

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
PAMELA FINE, _____)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION, _____)
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **24-001**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on January 2, 2024, 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 18, 2023 to Jennie Chien, of a Site Permit (erect a one-story, Type 5 greenhouse/ceramic studio in rear yard; erect two-story Type 5 building single-family home with basement consisting of greenhouse ceramic studio) at 681 12th Avenue.

APPLICATION NO. 2022/02/11/7855

FOR HEARING ON February 21, 2024

Address of Appellant(s):

Address of Other Parties:

<p>Pamela Fine, Appellant(s) 679 12th Avenue San Francisco, CA 94118</p>	<p>Jennie Chien, Permit Holder(s) c/o Brent Martin, Agent for Permit Holder(s) Martin Partners Architecture & Design 5040 Geary Blvd. San Francisco, CA 94118</p>
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Date Filed: January 2, 2024

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

PRELIMINARY STATEMENT FOR APPEAL NO. 24-001

I / We, **Pamela Fine**, hereby appeal the following departmental action: **ISSUANCE of Site Permit No. 2022/02/11/7855** by the **Department of Building Inspection** which was issued or became effective on: **December 18, 2023**, to: **Jennie Chien**, for the property located at: **681 12th Avenue**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **February 1, 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, brent@martinpartners.design and chien.jennie@gmail.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **February 15, 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 pgfinesf@gmail.com

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

Hearing Date: **Wednesday, February 21, 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: Pamela Fine, appellant

APPEAL OF PERMIT 20231215-111OL

The DBI has approved a Greenhouse but the proposed structure is an artist's studio. It is dishonest and misleading for the applicant to mislabel the project. And the applicant was instructed by DBI employee Tolu Atoyebi not to refer to the structure as a greenhouse but the applicant continues to do so.

This entire project is riddled with dishonesty, misrepresentation and outright lies by the applicant. If the applicant won't even label the project accurately, how can the DBI review it for safety or any other issues. The applicant proposes to install a kiln that heats up to over 1000 degrees farhenheit – was this reviewed for fire safety? She also proposes to take the kiln for walks – she is not knowledgeable about kilns.

I confirmed twice that the project did not have a glass roof, once with Ms. Atoyebi the other time with Mr. David Winslow but in this last review, the applicant requested a glass roof and it was granted without any consideration to the neighbors who objected to the glass structure emitting light.

The applicant stated that she required a studio that was discontinuous from her home. Was this reviewed for accuracy? Or does she need to preserve the original footprint of the house she inherited in order to preserve her \$1200 property tax?

Have an honest and complete review of the actual proposed structure.



Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 1/2/2024 1:55:58 PM

Application Number: 202202117855
Form Number: 2
Address(es): 1632 /009E/0 681 12TH AV
Description: ERECT 1 STORY TYPE 5 GREENHOUSE/CERAMIC STUDIO IN REAR YARD ERRECT 2 STORY TYPE 5 BUILDING SINGLE FAMILY HOME WITH BASEMENT CONSISTING OF GREEN HOUSE CERAMIC STUDIO
Cost: \$125,000.00
Occupancy Code: U,R-3
Building Use: 37 - GREENHOUSE

Disposition / Stage:

Action Date	Stage	Comments
2/11/2022	TRIAGE	
2/11/2022	FILING	
2/11/2022	FILED	
12/5/2023	PLANCHECK	
12/5/2023	APPROVED	
12/18/2023	ISSUED	

Contact Details:**Contractor Details:**

License Number: 804459
 Name: THOMAS BUCHANAN
 Company Name: HAMMERHOUSE CONSTRUCTION
 Address: 19 CERRITOS AVENUE * SAN FRANCISCO CA 94127-0000
 Phone: 4157530744

Addenda Details:**Description:**

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
INTAKE		2/10/22	2/22/22			2/22/22	SAPHONIA COLLINS		2/22/22: SUBMITTAL IS COMPLETE. SENT TO PPC. 2/17/22: Submittal appt 2:00 p.m. 2/11/22: WAITING FOR ADDITIONAL FORMS.
CP-ZOC		2/22/22	7/18/22	3/2/22	3/23/23	3/23/23	DCP USER	Approved	APPROVED: Construction of a new 285 sq ft accessory structure at the rear of existing single-family dwelling. Routed to DBI on 03/23/2023- Tolu Atoyebi, sydney.atoyebi@sfgov.org
CP-NP		10/26/22	10/26/22	10/26/22	11/2/22	12/14/22	DCP USER	Approved	10/26/22: Emailed 311 Cover Letter - Vlad 11/2/22: Mailed 311 notice 11/14/22; Expires 12/14/22 - Vlad
CP-DR		12/14/22	12/15/22			3/2/23	WINSLOW DAVID	Approved	3/2/2023 - DR NOT TAKEN. APPROVED AS PROPOSED. 12/14/22 - DR received (12.13.22 at 5:30pm). Assigned to V. Lewis for intake

BLDG		3/27/23	5/8/23	5/9/23		9/14/23	HERNANDEZ HECTOR	Approved	Approved-Received two complete new set with included comment modifications. Q/A meeting to discuss P-Check comments for proposed pre-fabricated accessory structure. Project modified to an all glass roof structure, provided additional comments Comments sent via PDF e-mail to brent@mnoarchitecture.com 5/09/23
SFFD		9/15/23	10/30/23			10/30/23	MATSUBAYASHI SEAN	Issued Comments	Comments via email. 10/30/23 SM Routed to Matsubayashi 9/25/23. LP
SFFD	1	11/3/23	11/3/23			11/3/23	MATSUBAYASHI SEAN	Approved	Approved SFFD access. 11/3/23 plans to PPC.
SFPUC		11/3/23	11/21/23			11/21/23	IMSON GRACE	Approved	11/21/2023 - APPROVED. ROUTED TO PPC.
BLDG		11/21/23	11/21/23			11/21/23	HERNANDEZ HECTOR	Approved	Re-stamp revised and reviewed added sheets
CP-ZOC		11/21/23	11/30/23			11/30/23	DCP USER	Approved	APPROVED REV 1 PLANS - Tolu Atoyebi, sydney.atoyebi@sfgov.org
PPC		12/4/23	12/4/23			12/4/23	WAI CHUNG WONG	Administrative	12/4/23: To CPB; kw 11/21/23: To CP-ZOC for restamp rev1; kw 11/21/23: To BLDG (then to CP-ZOC) for restamp rev1; kw 11/3/23: To SFPUC; kw 9/15/23: To SFFD; kw 5/2/23: To BLDG site bin #5. TW 3/27/23; Route to Pre-Plan Check Team to screen for review times/tiers and OTC eligibility. TW 2/22/22: To CP-ZOC (Planning);nl
PERMIT- CTR		9/28/22	9/28/22			9/28/22			09/26/2022: 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.-NB

CPB		12/4/23	12/5/23			12/18/23	SECONDEZ GRACE	Administrative	12/18/23: issued. rec'd green halo tracking. gs 12/15/23: rec'd pmt & contr stmt, waiting for green halo tracking. gs 12/15/23: invoiced. waiting for contr stmt. gs 12/5/23: approved. need payer info, contr stmt. emailed Jennie Chien. gs
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This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

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

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

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

[Station Code Descriptions and Phone Numbers](#)

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

Technical Support for Online Services

If you need help or have a question about this service, please visit our [FAQ](#) area.

BRIEF SUBMITTED BY THE APPELLANT(S)

Appeal No. 24-001
Subject Property 681 12th Avenue
Permit No. 2022/01/11/7855

Background

Many houses on the 600 block on 12th Avenue (and the 600 block of Funston) between Balboa and Cabrillo enjoy deep lots of 120' by 28". And these backyards are essentially level with each other.

The existing home at 681 12th Avenue is 42' deep and the proposed extension increases the depth by 36' – an 85% increase.

There is a patio awning that projects out 10' that has been traditionally used by the homeowners to build their private exterior spaces. This project ignores incorporating any part of this traditional 10' x 28' space into the art studio design and instead projects 26' feet beyond into the traditional preserved backyard open space – open since these building were built 100 plus years ago.

Most of the homes on the block (all but one) keep their backyard space open. The exceptions are enclosed or partially enclosed 10' deep patios directly behind the homes or solid opaque structures at the rear of the property line.

Objection #1 Violates Open Space

The permitted project erodes the long established mid-block open space, open space that is a defining feature of this block. It's a hidden gem in the inner Richmond. There is a consistent block pattern of building out no more than 10' from the rear of the house and this building goes way beyond it. See exhibits 1 – 8

Objection #2 It will create an unacceptable amount of light pollution

This is a glass box, 13' feet high, higher than the nearby extensions, with a transparent ceiling - in the mid block open space. It necessarily emits light.

See exhibit 9

Effects imposed by a greenhouse accessory structure is very different from effects of an art studio

There is a conflict between the codes and the intended use and occupancy of the structure. This building has been reviewed according to codes/guidelines for a greenhouse accessory structure. But it is not a greenhouse, not intended as one, and it is also not an accessory structure.

It is, as stated by the Permit Holder, a ceramic art studio and it is essential to her as an artist and will be occupied at any time of the day or night. According to the Permit Holder, ceramics is a dusty dirty kind of art that the Permit Holder refuses to have within her 3,500 sf home (including basement). It is logical, fair, and respectful to neighbors, that a ceramic studio that is too dirty to be placed within the confines of the Permit Holder's home, is too dirty to be placed in an all glass box, open to neighbors, in the unviolated backyard open space.

This ceramic art studio is not freestanding but adjoined to the house via a covered walkway.

It's intended use is a work studio for an artist. The permit holder is essentially putting her home work office into the open space backyard. It is reasonable to expect home work offices to be private. A glass workspace, 100% visible to the adjoining properties should not be permitted in the backyard. Especially a design that is all about the interior space. As it is now, the permit holder is imposing her private living area into the adjacent backyard open space.

Misc.

The architect /Permit Holder is unresponsive to neighbor's concerns. Despite light pollution being the top issue revealed during the pre-application meeting, the changes the architect made after this meeting has worsened the light pollution. These changes are:

- ceiling was changed from solid to glass,
- pendant lights have been added to the original task lighting,
- the architect appears to have given up on using frosted films or translucent finishes on the glass.

See Exhibit 10

Proposed remedies

- Return the ceiling to its original, solid material, and use a solid, non-transparent wall on the north side of the ceramic art studio.
- Bring the studio 6' closer to the house utilizing part of the covered walkway.
- Lower the building height 3' or more to be more compatible with nearby extensions.

Exhibit 1. Overview of 12th Avenue - Cabrillo Street to right

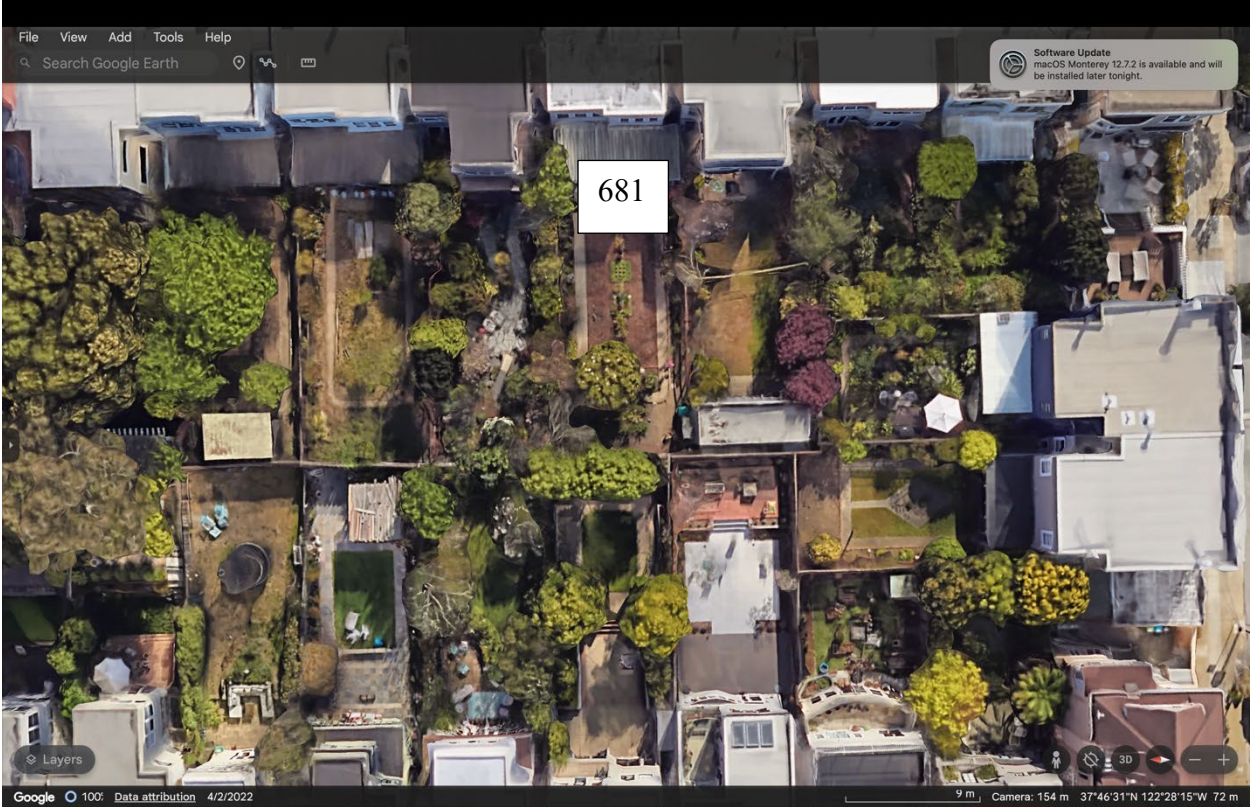


Exhibit 2. Overview of 12th Avenue – Moving North



Exhibit 3. Overview of 12th Avenue – Balboa Street to left

The X marks the only mid block violation and it is a housing unit

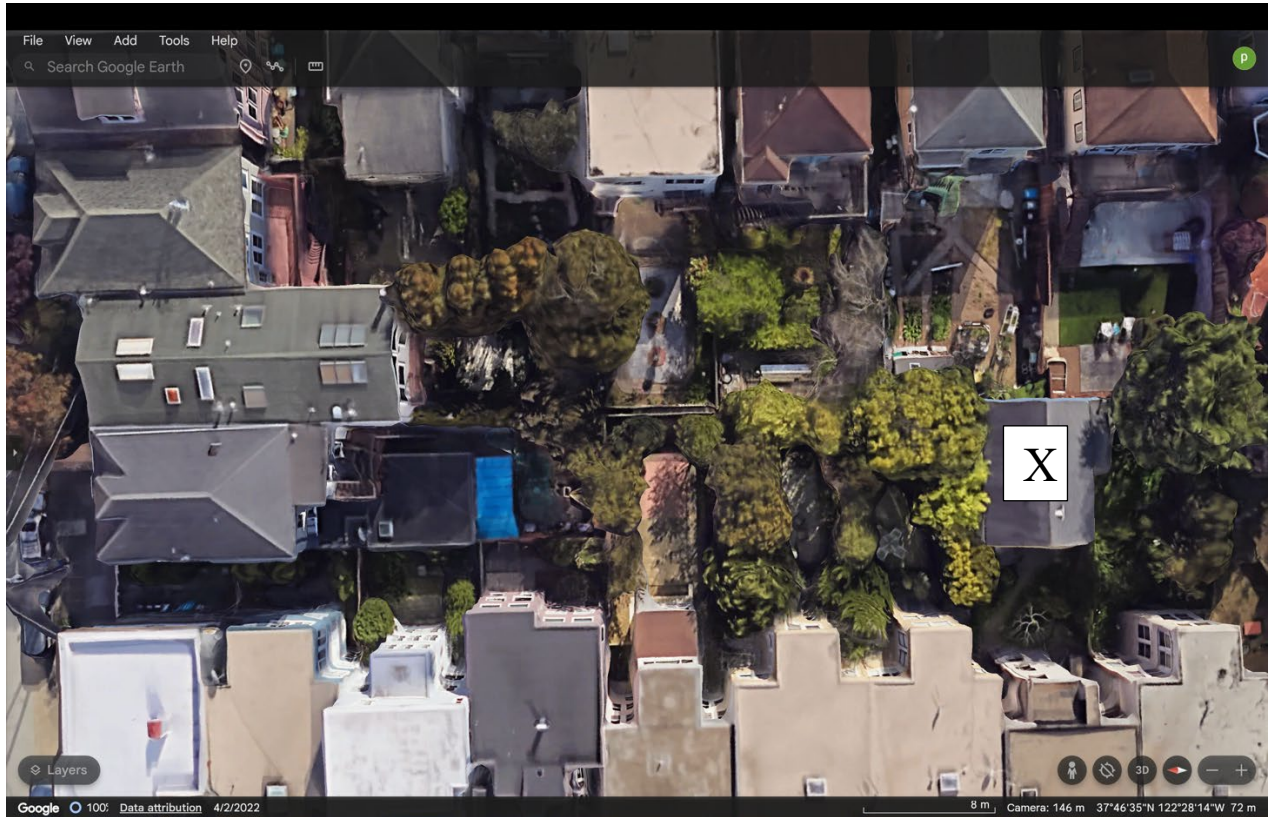


Exhibit 5 View of mid block open space 681 (Permit Holder) and neighbor to south

Note the open fence is recent and was designed by the Permit Holder and presented to me as a way for us to enjoy each other's open space and still enjoy our privacy. (This fence is between my home and the Permit Holder's)

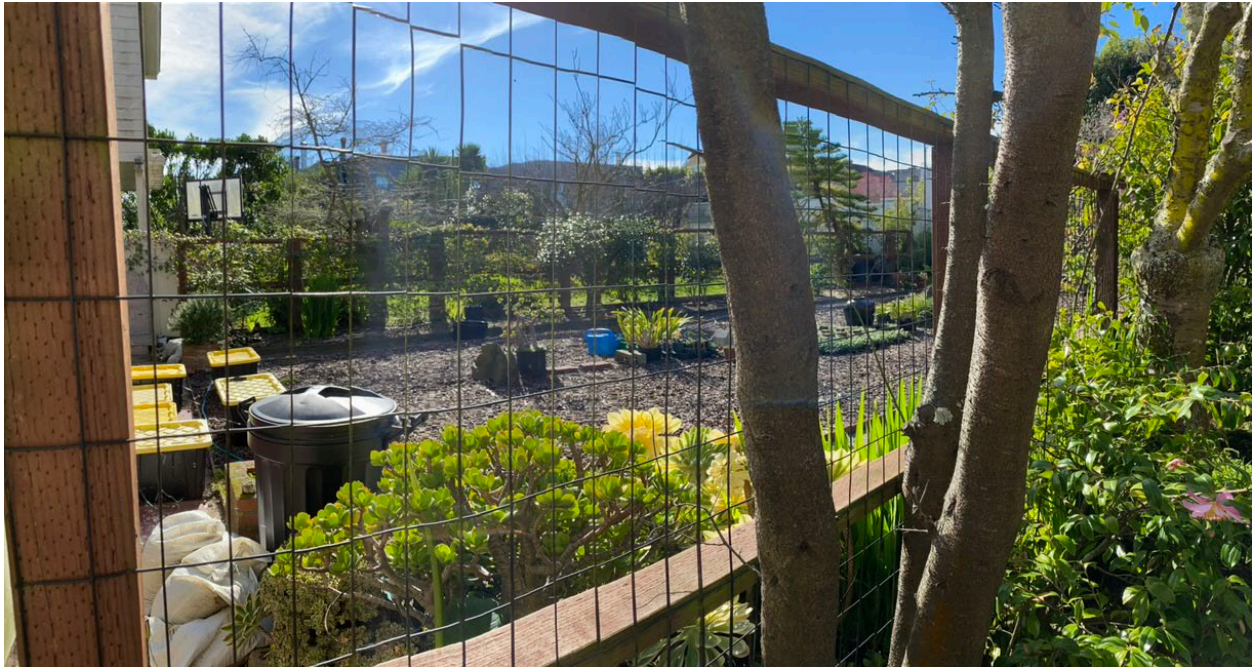


Exhibit 6 Patio at 681 12th – to be converted to covered walkway. No part of the proposed ceramic art studio is contained within the patio space.



