

**From:** [Thomas Schuttish](#)  
**To:** [Rosenberg, Julie \(BOA\)](#)  
**Cc:** [Longaway, Alec \(BOA\)](#); [Mejia, Xiomara \(BOA\)](#)  
**Subject:** Follow Up to August 14 Informational on AB 1114 (General Public Comment for August 28th)  
**Date:** Monday, August 26, 2024 4:36:16 PM  
**Attachments:** [828 Board of Appeals General Public Comment.pdf](#)

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Dear Julie,

Good afternoon.

Attached below are four sheets from the plans for a CUA (it is a Demo and a new SFH) that will be before the Planning Commission in the next several weeks.

I think it is illustrative of the type of project that *will not* be heard at the Board any longer under the changes brought about by AB 1114 and SB 423.

I know that the Board does not hear appeals of CUAs, as that is for the Supervisors.

But I assume there could be Permit Applications for other work that involves the excavation, that the Board *could have ruled on before* these new State rules abolished the discretionary role historically enshrined in the Charter for the Board of Appeals.

Or there could be similar projects that do not require the CUA that would get the Planning Approval Letter (PAL) and be done without any further input from decision makers unless DR was filed prior to the issuance of the PAL.

Or there could be projects that would get Ministerial approval from Planning Staff and then proceed.

But whatever the scenario there would be no input from the Board, no de novo hearings whatsoever.

As you know and as it stands now, the Planning Commission does not deal with excavations, just design issues *regardless of the fact that the design may require extensive excavation*.

*This particular project requires the removal of over 2300 cubic yards of soil.*

As best I can tell from the plans and reading the Geotechnical Report there could be an excavation of about 30 feet deep. The Geotechnical Report described one bore hole on the front of the lot.

This is a major project on a street, a neighborhood, of modest homes in the Family and Senior Housing Opportunity SUD.

The proposal includes: Seven bedrooms, seven Bathrooms, a roof top deck with an infinity pool, game rooms for a pool table and video game rooms, a media room, a wine cellar and a multi-level chandelier. There is no elevator or garage. It is a single family home of over 7000 square feet replacing a single family home of about 1300 square feet.

Since the project hasn't been heard yet at the Planning Commission, I didn't think it was fair to show the exact location which is why I obscured references to the address of the project.

This may be a really extreme example of future projects, but I think the issues of excavation for projects on the typical San Francisco lot are too important to ignore. But under the new rules the issues of excavation are likely to be ignored.

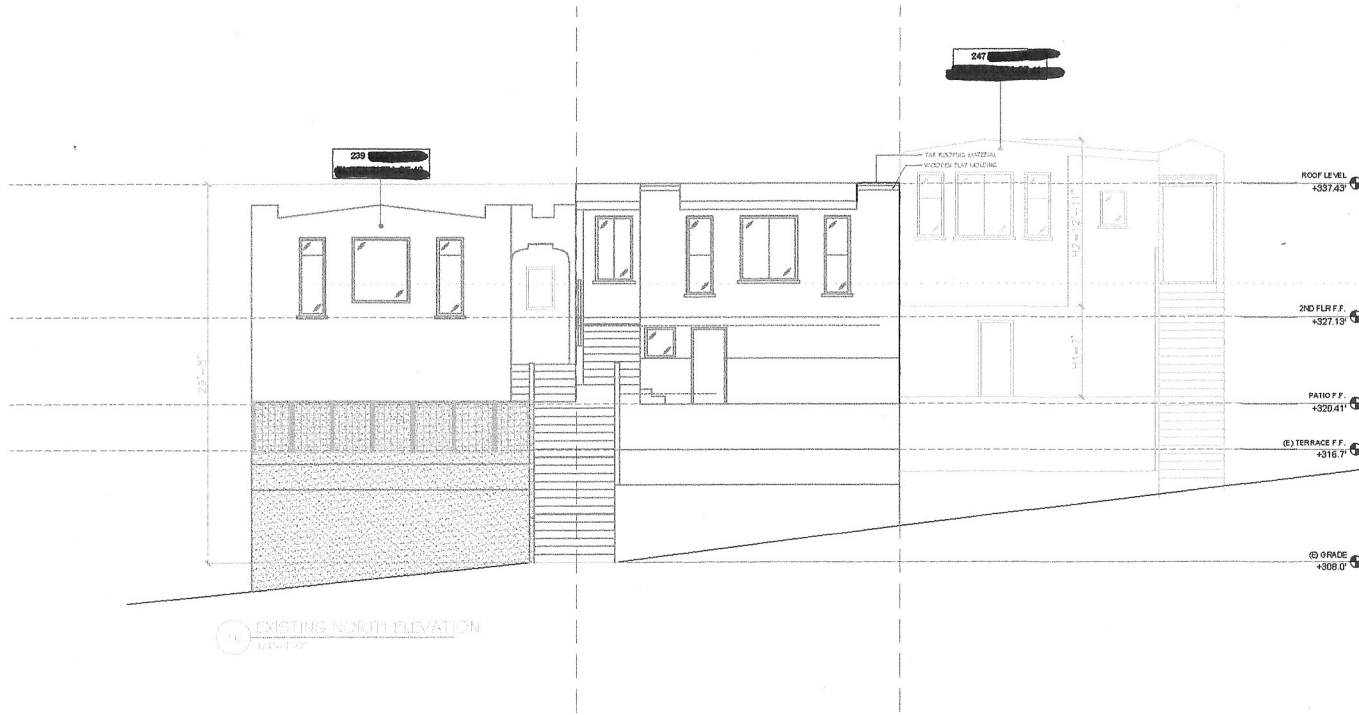
This particular lot is 25' x 112.5'. (This is the lot size for all the lots on the entire block face. The lots are on a rise with an egress alley for garages behind the houses.)

