

## SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Full Analysis

**HEARING DATE JANUARY 8, 2015** 

Date:	December 24, 2014
Case No.:	2014.0065D
Project Address:	3721 21 <sup>st</sup> Street
Permit Applications	s: 2013.12.13.4205 (New Construction)
	2013.12.13.4201 (Demolition)
Zoning:	RH-1 (Residential House, One-Family)
	Dolores Heights Special Use District
	40-X Height and Bulk District
Block/Lot:	3621/081
Project Sponsor:	John Maniscalco
	442 Grove Street
	San Francisco, CA 94102
Staff Contact:	Michael Smith – (415) 558-6322
	michael.e.smith@sfgov.org
Recommendation:	Do not take DR and approve the project as proposed.

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: **415.558.6377** 

## PROJECT DESCRIPTION

The proposal is to demolish the existing single-family dwelling on the property and construct a new three-story over garage, single-family dwelling. The proposed building would have three bedrooms and three-and-one-half bathrooms in approximately 3,253 square-feet of habitable area. Pursuant to Section 317 of the Code, the proposed demolition has been administratively approved pursuant to case No. 2013.0067D because it has a value greater than at least 80% of the combined land and structure values of single-family homes in San Francisco.

## SITE DESCRIPTION AND PRESENT USE

The subject property is located on the south side of 21<sup>st</sup> Street, between Noe and Sanchez Streets, within the Dolores Heights neighborhood. The subject lot measures 25 feet in width and 114 feet in depth and laterally slopes down to the east and up towards the rear property line. The site is developed with a two story over basement, single-family dwelling that was constructed in 1909 with three bedrooms and two baths in the main dwelling and one bedroom and one bath within an illegal dwelling unit located in the basement. The building has 2,629 square-feet of habitable area and no off-street parking. The building is one of the older buildings within the immediate vicinity and is set back and elevated a full floor above the street with many stairs leading to the front door.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located on 21<sup>st</sup> Street within the Dolores Heights neighborhood and within the Dolores Heights Special Use District. Twenty-First Street is fairly level at this location at the crest of the hill. The block is architecturally mixed. Most of the buildings are two to three-stories in height and located near the front of their respective lots. The properties on the south side of the street slope up from the street and those on the north side slope down from the street.

## BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	May 27, 2014 – June 26, 2014	June 25, 2014	January 8, 2015	193 days

## **HEARING NOTIFICATION**

ТҮРЕ	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	Dec. 29, 2014	Dec. 3, 2014	36 days
Mailed Notice	10 days	Dec. 29, 2014	Dec. 26, 2014	13 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		1	
Other neighbors on the			
block or directly across		4	
the street			
Neighborhood groups			

The DR requestor's concerns are supported by a number of neighbors on the block, including the owner and occupant of the other flat within his building.

## DR REQUESTOR

Steve Greene, 3727 21st Street, the adjacent property to the west of the subject property.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

**Issue #1:** The proposed building is incompatible with the scale, patterns, and architectural features of surrounding buildings. Features mentioned include: No stepping or articulation of the front façade; the wide garage door; the flat roof; and the horizontal window proportions.

**Issue #2:** The project would also impact privacy to the adjacent neighbor's rear deck and light well windows.

Issue #3: The project would eliminate housing through removal of the illegal in-law unit.

Issue #4: The project would block the adjacent stairwell opening.

**Issue #5:** The front windows would reflect glare onto the buildings across the street.

**Issue #6:** Relocate the proposed new street tree to protect the neighbor's light.

Reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document.

## PROJECT SPONSOR'S RESPONSE

The project sponsor has narrowed the garage door to 10' in width, use non-reflective glass on the front of the building, use obscured glass at the 2nd floor light-well to address common privacy concerns between the properties. Additionally, a permanent planter will run the length of light-well at the roof deck, providing additional screening and privacy.

## **PROJECT ANALYSIS**

In general, the DR requestors and the neighbors feel the building's style and scale are incompatible with the character of the neighborhood. They point to two projects further west on the block that have three floors of occupancy over a garage and how the third floors of these buildings are set back much further than the proposed building's top floor. They feel the proposed top floor setback is not sufficient to make it minimally visible from the street and as a result the building will appear out of scale for the neighborhood. The immediate context for the two projects they cite further down the street is very different from the building context surrounding the subject property. The subject property is flanked by three story buildings on either side whereas the projects down the street are adjacent to a two-story building. The taller buildings that surround the subject property allow the taller element to get closer to the street and reduce visibility even from oblique view angles. The resulting building would be shorter than the existing building at the street wall with the top floor set back 13'-5".

The DR requestor prefers the presence of the existing building and its more traditional design. The adjacent buildings to the east of the subject property are newer construction with a traditional design aesthetic which is the more dominant design influence within the immediate neighborhood. Instead of mimicking traditional architecture the Residential Design Guidelines encourage modern architecture that takes design cues from neighboring structures. The proposed building takes its design cues from the neighborhood with its raised and recessed entry, a defined base, articulated front façade, use of stucco, and vertically oriented windows.

The project would result in the loss of a vacant illegal dwelling unit located within the basement of the building. The Mayor's Executive Directive regarding housing is not applicable in this situation because the subject property has one legal dwelling unit where the policy applies to properties with three or more legal dwellings. The Chiu legislation would offer the property owners the only avenue to legalize the basement dwelling as an independent dwelling. Legalization of the unit via the Chiu legislation would need to be initiated by the property owner. The first step in the legalization process is for DBI to determine whether or not the unit is eligible for the program through a pre-screening process. The prescreening process with DBI requires the applicant to submit: 1) documentation to prove that the unit existed prior to January 1, 2013 (through water bills, lease agreements, etc.), and 2) a report from a licensed contractor indicating how the unit would comply with the program. Building and Housing Code requirements remain relevant for these units except for some existing equivalencies but these units are exempt from Planning Code requirements regarding open space, rear yard, exposure, parking, and neighborhood notification. The unit legalization process is administered by the Planning Department's Housing Coordinator in conjunction with DBI. Department staff cannot force the property owner to legalize the dwelling.

The DR requestor is also concerned about the proposal to relocate a new street tree near the west side property line negatively impacting his property. He would prefer to see the proposed street tree moved further east away from his building. However, all of the existing utilities (PUC, PG&E, etc) are currently located in the sidewalk at the eastern third of the property. As a result, with a 10' curb cut for the driveway, the only acceptable location for the street tree according to Bureau of Urban Forestry's regulations is to the west of the curb cut. This location also maintains the pattern of street trees on the block.

The existing building is set back further than its adjacent neighbors. The greater front setback affords the DR requestor's building a property line opening within the entry stairs. This opening is atypical and does not service habitable space. The stairway opening is a luxury that the DR requestor has enjoyed but its presence should not supersede the adjacent property owner's development rights. The proposed building would be set back beyond the DR requestor's top floor, eastward facing property line window which is located on the same side wall.

As stated above, the project sponsor has agreed to use obscured glass at the 2nd floor light-well to address common privacy concerns between the properties.

#### ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(1)(4) and 15303(a).

## **RESIDENTIAL DESIGN TEAM REVIEW**

RDT reviewed the project and found none of the issues raised by the DR requestor to be exceptional or extraordinary. They found the overall building to be compatible with the character of the neighborhood in terms of building scale and design.

Under the Commission's pending DR Reform Legislation, this project <u>would</u> be referred to the Commission, a project that is new construction.

#### **BASIS FOR RECOMMENDATION**

The proposed building is compatible with the scale of the neighborhood because its top floor is set back substantially from the front of the building. The building takes enough design cues from the neighborhood in terms of materiality, massing, and window fenestration to be compatible with its character.

#### **RECOMMENDATION:** Do not take DR and approve the project as proposed.

**Attachments: Design Review Checklist** Block Book Map Sanborn Map Zoning Map **Aerial Photographs** Section 311 Notice **DR** Application Project Sponsor's Submittal: Response to DR Application **Environmental Determination** Zoning Administrator Action Memo regarding demolition DPW decision regarding street tree removal Email from DR requestor **Context Photos** 3-D Rendering(s) **Reduced** Plans

## **Design Review Checklist**

#### **NEIGHBORHOOD CHARACTER (PAGES 7-10)**

QUESTION		
The visual character is: (check one)		
Defined		
Mixed	X	

**Comments:** The block is architecturally mixed though most buildings reflect a traditional design aesthetic. Buildings range from two to four-stories in height.

## SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition			
between adjacent buildings and to unify the overall streetscape?			
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			x
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			x
Is the building facade designed to enhance and complement adjacent public spaces?			x
Is the building articulated to minimize impacts on light to adjacent cottages?			X

**Comments:** The proposed building would move development on the lot closer to the street and down to street level. The building would encroach upon the required 45% rear yard with development below grade level. The roof over this portion of the building would be developed as open space and the above grade portion of the building would not extend deeper than the adjacent rear walls.

## BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION		NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	x		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	x		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	x		
Are the building's proportions compatible with those found on surrounding buildings?	x		
Is the building's roofline compatible with those found on surrounding buildings?	X		

**Comments**: The proposed building would be one-story taller than the adjacent buildings with the taller element set back 13'-5" from the front of the building and set back 21'-7" from the rear building wall. The proposed building height at the street wall would be shorter than the existing building and shorter than the adjacent building to the west. The building will have a flat roof which is compatible with the neighborhood because there is no dominant roof type present.

## **ARCHITECTURAL FEATURES (PAGES 31 - 41)**

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of	x		
the street and sidewalk and the private realm of the building?	•		
Does the location of the building entrance respect the existing pattern of building	x		
entrances?	•		
Is the building's front porch compatible with existing porches of surrounding	x		
buildings?	λ		
Are utility panels located so they are not visible on the front building wall or on	x		
the sidewalk?	λ		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on			x
surrounding buildings?			^
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with	x		
the building and the surrounding area?			
Is the width of the garage entrance minimized?			
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			

Is the stair penthouse designed to minimize its visibility from the street?		X
Are the parapets compatible with the overall building proportions and other building elements?	x	
Are the dormers compatible with the architectural character of surrounding buildings?		x
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?		x

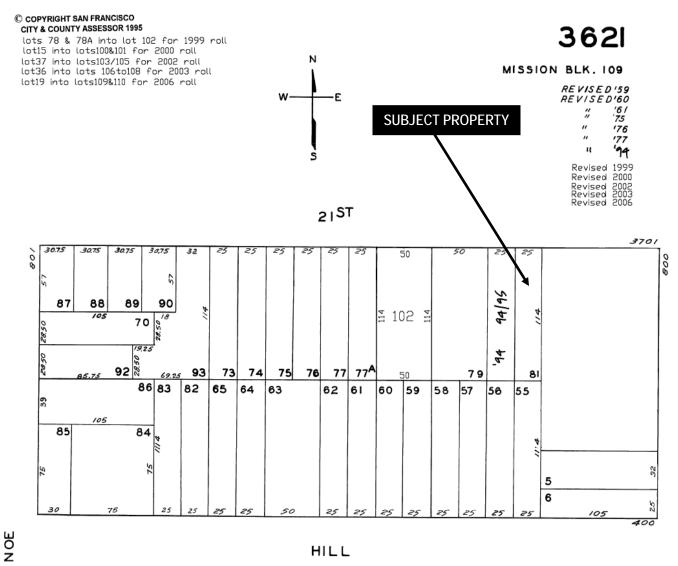
**Comments:** The proposed building would have an entrance that is recessed and raised above the street. A bay window is not proposed though the front elevation would be well articulated. The garage entrance is limited to 10' in width. A solid roof parapet is proposed that would screen the roof deck from street view.

## BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building	x		
and the surrounding area?			
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	x		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	x		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	x		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	x		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	x		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?			
Are the building's materials properly detailed and appropriately applied?	X		

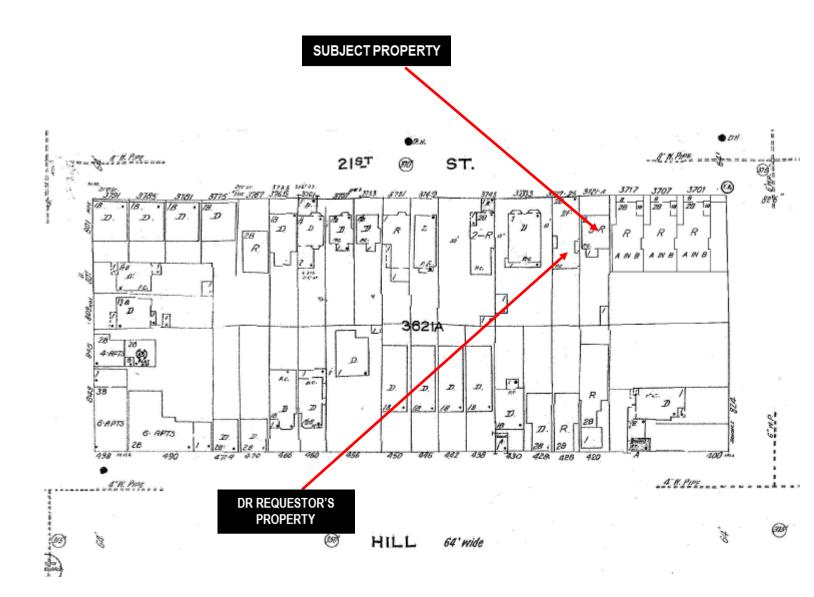
**Comments:** The proposed building would have minimalist modern detailing and be primarily in stucco. Other materials are sparingly used on the front elevation to provide texture and detailing. All exterior materials are appropriate finish materials. The windows would be vertically oriented with some obscured behind wood slats.

# **Parcel Map**





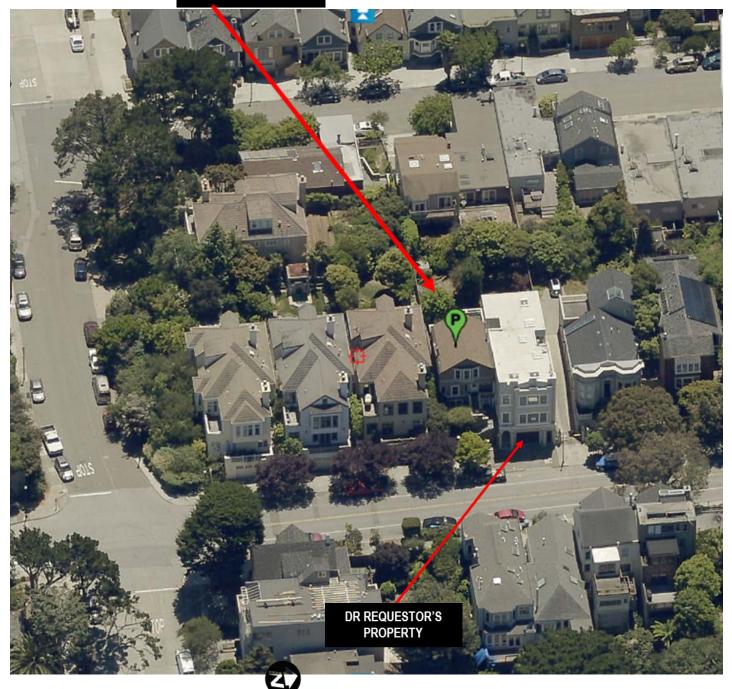
# Sanborn Map\*



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

# **Aerial Photo**

SUBJECT PROPERTY



# **Aerial Photo**



 $\Theta$ 



## SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco. CA 94103

#### TICE OF BUILDING PERMIT APPLICATION NO (SECTION 311/312)

On December 13, 2013, the Applicant named below filed Building Permit Application No. 201312.13.4205 (New Construction) and Demolition Permit Application No 2013.12.13.4201 with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	3721 21 <sup>st</sup> Street	Applicant:	Mick Khavari
Cross Street(s):	Noe and Sanchez Streets	Address:	442 Grove Street
Block/Lot No.:	3621/081	City, State:	San Francisco, CA 94102
Zoning District(s):	RH-1 / 40-X / Dolores Heights SUD	Telephone:	(415) 864.9900

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

	PROJECT SCOPE	
I Demolition	New Construction	□ Alteration
Change of Use	Façade Alteration(s)	Front Addition
Rear Addition	□ Side Addition	Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	16 feet	6 feet
Side Setbacks	None	No Change
Building Depth	45 feet, 4 inches	56 feet, 8 inches
Rear Yard	52 feet, 8 inches	51 feet, 4 inches
Building Height	31 feet, 8 inches (above grade)	35 feet (above grade)
Number of Stories	2 over basement	3 over garage
Number of Dwelling Units	1	No Change
Number of Parking Spaces	0	2
	PROJECT DESCRIPTION	

The proposal is to demolish the existing two-story, single-family dwelling and construct a new three-story over garage, singlefamily dwelling. Pursuant to Section 317 of the Code, the proposed demolition has been administratively approved pursuant to case No. 2013.0067D because it has a value greater than at least 80% of the combined land and structure values of single-family homes in San Francisco. Therefore, there will be no mandatory public hearing for the demolition. This does not preclude a member of the public from requesting discretionary review for any portion of the project. See attached plans.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

#### For more information, please contact Planning Department staff:

	-
Planner:	Michael Smith
Telephone:	(415) 558-6322
E-mail:	michael.e.smith@sfgov.org

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

5/27/14 Notice Date: Expiration Date: 6/26/14

## **GENERAL INFORMATION ABOUT PROCEDURES**

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at <u>www.sfplanning.org</u>). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at <u>www.sfplanning.org</u>. If the project includes multiple building permits, i.e. demolition and new construction, a <u>separate request</u> for Discretionary Review must be submitted, with all required materials and fee, for <u>each</u> permit that you feel will have an impact on you. Incomplete applications will not be accepted.

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

## **BOARD OF APPEALS**

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

## ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at <u>www.sfplanning.org</u>. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

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

# APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:	and the other state of any state in the statement was seen as a sub-	
STEVE GREENE		
DR APPLICANT'S ADDRESS:	ZIP CODE:	TELEPHONE.
3127 2IST STREET	94114	(415) 641-5131

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

ADDRESS:	ZIP CODE:	TELEPHONE:	
3721 21ST STREET	94114	(650 813	0223

Same as Above 💢			
ADDRESS:	ZIP CODE:	TELEPHONE:	
		( )	
E-MAIL ADDRESS:			
SGREENE@GUAL.COM			

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 3121 2151	- STIREE	ST. SA	stear	luse	D.CA	~	ZIP CODE:	4
CROSS STREETS 21ST STREET	ETSS	ANCHEZ	NOE	5	-1-1-1			
ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DIST	RICT:	Н	EIGHT,	/BULK DISTRICT:	
3621/081	25×100	2848	RHEL	40-X	DOLOR	B	HELGHTS	SO

## 3. Project Description

Please check all that apply Change of Hours  New Construction  Alterations  Demolition  Oth	ner 🗌
Additions to Building: Rear 🗌 Front 🗌 Height 🗌 Side Yard 🗋	
Present or Previous Use:	
Proposed Use:	
Building Permit Application No. 2013.12.13.4201 Date Filed: 12/13/2	2013

## 4. Actions Prior to a Discretionary Review Request

Prior Action		NO
Have you discussed this project with the permit applicant?		
Did you discuss the project with the Planning Department permit review planner?		X
Did you participate in outside mediation on this case?		X

## 5. Changes Made to the Project as a Result of Mediation

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

SEE ATTACHED

## **Discretionary Review Request**

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

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

## SEE ATTACHED

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

SEE ATTACHED

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



## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature:

Date: 6/25/2014

Print name, and indicate whether owner, or authorized agent:

STEVE GULEENE (OW ALEL) Owner / Authorized Agent (circle one)

10 SAN FRANCISCO PLANNING DEPARTMENT V.08 07 2012

# Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	
Address labels (original), if applicable	0
Address labels (copy of the above), if applicable	Q
Photocopy of this completed application	
Photographs that illustrate your concerns	
Convenant or Deed Restrictions	
Check payable to Planning Dept.	
Letter of authorization for agent	
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	

NOTES:

Optional Material.

O Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street

For Department Use Only Application received by Planning Department:





By:

## Form for Discretionary Review

## **Request** (in Black is our text, in blue the City Form)

## **Discretionary Review Request**

## 1. What are the reasons for requesting Discretionary Review?

#### Introduction

The owners propose to destroy a home built in 1909 and replace it with an outscale building which is inconsistent with the character of the neighborhood and would negatively impact the privacy of the surrounding homes.

As neighbors, we look forward to welcoming the owners to the neighborhood. However, we have grave concerns about the proposed plan, and the city planner's no doubt well-deserved vacation happened to fall within the period for discussion of the proposed plan, so we feel we have no method for having our concerns addressed other than asking for a discretionary review of the project. The neighbors requesting a review of the project are David Singer, Bill Russell-Shapiro, Amy Mullen, Diana Kapp, David Kim, Hans Kolbe, Gloria Saltzman, Tom Loughlin, and Steve Greene.

Our objections to the project fall into two broad categories. The first is that the design of the building is incompatible with this other structures in this historic neighborhood. The second is that the project would have a negative impact on the surrounding neighbors and the current residents of the neighborhood. There are specific violations of the Residential Design Guidelines, including details large and small that are presented in the RDG materials as illustrations of precisely what the City does not want.

## I. The proposed project is incompatible with the neighborhood and would have a negative impact on neighbors

Dolores Heights is a historic neighborhood with a defined visual character. The proposed project is aesthetically incompatible with the neighborhood character. It intends to replace a 1909 Edwardian with a featureless three-story building. This plan conflicts with the San Francisco General Plan, the Planning Code's Priority Policies, and the Residential Design Guidelines in a number of ways. For example, on the attached Design Review Checklist, the proposed structure is shown to conflict with the RDG in at least 20 of the 33 criteria applicable to this project.

Here are some of the issues with the proposed project, and the provisions of the relevant documents that it is in conflict with.

