BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of	Appeal No. 24-001
PAMELA FINE,)
Appellant(s))
)
VS.)
DEPARTMENT OF BUILDING INSPECTION,)
PLANNING DEPARTMENT APPROVAL Respondent	 /

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:				
Pamela Fine, Appellant(s) 679 12th Avenue San Francisco, CA 94118	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				



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, boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, boardofappeals@sfgov.org, boardofappeals@sfgov.org, boardofappeals@sfgov.org, branches, branches

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 20231215-1110L

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 discontiguous 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

ERECT 1 STORY TYPE 5 GREENHOUSE/CERAMIC STUDIO IN REAR YARD ERRECT 2 STORY

Description: 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 ADDIONTAL FORMS.
CP-ZOC		2/22/22	7/18/22	3/2/22	3/23/23	3/23/23	DCP USER		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		3/2/2023 - DR NOT TAKEN. APPROVED AS PROPOSED. 12/14/22 - DR receveied (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			MATSUBAYASHI SEAN	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 updatesNB

СРВ		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	
Inspections:						
Activity Date	Inspector	Inspection Desc	ription	Inspection Status		
Special Inspections:						
Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks	

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)

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

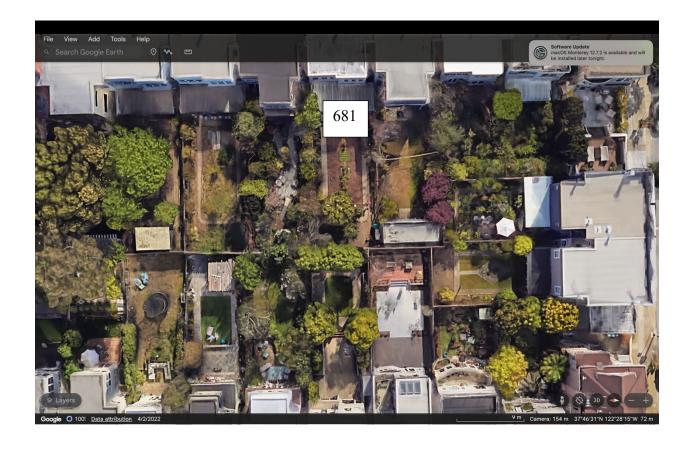


Exhibit 2. Overview of 12th Avenue – Moving North

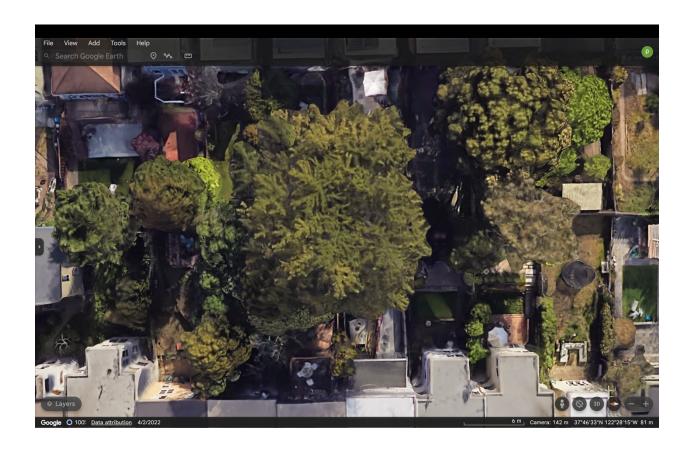


Exhibit 3. Overview of 12th Avenue – Balboa Street to left

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.

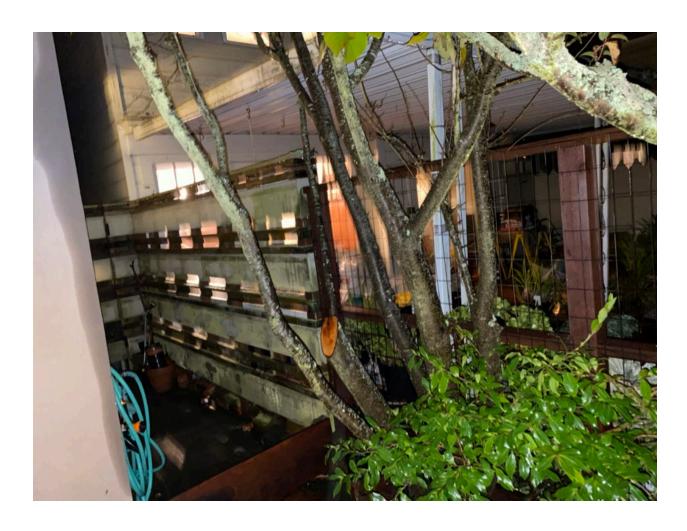


Exhibit 7 View from window at 679 12th looking southwest Note the accessory structure at 683



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

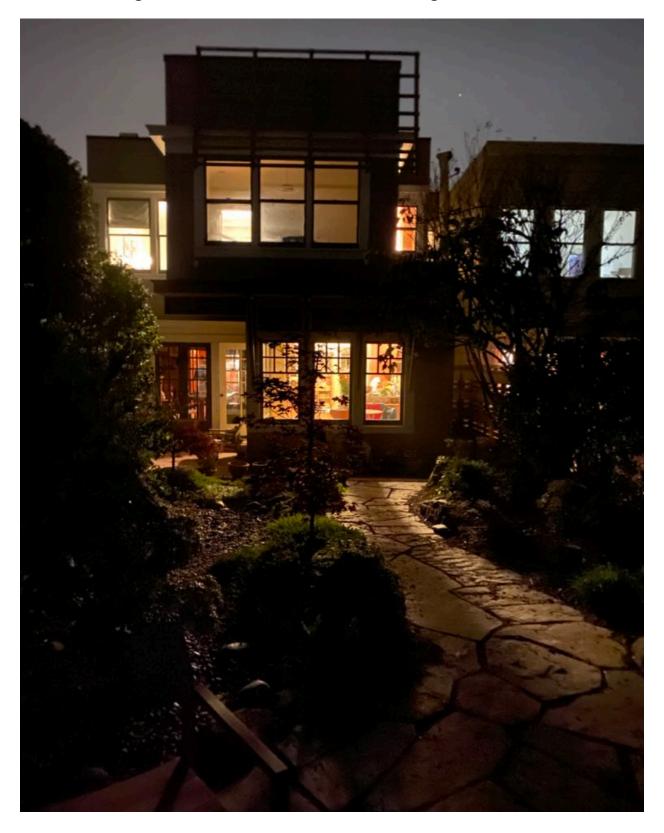


Exhibit 10 Email from architect dated 12/12/2022 discussing impacts to privacy

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
- 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.

detailing of the studio.

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."

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

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.

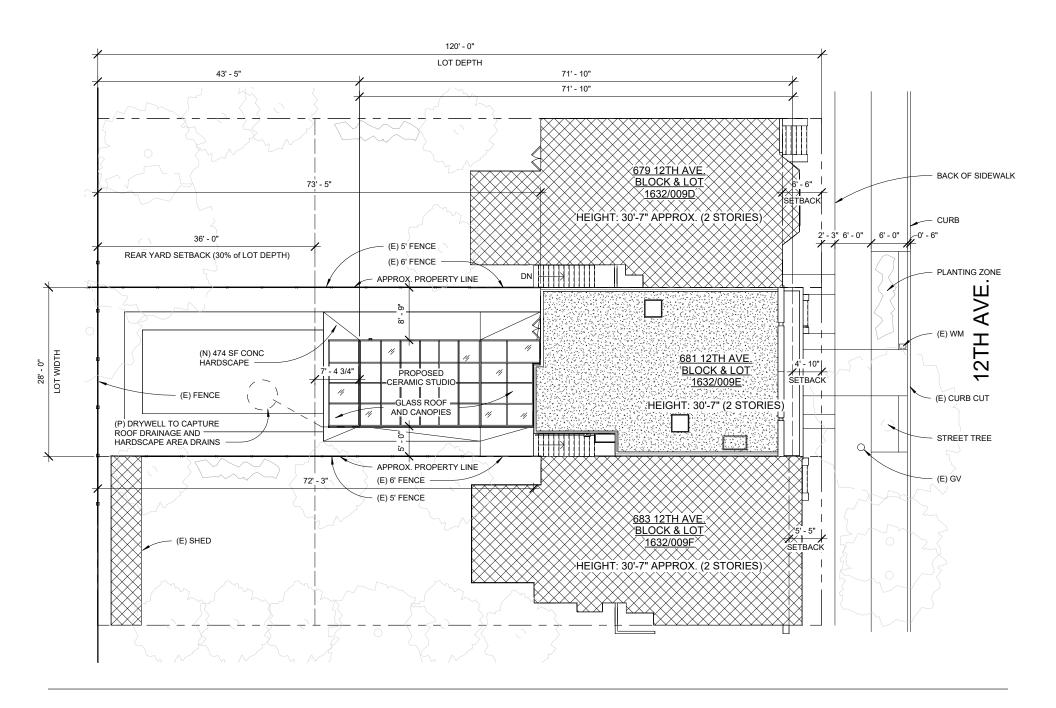
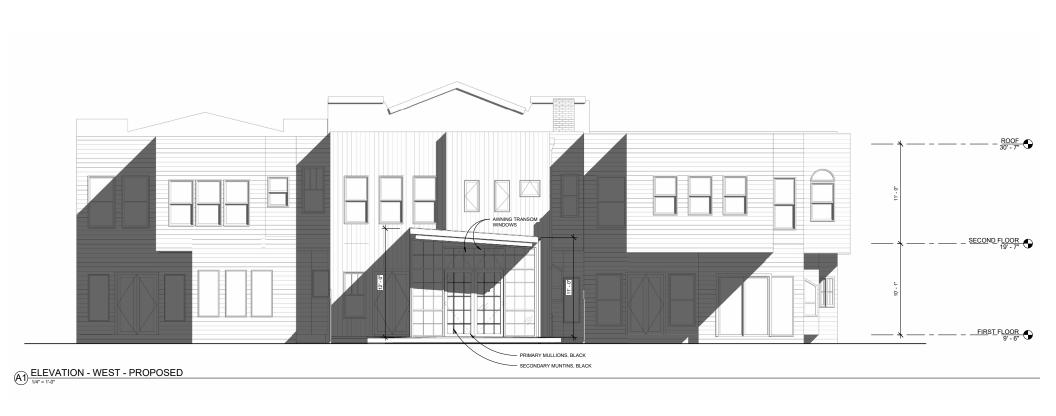
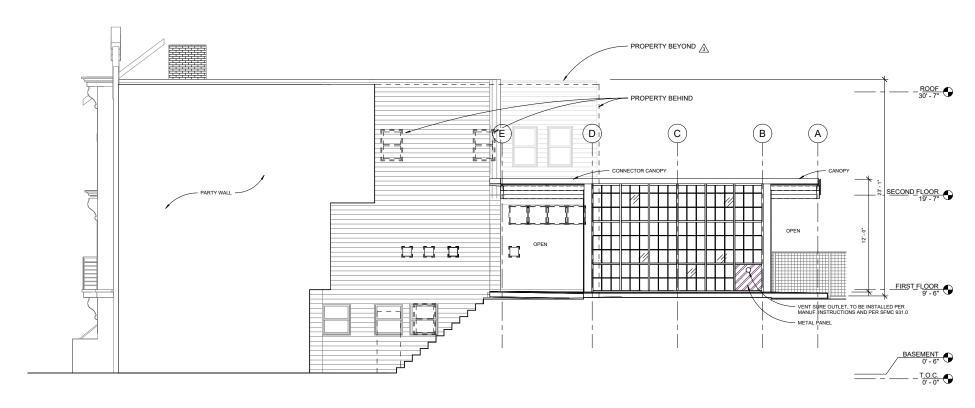