Exhibit 7 View from window at 679 12th looking southwest

Note the accessory structure at 683

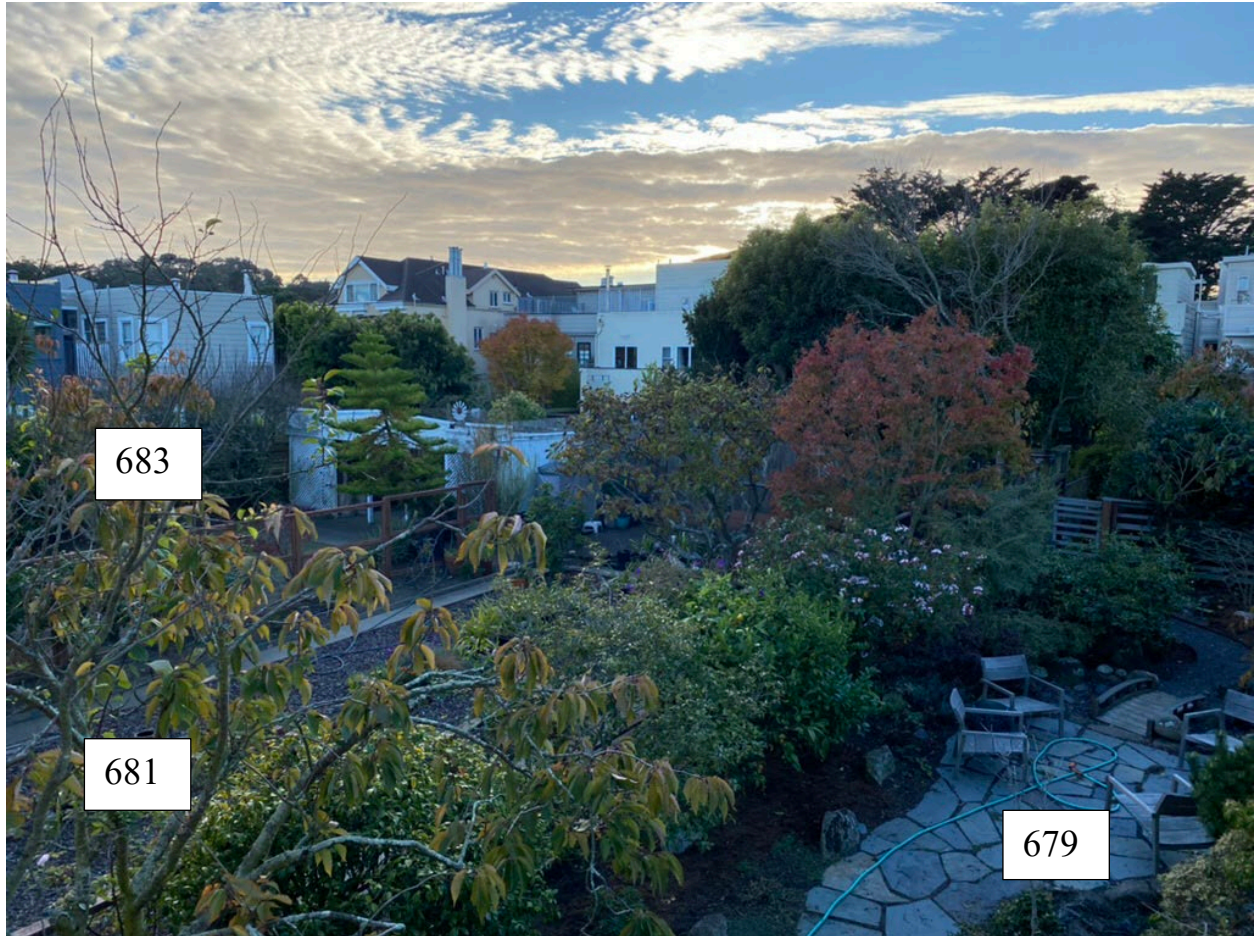


Exhibit 8 View from window at 679 12th looking northwest

Note the covered patio accessory structure at 677 and the rear accessory structure at 675.



Exhibit 9 Light emission from within a building – 679 12th Avenue



Exhibit 10 Email from architect dated 12/12/2022 discussing impacts to privacy

Hello Pamela and Tolu,

See my responses below.

1. The connector canopy between the studio and the main house creates a covered outdoor area where Jennie can work, dine or do gardening just off the kitchen. If it were smaller it would make it difficult to circulate around a table or anything that might be in the space. The canopy on the west is there as covered gardening and potting area. We are also changing the translucent material of the canopies and roof to clear glass to allow maximum light penetration.
- 2. To minimize the impacts to privacy, we will likely employ frosted films on the vertical surfaces of the glass up to certain height to hide the low work area, in addition to curtains that can be pulled across the inside of the glass for privacy and light control. Lighting for work at night will employ localized task lighting to minimize the amount of light spill out of the studio.** While there may be a lantern pendant hanging from the ceiling, it will be a soft glow and not a harsh, bright light spilling onto others' property. The curtains will help contain the light within the studio. **This is an important concern for us and will be part of the final detailing of the studio.**
3. The other strategy to assist in privacy along the north and south property lines will be a line of planting to create a green visual separation.

Hope that helps, let me know if you have any other questions.

BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

PERMIT HOLDER'S BRIEF

APPEAL NO. 24-001

SUBJECT PROPERTY: 681 12th Avenue, SAN FRANCISCO, CA 94118

PERMIT NO. 2022 0211 7855

2/12/2024

The permit Holder requests that the Board uphold the entitlement as is. The permit approved is for an Accessory Structure. No variances were requested. The guidelines for RH-1 Accessory Structures are covered by San Francisco Planning Code Section 204.1.

The owner Jennie Chien is an artist who plans to use the one-story accessory structure as an artist studio for hobby ceramics. The studio is 285 sq. ft. and meets the building codes and meets or exceeds the setback requirements of the San Francisco Planning Code. It is 12' in height from the patio level, set back 9'-0" from the residence, 5' on south side, 8'-9" on the north side and 43'-5" from the rear of the yard.

The proposed project does not violate the contiguous Mid-block space, cast shadows, create light pollution, or violate privacy in the ways that the concerned party claims.

Planning Code Accessory Use definition:

"A related minor Use that is either necessary to the operation or enjoyment of a lawful Principal Use of Conditional Use, or appropriate, incidental, and subordinate to any such use, and is located on the same lot. Accessory Uses are regulated by Sections 204 through 204.5 and Sections 703 (d), 803.3 (b)(C), 825(c)(1)(C) and 986 of this Code."

Response to Objection #1 Open Space

The San Francisco Residential Design Guidelines define two types of Mid-block open space, Strong and Irregular. Strong Mid-block open spaces are defined by their contiguous open space, uninterrupted by accessory structures. Irregular Mid-block open spaces are defined by the presence of a variety of accessory structures. The design guidelines do not pass judgement on whether one type is more desirable than the other. The subject property Mid-block open space is an irregular pattern as defined by the guidelines. The proposed project follows the design guideline to be compatible in scale to the irregular nature of the existing Mid-block open space.

See Exhibits 1-11 below.

There are eight accessory structures in the rear yards on properties on both sides of the Mid-block line. The Exhibits show two nearby attached greenhouses and one attached sunroom, located at the rear property lines are two sheds, one gazebo and one roofed pergola. There is a two-story rental cottage at 630 Funston.

The total square footage of the rear yard is 2,038 square feet, of which, the Ceramic Studio takes up 285 square feet, or 14%. The Planning code open space requirement for RH-1 zone is a minimum of 300 square feet. The proposed project preserves 1,753 square feet of open space.

The one-story studio's cubic form is in concert and in scale with the neighbors' houses.

Neighbors on either side of 681 have 2 story additions. Reviewing ***Exhibit 6*** reveals 681 12th Avenue is one of the shortest depth houses on the block.

Exhibits 1-11: Plan Diagram: Neighborhood Mid-block Open Space Pattern,

Regular VS. Irregular, Plan Diagram: Subject Block, Irregular Mid-block Pattern and Existing Structures, Subject Lot Accessory Building Structures, & Rear Elevation of Subject Property formal relationship to other rear yard additions on adjacent lots, Photographic documentation of other accessory structures within the subject block.

Response to Objection #2: It will create an unacceptable amount of light pollution.

There never has been any intention to brightly light the studio. This would be wasteful as well as inefficient. At night task lights will be shielded and directed downwards and not up at the sky or directed towards neighbors. Lighting, whether track lighting or pendant lighting will also be shielded focused down lighting. The window manufacturer informed the design team that the addition of third-party films on the glass would void the warranty, therefore the owner made the decision to use tinted glass with a low-e reflective coating to help control light, increase the amount of privacy, and reflect the landscape of the rear yards during the day. The tinting will cut down on light escaping during the evening hours and will reduce visibility of the interior during the day. Window coverings will also be employed as needed to control light and provide additional privacy.

Exhibit 12: Selected Tinted Glass – Vitro Solarban R100 / Optigray

Response to “Effects imposed by a greenhouse accessory structure is very different from effects of an art studio”

This is an Accessory Structure as defined by the Planning Code. It was designed to be used as an art studio. It is not a living space. It is a freestanding structure. The canopies are attached to the residence and designed as protection from wet weather. The permit holder is not passing this off as a greenhouse, it is correctly labeled a Ceramic Studio on the permit drawings and

qualifies as an accessory building used for hobby ceramics by the Planning and Building departments.

Backyard garden art studios have a long history, providing a place of escape and contemplation, a place for the artist to commune with nature. The studio will contain the creative activity and reflect the nature around it. The texture and character of the project is consistent with the residential character of backyard garden architecture.

Response to Miscellaneous

1. The glass manufacturer informed us that using film on the glass would void the warranty of the glass system. The decision was made to change to a tinted gray glass with low-e coating. This will help the privacy / visibility concerns during the day and with light pollution at night.
2. The one-story building at 12' in height, is in scale with the other additions and accessory buildings in the rear yards as illustrated in the exhibits. The RH-1 zoning height limit is 35' for the dwelling. The required side yard setbacks are 0'-0", while the rear yard setback is 36'-0". The subject accessory building is well within the height limits and exceeds the rear and side yard setback requirements required by the city zoning code.
3. There will be plantings along the north wire fence to increase privacy for both neighbors. The owner has been testing vines to grow on the side yard fences to increase privacy. These could possibly be grown higher than the current fence height if desired.

See Exhibit 13

4. Moving the studio to within 3 feet of the main residence removes the usable outdoor covered space from the project and creates a conflict between the outswinging patio doors and ability to circulate.

See Exhibit 14: SF Planning, General Planning Information, Accessory Uses for Dwellings

Conclusion

The height of the studio is within code and compatible with the heights of nearby home additions. The project was approved by SF Planning, Fire and Building Departments, and unanimously approved by the Planning Commission in the Discretionary Review Hearing. The Permit Holder has more than 25 years of experience in ceramics and knows it is important to keep a clean working space. Property owners do have the right to improve their property. We carefully considered many issues affecting neighbors regarding square footage, privacy, lighting, light transmission, and shadow. We stayed within the building codes and designed a beautiful airy space to create art.

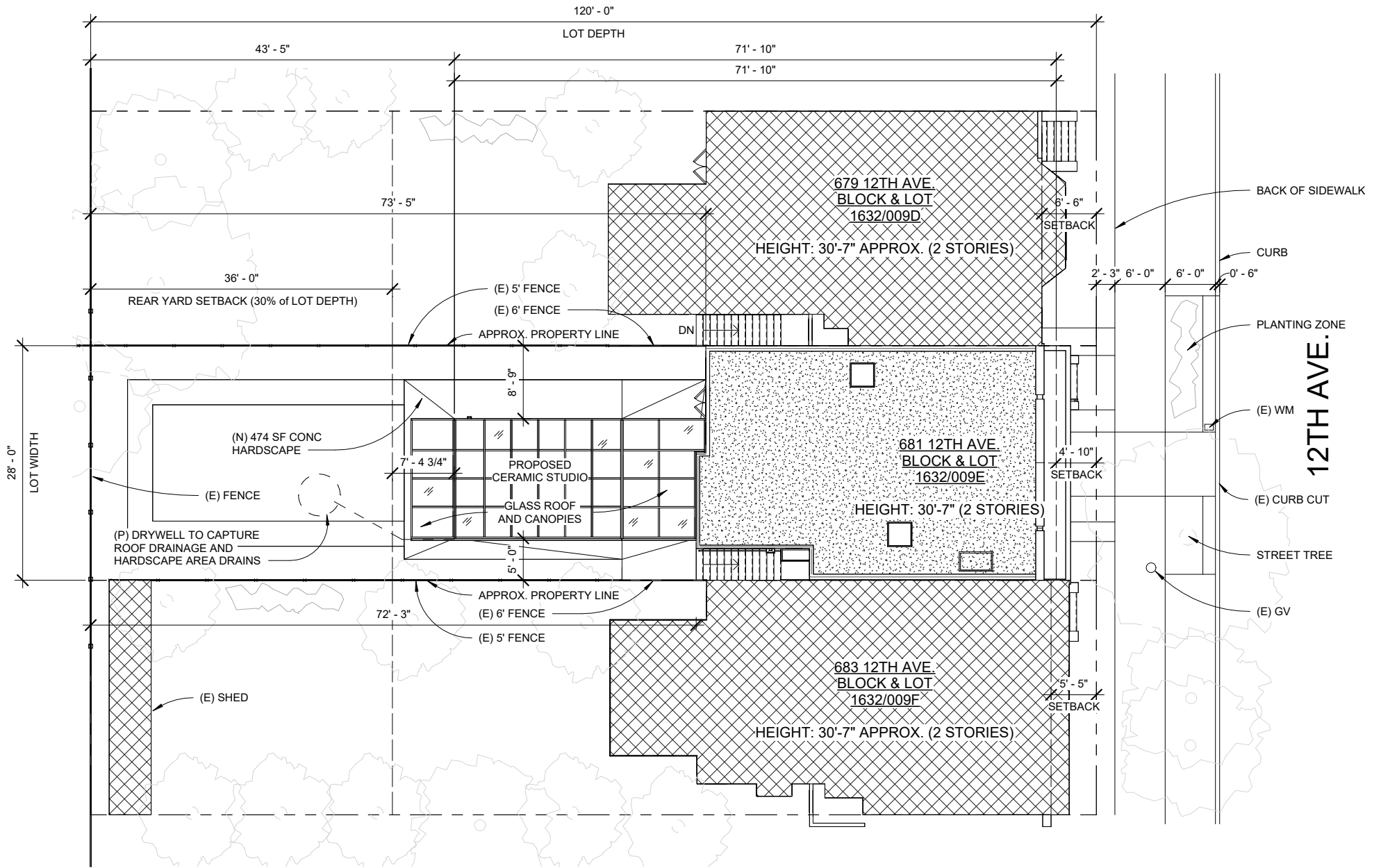


EXHIBIT 1 PROPOSED PLOT PLAN

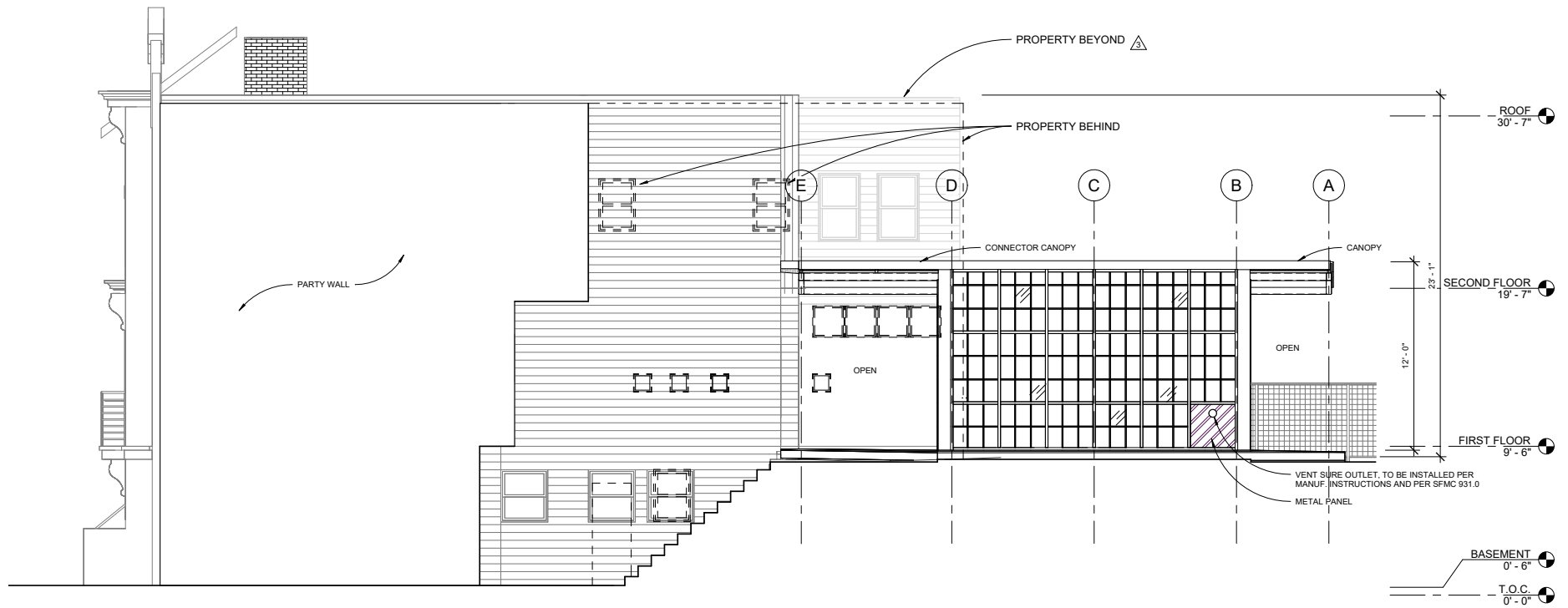
PERMIT HOLDER'S BRIEF, APPEAL NO. 24-001 — PERMIT NO. 2022 0211 7855
 SUBJECT PROPERTY: 681 12TH AVENUE, SAN FRANCISCO, CA 94118



A1 ELEVATION - WEST - PROPOSED
 1/4" = 1'-0"

EXHIBIT 2 WEST ELEVATION OF SUBJECT AND NEIGHBORING BUILDINGS SHOWING EXISTING ADDITIONS AND PROPOSED CERAMIC STUDIO

PERMIT HOLDER'S BRIEF, APPEAL NO. 24-001 — PERMIT NO. 2022 0211 7855
 SUBJECT PROPERTY: 681 12TH AVENUE, SAN FRANCISCO, CA 94118

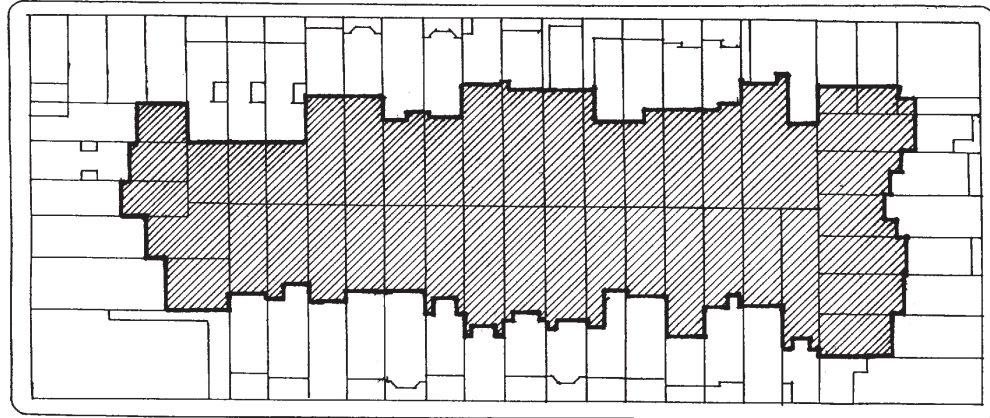


A1 ELEVATION - NORTH - PROPOSED
1/4" = 1'-0"

EXHIBIT 3 NORTH ELEVATION

PERMIT HOLDER'S BRIEF, APPEAL NO. 24-001 — PERMIT NO. 2022 0211 7855
SUBJECT PROPERTY: 681 12TH AVENUE, SAN FRANCISCO, CA 94118

Block with a strong mid-block open space pattern.