- 1) Visual Character the buildings fails to be compatible with "the scale, patterns and architectural features of surrounding buildings."
  - a) This violates GP 11.1, 11.2 and 11.7, and RDG Section II
  - b) By comparison, adjacent homes constructed in the mid-1990s tastefully blend with the character of the neighborhood
- 2) Setback the project proposes a three-story flat façade on top of a featureless 16-foot-wide garage door.
  - a) The setback is a critical feature that "must be treated so that it provides a pedestrian scale for the building and enhances the open space along the street." RDG, p. 12

## Discretionary Review Request – 3721 21<sup>st</sup> Street, San Francisco, CA, 94114

- b) The proposed building is almost a carbon copy of the negative example on page 12 of the RDG, which "does not respond to the topography and front setback patterns because it does not have any of the stepping or articulation found in surrounding buildings."
- 3) Privacy the proposed project would replace a stepped series of decks at the back of the existing home with enclosed living space, including bay windows that look out on the neighboring yards and decks.
  - a) For example, the only outdoor space for the neighboring condominium at 3725 21<sup>st</sup> Street is a shallow deck off the rear of the building. The deck is currently screened from view from 3721 21<sup>st</sup> Street. The proposed structure would put a bay window directly adjacent to the deck, impacting privacy in violation of RDG III.
  - b) Similarly, the proposed design would place an enormous window and two decks in a lightwell on the west property line. The window would look directly into two existing window at 3721 21<sup>st</sup> Street, and both decks would have a view directly into 3721<sup>st</sup> Street as well. One of the two decks would look DOWN on the existing windows at 3721 21<sup>st</sup> Street, significantly impacting the privacy of that home.
- 4) Proportions the RDG calls for a new building's proportions to be "compatible with those found on surrounding buildings." As an example of what NOT to do, the RDG offers a drawing on page 29 of a building that is striking similar to the proposed project. The RDG observes: "The horizontal emphasis of this building's windows and the lack of facade articulation results in a building that disrupts the character of the street and is inconsistent with the proportions of surrounding buildings." RDG IV.
- 5) Rooflines The proposed project would put a flat-roofed building in the midst of peaked-roofed homes. This violates RDG IV.
  - a) The diagrams on page 30 of the RDG showing an undesireable flat roofline in a neighborhood of peaked roofs closely resemble the proposed project.
  - b) Although it was constructed in the 1920s, the flat-roofed building next door included a peaked roofline element, thus blending with the character of the neighborhood.
  - c) Three adjacent properties constructed in the 1990s all have peaked roofs which match the character of the neighborhood.
- 6) Architectural Features The proposed project would add a blank three-story façade to a neighborhood full of historical buildings with original period detail.
  - a) The RDG explains why this is undesirable: "Architectural features add visual interest to a building, and provide relief by breaking up a building's mass. Architectural features include building projections such as bay windows, porches, garage structures, rooftop forms, and building entrances. They are a significant component of the architectural character for both the building and the neighborhood. In designing architectural features, it is important to consider the type, placement and size of architectural features on surrounding buildings, and to use features that enhance the visual and architectural character of the neighborhood." RDG p. 31.
  - b) The proposed project conflicts with a number of the guidelines set out in Sections V and VI of the RDG.
  - c) The diagram on p 44 of the RDG illustrates the problem in text and in diagrams: "A relatively flat façade with little articulation and detail will be inconsistent in an area that has a high degree of façade ornamentation."
- 7) Garage The project under consideration proposes to destroy the original terraced, landscaped front entrance and replace it with a 16-foot-wide featureless garage door. This is problematic for several reasons.
  - a) Details The RDG explains that featureless garages result in a blank, unattractive street view for pedestrians. This is undesirable. RDG p 35.

- b) Design The RDG calls for garage doors to be compatible with the surrounding buildings, and to include trim and detailing that is visual interesting. The proposed structure fails to do this. RDG p 35.
- c) Width The RDG emphasizes in several places that a garage door should be as narrow as possible. The document explicitly says that two eight-foot garage doors are preferable to a single 16-foot door. Nevertheless, the proposed project would result in a blank 16-foot door. RDG p 36.
- 8) Windows The proposed project would introduce a featureless façade of blank, undetailed windows in a neighborhood of homes with narrower, detailed windows with breaks between the windows. The RDG explains that "windows are one of the most important decorative features, establishing the architectural character of the building and the neighborhood." RDG p 45.
  - a) Window size the proposed project has windows that are significantly wider than windows on surrounding buildings. This in conflict with the RDG. RDG p 45.
  - b) Window features The dominant visual element on the proposed building is a visually uninterrupted sheet of glass. This conflicts with the RDG's directive to design window features to be compatible with other buildings in the neighborhood. RDG p 45.

# 2. Please explain how this project would cause unreasonable impacts.

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

- 1. The project will impact the entire neighborhood in an unreasonable and avoidable manner.
  - a. It removes one of the characteristic buildings (Edwardian) of the Dolores Heights district and replaces it with a modern structure of no specific architectural or aesthetic value. There are many Edwardians in the neighborhood, built shortly before or just after the earthquake. Rows of the peaked roofs (Victorians mostly had flat ones) are typical of Hill, 22nd, Alvarado etc. and are very visible as one looks out toward 24th St from the top of the hill. The San Francisco design guidelines are specifically set out with the intention of preserving the historical character.
  - b. At the same time, the plans show no visible attempt to contribute or off-set this negative impact by at least preserving or creating an inviting front green space or reducing the height of the new structure.
  - c. The extended garage entrance and curb cut for a single family home while all other neighbors abide by the neighborhood rules highlights the unreasonable approach of this plan.
- 2. The building will decrease the property value for the neighbors to the West by removing light and views into their stairwell and North and East facing windows.
- The building will decrease the property values for neighbors across the street (3720, 3722, 3730) by creating an uninviting street view with mirror like front windows and loss of existing neighborhood feel. It will create a sense of living within a mixed zone with an office-like looking building.
- 4. The project eliminates a second living space as the existing in-law unit is not part of the plans. This removes one apartment from the limited housing stock of San Francisco available for medium income residents in San Francisco.
- 3. What alternatives or changes to the proposed project, beyond

Discretionary Review Request – 3721 21<sup>st</sup> Street, San Francisco, CA, 94114

the changes (if any) already made would respond to the extraordinary circumstances and reduce the adverse effects noted above in question #1?

- 1. Reconsider the option of preservation of the original home with extension and expansion to accommodate the needs of the new home owners while adhering to the existing Residential Guidelines of the Dolores Heights neighborhood & the city.
- 2. Revise the design and materials of the proposed project to relate to and complement the existing neighborhood character and architectural integrity. Revise the plans to adhere to the existing Residential Guidelines of the Dolores Heights neighborhood & the city.
- 3. Reduce the scale and use of reflective glass to align with the Residential Guidelines of the Dolores Heights neighborhood & the city and be more compatible with the historical character of the neighborhood.
- 4. Reduce the width of the garage door opening to adhere to the existing Residential Guidelines of the Dolores Heights neighborhood & the city.
- 5. Reduce the driveway opening to adhere to the existing Residential Guidelines of the Dolores Heights neighborhood & the city.
- 6. Eliminate the street tree (preferred) or move the street tree as far east as possible to reduce the impact of significant loss of light for the 3725-3727 21<sup>st</sup> street home. 3725-27 is already negatively impacted by the street lamp in front of the property.

## 5. Changes Made to the Project as a Result of Mediation

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

The owners of the property and the architect held a neighborhood meeting in August 2013 to reveal their plans for the property (which included a demolition of the building). A dozen or so neighbors attended the meeting. Generally the neighbors were disappointed that the building was going to be demolished since the owners had initially communicated in January 2013 that they intended to renovate the existing two-story Edwardian home. In addition, the neighbors were generally disappointed at the scale and design of the project citing several key issues. Although the neighbors had little time to absorb the details of the proposed project it was clear that the building would block the existing east facing window of the building just west of the property at 3725-27 21<sup>st</sup> street (by  $\sim$ 20+ inches).

In addition, the neighbors brought up numerous issues including the asynchronous scale of the building compared to the existing Edwardian home, incompatible design with the other existing neighborhood homes (including roofline), incompatible materials, inconsistent setbacks, other inconsistencies with residential design guidelines of the neighborhood and the city (e.g. garage, driveway), etc.

The architect was unable to explain how his design complemented, integrated with, or related to the existing architectural and historical character of the neighborhood and had not thought through any potential solutions to mitigate negative impact of the structure on the neighborhood and existing adjacent homes. Overall the neighbors found the architect to be defensive, dismissive of the neighbor feedback, and set an uncompromising tone for the proposed project components. Throughout the process the owners and architect have missed numerous opportunities to be collaborative and build goodwill with their future neighbors who will experience impact from the proposed project.

#### Discretionary Review Request – 3721 21st Street, San Francisco, CA, 94114

Generally the neighbors feel the architects approach has been to go for everything they want and then make it difficult to compromise. That approach has not been helpful.

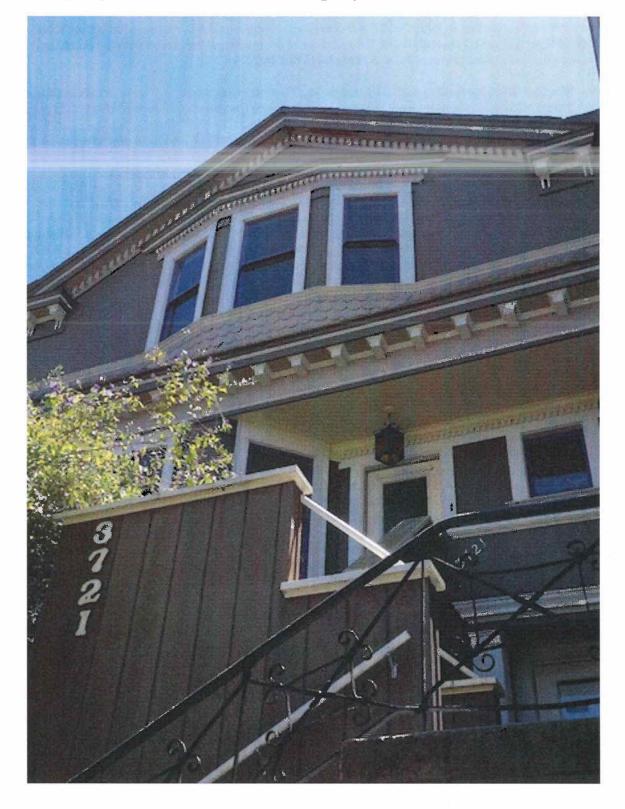
#### Follow-up Neighbor meetings

Through September and October 2013 the owners and architect held several one-off meetings with individual neighbors on several issues. Overall most of the meetings were tense with the architect taking a defensive position on just about every issue discussed.