EXHIBIT 1 PROPOSED PLOT PLAN

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



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

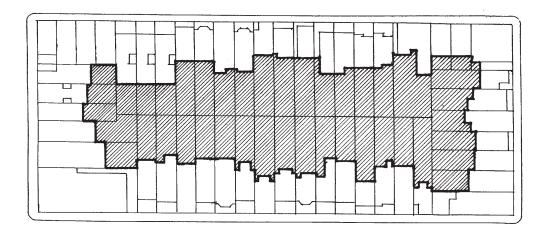


ELEVATION - NORTH - PROPOSED

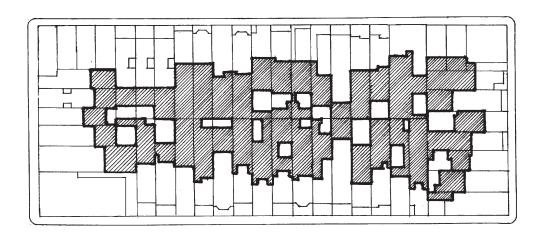
1/4" = 1'-0"

EXHIBIT 3 NORTH ELEVATION

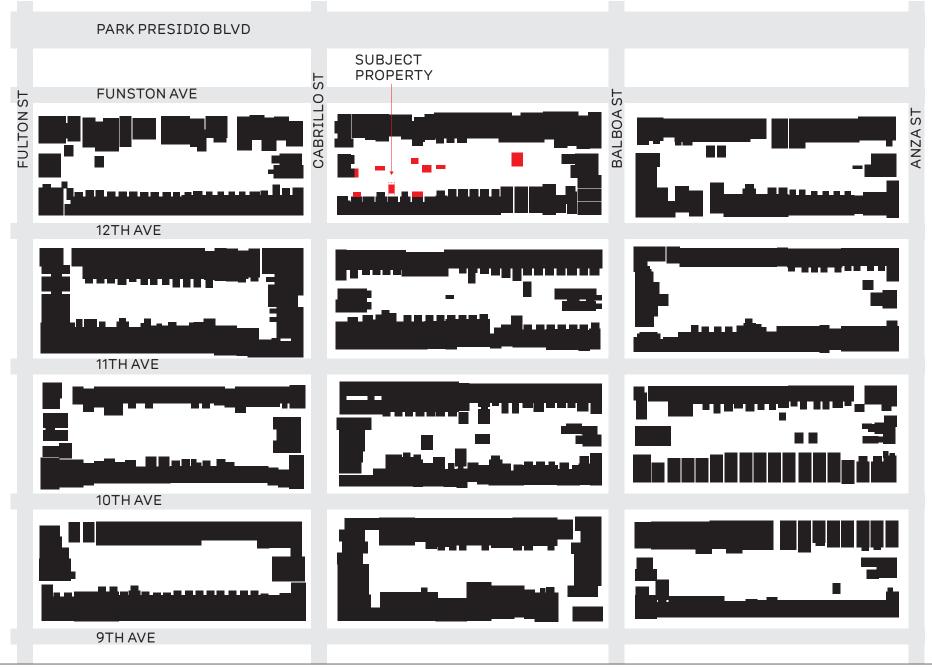
Block with a strong mid-block open space pattern.



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



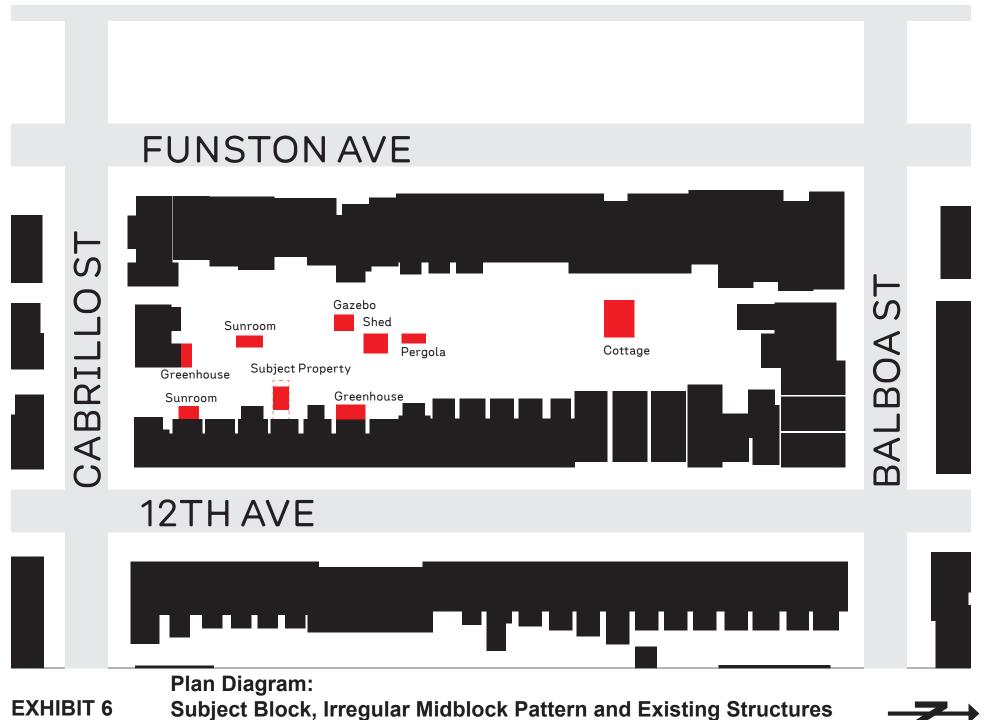
SAN FRANCISCO RESIDENTIAL DESIGN GUIDELINES PAGE 26 EXHIBIT 4 DIAGRAM SHOWING REGULAR VS IRREGULAR MID-BLOCK OPEN SPACE



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



EXHIBIT 5



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.



687 12th Ave





675 12th Avenue 683 12th Ave.





659 12th Ave.

668 Funston Avenue





630-632 Funston Ave.



PROPOSED GLASS TYPE:

VITRO Solarban® R100 (2) Optigray ® + Clear

Visible Light Transmittance: 29%

Reflectivity: 18%





EXHIBIT 12 TINTED GLASS - VITRO SOLARBAN R100 / OPTIGRAY



FENCE TO SOUTH



FENCE TO APPELLANT PROPERTY



EXHIBIT 14

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

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

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 ³/₄-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.



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)

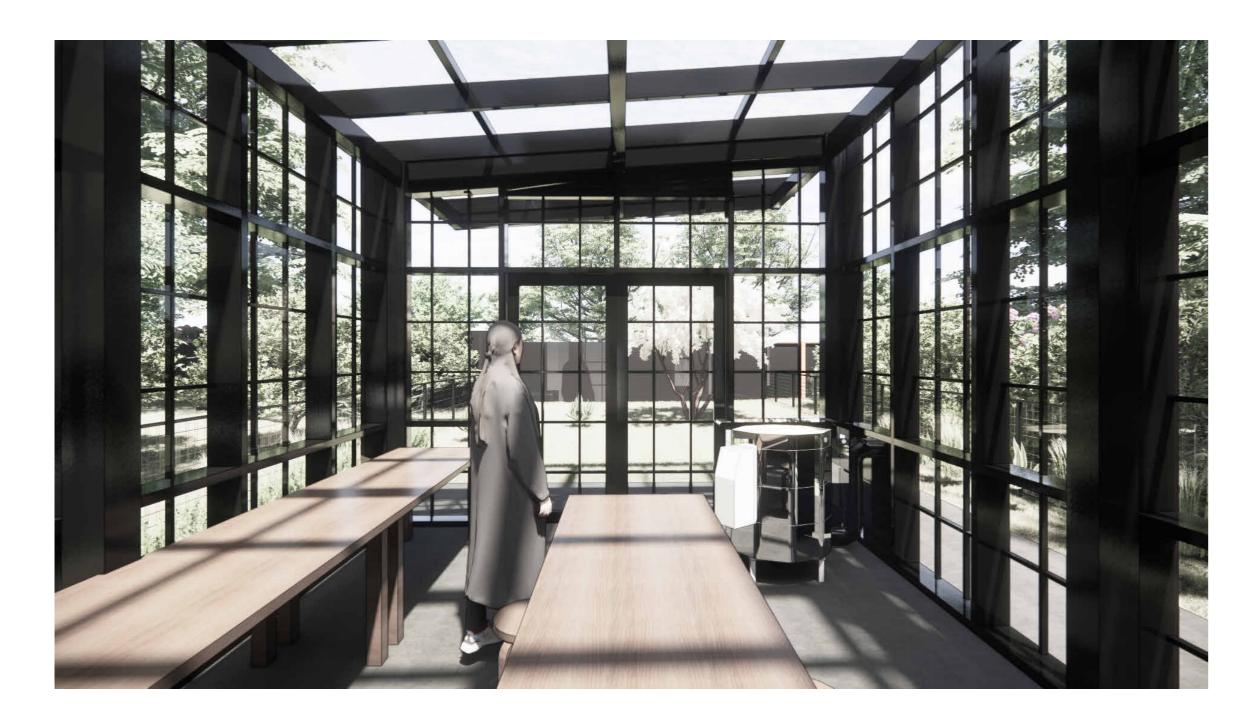
1660 Mission Street, First Floor San Francisco CA 94103-2479

