:12 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the past 36 years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting family and friends. It is a visually appealing block with well-kept houses, interesting architecture, and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family and friends' properties, and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adheres to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Sincerely,

Amy McDevitt

HD 11/1/23

**Mejia, Xiomara (BOA)**

---

**From:** Michele Trierweiler <mmtrier@pacbell.net>  
**Sent:** Wednesday, October 25, 2023 9:39 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** 26 thAvenue

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Michele Trierweiler

Sent from my iPad

HD 11/1/23

**Mejia, Xiomara (BOA)**

---

**From:** Nicole Terrizzi <terrizzi.nicole@gmail.com>  
**Sent:** Wednesday, October 25, 2023 9:53 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Thank you for your attention to this matter, and don't hesitate to followup with any questions for me.

Nicole

--  
Nicole Terrizzi  
415.837.8388



AD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Matthew Terrizzi <matthewterrizzi@gmail.com>  
**Sent:** Wednesday, October 25, 2023 9:59 AM  
**To:** BoardofAppeals (PAB); help26ave@gmail.com  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Thank you,

Matthew Terrizzi

HD 11/1/23

**Mejia, Xiomara (BOA)**

---

**From:** seana reilly <seana.reilly@sbcglobal.net>  
**Sent:** Wednesday, October 25, 2023 10:34 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

As a longtime resident of San Francisco, and having lived within several blocks from the referenced property for several years, I've enjoyed many visits to 26<sup>th</sup> Avenue with family and friends. It is a truly attractive block with well-kept homes, interesting architecture, lovely gardens, and friendly neighbors.

The consistent character and relationship of the homes to one another is essential to the positive qualities that make it a desirable neighborhood. It is so disappointing to think that the symmetry of the existing houses may be disrupted by the massive footprint of the two proposed homes which are completely out of context with neighboring homes.

Much time has been spent, by many concerned, learning about the project, its impact on our family and friends' properties, and in support of their opposition to the enormity of the buildings. Following the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction, and feel strongly that those conditions be upheld as described in 2020

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Respectfully,

Seana Reilly

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** kayla karban <kayhoneysf@gmail.com>  
**Sent:** Wednesday, October 25, 2023 10:28 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> avenue visiting friends. It is a visually appealing block with well-kept houses, interesting architecture, and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our friends' properties, and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to ensure that the applicant adheres to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

--  
Kayla Karban (née Mahoney)  
Penniless Sitar Player

HD 11/1/23

**Mejia, Xiomara (BOA)**

---

**From:** Marianne Mullen <mariannemullen1719@gmail.com>  
**Sent:** Wednesday, October 25, 2023 10:27 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** appeal 23-045

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear DBI Board of Appeals:

I am writing in support of Appeal No 23-045.

I live on 26<sup>th</sup> Avenue and am part of a group of neighbors who filed Discretionary Reviews back in February, 2020 to oppose the project proposed for 2169. The monstrous, almost 3500 square foot homes do nothing for San Francisco's housing shortage, they further the strain on housing prices and detract from the beauty of our block.

I am asking the Board not to allow the applicant to make changes to the front and rear of the buildings. The plans that were in effect at our DR hearing and dated July 15, 2019 should be the site plans that DBI has and they should only include changes directed by the Planning Commission and nothing new. His continued changing of plans is suspicious and downright sneaky.

Our neighborhood group has negotiated in good faith, searching for common ground and accepting compromises. We are requesting that the Board reject any unauthorized site plan changes as those outlined in the Appeal.

Sincerely,  
Marianne Mullen  
2146 26th Avenue  
San Francisco, Ca

HD 11/1/23

**Mejia, Xiomara (BOA)**

---

**From:** Carol Moriarty <croddy53@aol.com>  
**Sent:** Wednesday, October 25, 2023 10:17 AM  
**To:** BoardofAppeals (PAB); help26ave@gmail.com  
**Subject:** Appeal 23-045

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I have spent a lot of time on 26th ave. visiting family and friends. It is a lovely block with well kept houses, and nice gardens. It is unfortunate that the symmetry of the existing houses is going to be disrupted by the 2 very large homes that are going to be built.