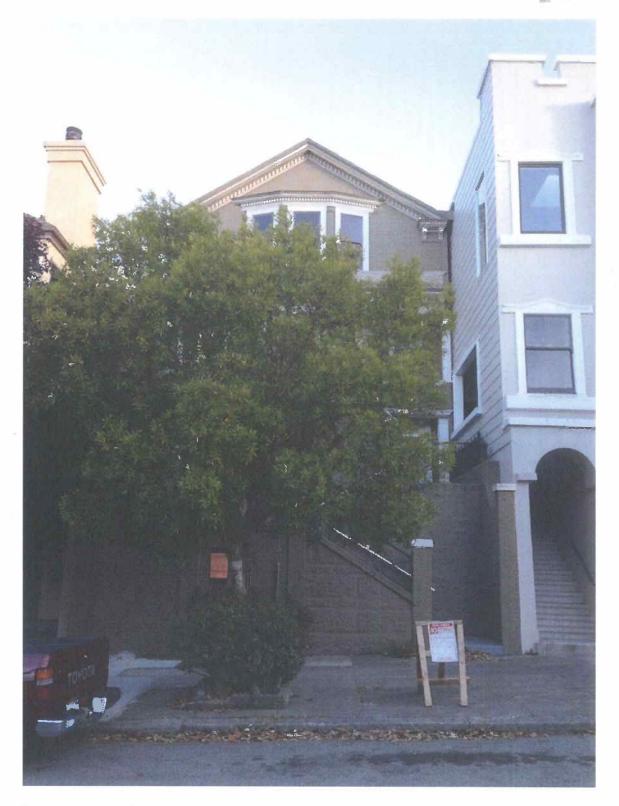
- Window blocking for 3725-27 21<sup>st</sup> Street: The owners and architect did agree to correct the design of the building to return it to the expected setback (pushback ~20 inches) that would not block the window of the existing 1922 home.
- **Stairwell Opening light elimination for 3725-27 21**<sup>st</sup> **Street:** The proposed project will also be built in front of the existing east facing 8.5' X 5' opening in the stairwell of the adjacent home at 3725-27 21<sup>st</sup> Street. This will eliminate a significant light source for the entry stairs for the building and will eliminate architectural details of the east facing side of the building. The opening in the stairwell was part of the original design and construction of the 1922 home and was complementary and compatible with the footprint of the 1909 Edwardian home. The new proposed project had no mitigation for this negative impact to the existing 1922 home. Although "not blocking the lightwell opening" was the preferred design choice the neighbors made several suggestions to introduce lighting to the lightwell and finish the west wall of the proposed project with a compatible stucco finish. This was a compromise to mitigate the significant loss of light and the incompatible wall. No changes were made the project rather the owners did agree to the suggested mitigation work.
- **Glare & Reflection from Glass:** Several neighbors brought up the issue of the glare of the glass from the front of the building and the large reflection from the multiple panels of contiguous glass on two floors in the front of the building. This design element is inconsistent and incompatible with the existing architecture and materials of the neighborhood. Neighbors directly across from the building are most impacted by the direct reflection on their homes. The neighbors suggested that they setback the 3rd floor to breakup the reflective façade to provide relief from the two story facade of glass and create some relief between panes of glass similar to the existing homes in the neighborhood. The architect dismissed the glare and inconsistency with the neighborhood architecture as an issue.
- **Driveway and Garage opening:** We discussed how the garage opening and the driveway are beyond the standard width and do not adhere to the existing Residential Guidelines of the Dolores Heights neighborhood & the city. The architect said that if the garage door is reduced to the standard width they will need to excavate further back creating a financial burden they were unwilling to take on. We all agreed that the width was non-standard and when asked to just change the plans to meet the Residential Guidelines that said they would not claiming that the city would push back on them and change it anyway. The current proposed project plans did not get pushed back to the specified guidelines.
- **Lightwells & decks:** I raised the issue that the deck on the 4th floor will look down into the three windows in the lightwell of the top floor of 3725 21<sup>st</sup> street eliminating privacy for the unit. In addition, the proposed project has parallel windows on the 3rd floor in their lightwell that will look directly across into the windows of the 3725. Discussions about this issue provided no resolution to the loss of privacy.
- **Street Tree for the property:** The new location of the street tree in the proposed project is at the farthest west location of the property significantly eliminating light for the 3725-3727 home. The existing street tree on the property for the proposed project is at the east side of the property and poses no threat to eliminate light. Tree should be eliminated or moved as far east as possible. 3725-27 is already negatively impacted by the street lamp in front of the property. This issue has not yet been discussed since it was not part of the preliminary plans.

Discretionary Review Request - 3721 21st Street, San Francisco, CA, 94114

## Edwardian home at 3721 21<sup>st</sup> Street - proposed demolition and proposed new construction project site

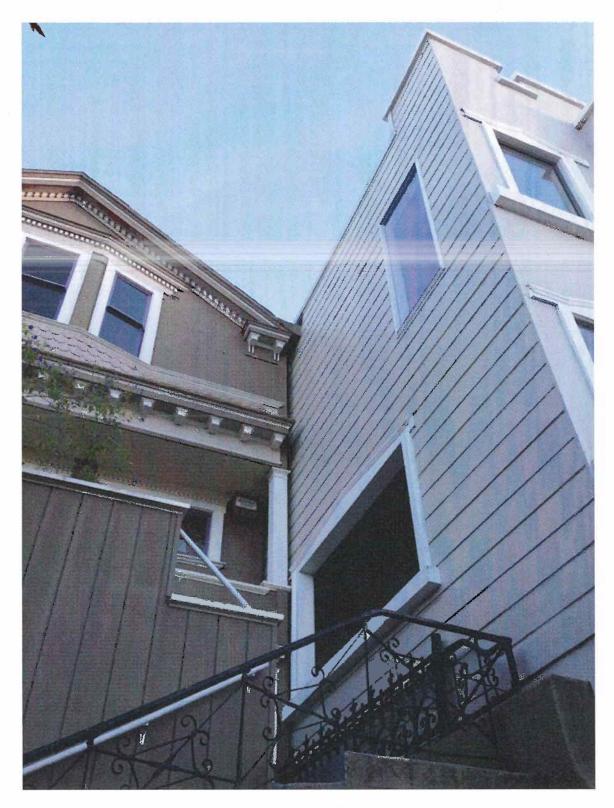


Discretionary Review Request – 3721 21<sup>st</sup> Street, San Francisco, CA, 94114 **14** .006 5 **D** 



Front of 3721 21<sup>st</sup> Street with existing street tree

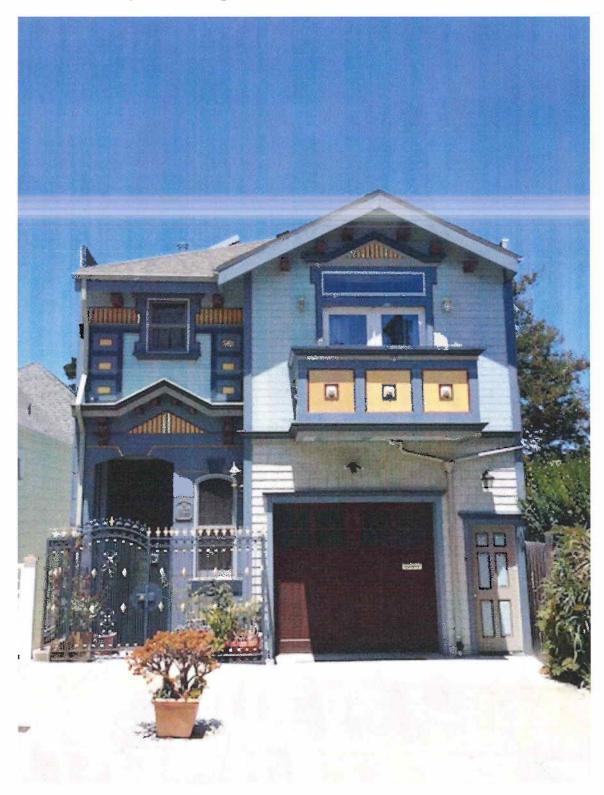
## Discretionary Review Request – 3721 21st Street, San Francisco, CA, 94114



Existing 1909 setback of 3721 21<sup>st</sup> Street with original 1922 stairwell opening for 3725-27 21<sup>st</sup>



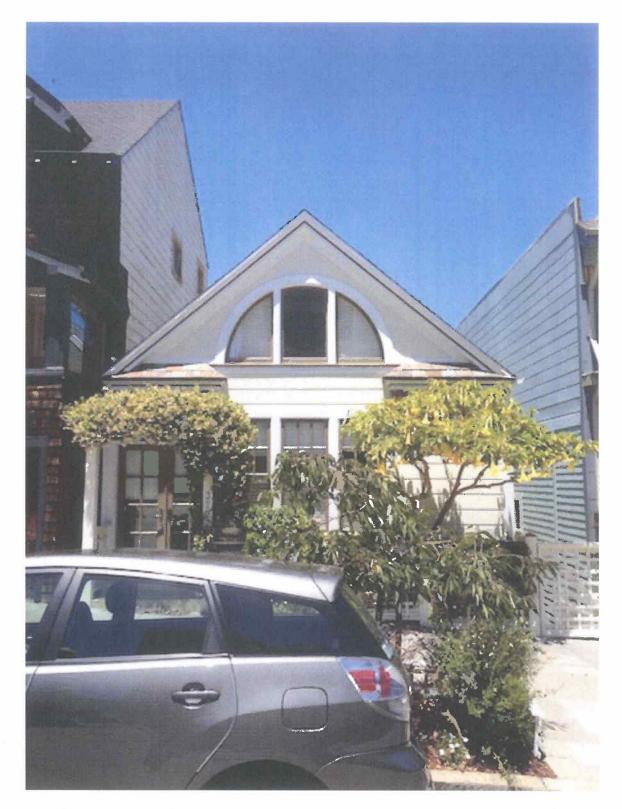
Existing original 1922 stairwell opening for 3725-27 21st



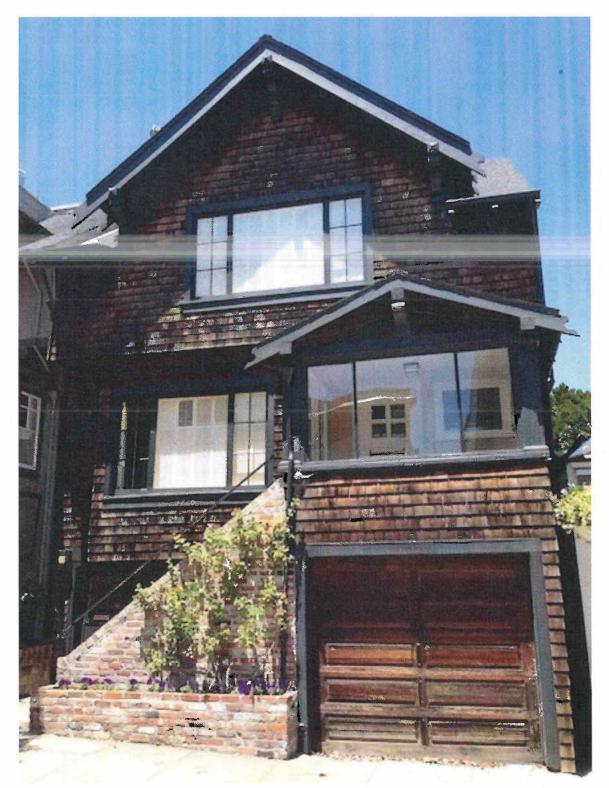
Photos of adjacent neighborhood homes to 3721 21st Street

 $3720\ 21^{st}$  Street (2002) – across the street from proposed project

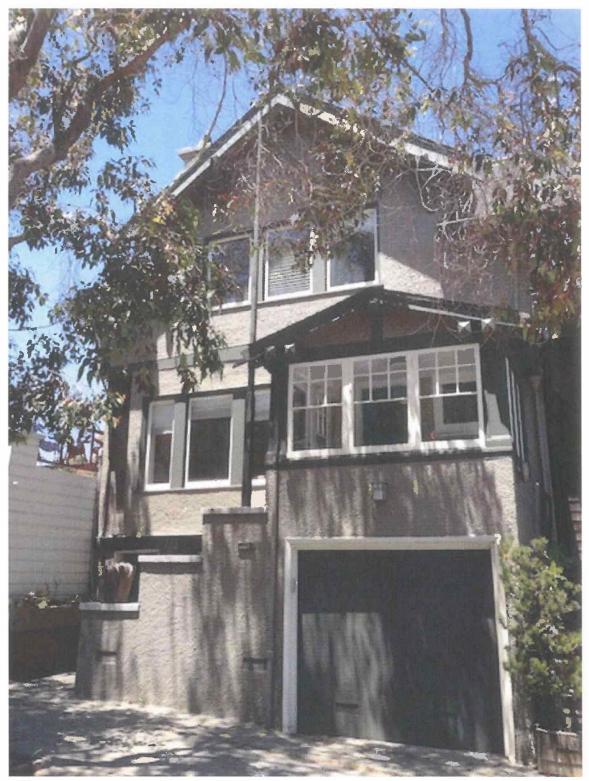
Discretionary Review Request – 3721 21<sup>st</sup> Street, San Francisco, CA, 94114