Block with an irregular mid-block open space pattern. The rear yards of many of the parcels are developed with structures.

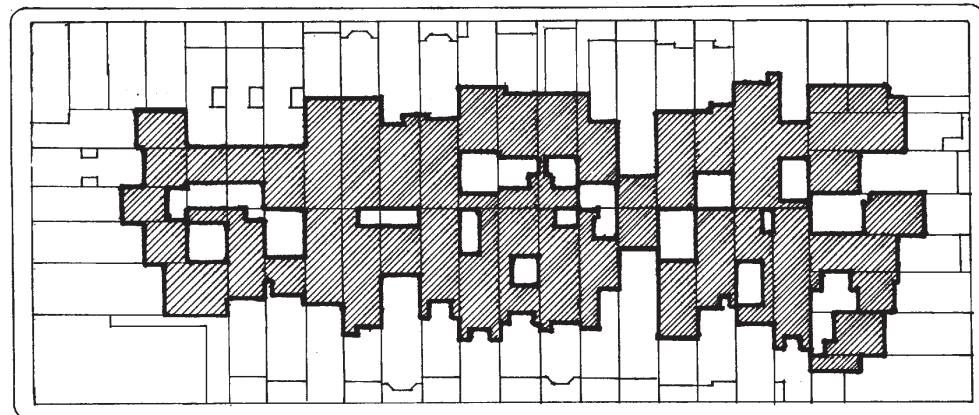


EXHIBIT 4

**SAN FRANCISCO RESIDENTIAL DESIGN GUIDELINES PAGE 26
DIAGRAM SHOWING REGULAR VS IRREGULAR MID-BLOCK OPEN SPACE**

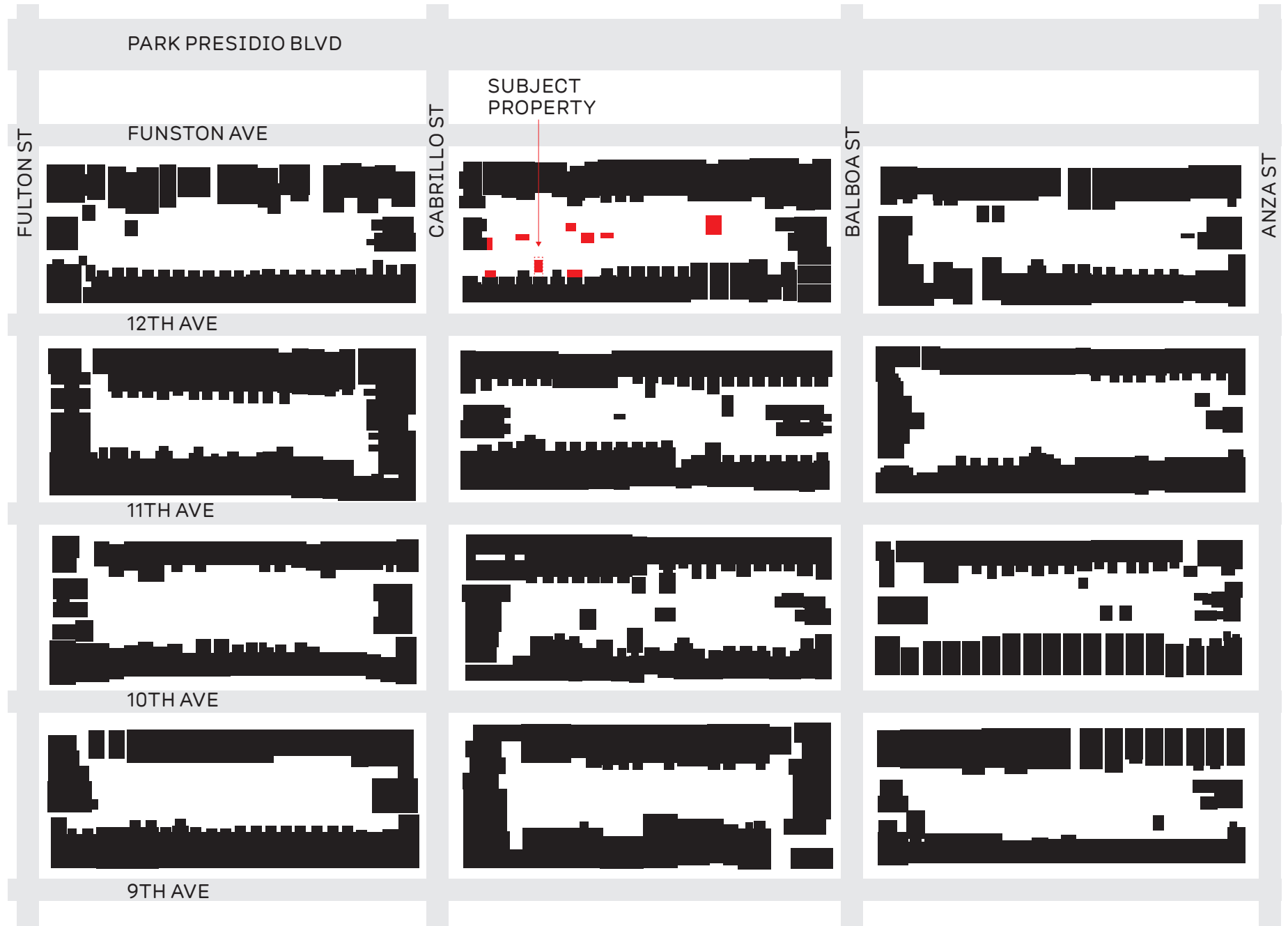


EXHIBIT 5

**Plan Diagram: Neighborhood Mid-block Open Space Pattern,
Regular VS. Irregular**

PERMIT HOLDER'S BRIEF, APPEAL NO. 24-001 — PERMIT NO. 2022 0211 7855
 SUBJECT PROPERTY: 681 12TH AVENUE, SAN FRANCISCO, CA 94118



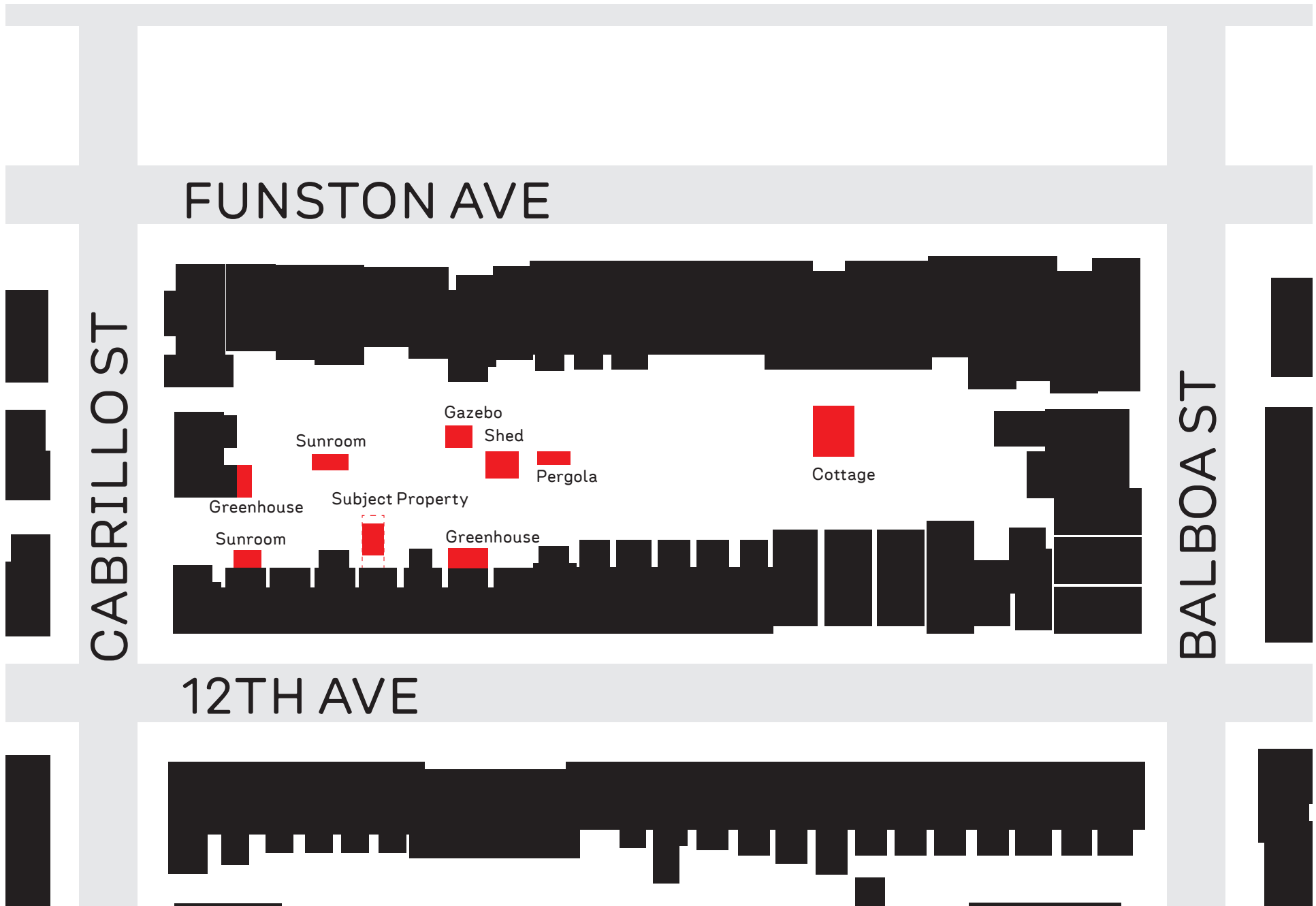


EXHIBIT 6 Plan Diagram:
Subject Block, Irregular Midblock Pattern and Existing Structures

PERMIT HOLDER'S BRIEF, APPEAL NO. 24-001 — PERMIT NO. 2022 0211 7855
 SUBJECT PROPERTY: 681 12TH AVENUE, SAN FRANCISCO, CA 94118





677 12th Ave.



1180 Cabrillo St.

EXHIBIT 7 SUBJECT BLOCK ACCESSORY BUILDINGS: GREENHOUSES

PERMIT HOLDER'S BRIEF, APPEAL NO. 24-001 — PERMIT NO. 2022 0211 7855
SUBJECT PROPERTY: 681 12TH AVENUE, SAN FRANCISCO, CA 94118



687 12th Ave

EXHIBIT 8 SUBJECT BLOCK ACCESSORY BUILDINGS: SUNROOM ADDITION

PERMIT HOLDER'S BRIEF, APPEAL NO. 24-001 — PERMIT NO. 2022 0211 7855
SUBJECT PROPERTY: 681 12TH AVENUE, SAN FRANCISCO, CA 94118



675 12th Avenue



683 12th Ave.

EXHIBIT 9 SUBJECT BLOCK ACCESSORY BUILDINGS: SHEDS

PERMIT HOLDER'S BRIEF, APPEAL NO. 24-001 — PERMIT NO. 2022 0211 7855
SUBJECT PROPERTY: 681 12TH AVENUE, SAN FRANCISCO, CA 94118



659 12th Ave.



668 Funston Avenue

EXHIBIT 10 SUBJECT BLOCK ACCESSORY BUILDINGS: GAZEBOS AND PERGOLAS

PERMIT HOLDER'S BRIEF, APPEAL NO. 24-001 — PERMIT NO. 2022 0211 7855
SUBJECT PROPERTY: 681 12TH AVENUE, SAN FRANCISCO, CA 94118



630-632 Funston Ave.

EXHIBIT 11 SUBJECT BLOCK ACCESSORY BUILDINGS: COTTAGE

PERMIT HOLDER'S BRIEF, APPEAL NO. 24-001 — PERMIT NO. 2022 0211 7855
SUBJECT PROPERTY: 681 12TH AVENUE, SAN FRANCISCO, CA 94118



PROPOSED GLASS TYPE:

VITRO

Solarban® R100 (2) Optigray® + Clear
Visible Light Transmittance: 29%
Reflectivity: 18%



EXHIBIT 12 TINTED GLASS - VITRO SOLARBAN R100 / OPTIGRAY

PERMIT HOLDER'S BRIEF, APPEAL NO. 24-001 — PERMIT NO. 2022 0211 7855
SUBJECT PROPERTY: 681 12TH AVENUE, SAN FRANCISCO, CA 94118



FENCE TO SOUTH



FENCE TO APPELLANT PROPERTY

EXHIBIT 13 PROPOSED VEGETATED FENCE

PERMIT HOLDER'S BRIEF, APPEAL NO. 24-001 — PERMIT NO. 2022 0211 7855
SUBJECT PROPERTY: 681 12TH AVENUE, SAN FRANCISCO, CA 94118

EXHIBIT 14

PERMIT HOLDER'S BRIEF, APPEAL NO. 24-001 — PERMIT NO. 2022 0211 7855
SUBJECT PROPERTY: 681 12TH AVENUE, SAN FRANCISCO, CA 94118



SAN FRANCISCO
PLANNING
DEPARTMENT

GENERAL PLANNING INFORMATION

Accessory Uses for Dwellings

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

T: 415.558.6378
F: 415.558.6409

Date:
April 2015

Subject:
Accessory Uses for Dwellings in All Zoning Districts

Introduction

Property owners and occupants may engage in uses other than residences so long as the principal use of the residence remains as a dwelling and the proposed accessory use meets the requirements and restrictions as set forth in the Planning Code.

Please note that a permit is not typically required for these types of accessory uses if they meet the limitations as specified in the Code.

Planning Code Section 204.1

Planning Code Section 204.1 outlines the restrictions for accessory uses in Residential and Neighborhood Commercial Zoning Districts. It states:

No use shall be permitted as an accessory use to a dwelling unit in any District that involves or requires any of the following:

- (a) Any construction features or alterations not residential in character;
- (b) The use of more than 1/3 of the total floor area of the dwelling unit, except in the case of accessory off-street parking and loading or Neighborhood Agriculture as defined by Section 102;
- (c) The employment of any person not a resident in the dwelling unit, with the following exceptions:
 - (1) a domestic servant, gardener, janitor or other person concerned in the operation or maintenance of the dwelling unit; or
 - (2) for a Cottage Food Operation, in addition to the foregoing exceptions, the employment of one employee who is not a family member or resident of the dwelling unit.
- (d) Residential occupancy by persons other than those specified in the definition of family in this Code;
- (e) In RH-1(D), RH-1 and RH-1(S) Districts, the provision of any room for a roomer or boarder with access other than from within the dwelling unit;

(f) Addition of a building manager's unit, unless such unit meets all the normal requirements of this Code for dwelling units;

(g) The maintenance of a stock in trade other than garden produce related to Neighborhood Agriculture as defined by Section 102 or materials and products related to a Cottage Food Operation; or

(h) The use of show windows or window displays or advertising to attract customers or clients; or

(i) The conduct of a business office open to the public other than for sales related to garden produce of Neighborhood Agriculture as defined by Section 102 or to the finished products of a Cottage Food Operation; or

(j) A Medical Cannabis Dispensary as defined in Section 102 of this Code.

Provided, however, that Subsection (i) of this Section shall not exclude the maintenance within a Dwelling Unit of the office of a professional person who resides therein, if accessible only from within the dwelling unit; and provided, further, that Subsection (h) shall not exclude the display of signs permitted by Article 6 of this Code.

Common Accessory Uses for Dwellings

The underlying concept of accessory uses under the Code is that the accessory function is minor and incidental to the principal use of the house or apartment as a residence. Some common accessory uses (by appointment only) include the following:

- Office (for industries such as acupuncture, architecture, chiropractic, dentistry, engineering, law, massage therapy or psychiatry)
- Music rehearsal studio
- Fortune Teller or Psychic

Planning Code Interpretations

The Zoning Administrator has issued a series of interpretations addressing specific cases where it was not obvious under the language of the Code as to whether a type of accessory use was allowed. This handout has been prepared to gather together all such determinations made up to the date of this publication

to provide further guidance to the public as to what types of accessory uses might be deemed permissible.

Please note that this handout contains only a summation of previously adopted interpretations by the Zoning Administrator and is provided for the convenience of the reader. Further, the language presented in the Interpretations section of the Planning Code in full is controlling in the event of any apparent inconsistency between this summary and the original text.

Code Section: 204.1

Subject: Accessory uses, ABC licenses in R Districts

Effective Date: 12/87 (Revised 1/14)

The Planning Department can approve the issuance of ABC license numbers 9 (beer and wine importer), 17 (beer and wine wholesaler) and/or 20-Limited (containing conditions imposed by ABC limiting sales to internet, phone, and/or other non-in-person sales) in residential districts for an importer, wholesaler and/or on-line merchant operating out of an office conforming to the accessory use provisions of a home office (including the stock-in-trade prohibition). Note that a use including a Type 20 license without such limitations would be considered a liquor store that could typically not be approved in residential districts.