We all spent a lot of time a few years ago learning about the project its impact on our family and friends' properties and supporting their opposition to the buildings. After the DR hearing, we were pleased that the planning commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Thank you  
Carol Moriarty

#D 11/1/23

**Mejia, Xiomara (BOA)**

---

**From:** Margaret Bidegainberry <mbideg@gmail.com>  
**Sent:** Wednesday, October 25, 2023 10:16 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal No 23-045

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of an Appeal No. 23-045.

I am a native San Franciscan and have lived on 26th Ave. since 1985.

Changes have come to our neighborhood as would be expected over the last 38 years, but none as egregious as these plans present.

The planning commission approved plans in February 2020. All we are asking is that these original plans be honored and no changes made to them.

Sent from my iPad



HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Maureen Sullivan <abfabmab@gmail.com>  
**Sent:** Wednesday, October 25, 2023 11:06 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Appeals,

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Sincerely,

Maureen Sullivan

--  
Maureen Sullivan



HD 11/1/23

**Mejia, Xiomara (BOA)**

---

**From:** Frances Downing <frances.downing2@gmail.com>  
**Sent:** Wednesday, October 25, 2023 11:15 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Sincerely,

Frances Downing

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** William McClure <wmcluremd@gmail.com>  
**Sent:** Wednesday, October 25, 2023 11:18 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal No 23-045

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To whom it may concern:

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

William J. McClure, MD

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Kathleen McClure <mcclure.kate@gmail.com>  
**Sent:** Wednesday, October 25, 2023 11:33 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 Support

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

I am concerned about the effect of this project on the overall look for this block and affecting the symmetry of the existing houses. This project means two very large homes being built that may obstruct views and alter the format of this beautiful neighborhood. As a sunset resident, I care a lot about these sort of drastic changes affecting our neighborhood.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

**I am urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.** A lot of thought and work went into this and we ask for consideration moving forward to adhere to this prior agreement.

Thank you for your consideration on this matter,

Kathleen McClure  
1587 38th Avenue  
SF, CA 94122

HD 11/1/23

FILE

BOARD OF APPEALS

OCT 25 2023

**Mejia, Xiomara (BOA)**

**From:** Kim Harrington <kimmarieharrington@gmail.com>  
**Sent:** Wednesday, October 25, 2023 1:35 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Subject: Appeal 23-045 SUPPORT II am writing in support of Appeal No 23-045. Over the years, I've spent a lot of time on 26th Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice ...

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Sincerely,

Kim Harrington

314 28th Street

San Francisco, CA 94131

HD 11/1/23

FILE

Mejia, Xiomara (BOA)

BOARD OF APPEALS

**From:** Mary Barnes <roddebarnes@yahoo.com>  
**Sent:** Wednesday, October 25, 2023 1:33 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal23-045

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Subject:  
SUPPORT  
Appeal 23-045

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26th Avenue visiting friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Thank you,  
Mary and Robert Barnes  
3545 Sacramento Street  
San Francisco, California

HO 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Michele Trierweiler <mmtrier@pacbell.net>  
**Sent:** Wednesday, October 25, 2023 3:46 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal No 23-045

BOARD OF APPEALS  
OCT 25 2023  
APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Mark Trierweiler

Sent from my iPhone

HD 11/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Mark Baumann <markbaumann2135@comcast.net>  
**Sent:** Wednesday, October 25, 2023 6:09 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS  
OCT 25 2023  
APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear DBI Board of Appeals:

I am writing in support of Appeal No 23-045.

I live on 26<sup>th</sup> Avenue and am part of a group of neighbors who filed Discretionary Reviews back in February, 2020 to oppose the project proposed for 2169. The monstrous, almost 3500 square foot homes do nothing for San Francisco's housing shortage, they further the strain on housing prices and detract from the beauty of our block.