TEL: 415.558.6377

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

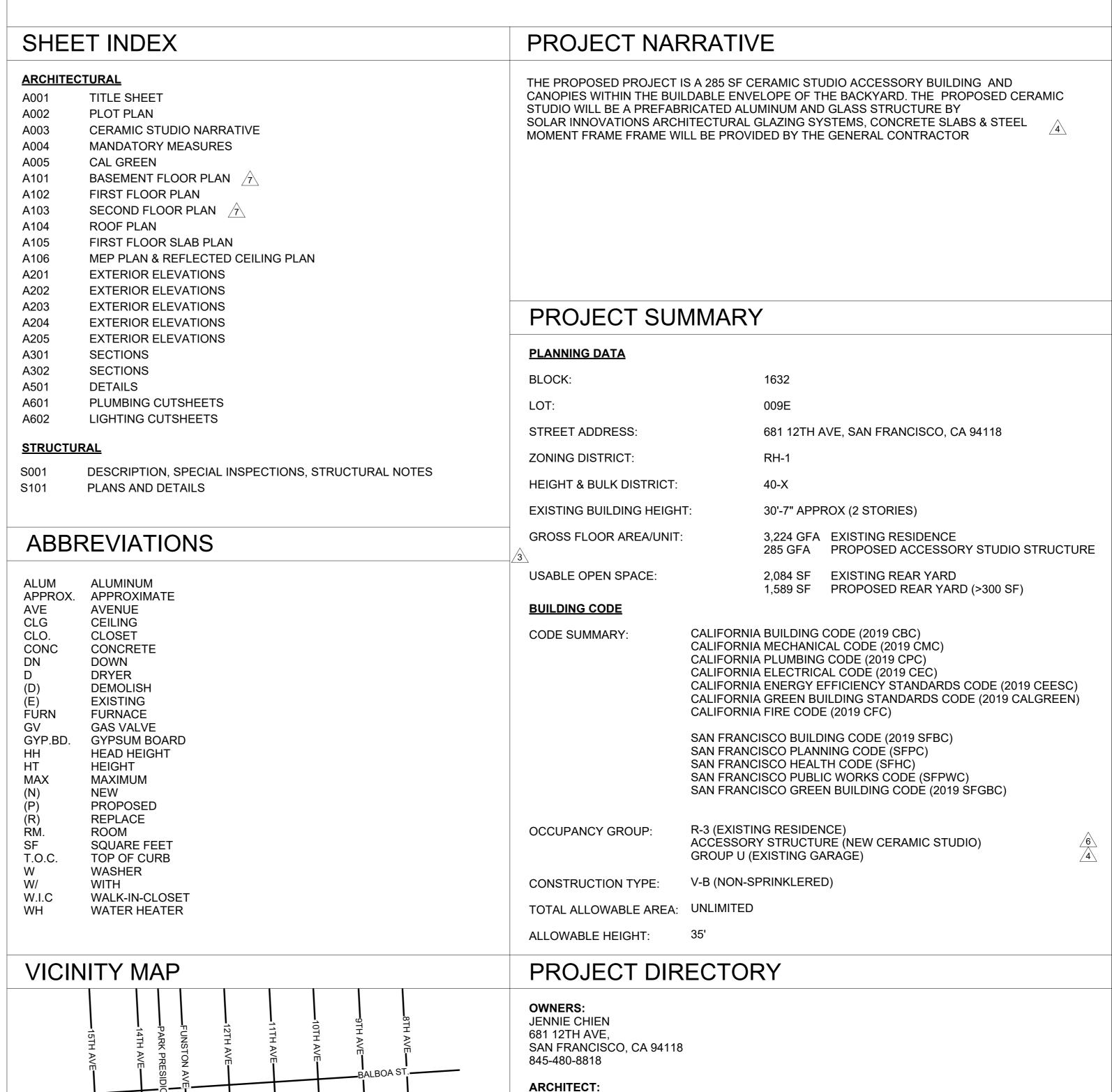






681 12TH AVE - AND STUDIO STUDIO

BOARD OF APPEALS, 02/11/2024



BRENT MARTIN

510-333-2882

5040 GEARY BLVD.

SAN FRANCISCO, CA 94118

PROJECT LOCATION:

JLTON ST ._

681 12th AVENUE

MARTIN PARTNERS ARCHITECTURE + DESIGN, LLP

Martin Newman Office, LLP

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

PRE-APPLICATION MEETING

SITE PERMIT - PLAN CHECK

SITE PERMIT - PLAN CHECK

SITE PERMIT - PLAN CHECK

PERMIT # 20220211785

09/21/2022

11/02/2023

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)



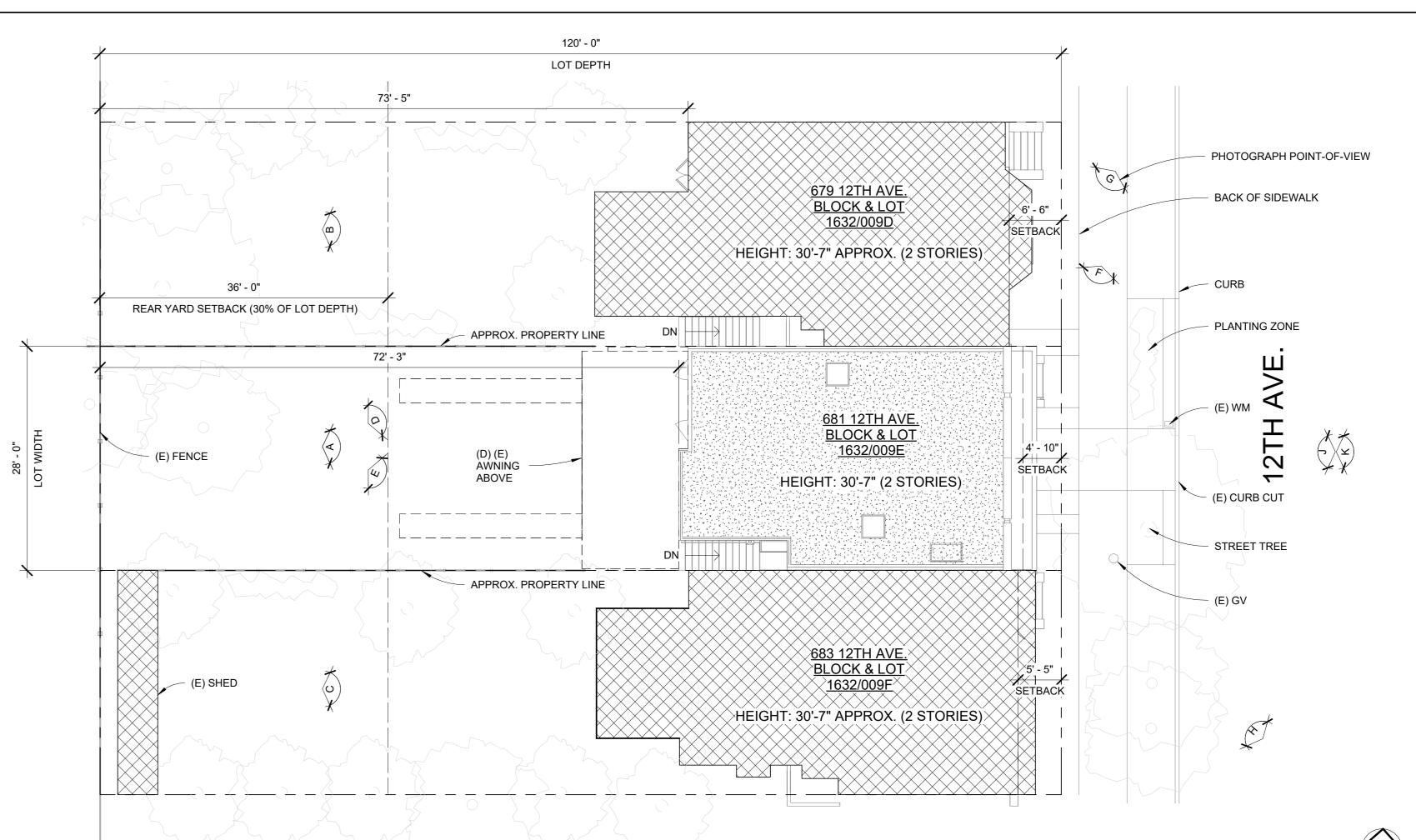
(K) BUILDINGS ON THE FACING SIDE OF THE STREET

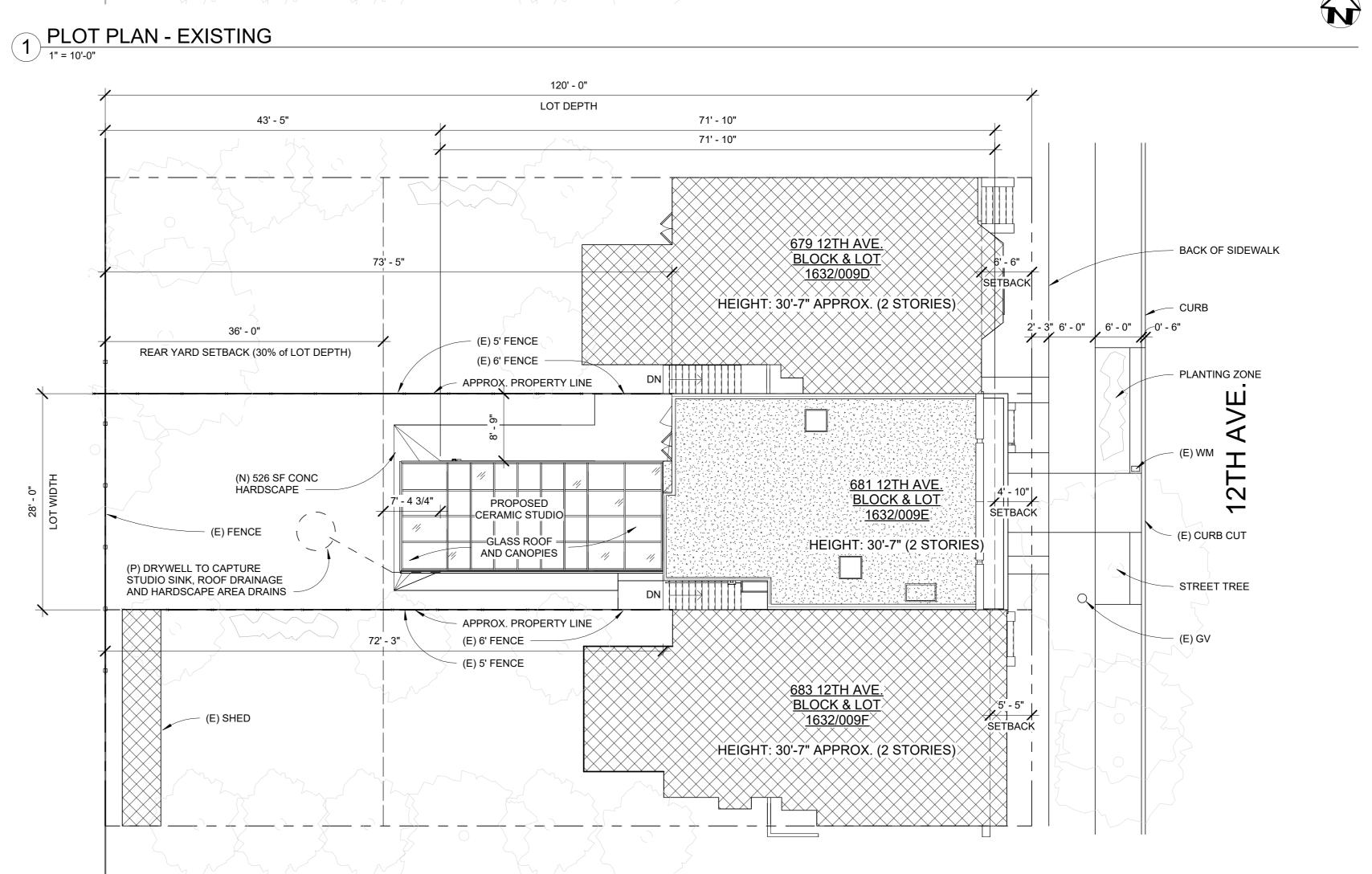


(E) REAR VIEW OF THE ADJACENT BUILDING (683 12th AVENUE)

PLOT PLAN - PROPOSED

1" = 10'-0"





SITE PERMIT - PLAN CHECK 09/21/2022 COMMENTS 1 PRICING SET 11/09/2023

PRE-APPLICATION MEETING

SITE PERMIT SUBMITTAL

12/22/2021

1/23/2022

Martin Newman Office, LLP

100 Shoreline Hwy, Bldg B, Ste. 100

Mill Valley, California 94941

0: 628-280-2259

681 12th AVENUE, SAN FRANCISCO, CA 94118

FOR OWNER: JENNIE CHIEN

PLOT PLAN

21-002 10/31/2023 A002 1" = 10'-0"

September 8, 2023

Re: Proposed Ceramic Studio at 681 12th Ave., San Francisco, CA.

To Whom It May Concern,

The proposed Ceramics Studio will be used solely by the Owner, an amateur ceramicist for hobby use only. The Owner is experienced with safe kiln operations. She loaded and fired 3 larger electrical kilns for over 15 years, while serving as a volunteer at the Rockland Center for the Arts in New York.

The studio building housing the kiln is constructed of non-combustible materials: concrete, steel, aluminum and glass.

The kiln will be an L&L Easy Fire e23S-3, c-MET-us. It is considered medium size, and the type typically used by hobbyists. It has an 18" high by 23" wide (4.4 cubic feet) chamber (See floor plan A102 and specifications on this sheet)

The venting for the kiln will be the "Vent-Sure ventilation system," installed per the manufacturer's recommendations and per the San Francisco Mechanical Code (See drawings on A102, A203, and specifications on this sheet.) The vent will exhaust a minimum of 20 feet away from any residence.

