

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
FREDERICK LEWIS III, _____)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION, _____)
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **23-069**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on December 18, 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 December 8, 2023 to Kathleen Bomze, of a Site Permit (horizontal and vertical addition to three-story, single family residence) at 46 Homestead Street.

APPLICATION NO. 2017/10/17/1386
FOR HEARING ON February 28, 2024

Address of Appellant(s):

Address of Other Parties:

| | |
|--|--|
| Frederick Lewis III, Appellant(s) 52 Homestead San Francisco, CA 94114 | Kathleen Bomze, Permit Holder(s) c/o Ryan Knock, Agent for Permit Holder(s) Knock Architecture & Design 2169 Union Street, Suite 5 San Francisco, CA 94123 |
|--|--|



Date Filed: December 18, 2023

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

PRELIMINARY STATEMENT FOR APPEAL NO. 23-069

I / We, **Frederick Lewis III**, hereby appeal the following departmental action: **ISSUANCE** of **Site Permit No. 2017/10/17/1386** by the **Department of Building Inspection** which was issued or became effective on: **December 8, 2023**, to: **Kathleen Bomze**, for the property located at: **46 Homestead Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **February 8, 2024**, (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, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org, kathleen@bomze.com and ryan@knock-ad.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **February 22, 2024**, (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, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org and dealmaker@charter.net

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

Hearing Date: **Wednesday, February 28, 2024, 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. 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. 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.

The reasons for this appeal are as follows:

See attachment to the Preliminary Statement of Appeal.

Appellant:

Signature: Via Email

Print Name: Frederick Lewis III, appellant

APPEAL OF APPLICATION #201710171386 AT 46 HOMESTEAD ST SAN FRANCISCO

Frederick O. Lewis III 52 Homestead St. San Francisco – dealmaker@charter.net – 209+522-9999

The set back from the street and from the front of the building is shorter than the architect originally represented the distance to be. The height is also higher than earlier indicated.

The setback should match the neighbor's property at 52 Homestead without protruding in front of said property. The parapet area should be removed. There were additional modifications agreed not shown. The stairwells need and walls needs to be angled to increase the lightwell area.

Who and where are the structural engineering plans for the project? An engineer is not listed.

The roof deck proposed will lead directly into the bedroom of 52 Homestead which is a security threat.

The rear deck of the building will block windows already in place that provide natural light to the side.

Reduce the height of the rear landing deck to insure privacy.

Maintain the proper setbacks around all four sections of the parcel.

The listed architect is no longer the architect for the project. Which architect will oversee this substantial rehabilitation?

Permit Details Report

Report Date: 12/18/2023 1:10:57 PM

Application Number: 201710171386
 Form Number: 3
 Address(es): 6503 /007 /0 46 HOMESTEAD ST
 Description: HORIZONTAL & VERTICAL ADDITION TO 3 STORY SFR.
 Cost: \$1,266,885.44
 Occupancy Code: R-3
 Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

| Action Date | Stage | Comments |
|-------------|-----------|----------|
| 10/17/2017 | TRIAGE | |
| 10/17/2017 | FILING | |
| 10/17/2017 | FILED | |
| 10/2/2023 | PLANCHECK | |
| 10/2/2023 | APPROVED | |
| 12/8/2023 | ISSUED | |

Contact Details:

Contractor Details:

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

Addenda Details:

Description:

| Station | Rev# | Arrive | Start | In Hold | Out Hold | Finish | Checked By | Review Result | Hold Description |
|---------|------|----------|----------|---------|----------|----------|-------------------|---------------|--|
| CPB | | 10/17/17 | 10/17/17 | | | 10/17/17 | SECONDEZ GRACE | | |
| CP-ZOC | | 10/17/17 | 7/27/20 | 7/27/20 | 2/9/23 | 2/9/23 | PANTOJA GABRIELA | | Approved the construction of horizontal and vertical addition to an existing single family residence. GP 2/9/2023 Revisions Required - See Plan Check Letter issued 7/12/2020 - Carolyn Fahey 10/27/2020 |
| CP-NP | | 12/22/21 | 12/22/21 | | | 1/3/22 | PANTOJA GABRIELA | | DR submitted and withdrawn. GP 11/17/2022 12/22/21: Emailed the 311 cover letter. (JL) 1/3/22: Mailed the 311 notice on 1/12/22; expires on 2/11/22. (JL) |
| BLDG | | 2/13/23 | 4/5/23 | 4/21/23 | | 4/26/23 | BENDEZU SEBASTIAN | | 4/21/23: In Hold. Comments emailed to architect. SB 4/26/23: Responses to Comments and PDF revision received via email. SB |
| BLDG | | 4/26/23 | 4/26/23 | 4/26/23 | | 5/15/23 | BENDEZU SEBASTIAN | | 4/26/23: Responses to Comments and PDF revision recieved via email. Back check complete. Emailed PDF |

| | | | | | | | | | | |
|---------|---|---------|---------|---------|---------|---------|-------------------|---------------------|--|--|
| | | | | | | | | | | with comments embedded in PDF to architect. In Hold. SB |
| BLDG | | 5/15/23 | 5/15/23 | 5/19/23 | | 5/31/23 | BENDEZU SEBASTIAN | | | 05/15/23: Architect emailed comment response/revision via PDF in email. SB 5/19/23: In Hold. Comments embedded in PDF emailed to architect. SB |
| BLDG | | 5/31/23 | 5/31/23 | | | 6/6/23 | BENDEZU SEBASTIAN | | | 5/31/23: Paper REV1 dropped off to S. Bendezu. SB 6/6/23: Approved. Paper REV1 stamped. Emailed architect. SB |
| SFFD | | 6/6/23 | 8/18/23 | | | 8/18/23 | FLOOD PATRICIA | Approved | | approved, plans to ppc 8/18/23. pf Routed to Matsubayashi bin 6/8/23. pf For AB-005 per EG-02 |
| DPW-BSM | | 4/21/23 | 4/24/23 | | | 4/24/23 | DENNIS RASSENDYLL | | | 4.24.23 Approved SITE Permit only. ADDENDA requirement(s) for sign off: Street Improvement (final inspection) Minor Sidewalk Encroachment (existing warpage mitigation measures). All sidewalk applications and plans MUST be applied online. Download sidewalk applications at http://www.sfpw.org/services/permits . Your application will be ON-HOLD until all necessary PUBLIC WORKS-BSM permits are completed or plan checker(s) could recommend sign off to the satellite office via email RD |
| SFPUC | | 4/25/23 | 5/22/23 | 5/22/23 | 5/24/23 | 5/24/23 | IMSON GRACE | | | 05/24/2023 - OUT HOLD Permit has been assessed a Capacity Charge. DBI will collect. See Invoice attached to application. 05/24/2023 - PDFs received. OUT HOLD 05/22/2023 - ON HOLD until the PDFs will be received. Email Pages A0.0, A2.1, A2.2, A2.3, A2.4 to Gimson@sfpw.org Routed to PPC to HOLD. |
| DPW-BSM | 1 | 8/18/23 | 8/21/23 | | | 8/21/23 | CHOY CLINTON | Approved-Stipulated | | ADDENDUM requirement(s) for sign off: Street Improvement (new curb cut on Sheet A1.0). Download application(s) at http://www.sfpw.org/services/permits/application-forms and submit electronically to bsmpermitdivision@sfpw.org . Your construction addendum will be ON-HOLD until all necessary permit(s) are approved or the assigned BSM plan checker(s) may recommend sign off. Please call the office at (628) 271-2000 or email at bsmpermitdivision@sfpw.org for more information. (clinton.choy@sfpw.org) |
| DPW-BUF | | 8/21/23 | 9/21/23 | | | 9/21/23 | HOFFMAN DANIEL | Approved-Stipulated | | Addition of >500sqft. 25ft frontage requires One(1) tree. To be fulfilled with new planting. Addendum must show utilities and thier distances from proposed tree location. |
| SFPUC | | 9/21/23 | 9/22/23 | | | 9/22/23 | IMSON GRACE | Approved | | 09/22/2023 - RESTAMP APPROVED. ASSESSED CAPACITY CHARGES. DBI WILL COLLECT FEES. ROUTED TO PPC. |
| CP-ZOC | | 9/22/23 | 9/27/23 | | | 9/27/23 | PANTOJA GABRIELA | Approved | | Re-stamp revised plan set. GP 9/27/2023 |
| DFCU | | 9/28/23 | 9/28/23 | | | 9/28/23 | BLACKSHEAR JOHN | Administrative | | 9/28/23: Planning entered a Child Care impact fee on this permit. The fee will be collected at addendna 1 issuance. The DPW-Bureau of Urban Forestry entered a requirement to plant (1) tree. The project sponsor must contact DPW-BUF at urbanforestry@sfpw.org or 628-652-8733 to have the planting inspected and signed off. This requirement must be completed before a final inspection can be scheduled with DBI. |

| | | | | | | | | | |
|------------|--|---------|---------|--|--|---------|--------------------|----------------|--|
| PERMIT-CTR | | 2/8/23 | 2/8/23 | | | 2/8/23 | PERMIT CENTER USER | | 02/08/2023: Project received by Permit Center Team and transferred to SF Planning Intake for review (CP-ZOC). Applicants may contact pic@sfgov.org for further project updates. -HB |
| PPC | | 9/28/23 | 9/28/23 | | | 9/28/23 | WAI CHUNG WONG | Administrative | 9/28/23: To CPB; kw 9/28/23: Emailed to DFCU for review; kw 9/22/23: To CP-ZOC for restamp; kw 9/21/23: To SFPUC (then to CP-ZOC) for restamp; kw 8/18/23: To DPW-BSM (then to PUC & CP-ZOC) for restamp; kw 6/6/23: To SFFD per bldg. TW 6/1/23: Self checkout by Sebastian Bendezu; kw 5/22/23: To hold bin pending for BLDG & SFPUC approval; kw 4/25/23: To SFPUC; kw 04/21/23: TO DPW-BSM. -CC 4/5/23: Self Serve by Sebastian Bendezu; kw 3/13/23: To BLDG Tier 1 bin. TW 13/23: Route to Pre-Plan Check Team to screen for review times/tiers and OTC eligibility. TW |
| CPB | | 9/28/23 | 10/2/23 | | | 12/8/23 | SECONDEZ GRACE | Administrative | 12/8/23: issued. rec'd owner builder form. gs 12/7/23: owner will pay in person & fill out the req'd forms. gs 12/7/23: placed in APPROVED bin. emailed Ryan Knock. gs 10/2/23: approved. SFUSD req'd. need payer info, disclosure form & contr stmt/owner builder form. emailed Ryan Knock. gs 06/09/2023: SFUSD fee included to issuance fee.ay 06/07/2023: SFUSD form sent for calculation, permit not ready to be issued.ay |

BRIEF SUBMITTED BY THE APPELLANT(S)

City & County of San Francisco

BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 23-069

I / We **Frederick O. Lewis III**, hereby appeal the following departmental action: **ISSUANCE of Site Permit No. 217/10/17/1386** by the **Department of Building Inspection** which was issued or became effective on: **December 8, 2023**, to: **Kathleen Bomze**, for the property located at: **46 Homestead Street**.

Appeal No: **23-069**

Appeal Title: Lewis III v. DBI,PDA

Subject Property: **46 Homestead Street**

Hearing date: **Wednesday February 28th 2024, 5:00 pm, Room: 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**

Permit Type: Site #**2017-10-17-1386**

Dear Sir or Madam,

The reason for these appeal are as follows: On May 16th 2022, I received a discretionary review analysis from David Winslow in which he recommended on page 3 of **Exhibit A** three items which I never received revised plans to see if these items were incorporated:

1) "At the front of the third floor provide a 3' side setback for 75% of the length to match the south neighbor's light well. A 5'." My understanding is that it was represented to **Mr. Winslow** that the lightwell setback that existed at 52 Homestead is 3 feet however the lightwell setback is

5 foot 3 inches and based on residential guidelines the lightwell at 46 Homestead should match and mirror the lightwell at 52 Homestead.

2) "Relocate the skylights adjacent to property lines so that 30" parapet against the neighbor to the south is not required." Any skylights adjacent to the property should be relocated to accommodate this. All skylights have to be 3 feet from the property line.

3) "Raise the sill of the second-floor window on front facade and provide additional mullion to bring window to scale and proportion with surrounding buildings."

I understand views are not at a consideration however we also do not want to lose all of the natural light that we will normally have. Matching and mirroring our lightwell will at least assist in doing so. I understand views are not protected but the need for a natural light is.

Attached as **Exhibit B** is a diagram of what the 46 Homestead owner had proposed. The red line will represent a setback of 3 feet but at the time they thought the setback from the lightwell was also 3 feet yet it is 5 foot 3 inches, which is where the red line should move back and revised. The purple line represents a slope that will be created to open up additional natural light of our lightwell that was proposed and accepted. Assuming the 5 foot 3 inch setback is matched and mirrored next door. My understanding is this will require some modifications to the bathroom and the staircase that was proposed. The new setback should be established by the neighbors to match and mirror 52 Homestead per residential guidelines. Exhibit B is reflected to what was agreed.

Attached as **Exhibit C** is the owner agreement to do so on May 16th 2022. Any bathroom and staircase should need to respect proper setbacks. The plan should also be concerned with any

windows that will lead out to my daughter's bedroom at the lightwell of 52 Homestead and should be removed.

Appellant:



2/6/24

Frederick O. Lewis III

dealmaker@charter.net

209-604-9993

EXHIBIT

A



DISCRETIONARY REVIEW ANALYSIS

HEARING DATE: May 19, 2022

Record No.: 2017-013615DRP
Project Address: 46 Homestead Street
Permit Application: 2017.1017.1386
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 6503 / 007
Project Sponsor: Kathleen Bomze
1294 Bello Avenue
Saint Helena, CA 94574
Staff Contact: David Winslow - (628) 652-7335
david.winslow@sfgov.org

Recommendation: Take DR and Approve with modifications

Project Description

The project proposes to construct a third-story horizontal addition at the front and a three-story rear horizontal addition to an existing three-story, one-family residence.

Site Description and Present Use

The site is an approximately 25' wide x 125'-0" deep lateral and up sloping lot that contains an existing 3-story, one-family building. The existing building is a Category 'C' - No historic resource present - built in 1925.

Surrounding Properties and Neighborhood

The adjacent buildings on this block of Homestead consist of 3-story buildings with varied front setbacks and a mix of architectural styles and roof forms. The depth of the adjacent buildings at the rear, step in height to a common depth and massing as the proposed, to maintain a consistent pattern of mid-block open space.

Building Permit Notification

| Type | Required Period | Notification Dates | DR File Date | DR Hearing Date | Filing to Hearing Date |
|------------|-----------------|-------------------------------------|-------------------|-----------------|------------------------|
| 311 Notice | 30 days | January 12, 2022– February 11, 2022 | February 11, 2022 | May 19, 2022 | 98 days |

Hearing Notification

| Type | Required Period | Required Notice Date | Actual Notice Date | Actual Period |
|---------------|-----------------|----------------------|--------------------|---------------|
| Posted Notice | 20 days | April 30, 2022 | April 30, 2022 | 20 days |
| Mailed Notice | 20 days | April 30, 2022 | April 30, 2022 | 20 days |
| Online Notice | 20 days | April 30, 2022 | April 30, 2022 | 20 days |

Public Comment

| | Support | Opposed | No Position |
|--|---------|---------|-------------|
| Adjacent neighbor(s) | 0 | 0 | 0 |
| Other neighbors on the block or directly across the street | 0 | 0 | 0 |
| Neighborhood groups | 0 | 0 | 0 |

Environmental Review

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

DR Requestor

DR requestor: Frederick O. Lewis III of 52 Homestead, the immediate neighbor to the south of the proposed project.

DR Requestors' Concerns and Proposed Alternatives

The DR requestor is concerned that the proposed addition will block windows at the rear and impact the light to our house, the roof deck is immediately adjacent to the bedroom of 52 Homestead and poses a security threat.

Proposed alternatives:

Limit the extension of the rear addition and redesign the roof deck.

See attached *Discretionary Review Application*, dated February 11, 2022.

Project Sponsor’s Response to DR Application

We submit there are no exceptional or extraordinary circumstances. Our design reciprocates his side setback at the rear with a 3’ side setback. Our second and third stories have only clerestory windows to preserve privacy. His building extends 12’ further than our proposal and the first level of our project is below the existing solid fence and therefore is not visible to Mr. Lewis. Our rear deck is too low to have privacy impacts. In a good faith effort, we have revised the plans to create a 3’ deep setback adjacent to Mr. Lewis’ side deck to allow light and air.

See attached Response to Discretionary Review, dated May 9, 2022.

Department Review

The Planning Department’s review of this proposal recommends several modifications to conform to the Residential Design Guidelines since several of the original design review comments (see RDG matrix) were not incorporated into the proposed project.

Therefore, recommends taking Discretionary Review and approving with the following recommendations:

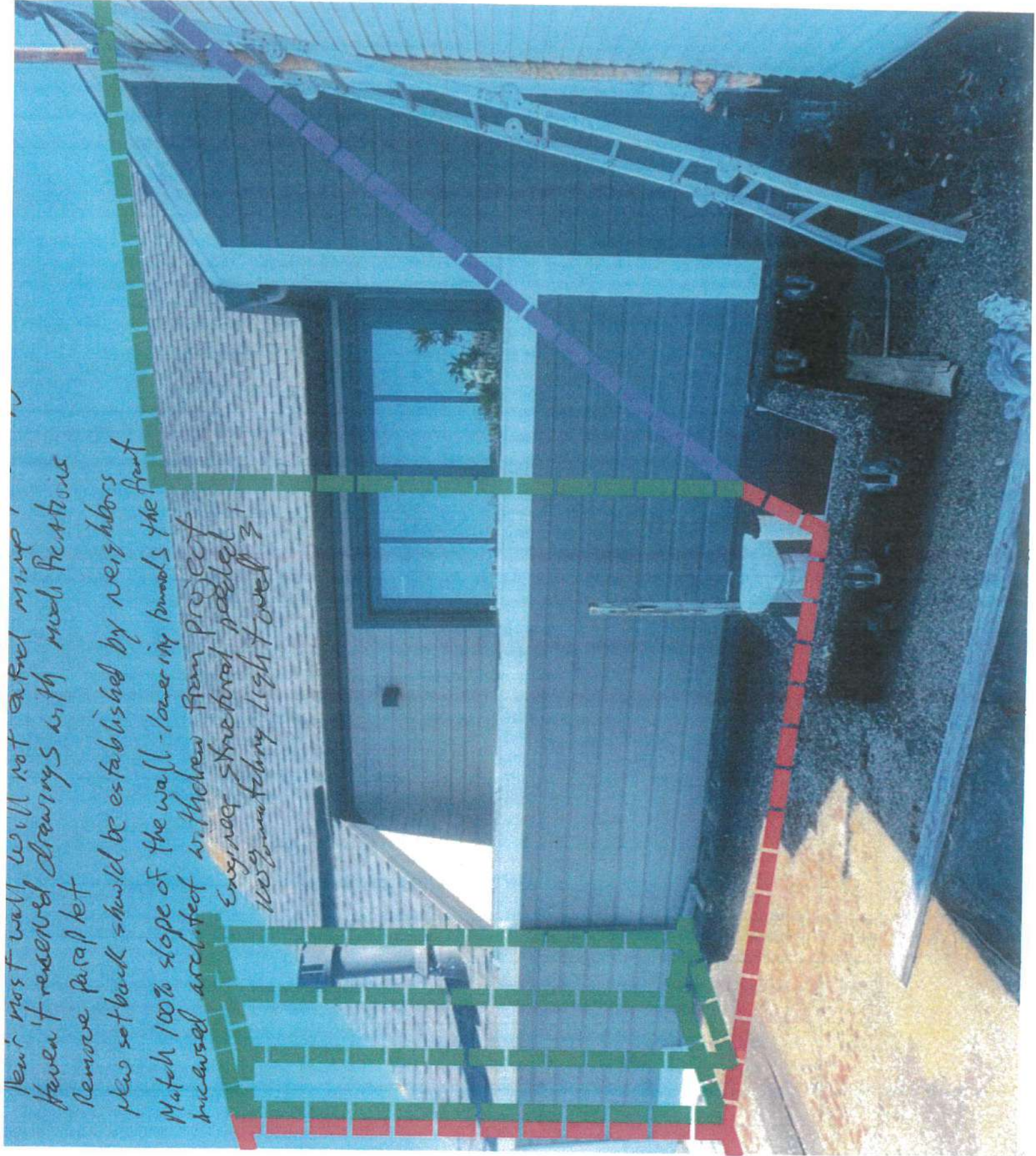
1. At the front of the third floor provide a 3’ side setback for 75% of the length to match the south neighbor’s light well. A 5’
2. Relocate the skylights adjacent to property lines so that a 30" parapet against the neighbor to the south is not required.
3. Raise the sill of the second-floor window on front façade and provide additional mullion to bring window to scale and proportion with surrounding buildings.

Recommendation: Take DR and Approve with Modifications

EXHIBIT

B

Since most wall will not extend more
Have n't reserved drawings with mold features
Remove parapet
New setback should be established by neighbors
Match 100% slope of the wall - lowering towards the front
Increase architect with new from project
Engineer structural panel 1
New secondary light well 3



EXHIBIT

C

Fred O. Lewis III

From: Dan Bomze <dbomze@gmail.com>
Sent: Monday, May 16, 2022 10:22 AM
To: Fred O. Lewis III; Fred Lewis
Cc: Kathleen Bomze
Subject: 46 Homestead report and proposal
Attachments: Staff Report 46 Homestead.pdf

Fred,

Good morning. I hope you had a nice weekend.

We just received a copy of David Winslow's recommendations (attached). Have you seen them yet?

Do you still want to go ahead with the Discretionary Review, or would you prefer to accept our offer to modify the stairwell (angling the walls) to increase the lightwell as much as we can beyond the recommended 75%.

Please let us know so that we can plan (and advise our architect) accordingly.

Thanks,
Dan

BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

REUBEN, JUNIUS & ROSE, LLP

Thomas Tunny
ttunny@reubenlaw.com

February 22, 2024

President Jose Lopez
and Members of the San Francisco Board of Appeals
49 South Van Ness
Suite 1475 (14th Floor)
San Francisco, CA 94103

Re: Appeal No.: 23-069
Lewis III vs. DBI, PDA
Subject Property: 46 Homestead
Site Permit No. 2017/10/17/1386-S
Permit Holder's Brief

Dear President Lopez and Board Members:

We represent Kathleen and Dan Bomze, permit holders of Site Permit No. 2017/10/17/1386-S (the “Permit”) and owners of the subject property, 46 Homestead (the “Property”). The Permit authorizes a remodel and expansion of the Bomzes’ family home at the Property (the “Project”). (The approved plans are attached as Exhibit A.) The appellant owns the home next door at 52 Homestead and brings this appeal in direct violation of his prior agreement with the Bomzes to drop his request for discretionary review and his opposition to the Project in exchange for their Project modifications. Appellant has violated that agreement even though the Bomzes have upheld their side of the bargain. No new facts or circumstances have arisen that would explain or justify appellant’s actions. The appellant provides no rationale for the Board of Appeals to undo the agreement or to overturn staff’s approval of the Permit. Accordingly, we respectfully request that the Board deny the appeal.

BRIEF BACKGROUND

The Bomzes first filed their Permit application in 2017. After a five-year process, including Covid-related delays, the Planning Department approved the Permit and issued the Planning Code Section 311 neighborhood notice In January 2022. Pursuant to the Section 311 notice, the appellant filed a discretionary review request in February 2022. The Planning Commission discretionary review hearing was scheduled for May 19, 2022.

The staff report for the Planning Commission (Exhibit B) hearing recommended approval of the Project with three modifications: (1) a setback facing appellant's side deck (the recommended dimension of the setback was three feet deep for a length of 75% of the appellant's deck); (2) relocation of two skylights so that the 30" parapet wouldn't be needed; and (3) raising the sill of the second-floor window on the front façade and providing an additional mullion to bring the window to scale and proportion with surrounding buildings.

The Bomzes were comfortable with the proposed modifications and Planning staff recommended approval of the Project; nevertheless, they were willing to negotiate with the appellant in the interest of being good neighbors. They came to an agreement where the Bomzes would lengthen the setback at appellant's deck from the 75% proposed by Staff to 100% (Exhibit C), and in exchange appellant would withdraw his discretionary review request and his opposition to the Project. The parties confirmed their agreement in writing by email (Exhibit D) and the appellant withdrew his discretionary review request.

Although the Bomzes upheld their side of the bargain, the appellant did not and for no apparent reason, six years into the Project processing and on the verge of construction starting, filed this appeal on December 18, 2023.

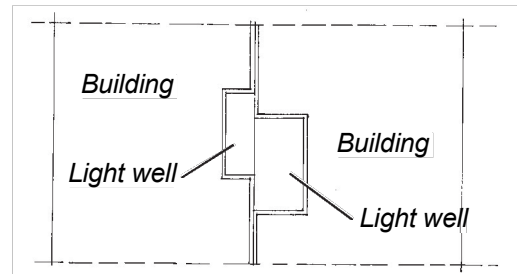
APPELLANT’S ARGUMENTS HAVE NO MERIT

Appellant’s brief addresses the three modifications that were recommended by Planning Department staff prior to the Planning Commission hearing: (1) the setback facing appellant’s side deck; (2) the relocation of the two skylights so that the 30” parapet wouldn’t be needed; and (3) the raising the sill of the second-floor window on front façade and providing an additional mullion.

No Further Modifications to the Side Setback are Required or Warranted

Appellant asserts that the Residential Design Guidelines (“RDGs”) require the Bomzes to “match and mirror” the depth of his side deck with their setback, i.e., a depth of five feet rather than three. (Appellants Brief at p. 2.) However, no such requirement exists in the RDGs, nor in any other City code or policy. First, the appellant’s space is not a light well, it’s a deck. As such, it is not a mechanism to provide light where such light doesn’t otherwise exist, but an elective amenity, and one that already has more access to light than a typical light well because it is located at the sloped roofline and is five feet deep with sliding glass doors. Because it is not a light well, the light well controls in the RDGs are not applicable. This is a different situation.

Moreover, even if the RDGs were applicable, they require only that two neighbors’ light wells should be “shared”, not exactly matching in dimensions. (RDGs at p. 16 [“Provide shared light wells to provide more light to both properties.”].) The drawing below from the RDGs illustrates the point:



(RDGs at p. 17.)

Nothing in the RDGs requires the Bomzes to match the depth of appellant's deck (assuming for the sake of argument the RDGs are applicable).

Lastly, appellant now seeks his further modifications even though the Bomzes agreed to go beyond what Staff required with the side setback, and the appellant in return agreed to drop his opposition to the Project.

The Appellant Does Not Contest the Second Two Modifications

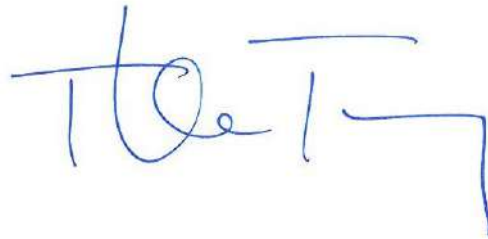
The appellant notes the other two modifications suggested by Planning staff and that were ultimately incorporated in the Project but does not further address them. He suggests that the modifications may not have been made and that he has not seen the approved plans, but he needed only to ask for the plans to confirm this. Instead he filed this appeal, at considerable expense to the Bomzes. We are left to wonder what the purpose of the appeal is if not to cause delay and inflict costs on the Bomzes.

CONCLUSION

For all of the foregoing reasons, we respectfully request the Board deny the appeal and affirm Staff's approval of the Project.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

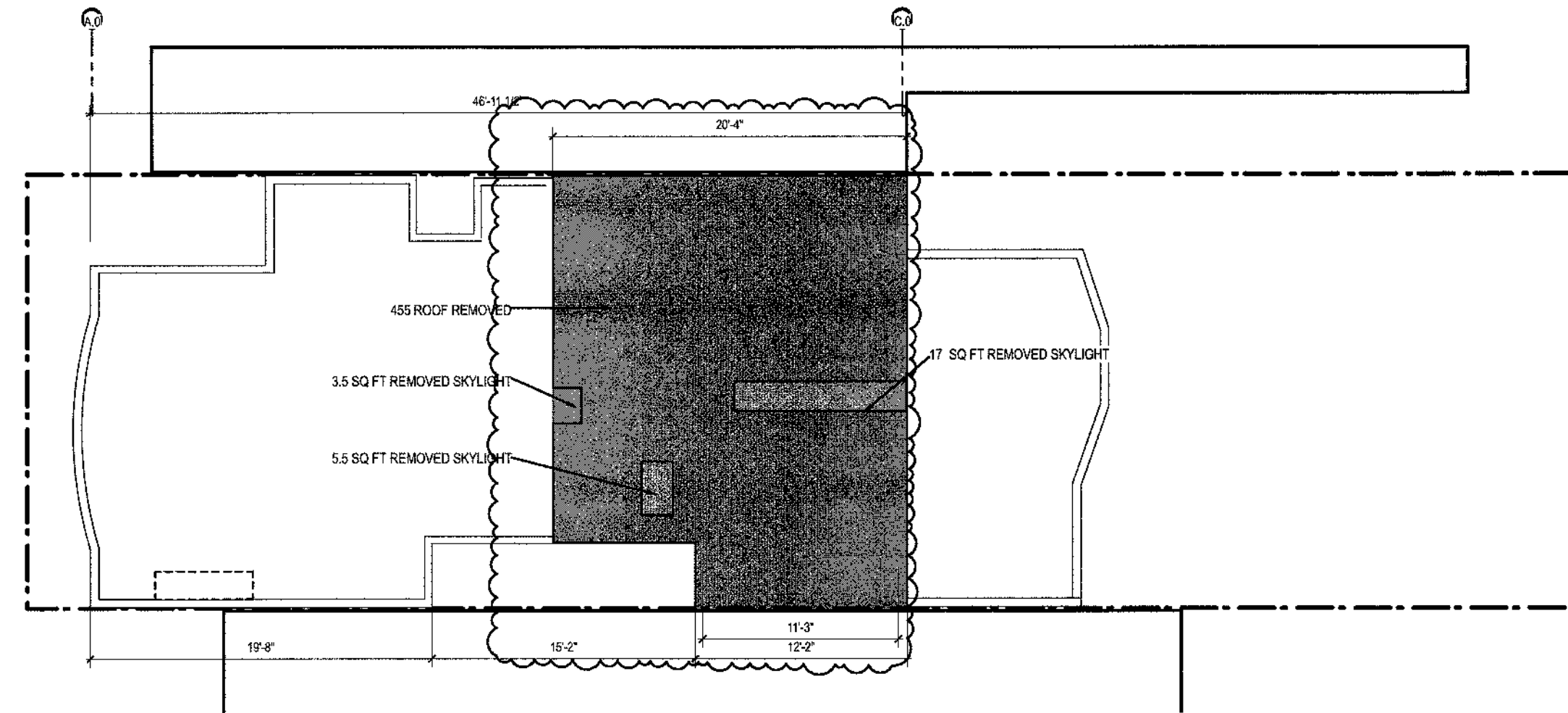
A handwritten signature in blue ink, appearing to read 'T Tunny', with a horizontal line above the 'T' and a vertical line extending downwards from the end.