Code Section: 204.1

Subject: Teaching in an R District dwelling

Effective Date: 7/86

A person licensed by the State to teach dental technology cannot convene a class in his dwelling. The Section 204.1 provision for allowing a business open to the public for a professional person does not extend to a class situation. This is a school—not an office.

Code Section: 204.1

Subject: Accessory uses

Effective Date: 4/2/87

Incidental accessory uses in apartment buildings in medium and high density residential districts do not require direct connection with a particular dwelling unit as long as they serve an individual or individuals residing in the building and are not open to public use. Section 204 which provides general regulations for accessory uses requires accessory uses to be on the same lot but does not say they must adjoin the specific use or unit to which they are accessory.

Code Section: 204.1

Subject: Accessory use in a dwelling

Effective Date: 3/88

A homeowner occupied one-half of his duplex. He wanted to use a large room which he would use as a music rehearsal studio in the other unit. Other rooms, including a bedroom and kitchen would remain on this

lower floor. He wanted to be able to do this without losing the nonconforming two-unit status of the building. The rehearsal activity contemplated would be “a discrete use separable from the normal activities of domestic living” and, as such would be allowed only as an accessory use. Therefore, the studio space would have to be incorporated into the unit in which the user lives and not occupy more than 1/3 of that unit’s floor area.

Code Section: 204.1

Subject: Office as accessory to group housing

Effective Date: 8/88

Section 204 states that an accessory use must be on the same lot as the use served. Except as pre-established nonconforming uses, offices are allowed in residential districts only as accessory to a permitted use. The only kind of office that can be allowed as accessory to group housing is that which serves only the lawful inhabitants of the lot. It cannot serve members of the group or organization who live elsewhere. Accessory uses authorized under this Section may not employ anyone who does not live in the housing except for persons concerned in the operation or maintenance of the dwelling unit. In cases where an accessory office provides services to the residents which services are one of the chief purposes for the group housing facility, such office employees may be considered to be persons concerned in the operation of the housing and therefore may be employed in an accessory office without being resident.

Code Section: 204.1

Subject: Recreation use as accessory to dwelling

Effective Date: 9/89

A use that is accessory to a dwelling can be placed within a legally noncomplying separate structure in a rear yard (in this case, a recreation room without bathroom plumbing for a fourplex.)

Code Section: 204.1

Subject: Recreation building accessory to residence

Effective Date: 2/91

In the case where a duplex legally existed at the rear of the lot and a garage was proposed for the buildable area of the lot, a second story of the garage could house a recreation room for use by residents of the dwellings on this lot without such room being considered a dwelling provided no plumbing is introduced to this accessory building. This arrangement would not violate the “contiguity” requirement of the NCIC but would require an NSR.

Code Section: 204.1

Subject: Church as residential accessory

Effective Date: 10/94

A gathering of persons in a dwelling for formal religious observances is an accessory use to a dwelling if it does not violate any other Code provision, the most relevant of which are this Section, Section 204 and Article 6 (including but not limited to the 1/3-of-floor-area limit and the sign restrictions) except that any group or gathering claiming a tax-exempt status as a church also shall be considered a church and not an accessory use for purposes of the Planning Code. This does not preclude members of a church already treated as such under the Planning Code from having incidental or concomitant meetings in residences.

Code Section: 204.1

Subject: Accessory business in R and NC, stock in trade

Effective Date: 6/95

One of the limitations prohibits the maintenance of a stock in trade. A very literal application of the term “stock in trade” was thought to be too restrictive as it could preclude even a writer’s manuscript, a programmer’s software, a telecommuter’s office production or hobby craft maintained for sale. The purpose of the restriction is to maintain the character of the residential and NC Districts. It was thought that a stock in trade should be allowed if the appearances and activities necessary to maintain it were not distinguishable from those normally associated with a residential area. The following are examples of the kind of material that should not be considered “stock in trade” pursuant to this Section.

- (1) Catalogs or samples of merchandise to be taken elsewhere to show potential buyers provided people do not come to the residence for the purpose of viewing the samples.
- (2) Materials for assembly into finished products provided these materials are not acquired, and finished products are not accumulated, in such quantities that it requires handling by any person, device, appliance or vehicle that would not be allowed as an accessory to the use in question. Section 204.5(b) defines the size limits of vehicles that can be parked in a residential district and that standard would be used as a size limit for such delivery vehicles.
- (3) Clocks and other antique furniture held for possible future sale by an antique dealer who uses them at home in the meantime, provided prospective buyers do not come to the residence for the sole purpose of shopping.

Generally, **any residential accessory business activity needs to meet the test of being indistinguishable from those normally associated with a residential area.**

Therefore, excessive volume and frequency of noise accompanying a residential accessory business would not be allowed. No delivery of residential accessory business material could be with a truck exceeding ¾-ton nor could deliveries by any means be frequent.

Code Section: 204.1

Subject: Residential accessory uses, “professional person”

Effective Date: 1/96

This Section disallows a business as an accessory use in a dwelling unit in an R or NC District which would be open to the public except for the maintenance within a dwelling unit of the office of a professional person who resides therein. Before 1978, the Code defined a “professional person” as, “a person legally qualified to practice dentistry, medicine, psychiatry, chiropractic, law, architecture or engineering.” The 1978 Code dropped this definition, the definition, “any person engaged in an occupation that requires licensing by the State” was considered. However, over time, more occupations had licenses or certificates associated with them. It became difficult to ascertain for which ones a license was required to be practiced legally or for which ones a license or certificate constituted simply a trade endorsement. It was noted that the purpose of the Planning Code professional exemption was not to afford some occupations greater respect but to recognize that specific occupations had been traditionally practiced in San Francisco homes before zoning and had gained some legal merit for continuing in this manner. Therefore, the exemption shall be applied to those occupations which were thought to have been traditionally practiced in the dwelling of the practitioner because that is what the law traditionally allowed. The following determinations have been made on this basis:

1995: The practice of **acupuncture** is allowed as one discipline within medicine.

1/96: The practice of **electrolysis** is **NOT allowed**.

5/05: **Home-based massage therapy is a medical service provided by a professional and shall be allowed out of**

the home as such.

No evidence was submitted to indicate that this activity would clearly fall within the practice of medicine or whether it has traditionally required a license for legal practice.

Code Section: 204.1

Subject: Office accessory to apartment building

Effective Date: 4/96

This Section governs activities that are accessory to dwellings in R or NC Districts. It prohibits the employment of any person not resident in the dwelling unit, other than a domestic servant, gardener, janitor or other person concerned in the operation or maintenance of the dwelling unit. It also prohibits the addition of a building manager’s unit, unless such unit meets all the normal requirements of the Code for dwelling units. Therefore, one dwelling unit in an apartment building can be used by a nonresident manager who does not use the premises for the management of units off the site and if the unit retains all the features required by the Code for dwellings that it had as a dwelling unit.

Letters of Determination

A Zoning Administrator Letter of Determination can be requested for potential accessory uses that have not been listed in this handout or are not included in any Planning Code Interpretations. For more information regarding Letters of Determination, please review the Letters of Determination Handout.



SAN FRANCISCO
PLANNING
DEPARTMENT

FOR OTHER PLANNING INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception

1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**

FAX: **415.558.6409**

WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)

1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*



681 12TH AVE - ³ NEW BUILDING - CERAMIC STUDIO

BOARD OF APPEALS, 02/11/2024



Martin Newman Office, LLP

100 Shoreline Hwy, Bldg B, Ste. 100
Mill Valley, California 94941
o: 628-280-2259

PERMIT #
202202117855

SHEET INDEX

ARCHITECTURAL

- A001 TITLE SHEET
- A002 PLOT PLAN
- A003 CERAMIC STUDIO NARRATIVE
- A004 MANDATORY MEASURES
- A005 CAL GREEN
- A101 BASEMENT FLOOR PLAN ³
- A102 FIRST FLOOR PLAN
- A103 SECOND FLOOR PLAN ³
- A104 ROOF PLAN
- A105 FIRST FLOOR SLAB PLAN
- A106 MEP PLAN & REFLECTED CEILING PLAN
- A201 EXTERIOR ELEVATIONS
- A202 EXTERIOR ELEVATIONS
- A203 EXTERIOR ELEVATIONS
- A204 EXTERIOR ELEVATIONS
- A205 EXTERIOR ELEVATIONS
- A301 SECTIONS
- A302 SECTIONS
- A501 DETAILS
- A601 PLUMBING CUTSHEETS
- A602 LIGHTING CUTSHEETS

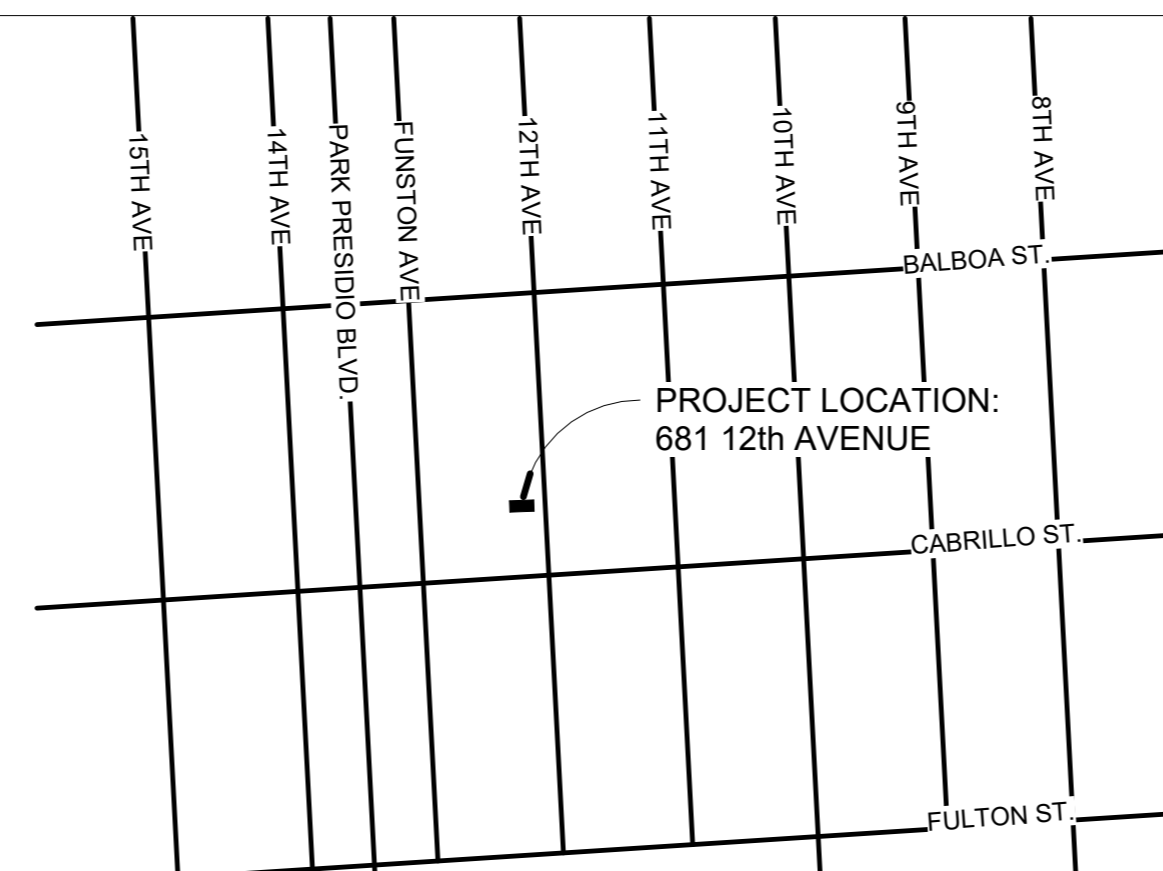
STRUCTURAL

- S001 DESCRIPTION, SPECIAL INSPECTIONS, STRUCTURAL NOTES
- S101 PLANS AND DETAILS

ABBREVIATIONS

- ALUM ALUMINUM
- APPROX. APPROXIMATE
- AVE AVENUE
- CLG CEILING
- CLO. CLOSET
- CONC CONCRETE
- DN DOWN
- D DRYER
- (D) DEMOLISH
- (E) EXISTING
- FURN FURNACE
- GV GAS VALVE
- GYP.BD. GYPSUM BOARD
- HH HEAD HEIGHT
- HT HEIGHT
- MAX MAXIMUM
- (N) NEW
- (P) PROPOSED
- (R) REPLACE
- RM. ROOM
- SF SQUARE FEET
- T.O.C. TOP OF CURB
- W WASHER
- W/ WITH
- W.I.C WALK-IN-CLOSET
- WH WATER HEATER

VICINITY MAP



PROJECT NARRATIVE

THE PROPOSED PROJECT IS A 285 SF CERAMIC STUDIO ACCESSORY BUILDING AND CANOPIES WITHIN THE BUILDABLE ENVELOPE OF THE BACKYARD. THE PROPOSED CERAMIC STUDIO WILL BE A PREFABRICATED ALUMINUM AND GLASS STRUCTURE BY SOLAR INNOVATIONS ARCHITECTURAL GLAZING SYSTEMS. CONCRETE SLABS & STEEL MOMENT FRAME FRAME WILL BE PROVIDED BY THE GENERAL CONTRACTOR ³

PROJECT SUMMARY

PLANNING DATA

BLOCK:	1632
LOT:	009E
STREET ADDRESS:	681 12TH AVE, SAN FRANCISCO, CA 94118
ZONING DISTRICT:	RH-1
HEIGHT & BULK DISTRICT:	40-X
EXISTING BUILDING HEIGHT:	30'-7" APPROX (2 STORIES)
GROSS FLOOR AREA/UNIT:	3,224 GFA EXISTING RESIDENCE 285 GFA PROPOSED ACCESSORY STUDIO STRUCTURE
USABLE OPEN SPACE:	2,084 SF EXISTING REAR YARD 1,589 SF PROPOSED REAR YARD (>300 SF)

BUILDING CODE

CODE SUMMARY: CALIFORNIA BUILDING CODE (2019 CBC)
CALIFORNIA MECHANICAL CODE (2019 CMC)
CALIFORNIA PLUMBING CODE (2019 CPC)
CALIFORNIA ELECTRICAL CODE (2019 CEC)
CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (2019 CEESC)
CALIFORNIA GREEN BUILDING STANDARDS CODE (2019 CALGREEN)
CALIFORNIA FIRE CODE (2019 CFC)

SAN FRANCISCO BUILDING CODE (2019 SFBC)
SAN FRANCISCO PLANNING CODE (SFPC)
SAN FRANCISCO HEALTH CODE (SFHC)
SAN FRANCISCO PUBLIC WORKS CODE (SFPWC)
SAN FRANCISCO GREEN BUILDING CODE (2019 SFGBC)

OCCUPANCY GROUP: R-3 (EXISTING RESIDENCE)
ACCESSORY STRUCTURE (NEW CERAMIC STUDIO)
GROUP U (EXISTING GARAGE) ^{6/4}

CONSTRUCTION TYPE: V-B (NON-SPRINKLERED)

TOTAL ALLOWABLE AREA: UNLIMITED

ALLOWABLE HEIGHT: 35'

PROJECT DIRECTORY

OWNERS:
JENNIE CHIEN
681 12TH AVE,
SAN FRANCISCO, CA 94118
845-480-8818

ARCHITECT:
BRENT MARTIN
MARTIN PARTNERS ARCHITECTURE + DESIGN, LLP
5040 GEARY BLVD.
SAN FRANCISCO, CA 94118
510-333-2882

No.	Description	Date
1	PRE-APPLICATION MEETING	12/22/2021
2	SITE PERMIT SUBMITTAL	1/23/2022
3	SITE PERMIT - PLAN CHECK COMMENTS 1	09/21/2022
4	SITE PERMIT - PLAN CHECK COMMENTS 2	06/01/2023
5	SITE PERMIT - PLAN CHECK COMMENTS 3	08/16/2023
6	SITE PERMIT - PLAN CHECK COMMENTS 4	09/07/2023
7	SITE PERMIT - PLAN CHECK COMMENTS 5	11/02/2023
8	PRICING SET	11/09/2023

681 12th AVENUE,
SAN FRANCISCO, CA
94118

FOR OWNER:
JENNIE CHIEN

TITLE SHEET

Project number 21-002

Date 10/31/2023

Drawn by BCM

A001

Scale 12" = 1'-0"



(F) FRONT FACADE OF SUBJECT BUILDING



(A) REAR FACADE OF THE SUBJECT BUILDING



(G) FRONT FACADE OF ADJACENT BUILDING (679 12th AVENUE)



(B) REAR VIEW OF THE ADJACENT BUILDING (679 12th AVENUE)



(H) FRONT FACADE OF ADJACENT BUILDING (683 12th AVENUE)



(C) REAR VIEW OF THE ADJACENT BUILDING (683 12th AVENUE)



(J) BUILDINGS ON THE SAME SIDE OF THE STREET



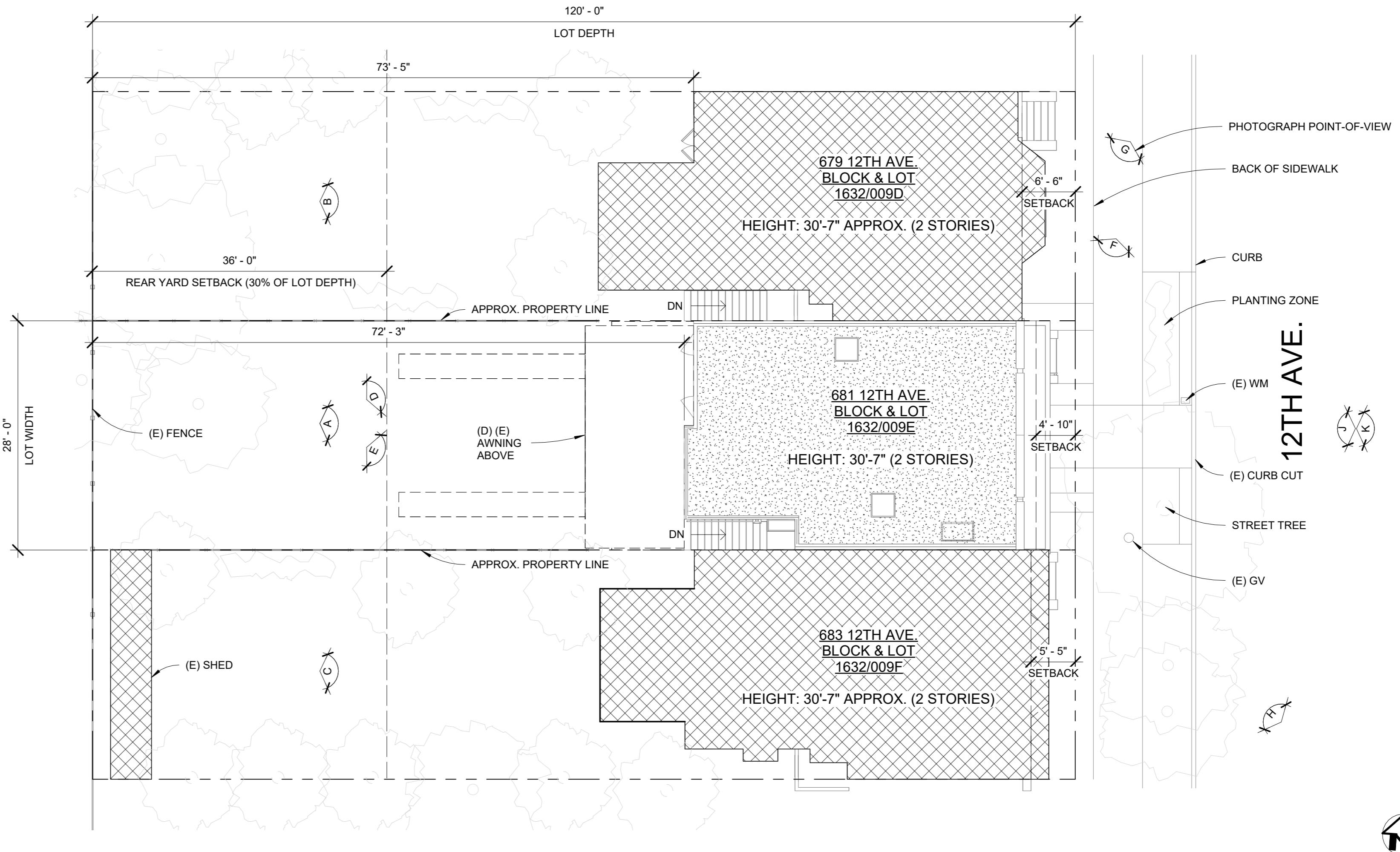
(D) REAR VIEW OF THE ADJACENT BUILDING (679 12th AVENUE)