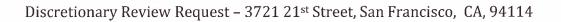
3722 21<sup>st</sup> Street (1908) – across the street from proposed project

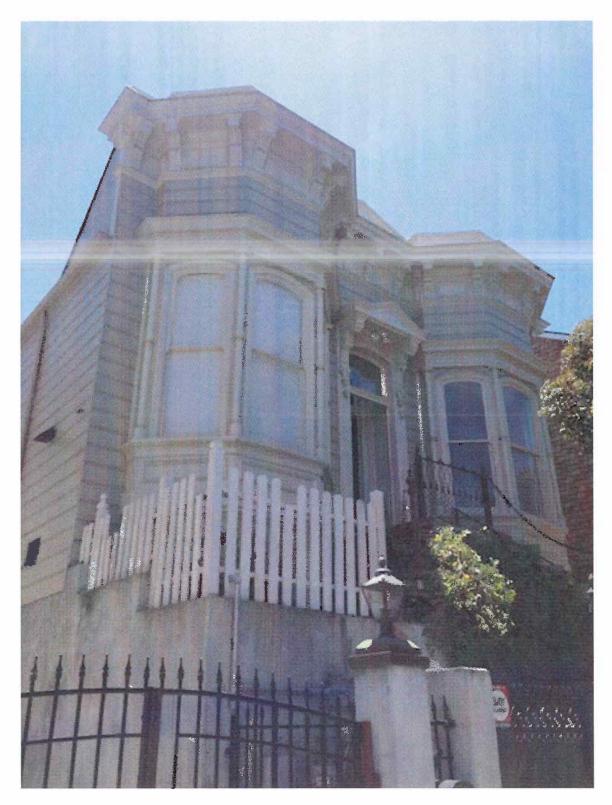


3726 21<sup>st</sup> Street (1914) – across the street from proposed project



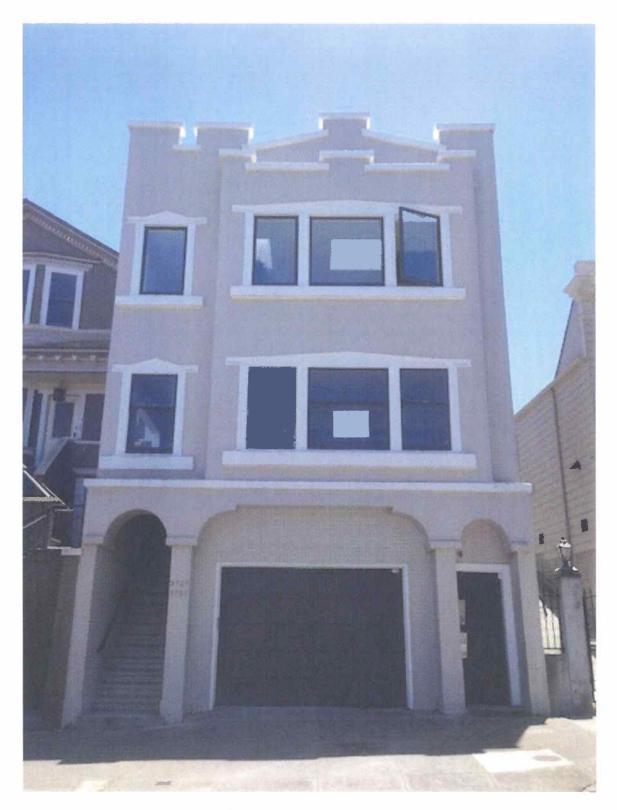
3732 21<sup>st</sup> Street (1914) – across the street from proposed project



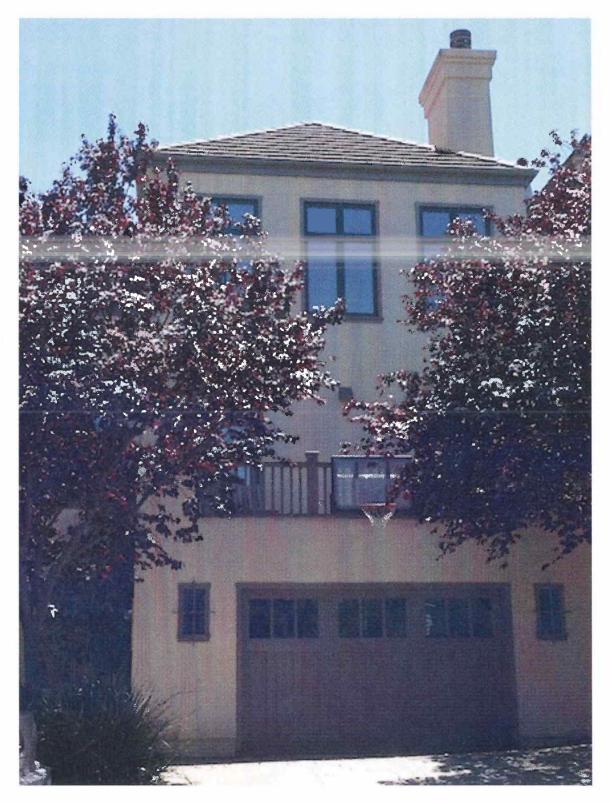


3733 21st Street (1900) – adjacent to the proposed project

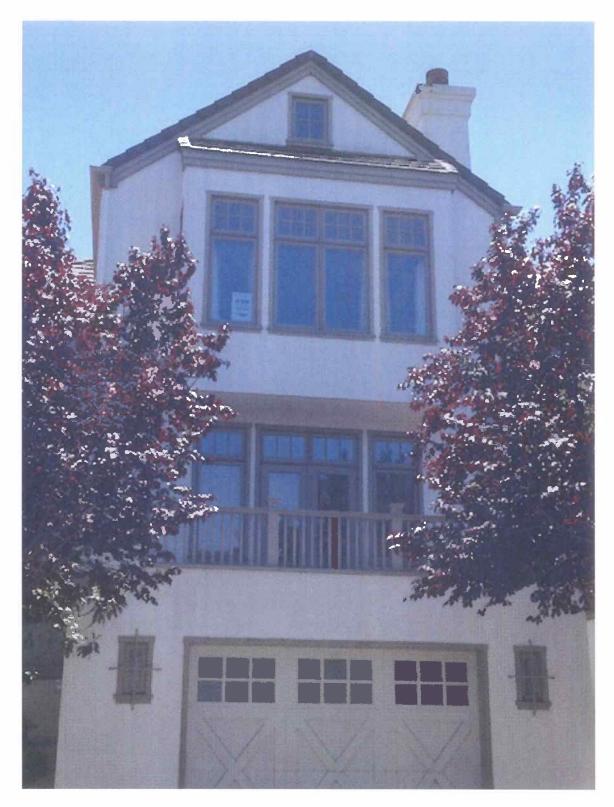




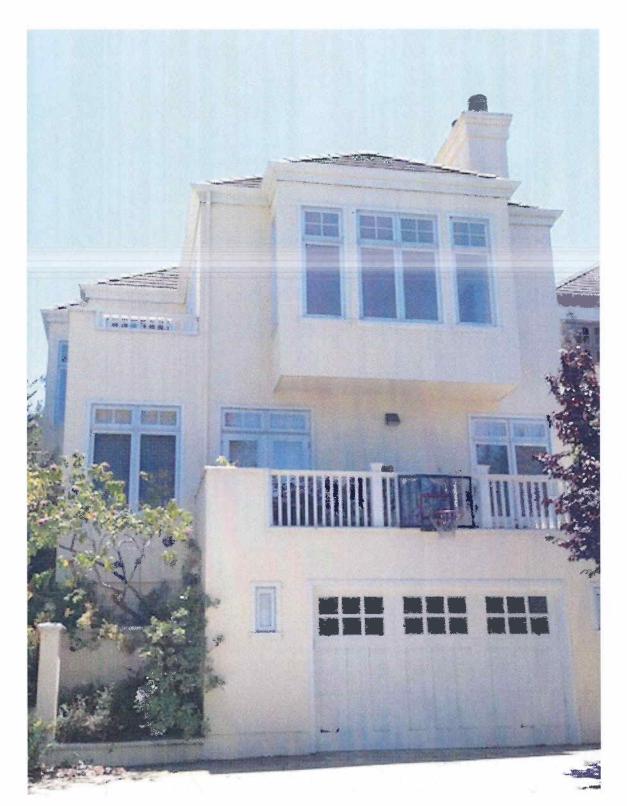
3725-27 21<sup>st</sup> Street (1922) – next to the proposed project



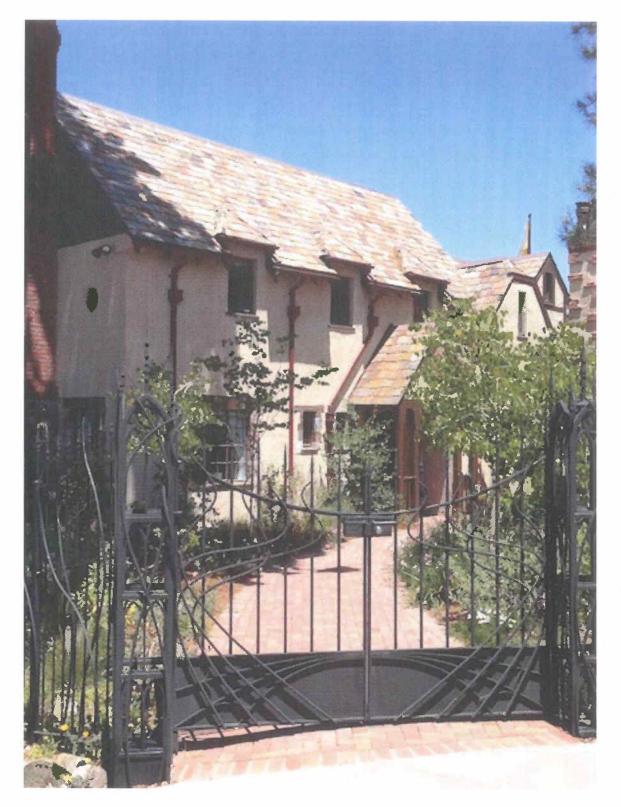
3717 21<sup>st</sup> Street (1997) – next to the proposed project