I am asking the Board not to allow the applicant to make changes to the front and rear of the buildings. The plans that were in effect at our DR hearing and dated July 15, 2019 should be the site plans that DBI has and they should only include changes directed by the Planning Commission and nothing new.

Our neighborhood group has negotiated in good faith, searching for common ground and accepting compromises. We are requesting that the Board reject any unauthorized site plan changes as those outlined in the appeal. We live in a rules/laws-based society in which no individual is supposed to be able to circumvent existing rules and laws.

Sincerely yours,  
Mark Baumann, 2135 26th Avenue, San Francisco

Sent from my iPad

HD n/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Colin Horn <colinahorn@gmail.com>  
**Sent:** Wednesday, October 25, 2023 11:35 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.



HD 11/1/23

FILE

Mejia, Xiomara (BOA)

BOARD OF APPEALS

**From:** Theresa Downing <therdow60@gmail.com>  
**Sent:** Wednesday, October 25, 2023 7:14 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

I grew up on 26th Avenue and still visit friends and family there often. It is a beautiful block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Sincerely,

Theresa Downing

Current resident of the outer sunset district

AD 11/1/23

FILE

Mejia, Xiomara (BOA)

BOARD OF APPEALS

**From:** dominique.streeter@gmail.com  
**Sent:** Wednesday, October 25, 2023 6:40 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Appeals,

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Sincerely,

Dominique Streeter

415-990-4849

Sent from my iPhone

HD 11/1/23

**Mejia, Xiomara (BOA)**

---

**From:** Ken Reggio <kreg2487@gmail.com>  
**Sent:** Wednesday, October 25, 2023 3:19 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I write in support of Appeal #23-045 regarding the planned 26th Avenue residential development.

Like our friends and neighbors who live on 26th Avenue, we were pleased with the Planning Commission's earlier action to limit conditions, keeping the two-residence development in scale with neighboring houses.

I urge you now to require the applicant to adhere to those conditions.

Ken Reggio  
2487 21st Avenue  
SF 94116

FILE

HD 11/1/23

**Mejia, Xiomara (BOA)**

---

**From:** Robert Borden <raborden.borden@gmail.com>  
**Sent:** Wednesday, October 25, 2023 2:40 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal 23-045 regarding the property at 2169 26th Avenue, San Francisco. Over three years ago, our neighbor Eileen Roddy filed an appeal against the issuance of a building permit for the project next to her house. She won at the hearing held in February 2020. Now forward to 2023 where the plans the building department has approved contains some unauthorized additions to what the Planning Commission has provided for.

Do I need to remind the Board of Appeals that just this past summer, a former San Francisco building inspector was sentenced to prison for corruption within DBI? The Planning Commission has previously agreed to limit some conditions on the proposed construction at 2169 26th Avenue. The site plans at DBI must be consistent with the decision made in February 2020. If they are not, the whiff of corruption will still linger within DBI.

As an aside, why does the City/County of San Francisco allow wealthy out-of-town property owners to let their properties deteriorate to the point where neighbors must put up with such eyesores? I invite city personnel to come out to 2169 26th Avenue and see for themselves the overgrown weeds and trash that has accumulated on this property for far too long.

In support of Appeal 23-045,

Robert and Lourdes Borden  
2219 26th Avenue  
San Francisco

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Tina Reggio <christina.reggio@gmail.com>  
**Sent:** Wednesday, October 25, 2023 1:29 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To whom it may concern:

My name is Christina Reggio. I am writing in support of Appeal No 23-045.

I have known the Roddys since I was in kindergarten and have grown up with Loretta Roddy. My family and I lived on 21st Avenue, just a few blocks from the Roddy home at 2163 26th Avenue. Over the years, I have spent a significant amount of time with the Roddys at their home.

I've always thought of the Roddys' home as nothing short of a magical place. The light, the views, and the yard are truly special. I support the Roddys in their appeal of their neighbor at 2169 26th Avenue's current plans because those plans, without the limiting conditions previously agreed upon, would seriously disrupt the ability of the Roddys and their neighbors, as well as their visiting family and friends like myself, to enjoy their homes and properties.