Thomas Tunny

Enclosures

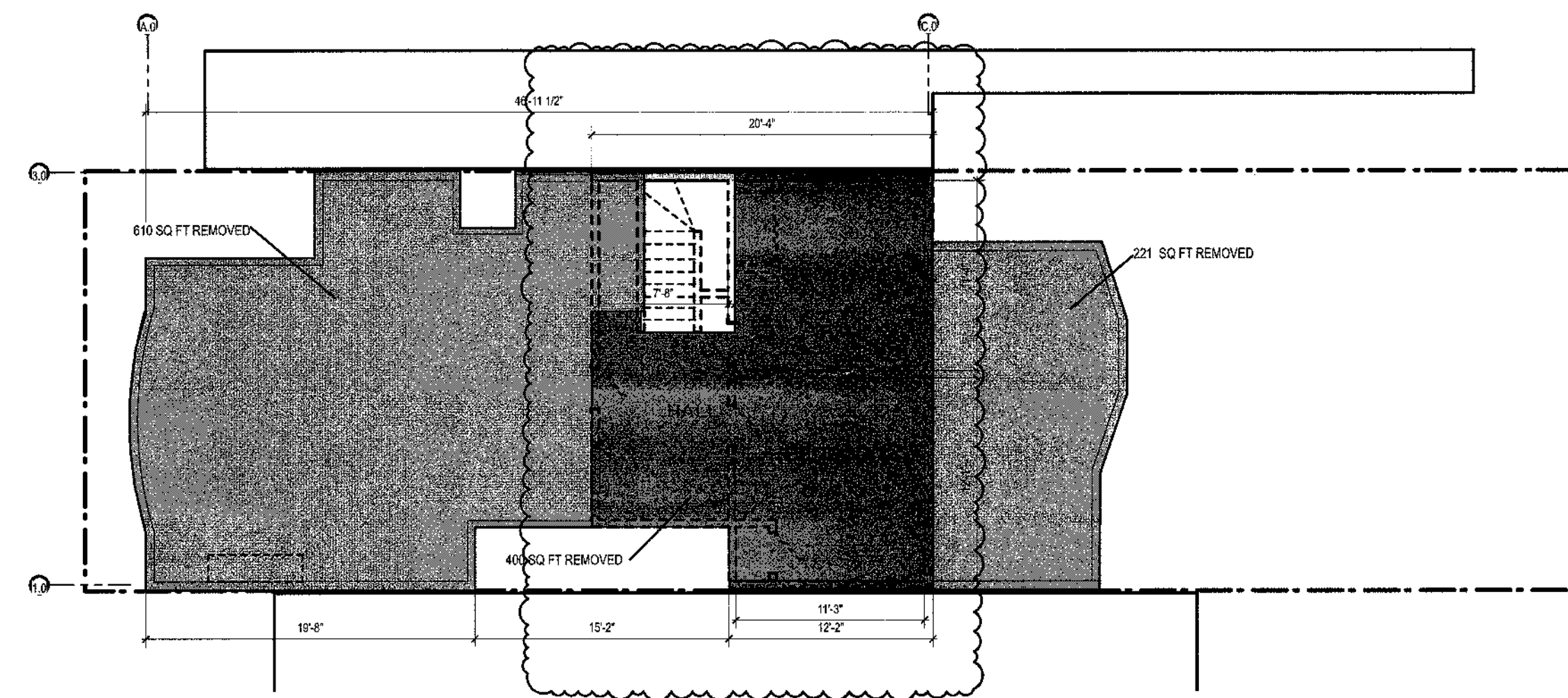
cc: Julie Rosenberg, Executive Director
Frederick O. Lewis III
Kathleen and Dan Bomze

EXHIBIT A



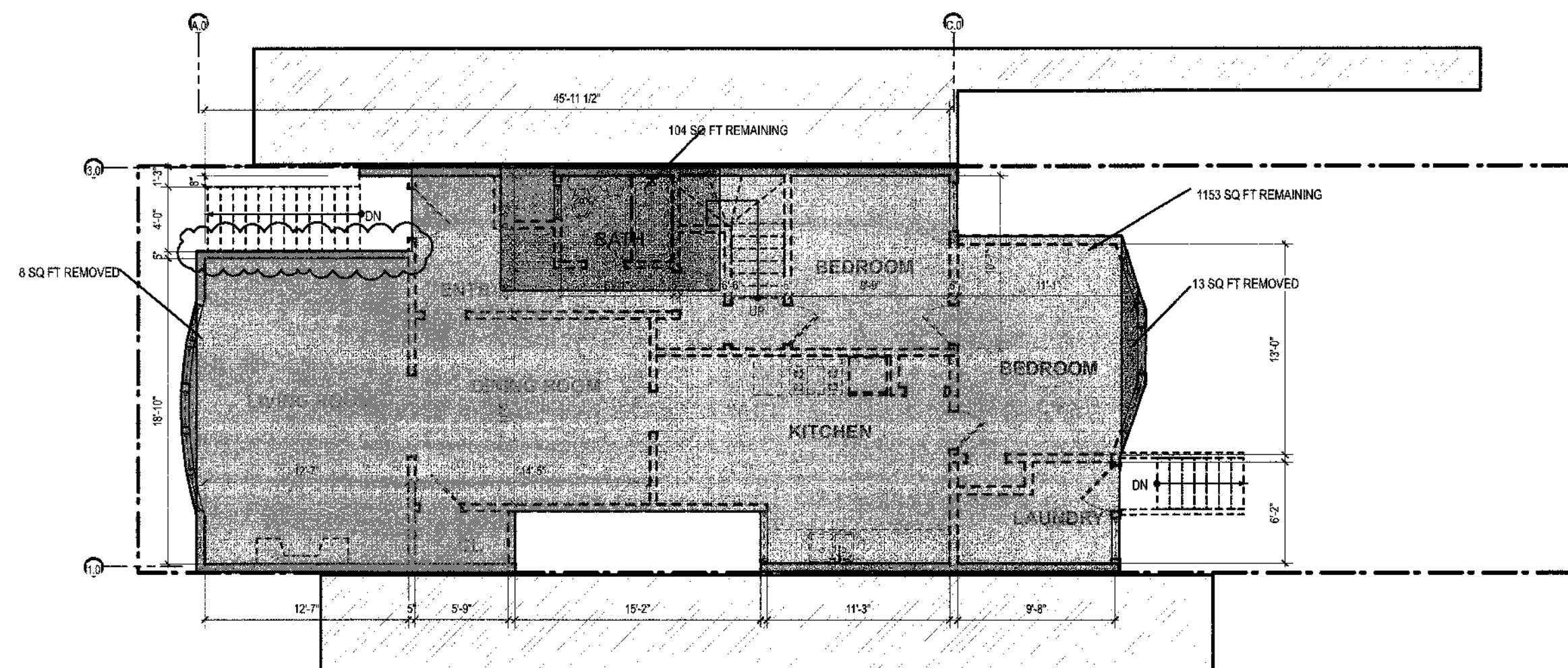
DEMO ROOF HORIZONTAL CALC
1/8" = 1'-0"

4



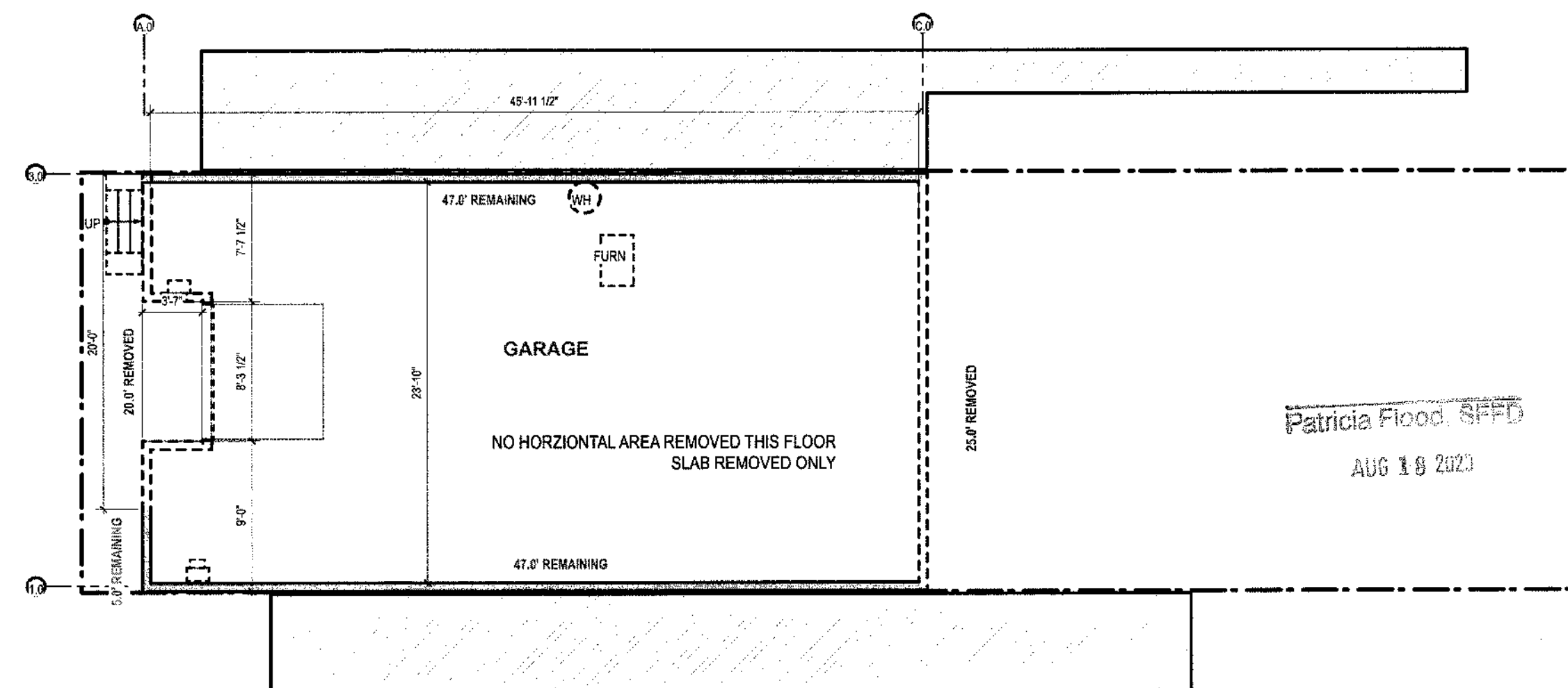
DEMO 3RD FLOOR HORIZONTAL CALC
1/8" = 1'-0"

3



DEMO 2ND FLOOR HORIZONTAL CALC
1/8" = 1'-0"

2



FIRST FLOOR LINEAR DEMO CALC
1/8" = 1'-0"

1

Demolition Section 317
 A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required.
 B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Façade and Rear Façade, and also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or
 C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.

46 HOMESTEAD CONDITIONS

| B1 Exterior Wall Linear Foundation Measurement | | | | |
|---|------------------|----------------------|--------------------|------------|
| | (E) LENGTH (FT) | LENGTH REMOVED (FT) | PERCENTAGE REMOVED | |
| A | 24 | 24 | 100% | |
| B | 25 | 20 | 80% | |
| C | 50 | 45 | 90% | 50% not OK |
| B2 Exterior Walls Linear Foundation Measurement | | | | |
| | (E) LENGTH (FT) | LENGTH REMOVED (FT) | PERCENTAGE REMOVED | |
| A | 25 | 20 | 100% | |
| B | 26 | 20 | 80% | |
| C | 47 | 0 | 0% | |
| D | 47 | 0 | 0% | |
| E | 144 | 40 | 28% | 50% not OK |
| C1 Vertical Element Calc | | | | |
| | (E) AREA (SQ FT) | AREA REMOVED (SQ FT) | PERCENTAGE REMOVED | |
| A | 955 | 787 | 83% | |
| B | 768 | 768 | 100% | |
| C | 1513 | 342 | 22% | |
| D | 1302 | 248 | 19% | |
| E | 4528 | 2155 | 47% | 50% not OK |
| Horizontal Element Calc | | | | |
| | (E) AREA (SQ FT) | AREA REMOVED (SQ FT) | PERCENTAGE REMOVED | |
| A | 0 | 0 | 0% | |
| B | 1338 | 185 | 14% | |
| C | 1231 | 1231 | 100% | |
| D | 477 | 477 | 100% | |
| E | 3046 | 1593 | 52% | 50% not OK |

APPROVED BY GABRIELA VILLALBA
 SEP 27 2023
 PLANNING DEPARTMENT

| REVISION | DATE |
|----------|----------|
| 1 | 11.23.22 |
| 2 | 08.20.23 |

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 MAY 30 2023
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 THIS PLAN MEETS THE QUALITY
 STANDARDS FOR MARKING
 APPROVED



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 ryan@knock-ad.com
 415-215-2647

APPROVED
 Dept. of Building Insp.
 San Francisco
 DEC 08 2023

APPROVED
 PATRICK O'RIGAN
 DIRECTOR
 DEPT. OF BUILDING INSPECTION

RESIDENCE ADDITION
 46 HOMESTEAD STREET ST, SAN FRANCISCO CA

DEMO CALC

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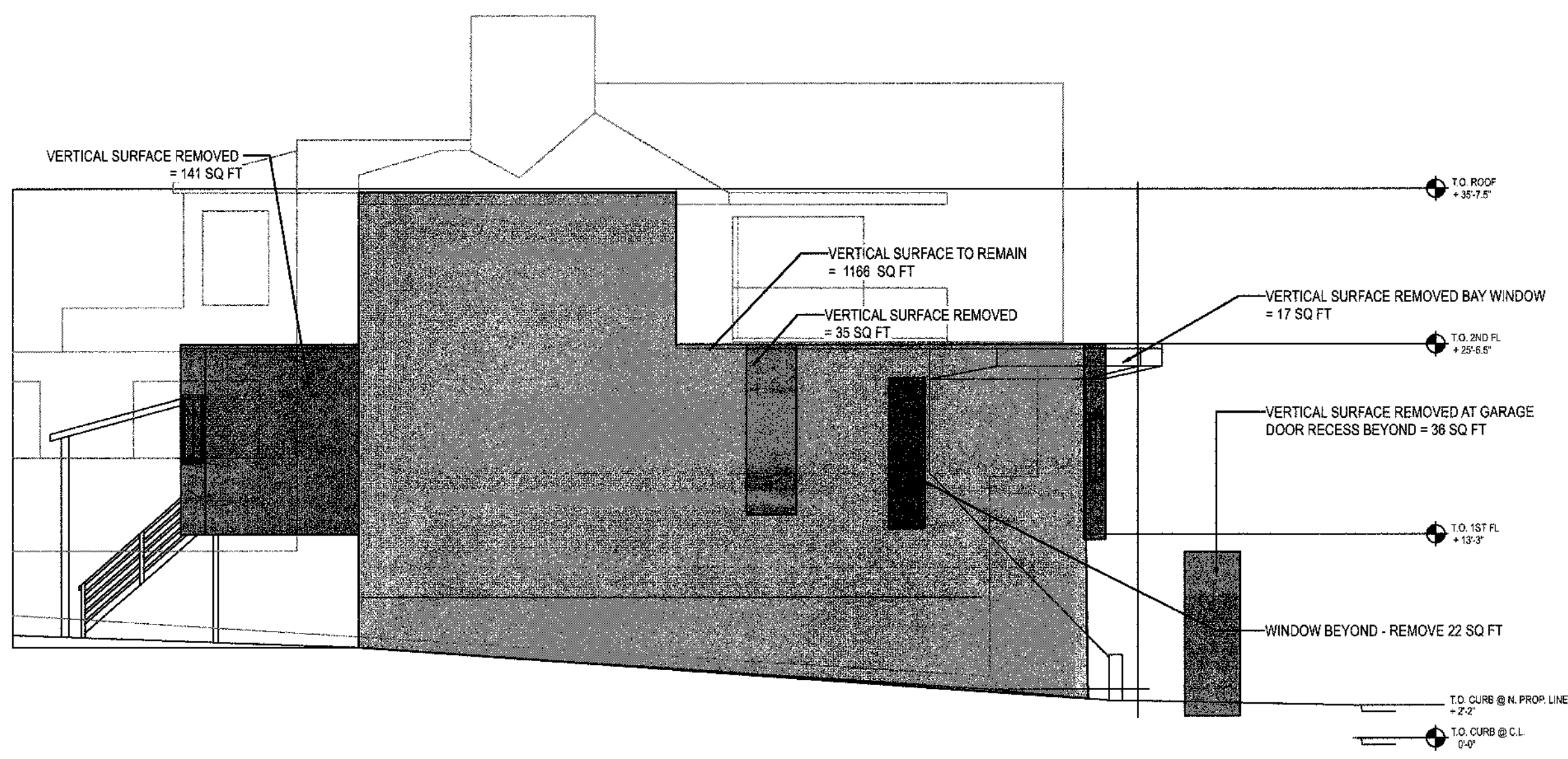
A0.1

SCALE:
 PLOT DATE:

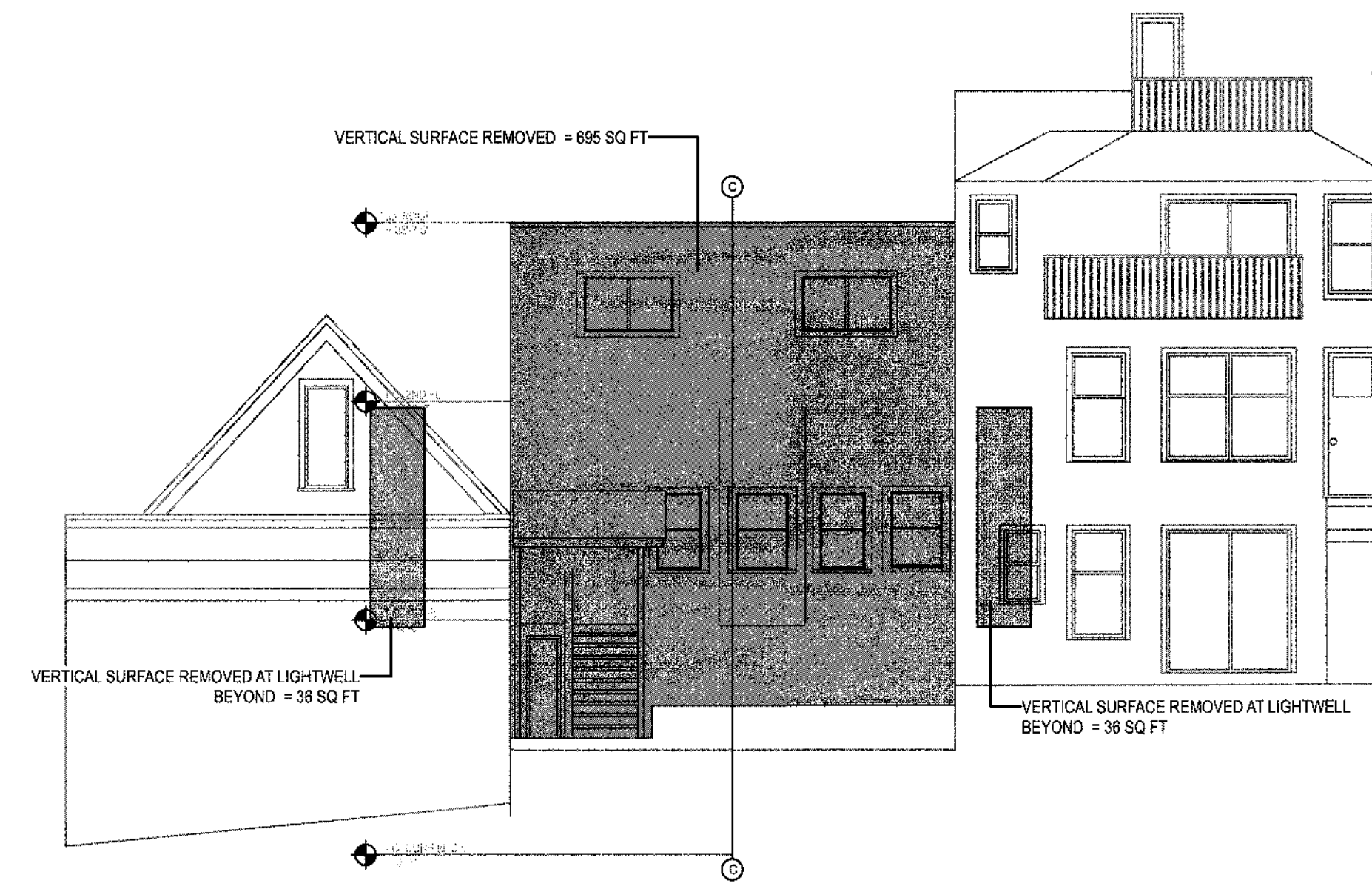
Sebastian Bendezu, DBI
 JUN 06 2023

Patricia Flood, SFPD
 AUG 18 2023

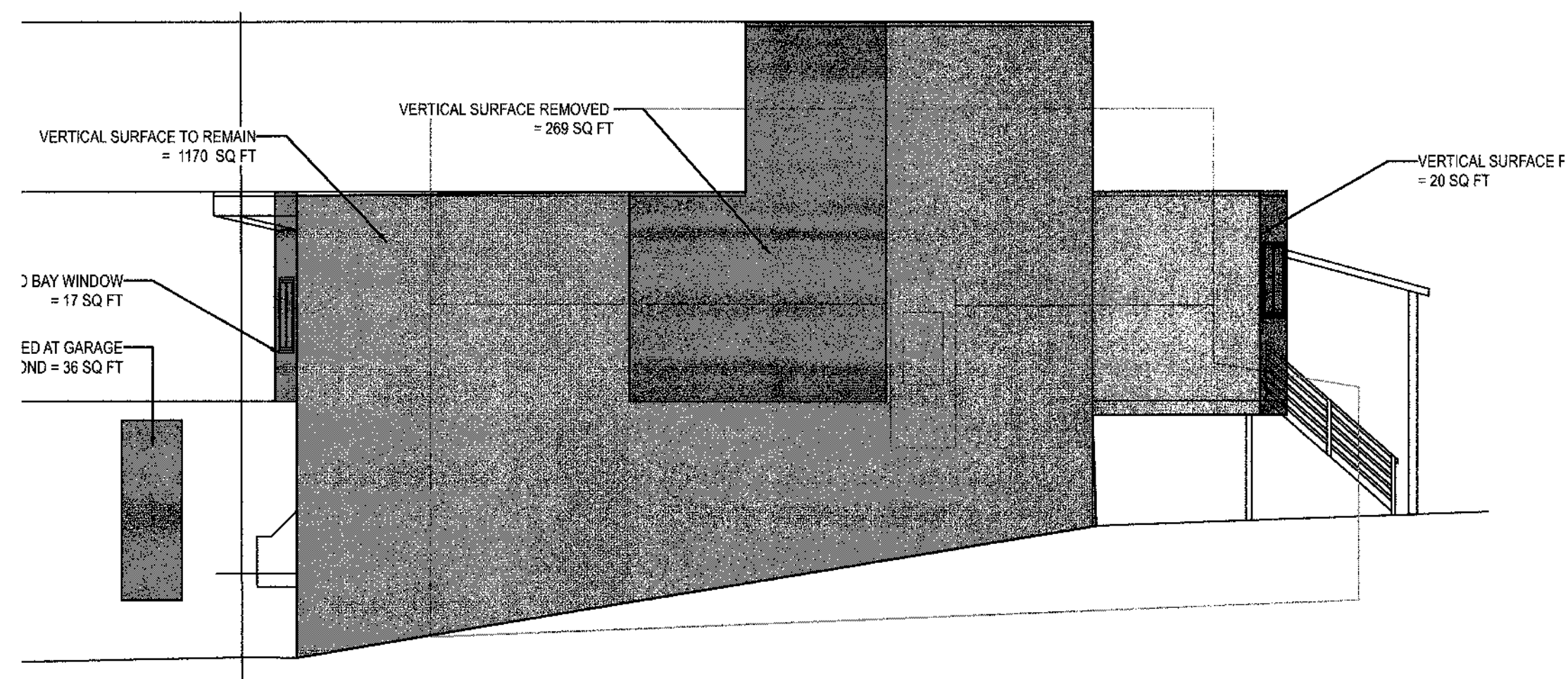
permit #:



SOUTH ELEVATION DEMO CALC
1/8" = 1'-0" 4



WEST ELEVATION DEMO CALC
1/8" = 1'-0" 2



NORTH ELEVATION DEMO CALC
1/8" = 1'-0" 3

Demo: Criteria Section 317

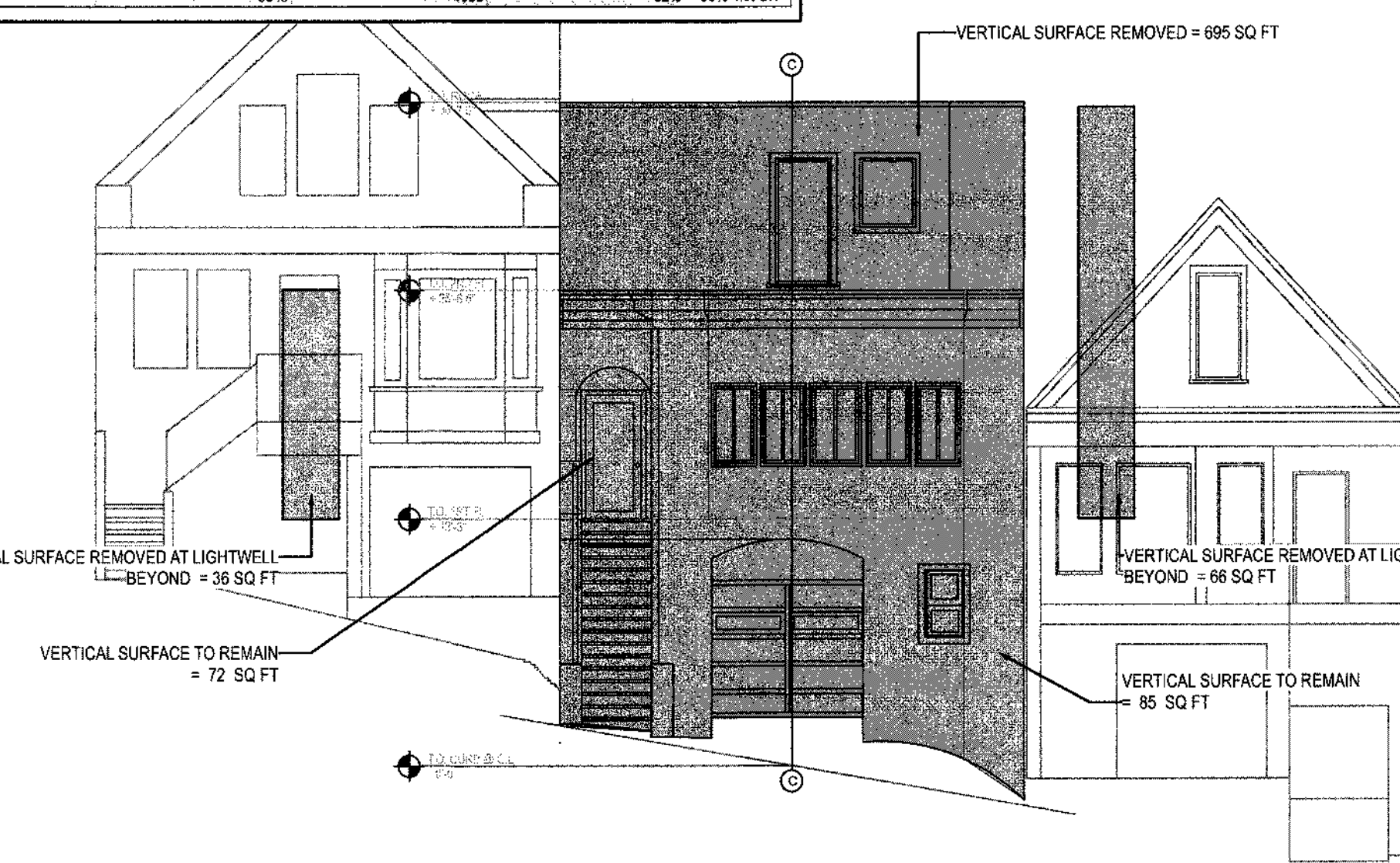
A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required.