I hope to show up on Wednesday for General Public Comment or perhaps call in. Frankly when I first looked at the plans I thought the proposed project was a joke, but I don't think it is.

Nevertheless if you could please forward this to the Board members that would be great.

Thank you very much.

Sincerely,  
Georgia



16 EXISTING NORTH ELEVATION  
1/11/23

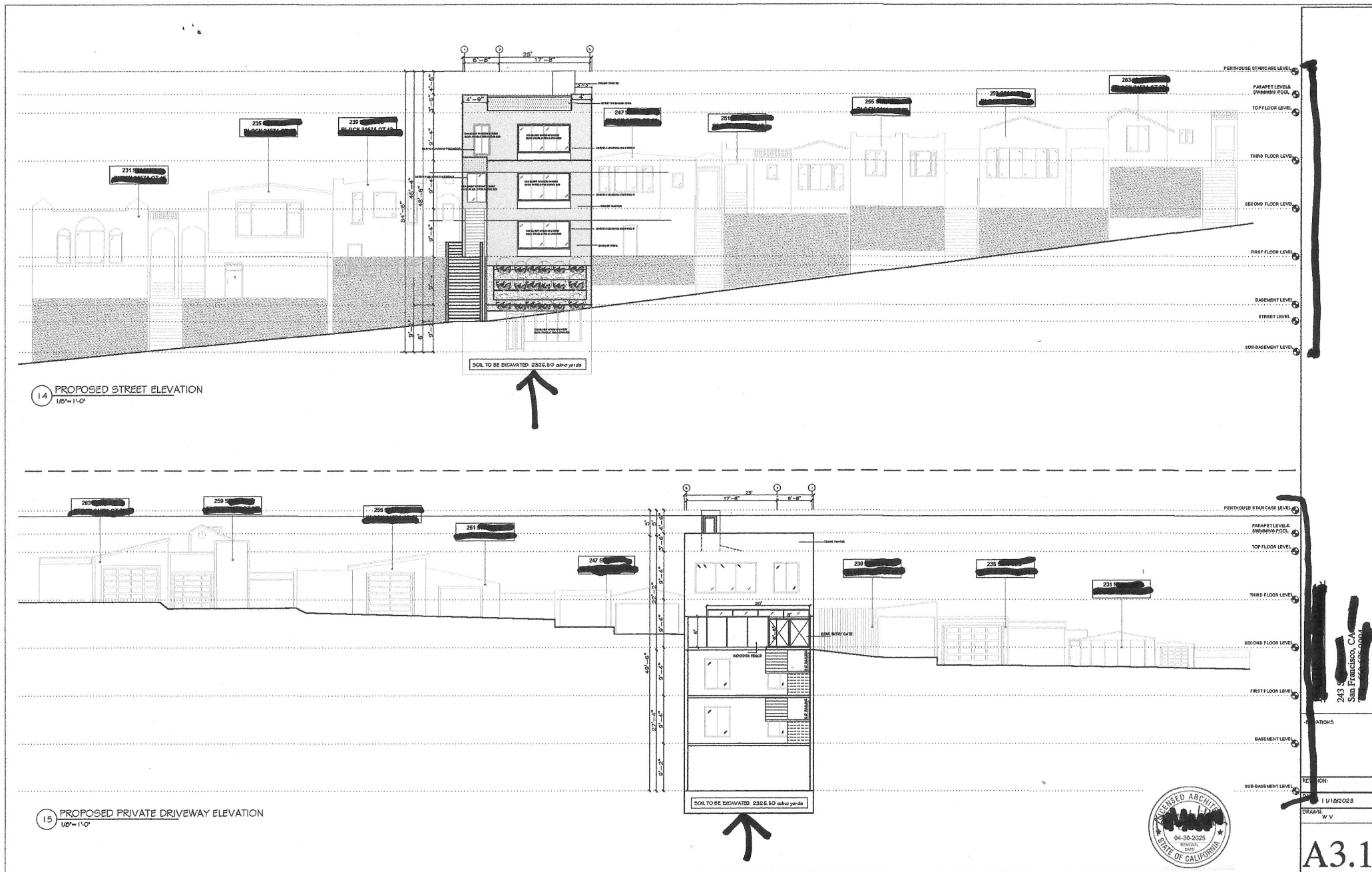
# EXISTING FRONT ELEVATION



243  
San Francisco, CA

ELEVATIONS
REVISION
DATE 11/15/2023
DRAWN W.V.