Thank you,

Christina Reggio

HD 11/1/23

**Mejia, Xiomara (BOA)**

---

**From:** Marina Baumann <marinalbaumann@gmail.com>  
**Sent:** Wednesday, October 25, 2023 1:20 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear DBI Board of Appeals:

I am writing in support of Appeal No 23-045.

I grew up on 26<sup>th</sup> Avenue, where my parents continue to live today in my childhood home, and am part of a group of neighbors who filed Discretionary Reviews back in February, 2020 to oppose the project proposed for 2169. The monstrous, almost 3500 square foot homes do nothing for San Francisco's housing shortage, they further the strain on housing prices and detract from the beauty of our block.

I am asking the Board not to allow the applicant to make changes to the front and rear of the buildings. The plans that were in effect at our DR hearing and dated July 15, 2019 should be the site plans that DBI has and they should only include changes directed by the Planning Commission and nothing new. The applicant must be held to this and not allowed to seek to make unapproved changes.

Our neighborhood group has negotiated in good faith, searching for common ground and accepting compromises. We are requesting that the Board reject any unauthorized site plan changes as those outlined in the appeal.

Sincerely yours,  
Marina Baumann, 2135 26th Avenue, SF, 94116

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Sharon Campbell <sharoncampbellsfo@gmail.com>  
**Sent:** Wednesday, October 25, 2023 1:20 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS  
OCT 25 2023  
APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Concerned San Francisco Resident,

Sharon Campbell - 1328 Portola Drive - 415-681-1295

HO 11/2/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Rocco Famiglietti <rccfamiglietti@gmail.com>  
**Sent:** Wednesday, October 25, 2023 1:20 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS  
OCT 25 2023  
APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear DBI Board of Appeals:

I am writing in support of Appeal No 23-045. My wife's family has lived on 26th Avenue for over 35 years and has filed Discretionary Reviews back in February, 2020 to oppose the project proposed for 2169. The monstrous, almost 3500 square foot homes do nothing for San Francisco's housing shortage, they further the strain on housing prices and detract from the beauty of the block. I am asking the Board not to allow the applicant to make changes to the front and rear of the buildings. The plans that were in effect at the DR hearing and dated July 15, 2019 should be the site plans that DBI has and they should only include changes directed by the Planning Commission and nothing new. The neighborhood group has negotiated in good faith, searching for common ground and accepting compromises. We are requesting that the Board reject any unauthorized site plan changes as those outlined in the appeal.

Sincerely yours,  
Rocco Famiglietti



HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Kaira-Nadine Mortimer <kairamortimer@gmail.com>  
**Sent:** Wednesday, October 25, 2023 1:14 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

HD 11/23

FILE

**Mejia, Xiomara (BOA)**

**From:** Lyon, Nancy <Nancy.Lyon@usfoods.com>  
**Sent:** Wednesday, October 25, 2023 5:49 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS  
OCT 25 2023  
APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

**Nancy Lyon | Territory Manager**  
|,  
O 707.337.0209 | M 707.337.0209  
[nancy.lyon@usfoods.com](mailto:nancy.lyon@usfoods.com)



This email message and any attachments are for the sole use of the intended recipient(s) and may contain information that is confidential or proprietary to US Foods. If you have received this message in error, please notify the sender by reply, and delete all copies of this message and any attachments.

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

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**From:** Sarah <sarahmgogin8@gmail.com>  
**Sent:** Wednesday, October 25, 2023 11:34 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 25 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26th Avenue visiting friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Thank you,

Sarah Anderegg (McPherson Gogin)

AD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Dede <dedemac56@yahoo.com>  
**Sent:** Thursday, October 26, 2023 6:43 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 26 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

These buildings that are proposed to be built are out of scale for their surroundings.

Several years ago the Planning Commission agreed they were out of scale. The developer has now made changes that are not in keeping with the nature of that ruling.