B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade, and also proposes the Removal of more than 65% of the sum of all exterior walls, measured in linear feet at the foundation level, or

C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.

46 HOMESTEAD CONDITIONS

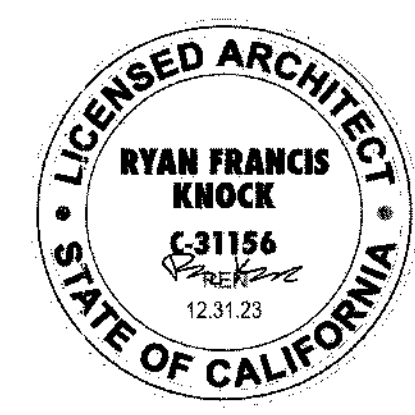
| B1 | Exterior Wall Linear Foundation Measurement | (E) LENGTH (FT) | LENGTH REMOVED (FT) | PERCENTAGE REMOVED |
|----|---|------------------|----------------------|--------------------|
| A | Front Facade (east facing) | 25 | 25 | 100% |
| B | Rear Facade (west facing) | 25 | 20 | 80% |
| C | Sum of Front and Rear Facade (east + west) Linear Footage | 50 | 45 | 90% > 50% not OK |
| B2 | Exterior Walls Linear Foundation Measurement | (E) LENGTH (FT) | LENGTH REMOVED (FT) | PERCENTAGE REMOVED |
| A | Front Facade (east facing) | 25 | 20 | 100% |
| B | Rear Facade (west facing) | 25 | 20 | 80% |
| C | South Elevation | 47 | 0 | 0% |
| D | North Elevation | 47 | 0 | 0% |
| E | Sum of All Exterior Walls Linear Footage | 144 | 40 | 28% < 65 % OK |
| C1 | Vertical Element Calc | (E) AREA (SQ FT) | AREA REMOVED (SQ FT) | PERCENTAGE REMOVED |
| A | East Facing Walls | 955 | 797 | 83% |
| B | West Facing Walls | 768 | 768 | 100% |
| C | North Elevation (side facade) | 1513 | 342 | 22% |
| D | South Elevation (side facade) | 1392 | 248 | 17% |
| E | Sum of All Exterior Wall Square Footage Vert Elements | 4628 | 2165 | 47% < 50% OK |
| | Horizontal Element Calc | (E) AREA (SQ FT) | AREA REMOVED (SQ FT) | PERCENTAGE REMOVED |
| A | 1st Floor | 0 | 0 | 0% |
| B | 2nd Floor | 1338 | 185 | 13% |
| C | 3rd Floor | 1231 | 1231 | 100% |
| D | Roof | 477 | 477 | 100% |
| E | Sum of All Horizontal Element Square Footage | 3043 | 1893 | 62% > 50% not OK |



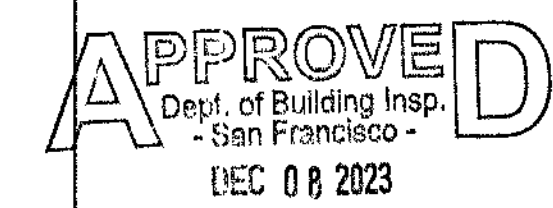
EAST ELEVATION DEMO CALC
1/8" = 1'-0" 1

RECEIVED
MAY 30 2023
DEPT. OF BUILDING INSPECTION
THIS PLAN SET IS THE QUALITY
STANDARD FOR BUILDING
APPROVED

| REVISION | DATE |
|----------|----------|
| 11.23.22 | |
| Per Rev | 04.21.23 |



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415-215-2647



Patricia Flood, Director
DEPT. OF BUILDING INSPECTION

RESIDENCE ADDITION
46 HOMESTEAD STREET ST, SAN FRANCISCO CA

permit #:

SEP 27 2023
PLANNING DEPARTMENT

Patricia Flood, SEED
AUG 18 2023

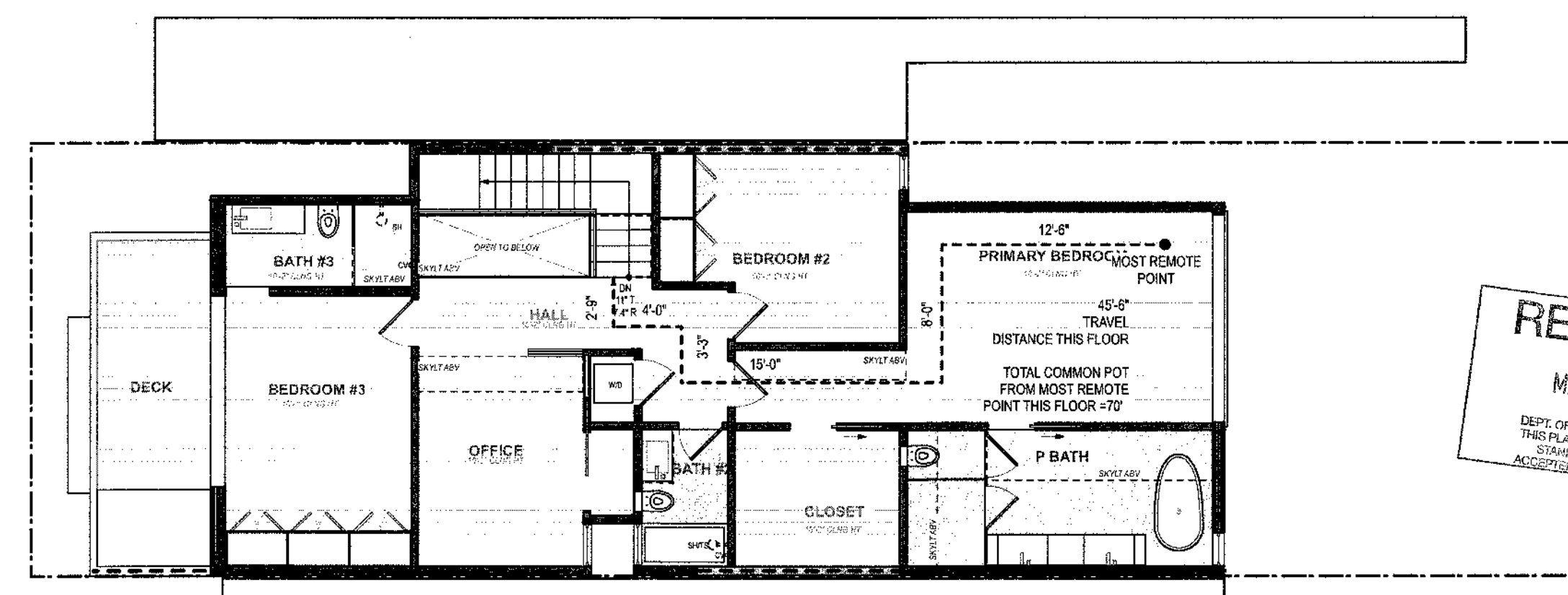
DEMO CALCS

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A0.2

SCALE:
PLOT DATE:

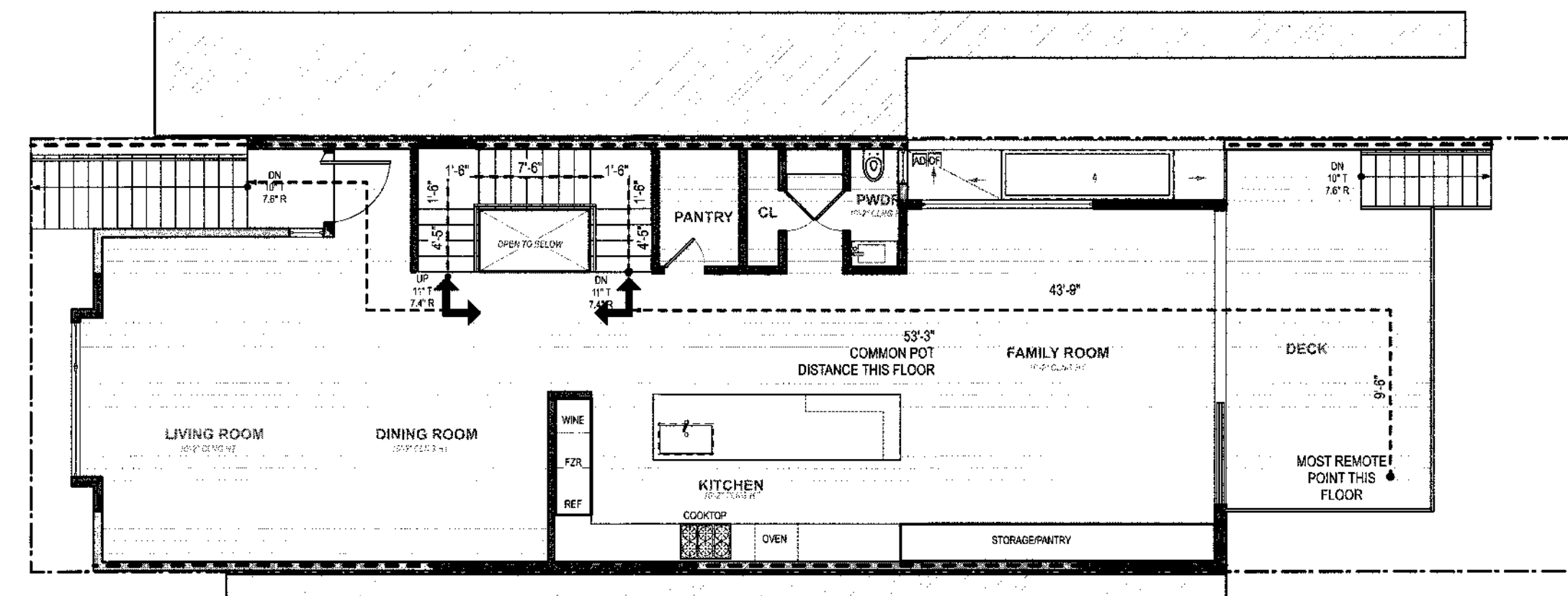
| REVISION | DATE |
|----------|------------------|
| 1 | 11.23.22 |
| 2 | PCC Rev 04.21.23 |
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MAY 30 2023
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STANDARD FOR MARKING
ACCEPTED

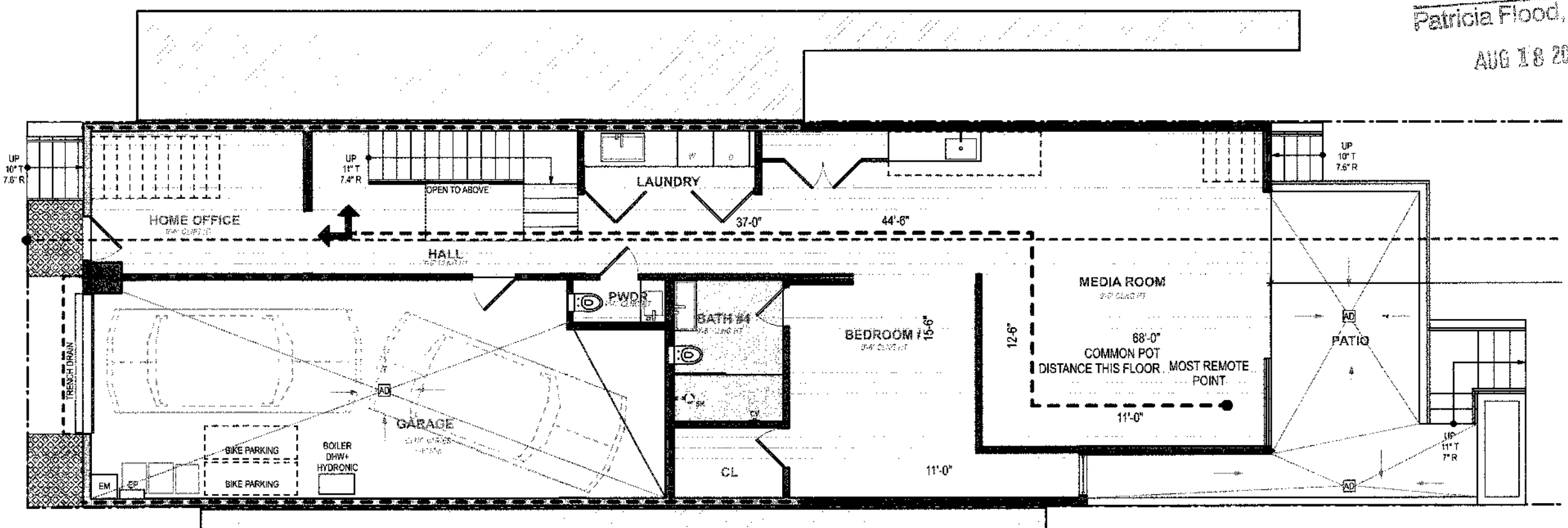
NET FLOOR AREA = 1166
OCCUPANT LOAD = 6

3RD FLOOR EGRESS PLAN 1
1/4" = 1'-0"



NET FLOOR AREA = 1355
OCCUPANT LOAD = 7

2ND FLOOR EGRESS PLAN 1
1/4" = 1'-0"



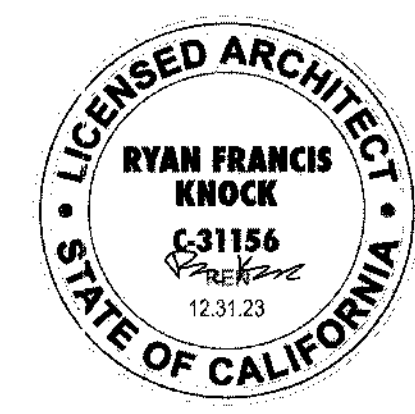
Patricia Flood, SFFD
AUG 18 2023

NET FLOOR AREA = 1300
OCCUPANT LOAD = 7

Sebastian Bendezu, DBI
JUN 06 2023

APPROVED BY GABRIELA PANTOU
SEP 27 2023
PLANNING DEPARTMENT

1ST FLOOR EGRESS PLAN 1
1/4" = 1'-0"



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APPROVED
Dept. of Building Insp.
- San Francisco -
DEC 08 2023
PATRICK O'ROURKE
DIRECTOR
DEPT. OF BUILDINGS INSPECTION

RESIDENCE ADDITION
46 HOMESTEAD STREET ST, SAN FRANCISCO CA

permit #:

EGRESS PLANS

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

A0.3

SCALE:
PLOT DATE:

PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: Approve Approve with conditions Disapprove
 [signed off/dated by:]

Plan Reviewer: Sam L. B... 6/6/23

Division Manager: [Signature] JUN 06 2023

for Director of Bldg. Inspection: [Signature]

for Fire Marshal: [Signature] 6/10/23

CONDITIONS OF APPROVAL or OTHER COMMENTS

Proposed Modification or Alternate

ELECTIVELY USE NEWER CODE CYCLE. USE 2019 CODE

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.

NEWER CODE CYCLE PROMOTES GREATER LIFE SAFETY

| | | |
|---------------|--------------------|--------------------|
| Requested by: | PROJECT SPONSOR | ARCHITECT/ENGINEER |
| Print Name: | RYAN KNOCK | RYAN KNOCK |
| Signature: | <u>[Signature]</u> | <u>[Signature]</u> |
| Telephone: | 415-215-2647 | 415-215-2647 |



ATTACHMENT A

DEPARTMENT OF BUILDING INSPECTION
 City & County of San Francisco
 1660 Mission Street, San Francisco, California 94103-2414

REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED 04.25.23 [Note: This form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 5. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application # 2017-1017-1386

Property Address: 46 HOMESTEAD STREET

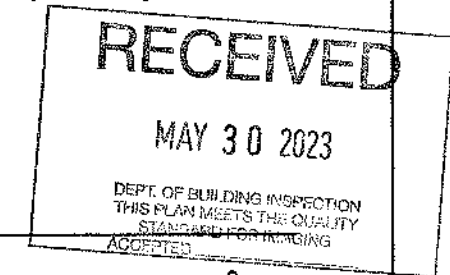
Block and Lot: 6503 / 007 Occupancy Group: R-3 Type of Construction: V-B No. of Stories: 3

Describe Use of Building SINGLE FAMILY RESIDENCE

Under the authority of the 2013 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2013 San Francisco Mechanical Code, Section 103.0; the 2013 San Francisco Electrical Code, Section 89.117; and the 2013 San Francisco Plumbing Code, Section 301.2; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)

USE CODE CYCLE THE PERMIT WAS SUBMITTED UNDER (2016)



PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: Approve Approve with conditions Disapprove
 [signed off/dated by:]

Plan Reviewer: Sam L. B... 6/6/23

Division Manager: [Signature] JUN 06 2023

for Director of Bldg. Inspection: [Signature]

for Fire Marshal: [Signature] 6/10/23

CONDITIONS OF APPROVAL or OTHER COMMENTS

Proposed Modification or Alternate

1) EMERGENCY ESCAPE AND RESCUE WINDOW FROM BEDROOMS 1, 2 AND 4 TO DISCHARGE TO YARD 44" x 3" DEEP NOT CONNECTED TO PUBLIC WAY.

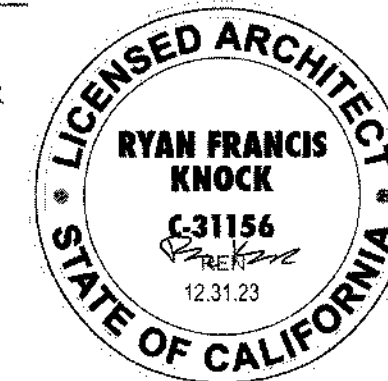
Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.

1) PER SF DBI EG-02, EMERGENCY ESCAPE AND RESCUE WINDOWS ALLOWED TO DISCHARGE TO A YARD NO LESS THAN 25 FEET DEEP FOR ESCAPE, ASSUMING THAT PROPER ACCESS FOR THE FIRE DEPARTMENT IS PROVIDED.

DIMENSION OF 44" x 3" HAS BEEN PROVIDED TO AN CLEAR OPEN AREA FOR THE 3 BEDROOMS TO DISCHARGE TO.

THE REAR YARD WILL BE ACCESSIBLE TO A 22 FOOT LONG LADDER. THERE IS A STRAIGHT LINE THROUGH THE GROUND FLOOR OF THE HOME

| | | |
|---------------|--------------------|--------------------|
| Requested by: | PROJECT SPONSOR | ARCHITECT/ENGINEER |
| Print Name: | RYAN KNOCK | RYAN KNOCK |
| Signature: | <u>[Signature]</u> | <u>[Signature]</u> |
| Telephone: | 415-215-2647 | 415-215-2647 |



ATTACHMENT A

DEPARTMENT OF BUILDING INSPECTION
 City & County of San Francisco
 1660 Mission Street, San Francisco, California 94103-2414

REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED 04.25.23 [Note: This form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 5. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application # 2017-1017-1386

Property Address: 46 HOMESTEAD STREET

Block and Lot: 6503 / 007 Occupancy Group: R-3 Type of Construction: V-B No. of Stories: 3

Describe Use of Building SINGLE FAMILY RESIDENCE

Under the authority of the 2013 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2013 San Francisco Mechanical Code, Section 103.0; the 2013 San Francisco Electrical Code, Section 89.117; and the 2013 San Francisco Plumbing Code, Section 301.2; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)

1) CBC SECTION 1030.1 REQUIRES EMERGENCY ESCAPE AND RESCUE WINDOWS TO DISCHARGE DIRECTLY TO A PUBLIC WAY, OR TO A YARD OR COURT DIRECTLY CONNECTED TO A PUBLIC WAY.

| | |
|-----------|----------|
| REVISION | 11.23.22 |
| PCG REV 1 | 04.21.23 |
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[Signature]
 DIRECTOR
 DEPT. OF BUILDING INSPECTION

RESIDENCE ADDITION
 46 HOMESTEAD STREET ST, SAN FRANCISCO CA

permit #:

AB-005

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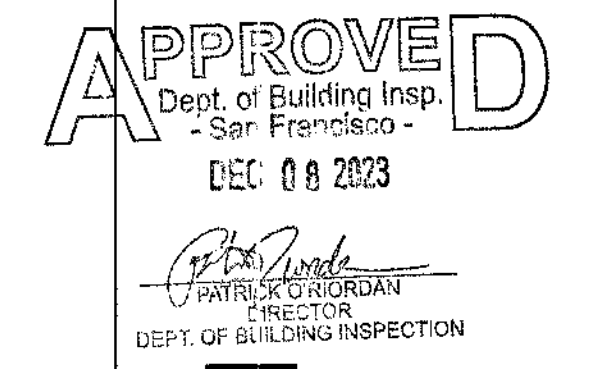
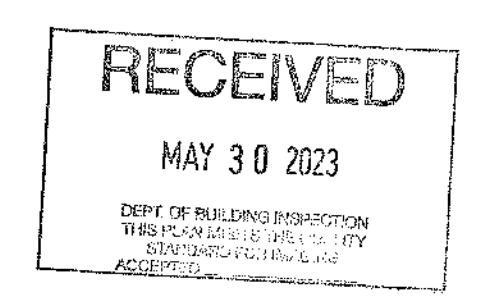
Patricia Flood, SEFP
 AUG 13 2023

Sebastian Bendezu, DBI
 JUN 06 2023

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| REVISION | 11.23.22 |
| 1 | Plc Rev 0A.26.23 |
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RESIDENCE ADDITION
46 HOMESTEAD STREET ST, SAN FRANCISCO CA

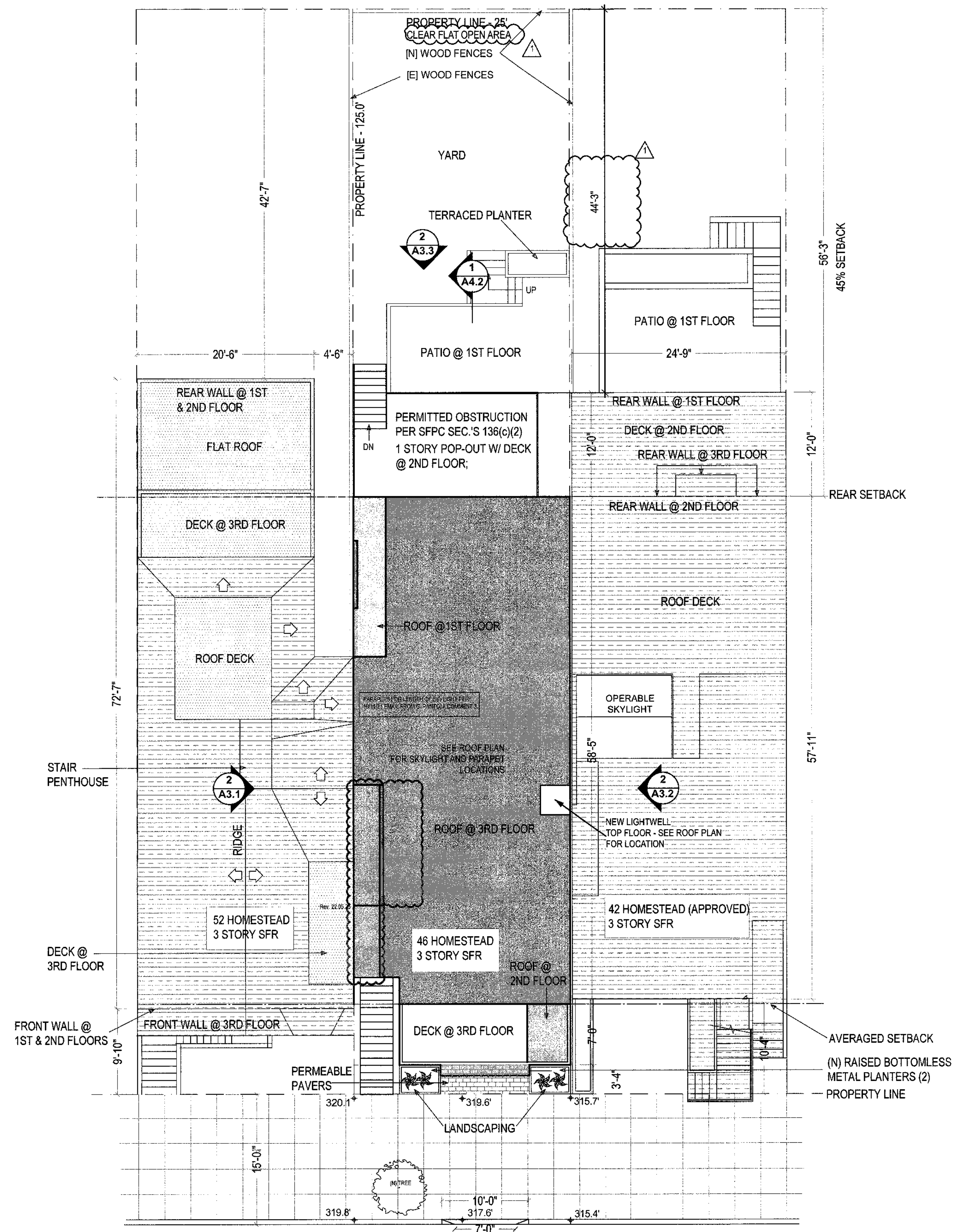
permit #:

SITE PLANS

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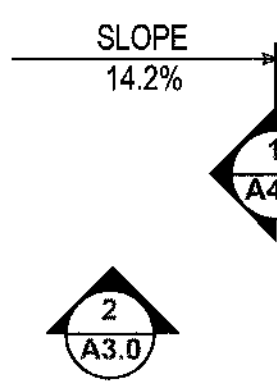
A1.0

SCALE:
PLOT DATE:



FRONT YARD AREA = 119 SF.
LANDSCAPED AREA = 31 SF = 26%
PERMEABILITY AREA = 65 SF = 55%

HOMESTEAD STREET



APPROVED

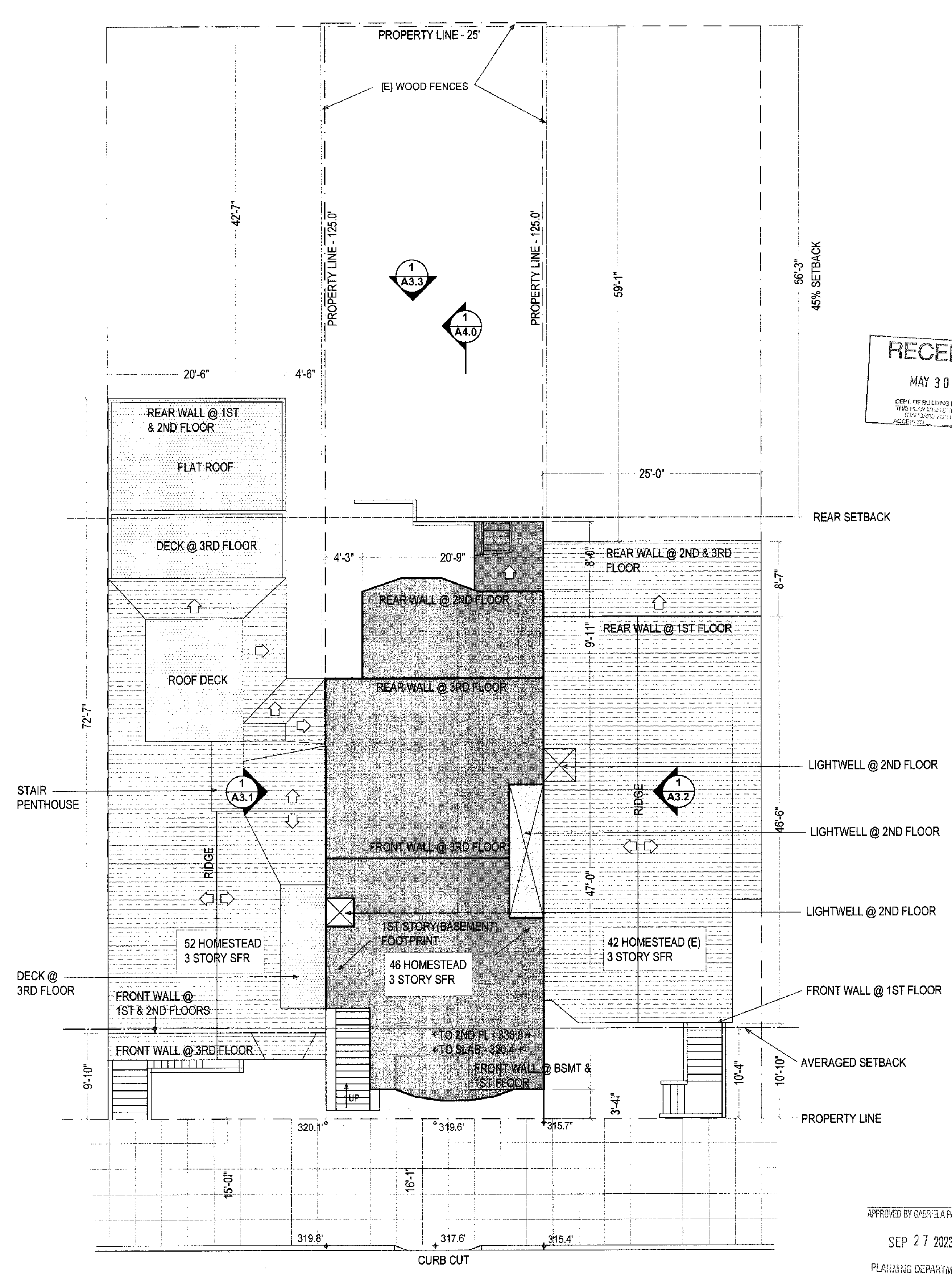
By *[Signature]* 9/21/2023

SFPW / Bureau of Urban Forestry (BUF)