The materials stored in the studio will be largely non-combustible: ceramic clay and a limited selection of glaze materials in 0.25 - 5 lb quantities, stored in lidded containers in metal cabinets.

Wall Mounted Fan

3" Flexible

Aluminum

venting from the system.

warranty).

Easy-Load kilns.

Duct

The Vent-Sure pulls air out of the kiln and the room

keeping fumes in the duct under vacuum so any leaks

get pulled out instead of pushed into your room. The

Warranty: Limited 3 year warranty. (hotkilns.com/

UL Listing: The Vent-Sure is c-MET-us listed to

UL499 standards for use with Easy-Fire, Jupiter,

to UL499 standards for use with Hercules and

P/N for standard 120 Volts: M-V-VENT/00

Liberty-Belle, and DaVinci kilns. It is MET-us listed

Vent-Sure is the worry-free, super-safe vent!



Brent Martin Architect, Partner Martin Newman Office, LLP **Easy-Fire Kilns**



This is the classic L&L pottery kiln used by most of our customers. They include all the signature L&L features.

GENERAL DIMENSIONS







Protect Your Brick

 c-MET-us listed to UL499 Standards See hotkilns.com/e23s-3 for all features and options

Top Loading

Genesis Touch Screen Control • with Kiln Aid app

Type K Thermocouples (2) • with protection tubes

• Hard Ceramic Element Channels • protect your elements and kiln

Dynamic Zone Control • for even firing

Solid, Straight-View Peephole Plugs

Three-Year Limited Warranty

Full-Support Stand • rolling option available

Easy-Access Control Panel • with Easy-View tilted display

TRUST YOUR KILN hotkilns.com 1anufactured in Swedesboro, NJ 00-750-8350 • sales@hotkilns.com

Bulletin No: BL-e23S-3 REV: 0

L&L KILNS

Electrical Specifications for e23S-3 SERIES

	Model Numbers	Part Number for 3" Brick	Volt/ Phase	Watts	Amps	Wire Size	Fuse Size	Power Connection
	e23S-3-240	K-E-23S3/31	240/1P	9,460	39.4	6 ga	50 Amps	6-50 Cordset
۷ _	e23S-3-240-3P	K-E-23S3/32	240/3P	9,460	34.1	6 ga	50 Amps	15-50 Cordset
US,	e23S-3-208	K-E-23S3/21	208/1P	8,320	40.0	6 ga	50 Amps	6-50 Cordset
	e23S-3-208-3P	K-E-23S3/22	208/3P	8,320	34.6	6 ga	50 Amps	15-50 Cordset
٥	220 2 220	V F 22C2/41	220/10	0.660	20.4	C++	50 A	Discret M/see
ORLD	e23S-3-220	K-E-23S3/41	220/1P	8,660	39.4	6 ga	50 Amps	Direct Wire
3	e23S-3-380-3PY	K-E-23S3/52	380/3PY	8,660	19.7	12 ga	25 Amps	Direct Wire



Control: Full digital touchscreen Genesis control with easy-to-use interface, WiFi enabled app, and simple programs for firing ceramics.

MET UL499 Listing: All models are c-MET-us listed to UL499 standard.

Cone Rating: All e23 models are rated to Cone 10.

Wiring Diagrams: See the Electrical Tab for each kiln model to get the wiring diagram for each voltage.

Power connection: A six foot cord with a 50 amp NEMA 6-50 for single phase units or a 15-50 plug for 3 phase units is included. (No neutral is necessary). World voltage kilns do not include a cord - they are direct wired. All kilns may be direct wired.

Elements: All elements are of equal resistance value. S models have four elements. Quad elements are the same resistance and quantity but longer and thicker.

Other voltages for any country in the world are available. Examples are 200V/3 Phase Delta, 220V/3 Phase Delta, 415V/3 Phase Wye and 400V/3 Phase Wye. CE Listing available in some countries. See 380 Volt diagrams for electrical specifications for 400V/3 Phase Wye and 415V/3 Phase Wye.

Moving and installation: The kiln comes assembled but can be quickly disassembled and reassembled to move through any door or up stairs. It comes packed in a skidded carton with secure foam-in-place packaging.

Shipping Dimensions: See website for shipping dimensions with various combinations of options.



Easy-Fire Kilns

FURNITURE KIT FOR e23S-3

Part Number: H-E-K23S/30 Includes: Six 20" (50.8 cm) half shelves, one post kit with six each 1/2", 1", 2", 4", 6", and 8" square posts, and one pair heat resistant gloves.

> Exception: These clearances shall be permitted to be reduced, provided the kiln is installed in accordance with its listing.

Excerpted from the San Francisco Mechanical

The provisions of this section apply to kilns used

for ceramics that have a maximum interior volume

of 20 cubic feet (0.57 m3) and are used for hobby

Kilns shall be installed in accordance with the

manufacturer's installation instructions and the

Fuel-gas controls shall comply with Section 306.0 and Section 902.4. Standing pilots shall not be

All electrical equipment used as part of, or in

931.5 Installations Inside Buildings

less than 18 inches (457 mm) from a

931.5.1 through Section 931.5.4.

connection with, the installation of a kiln shall be in

accordance with the requirements in the electrical

code. Electric kilns shall be listed and labeled in

In addition to other requirements specified in this

section, interior installations shall comply with the

requirements of Section 603.13.6 and Section

The sides and tops of kilns shall be located not

noncombustible wall surface and 3 feet (914 mm)

installed on noncombustible flooring consisting of

concrete extending not less than 12 inches (305

mm) beyond the base or supporting members of

not less than 2 inches (51 mm) of solid masonry or

from a combustible wall surface. Kilns shall be

Code 2022

931.1 General

931.2 Installation

provisions of this code.

931.3 Fuel-Gas Controls

used with gas-fired kilns.

accordance with UL 499.

931.5.1 Kiln Clearances

931.4 Electrical Equipment

931.0 Small Ceramic Kilns

or noncommercial purposes.

In no case shall the clearance on the gas or electrical control side of a kiln be reduced to less than 30 inches (762 mm).

931.5.2 Hoods

A canopy-type hood shall be installed directly above each kiln. The face opening area of the hood shall be equal to or greater than the top horizontal surface area of the kiln. The hood shall be constructed of not less than 0.024 of an inch (0.61 mm) (No. 24 gauge) galvanized steel or equivalent and be supported at a height of between 12 inches (305 mm) and 30 inches (762 mm) above the kiln by noncombustible supports.

Exception: Electric kilns installed with listed exhaust blowers shall be permitted to be used where marked as being suitable for the kiln and installed in accordance with the manufacturer's installation instructions.

931.5.4 Makeup Air

Provisions shall be made for air to enter the room in which a kiln is installed at a rate not less than the air being removed through the kiln hood.

Martin Newman Office, LLP

100 Shoreline Hwy, Bldg B, Ste. 100 Mill Valley, California 94941 0: 628-280-2259

No.	Description	Date
6	SITE PERMIT - PLAN CHECK COMMENTS 4	09/07/202
8	PRICING SET	11/09/202

94118

FOR OWNER: JENNIE CHIEN

CERAMIC STUDIO NARRATIVE

Project number	21-002
Date	10/31/2023
Drawn by	BCM
A00	3 6
Scale	

Vent-Sure Downdraft Vent DOWNDRAFT VENT FOR L&L KILNS

FEATURES & BENEFITS

Type of Vent: Downdraft - pulls air from the bottom of a kiln to ventilate fumes from the kiln under vacuum. Vents kiln fumes to the outside. The Vent-Sure downdraft ventilation system produces better firing by promoting higher temperature uniformity in the kiln - up to a 1/2 cone improvement.

Voltage and Amperage: 120 Volts at 1.37

On/Off Switch and Cord: Switch on six foot cord (120 volt models only).

Blower Mounting: Blower is normally

mounted on the wall with discharge through a 4" round opening. (See Options below for optional Multi-mount bracket). This keeps the heat of the kiln away from the motor (for long motor life) and keeps the motor vibration away from the kiln (which can cause ware

to move, damage to the kiln, and misfiring of cones on a kiln sitter). Although the vent motor normally discharges right through the wall it is mounted on, use of 4" duct can extend this distance 60 feet (horizontally or vertically) with up to four 90 degree

Duct Work: 15 Feet of 3" flexible and expandable duct is included along with necessary hose clamps. Longer lengths or lengths of 3" stove pipe can be used as well.

Capacity: The blower vents up to 130 cfm (cubic feet per minute). This will handle up to a 20 cubic foot kiln (and usually larger) or even two separate kilns. More than one vent can be attached to larger

Vent Control: A vacuum bypass on the kiln bypass/collection box adjusts the amount of

505 Sharptown Road • Swedesboro, NJ 08085 Phone: 856.294.0077 • Fax: 856.294.0070 notkilns.com sales@hotkilns.com · hotkilns.com

KILNS BUILT TO LAST

Bulletin No: V-919

Likilns Vent-Sure Downdraft Kiln Vent

OPTIONS

220-240 Volt Option (M-V-VENT/EU): Motor is 220 volt. Plug to be specified.

Vent Control (M-V-CNTL/00): The Vent Control will allow you to program the vent motor to turn on and off during the firing cycle with your DynaTrol or Genesis control. (hotkilns.com/vent-control)



Multi-Mounting Bracket (M-V-MULT/00): An adapter to mount the vent motor on the floor or point the outlet vertically for ceiling installations. (hotkilns.com/multi-mounting)



Vent Doubler (M-V-VENT/DB): The Vent-Doubler allows you to connect two kilns to a Vent-Sure vent system. This can be added to an existing vent system or ordered with a new vent. In some cases you may be able to fire two kilns at once. The Vent-Sure has enough force to vent at least 20 cubic feet of kiln. The "T" duct fitting attaches to the inlet of the fan motor. There are two dampers on it to allow you to both control the flow and to shut off one or the other kiln. Flexible aluminum duct connects this "T" duct and the two fittings that attach to the kiln stands. (Note: The Multi-Mount Bracket (M-V-MULT/00) is shown but not included with the VentDoubler. Order separately.) (hotkilns.com/vent-doubler)





This shows several small kilns hooked up with one Vent-Sure using two Vent-Doublers. (Up to 20 cubic feet can be ventilated with one vent).

Likilns Vent-Sure Downdraft Kiln Vent

FREQUENTLY **ASKED QUESTIONS**

TRUST YOUR KILN

hotkilns.com

Manufactured in Swedesboro, NJ 800-750-8350 • sales@hotkilns.com

How do I know if the system is

working? The easiest way to test the operation of the vent system is to turn the unit on and to place a lit match directly over and level with one of the holes in the bottom of the kiln. The flame from the match should be gently pulled into the kiln as a result of the draft.

How hot does the duct get during the firing?

Due to the introduction of fresh air through the plenum of the vent system mixing with the hot gases being drawn from the kiln, the temperature of the duct is below 150oF. This will prevent burns from occurring in the event of the duct being touched.

How long can the duct be and with many bends?

Up to 60 feet of ducting containing four 90 degree bends may be safely used with no drop in static air flow at the duct exhaust point or a reduction in draw at the kiln. The ducting can be run either horizontally or vertically.

Do I need double wall duct when going through the roof?

You do not normally need double wall ducting when going through the roof since the pipe or duct does not reach high temperature. It is always advisable to check your local building codes for their requirements.

What type of duct do I use if I need more than 15 feet?

You can use more of the flexible aluminum dryer ducting or you can use galvanized furnace ducting. We recommend using 4" diameter galvanized duct.