This block of 26th Avenue is a visually pretty one with well maintained properties that are in proportion with each other. We are urging the Board of Appeals to provide that the applicant adhere to the conditions previously set forth by the Planning Commission.

Sincerely,

Ashley McDevitt

Sent from my iPhone

AD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Carol Schulte <carolschulte@gmail.com>  
**Sent:** Thursday, October 26, 2023 8:26 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 26 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please count me among supporters of Appeal #23-045 concerning the planned residential development on 26th Avenue.

In order to maintain the scale and integrity of housing in that block, I urge you to require the applicant to adhere to the conditions previously determined by the Planning Commission.

Carol L. Schulte  
2487

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

**From:** Jordan Mortimer <mortimerjordan@yahoo.com>  
**Sent:** Thursday, October 26, 2023 8:58 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS  
OCT 26 2023  
APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To Whom It May Concern,

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

*Jordan*  
916-300-9953

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Marco Innocenti <innocentim@gmail.com>  
**Sent:** Thursday, October 26, 2023 9:30 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS  
OCT 26 2023  
APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the Board of Appeals at the Department of Building Inspection:

This email is in reference to the support for Appeal No-23-045. I'm relying on the Board of Appeals to reign in the proposed project by not allowing "unauthorized additions" to the plans that were approved by the Planning Commission in February of 2020. Its frustrating that items that were already discussed and addressed at DR hearings are coming back up and being side stepped.

I grew up on 26<sup>th</sup> Avenue and my family home is still there, the neighborhood is not downtown its a sleepy suburban gem in SF. Seeing the frustrated neighbors who just want to enjoy SF without having to see proposed multifamily or hideous/obnoxious with the size of the home that are proposed for 2169 26<sup>th</sup> Ave. Respecting the rights and privileges of the neighbors of 2169 26<sup>th</sup> Ave is critical, homeowners have rights and the SF Building Dept is infringing upon those rights by obstructing the views and quality of life of the hard working residents who have spent their hard earned money to purchase or rent a home with Ocean/Coastal views. Its crazy to believe that Building Inspection would again prioritize finances and earning a few bucks over the rights of SF residents and allow the ability for people to potentially spy or look into ones property.

I hope the Board of Appeals will see through this attempt to side-step agreed upon conditions and that you will uphold the decisions of the Planning Commission.

Thanks,

Marco Innocenti

FILE

HD 11/1/23

**Mejia, Xiomara (BOA)**

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**From:** Jodie Low <jodielow1977@gmail.com>  
**Sent:** Thursday, October 26, 2023 10:49 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 26 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear DBI Board of Appeals,

I am writing in support of Appeal No 23-045.

I live on 26th Avenue and am part of a group of neighbors who filed Discretionary Reviews back in February, 2020 to oppose the project proposed for 2169. The monstrous, almost 3500 square foot homes do nothing for San Francisco's housing shortage, they further the strain on housing prices and detract from the beauty of our block lam asking the Board not to allow the applicant to make changes to the front and rear of the buildings. The plans that were in effect at our DR hearing and dated July 15, 2019 should be the site plans that DBI has and they should only include changes directed by the Planning Commission and nothing new. Our neighborhood group has negotiated in good faith, searching for common ground and accepting compromises. We are requesting that the Board reject any unauthorized site plan changes as those outlined in the appeal.

Sincerely  
Jodie Low



AD 11/1/23

FILE

Mejia, Xiomara (BOA)

**From:** Ellen Callies <ellen.callies@yahoo.com>  
**Sent:** Thursday, October 26, 2023 11:27 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** APPEAL 23-045 / 2169 26th Ave.