A3.2

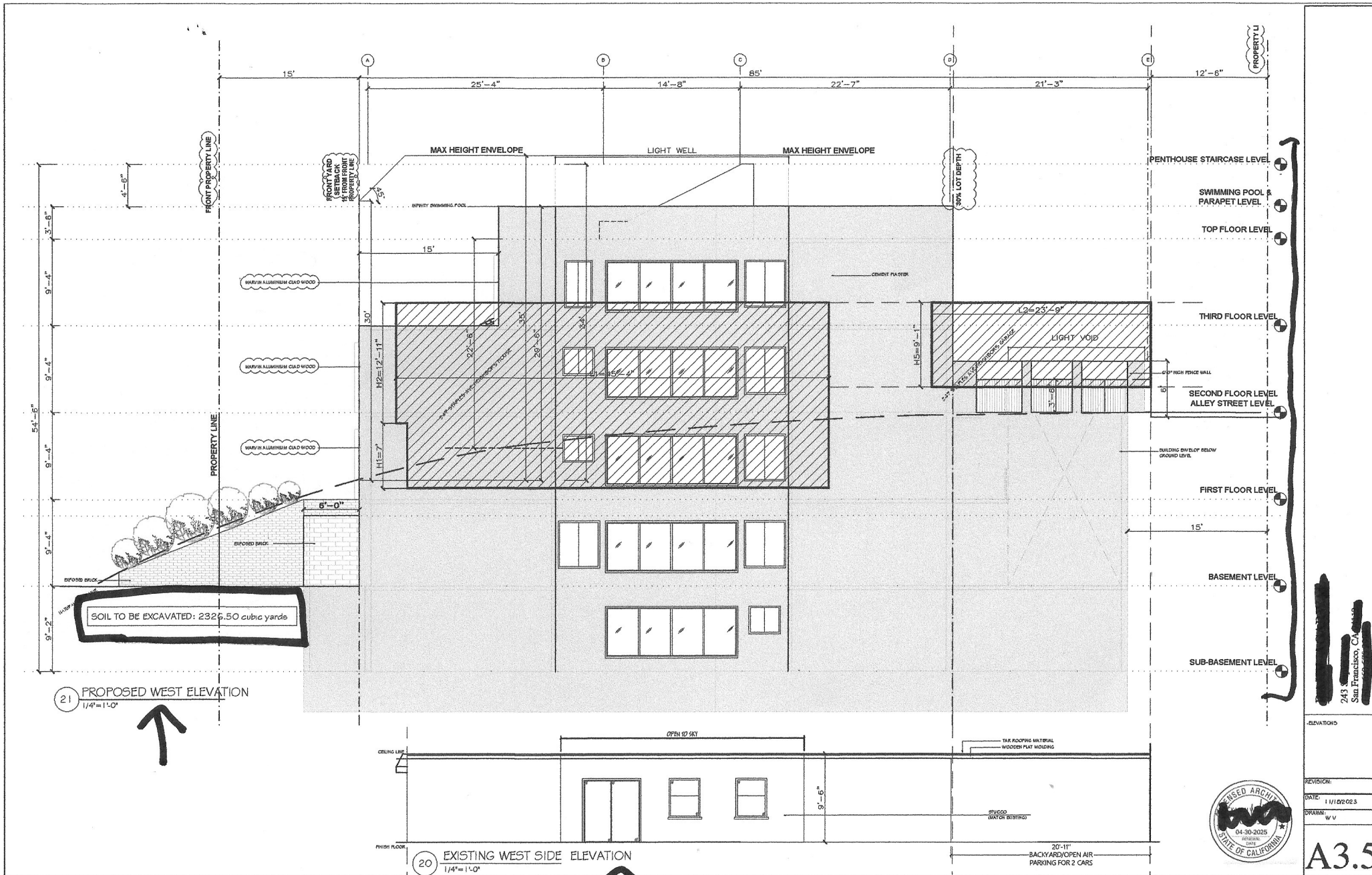


248 S  
San Francisco, CA  
[Redacted]

DATE	11/16/2023
DRAWN	WV

A3.1

# PROPOSED FRONT & REAR ELEVATIONS



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



20 EXISTING WEST SIDE ELEVATION  
1/4" = 1'-0"