Will the fumes coming through damage the product? the vent damage my plants, the neighborhood pets or disturb the local environment? kiln is so small that it does not cause

No. The fumes and the gases coming from the kiln have been diluted with enough fresh air to make them safe for the environment. Do not, however, place the outlet of the vent below an

Bulletin No: BL-e23S-3 REV: 0

Will using the vent cause my firing to take longer? The vent system pulls only a very small amount of air out of the kiln, so

very little heat is removed and firing times will change very little. For some kilns, a high firing may take a little longer. The insulation value and the number of air leaks in the kiln also determine the length of the firing. We have seen vents overpower smaller kilns - so it is important to adjust the amount of venting in some cases. On the other hand an example of an e23T seven cubic foot kiln firing an 85 pound load on Fast Glaze program to cone 8 took 7 hours and 4 minutes with a vent on and 6 hours and 24 minutes without a vent. The vent was on the whole time.

What does it cost to operate the

The vent system typically costs less

costs). Vent systems save on heating and cooling costs when compared to hoods. Hoods remove massive amounts of air from the kiln room - air that may have been heated or cooled, depending on the time of year. Downdraft type vents remove 80% less air in the kiln room than a hood. (It does cost more to run the vent because it does take heat out of the kiln. For instance an e23T in the example above took 70 KW hours with a vent on and 62 KW hours without a vent. At 8 cents per KW hour that would be a cost of \$0.64. The vent was on the whole time).

Will the cold air entering the kiln The amount of air that is entering the

problems with the ware. The top holes are placed toward the outside of the chamber area so that no air comes down directly onto ware that is placed near the top of the kiln. (L&L NOTE: This is fine but we do not normally recommend holes in the lid - a kiln is porous enough).

Will faster cooling crack the ware if I leave the vent on during the cooling Cycle?

No. Some kilns can cool an average of 4-1/2 hours faster with the use of the vent system. The cooling is faster but it is taking place at an even rate throughout the kiln avoiding uneven stresses being placed on the ware. Most ceramic ware can be cooled more quickly if the cooling takes place at an even rate. The rate of cooling increase will depend on the kiln size and the density of the load. The vent will remove more molecules of air and hence heat as the kiln cools. This is because the density of the air increases the lower in temperature you go. This is one reason why kiln vents are so efficient - they don't remove too much heat when you don't want them too at the higher than 1 cent/hour to operate (electricity

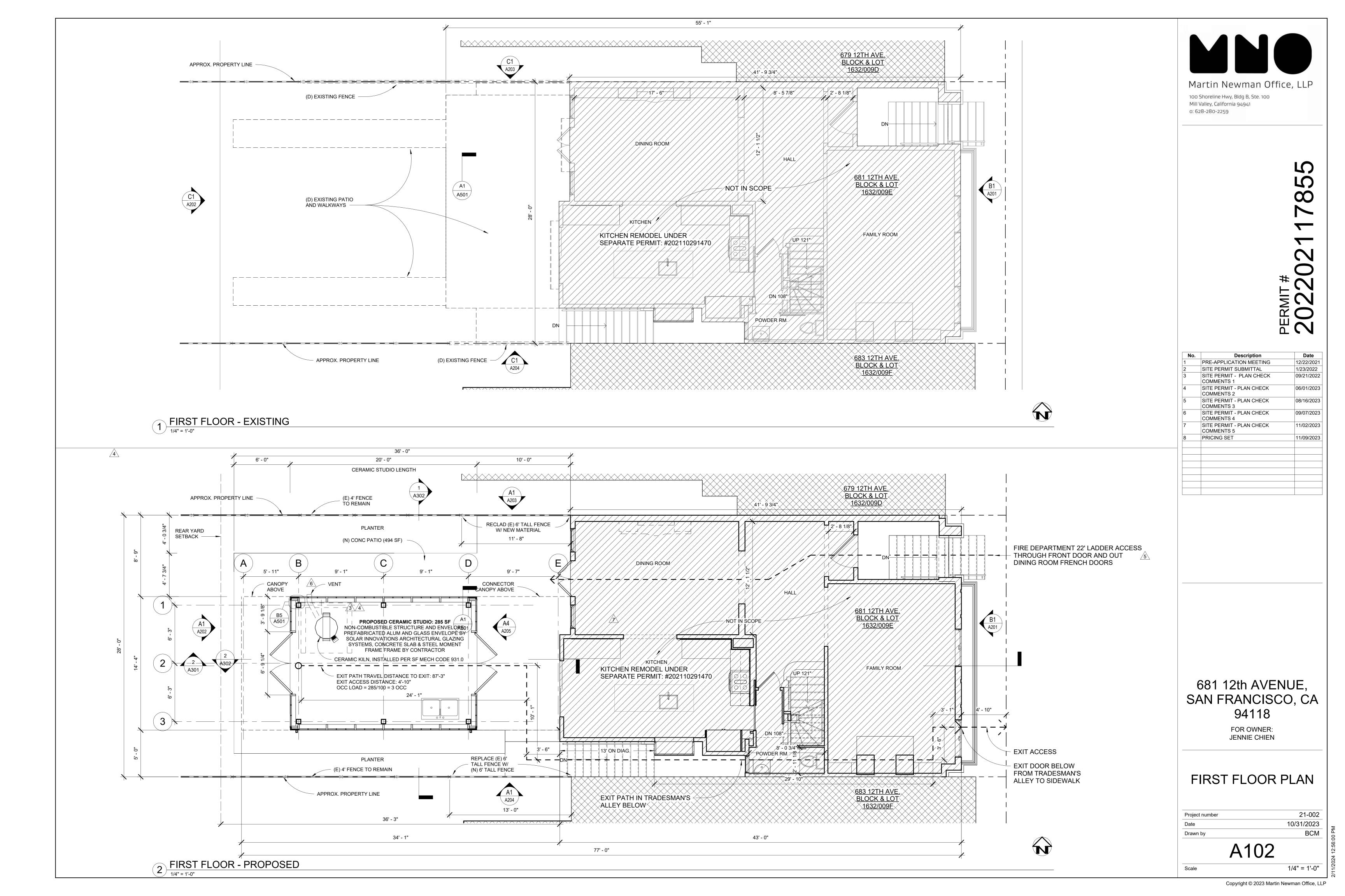
What should I do if I still smell

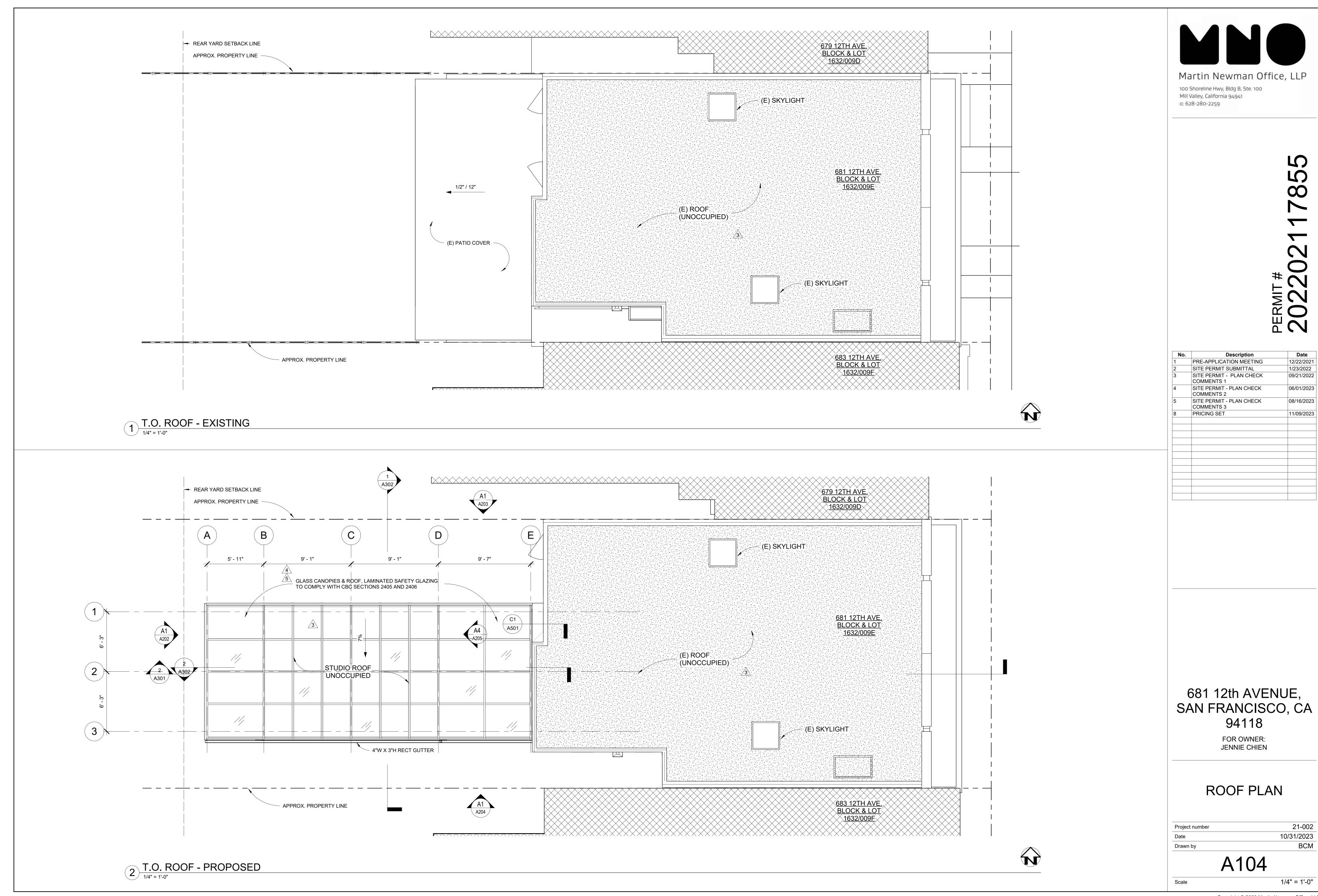
You should check your duct work to make sure it is properly connected and that the joints are sealed. You can also check for extra air leaks around your kiln and repair these if