BOARD OF APPEALS  
OCT 26 2023  
APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear DBI Board of Appeals,

In May 2020, my husband and I purchased our 2174 26th Ave. home and were not part of the neighborhood group who filed Discretionary Reviews in February 2020 opposing the 2169 26th Ave. demolition / new construction project. **Today, as full time residents living across the street from this project, we vigorously oppose the proposed 2169 26th Ave. project.**

The proposed construction of two (2) x approximately 3500 sq. ft. houses on this one lot will result in a grossly oversized structure vis-a-vis the surrounding homes. **This structure will be a hulking oversized plain box interrupting the architectural harmony, privacy, sunlight, scale and perspective of its neighbors.**

We request the Board not allow the applicant to make changes to the front and rear of the two buildings/structure and that the applicant be held to construct according to the site plans that DBI has. **We request that no new changes, additions, extensions, or alterations be accepted. Any accepted changes should be those directed by the Planning Commission.**

We thank you for considering the appeal and our concerns.

Respectfully yours,

Jacques-Alban and Ellen Callies

2174 26th Ave.  
San Francisco, CA. 94116  
ellen.callies@yahoo.com  
415-535-3896

FILE

HD 11/1/23

**Mejia, Xiomara (BOA)**

---

**From:** mdowning1567@aol.com  
**Sent:** Thursday, October 26, 2023 1:49 PM  
**To:** BoardofAppeals (PAB)  
**Cc:** helpsave26ave@gmail.com  
**Subject:** Appeal 23-045

BOARD OF APPEALS

OCT 26 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing today in support of appeal 23-045.

I am a Sunset district resident and neighbor of the block in question on 26th ave. I am aware of the proposal to build two homes which will strongly compromise the character and symmetry of the block.

I am in support of the neighborhood group opposing the enormity of the buildings and attended the meeting several years ago.

After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We continue to urge the Board of Appeals that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Thank You,

Michaelk Downing  
1567-37th ave  
SF Ca 94122

NO 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Andrew Dolan <andrewdolan1924@gmail.com>  
**Sent:** Thursday, October 26, 2023 12:48 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS  
OCT 26 2023  
APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To Whom it May Concern:

I am writing in support of Appeal No 23-045.

Over the past year, I've spent a lot of time on 26<sup>th</sup> Avenue visiting friends.

It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our friends' properties and supporting their opposition to the enormity of the buildings.

After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Best,

Andrew Dolan

AD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Sheila Siragusa <shesira@comcast.net>  
**Sent:** Thursday, October 26, 2023 1:13 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 26 2023

23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided. Thank you

HD 11/1/23

**Mejia, Xiomara (BOA)**

---

**From:** Alex Moldaw <alexmoldaw@gmail.com>  
**Sent:** Thursday, October 26, 2023 1:25 PM  
**To:** BoardofAppeals (PAB)  
**Cc:** help26ave@gmail.com  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 26 2023

APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear DBI Board of Appeals:

I am writing in support of Appeal No. 23-045

I live on the 26th Avenue and am part of a group of neighbors who filed Discretionary Reviews back in February, 2020 to oppose the project proposed for 2169, 26th Avenue. The monstrous, almost 3500 square foot homes do nothing for San Francisco's housing shortage, they further the strain on housing prices and detract from the beauty of our block.

I am asking the Board not to allow the applicant to make changes to the front and rear of the building. The plans that were in effect at our DR hearing and date July 15, 2019 should be the site plans that DBI has and they should only include changes directed by the Planning Commission and nothing new.

Our neighborhood group has negotiated in good faith, searching for common ground and accepting compromises. We are requesting that the Board reject any unauthorized site plan changes as those outlined in the appeal.

Sincerely,

Alex Wong

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Patrick Wolfrom <colemantrophies@aol.com>  
**Sent:** Thursday, October 26, 2023 3:28 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS  
OCT 26 2023  
APPEAL # 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

PWolfrom

HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** Leslie Hession <lhession11@yahoo.com>  
**Sent:** Thursday, October 26, 2023 4:24 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS

OCT 26 2023

APPEAL: 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

Leslie Hession

Sent from my iPhone

HP 11/1/23

**Mejia, Xiomara (BOA)**

---

**From:** Seamus Roddy <seamusroddy10@gmail.com>  
**Sent:** Thursday, October 26, 2023 8:44 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal 23-045 SUPPORT

BOARD OF APPEALS  
OCT 26 2023  
APPEALS 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the Board of Appeals at the Department of Building Inspection:

I am writing to offer my support for Appeal No-23-045. I'm relying on the Board of Appeals to reign in the proposed project by not allowing "unauthorized additions" to the plans that were approved by the Planning Commission in February of 2020. What was the purpose of the DR hearing and all of the time and money spent if the applicant can just make changes that go against the agreed upon conditions?