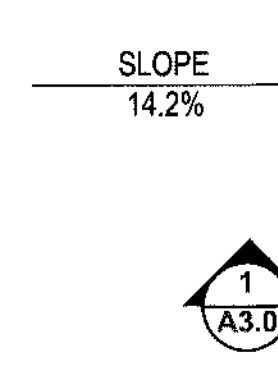
Addendum to Show Utilities

(N) SITE PLAN

1/8" = 1'-0"



HOMESTEAD STREET



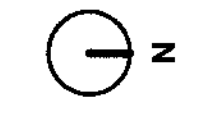
APPROVED BY GABRIEL PANTOJA
SEP 27 2023
PLANNING DEPARTMENT

Sebastian Bendezu, DE
JUN 06 2023

Patricia Flood, SFPW
AUG 18 2023

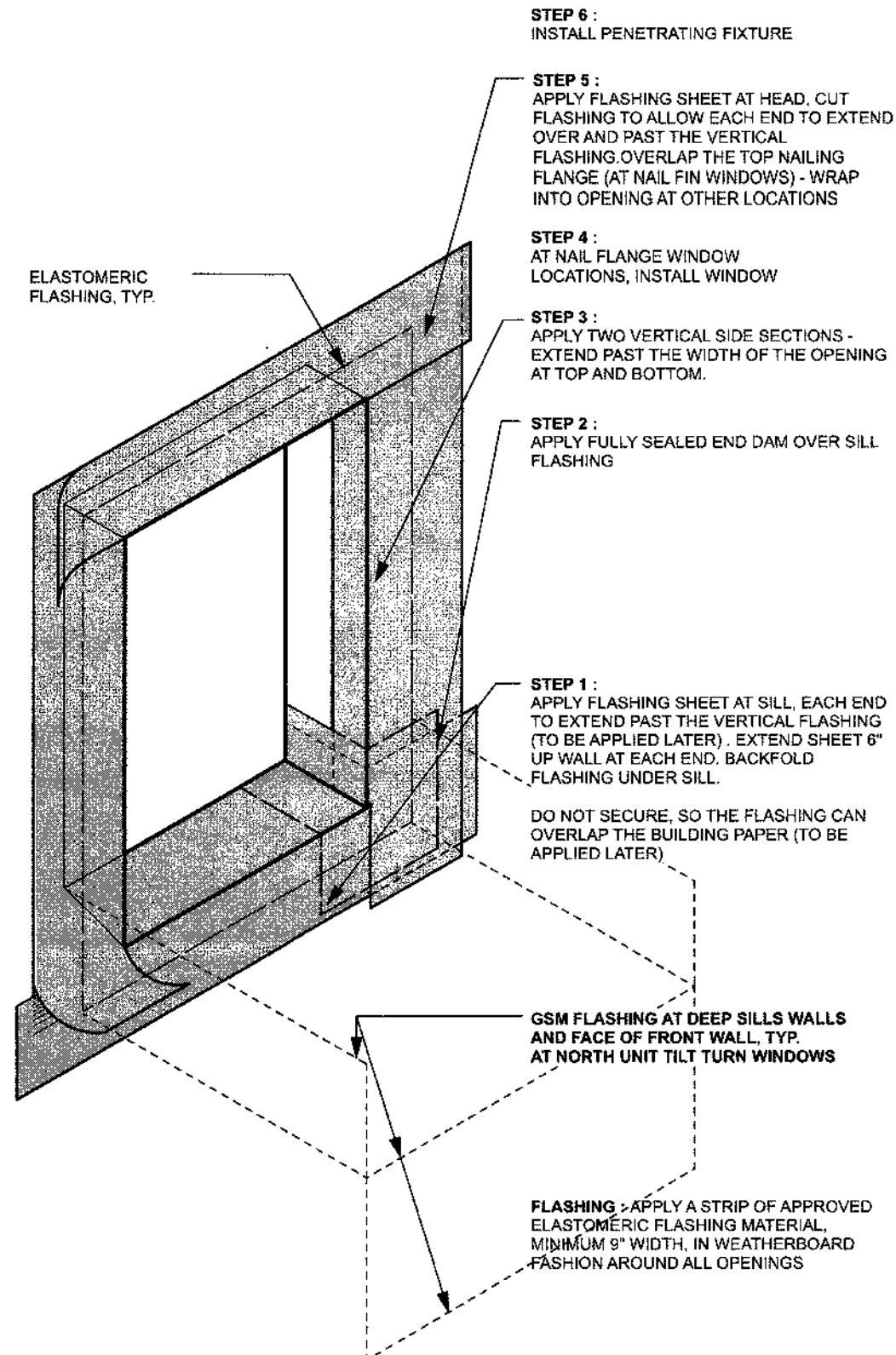
(E) SITE PLAN

1/8" = 1'-0"



DOOR AND WINDOW INSTALL SEQ

DOOR AND WINDOW SCHEDULE



| DOOR # | LOCATION | W | H | FIRE RATING | TYPE | U-FACTOR/SHGC | FUNCTION | HARDWARE TYPE | HARDWARE/MECH | FINISH | THICKNESS | CONSTRUCTION | GLAZING | NOTES |
|--------|------------------------|-----|-----|-------------|------|---------------|--------------------|------------------|-----------------------|--------------------|-----------|-------------------------|-----------------------------|------------------------|
| D100 | REAR SLIDER | 198 | 114 | NA | A | 32/18 | XXX | MANUF LOCKSET | FLUSH PULL | BRONZE ANODIZED | 1 1/2" | THERMALLY BROKEN ALUM | INSULATED TEMPERED LOW IRON | |
| D101 | GARAGE OVERHEAD DOOR | 108 | 96 | NA | B | NA | OVERHEAD SECTIONAL | ELECT OPENER | GARAGE DOOR HDWR | PAINTED/WOOD SLATS | 1 1/2" | WOOD SECTIONAL DOOR | NA | |
| D102 | GARAGE/HALL | 34 | 96 | 20 MIN | C | NA | LH | PRIVACY/DEADBOLT | LEVER | PAINTED | 1 3/4" | SOLID CORE | ON CLOSER | TECTUS/CONCEALED HINGE |
| D103 | POWDER | 30 | 114 | NA | C | NA | LH REV | PRIVACY | LEVER | PAINTED | 1 3/4" | SOLID OR HONEYCOMB CORE | NA | TECTUS/CONCEALED HINGE |
| D104 | LAUNDRY | 134 | 114 | NA | NA | NA | BIFOLD BIPART REV | FLUSH PULL | LEVER | PAINTED | 1 3/4" | SOLID OR HONEYCOMB CORE | NA | TECTUS/CONCEALED HINGE |
| D105 | HOME OFFICE EXTERIOR | 36 | 114 | NA | C | NA | RH REV | PASSAGE | LEVER | PAINTED | 1 3/4" | THERMALLY BROKEN ALUM | INSULATED TEMPERED LOW IRON | TECTUS/CONCEALED HINGE |
| D106 | BATH #4 | 30 | 114 | NA | C | NA | RH | PRIVACY | LEVER | PAINTED | 1 3/4" | SOLID OR HONEYCOMB CORE | NA | TECTUS/CONCEALED HINGE |
| D107 | BEDROOM #4 CLOSET | 30 | 114 | NA | C | NA | LH | PASSAGE | LEVER | PAINTED | 1 3/4" | SOLID OR HONEYCOMB CORE | NA | TECTUS/CONCEALED HINGE |
| D108 | BEDROOM #4 | 96 | 114 | NA | F | NA | XX POCKET | PRIVACY | FLUSH PULL | PAINTED | 1 3/4" | SOLID OR HONEYCOMB CORE | NA | RECESSED CEILING TRACK |
| D109 | HOME OFFICE ENTRY | 36 | 114 | NA | K | NA | POCKET | PRIVACY | FLUSH PULL | PAINTED | 1 3/4" | SOLID OR HONEYCOMB CORE | NA | RECESSED CEILING TRACK |
| D200 | FRONT DOOR | 48 | 96 | NA | G | 32/18 | PIVOT LH | MORTISE LOCKSET | LEVER | BRONZE ANODIZED | 1 1/2" | THERMALLY BROKEN ALUM | INSULATED TEMPERED LOW IRON | |
| D201 | REAR SLIDER | 222 | 122 | NA | A | 32/18 | XXX | MANUF LOCKSET | FLUSH PULL/SLIDE BOLT | BRONZE ANODIZED | 1 1/2" | THERMALLY BROKEN ALUM | INSULATED TEMPERED LOW IRON | |
| D202 | PANTRY | 30 | 122 | NA | C | NA | LH | PASSAGE | FLUSH PULL | PAINTED | 1 3/4" | SOLID OR HONEYCOMB CORE | NA | TECTUS/CONCEALED HINGE |
| D203 | CLOSET | 30 | 122 | NA | C | NA | RH REV | PASSAGE | FLUSH PULL | PAINTED | 1 3/4" | SOLID OR HONEYCOMB CORE | NA | TECTUS/CONCEALED HINGE |
| D204 | POWDER | 30 | 122 | NA | C | NA | LH REV | PRIVACY | LEVER | PAINTED | 1 3/4" | SOLID OR HONEYCOMB CORE | NA | TECTUS/CONCEALED HINGE |
| D300 | FRONT POCKETING SLIDER | 132 | 122 | NA | I | 32/18 | XXX POCKET | MANUF LOCKSET | FLUSH PULL | BRONZE ANODIZED | 1 1/2" | THERMALLY BROKEN ALUM | INSULATED TEMPERED LOW IRON | |
| D301 | REAR POCKETING SLIDER | 150 | 122 | NA | J | 32/18 | XX POCKET | MANUF LOCKSET | FLUSH PULL | BRONZE ANODIZED | 1 1/2" | THERMALLY BROKEN ALUM | INSULATED TEMPERED LOW IRON | |
| D302 | PRIMARY BEDROOM | 32 | 122 | NA | C | NA | LH | PRIVACY | LEVER | PAINTED | 1 3/4" | SOLID OR HONEYCOMB CORE | NA | TECTUS/CONCEALED HINGE |
| D303 | BEDROOM #2 | 32 | 122 | NA | C | NA | RH | PRIVACY | LEVER | PAINTED | 1 3/4" | SOLID OR HONEYCOMB CORE | NA | TECTUS/CONCEALED HINGE |
| D304 | BEDROOM #3 | 32 | 122 | NA | C | NA | RH | PRIVACY | LEVER | PAINTED | 1 3/4" | SOLID OR HONEYCOMB CORE | NA | TECTUS/CONCEALED HINGE |
| D305 | LAUNDRY | 30 | 122 | NA | C | NA | LH REV | PASSAGE | LEVER | PAINTED | 1 3/4" | SOLID OR HONEYCOMB CORE | NA | TECTUS/CONCEALED HINGE |
| D306 | OFFICE CL | 54 | 122 | NA | K | NA | POCKET | PRIVACY | FLUSH PULL | PAINTED | 1 3/4" | SOLID OR HONEYCOMB CORE | NA | TECTUS/CONCEALED HINGE |
| D307 | BATH #3 | 32 | 122 | NA | K | NA | POCKET | PRIVACY | FLUSH PULL | PAINTED | 1 3/4" | SOLID OR HONEYCOMB CORE | NA | TECTUS/CONCEALED HINGE |
| D308 | PRIMARY BATHROOM | 32 | 122 | NA | K | NA | POCKET L | PRIVACY | FLUSH PULL | PAINTED | 1 3/4" | SOLID OR HONEYCOMB CORE | NA | TECTUS/CONCEALED HINGE |
| D309 | PRIMARY CLOSET | 32 | 122 | NA | K | NA | POCKET L | PASSAGE | FLUSH PULL | PAINTED | 1 3/4" | SOLID OR HONEYCOMB CORE | NA | TECTUS/CONCEALED HINGE |
| D310 | BATH #2 | 30 | 122 | NA | C | NA | LH | PRIVACY | LEVER | PAINTED | 1 3/4" | SOLID OR HONEYCOMB CORE | NA | TECTUS/CONCEALED HINGE |

| WINDOW SKYLIGHT # | LOCATION | W | H | HEAD HT | TYPE | U-FACTOR/SHGC | FUNCTION | HARDWARE TYPE | HARDWARE/MECH | FINISH | THICKNESS | CONSTRUCTION | GLAZING | NOTES |
|-------------------|-------------------|-----|-----|---------|------|---------------|---------------------|---------------|---------------|------------------|-----------|--------------|-----------------------------|----------------------|
| W101 | BEDROOM #4 | 33 | 76 | 114 | BB | 32/21 | CASEMENT OVER FIXED | CAM HANDLE | MANUF | BRONZE ANODIZED | MANUF | ALUMINUM TB | INSULATED LOW IRON | |
| W200 | PADE/IBAY WINDOW | 96 | 122 | 122 | CC | 32/21 | FIXED/CASEMENT | CAM HANDLE | MANUF | BRONZE ANODIZED | MANUF | ALUMINUM TB | INSULATED TEMPERED LOW IRON | |
| W201 | POWDER ROOM | 33 | 122 | 122 | BB | 32/21 | CASEMENT OVER FIXED | CAM HANDLE | MANUF | BRONZE ANODIZED | MANUF | ALUMINUM TB | INSULATED LOW IRON | |
| W202 | FAMILY ROOM | 120 | 28 | 122 | DD | 26/23 | FIXED | NA | MANUF | BRONZE ANODIZED | MANUF | ALUMINUM TB | INSULATED TEMPERED LOW IRON | |
| W203 | ENTRY/LIVING ROOM | 24 | 122 | 122 | GG | 26/23 | FIXED | NA | MANUF | BRONZE ANODIZED | MANUF | ALUMINUM TB | INSULATED LOW IRON | |
| W300 | BEDROOM #2 | 33 | 122 | 122 | BB | 32/21 | CASEMENT OVER FIXED | CAM HANDLE | MANUF | BRONZE ANODIZED | MANUF | ALUMINUM TB | INSULATED LOW IRON | |
| W301 | PRIMARY BATHROOM | 33 | 122 | 122 | GG | 26/23 | FIXED | NA | MANUF | BRONZE ANODIZED | MANUF | ALUMINUM TB | INSULATED LOW IRON | |
| W302 | OFFICE | 33 | 96 | 122 | HH | 32/21 | CASEMENT | CAM HANDLE | MANUF | BRONZE ANODIZED | MANUF | ALUMINUM TB | INSULATED LOW IRON | |
| W303 | BATH #2 | 33 | 96 | 122 | HH | 32/21 | CASEMENT | CAM HANDLE | MANUF | BRONZE ANODIZED | MANUF | ALUMINUM TB | INSULATED LOW IRON | |
| S100 | MEDIA ROOM | 120 | 33 | NA | GG | 45/16 | FIXED | NA | MANUF | FACTORY/MATCH WN | MANUF | STEEL | LAMI INSULATED LOW IRON | ROYALITE OR APPVD EQ |
| S300 | STAIRWELL | 184 | 48 | NA | FF | 45/16 | FIXED | NA | MANUF | FACTORY/MATCH WN | MANUF | STEEL | LAMI INSULATED LOW IRON | ROYALITE OR APPVD EQ |
| S301 | BATH #2 | 20 | 36 | NA | EE | 45/16 | FIXED | NA | MANUF | FACTORY/MATCH WN | MANUF | STEEL | LAMI INSULATED LOW IRON | ROYALITE OR APPVD EQ |
| S302 | BATH #3 | 40 | 58 | NA | EE | 45/16 | FIXED | NA | MANUF | FACTORY/MATCH WN | MANUF | STEEL | LAMI INSULATED LOW IRON | ROYALITE OR APPVD EQ |
| S303 | OFFICE | 114 | 28 | NA | FF | 45/16 | FIXED | NA | MANUF | FACTORY/MATCH WN | MANUF | STEEL | LAMI INSULATED LOW IRON | ROYALITE OR APPVD EQ |
| S304 | PRIMARY BEDROOM | 118 | 20 | NA | FF | 45/16 | FIXED | NA | MANUF | FACTORY/MATCH WN | MANUF | STEEL | LAMI INSULATED LOW IRON | ROYALITE OR APPVD EQ |
| S305 | PRIMARY BATHROOM | 160 | 34 | NA | FF | 45/16 | FIXED | NA | MANUF | FACTORY/MATCH WN | MANUF | STEEL | LAMI INSULATED LOW IRON | ROYALITE OR APPVD EQ |
| S306 | PRIMARY BATHROOM | 84 | 22 | NA | FF | 45/16 | FIXED | NA | MANUF | FACTORY/MATCH WN | MANUF | STEEL | LAMI INSULATED LOW IRON | ROYALITE OR APPVD EQ |

| REVISION | DATE |
|----------|----------|
| 11.23.22 | |
| PCC Rev | 04.21.23 |



RECEIVED
MAY 30 2023
DEPT. OF BUILDING INSPECTION
SAN FRANCISCO
RECEIVED FOR FLASHING

www.knock-ad.com
ryan@knock-ad.com
415-215-2647

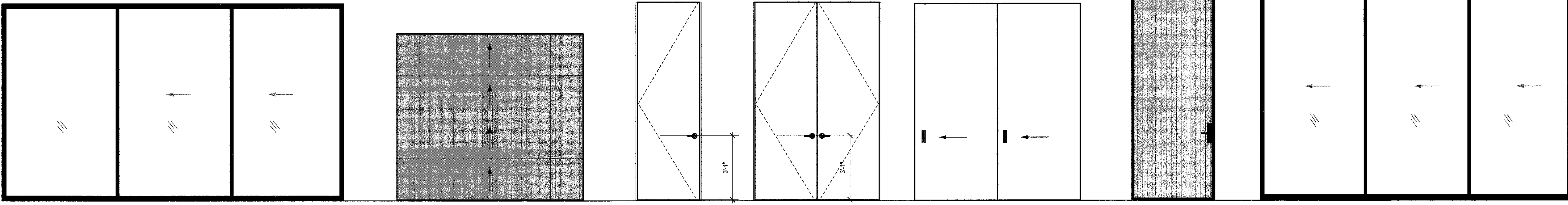


Patricia Flood, SFPD
DIRECTOR
DEPT. OF BUILDING INSPECTION

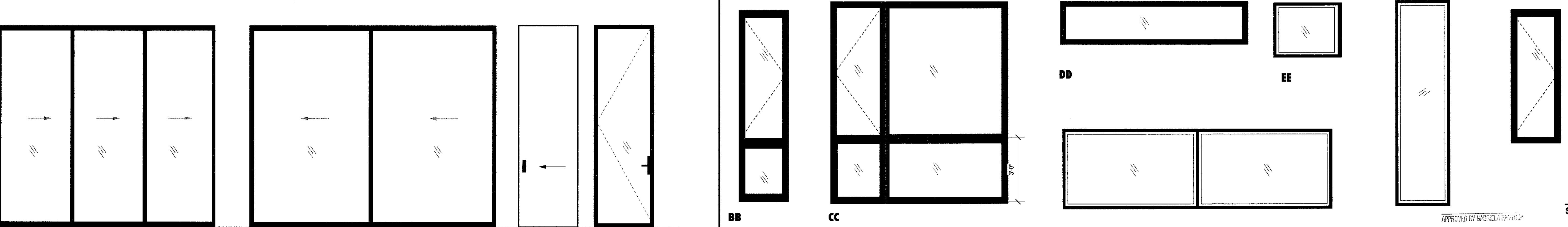
RESIDENCE ADDITION
46 HOMESTEAD STREET ST, SAN FRANCISCO CA

permit #:

DOOR LEGEND



WINDOW LEGEND



Patricia Flood, SFPD
AUG 18 2023

APPROVED BY GABRIELA ZAVALLA
SEP 27 2023
PLANNING DEPARTMENT

Sebastian Bendezu, DBI
JUN 06 2023

WINDOW SCHEDULE

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

A5.0

SCALE:
PLOT DATE:

EXHIBIT B



DISCRETIONARY REVIEW ANALYSIS

HEARING DATE: May 19, 2022

Record No.: 2017-013615DRP
Project Address: 46 Homestead Street
Permit Application: 2017.1017.1386
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 6503 / 007
Project Sponsor: Kathleen Bomze
1294 Bello Avenue
Saint Helena, CA 94574
Staff Contact: David Winslow – (628) 652-7335
david.winslow@sfgov.org

Recommendation: Take DR and Approve with modifications

Project Description

The project proposes to construct a third-story horizontal addition at the front and a three-story rear horizontal addition to an existing three-story, one-family residence.

Site Description and Present Use

The site is an approximately 25' wide x 125'-0" deep lateral and up sloping lot that contains an existing 3-story, one-family building. The existing building is a Category 'C' – No historic resource present - built in 1925.

Surrounding Properties and Neighborhood

The adjacent buildings on this block of Homestead consist of 3-story buildings with varied front setbacks and a mix of architectural styles and roof forms. The depth of the adjacent buildings at the rear, step in height to a common depth and massing as the proposed, to maintain a consistent pattern of mid-block open space.

Building Permit Notification

| Type | Required Period | Notification Dates | DR File Date | DR Hearing Date | Filing to Hearing Date |
|------------|-----------------|-------------------------------------|-------------------|-----------------|------------------------|
| 311 Notice | 30 days | January 12, 2022– February 11, 2022 | February 11, 2022 | May 19, 2022 | 98 days |

Hearing Notification

| Type | Required Period | Required Notice Date | Actual Notice Date | Actual Period |
|---------------|-----------------|----------------------|--------------------|---------------|
| Posted Notice | 20 days | April 30, 2022 | April 30, 2022 | 20 days |
| Mailed Notice | 20 days | April 30, 2022 | April 30, 2022 | 20 days |
| Online Notice | 20 days | April 30, 2022 | April 30, 2022 | 20 days |

Public Comment

| | Support | Opposed | No Position |
|--|---------|---------|-------------|
| Adjacent neighbor(s) | 0 | 0 | 0 |
| Other neighbors on the block or directly across the street | 0 | 0 | 0 |
| Neighborhood groups | 0 | 0 | 0 |

Environmental Review

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

DR Requestor

DR requestor: Frederick O. Lewis III of 52 Homestead, the immediate neighbor to the south of the proposed project.

DR Requestors’ Concerns and Proposed Alternatives

The DR requestor is concerned that the proposed addition will block windows at the rear and impact the light to our house, the roof deck is immediately adjacent to the bedroom of 52 Homestead and poses a security threat.

Proposed alternatives:

Limit the extension of the rear addition and redesign the roof deck.

See attached *Discretionary Review Application*, dated February 11, 2022.

Project Sponsor’s Response to DR Application

We submit there are no exceptional or extraordinary circumstances. Our design reciprocates his side setback at the rear with a 3’ side setback. Our second and third stories have only clerestory windows to preserve privacy. His building extends 12’ further than our proposal and the first level of our project is below the existing solid fence and therefore is not visible to Mr. Lewis. Our rear deck is too low to have privacy impacts. In a good faith effort, we have revised the plans to create a 3’ deep setback adjacent to Mr. Lewis’ side deck to allow light and air.

See attached Response to Discretionary Review, dated May 9, 2022.

Department Review

The Planning Department’s review of this proposal recommends several modifications to conform to the Residential Design Guidelines since several of the original design review comments (see RDG matrix) were not incorporated into the proposed project.

Therefore, recommends taking Discretionary Review and approving with the following recommendations:

1. At the front of the third floor provide a 3’ side setback for 75% of the length to match the south neighbor’s light well. A 5’
2. Relocate the skylights adjacent to property lines so that a 30" parapet against the neighbor to the south is not required.
3. Raise the sill of the second-floor window on front façade and provide additional mullion to bring window to scale and proportion with surrounding buildings.

Recommendation: Take DR and Approve with Modifications

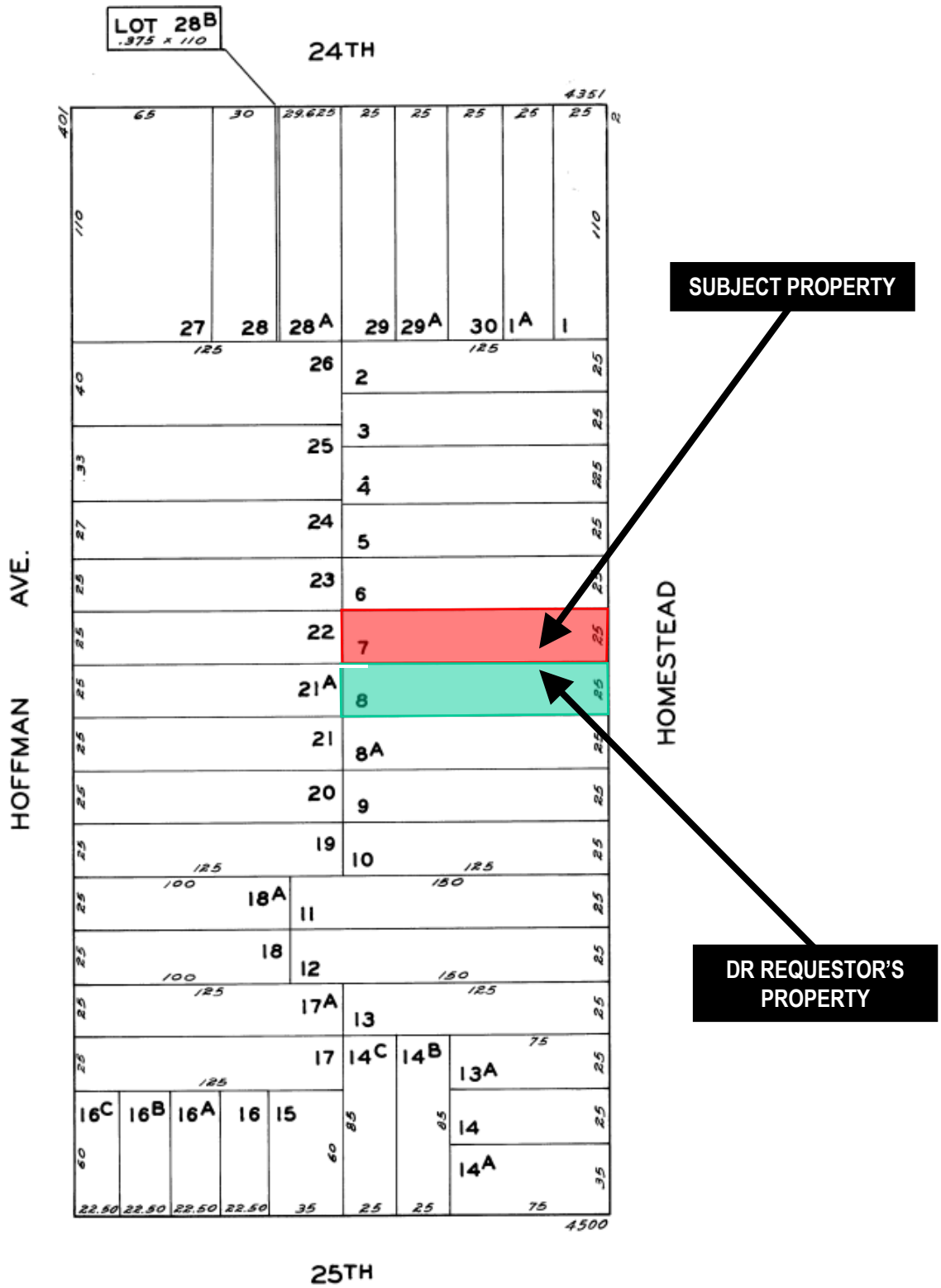
Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application, dated May 9, 2022.
311 plans

Exhibits

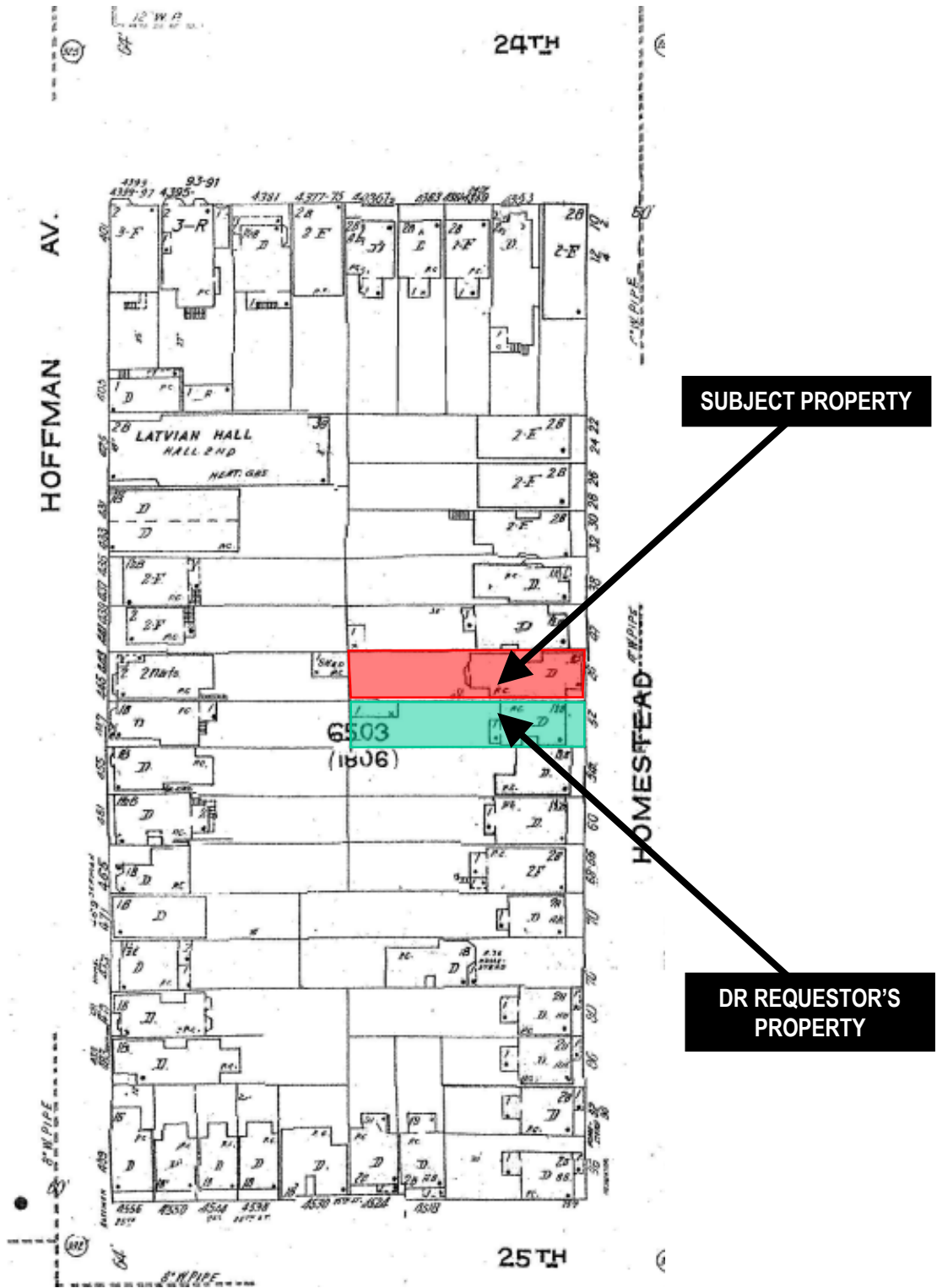
Discretionary Review Hearing
Case Number 2017-013615DRP
46 Homestead Street