3707 21<sup>st</sup> Street (1997) – adjacent to the proposed project

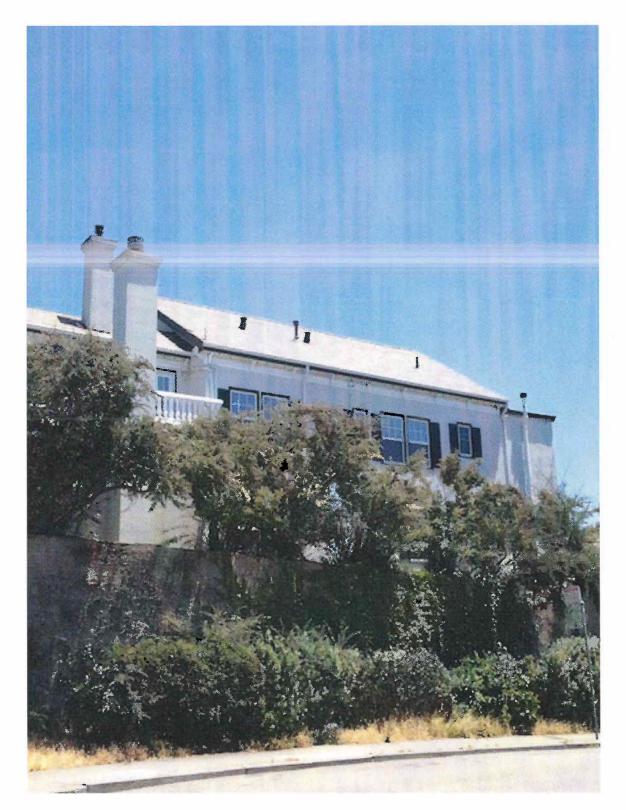


3701 21<sup>st</sup> Street (1997) – adjacent to the proposed project

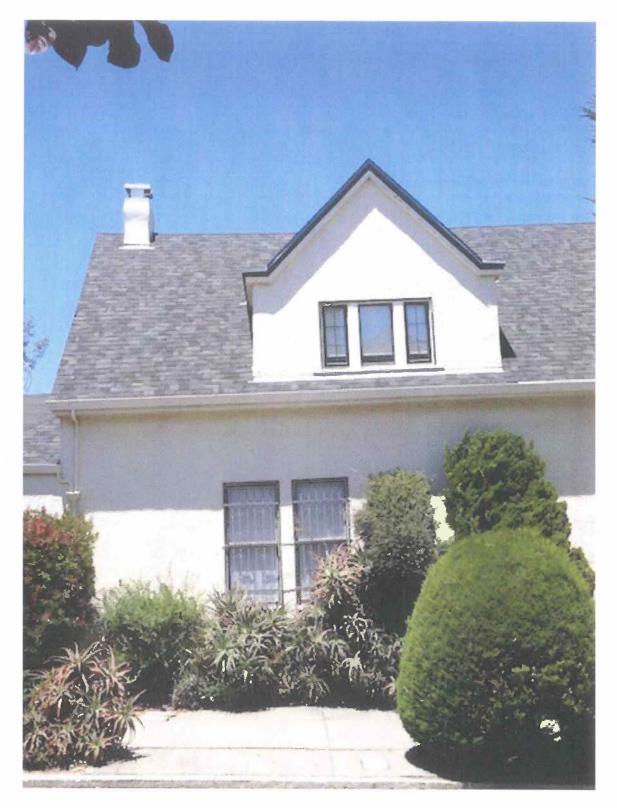


3690 21<sup>st</sup> Street (1930) – across the street from the proposed project





801 Sanchez Street (1900) – adjacent to the proposed project



798 Sanchez Street (1906) – across the street from the proposed project

#### Labels of Impacted Residents and Interested Parties

Mika and Noelle Salmi 400 Hill Street San Francisco, CA 94114

Anthony and Diane Martorana 420 Hill Street San Francisco, CA 94114

Andrew Wilson and Gannella Alvarez 426 Hill Street San Francisco, CA 94114

Willis-Reese (Family Trust) 806 Sanchez Street San Francisco, CA 94114

Erwin and Dina Trapic Erwin (Family Trust) 798 Sanchez Street San Francisco, CA 94114

McLaughlin 21st St Assoc 3701 21<sup>st</sup> Street San Francisco, CA 94114

Golding-Powers (Trust) 3707 21<sup>st</sup> Street San Francisco, CA 94114

Robert Mendel Rosner 3717 21<sup>st</sup> Street San Francisco, CA 94114

David Kim 3720 21<sup>st</sup> Street San Francisco, CA 94114

Manvinder Saraon 3721 21<sup>st</sup> Street San Francisco, CA 94114

FMLY KOLBE-SALTZMAN TRUST 3722 21st Street San Francisco, CA 94114

**Thomas K Loughlin** 

Discretionary Review Request – 3721 21st Street, San Francisco, CA, 94114

3725 21st Street San Francisco, CA 94114

ų,

THOMAS N SAUNDERS & R H SYLVIA 3726 21st Street San Francisco, CA 94114

STEVEN GREENE 3727 21st Street San Francisco, CA 94114

David Singer & Diana Kapp 3745 21st Street San Francisco, CA 94114

SAMIR KAUL & PUJA M KAUL 3732 21st Street San Francisco, CA 94114

AMY D. MULLEN 3733 21st Street San Francisco, CA 94114 Easy Peel<sup>®</sup> Labels Use Avery<sup>®</sup> Template 5160<sup>®</sup>

Mika and Noelle Salmi 400 Hill Street San Francisco, CA 94114

Anthony and Diane Martorana Anthony 420 Hill Street San Francisco, CA 94114

Andrew Wilson and Gannella Alvarez 426 Hill Street -San Francisco, CA 94114

Willis-Reese (Family Trust) 806 Sanchez Street San Francisco, CA 94114

Erwin and Dina Trapic Erwin (Family Trust) 798 Sanchez Street San Francisco, CA 94114

McLaughlin 21st St Assoc 3701 21<sup>st</sup> Street San Francisco, CA 94114

Golding-Powers (Trust) 3707 21<sup>st</sup> Street San Francisco, CA 94114

Robert Mendel Rosner 3717 21<sup>st</sup> Street San Francisco, CA 94114

David Kim 3720 21<sup>st</sup> Street San Francisco, CA 94114

Manvinder Saraon 3721 21<sup>st</sup> Street San Francisco, CA 94114



Bend along line to expose Pop-up Edge™ AVERY® 5160®

FMLY KOLBE-SALTZMAN TRUST 3722 21st Street San Francisco, CA 94114

Thomas K Loughlin 3725 21st Street San Francisco, CA 94114

THOMAS N SAUNDERS & R H SYLVIA 3726 21st Street San Francisco, CA 94114

STEVEN GREENE 3727 21st Street San Francisco, CA 94114

David Singer & Diana Kapp 3745 21st Street San Francisco, CA 94114

SAMIR KAUL & PUJA M KAUL 3732 21st Street San Francisco, CA 94114

AMY D. MULLEN 3733 21st Street San Francisco, CA 94114

Sens de

chargement

# JmΛ

December 15, 2014

Planning Commissioners Department of City Planning 1650 Mission Street Suite 400 San Francisco, CA

RE: 3721 21st Street – Discretionary Review Case Number 14.0065D

Dear Sir/Madam,

I am writing in response to the application for Discretionary Review submitted by Mr. Steve Greene (DR Requestor) for the project located at 3721 21<sup>st</sup> Street (BPA 201312134205).

#### **Project Description**

The proposed residence at 3721 21<sup>st</sup> Street is a new construction, 3 story over basement, 3253 square foot, single family residence, with garage and new curb cut. It is located in Dolores Heights, a neighborhood known for its diversity of building styles with no dominant architectural expression. After review of the subject block and opposite block face, the following is noted by Tim Kelley Consulting:

"These buildings have a variety of construction dates ranging from 1890 to 1999 and exhibit a wide range of architectural styles, including but not limited to Italianate, Queen Anne, Mediterranean Revival, First Bay Region, Art Moderne, Dingbat, Modernist, and vernacular."

Tim Kelley Consulting LLC, Historic Evaluation Report - 2012

#### **Existing Structure Demolition Approval**

The Department of City Planning has concurred with Tim Kelley Consulting's 2012 HRE report that the exisiting structure is not historically significant and it is therefore classified as such, "Class C – Not a Historic Resource". Approvals for demolition to are outlined here:

CEQA Categorical Exemption on 5/13/2013 Case # 2013.0067E, (Exhibit A) Zoning Administrator Action Memo, Approved for Demolition on 3/20/2014 Case # 2013.0067D, (Exhibit B) Street Tree Removal & Replacement Approved on 4/18/2013 per DPW Order # 181203, (Exhibit C)

#### **History of Neighbor Meetings and Accommodations**

Prior to submittal of the proposed project, we have previously made the following accommodations through neighbor collaboration and design iterations after our initial Community Outreach Meeting:

1. Increased Primary Facade Setback by 3'-1"

At the request of the owners of 3725-27 21<sup>st</sup> Street (DR Requestor), we set back the front facade an additional 3'-1" from the front property line at the first and second levels (primary facade), in order to clear any view obstruction for the neighbor's existing property line window located at their north-east corner. This results in a total primary facade setback of 6'-1" from the front property line, and significantly impacted the buildable area of the subject property. The accommodation was made in expectation that in turn, no DR would be filed.

2. Agreed to Mitigation Work at Stairwell of Neighbors 3725-27 21<sup>st</sup> Street.

As the proposed project will cover an existing property line opening at the entry stair of 3725-27 21<sup>st</sup> Street, we have agreed to provide artificial lighting to the neighbors entry stairwell as well as provide a stucco finish in within the area of closure to mitigate any impact of the project on the neighboring property. Again, the accommodation was made in expectation that in turn, no DR would be filed.

<u>Ultimately, the DR requestor has taken the accommodations offered by the Project Sponsor, and filed for</u> <u>Discretionary Review anyway. We feel strongly that this goes against the spirit of good faith in neighbor negotiations</u> and the considerable reductions the Project Sponsor has already made.

#### Log of Significant Neighbor Meetings

In addition to a long series of emails, the following is a list of in person meetings with neighbors of the subject property.

Pre-App Community Outreach
David Kim 4pm
Alexis Bernard 6pm
Steve Greene 6pm
David Kim 5:30

#### **Discretionary Review - Requestor's Issues**

The issues at hand in the Discretionary Review filing have been summarized by Mr. Greene in his email to City Planner Michael Smith on 9/24/2014 (Exhibit D). The are listed in italics with the Project Sponsor's responses below each item.

**1. Garage Door:** The garage door is planned at 16', reduce width to 10' to 12' to match neighborhood scale.

The proposed section 311 mailing drawings showed the garage door as 15' wide. After discussions with neighbors and feedback from the Residential Design Team, we have reduced the width of both the garage door and driveway to 10' wide each in this current plan set. The driveway is bordered by a permeable surface creating more landscaped area.

**2.** *Reflective Glass - Mirror effect:* Proposed 2-floor front glass plane creates mirror effect, use materials that minimize/eliminate external reflection.

We agree that the home will use standard clear double-pane insulated glass units with low-E non-reflective coating as commonly required for energy efficiency. The glass will be free of any additional reflective additives, coatings, or

films, and as with any typical residential window unit, should not have reflective qualities. Additionally, because the facade in question is **north-facing**, it will be free of the potential for solar glare that a south or west facing facade might confront.

**3.** *Privacy mitigation:* 3725 21st Street lightwell privacy is compromised by 2nd & 3rd floor plans, use opaque glass on 2nd floor for three proposed windows + permanent planter on 3rd floor deck.