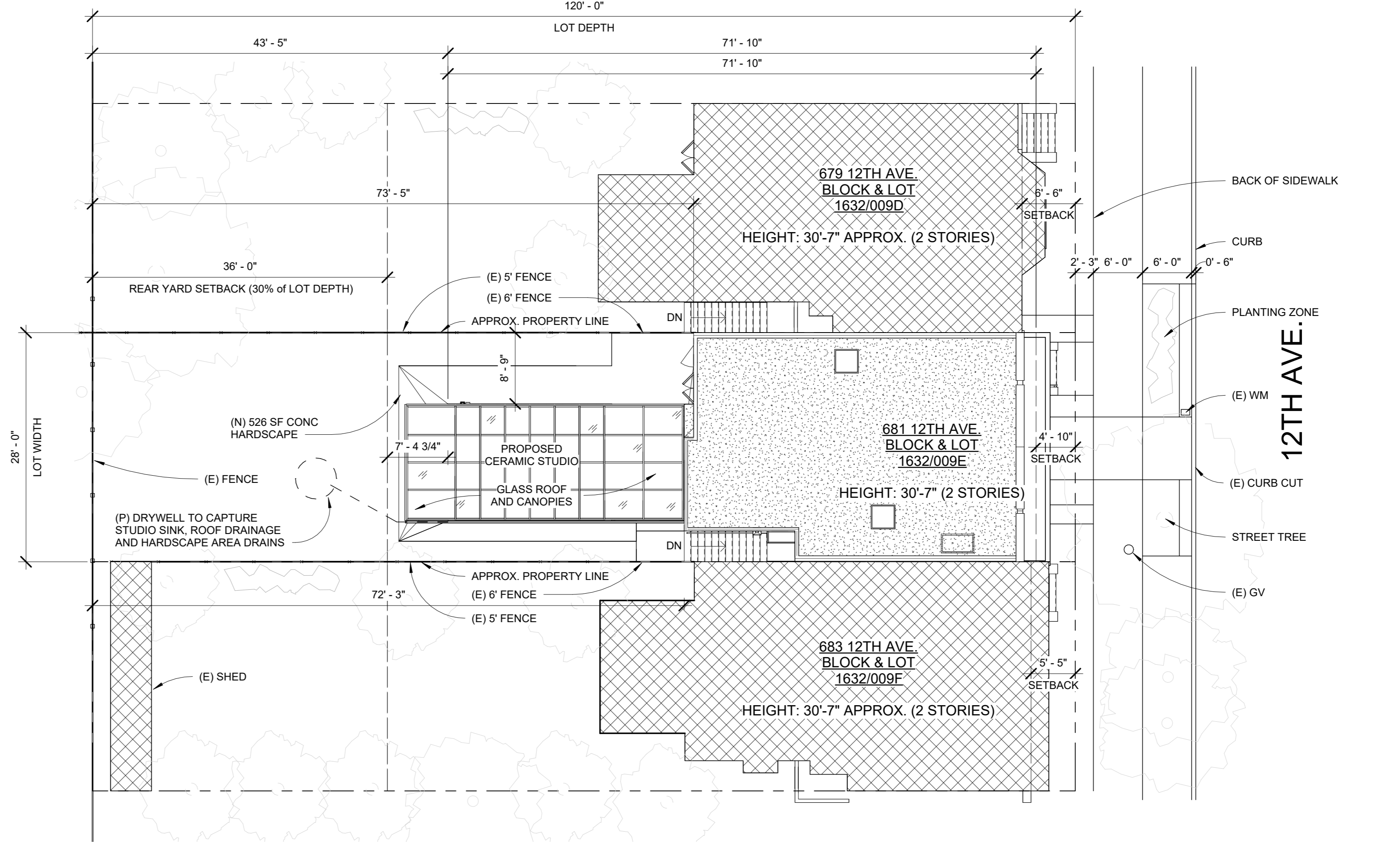
(K) BUILDINGS ON THE FACING SIDE OF THE STREET



(E) REAR VIEW OF THE ADJACENT BUILDING (683 12th AVENUE)



1 PLOT PLAN - EXISTING
1" = 10'-0"



2 PLOT PLAN - PROPOSED
1" = 10'-0"

No.	Description	Date
1	PRE-APPLICATION MEETING	12/22/2021
2	SITE PERMIT SUBMITTAL	1/23/2022
3	SITE PERMIT - PLAN CHECK COMMENTS 1	09/21/2022
8	PRICING SET	11/09/2023

681 12th AVENUE,
SAN FRANCISCO, CA
94118
FOR OWNER:
JENNIE CHIEN

PLOT PLAN

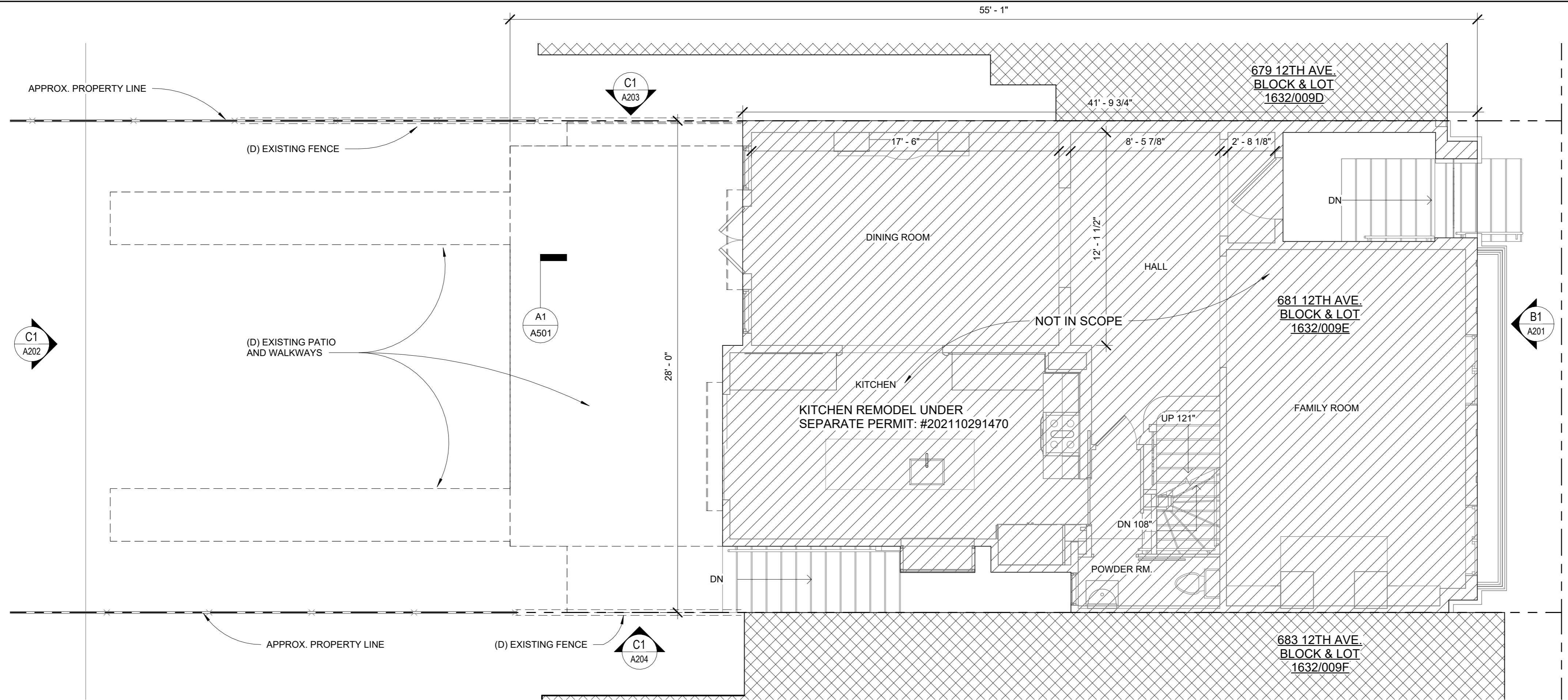
Project number	21-002
Date	10/31/2023
Drawn by	BCM
A002	
Scale	1" = 10'-0"



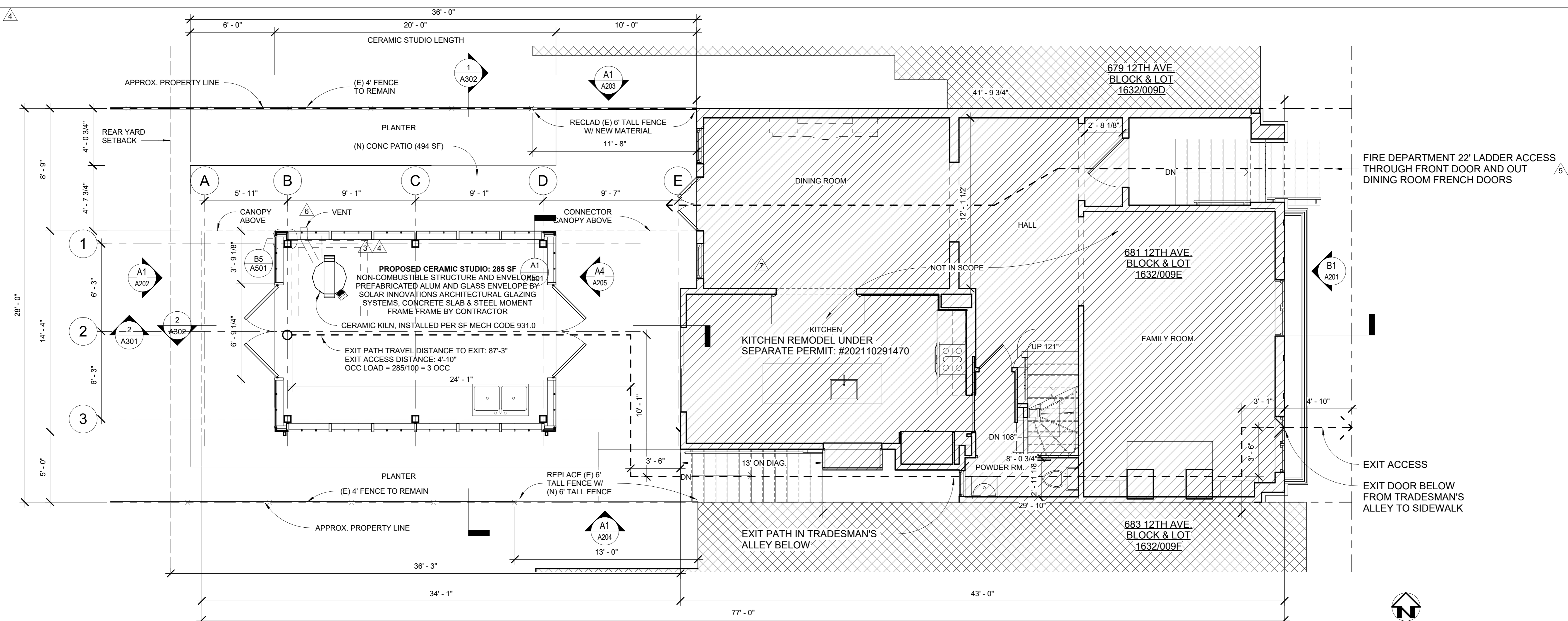
Martin Newman Office, LLP

100 Shoreline Hwy, Bldg B, Ste. 100
Mill Valley, California 94941
o: 628-280-2259

PERMIT #
202202117855



1 FIRST FLOOR - EXISTING
1/4" = 1'-0"



2 FIRST FLOOR - PROPOSED
1/4" = 1'-0"

No.	Description	Date
1	PRE-APPLICATION MEETING	12/22/2021
2	SITE PERMIT SUBMITTAL	1/23/2022
3	SITE PERMIT - PLAN CHECK COMMENTS 1	09/21/2022
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7	SITE PERMIT - PLAN CHECK COMMENTS 5	11/02/2023
8	PRICING SET	11/09/2023

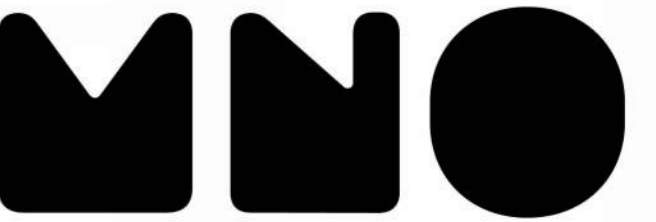
681 12th AVENUE,
SAN FRANCISCO, CA
94118
FOR OWNER:
JENNIE CHIEN

FIRST FLOOR PLAN

Project number 21-002
Date 10/31/2023
Drawn by BCM

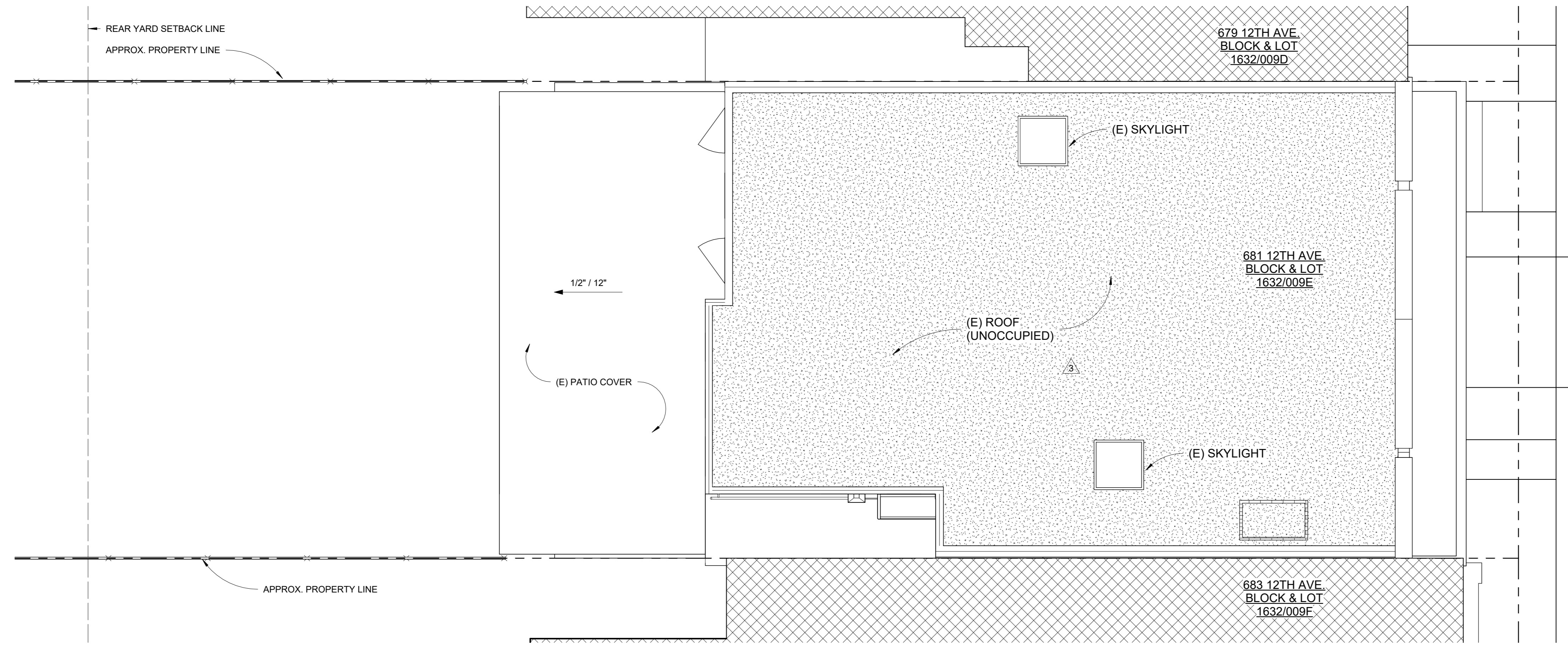
A102

Scale 1/4" = 1'-0"



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 100 Shoreline Hwy, Bldg B, Ste. 100
 Mill Valley, California 94941
 o: 628-280-2259