Parcel Map



Discretionary Review Hearing
 Case Number 2017-013615DRP
 46 Homestead Street

Sanborn Map*



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

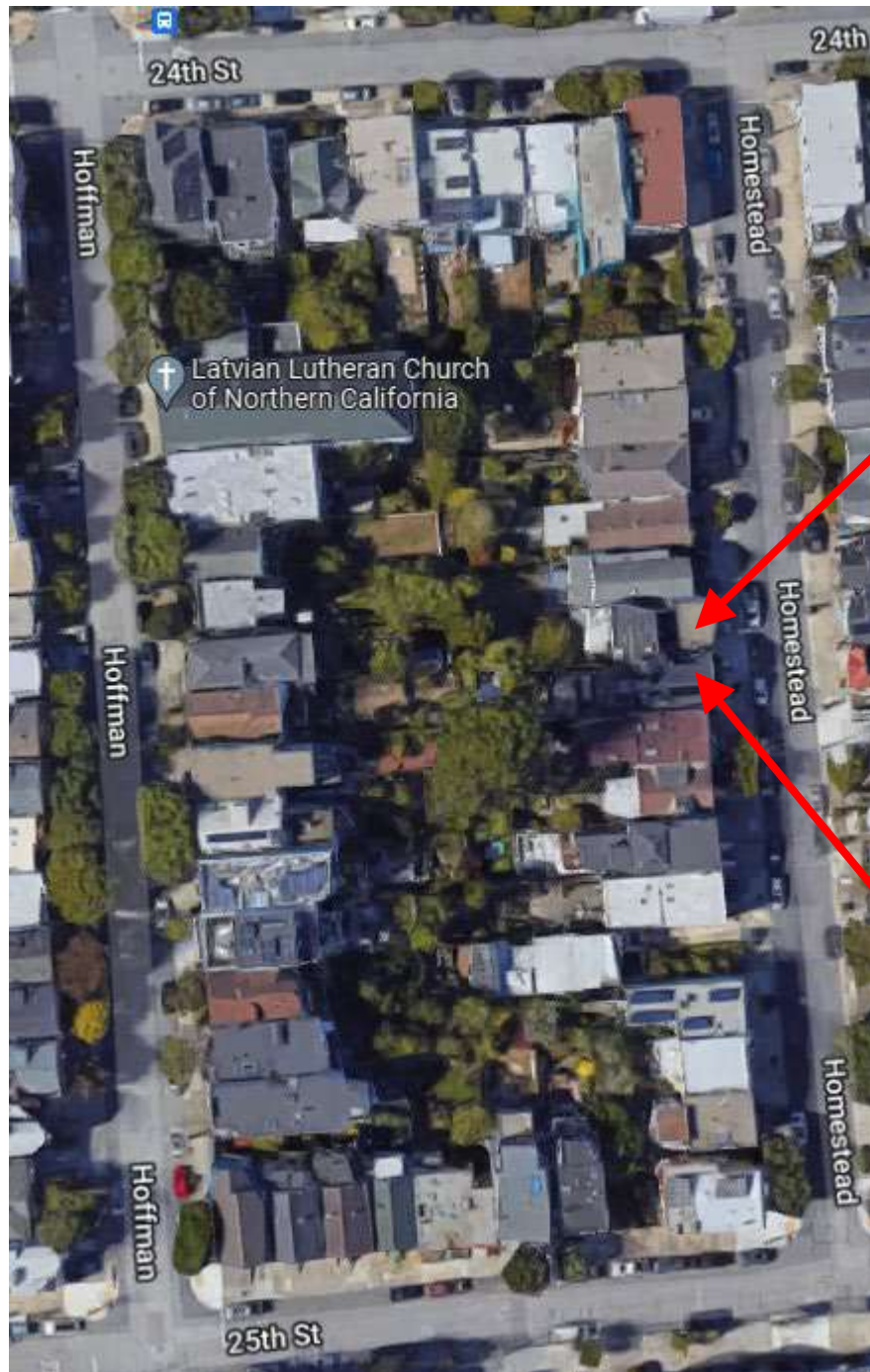


Discretionary Review Hearing
Case Number 2017-013615DRP
46 Homestead Street

Zoning Map



Aerial Photo

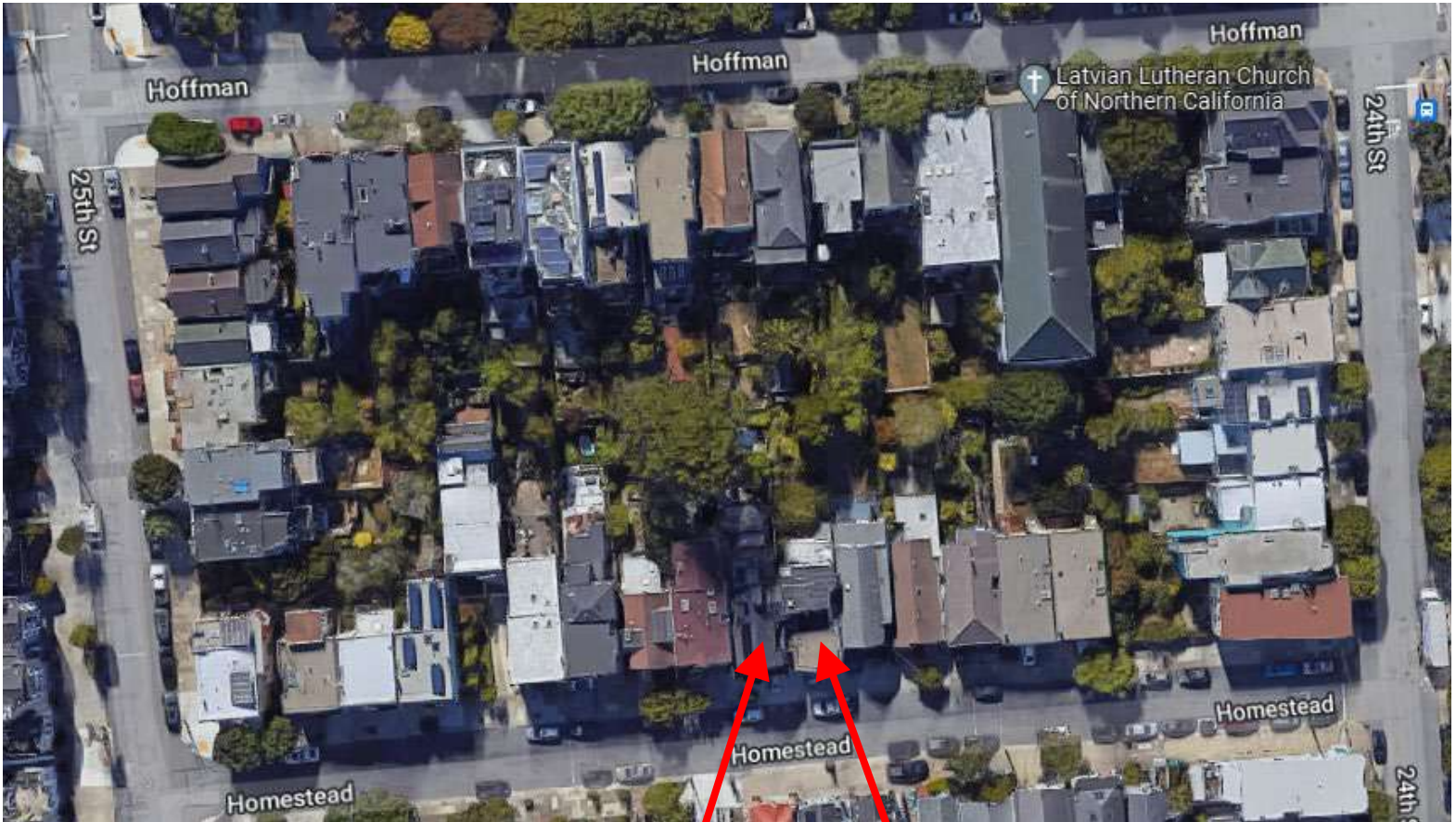


SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY

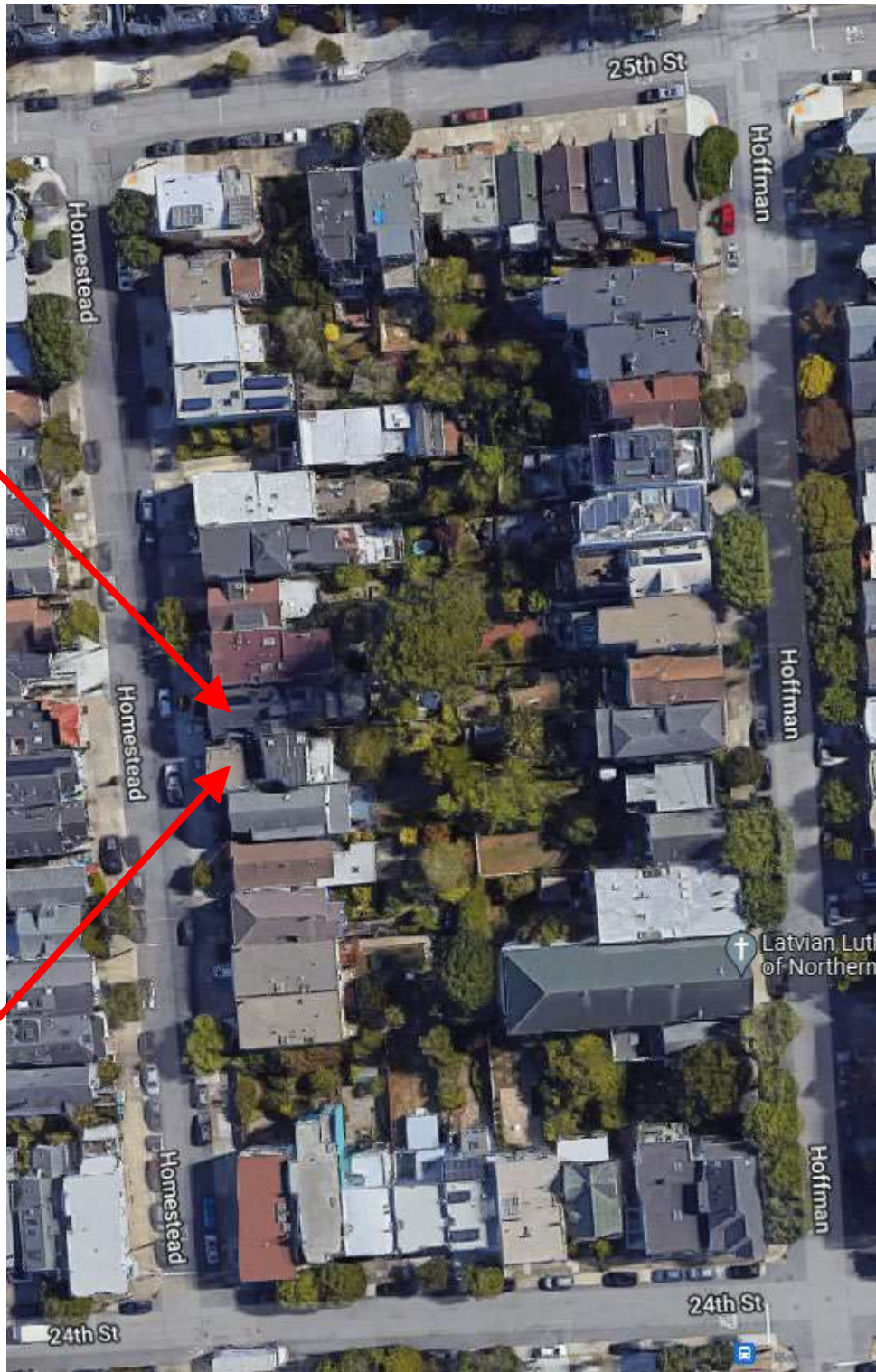


Discretionary Review Hearing
Case Number 2017-013615DRP
46 Homestead Street

Aerial Photo

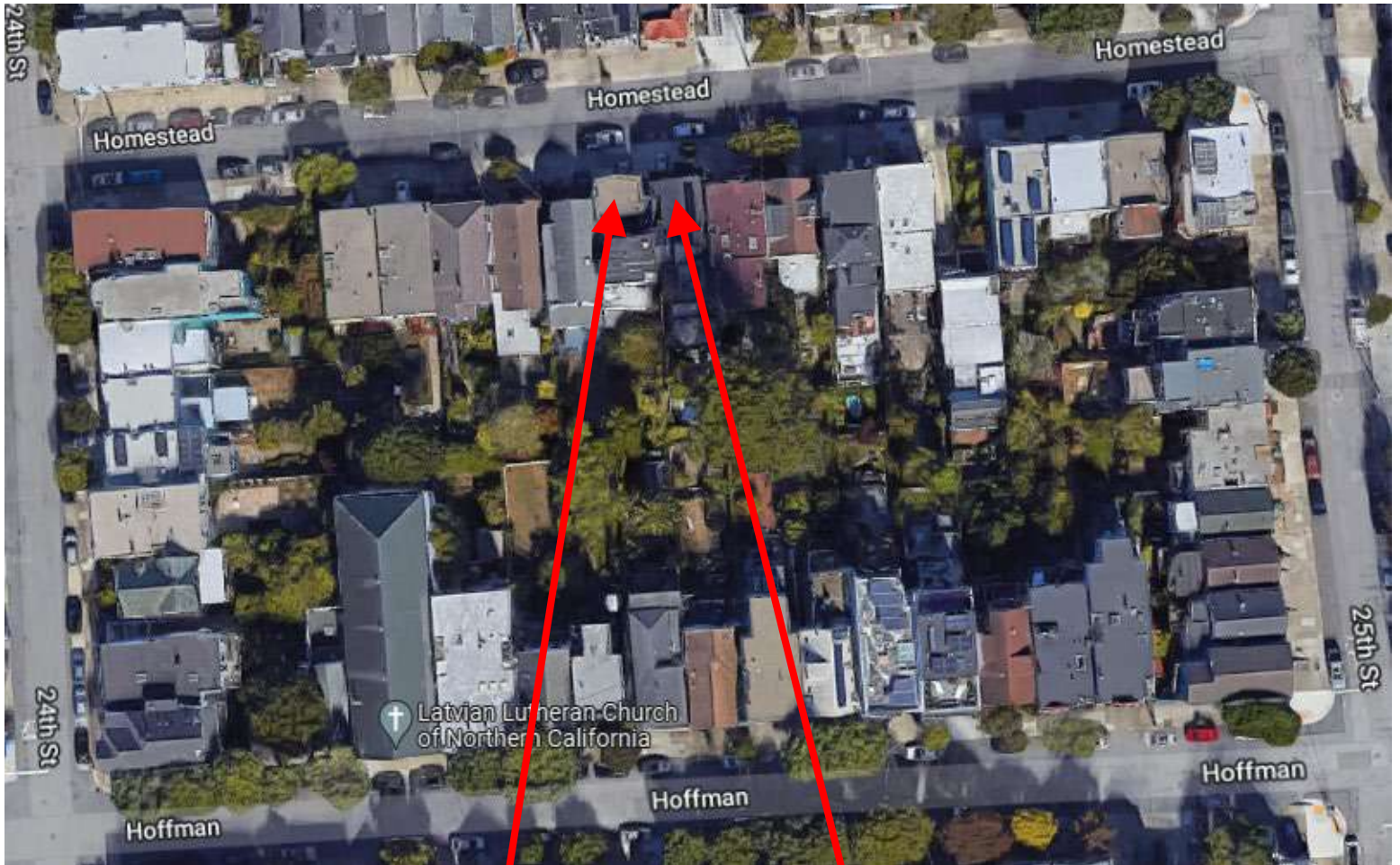
DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-013615DRP
46 Homestead Street

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2017-013615DRP
46 Homestead Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2017-013615DRP
46 Homestead Street

Notice of a Building Permit Application for Horizontal and Rear Addition

Project Location & Details:

46 HOMESTEAD STREET

Building Permit Application No. **201710171386**

Block/Lot No. **6503 / 007**

Zoning District: **RH-2 - RESIDENTIAL-HOUSE, TWO FAMILY**

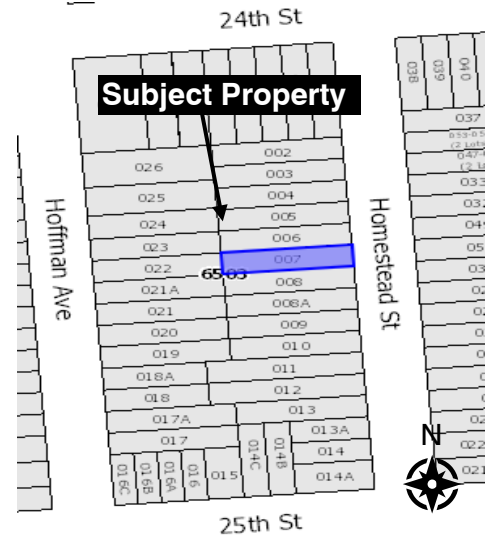
The Project at 46 Homestead Street proposes to modify an existing three-story, single-family residence with a horizontal and rear addition.

Applicant: **Kathleen Bomze**

415-595-5631, kathleen@bomze.com

City Planner: **Gabriela Pantoja**

628-652-7380, Gabriela.Pantoja@sfgov.org



| Project Features | Existing | Proposed |
|------------------------|------------------------|-----------|
| Building Use | Residential | No Change |
| Building Height | +/- 30 feet – 9 inches | No Change |
| Dwelling Units | 1 | No Change |

You are not required to take any action.

If you believe there are exceptional circumstances, you may request a **public hearing for Discretionary Review** by the response deadline.

For information on how to request a public hearing please contact the City Planner or visit sfplanning.org/resource/drpf-application.

中文:

該專案位於46 HOMESTEAD ST. 提議修改現有的建築，進行橫向添加，提議修改現有的建築，在後面添加 有關此通知的中文信息，請於以下截止日期前致電 628.657.7550，並提供項目地址及項目編號。

Español:

El proyecto en 46 HOMESTEAD ST. propone modificar el edificio existente con un agregado horizontal y posterior. Para información sobre esta notificación en español, favor de llamar al 628.657.7550 antes de la fecha límite listada abajo, y mencione la dirección y número de proyecto.

Filipino:

Iminungkahi ng proyektong nasa 46 HOMESTEAD ST. na baguhin ang nariyan nang gusali sa pamamagitan ng Dagdag na Pahalang, na baguhin ang nariyan nang gusali sa pamamagitan ng Dagdag sa Likuran. Para sa impormasyon tungkol dito sa abiso sa Filipino, pakitawagan ang 628.657.7550 sa petsa ng deadline na nakalista sa ibaba, at banggitin ang address ng proyekto at ang numero ng record.

Response Deadline: **2/11/22**

Record No. **2017-013615PRJ**



San Francisco Planning

了解更多信息 Para más información Para sa karagdagang impormasyon

sfplanning.org/notices



For more information

General Information About Procedures **During COVID-19 Shelter-In-Place Order**

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning counter at the Permit Center via email at pic@sfgov.org.

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects that conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/dr-application>) and email the completed PDF application to CPC.Intake@sfgov.org by the expiration date listed on the front of this notice. You will receive follow-up instructions via email on

how - and by when - to post payment for the DR Application.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

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

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

ENVIRONMENTAL REVIEW

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

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





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

| | | | |
|---|---|--|---|
| Project Address | | Block/Lot(s) | |
| 46 Homestead Street | | 6503/007 | |
| Case No. | Permit No. | Plans Dated | |
| 2017-013615ENV | 201710171386 | 10/14/2017 | |
| <input checked="" type="checkbox"/> Addition/ Alteration | <input type="checkbox"/> Demolition (requires HRER if over 45 years old) | <input type="checkbox"/> New Construction | <input type="checkbox"/> Project Modification (GO TO STEP 7) |
| Project description for Planning Department approval. | | | |
| Vertical and horizontal additions to existing single family residence. Addition will add approximately 2170 square feet of habitable space. | | | |

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

| | |
|--|---|
| *Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.* | |
| <input checked="" type="checkbox"/> | Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft. |
| <input type="checkbox"/> | Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/> | Class ____ |

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

| | |
|---|---|
| If any box is checked below, an <i>Environmental Evaluation Application</i> is required. | |
| <input type="checkbox"/> | Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i> |
| <input type="checkbox"/> | Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

| | |
|--|--|
| | <i>MaHer program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > MaHer layer).</i> |
| <input type="checkbox"/> | Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? |
| <input checked="" type="checkbox"/> | Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area) |
| <input type="checkbox"/> | Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) |
| <input type="checkbox"/> | Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required. |
| <input type="checkbox"/> | Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required. |
| <input type="checkbox"/> | Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required. |
| If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner. | |
| <input checked="" type="checkbox"/> | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above. |
| Comments and Planner Signature (optional): Laura Lynch <div style="font-size: small; margin-left: 400px;"> Daily Administrative Lead DE Admin, Office of Regulatory and Planning and Environmental Planning, and Laura Lynch and Laura Lynch Date: 2016/10/20/17 </div> | |
| Archeo review complete, no effects. | |

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

| | |
|--|--|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) | |
| <input type="checkbox"/> | Category A: Known Historical Resource. GO TO STEP 5. |
| <input checked="" type="checkbox"/> | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4. |
| <input type="checkbox"/> | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

| | |
|--|--|
| Check all that apply to the project. | |
| <input type="checkbox"/> | 1. Change of use and new construction. Tenant improvements not included. |
| <input type="checkbox"/> | 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. |
| <input type="checkbox"/> | 3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations. |
| <input type="checkbox"/> | 4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> . |
| <input type="checkbox"/> | 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. |
| <input type="checkbox"/> | 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. |
| <input type="checkbox"/> | 7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> . |
| <input type="checkbox"/> | 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| Note: Project Planner must check box below before proceeding. | |
| <input checked="" type="checkbox"/> | Project is not listed. GO TO STEP 5. |
| <input type="checkbox"/> | Project does not conform to the scopes of work. GO TO STEP 5. |
| <input type="checkbox"/> | Project involves four or more work descriptions. GO TO STEP 5. |
| <input type="checkbox"/> | Project involves less than four work descriptions. GO TO STEP 6. |

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

| | |
|---|---|
| Check all that apply to the project. | |
| <input type="checkbox"/> | 1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4. |
| <input type="checkbox"/> | 2. Interior alterations to publicly accessible spaces. |
| <input type="checkbox"/> | 3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character. |
| <input type="checkbox"/> | 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features. |
| <input type="checkbox"/> | 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features. |
| <input type="checkbox"/> | 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings. |
| <input type="checkbox"/> | 7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |
| <input type="checkbox"/> | 8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): |

| | |
|--|---|
| <input type="checkbox"/> | <p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p> |
| <input checked="" type="checkbox"/> | <p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p><input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>: Reclassify as per PTR Form signed on 2/12/18.</p> |
| <p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p> | |
| <input type="checkbox"/> | <p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p> |
| <input checked="" type="checkbox"/> | <p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p> |
| <p>Comments (optional):</p> | |
| <p>Preservation Planner Signature: Michelle A. Taylor Digitally signed by Michelle A. Taylor Date: 2018.02.13 15:32:33 -08'00'</p> | |

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

| | | | | |
|--|--|--|--|--|
| <input type="checkbox"/> | <p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p> | | | |
| <input checked="" type="checkbox"/> | <p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Planner Name: Michelle Taylor</p> <hr/> <p>Project Approval Action:</p> <p>Building Permit</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p> </td> <td style="width: 50%; vertical-align: top;"> <p>Signature:</p> <p>Michelle A. Taylor</p> <p><small>Digitally signed by Michelle A. Taylor Date: 2018.02.13 15:50:50 -08'00'</small></p> </td> </tr> </table> <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p> | | <p>Planner Name: Michelle Taylor</p> <hr/> <p>Project Approval Action:</p> <p>Building Permit</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p> | <p>Signature:</p> <p>Michelle A. Taylor</p> <p><small>Digitally signed by Michelle A. Taylor Date: 2018.02.13 15:50:50 -08'00'</small></p> |
| <p>Planner Name: Michelle Taylor</p> <hr/> <p>Project Approval Action:</p> <p>Building Permit</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p> | <p>Signature:</p> <p>Michelle A. Taylor</p> <p><small>Digitally signed by Michelle A. Taylor Date: 2018.02.13 15:50:50 -08'00'</small></p> | | | |

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

| | | |
|--|------------------------------|---|
| Project Address (If different than front page) | | Block/Lot(s) (If different than front page) |
| | | |
| Case No. | Previous Building Permit No. | New Building Permit No. |
| | | |
| Plans Dated | Previous Approval Action | New Approval Action |
| | | |
| Modified Project Description: | | |
| | | |

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

| | |
|---|--|
| Compared to the approved project, would the modified project: | |
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required. ATEX FORM | |

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

| | |
|--|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. | |
| Planner Name: | Signature or Stamp: |
| | |



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

| | |
|--|--|
| Preservation Team Meeting Date: | Date of Form Completion 1/30/2018 |
|--|--|

| PROJECT INFORMATION: | | |
|-----------------------|-----------------------|----------------------|
| Planner: | Address: | |
| Michelle Taylor | 46 Homestead Street | |
| Block/Lot: | Cross Streets: | |
| 6503/007 | 24th and 25th Streets | |
| CEQA Category: | Art. 10/11: | BPA/Case No.: |
| B | | 2017-013615ENV |

| PURPOSE OF REVIEW: | | | PROJECT DESCRIPTION: | |
|---------------------------------------|-------------------------------------|---------------------------------------|---|---|
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

| | |
|------------------------------------|------------|
| DATE OF PLANS UNDER REVIEW: | 10/14/2017 |
|------------------------------------|------------|

| PROJECT ISSUES: | |
|---|--|
| <input checked="" type="checkbox"/> | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/> | If so, are the proposed changes a significant impact? |
| Additional Notes: | |
| <p>Historic Resource Evaluation (dated October 2017) prepared by Tim Kelley Consulting, LLC.</p> <p>Proposed Project: Vertical and horizontal additions to existing single family residence; install full sprinkler system per SFFD specifications.</p> | |

| PRESERVATION TEAM REVIEW: | | | |
|---|---|---|---|
| Category: | <input type="radio"/> A | <input type="radio"/> B | <input checked="" type="radio"/> C |
| Individual | | Historic District/Context | |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: | | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: | |
| Criterion 1 - Event: | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event: | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Criterion 2 - Persons: | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons: | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Criterion 3 - Architecture: | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture: | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Criterion 4 - Info. Potential: | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential: | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Period of Significance: | <input type="text"/> | Period of Significance: | <input type="text"/> |
| | | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor | |

| | | | |
|---|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes | <input type="radio"/> No | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment to the individual historic resource: | <input type="radio"/> Yes | <input checked="" type="radio"/> No | |
| CEQA Material Impairment to the historic district: | <input type="radio"/> Yes | <input checked="" type="radio"/> No | |
| Requires Design Revisions: | <input type="radio"/> Yes | <input checked="" type="radio"/> No | |
| Defer to Residential Design Team: | <input checked="" type="radio"/> Yes | <input type="radio"/> No | |

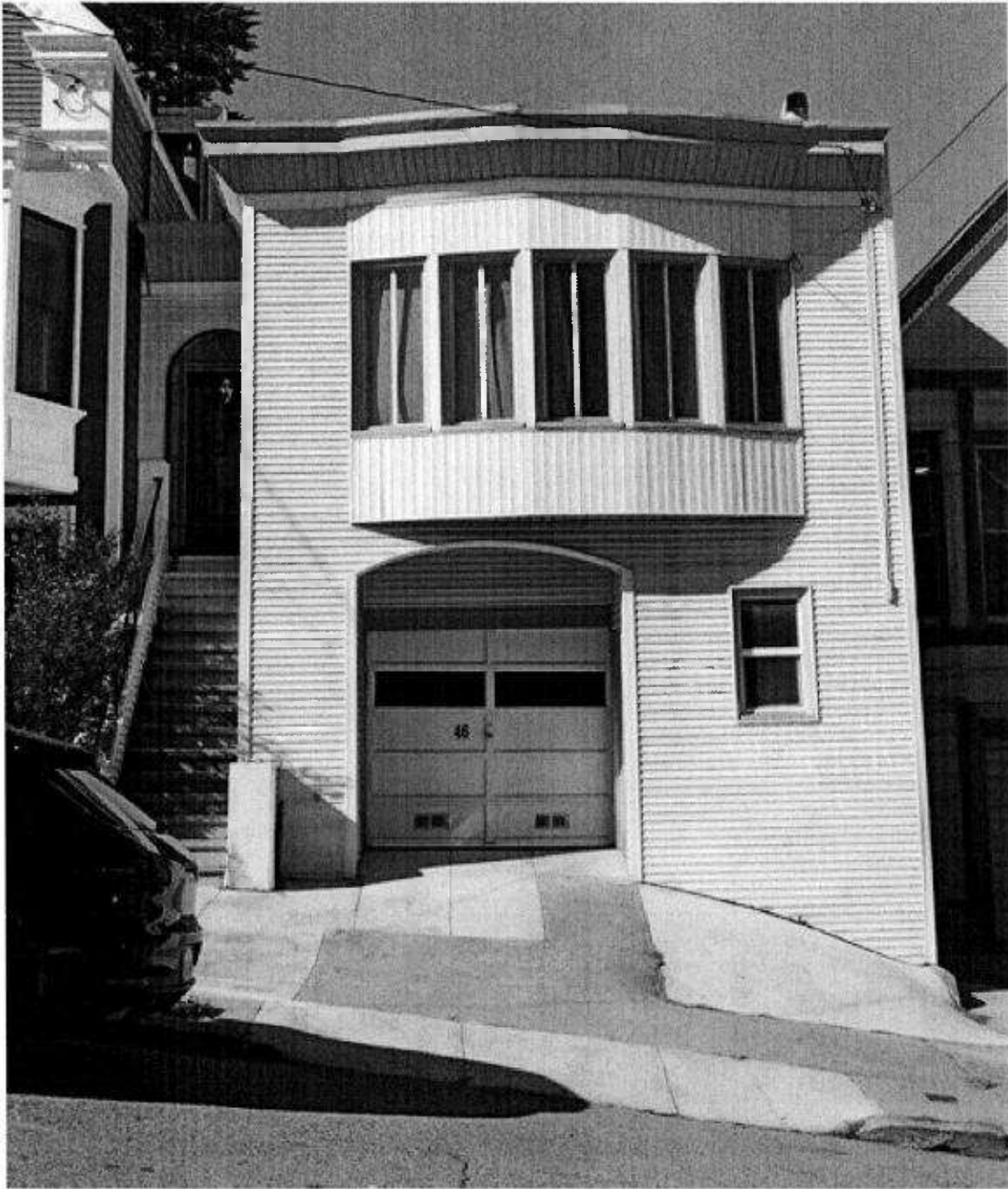
PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation (HRE) prepared by Tim Kelley Consulting, LLC and Planning Department records, 46 Homestead Street is a single family home located in the Noe Valley neighborhood. The building is a one-story over garage building with a third story addition not visible from a public right of way. Constructed in 1925, the subject building is an altered Mediterranean Revival clad in a mix of vinyl siding and stucco; it features a flat roof fronted by a horizontal overhang with cornice. The main entrance is located at the top of a straight set of stairs located off to one side of the building and features a partially enclosed portico with an arched opening. A secondary entrance is located in the recessed portico of the garage. Fenestration on the front façade of the building is dominated by a barrel front bay window with five metal-frame sliders (installed 1981). An additional one-over-one vinyl window is located adjacent to the garage opening.