We agree to use obscured glass at the 2nd floor light-well to address common privacy concerns between the properties. Additionally, a permanent planter will run the length of light-well at the roof deck, providing additional screening and privacy.

**4. Building Mass:** Overall height & mass of building is out of scale with streetscape, move 3rd floor back 10-15 feet to reduce impact.

In keeping the overall height & mass in scale with the street-scape, the 3rd floor facade is set back 13'-4 1/2" from the building's primary facade, resulting in an overall setback of 19'-5 1/2" from the front property line. This significant setback maintains a street scale expression of 2 stories over garage typical of neighboring properties, and renders the third floor scarcely visible from the street perspective.

**5. Tree location:** Relocation of existing street tree to the west property line creates negative impact on adjacent property, maintain current location of tree, relocate driveway on west side of property.

All of the existing utilities (PUC, PGE, etc) are currently located in the sidewalk at the eastern third of the property. As a result, with a 10' curb cut for the driveway, the only acceptable location for the street tree according to Bureau of Urban Forestry's regulations is to the west of the curb cut. This location also maintains the pattern of street trees on the block, and should have no negative impact on the adjacent property.

#### **Notes & Considerations**

It should be noted that the only comment we received from the Residential Design Team with respect to the DR Filing has been the direction to adjust the Garage Door to 10' wide max with adjacent areas of permeable surfaces. As noted above, we have complied with this request. The Department of City Planning is supportive of all other aspects of the project and has found the project compliant with both the San Francisco Planning Code and the Residential Design Guidelines. In summary, the project is completely compliant and has the support of the Planning Department.

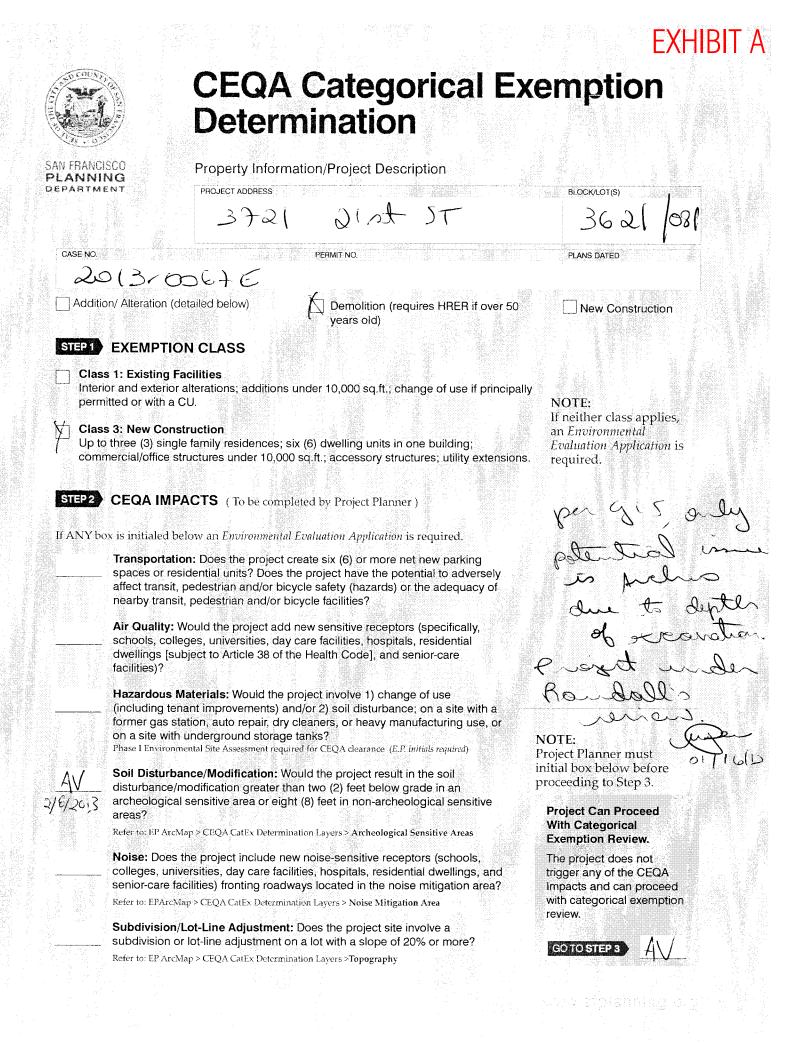
#### SUMMARY

As outlined above, the proposed project is fully compliant in every way. <u>There is nothing "exceptional and</u> <u>extraordinary" about the project that merits review above and beyond the Planning Code, and as such, in no way</u> <u>does this meet the base requirement of Discretionary Review</u>. We have worked diligently with neighbors and have made significant accommodations as outlined above in response to concerns. We ask that you approve the project as submitted and do NOT take Discretionary Review.

Thank you for your consideration.

Sincerely,

John Maniscalco, A.I.A.



#### STEP3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- Category A: Known Historical Resource GO TO STEP 5
- Category B: Potential Historical Resource (over 50 years of age) GO TO STEP 4
  - Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) GOTOSTEP 6

#### STEP 4 PROPOSED WORK CHECKLIST ( To be completed by Project Planner )

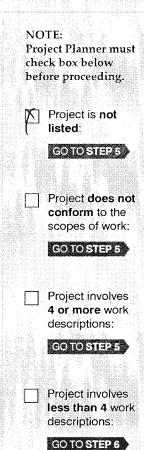
If condition applies, please initial.

- 1. Change of Use and New Construction (tenant improvements not included).
- 2. Interior alterations/interior tenant improvements. Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- 3. Regular maintenance and repair to correct or repair deterioration, decay, or damage to the building.
- 4. Window replacement that meets the Department's Window Replacement Standards (does not includ storefront window alterations).
- 5. Garage work, specifically, a new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of garage door in an existing opening.
- 6. Deck, terrace construction, or fences that are not visible from any immediately adjacent public right-of-way.
- 7. Mechanical equipment installation not visible from any immediately adjacent public right-of-way.
- 8. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin: Dormer Windows.
- 9. Additions that are not visible from any immediately adjacent public right-ofway for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

#### STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- 1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- 2. Interior alterations to publicly-accessible spaces.





SAN FRANCISCO PLANNING DEPARTMENT FALL 2011

3

- 2월 월리 이는 2월 월월 16일 전 17일 - 17일 월월 월급 20일 전 17일 - 17일 - 17월 20일 전 17일 - 17일 - 17일 - 17일 전 17일 전 17일 - 17일 - 17일	da na shekara na marka ka ka marka ka k
3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are is consistent with existing historic character.	<b>NOTE:</b> It ANY box is initialed in STEP 5,
<ol> <li>Façade/storefront alterations that do not remove, alter, or obscure character-defining features.</li> </ol>	& initial below.
<ol> <li>5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.</li> </ol>	Further Environmental Review Required.
<ol> <li>Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.</li> </ol>	Based on the information provided, the project requires an <i>Environmental Evaluation</i> <i>Application</i> to be submitted.
7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.	GOTOSTEP 6 Preservation Planner Initials
8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties Specify:	Project Can Proceed With Categorical Exemption Review.
<ul> <li>۹. Reclassification of property status to Category C</li> </ul>	The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.
a. Per Environmental Evaluation Evaluation, dated:  Attach Historic Resource Evaluation Report	
b. Other, please specify: per a Hached HRER dated 4/29/2013 * Requires initial by Senior Preservation/Planner ( Preservation Coordinator	Preservation Planner Initials
STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be	completed by Project Planner )
Further Environmental Review Required. Proposed Project does not meet scopes of work in either.	
(check all that apply)	STOP!
Step 5 (Advanced Historical Review)	Must file Environmental
No Further Environmental Review Required. Project is categorically e	xempt under CEQA.
Alligo Und	5/14/2013
Planner's Signature Allison Vanderslice Print Name	

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

# EXHIBIT A



### SAN FRANCISCO PLANNING DEPARTMENT

April 29, 2013 2013.0067E

3721 21st Street

(415) 575 - 9075

3621/081

### **Historic Resource Evaluation Response**

RH-1, 40-X Height and Bulk District

allison.vanderslice@sfgov.org

Allison Vanderslice, Preservation Planner

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

#### PART I: HISTORIC RESOURCE EVALUATION

#### **Building and Property Description**

Date

Case No.:

Zoning:

Block/Lot:

Staff Contact:

Project Address:

The subject parcel is located on the south side of 21<sup>st</sup> Street between Sanchez and Noe streets in the Noe Valley neighborhood. The property is located within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.

Built in 1909, 3721 21<sup>st</sup> Street is a residential property in the Classical Revival architectural style. The subject block is located at the crest of a hill and slopes from east to west. The subject building stands above the street level and is setback from the sidewalk with a concrete retaining wall and two dog-legged flights of concrete stairs. This rectangular-plan building is one-and-one-half stories over a raised basement. The building is wood-frame with both wood bevel and horizontal wood shiplap siding. The front-facing, gable-roof is clad with composition shingles and features eave moldings and cornice returns. Fenestration is primarily one-over-one, double-hung wood sash windows. Classical Revival architectural detailing includes fluted pilasters, dentiled moldings, and modillioned cornices. The building has seen limited permitted alterations, including the replacement of several windows and deck repair.

#### **Pre-Existing Historic Rating / Survey**

The subject property is not listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1909).

#### **Neighborhood Context and Description**

This area of Noe Valley was sparsely developed during the late 19<sup>th</sup> century primarily due to the high banks that surrounded the subject block. Based on a review of Sanborn maps of the neighborhood, the immediate area was developed with scattered residences primarily on larger lots through the turn of the century. After the 1906 Earthquake and Fire, further residential development occurred in the area and the subject block was primarily subdivided into standard 25-foot lots. About half of these lots were developed by the mid-1910, in contrast to much of the surrounding neighborhood, which was primarily built out by this time. During the remaining first half of the 20<sup>th</sup> century, some single-family residences were reconfigured to contain rental units and several new homes were added during this period. Additional waves of development occurred in the area, particularly on the subject block, following World



War II and again in the 1970s and 1990s as the neighborhood transitioned way from primarily work-class families.

This area of 21<sup>st</sup> Street is characterized by one- to three-story residential structures in a mix of architectural styles including Italianate, Queen Anne, First Bay Tradition, Period Revival, Modern, and contemporary infill. This area of Noe Valley does not appear to contain a cohesive collection of post-earthquake reconstruction development to which this building would contribute. The ongoing development along the subject block further limits the ability of the property to contribute to the identified historic districts in the Noe Valley neighborhood.

#### **CEQA Historical Resource(s) Evaluation**

#### **Step A: Significance**

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources (California Register) or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event: $\Box$ Yes $\boxtimes$ NoCriterion 2 - Persons: $\Box$ Yes $\boxtimes$ NoCriterion 3 - Architecture: $\Box$ Yes $\boxtimes$ NoCriterion 4 - Info. Potential: $\Box$ Yes $\boxtimes$ No	Criterion 1 - Event: $\Box$ Yes $\boxtimes$ NoCriterion 2 - Persons: $\Box$ Yes $\boxtimes$ NoCriterion 3 - Architecture: $\Box$ Yes $\boxtimes$ NoCriterion 4 - Info. Potential: $\Box$ Yes $\boxtimes$ No	
Period of Significance:	Period of Significance:	

Based on the information provided in the *Historic Resource Evaluation* report for the subject property prepared by Tim Kelley Consulting (July 2012) and information found in the Department's records, Department staff finds that the subject property is not individually eligible for inclusion on the California Register nor does it contribute to a potential historic district.