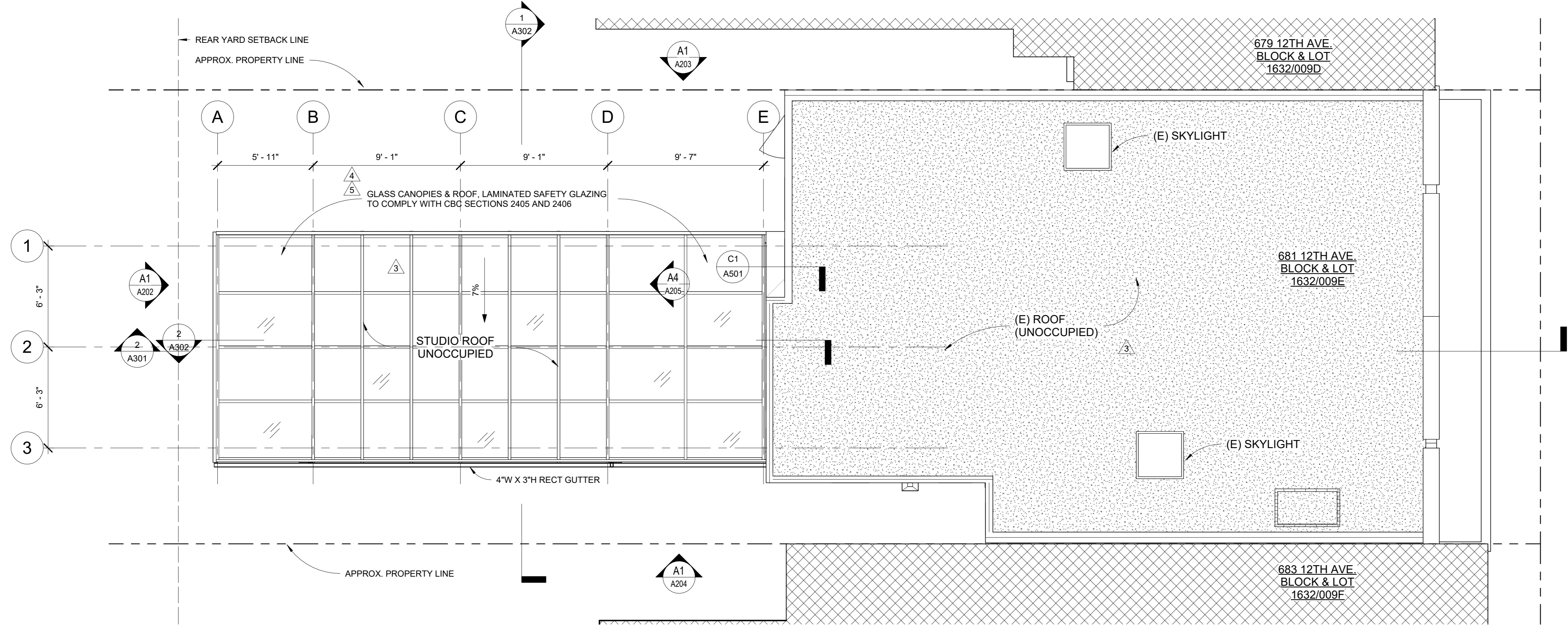
PERMIT #
202202117855



1 T.O. ROOF - EXISTING
 1/4" = 1'-0"



No.	Description	Date
1	PRE-APPLICATION MEETING	12/22/2021
2	SITE PERMIT SUBMITTAL	1/23/2022
3	SITE PERMIT - PLAN CHECK COMMENTS 1	09/21/2022
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5	SITE PERMIT - PLAN CHECK COMMENTS 3	08/16/2023
8	PRICING SET	11/09/2023



2 T.O. ROOF - PROPOSED
 1/4" = 1'-0"



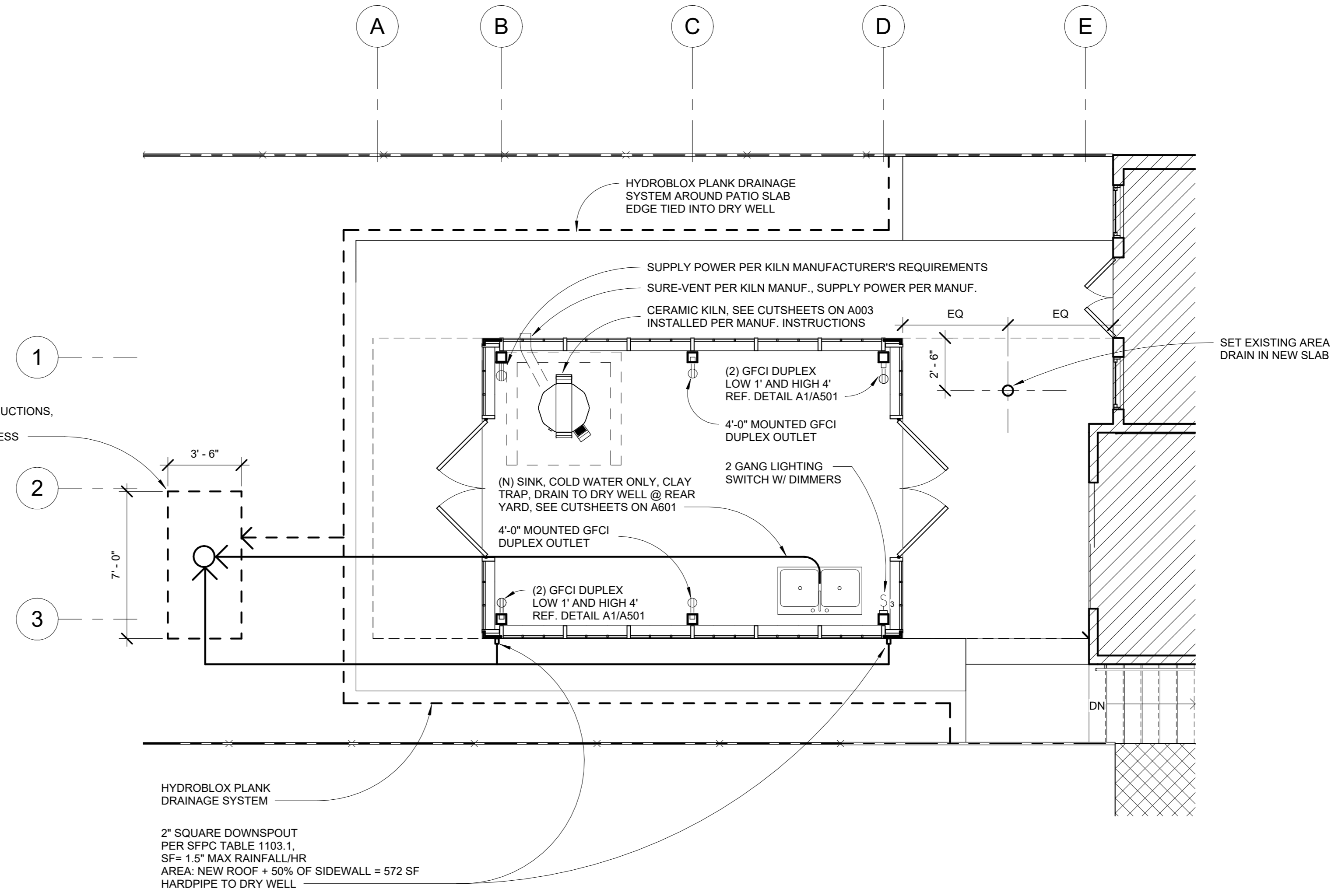
681 12th AVENUE,
 SAN FRANCISCO, CA
 94118
 FOR OWNER:
 JENNIE CHIEN

ROOF PLAN

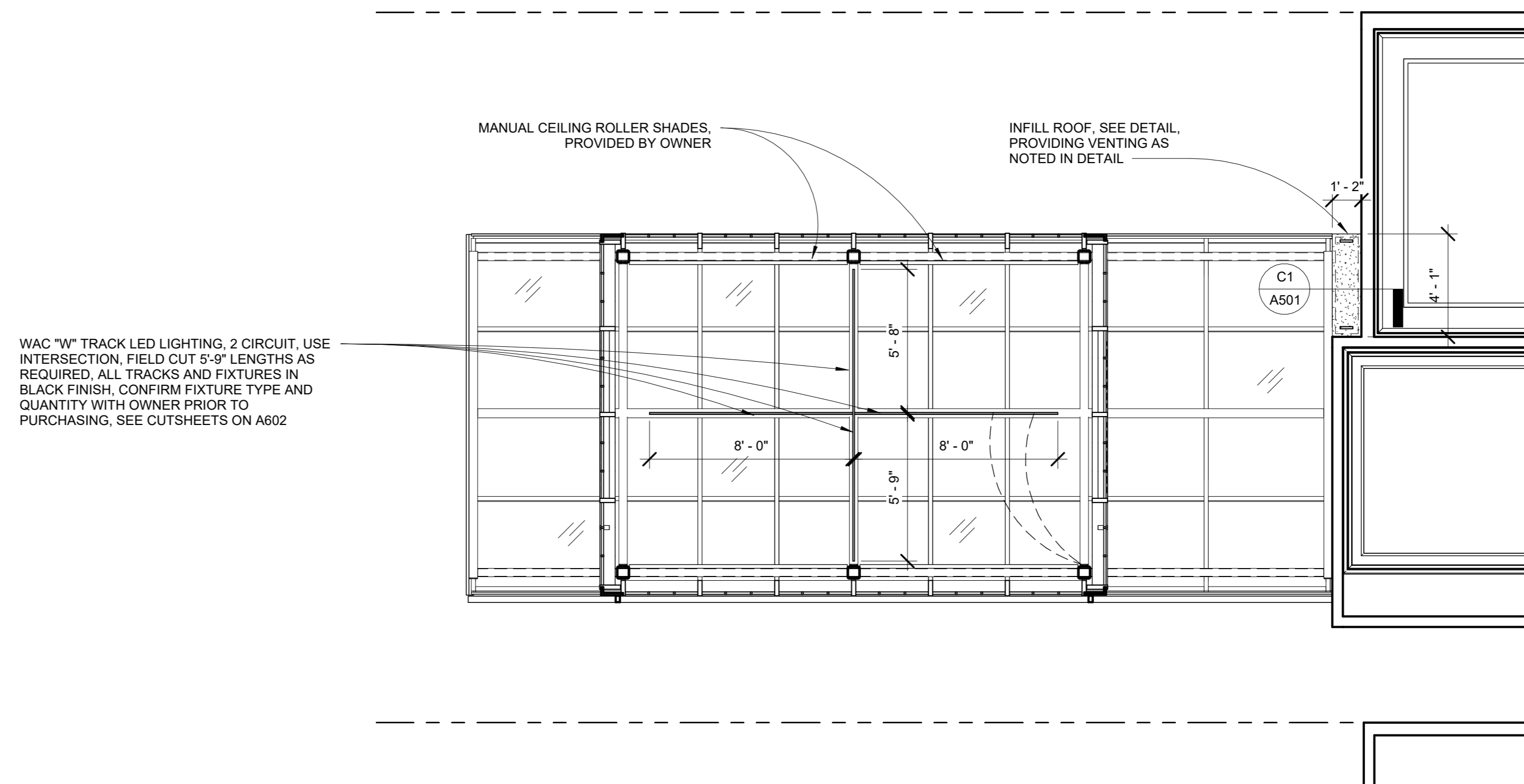
Project number 21-002
 Date 10/31/2023
 Drawn by BCM

A104

Scale 1/4" = 1'-0"



2 FIRST FLOOR - ELEC & PLUMBING PLAN
1/4" = 1'-0"



1 STUDIO - REFLECTED CEILING PLAN
1/4" = 1'-0"

No.	Description	Date
2	SITE PERMIT SUBMITTAL	1/23/2022
8	PRICING SET	11/09/2023

681 12th AVENUE,
SAN FRANCISCO, CA
94118

FOR OWNER:
JENNIE CHIEN

MEP PLAN &
REFLECTED CEILING
PLAN

Project number 21-002
Date 10/31/2023
Drawn by BCM

A106

Scale 1/4" = 1'-0"

②
NO WORK ON STREET FACADE



B1 ELEVATION - EAST - EXISTING
 1/4" = 1'-0"

No.	Description	Date
1	PRE-APPLICATION MEETING	12/22/2021
2	SITE PERMIT SUBMITTAL	1/23/2022
8	PRICING SET	11/09/2023

681 12th AVENUE,
 SAN FRANCISCO, CA
 94118
 FOR OWNER:
 JENNIE CHIEN

EXTERIOR ELEVATIONS

Project number	21-002
Date	10/31/2023
Drawn by	BCM
A201	
Scale	1/4" = 1'-0"



Martin Newman Office, LLP

100 Shoreline Hwy, Bldg B, Ste. 100
 Mill Valley, California 94941
 o: 628-280-2259

PERMIT #
 202202117855

No.	Description	Date
1	PRE-APPLICATION MEETING	12/22/2021
2	SITE PERMIT SUBMITTAL	1/23/2022
8	PRICING SET	11/09/2023



C1 ELEVATION - WEST - EXISTING
 1/4" = 1'-0"



A1 ELEVATION - WEST - PROPOSED
 1/4" = 1'-0"

681 12th AVENUE,
 SAN FRANCISCO, CA
 94118

FOR OWNER:
 JENNIE CHIEN

EXTERIOR
 ELEVATIONS

Project number 21-002

Date 10/31/2023

Drawn by BCM

A202

Scale 1/4" = 1'-0"

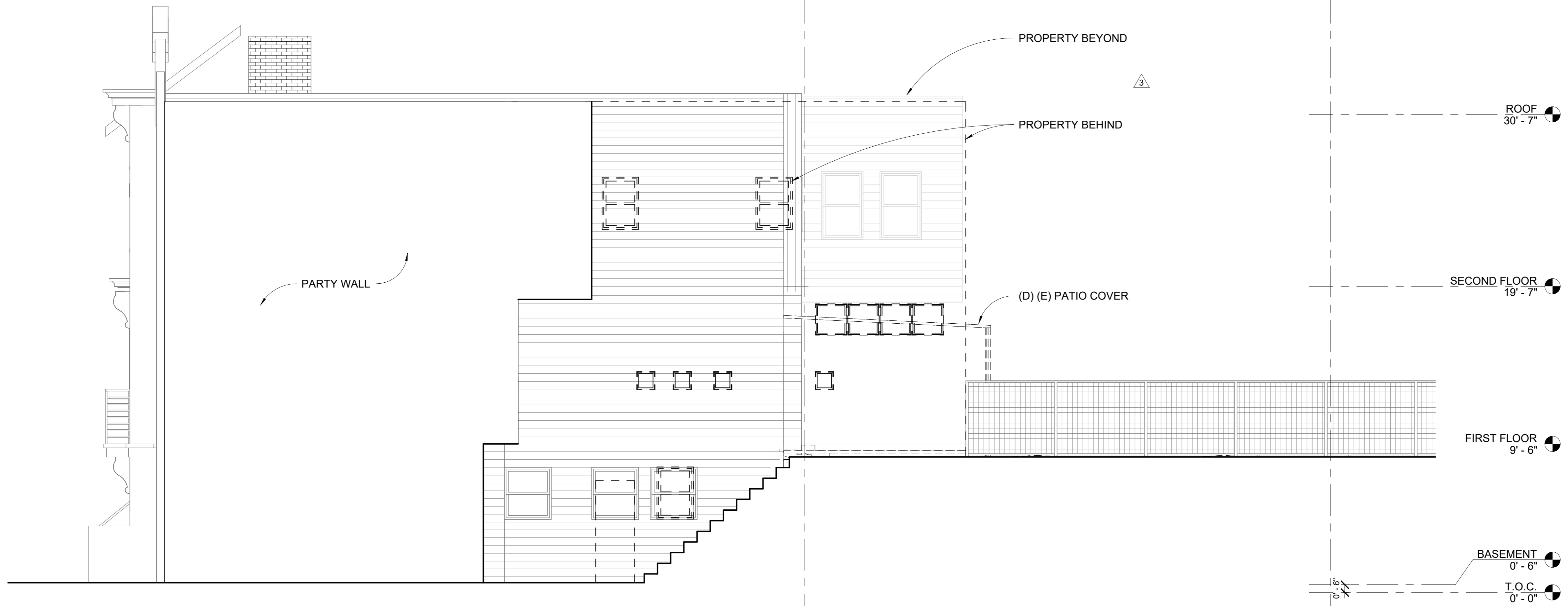
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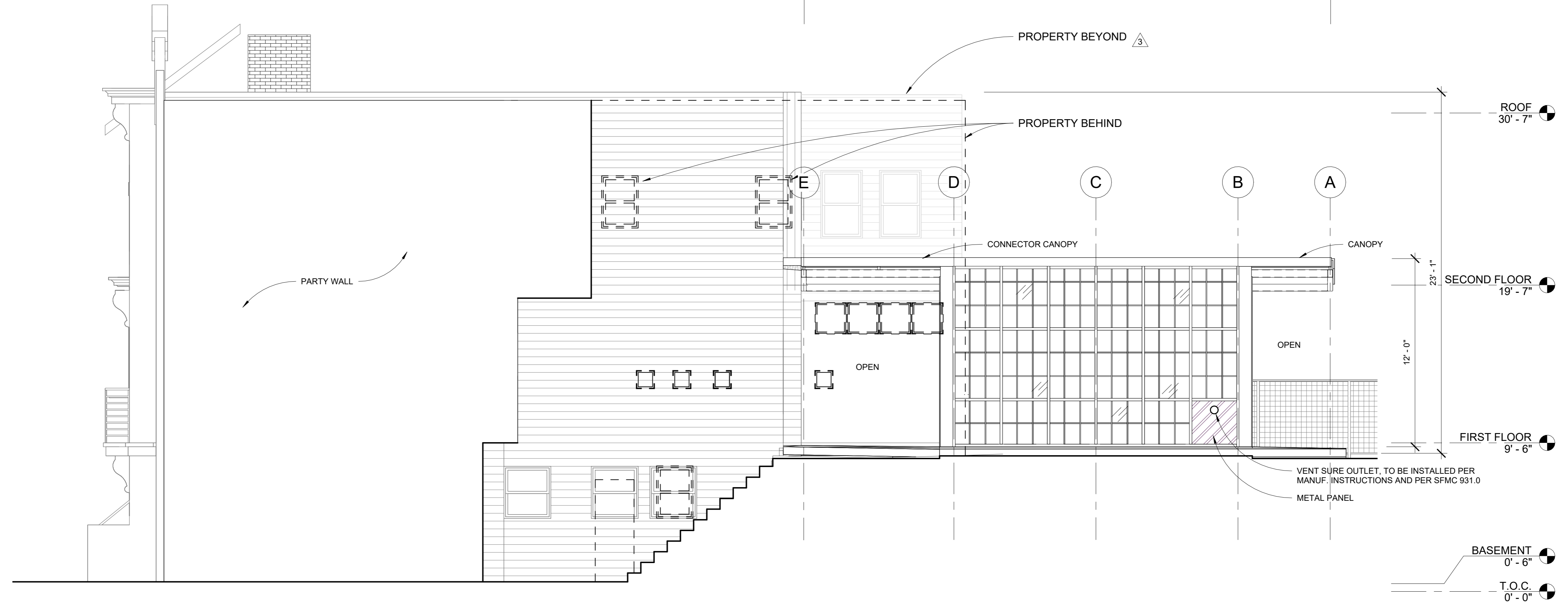
Martin Newman Office, LLP

100 Shoreline Hwy, Bldg B, Ste. 100
Mill Valley, California 94941
o: 628-280-2259

PERMIT #
202202117855



C1 ELEVATION - NORTH - EXISTING
1/4" = 1'-0"



A1 ELEVATION - NORTH - PROPOSED
1/4" = 1'-0"

No.	Description	Date
1	PRE-APPLICATION MEETING	12/22/2021
2	SITE PERMIT SUBMITTAL	1/23/2022
3	SITE PERMIT - PLAN CHECK COMMENTS 1	09/21/2022
8	PRICING SET	11/09/2023

681 12th AVENUE,
SAN FRANCISCO, CA
94118

FOR OWNER:
JENNIE CHIEN

EXTERIOR ELEVATIONS

Project number	21-002
Date	10/31/2023
Drawn by	BCM

A203

Scale 1/4" = 1'-0"