The subject building does not appear to be eligible for individual listing in the California Register of Historical Resources under Criterion 1 (events), 2 (persons), 3 (architecture), or 4 (information potential). According to the information provided in the HRE, the subject property is not associated with events found to be sufficiently important to be significant under Criterion 1. Additionally, no person associated with the building is significant to history and therefore the property does not appear eligible under Criterion 2. Architecturally, the building retains elements of the barrel front Mediterranean Revival style found throughout San Francisco; however the subject property is not a unique or exceptional example of this building type. Furthermore, the building is not associated with a significant builder or architect and therefore it is not eligible under Criterion 3. The building does not embody a rare construction type and therefore is not significant under Criterion 4 as it relates to buildings and structures. (The potential archaeological significance of the site, as opposed to the building, is not addressed in this document.)

The subject building is not located adjacent to any known historic resources (Category A properties) and does not appear to be located in a potential historic district. The building stock along Homestead Street, near the subject property, includes a wide range of residential building styles and types that date from 1892 to 2000. The neighboring buildings do not possess sufficient architectural or historical significance or cohesion to identify as a historic district. Furthermore, although the subject building is located near the the California Register eligible Diamond & Elizabeth Streets Historic District, 46 Homestead Street was constructed outside that district's proposed Period of Significance (1875-1915) and would not contribute to this district.

| | |
|---|---------|
| Signature of a Senior Preservation Planner / Preservation Coordinator: | Date: |
|  | 2/12/18 |



46 Homestead Street, San Francisco (Image: Tim Kelley Consulting, LLC)



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

WHAT TO SUBMIT:

- Two (2) complete applications signed.
- A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- A digital copy (CD or USB drive) of the above materials (optional).
- Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#)).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please email the completed application to cpc.intake@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電628.652.7550。請注意, 規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Frederick O. Lewis III

Address: 52 Homestead

Email Address: dealmaker@charter.net

Telephone: 2096049993 or 2095229999

Please Select Billing Contact: Applicant Other (see below for details)

Name: Frederick O. Lewis III Email: dealmaker@charter.net Phone: 2096049993

Information on the Owner of the Property Being Developed

Name: Kathleen Bomze

Company/Organization:

Address: 46 Homestead

Email Address: kathleen@bomze.com

Telephone: 4155955631

Property Information and Related Applications

Project Address: 46 Homestead

Block/Lot(s): 6503/007

Building Permit Application No(s): 201710171386

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

| PRIOR ACTION | YES | NO |
|---|-------------------------------------|-------------------------------------|
| Have you discussed this project with the permit applicant? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Did you discuss the project with the Planning Department permit review planner? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Did you participate in outside mediation on this case? (including Community Boards) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Changes Made to the Project as a Result of Mediation.

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

DISCRETIONARY REVIEW REQUEST

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

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

The extension of the rear of the building will block windows already in place that provide natural light to the side. The roof deck will lead directly into the neighboring bedroom of 52 Homestead which is a security threat.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

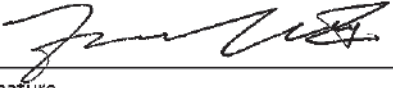
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

I would ask they redesign the roof deck and limit the extension of the remodel.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.



Signature

FREDERICK O. LEWIS III

Name (Printed)

Owner

2096049993

dealmaker@charter.net

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



RESPONSE TO DISCRETIONARY REVIEW

Project Information

Property Address: _____ Zip Code: _____

Building Permit Application(s): _____

Record Number: _____ Discretionary Review Coordinator: _____

Project Sponsor

Name: _____ Phone: _____

Email: _____

Required Questions

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

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

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

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

| | EXISTING | PROPOSED |
|--|----------|----------|
| Dwelling Units (only one kitchen per unit - additional kitchens count as additional units) | | |
| Occupied Stories (all levels with habitable rooms) | | |
| Basement Levels (may include garage or windowless storage rooms) | | |
| Parking Spaces (Off-Street) | | |
| Bedrooms | | |
| Height | | |
| Building Depth | | |
| Rental Value (monthly) | | |
| Property Value | | |

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

| | |
|---|--|
| Signature:  | Date: |
| Printed Name: | <input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent |

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

Attachment

We bought this property in August 2017 after searching in vain for over a year to find a home to suit our family's needs. We have been trying in earnest for nearly five years to remodel it to accommodate our multi-generational family, including our then 9-year old son and our then 85-year old mother (in-law) Junko, a cancer survivor who has limited mobility and for whom we want to provide independence and dignity while keeping a watchful eye. We wanted to create our forever home in San Francisco.

The proposed project is a remodel with horizontal and vertical additions, but going no higher than the existing three stories. We had proposed a new fourth floor originally to provide for a home-office (a necessity for our family that has become even more pronounced since the onset of Covid), but we removed it from the project after one neighbor made clear his intention to challenge every vertical addition in the neighborhood and after subsequent consultation with the Planning department.

Discretionary review is allowed only where there are exceptional or extraordinary circumstances. For the reasons described below, we submit that there are no exceptional or extraordinary circumstances with our project justifying discretionary review.

The discretionary review requester, Frederick Lewis, is the property owner of our side neighbor to the south. It has been quite challenging to communicate and meet with Mr. Lewis. We agreed to do the mediation meeting with staff and Mr. Lewis, but he declined to do the meeting. Only at the last minute did Mr. Lewis choose to meet with us to discuss his concerns, and at our last-hope effort with Mr. Winslow, Mr. Lewis again joined 30 minutes late.

Mr. Lewis's concerns stated in his discretionary review request focus on the rear of our property. Although it is unclear, it appears that he has concerns about privacy and light at the rear of his property. He has windows on the side of his building that face our property. (See Photo 1 attached.) However, both his building and ours are set back from the shared property line, in accordance with the Residential Design Guidelines. (Residential Design Guidelines at p. 16: "Provide setbacks on the upper floors of the building.") His setback is 4'-6" and ours is 3'. (See Plan Sheet A2.1, attached.) This mitigates any potential impacts on his access to light and air.

In addition, the second and third stories of our rear addition have no windows on Mr. Lewis's side except for clerestory windows on the second floor. (See Plan Sheet A4.1, attached.) This gives us no visibility into his windows, and vice-versa. Moreover, his building extends over 12 feet beyond our rear addition, so those windows have even more privacy and greater access to light and air. The first floor of our rear addition extends to the property line, but it is located below the existing solid fence between the two properties and therefore is not visible to Mr. Lewis.

Our proposed rear deck is too low to have any privacy impacts on Mr. Lewis's property. As shown on Plan Sheet A4.1 attached, a six-foot person standing on the deck would scarcely be able to see over the existing solid fence between the two properties. In addition, we could

provide planters on the deck on Mr. Lewis's side, as shown on the attached. Mr. Lewis raised security concerns about the deck, but we're unsure how the deck could raise a security concern.

When Mr. Lewis finally visited the property with us, we noted all of the points above and he seemed satisfied, although he still requested having his architect come to review. We agreed to this and offered to walk anyone designated by Mr. Lewis through the property, but we never heard back about it.

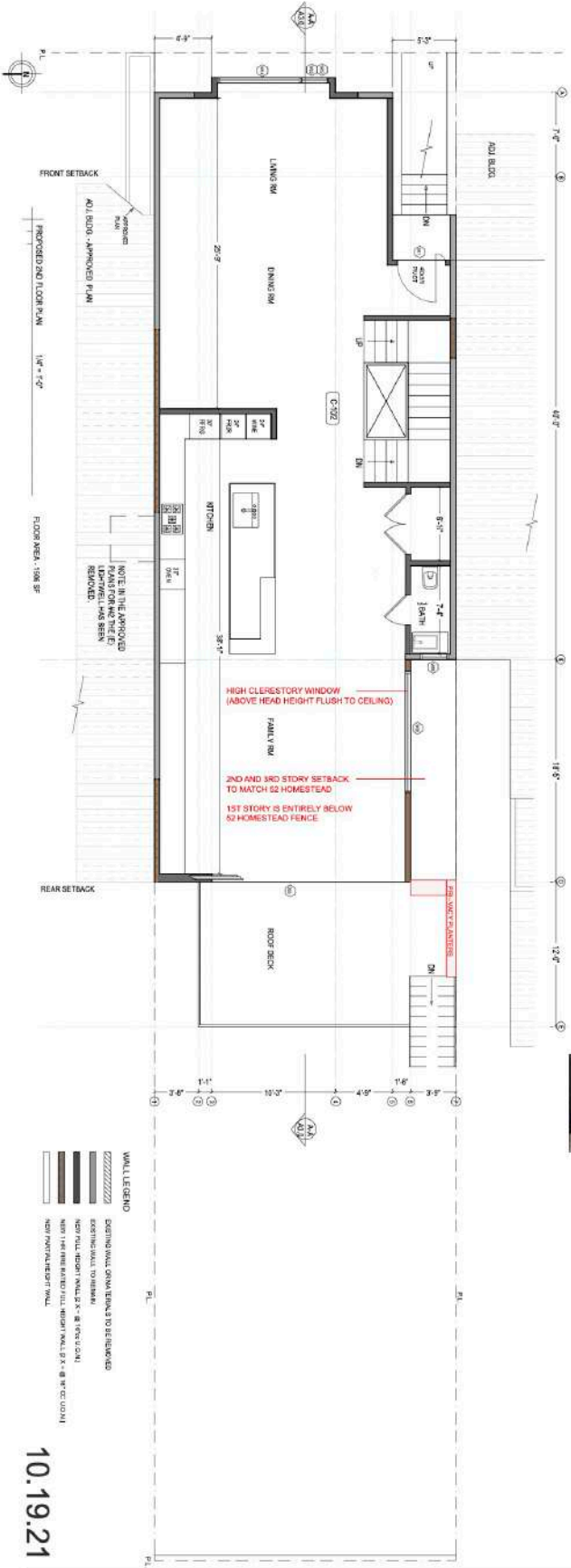
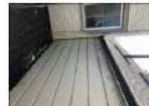
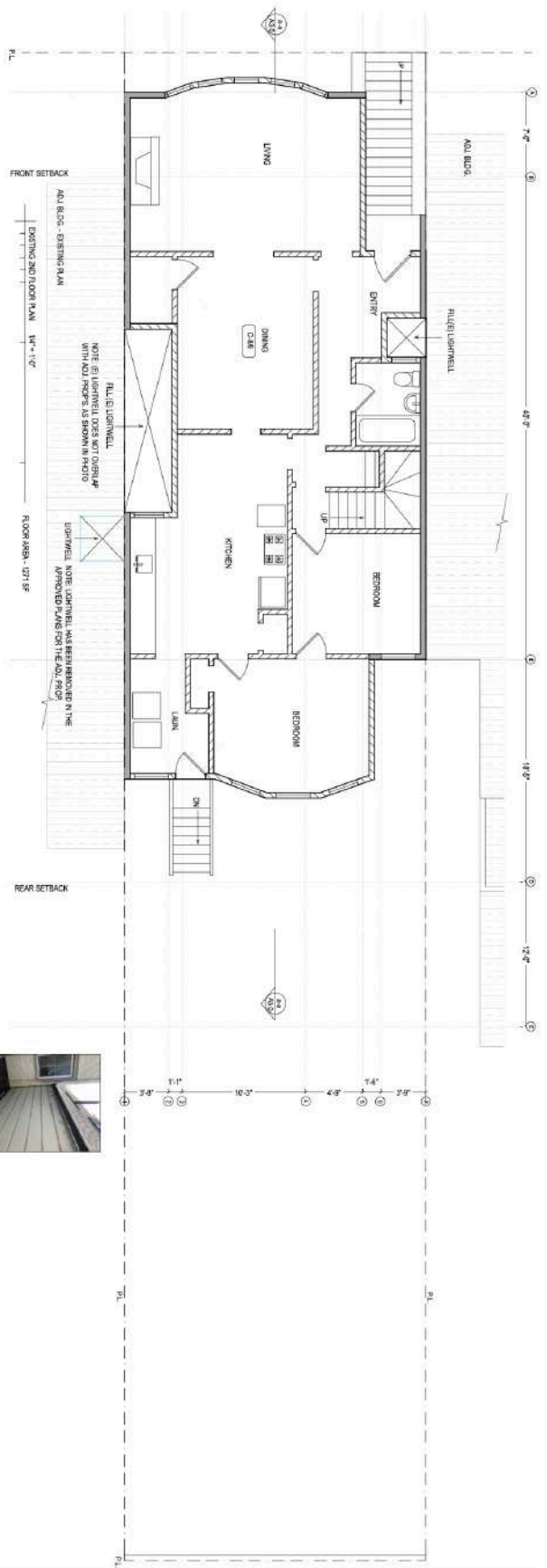
While on-site with us, Mr. Lewis expressed concerns about impacts of our plans specifically to the views from his third floor property-line deck at the front of his building. This recently-built side deck, one of four on Mr. Lewis' property, is a very unusual condition. The deck is five feet deep and extends to the property line. (See Photo 2.) As we understand it, current Planning Commission and Planning Department policy requires decks to be set back five feet from the property line. Under current policy, therefore, this deck wouldn't even be allowed. The sliding glass doors accessing the deck are set back five feet from the property line, providing plenty of room for light and air.

Nonetheless, after considering Mr. Lewis' request, we have offered a revision of our plans to include a setback of three feet into our front bedroom, as shown in the attached floor plan, to address Mr. Lewis' last-minute request. We were hoping that Mr. Lewis would see this proposal as a good faith gesture, which was our intention, but his response was to ask us to additionally remove living space from the front side of the house, which seemed more focused on a desire to preserve views, rather than a concern about light.

We believe that our project is a thoughtfully designed one that meets the reasonable needs of our family while being respectful of the existing structures on both sides. The Residential Design Guidelines provide that "[i]n areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion." (Guidelines at p. 16.) The Residential Design Guidelines call for setbacks on upper floors, which we are providing at the rear and the front. As such, we feel there are no exceptional or extraordinary circumstances here justifying discretionary review.

Thank you for your consideration.





- WALL LEGEND
- EXISTING WALL (ONLY BEING TO BE REMOVED)
 - EXISTENTIAL WALL
 - NEW FULL HEIGHT WALL X - 8" (NEW CON)
 - NEW PARTIAL HEIGHT WALL

10.19.21

A2.1

BOMZE RESIDENCE REMODEL
46 HOMESTEAD STREET, SAN FRANCISCO, CALIFORNIA

PROJECT NO: 17.0821.00
PROJECT TITLE: BOMZE RESIDENCE REMODEL

DESIGNED BY: MICHAEL WILKINSON
DRAWN BY: MICHAEL WILKINSON
DATE: 10.19.21
REVISION: 1

PROJECT CONTACT: MICHAEL WILKINSON
3051 CALIFORNIA STREET, SUITE 100
SAN FRANCISCO, CA 94117
PHONE: 415.440.8222
WWW.BE/ARCHITECT.COM

Ownership and use of documents: All drawings, specifications and text content appearing herein constitute the original and unpublished work of Be/Architect and shall remain the property of the architect. They are to be used only with respect to the project and shall not be duplicated, used by any person on other projects, or extension to this project without expressed written agreement with the architect.

BOMZE RESIDENCE REMODEL
 46 HOMESTEAD STREET, SAN FRANCISCO, CALIFORNIA

| DATE | ISSUE |
|----------|----------|
| 21.06.21 | REVISION |

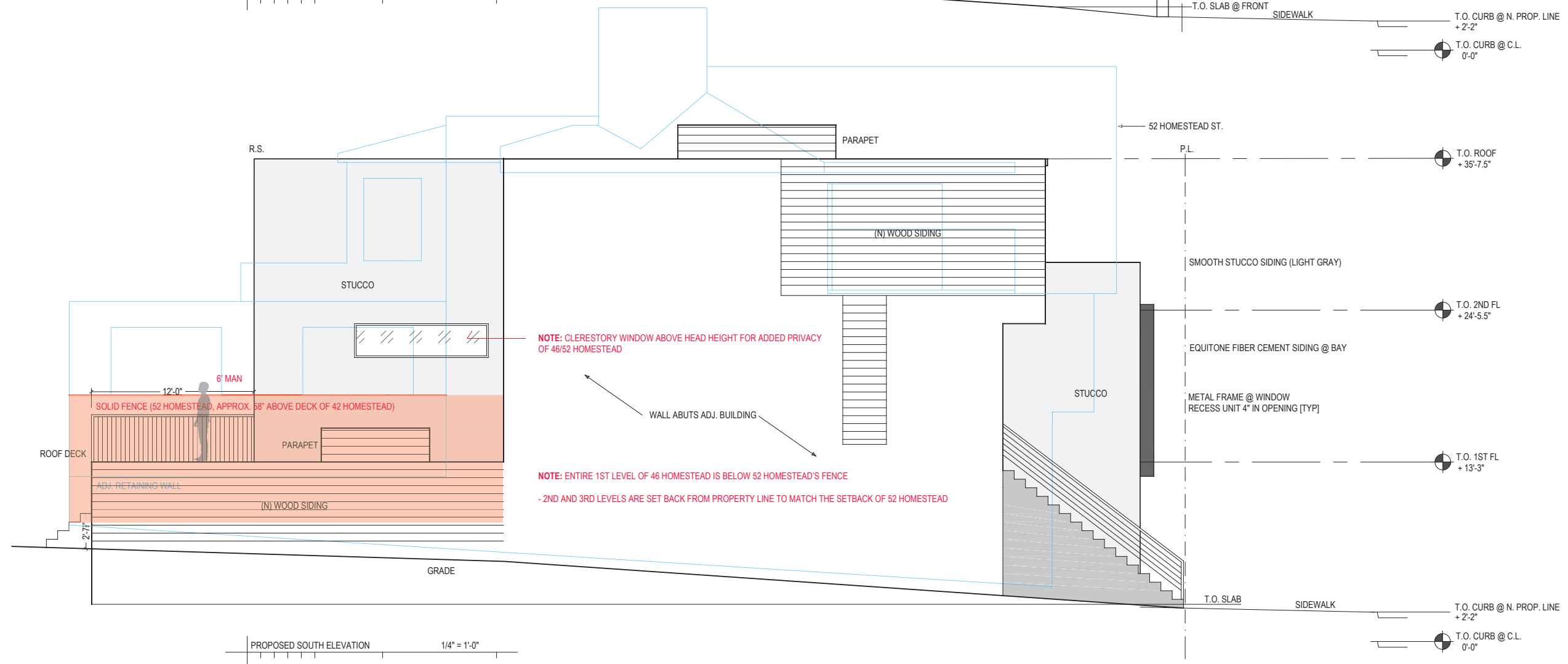
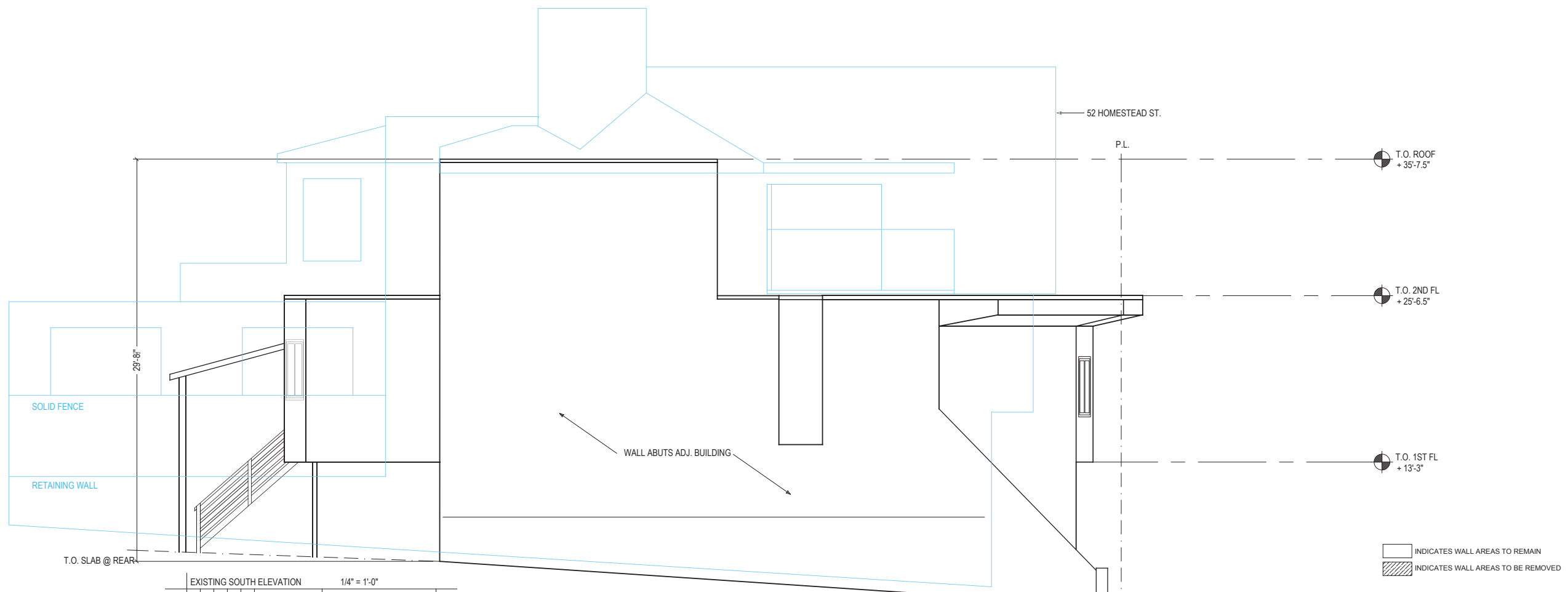
PRINT DATE

SHEET CONTENT

EXISTING AND PROPOSED SOUTH ELEVATIONS

10.19.21

A4.1



NOTE: CLERESTORY WINDOW ABOVE HEAD HEIGHT FOR ADDED PRIVACY OF 46/52 HOMESTEAD

**NOTE: ENTIRE 1ST LEVEL OF 46 HOMESTEAD IS BELOW 52 HOMESTEAD'S FENCE
 - 2ND AND 3RD LEVELS ARE SET BACK FROM PROPERTY LINE TO MATCH THE SETBACK OF 52 HOMESTEAD**

Ownership and Use of Documents. All drawings, specifications and their content appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to this project and shall not be duplicated, used by any persons on other projects, or extensions to this project without expressed written agreement with the architect.