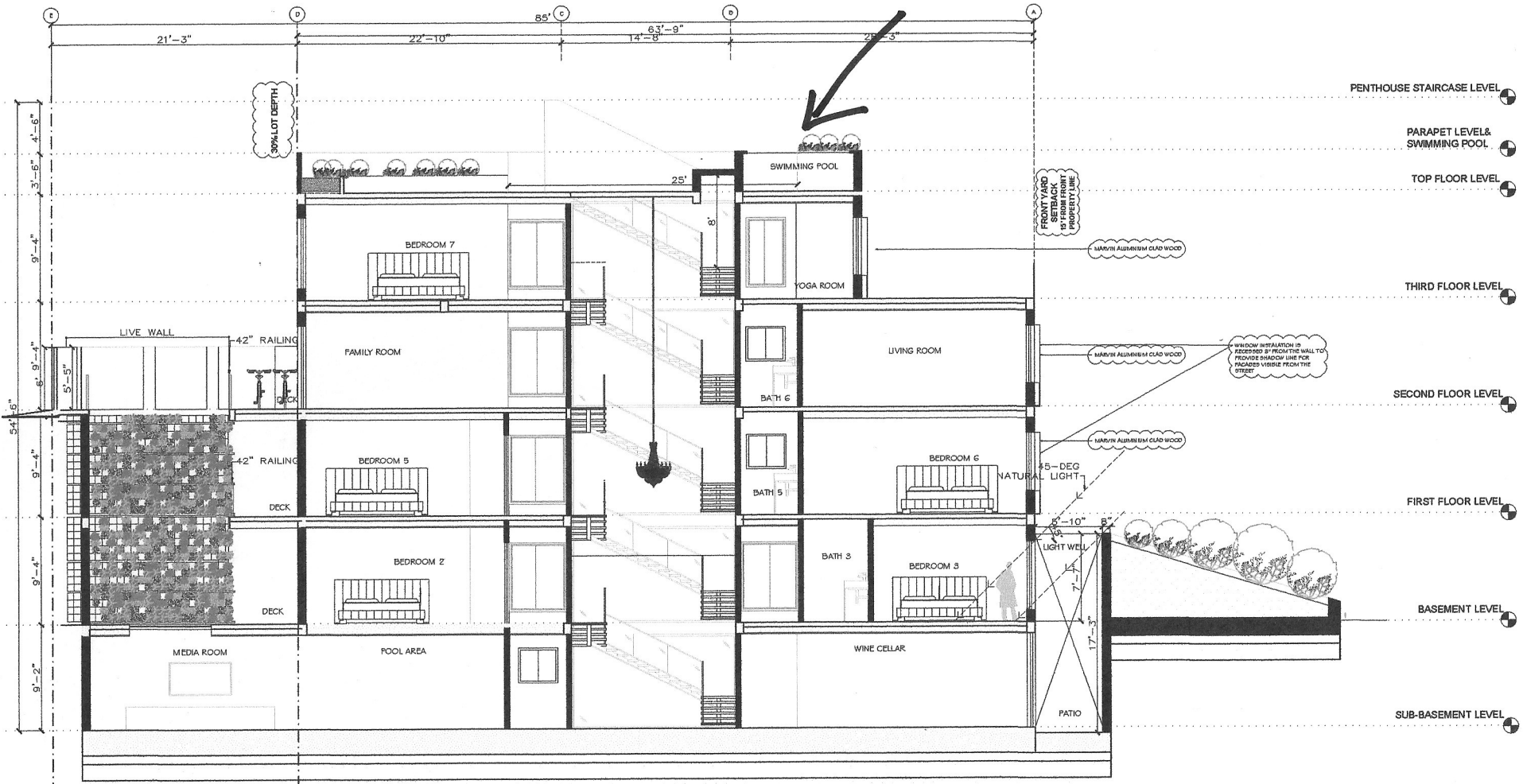
WEST SIDE ELEVATION ↑

243 S. GARDNER ST.  
SAN FRANCISCO, CA 94102

ELEVATIONS
REVISION:
DATE: 1/11/22 023
DRAWN: W/V



A3.5



26 SECTION AT C-C  
1/4" = 1'-0"

# SECTION MAP

243  
San Francisco, CA

REVISION:	
DATE:	11/10/2023
DRAWN:	WV



A4.3