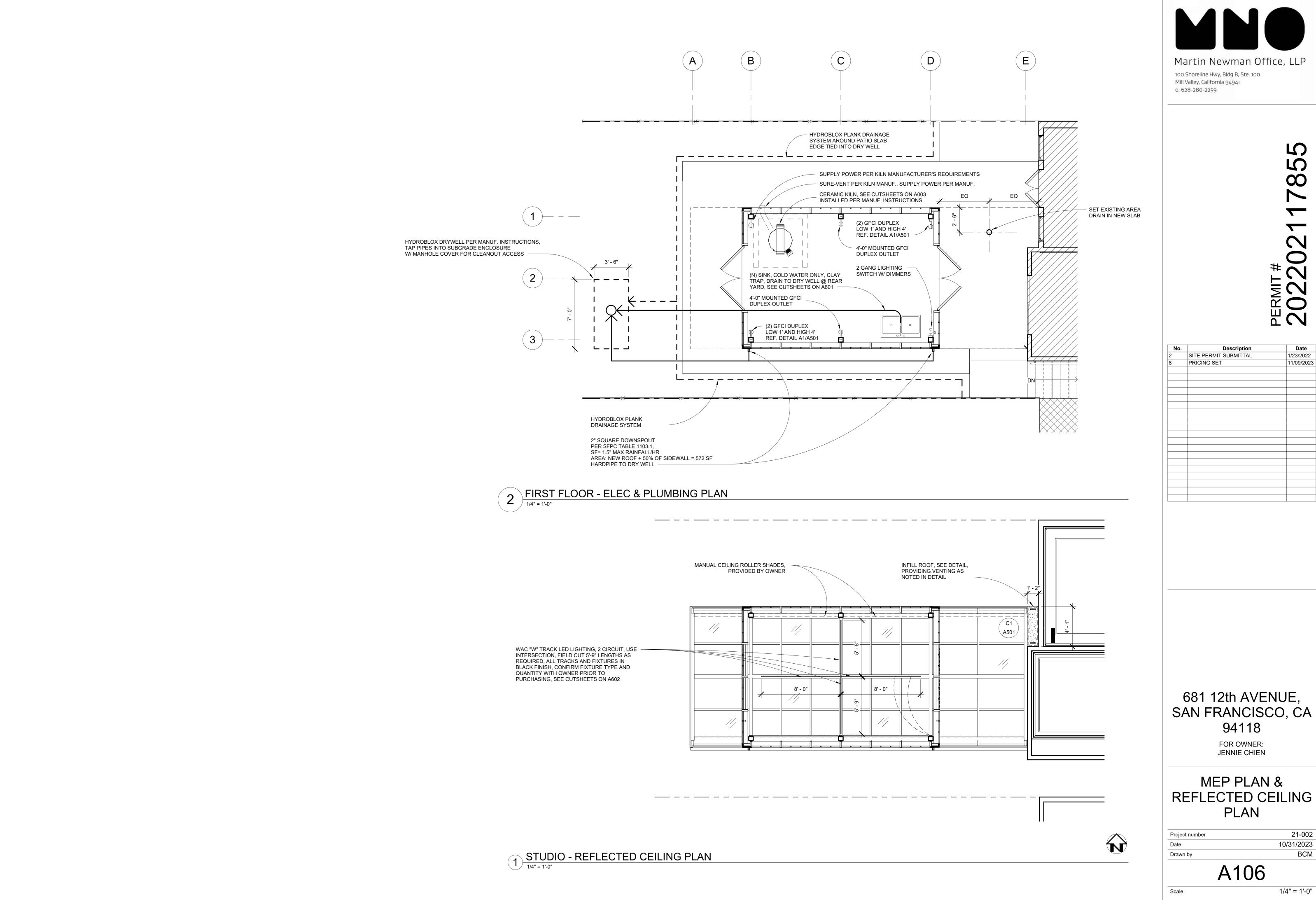
Note: These Frequently Asked Questions are provided courtesy of The Edward Orton Jr. Ceramic Foundation with some modification based on our Vent-Sure vent system and experience.

681 12th AVENUE, SAN FRANCISCO, CA

Project number	21-002
Date	10/31/2023
Drawn by	BCM
A00)3 ₆







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





Description
PRE-APPLICATION MEETING **Date** 12/22/2021 SITE PERMIT SUBMITTAL 1/23/2022 PRICING SET 11/09/2023

681 12th AVENUE, SAN FRANCISCO, CA 94118

FOR OWNER: JENNIE CHIEN

EXTERIOR ELEVATIONS

21-002 10/31/2023 A201 1/4" = 1'-0"



PERMIT # 20220211785

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

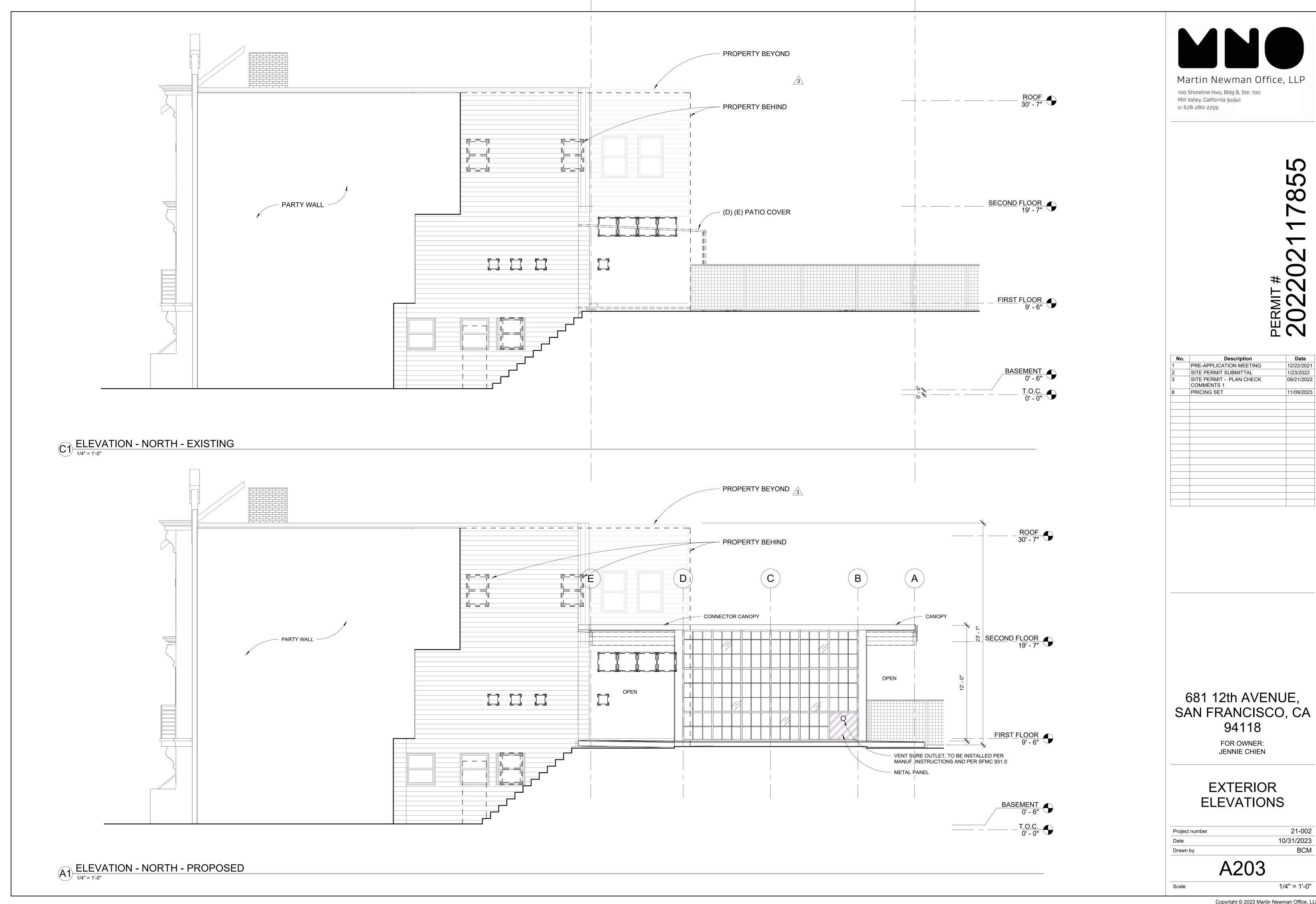
Project number	21-002
Date	10/31/2023
Drawn by	BCM
A202	
Scale	1/4" = 1'-0"

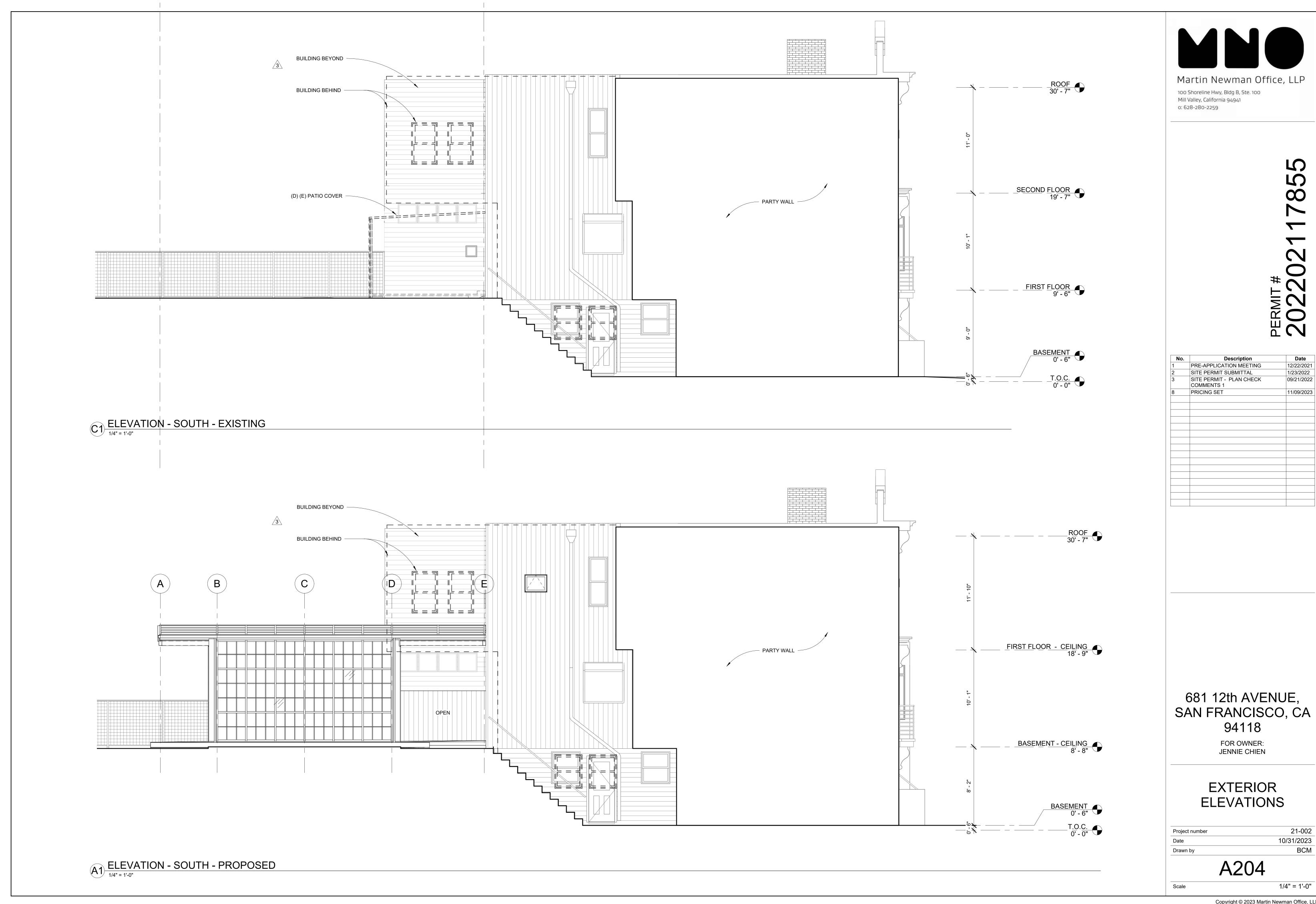


FAST FLOOR &

WEST-PROPOSED

C1 ELEVATION - WEST - EXISTING







Mill Valley, California 94941

0: 628-280-2259

PERMIT # 20220211785

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

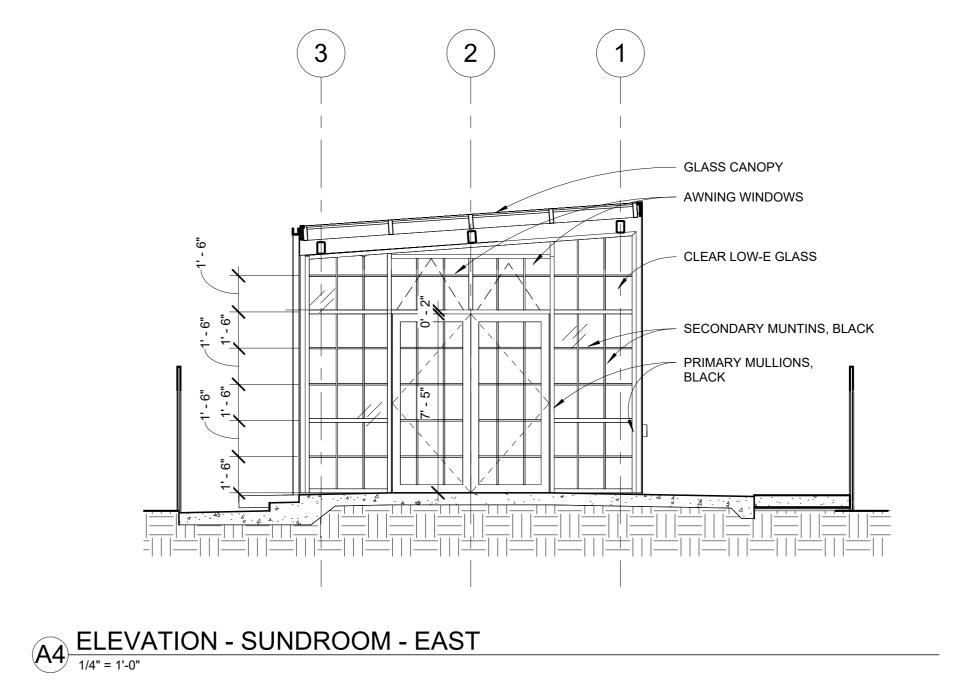
 Drawn by
 BCM

A205

ale 1/4"