2/11/2024 1:03:07 PM

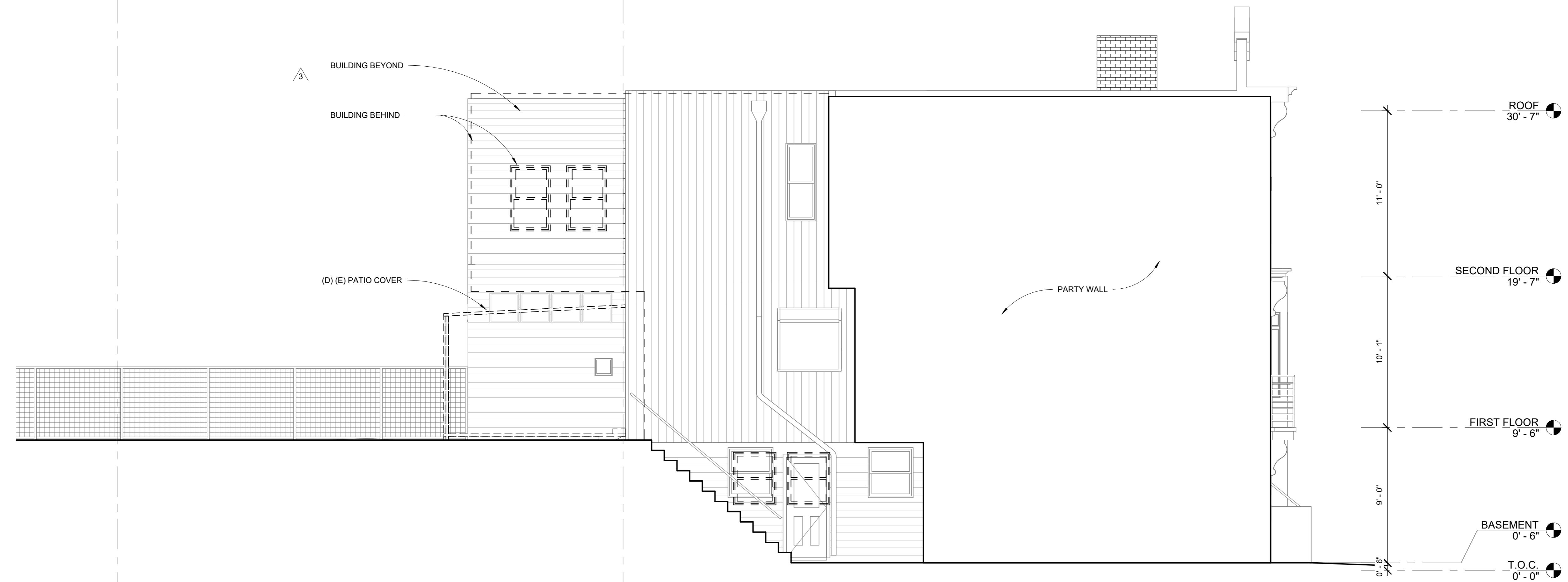


Martin Newman Office, LLP

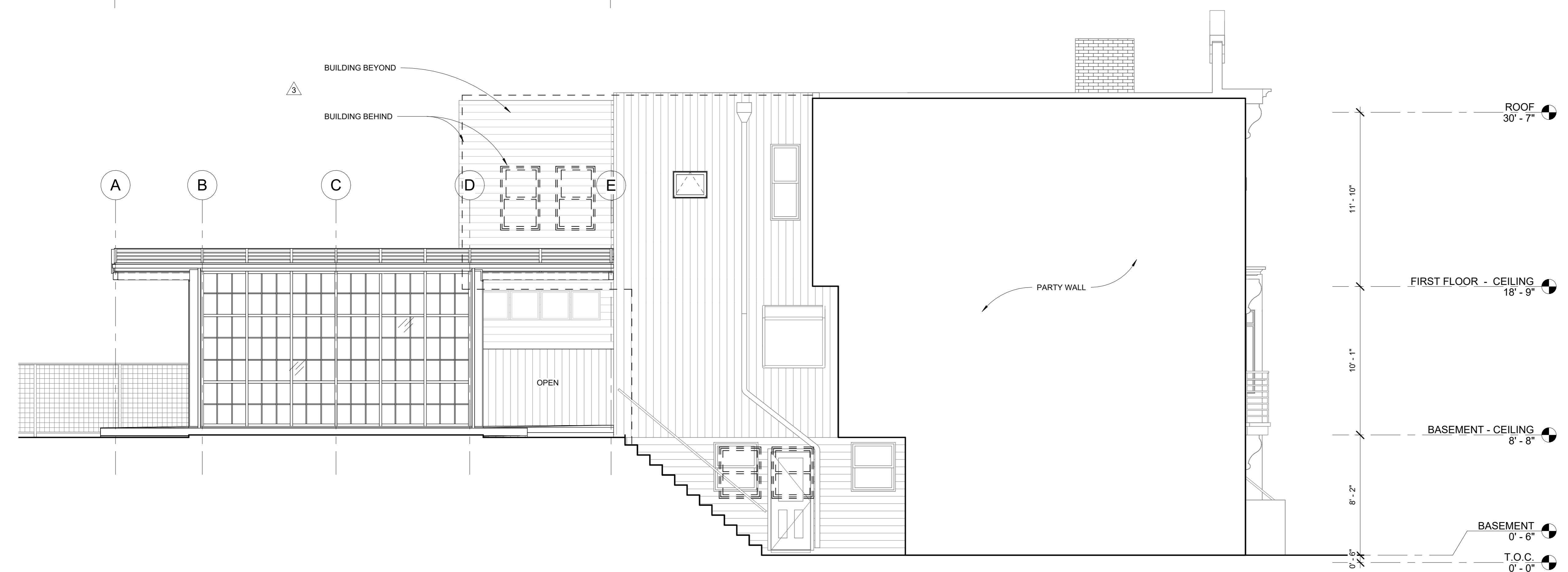
100 Shoreline Hwy, Bldg B, Ste. 100
Mill Valley, California 94941
o: 628-280-2259

PERMIT #
202202117855

No.	Description	Date
1	PRE-APPLICATION MEETING	12/22/2021
2	SITE PERMIT SUBMITTAL	1/23/2022
3	SITE PERMIT - PLAN CHECK COMMENTS 1	09/21/2022
8	PRICING SET	11/09/2023



C1 ELEVATION - SOUTH - EXISTING
1/4" = 1'-0"

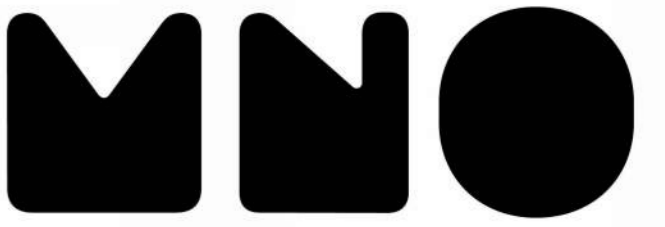


A1 ELEVATION - SOUTH - PROPOSED
1/4" = 1'-0"

**681 12th AVENUE,
SAN FRANCISCO, CA
94118**
FOR OWNER:
JENNIE CHIEN

**EXTERIOR
ELEVATIONS**

Project number	21-002
Date	10/31/2023
Drawn by	BCM
A204	
Scale	1/4" = 1'-0"

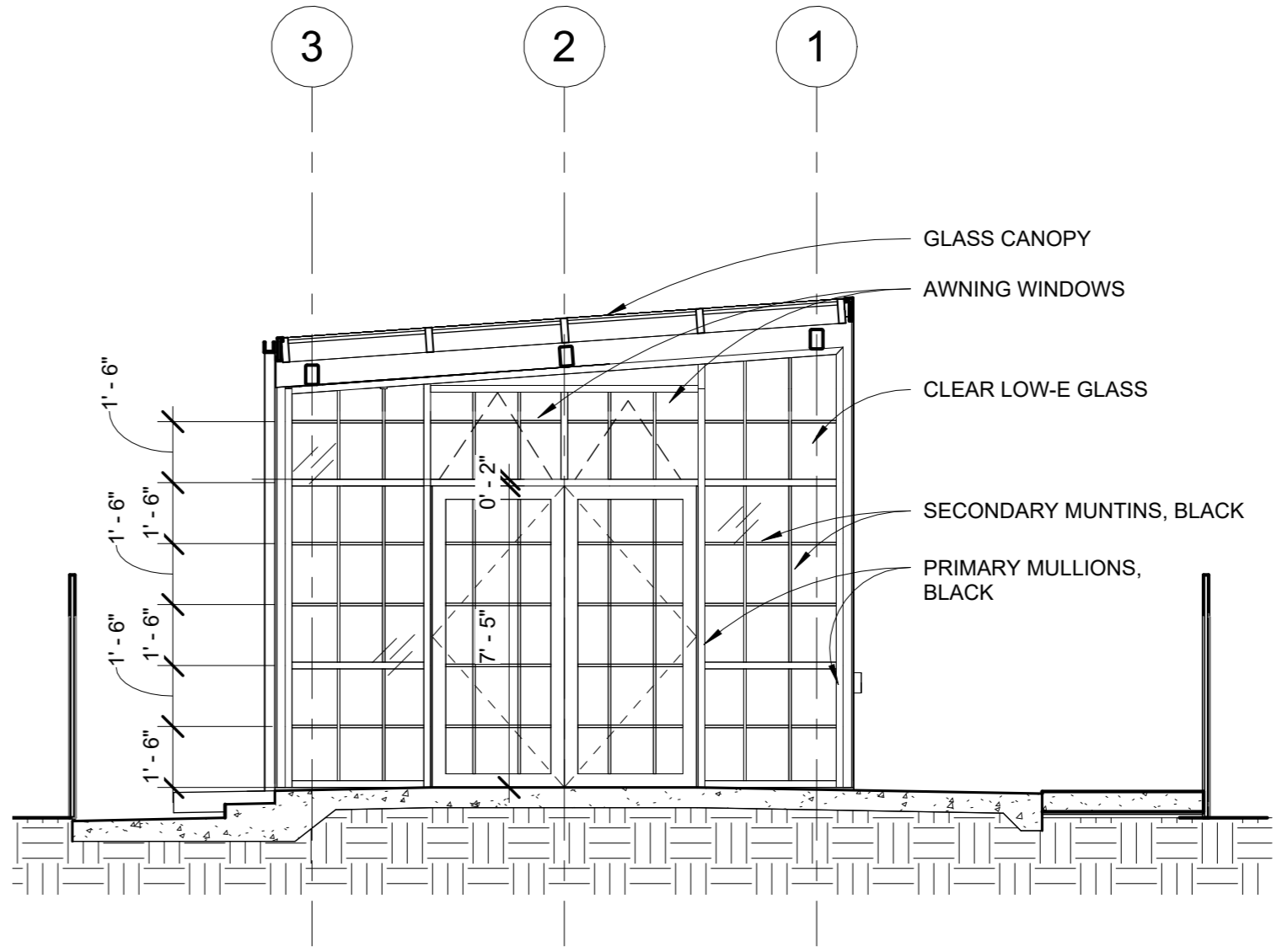


Martin Newman Office, LLP

100 Shoreline Hwy, Bldg B, Ste. 100
 Mill Valley, California 94941
 o: 628-280-2259

PERMIT #
 202202117855

No.	Description	Date
1	PRE-APPLICATION MEETING	12/22/2021
2	SITE PERMIT SUBMITTAL	1/23/2022
8	PRICING SET	11/09/2023



A4 ELEVATION - SUNROOM - EAST
 1/4" = 1'-0"

681 12th AVENUE,
 SAN FRANCISCO, CA
 94118

FOR OWNER:
 JENNIE CHIEN

EXTERIOR
 ELEVATIONS

Project number	21-002
Date	10/31/2023
Drawn by	BCM

A205

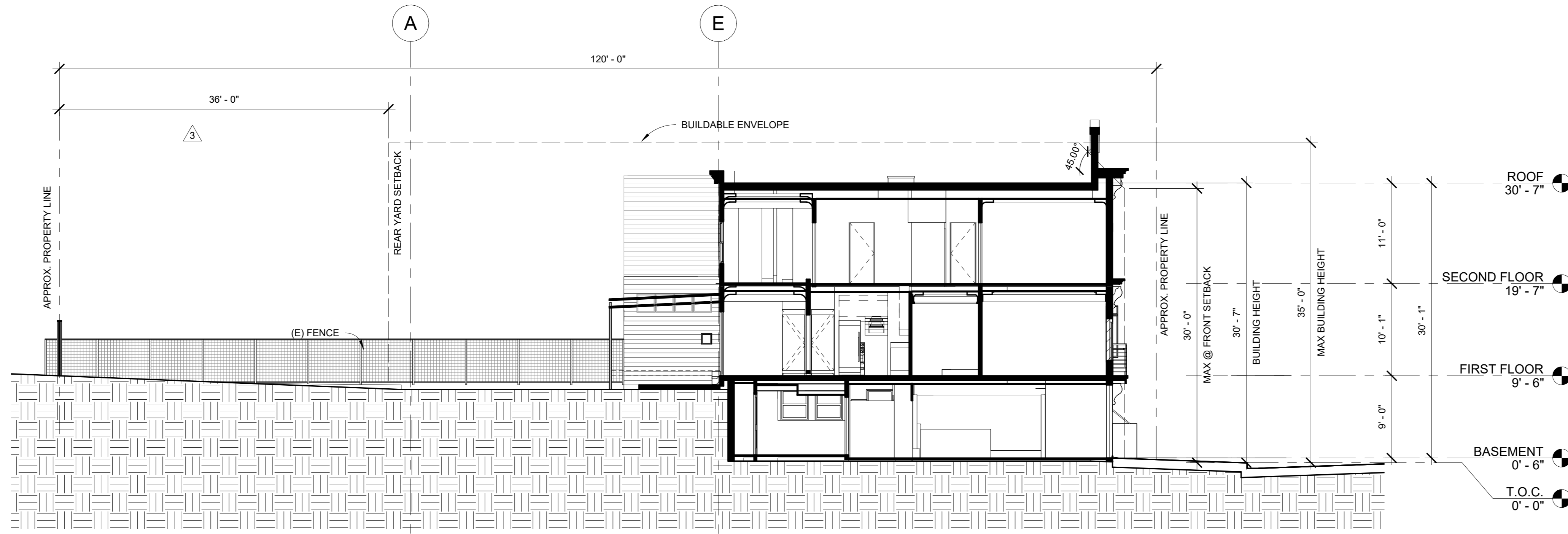
Scale 1/4" = 1'-0"



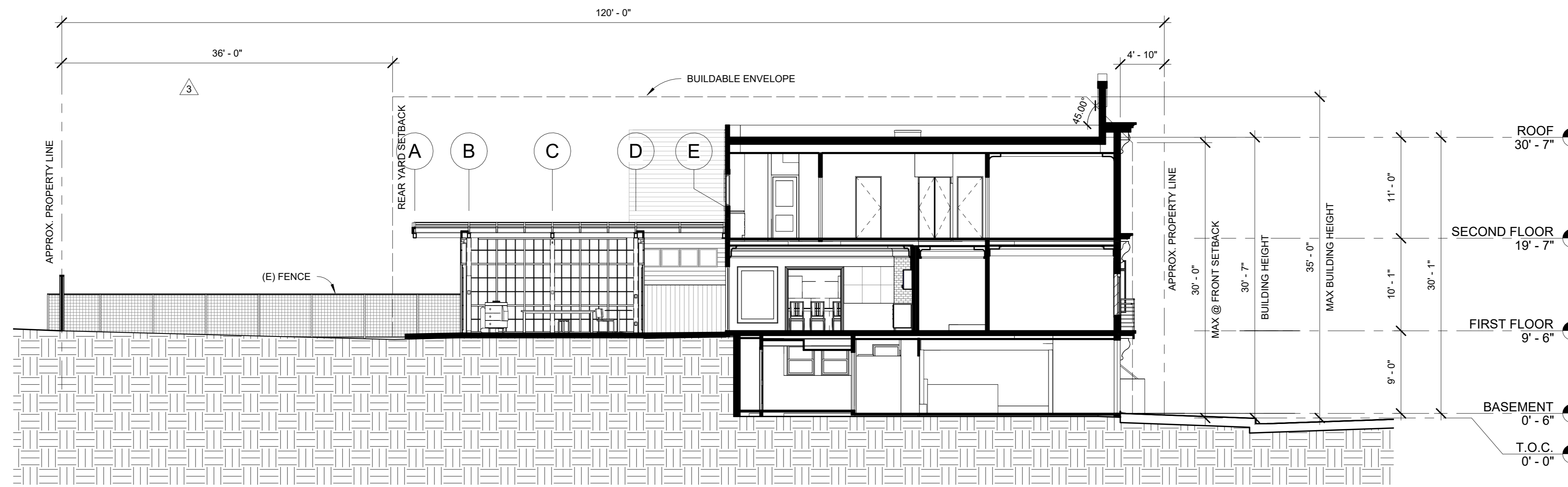
Martin Newman Office, LLP

100 Shoreline Hwy, Bldg B, Ste. 100
Mill Valley, California 94941
o: 628-280-2259

PERMIT # 202202117855



1 EXISTING SECTION - EW - SITE
1/8" = 1'-0"



2 PROPOSED SECTION - EW - SITE
1/8" = 1'-0"

No.	Description	Date
1	PRE-APPLICATION MEETING	12/22/2021
2	SITE PERMIT SUBMITTAL	1/23/2022
3	SITE PERMIT - PLAN CHECK COMMENTS 1	09/21/2022
8	PRICING SET	11/09/2023