BOMZE RESIDENCE REMODEL
 46 HOMESTEAD STREET, SAN FRANCISCO, CALIFORNIA

| DATE | ISSUE |
|----------|----------|
| 21.06.21 | REVISION |

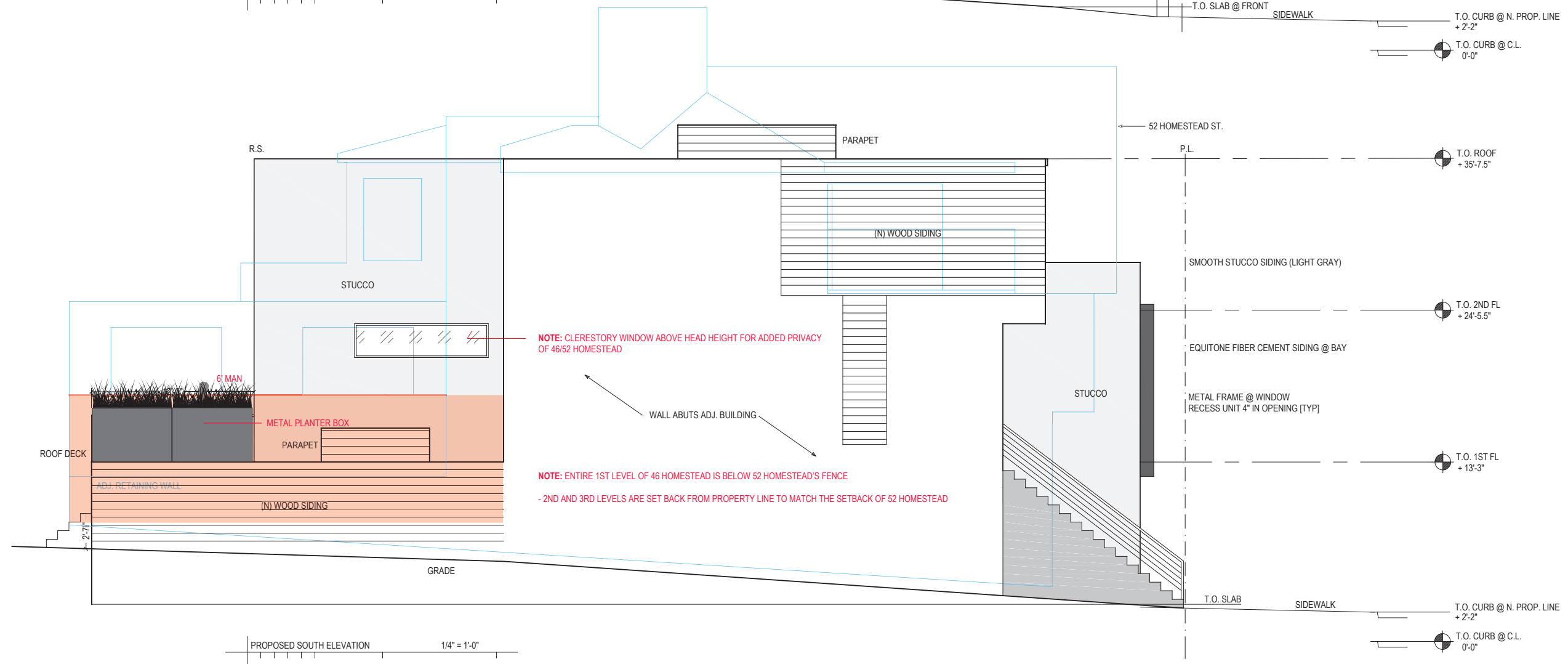
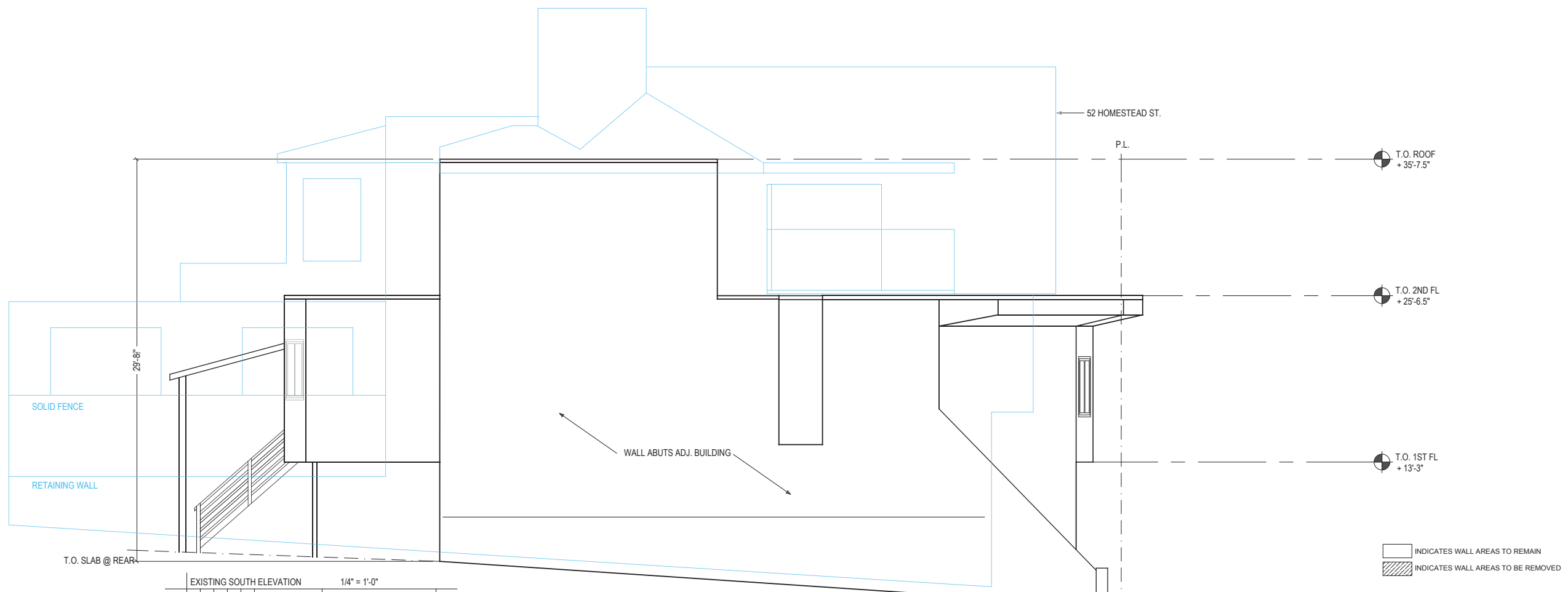
PRINT DATE

SHEET CONTENT

EXISTING AND PROPOSED SOUTH ELEVATIONS

10.19.21

A4.1



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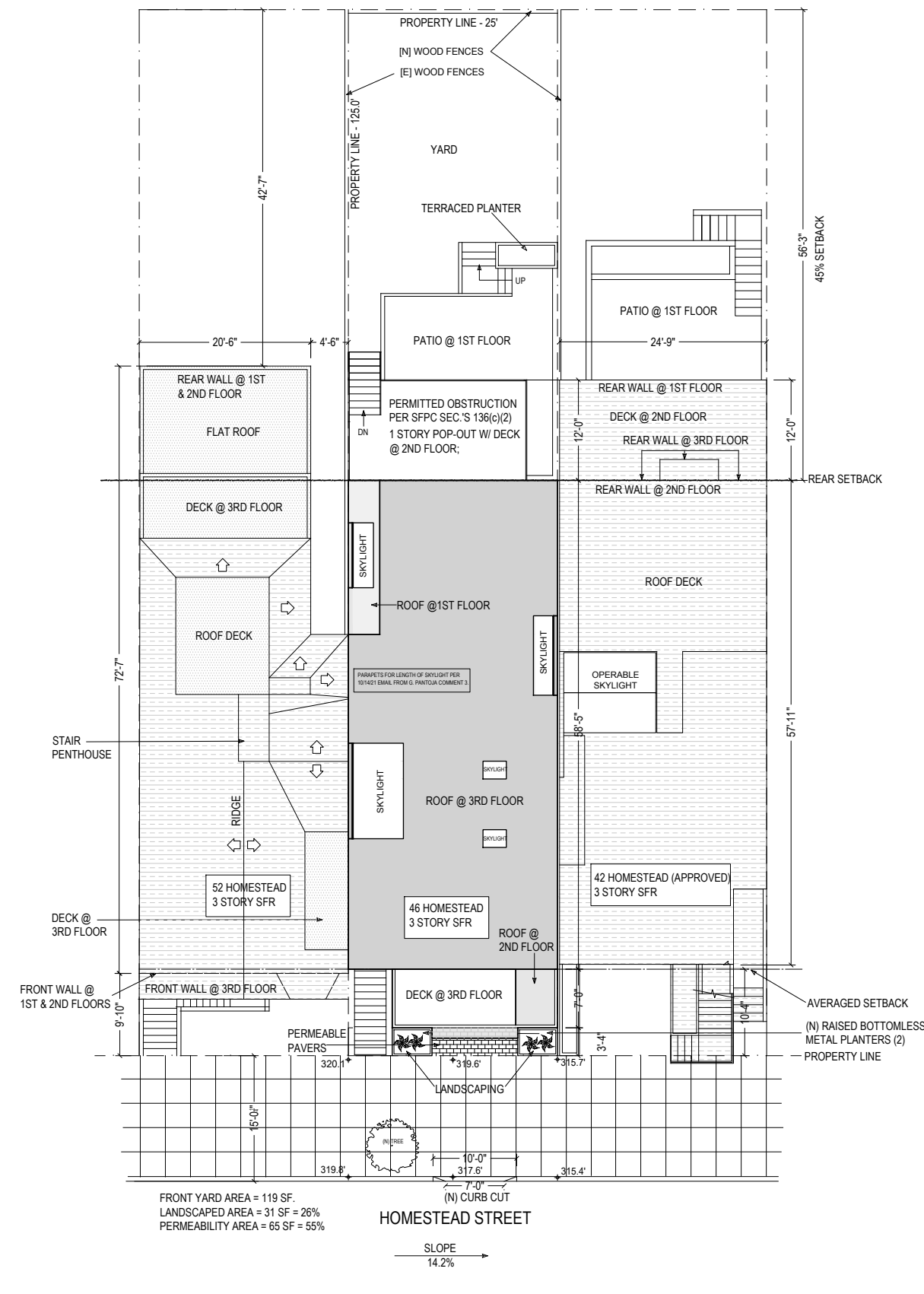
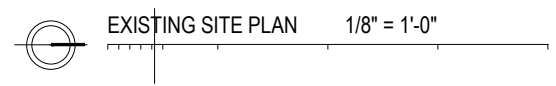
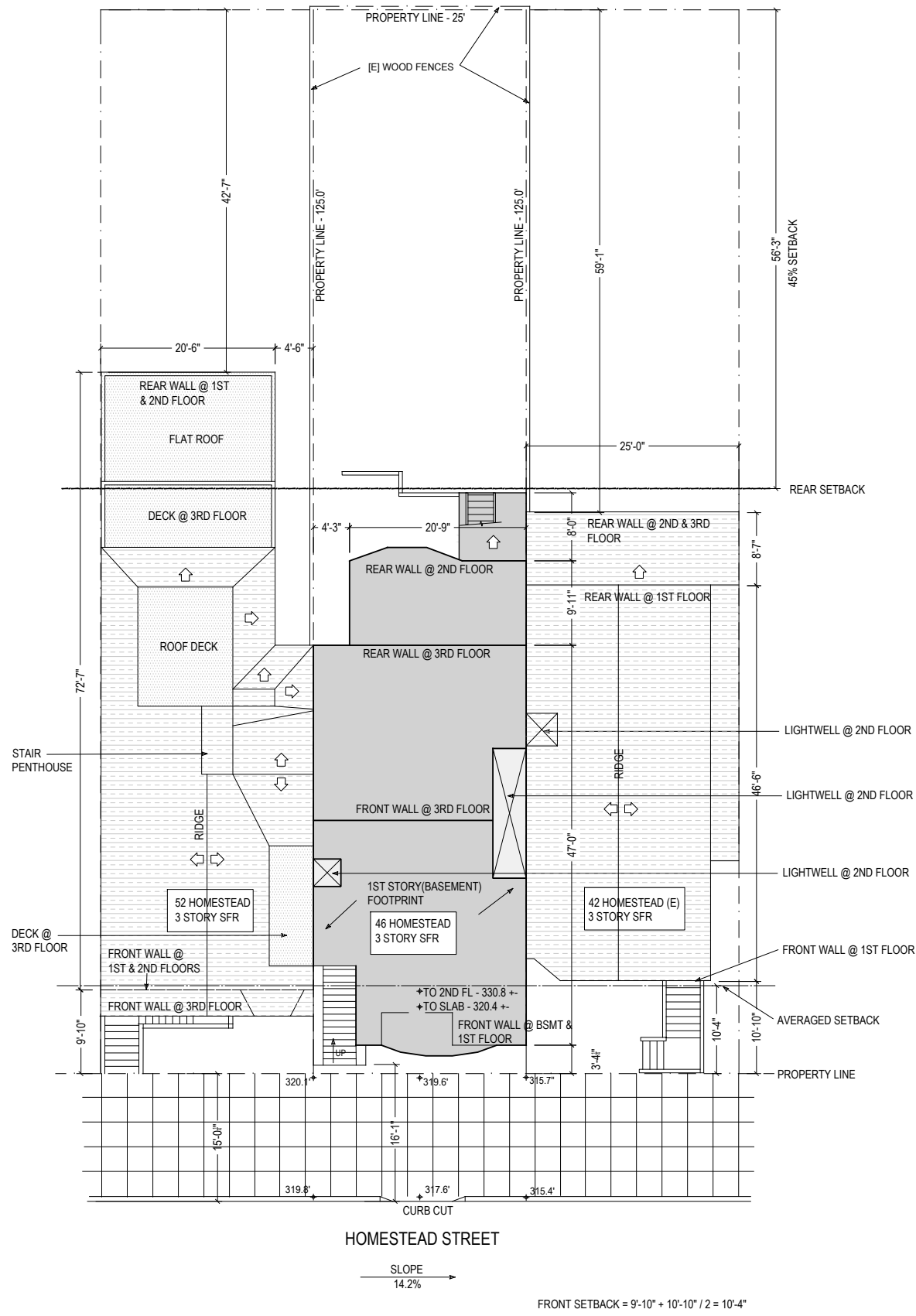
BOMZE RESIDENCE REMODEL
 46 HOMESTEAD STREET, SAN FRANCISCO, CALIFORNIA

| DATE | ISSUE |
|----------|-------------|
| 17.10.14 | SITE PERMIT |
| 18.06.18 | REVISION |
| 19.05.15 | REVISION |
| 20.06.06 | REVISION |
| 20.09.03 | REVISION |
| 21.06.21 | REVISION |

PRINT DATE

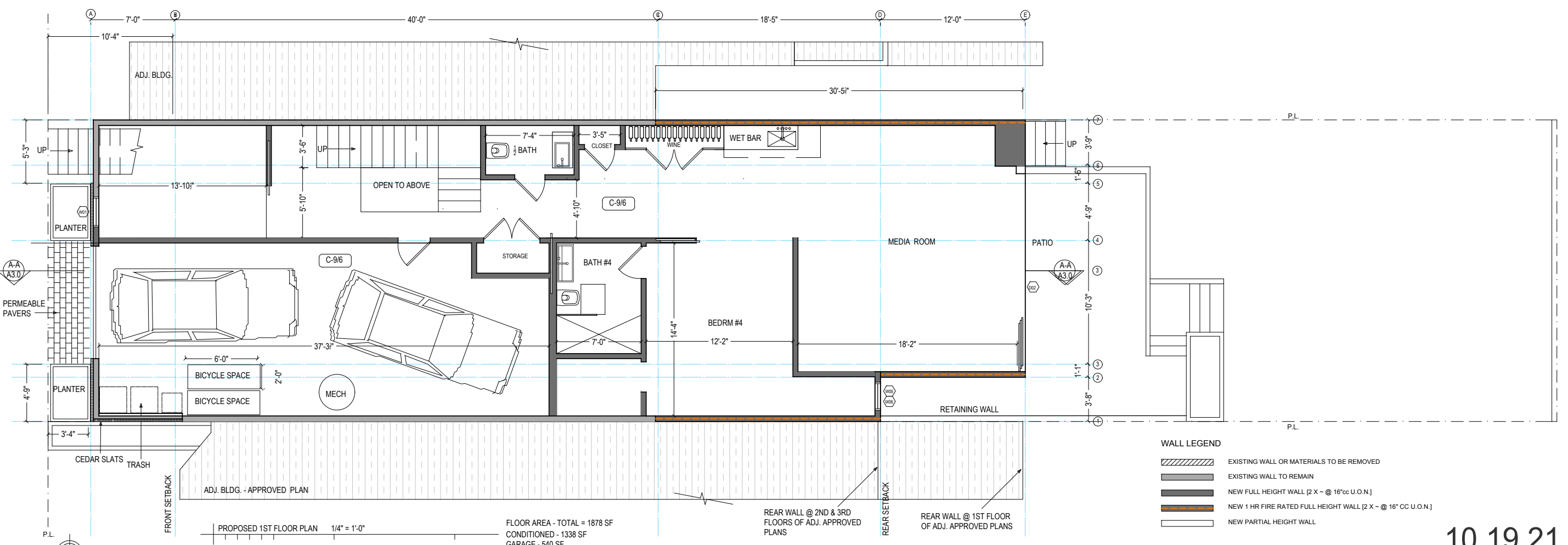
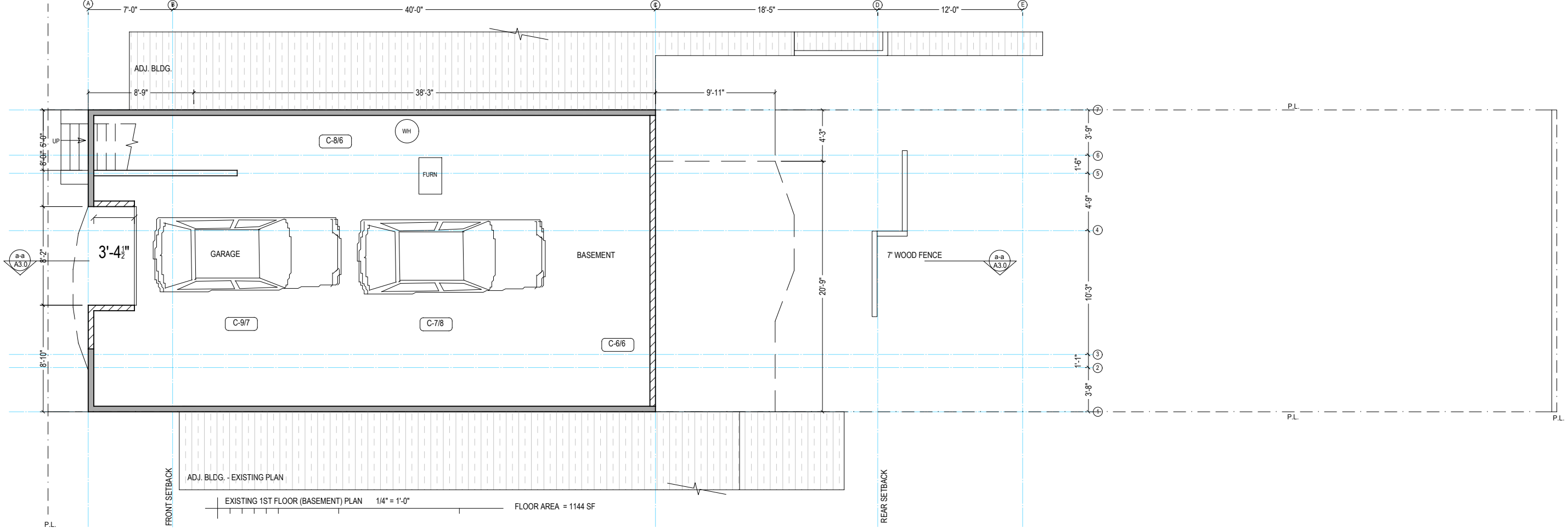
SHEET CONTENT

EXISTING & PROPOSED
 SITE PLANS



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BOMZE RESIDENCE REMODEL
 46 HOMESTEAD STREET, SAN FRANCISCO, CALIFORNIA



WALL LEGEND

| | |
|--|--|
| | EXISTING WALL OR MATERIALS TO BE REMOVED |
| | EXISTING WALL TO REMAIN |
| | NEW FULL HEIGHT WALL [2 X - @ 16"cc U.O.N.] |
| | NEW 1 HR FIRE RATED FULL HEIGHT WALL [2 X - @ 16" CC U.O.N.] |
| | NEW PARTIAL HEIGHT WALL |

10.19.21

A2.0

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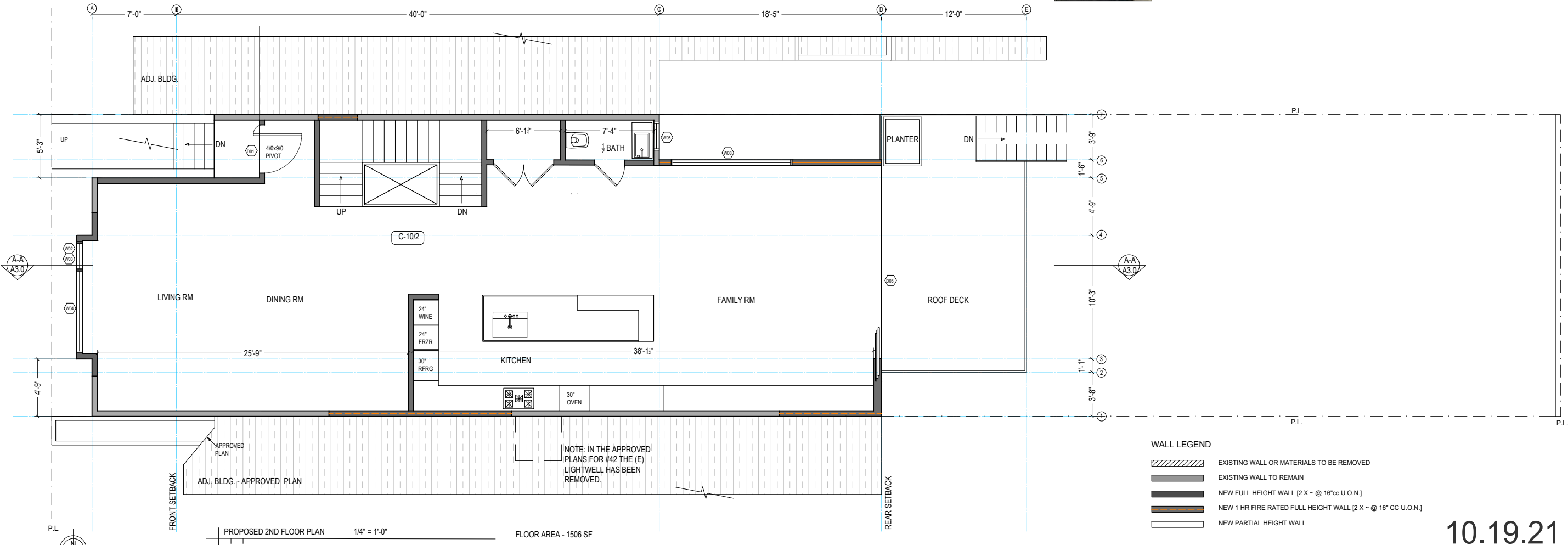
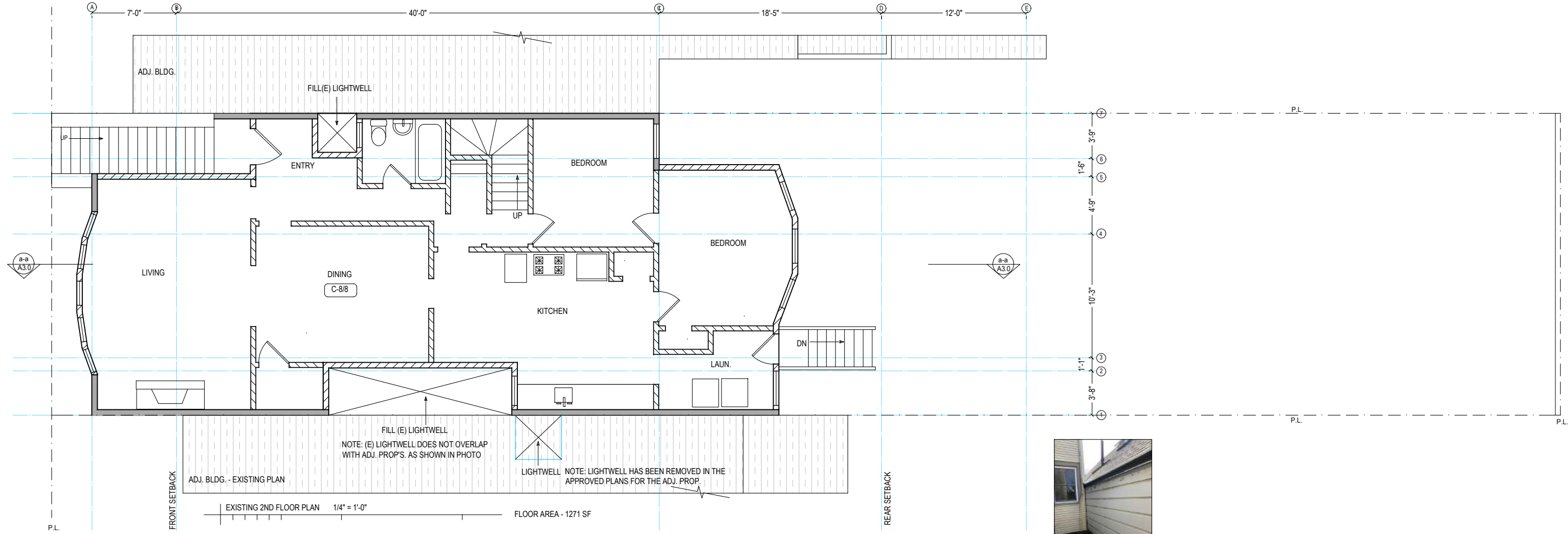
BOMZE RESIDENCE REMODEL
 46 HOMESTEAD STREET, SAN FRANCISCO, CALIFORNIA

| DATE | ISSUE |
|----------|----------|
| 21.06.21 | REVISION |

PRINT DATE

SHEET CONTENT

EXISTING & PROPOSED
 2ND FLOOR PLANS



WALL LEGEND

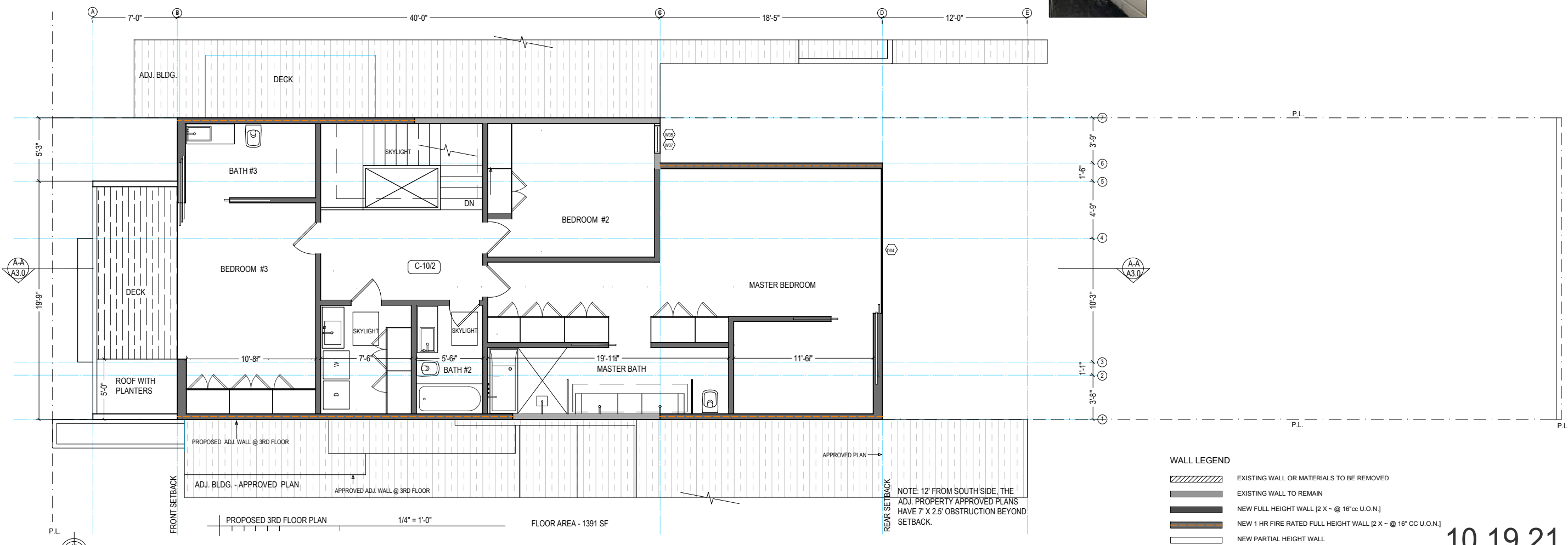
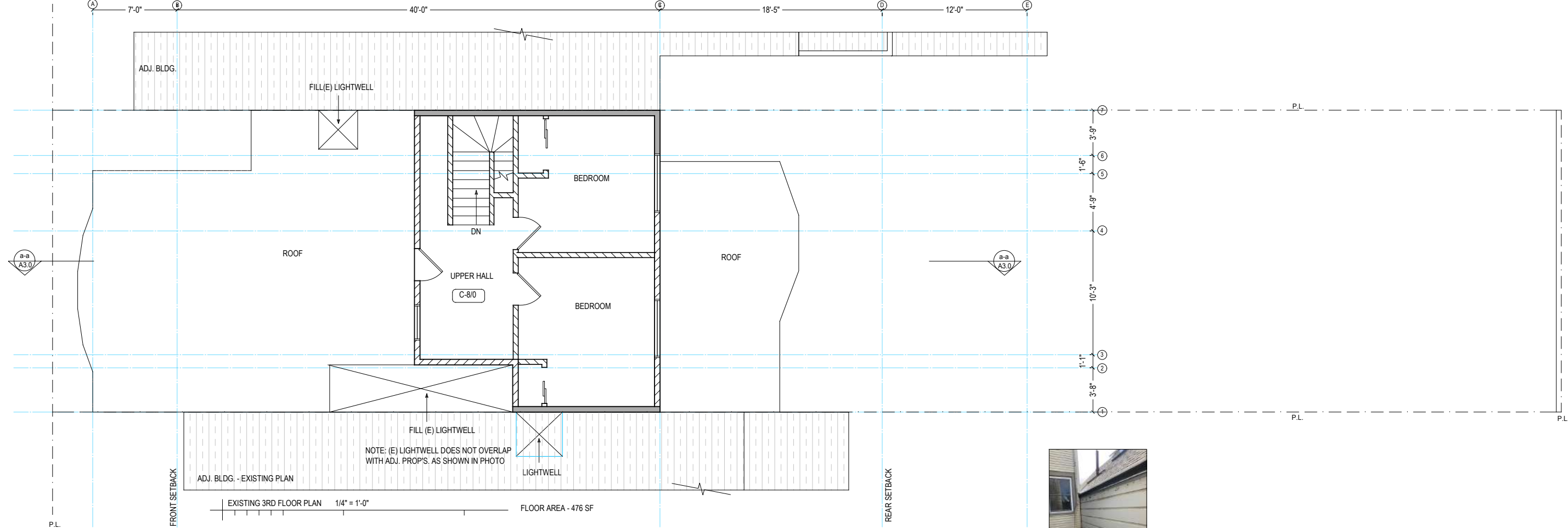
| | |
|--|--|
| | EXISTING WALL OR MATERIALS TO BE REMOVED |
| | EXISTING WALL TO REMAIN |
| | NEW FULL HEIGHT WALL [2 X - @ 16"cc U.O.N.] |
| | NEW 1 HR FIRE RATED FULL HEIGHT WALL [2 X - @ 16" CC U.O.N.] |
| | NEW PARTIAL HEIGHT WALL |