1/4" = 1'-0"

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PERMIT # 20220211785

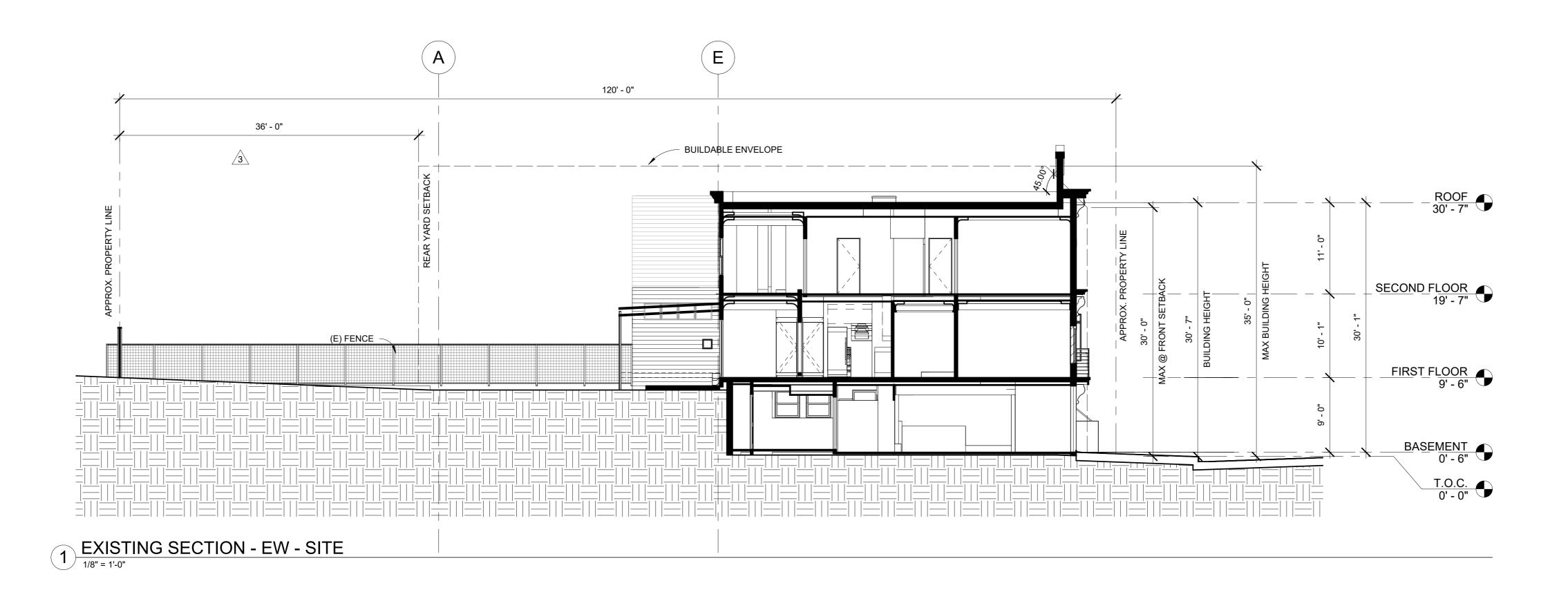
Description	Date
PRE-APPLICATION MEETING	12/22/202
SITE PERMIT SUBMITTAL	1/23/2022
SITE PERMIT - PLAN CHECK COMMENTS 1	09/21/202
PRICING SET	11/09/202
	PRE-APPLICATION MEETING SITE PERMIT SUBMITTAL SITE PERMIT - PLAN CHECK COMMENTS 1

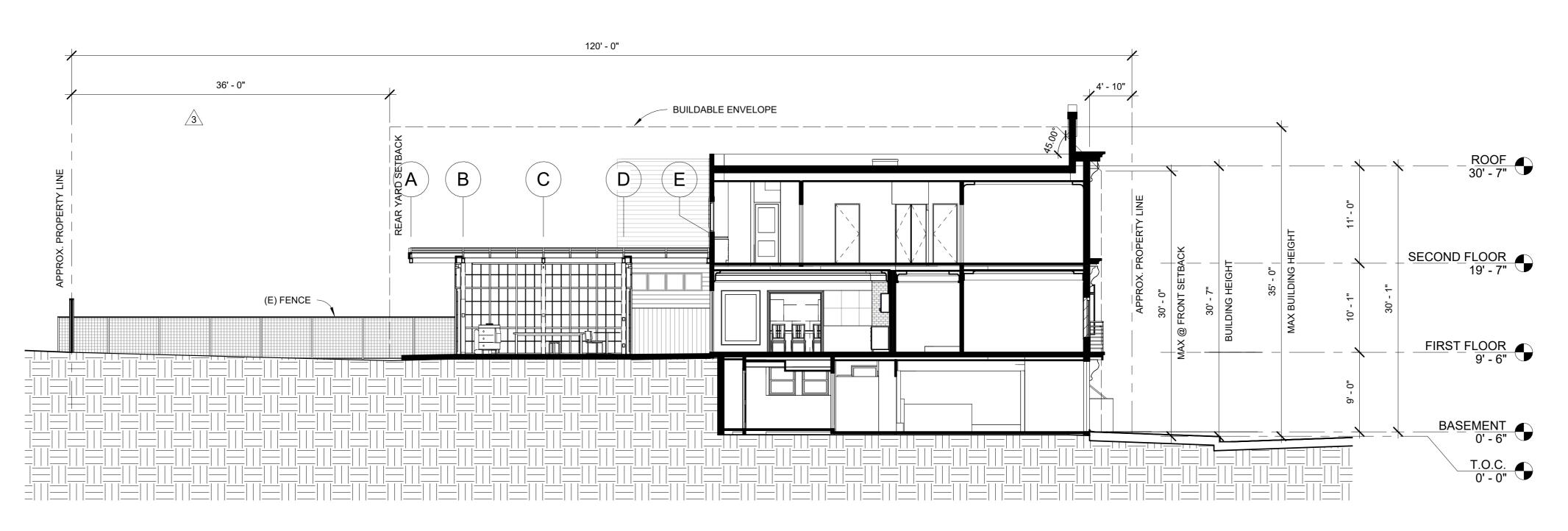
681 12th AVENUE, SAN FRANCISCO, CA 94118

> FOR OWNER: JENNIE CHIEN

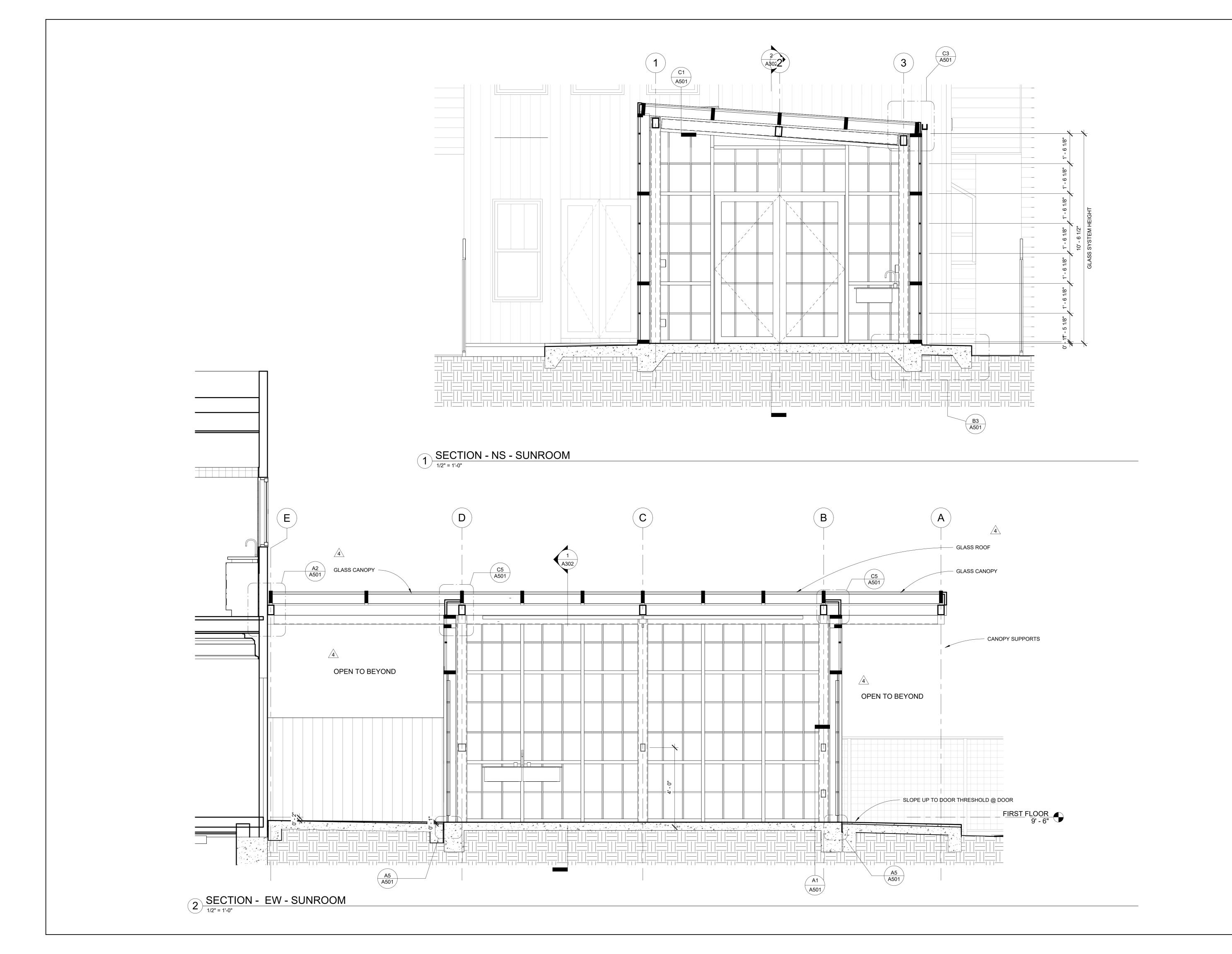
SECTIONS

Project number	21-002
Date	10/31/2023
Drawn by	ВСМ
A301	
Scale	1/8" = 1'-0"