I grew up on 26th Avenue and my family home is still there. All of our neighbors, friends and family who reside there are frustrated with the size of the homes that are proposed for 2169 26th Ave. It seems unjust and unbelievable that a developer from LA has more rights than those of us who have called 26th Avenue home for 30+ years.

I am grateful for this forum and hope that the Board of Appeals will see through this attempt to side-step agreed upon conditions and that you will uphold the decisions of the Planning Commission.

Thank you for your consideration.

Best,

Seamus Roddy



HD 11/1/23

FILE

**Mejia, Xiomara (BOA)**

---

**From:** den fitz <fitz3255@yahoo.com>  
**Sent:** Thursday, October 26, 2023 1:56 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** help26ave@gmail.com Subject: Appeal 23-045 SUPPORT

BOARD OF APPEALS  
OCT 26 2023  
APPEAL 23-045

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To Whom it may concern,

what are we doing here? rehashing olds wound and ruining a beautiful neighborhood for some property tax dollars? honor the original ruling and leave the 'sanfranciscans' alone. The last thing this city needs is another LA based contractor (who will never live here) ruining our beautiful streets/parking/views to make life miserable for all involved in this residential neighborhood.

**From:** [Patricia Ballard Lundberg](#)  
**To:** [BoardofAppeals \(PAB\)](#)  
**Subject:** 26th Avenue building  
**Date:** Thursday, October 26, 2023 10:33:42 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

**It is time for the Planning Commission to think foremost about the existing culture, architectural charm, and existing neighborhood feel and stop these gargantuan mini-mansions from being built. It does nothing to improve the neighborhood, and in fact, often obstructs the beautiful views offered in this lovely upper sunset neighborhood.**

**Please adhere to the original limiting conditions that were agreed upon.**

Thank you

Patricia Lundberg

Friend of 26th Avenue neighborhood.

**From:** [dodielh@comcast.net](mailto:dodielh@comcast.net)  
**To:** [BoardofAppeals \(PAB\)](#)  
**Subject:** Addition to 2169 26th Ave  
**Date:** Thursday, October 26, 2023 2:27:03 PM

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am the owner of 2170 27th Ave, my property is right under 2169 26th Ave, Over the years there have been problems with slippage into my yard. I am terrified of a landslide. As a young child, I lived at Cook and Anza when Parker Avenue had a landslide, it was horrible. Please deny a building permit, it would be a mistake. Thank you.  
Dolores Holmes

**From:** [Laura](#)  
**To:** [BoardofAppeals \(PAB\)](#)  
**Subject:** Fw: eileen's appeal  
**Date:** Thursday, October 26, 2023 3:27:13 PM

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To Whom it May Concern....

I am writing in support of Appeal No 23-045.

Over the years, I've spent a lot of time on 26<sup>th</sup> Avenue visiting family and friends. It is a visually appealing block with well kept houses, interesting architecture and nice gardens. It's unfortunate that the symmetry of the existing houses is going to be disrupted by the two very large homes that are going to be built.

We all spent a lot of time a few years ago, learning about the project, its impact on our family's and friends' properties and supporting their opposition to the enormity of the buildings. After the DR hearing, we were pleased that the Planning Commission agreed that some limiting conditions should be placed on the construction.

We are urging the Board of Appeals to provide that the applicant adhere to the conditions set forth by the Planning Commission and not be allowed to change those plans, thus ignoring what was decided.

L. McCabe