10.19.21

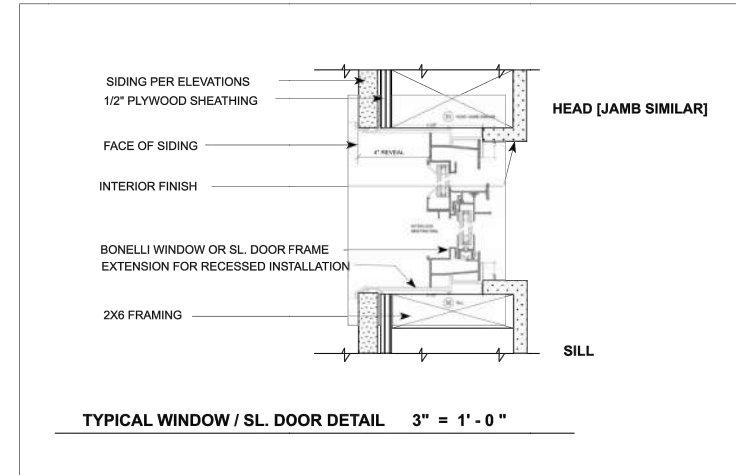
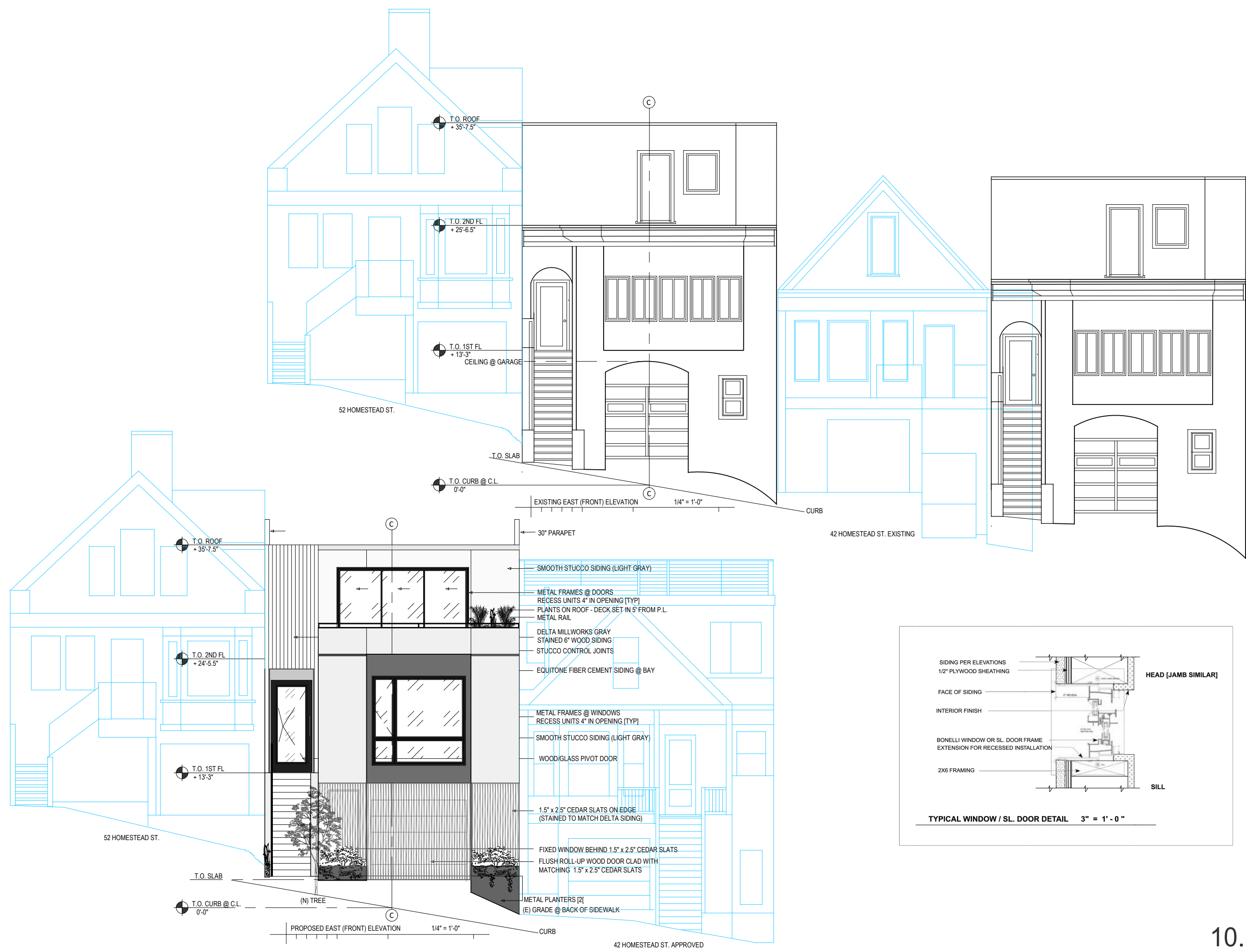
A2.1

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 46 HOMESTEAD STREET, SAN FRANCISCO, CALIFORNIA



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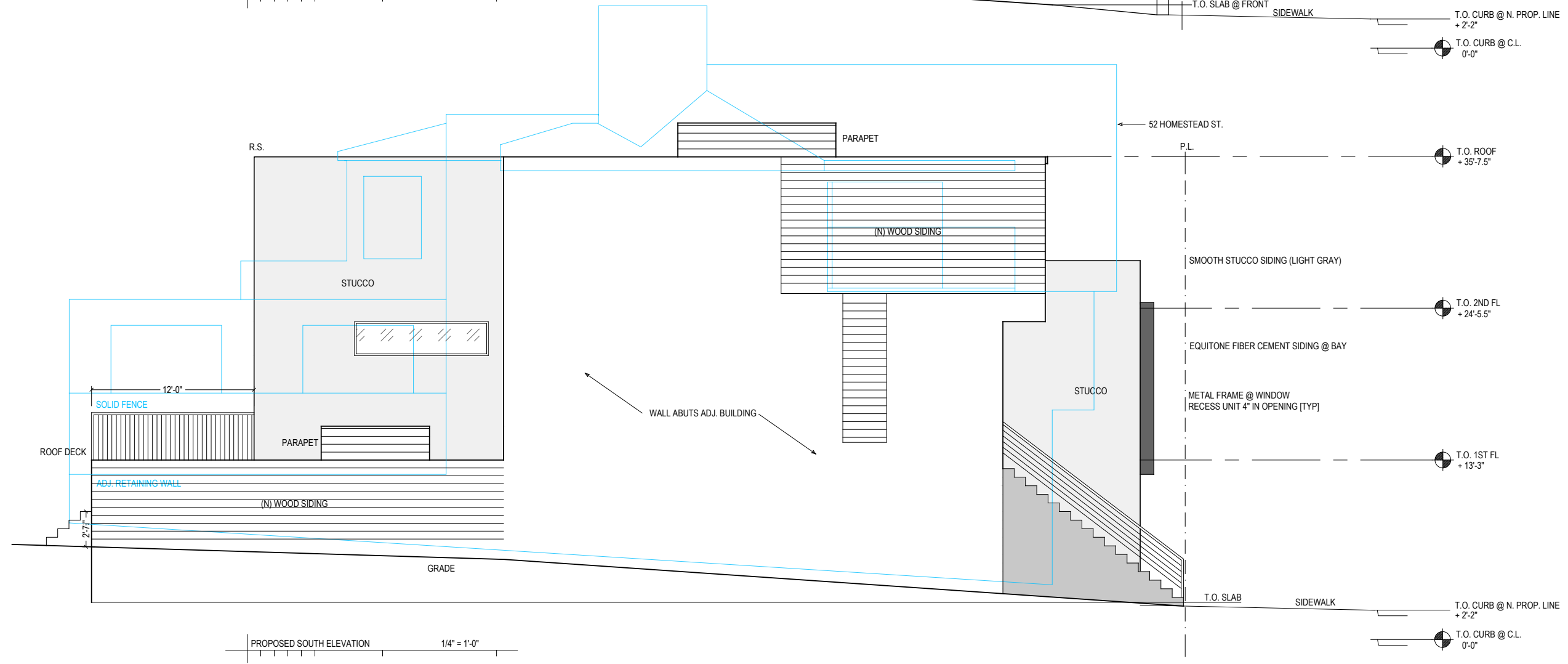
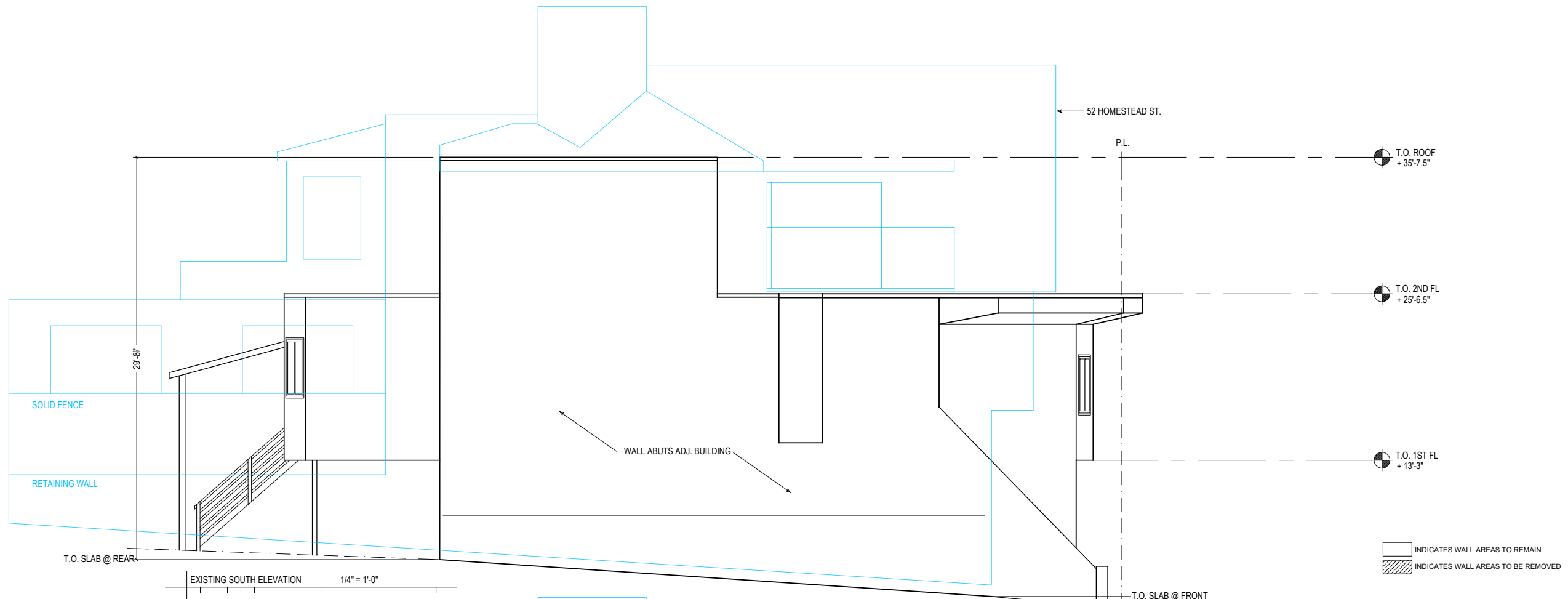
PRINT DATE

SHEET CONTENT

EXISTING AND PROPOSED SOUTH ELEVATIONS

10.19.21

A4.1



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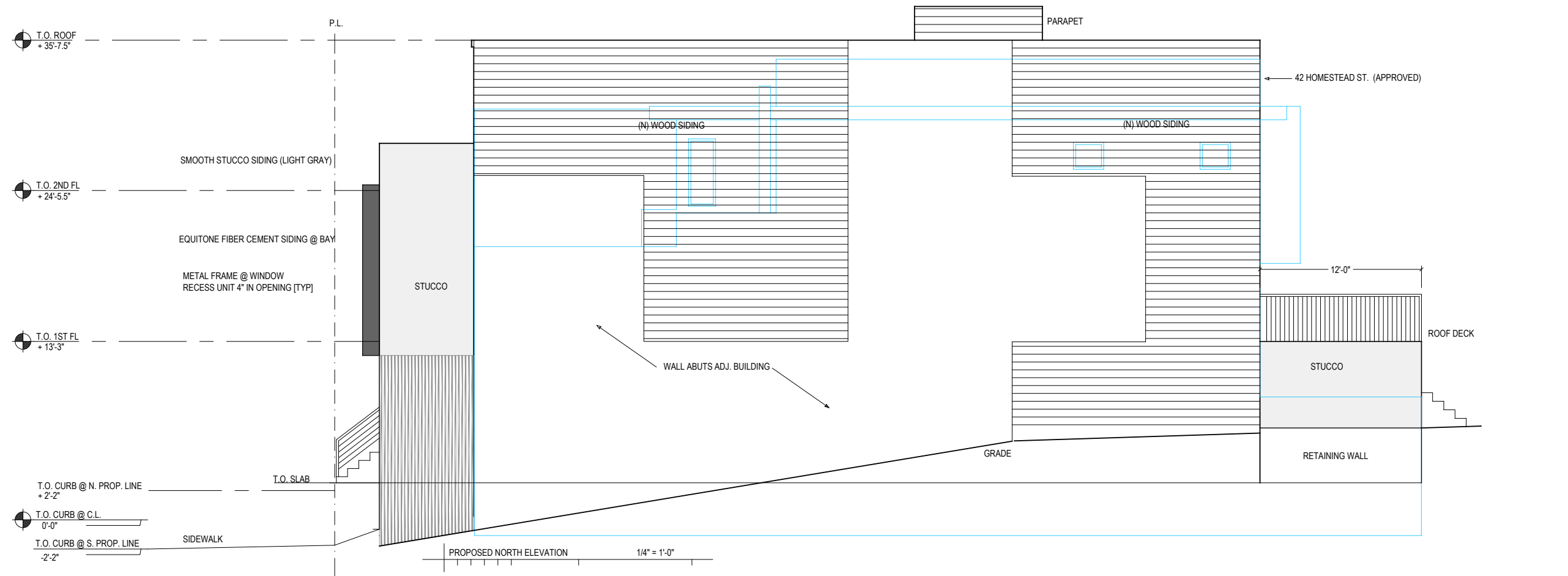
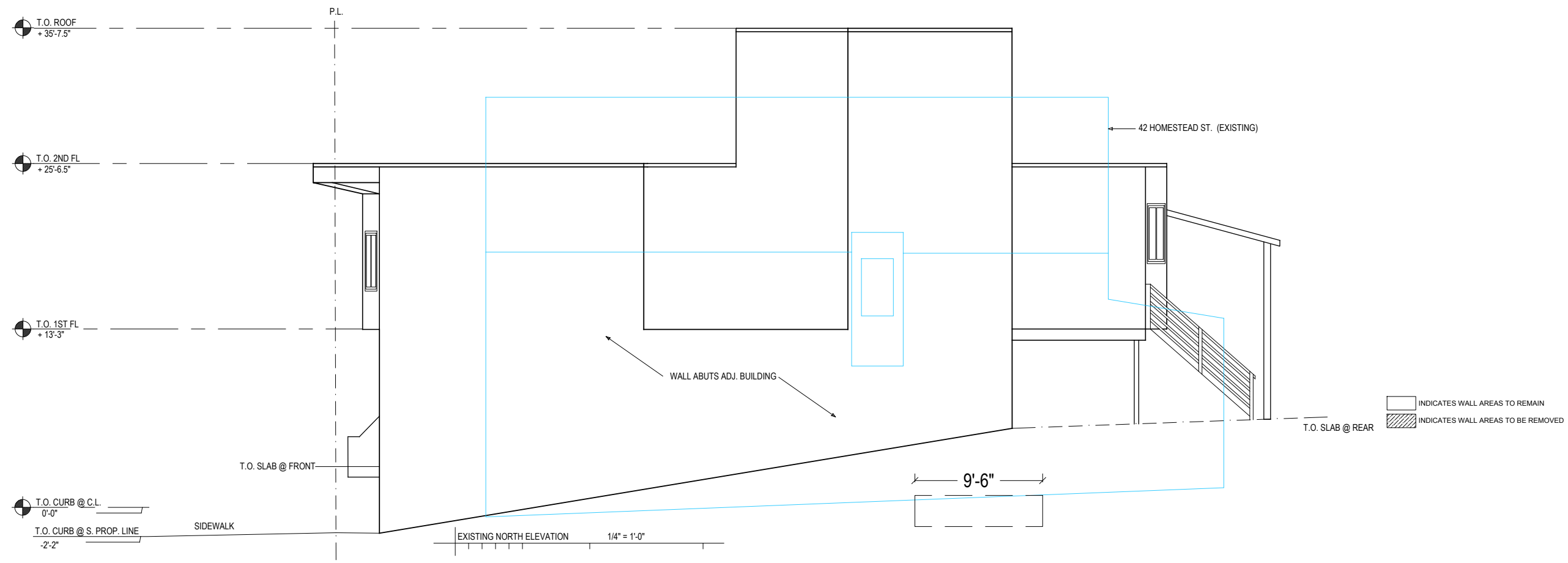
BOMZE RESIDENCE REMODEL
 46 HOMESTEAD STREET, SAN FRANCISCO, CALIFORNIA

| DATE | ISSUE |
|----------|----------|
| 21.06.21 | REVISION |

PRINT DATE

SHEET CONTENT

EXISTING AND PROPOSED NORTH ELEVATIONS

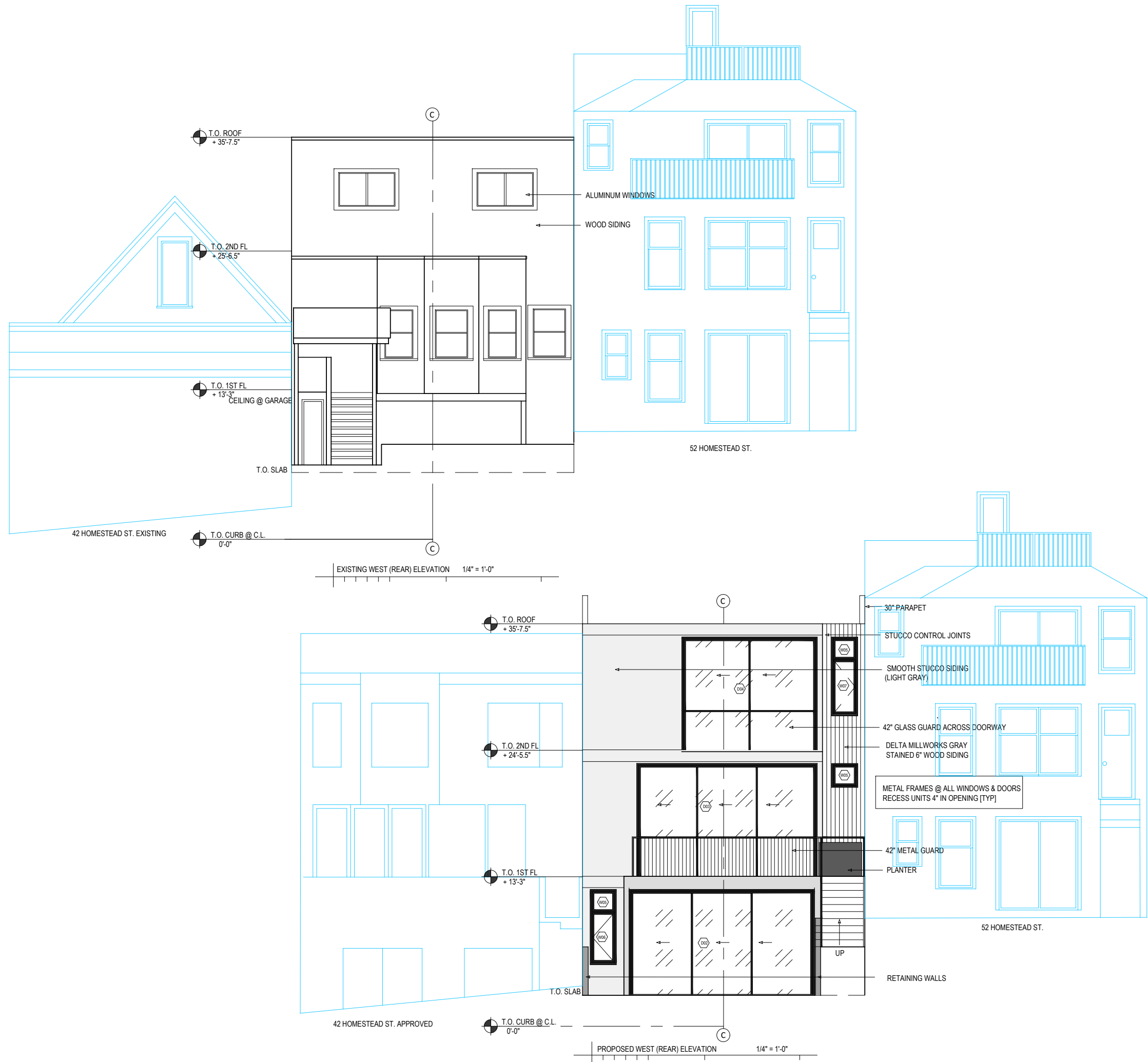


10.19.21

A4.2

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BOMZE RESIDENCE REMODEL
 46 HOMESTEAD STREET, SAN FRANCISCO, CALIFORNIA



SOLID FENCE
 RETAINING WALL

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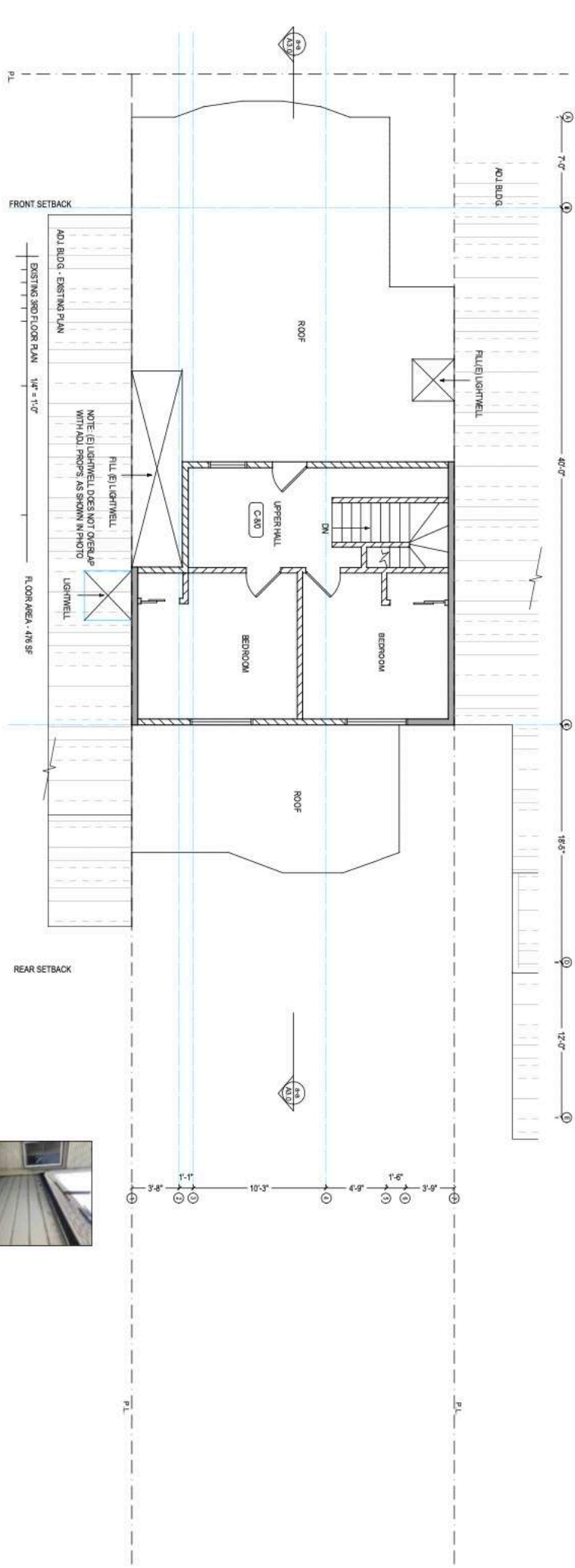
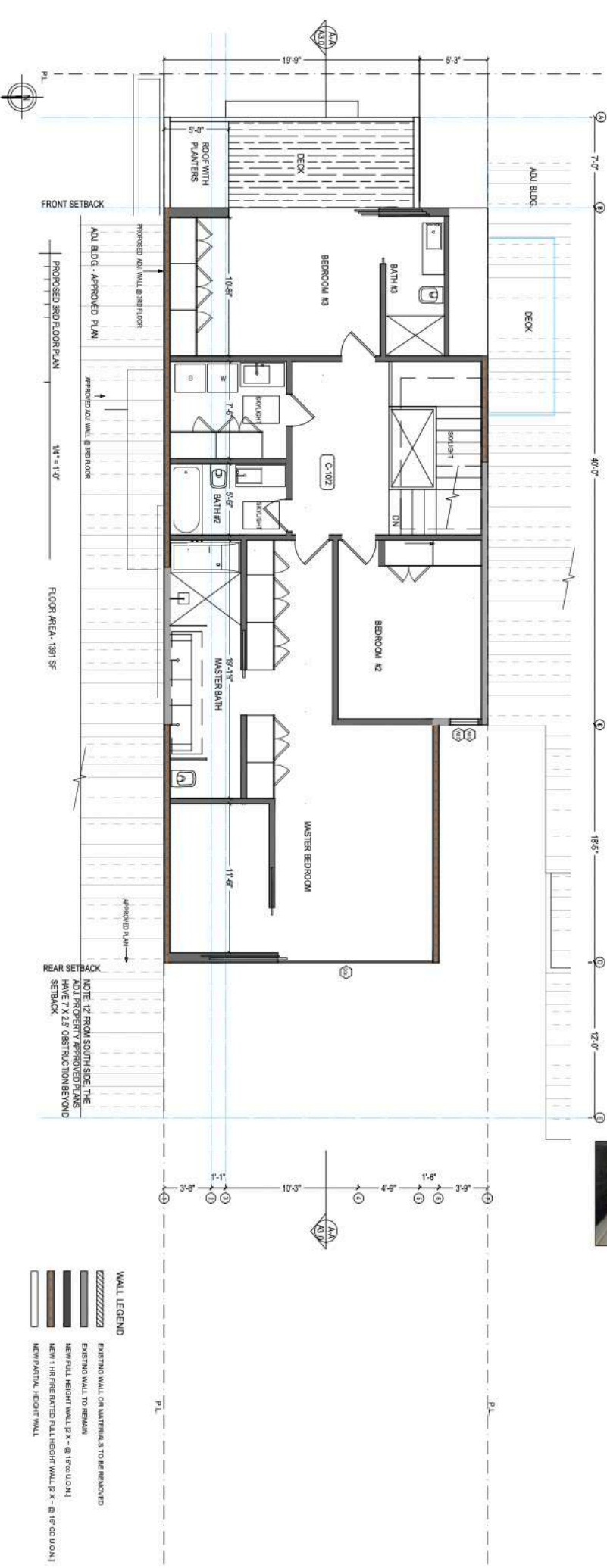


EXHIBIT C

Planning Recommendation

(3 ft setback + 75% length)



Bomze Offer

(3 ft setback + 100% length)



EXHIBIT D



Dan Bomze <dbomze@gmail.com>

46 - 52 Homestead Street, San Francisco

Winslow, David (CPC) <david.winslow@sfgov.org>

Thu, May 19, 2022 at 2:41 PM

To: "Fred O. Lewis III" <fred@bigtymedealmaker.com>, Kathleen Bomze <kathleen@bomze.com>, Michael P Kramer <mpkramer78@gmail.com>

Cc: Dan Bomze <dbomze@gmail.com>

very good. Thank you. I will announce the DR has been withdrawn at the hearing. Please confirm the current plan that we are using as the basis for our approval.

David Winslow

Principal Architect

Design Review | Current Planning
San Francisco Planning Department

49 South Van Ness, Suite 1400 | [San Francisco, California, 94103](#)

T: (628) 652-7335

From: Fred O. Lewis III <fred@bigtymedealmaker.com>

Sent: Thursday, May 19, 2022 12:40 PM

To: Winslow, David (CPC) <david.winslow@sfgov.org>; Kathleen Bomze <kathleen@bomze.com>; Michael P Kramer <mpkramer78@gmail.com>

Cc: Dan Bomze <dbomze@gmail.com>

Subject: RE: 46 - 52 Homestead Street, San Francisco

David,

We are in agreement assuming all of the plans meet city standards in conformance with the neighborhood.

Thank you,

Frederick O. Lewis III
Managing Partner
California Affordable Housing Group, LP

Oakland Affordable Housing Group, LP

Oakland Affordable Housing Group II, LP
American Liberty Investments, LP

(209) 522-9999/ fax (209) 297-4306
dealmaker@charter.net

From: Winslow, David (CPC) <david.winslow@sfgov.org>
Sent: Thursday, May 19, 2022 12:24 PM
To: Kathleen Bomze <kathleen@bomze.com>; Fred O. Lewis III <fred@bigtymedealmaker.com>; Michael P Kramer <mpkramer78@gmail.com>
Cc: Dan Bomze <dbomze@gmail.com>
Subject: RE: 46 - 52 Homestead Street, San Francisco

Is everyone in agreement? I need to head over to city hall shortly and will be without email.

David Winslow

Principal Architect

Design Review | Current Planning
San Francisco Planning Department

49 South Van Ness, Suite 1400 | [San Francisco, California, 94103](#)

T: (628) 652-7335

From: Kathleen Bomze <kathleen@bomze.com>
Sent: Thursday, May 19, 2022 12:17 PM
To: Fred O. Lewis III <fred@bigtymedealmaker.com>; Michael P Kramer <mpkramer78@gmail.com>
Cc: Winslow, David (CPC) <david.winslow@sfgov.org>; Kathleen Bomze <kathleen@bomze.com>; Dan Bomze <dbomze@gmail.com>
Subject: Re: 46 - 52 Homestead Street, San Francisco

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

Fred,

Thanks so much for helping everyone move forward and for your time on the phone today. The writing below is intended to memorialize our agreement concerning our project.

SETBACK AT 52H DECK

As outlined in the photo and drawings attached, we will cut the mass across from your deck back at an angle such that you achieve effectively 100% opening along your balcony. There will be a triangle of mass below your deck wall, as noted by the orange line. There will be no streetside wall extending to your property line at the front of our lightwell.

FRONT SKYLIGHT

Regarding the front skylight, we plan to have a skylight above our stairs, which will be 3' from your property line. It does require a parapet, but that parapet will likewise be 3' from your property line. Please see the attached photo that shows the approximate parapet placement. The skylight will provide important natural light, particularly since the angle we are cutting into the staircase lowers the ceiling above the stairs so much at that level.

BACK OF THE HOUSE

As I mentioned last night, the plans that are submitted with the city for the back of the house are the current plans. We have not made any changes to the back of the house. I don't recognize the red markups in your attachment so don't know their genesis, but they aren't part of our plans. Regarding the back skylight, which is below your fenceline, the required parapet will likewise be below your fenceline.

If you could please reply all that you're in agreement with this plan, that would be great!



Best,
Kathleen