PROPOSED SECTION - EW - SITE





Martin Newman Office, LLP

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

2022021178

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

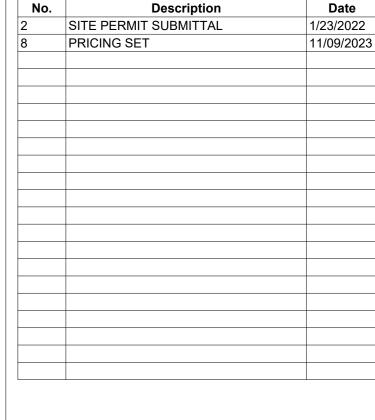
Date 10/31/2023

Drawn by BCM

A302

Scale 1/2" = 1'-0"





681 12th AVENUE, SAN FRANCISCO, CA 94118

FOR OWNER: JENNIE CHIEN

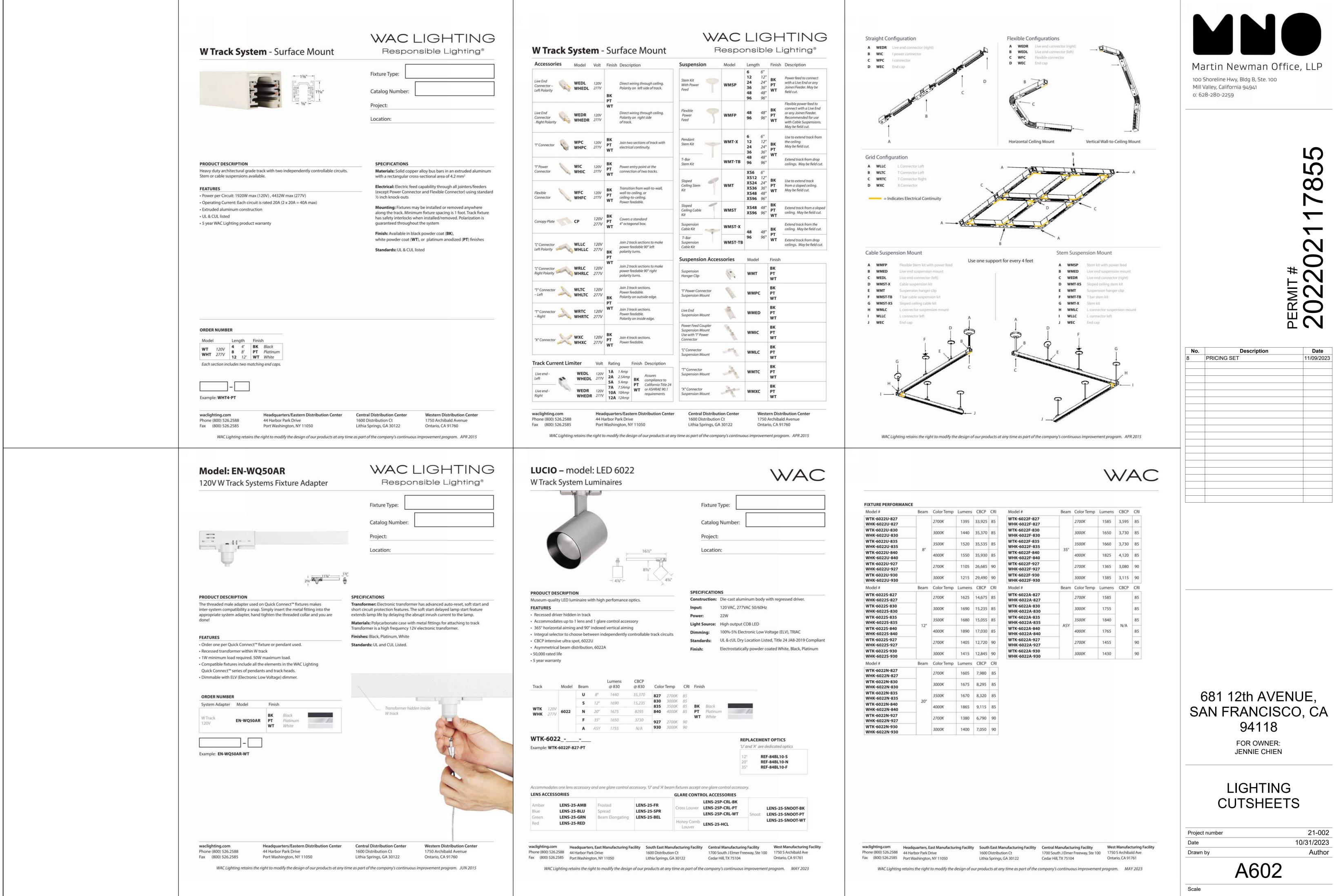
DETAILS

A501	
Drawn by	ВС
Date	10/31/202
Project number	21-00

BASE FLASHING CUT INTO (E) SHOU SUGI BAN CRICKET METAL FLASHING IN BACK CORNER GSM FLASHING, PAINTED BLACK, SLOPE TO DRAIN LAP ALUM/GLASS ROOF SYSTEM BY 3" MIN PT 2X8 FRAMING, CROSS MEMBERS @ 16" OC USE SIMPSON STRONG DRIVE SCREWS AND CONSTRUCTION ADHESIVE FOR BOX ASSEMBLY PRIOR TO INSTALLATION, SHAPE FRAMING TO CREATE CROSS SLOPE TO IGU GLASS ROOF, SAFETY GLASS PER CODE GLASS ROOF, WITH A SINGLE SLOPE ON BOTTOM MATCHING SLOPE OF ALUM MEMBER ADJACENT. LEAF GUARD SCREEN - 4"W X 3" DEEP SQUARE GLASS ROOF, SAFETY GLASS PER CODE IGU GLASS ROOF ALUM BOX GUTTER, BLACK TO MATCH ALUM ALUM MULLINO ALUMINUM ROOF MULLION, FOR SYSTEM. CONNECTIONS SEE SOLAR 2 LAG BOLTS @16" OC TO (E) BLOCKING INNOVATIONS DRAWINGS STEEL MOMENT FRAME, SSD OPAQUE CORNER PANEL OPAQUE CORNER PANELS - IGU GLASS WALL, SAFETY 1X6 VENT SLOTS IN PLYWOOD SEAL BEAM PENETRATIONS EITHER END + INSECT SCREENS GLASS PER CODE WITH COMPATIBLE SEALANT ALUM MULLION SYSTEM SMOOTH BLACK PAINTED FINISH ALUMINUM STEEL MOMENT MULLION SCREEN PER TYPICAL FRAME, SSD RAINSCREEN DETAIL GLASS WALL C1 DETAIL - INFILL CONNECTOR ROOF C5 DETAIL - ROOF RAKE C3 DETAIL - ROOF GUTTER INSULATED OPAQUE SIDING TRIMMED TO INSULATED GLASS BLDG SLAB AND SLAB EDGE FOLLOW SLOPE OF NEW GLASS ROOF OR SOLID COMPOSITE WHERE OCCURS HIGH OUTLET, WHERE OCCURS FOUNDATIONS, SSD ASPHALT SLAB JOINT #4 BARS @ 12" OC STUDIO FLASHING SET IN SEALANT SLOPE TO DRAIN 2% AGAINST WRB HYDROBLOX PLANK DRAINAGE SYSTEM (E) BENJAMIN OBDYKE PERIMETER OF SLAB DRAIN WRAP TAPPED TO DRYWELL ADD LAYER OF BENJAMIN OBDYKE HYDROFLASH UV GLASS CANOPY (E) BLOCKING INSTALLED PÉR DRAWINGS STEEL COLUMN, SSD EDGE BEAM AND ATTACHMENT PER STRUCTURAL **INTERIOR** (E) FINISH LOW OUTLET, B5 DETAIL - TYPICAL OUTSIDE CORNER FLOOR B3 DETAIL - TYPICAL PATIO SLAB EDGE WHERE OCCURS BOTTOM FLASHING LAPPED WITH BENJAMIN OBDYKE UV FLASH ONTO (E) WRB CUT (E) SIDING TO FOLLOW SLOPE CANOPY COORDINATE VENTED TOP FLASHING CONDUIT RUNS IN SLAB TO PENETRATE STEEL **1X4 FURRING STRIPS** BASE PLATES WITH ROUTED VENT SLOTS @24 OC INTERIOR CONC SLAB GLASS DOOR BOTTOM RAIL **ALUMINUM MULLION** SLAB SLOPE UP @ DOORS SILL PAN ASHPHALTIC SLAB JOINT EXTERIOR CONC SLAB CONCRETE FLOOR A2 DETAIL - CANOPY CONNECTION TO HOUSE A5 DETAIL - DOOR THRESHOLD TYP A4 DETAIL - SUNROOM SILL TYP DETAIL - OUTLETS ON COLUMN Scale

1 1/2" = 1'-0"

As indicated



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 dow 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

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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.

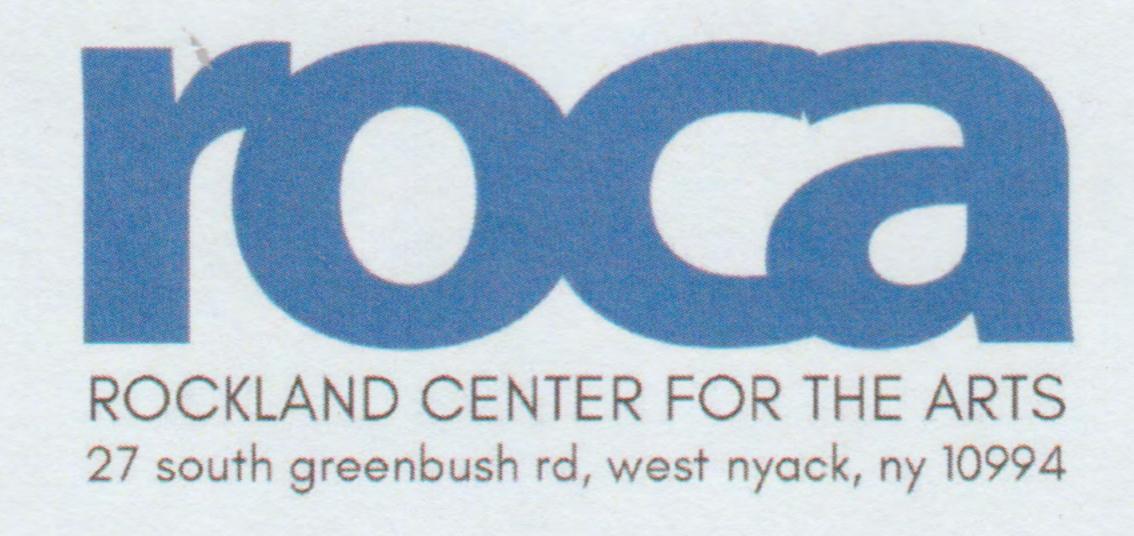
There's another incident in the past, when she was reconstructing her property. While building her addition, she tried to dismantle part of my greenhouse wall property without permission. Our family had to go to the Planning Commission in order to keep our greenhouse wall.

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



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,

Daly Flanagan

Executive Director

Rockland center for the Arts

Daly Hanagan

27 South Greenbush Road

West Nyack, NY 10994

From: <u>Sarah Aguinaga</u>

To: BoardofAppeals (PAB); Rosenberg, Julie (BOA); Teague, Corey (CPC); Tam, Tina (CPC); Greene, Matthew (DBI)

Cc: <u>pamela Fine</u>
Subject: Appeal No. 24-001

Date: Thursday, February 15, 2024 12:05:30 PM

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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 12^{th} 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 12^{th} 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: <u>Daniel Aguinaga</u>

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 Aguinaga 624 Funston Ave