681 12th AVENUE,
SAN FRANCISCO, CA
94118

FOR OWNER:
JENNIE CHIEN

SECTIONS

Project number 21-002
Date 10/31/2023
Drawn by BCM

A301

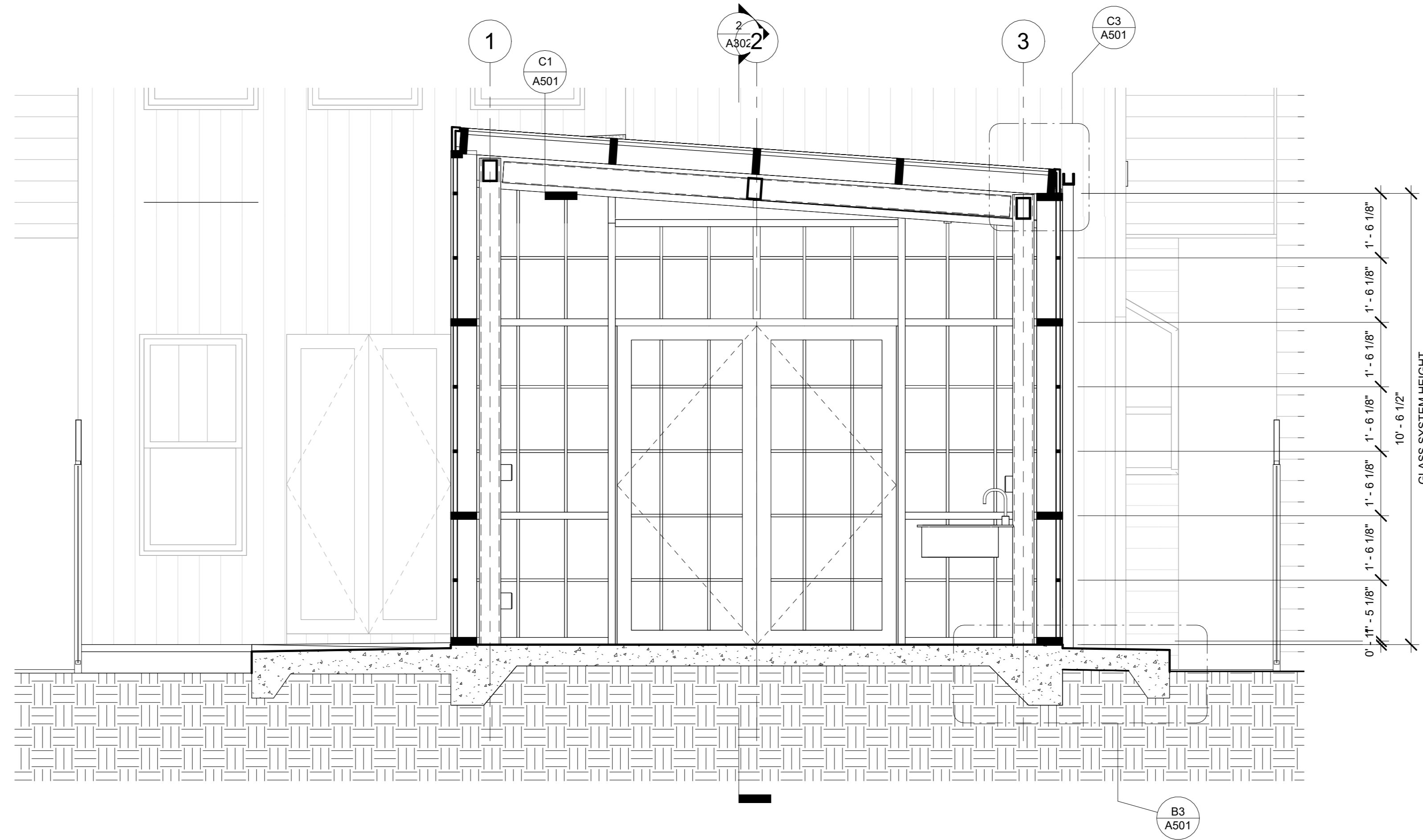
Scale 1/8" = 1'-0"



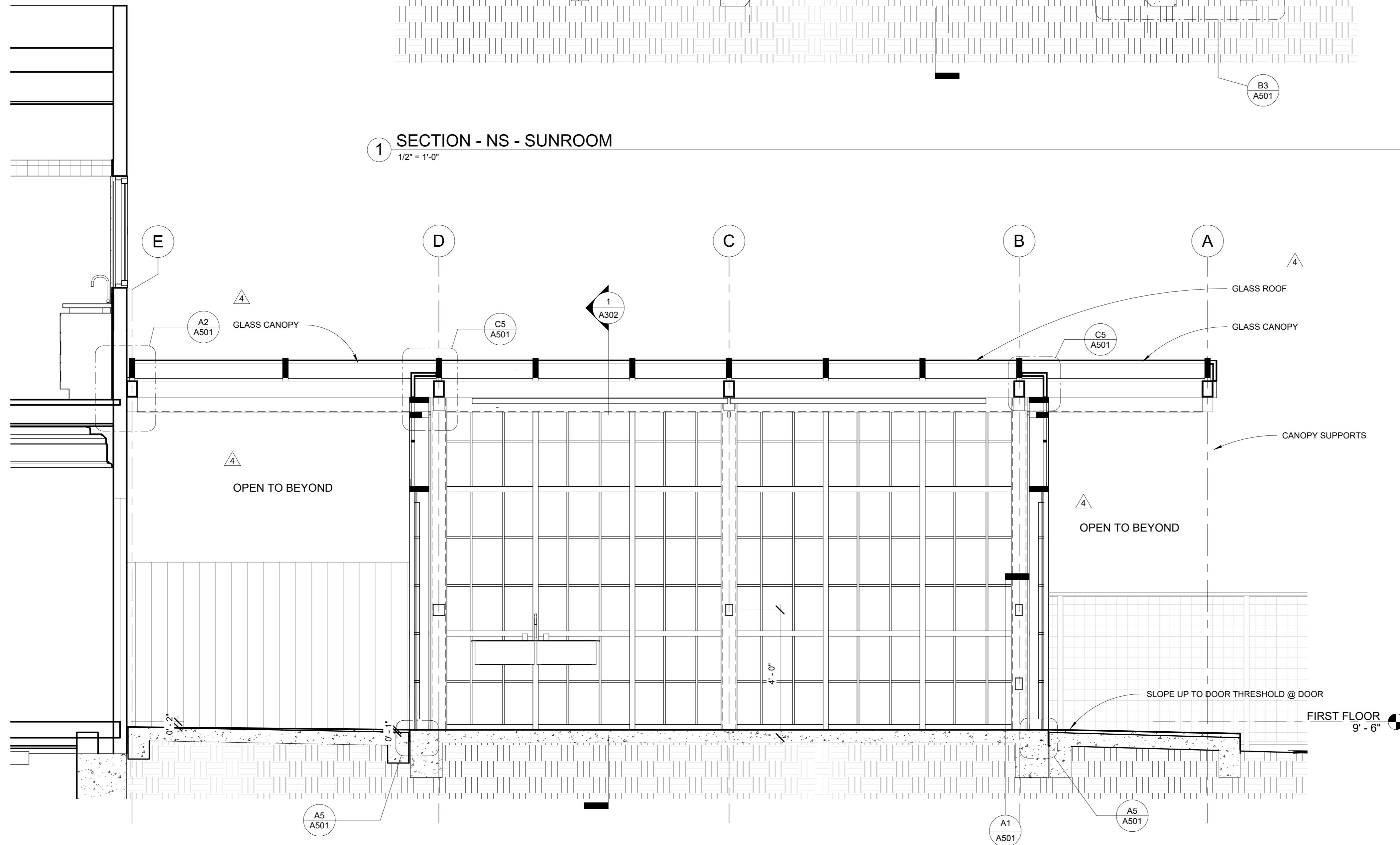
Martin Newman Office, LLP

100 Shoreline Hwy, Bldg B, Ste. 100
Mill Valley, California 94941
o: 628-280-2259

PERMIT #
202202117855



1 SECTION - NS - SUNROOM
1/2" = 1'-0"



2 SECTION - EW - SUNROOM
1/2" = 1'-0"

No.	Description	Date
1	PRE-APPLICATION MEETING	12/22/2021
2	SITE PERMIT SUBMITTAL	1/23/2022
4	SITE PERMIT - PLAN CHECK COMMENTS 2	06/01/2023
8	PRICING SET	11/09/2023

681 12th AVENUE,
SAN FRANCISCO, CA
94118
FOR OWNER:
JENNIE CHIEN

SECTIONS

Project number	21-002
Date	10/31/2023
Drawn by	BCM
A302	
Scale	1/2" = 1'-0"

PUBLIC COMMENT

From: [Scott Bialous](#)
To: [BoardofAppeals \(PAB\)](#); [Rosenberg, Julie \(BOA\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Greene, Matthew \(DBI\)](#)
Cc: [Pamela Fine](#)
Subject: Appeal No. 24-001
Date: Monday, February 12, 2024 8:47:56 PM

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

Appeal No. 24-001
Subject Property 681 12th Avenue
Permit No. 2022/01/11/7855

To whom it may concern,

I am writing to express my support of this appeal and I am opposed to the proposed ceramic art studio. Our plots on our block provide lovely green space and privacy. This large structure will be completely out of line with our backyards. Neighbors on 3 sides of the blocks of 12th Ave, Cabrillo and Funston will see this large illuminated structure at night from our bedrooms. Additionally, our backyards are elevated from the street, thus the proposed structure is one level higher than most SF backyards where this is a porch walking down to the yard. In our homes, we walk out directly to our yard, no stairs due to the elevation of the middle of the block, resulting in the structure and light illumination being 9-10 feet higher than most yards.

While I do not believe this structure should even be allowed, perhaps a compromise? Since the typical height of our rooms is 8-9 feet perhaps lower the height from 13 feet to 8-9 feet to provide more privacy for everyone and a request to keep the roof solid vs glass?

In my opinion this sets a bad precedent for other neighbors to create a large structure in their backyards. Were this to be housing this would be a different story.

Best,
Scott Bialous
676 Funston Ave

From: [Anne Bailey](#)
To: [BoardofAppeals \(PAB\)](#); [Rosenberg, Julie \(BOA\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Greene, Matthew \(DBI\)](#)
Subject: Appeal No. 24-001 opposition
Date: Tuesday, February 13, 2024 5:03:15 PM

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

Appeal No. 24-001
Subject Property 681 12th Avenue
Permit No. 2022/01/11/7855

To whom it may concern:

I am writing to express my opposition to the proposed backyard structure at 681 12th Avenue. As a neighbor bordering on the back corner of the property, the structure will impact the ambiance both day and night. It is disturbing that architects would design such an imposing structure that casts shadows in the day, and light pollution (glass roof) at night.

Furthermore, the height and placement are out of character with the parklike setting of the properties. Although it is planned as a studio, it can be repurposed for a party space or an unsightly (glass walls) storage area. Its height is notably higher than any existing structure and its placement, taking up much of the yard, is overbearing especially to the neighbors on either side, but also from the ground and second level of the homes behind the property. Please rethink the approval of this un-neighborly and inappropriately-sized structure.

Thank you for your careful consideration.
Anne Bailey and Charmaine Bailey
670 Funston Avenue

From: [Will Lee](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Letter of Support for Jennie Chien (Permit Holder) Appeal No. 24-001
Date: Wednesday, February 14, 2024 9:47:28 AM

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

boardofappeals@sfgov.org

Letter of Support for Jennie Chien (Permit Holder) Appeal No. 24-001

Dear Board of Appeals:

As one of Jennie Chien's close neighbors, two houses away, I fully support her project to build her art studio in her backyard. I support Jennie's Chien's project and I think it would be a nice addition to her yard area.

Jennie is an artist and she should be allowed to express her artistic endeavors by building her art studio in her backyard.

Our mutual neighbor Pamela Fine has a propensity to object to what her neighbors build in their backyards.

For example, When I told Pamela Fine, on June 24, 2022, that I was building a redwood deck in my backyard, she called the Building Department, on June 25th, and filed a complaint with stating that I didn't have a valid building permit. Another call was place on June 27th.

The Building inspector came on Tuesday, June 28, 2022. I showed the Inspector my 12"x12" deck construction plans and he told me that the deck was legal, as it's not attached to the house, and not over 30" high.

He told me that there are neighbors that do this in San Francisco to bother their neighbors, and it's unfortunate. He said, "we can't pick our neighbors".

Pamela Fine has been filing constant attempts and objections to stop what her neighbors want to build in their own backyard's.

We constantly hear the phrase not in my backyard NIMBY, For Pamela Fine, it's a true statement, As she objects to what her two neighbors construct in their backyards.

There's another incident in the past, when she was reconstructing her property. While building her addition, she tried to dismantle part of my greenhouse wall property without permission. Our family had to go to the Planning Commission in order to keep our greenhouse wall.

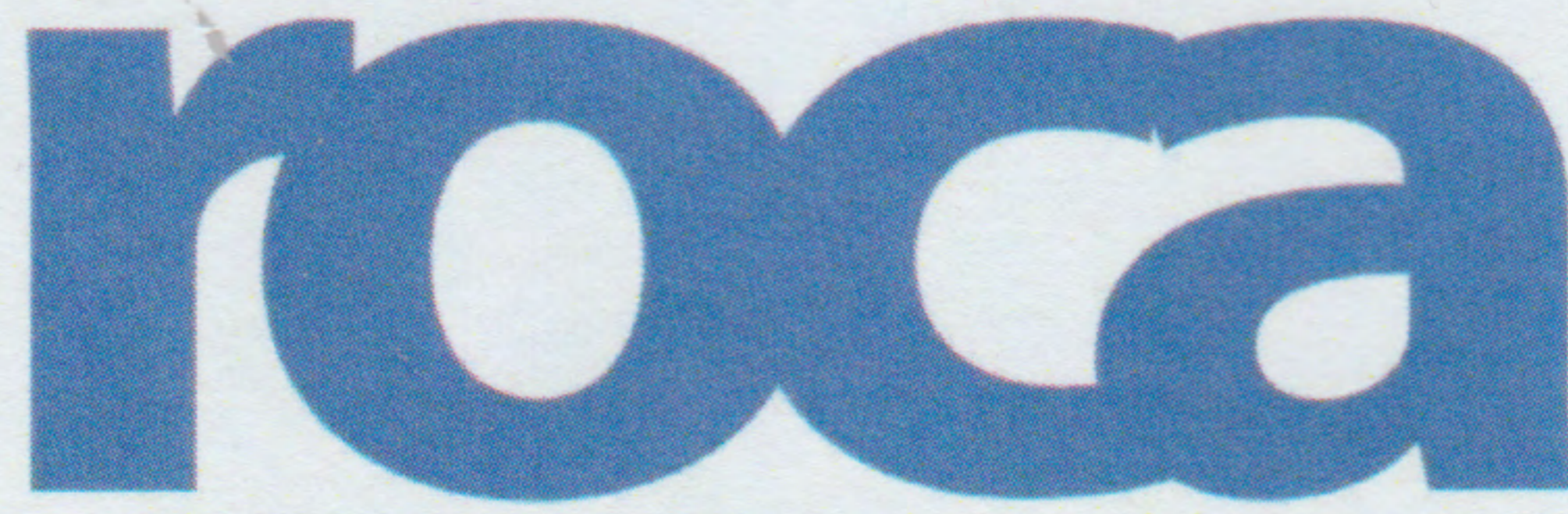
She built a fence without my prior agreement to the design or cost and then demanded half payment. Her two untrained dogs persist in barking at me each time I go into my yard.

Pamela Fine, complained about my family's greenhouse wall, my redwood deck, and now she is complaining about Jennie Chien's backyard art studio.

In closing, I fully support what Jennie Chien is building. It's her yard, and she is entitled to build a small art studio addition and enjoy her lifestyle in her remaining years.

Barry Lee
677-12th Avenue
San Francisco, CA 94118

发出 iPhone



ROCKLAND CENTER FOR THE ARTS
27 south greenbush rd, west nyack, ny 10994

February 12, 2024

Letter of Support for Jennie Chien for Appeal No. 24-001

To Whom it May Concern,

I am writing in support of Jennie Chien's plan to build a backyard ceramics studio (20' x 14' with a small electric kiln) on her property. In addition to being an exemplary and experienced ceramic artist, Jennie is a very responsible person.

At the Rockland center for the Arts, Jennie was one of our volunteer ceramic studio managers for 15 years. Her responsibilities included: loading, firing and unloading kilns, maintaining glaze supplies, mixing glazes, cleaning and organizing the ceramic studio, and maintaining outdoor Raku and woodfire kilns.

Jennie has always made safety and best practices a priority. She is a highly skilled artist who would benefit from having a dedicated working space.

Best regards,

A handwritten signature in cursive script that reads "Daly Flanagan".

Daly Flanagan
Executive Director
Rockland center for the Arts
27 South Greenbush Road
West Nyack, NY 10994

From: [Sarah Aguinaga](#)
To: [BoardofAppeals \(PAB\)](#); [Rosenberg, Julie \(BOA\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Greene, Matthew \(DBI\)](#)
Cc: [pamela Fine](#)
Subject: Appeal No. 24-001
Date: Thursday, February 15, 2024 12:05:30 PM

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

Appeal No. 24-001

Subject Property 681 12th Avenue

Permit No. 2022/01/11/7855

To whom it may concern,

I am writing to express my support of this appeal and I am opposed to the proposed ceramic art studio. It will significantly impact the current setup of our neighborhood back yards, and create the potential for neighbors to lose value on their houses. Not to mention, a complete eye sore.

While I do not believe this structure should even be allowed, perhaps the height can be limited. Since the typical height of our rooms is 8-9 feet perhaps lower the height from 13 feet to 8-9 feet to provide more privacy for everyone and a request to keep the roof solid vs glass?

In my opinion, this sets a bad precedent for other neighbors to create a large structure in their backyards.

Thank you for your attention to this,

--

Sarah Aguinaga, MSN, NP, FNP-C
c: 603.918.0410

From: [Charlotte Read](#)
To: [BoardofAppeals \(PAB\)](#); [Rosenberg, Julie \(BOA\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Greene, Matthew \(DBI\)](#); [pgfinesf@gmail.com](#)
Subject: Permit review 681 12th Ave SF, Appeal 24-001
Date: Thursday, February 15, 2024 3:05:11 PM

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

Dear Board of Appeals... RE Appeal # 24-001 (Permit Appeal 02-01-2024)

I am a neighbor residing within the 12th Ave to Funston...Balboa to Cabrillo block in San Francisco and am concerned over the size and building materials for a separate building now permitted or approved behind the home at 681 12th Ave.

Wondering...does the roofline need to be 13 feet tall? Could this height be reduced? And, would it be possible to have some of the walls made of more solid materials...not all glass?

The materials of this approved building (20 feet long X 14 wide X 13 high) from my understanding will be glass. This size and height of the building, especially in glass, will produce a "lighthouse" within the inner open space of this block. This box will seem like Coney Island as a beacon for some sort of public attraction...at night and in winter seasons lengthened evening hours. It will not fit in with the nature of the overall green space of the block's central open space.

Will this "ice cube" structure be highly reflective in the summer sun? My envisioning of this structure suggests that this size and materials will be overwhelming, and not blend into the landscape but rather will be intensely dominant within the open space, and an eyesore to all of us neighbors.

Wondering if again...the height, especially along with the reliance on all glass walls, is necessary in this residential block to fulfill the needs of ceramic production?

The lowering of the roofline plus an increase in non-glass materials would lower the profile yet most probably would not impede the ceramic capabilities for this workshop.

Thank you for your attention and considerations.

Sincerely,

Concerned Neighbor

From: [Daniel Aquinaga](#)
To: [BoardofAppeals \(PAB\)](#); [Rosenberg, Julie \(BOA\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Greene, Matthew \(DBI\)](#)
Cc: pgfinesf@gmail.com
Subject: Appeal No 24 - 001
Date: Thursday, February 15, 2024 3:11:44 PM

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

Appeal No. 24-001
Subject Property 681 12th Avenue
Permit No. 2022/01/11/7855

To whom it may concern,

I am here to express my support of this appeal and against the proposed ceramic art studio. This structure will be out of line with other backyards on the block. Adjacent neighbors on 12th Ave, Cabrillo, and Funston will see this large illuminated structure at night from their bedrooms. And because the backyards are elevated from the street, the proposed structure would be one level higher than most SF backyards, resulting in it being 9-10 feet higher than most yards. This sets a bad example for other neighbors to create a large structure in their backyards.

Best,
Dan Aquinaga
624 Funston Ave