As outlined above, while the area was primarily built out by the 1910s, the subject block has seen several waves of development resulting in a disparate collection of residences in a range of styles. As the subject block faces of 21<sup>st</sup> Street do not appear to contain a cohesive group of residential buildings, and due to the fact that many of the buildings have been altered, this block does not appear to contain a potential historic district. Furthermore, due to the ongoing development on this block, there is not a sufficient connection of the development of this block with the overall history of the development of Noe Valley for the subject property to contribute to the potential historic districts identified in the neighborhood. Therefore, the subject property does not appear to be eligible for listing on the California Register as a contributor to a historic district.

### Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed in 1909, the subject property is not associated with events significant in the history of the Noe Valley neighborhood or San Francisco generally. Based on the HRE report and a review of Department records, the subject property is not associated with the original establishment of the neighborhood, which occurred by the late 19<sup>th</sup> century. While the building was constructed during the post-1906 Earthquake reconstruction era, this is association is true for a great number of residential properties in San Francisco and does not in itself qualify as a significant association. Therefore, Staff finds that the subject property is not eligible for inclusion on the California Register under Criterion 1.

# Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

According to the research presented in the HRE report for the subject property, no persons that are significant in the local, regional, or national past are associated with the subject property. The original owner of the building was the McIntosh family, who continued to own and reside at the property for 55 years. James McIntosh was a cabinet maker and other members of his family were skilled laborers. A number of lower- to middle-class tenants also resided at the property, after it was converted to a multifamily residence around the mid-20<sup>th</sup> century. No indication was found that any of these owners or occupants were historically important. Therefore, the subject property is not eligible under Criterion 2.

### Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The subject property was likely constructed by local builder Louis J. Roberts, based on Spring Valley Water tap records. Roberts is listed as a builder or carpenter in San Francisco from 1907 to 1945. Research did not indicate that he was a notable or master builder. Constructed in 1909, this residential building does not appear to be a significant example of a type, period, region, or method of construction. While the subject property appears to have undergone very limited exterior alterations, the building is a fairly common example of early 20<sup>th</sup> century Classical Revival style building in San Francisco. Therefore, the subject property is not eligible under Criterion 3.

#### Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

#### **Step B: Integrity**

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.



The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	🗌 Retains	Lacks	Setting:	Retains	🗌 Lacks
Association:	Retains	Lacks	Feeling:	Retains	Lacks
Design:	Retains	🗌 Lacks	Materials:	Retains	Lacks
Workmanship:	Retains	Lacks			

Since 3721 21<sup>st</sup> Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

#### **Step C: Character Defining Features**

If the subject property has been determined to have significance and retains integrity, please list the characterdefining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 3721 21<sup>st</sup> Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

#### **CEQA Historic Resource Determination**

Historical Resource Present

Individually-eligible Resource

Contributor to an eligible Historic District

] Non-contributor to an eligible Historic District

No Historical Resource Present

#### PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: \_\_\_\_\_Mar

Date: 5 - 13 - 2013

Tina Tam, Senior Preservation Planner

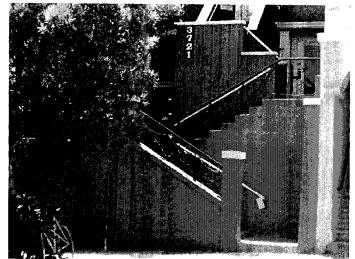


### Historic Resource Evaluation Response April 29, 2013

IMAGE



Primary (north) façade, looking southeast.



Detail of retaining walls and entry steps at front of property.

Source: Tim Kelley, 2012.





### SAN FRANCISCO PLANNING DEPARTMENT

### Zoning Administrator Action Memo Administrative Review of Dwelling Unit Demolition

Date:	March 20, 2014
Case No.:	2013.0067D
Project Address:	3721 21 <sup>st</sup> STREET
Permit Nos.:	2013.12.13.4205 (new construction)
	2013.12.13.4201 (demolition)
Zoning:	RH-1 (Residential, House - One-Family)
	40-X Height and Bulk District
Block/Lot:	3621/081
Applicant:	Mick Khavari
	John Maniscalco Architecture
	442 Grove Street
	San Francisco, CA 94102
Owner:	Manvinder Saraon
	3721 21st Street
	San Francisco, CA 94114
Staff Contact:	Michael Smith – (415) 558-6322
	Michael.e.smith@sfgov.org

1650 Mission St. Suite 400 San Francisco,

мемс

Reception: 415.558.6378

CA 94103-2479

Fax: 415.558.6409

Planning Information: 415.558.6377

#### **PROJECT DESCRIPTION:**

The proposal is to demolish the existing single-family dwelling and construct a new single-family dwelling. The property is located within a RH-1 (Residential, House-One-Family) Zoning District and 40-X Height and Bulk District.

#### ACTION:

Upon review of the appraisal report, the Zoning Administrator **AUTHORIZED ADMINISTRATIVE APPROVAL** of Building Permit Application No. 2013.12.03.4201, proposing to demolish an existing single-family dwelling.

#### FINDINGS:

The Zoning Administrator took the action described above because the proposed demolition meets the criteria outlined in Planning Code Section 317(d) as follows:

1. No permit to demolish a Residential Building in any zoning district shall be issued until a building permit for the replacement structure is finally approved, unless the building is determined to pose a serious and imminent hazard as defined in the Building Code.

The project applicant submitted Demolition Permit Application 2013.12.13.4201 to demolish the existing building. The applicant also submitted permit No. 2013.12.13.4205 (new construction) for new single-family dwelling which was reviewed by the Department in conjunction with the demolition permit. The new construction permit proposes a replacement building that has three bedrooms and three-and-one-half



bathrooms in approximately 3,253 square-feet. The proposed building has been reviewed by Department staff and been determined to comply with the Residential Design Guidelines.

2. If Conditional Use authorization is required for approval of the permit to demolish a Residential Building by other sections of this Code, the Commission shall consider the replacement structure as part of its decision on the Conditional Use application. If Conditional Use authorization is required for the replacement structure by other sections of this Code, the Commission shall consider the demolition as part of its decision on the Conditional Use authorization. If neither permit application is subject to Conditional Use authorization, then separate Mandatory Discretion Review cases shall be heard to consider the permit applications for the demolition and the replacement structure.

*Conditional Use authorization is not required by any other part of the Planning Code for this proposal. The applicant filed a Mandatory Discretionary Review application for demolition of the subject building.* 

3. Single-Family Residential Buildings on sites in RH-1 Districts that are demonstrably not affordable or financially accessible, that is, housing that has a value greater than at least 80% of the combined land and structure values of single-family homes in San Francisco as determined by a credible appraisal, made within six months of the application to demolish, are not subject to a Mandatory Discretionary Review hearing.

The subject building is a single-family house within a RH-1 District and is therefore eligible to be exempted from a Mandatory Discretionary Review hearing under this provision of the Planning Code. The project sponsor submitted a credible appraisal report dated 11/19/2013 that was prepared Blakely Appraisals in accordance with the Planning Code, which was verified by the Department to demonstrate that the value of the subject property at \$1,775,000 is greater than at least 80% of the combined land and structure values of single-family homes in San Francisco. Therefore, the approval of the demolition permit does not require a Mandatory Discretionary Review hearing before the Planning Commission and can be approved administratively.

4. Residential Buildings of two units or fewer that are found to be unsound housing are exempt from Mandatory Discretionary Review hearings and may be approved administratively. "Soundness" is an economic measure of the feasibility of upgrading a residence that is deficient with respect to habitability and Housing Code requirements, due to its original construction. The "soundness factor" for a structure shall be the ratio of a construction upgrade cost to the replacement cost expressed as a percent. A building is unsound if its soundness factor exceeds 50%.

The subject building is a single-family house and has not been found to be unsound. Therefore, it is ineligible to be exempted from a Mandatory Discretionary Review hearing under this provision of the Planning Code.

You can appeal the Zoning Administrator's action to the Board of Appeals by appealing the issuance of the above-referenced Demolition Permit Application. For information regarding the appeals process,

Zoning Administrator Action Memo Administrative Review of Dwelling Unit Demolition March 20, 2014



please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

cc: Zoning Administrator Files

# EXHIBIT C

#### **City and County of San Francisco**

#### San Francisco Department of Public Works

GENERAL - DIRECTOR'S OFFICE City Hall, Room 348 1 Dr. Carlton B. Goodlett Place, S.F., CA 94102 (415) 554-6920 Www.sfdpw.org





Edwin M. Lee, Mayor Mohammed Nuru, Director

#### DPW Order No: 181203

The Director of Public Works held a Public Hearing on Monday, January 28, 2013, at 5:30 p.m., in Hearing Room 416 of City Hall. The hearing was to consider DPW Order number 180,974, the application for the removal and replacement of one (1) street tree adjacent to the property at 3721 21<sup>st</sup> Street.

#### **Findings:**

- The subject street tree is Swamp myrtle *Tristaniopsis laurina*.
- Property Owner at 3721 21<sup>st</sup> Street applied for "Tree Removal Permit with Replacement" for garage addition on 11/26/12.
- BUF denied the application because the tree is healthy and sustainable on 12/21/12 and the Property Owner requested for a public hearing.
- At the hearing, Property Owner pointed out that most properties have garages on the block and new garage at subject property will take at least one car off the street. Addition of garage and driveway is in the planning phase. Tree replacement is part of the plan.
- Per Hearing Officer's site visit, the tree is in fairly good condition with no major deficiency, and most properties on the block are equipped with a parking garage.

#### **Recommendation and Decision:**

After consideration of the facts, testimony presented at the hearing, the recommendation is to approve the removal of one subject tree with compatible 36"- 48" box replacement, size and species agreed to Bureau of Urban Forestry, contingent to the permit approval of garage addition from Planning Department, Building Department and Bureau of Street Use and Mapping of the garage construction.

#### Appeal:

This Order may be appealed to the Board of Appeals within 15 days of April 19, 2013.

Board of Appeals 1650 Mission, Room 304 San Francisco, CA 94103 (between Van Ness and Duboce Avenues)



San Francisco Department of Public Works Making San Francisco a beautiful, livable, vibrant, and sustainable city.



Phone: 415.575.6880 Fax: 415.575.6885

Regular office hours of the Board of Appeals are Monday through Friday from 8am to 5pm. Appointments may be made for filing an appeal by calling 415-575-6880. All appeals must be filed in person. For additional information on the San Francisco Board of Appeals and to view the Appeal Process Overview, please visit their website at <a href="http://www.sfgov3.org/index.aspx?page=763">http://www.sfgov3.org/index.aspx?page=763</a>

4/18/2013



Nuru, Mohammed Approver 1



San Francisco Department of Public Works Making San Francisco a beautiful, livable, vibrant, and sustainable city.

# EXHIBIT D

From: Steve Greene [mailto:sgreene@gmail.com] Sent: Wednesday, September 24, 2014 6:22 PM To: Smith, Michael (CPC) Cc: Hans Kolbe; Tom Loughlin; David Kim Subject: Re: comments for 3721 21st Street

Hello Michael, I'm so sorry for the delay in responding. We do want to first thank you for our meeting last Friday, September 12. We all thought it was a productive and constructive meeting. Below is a bulleted summary and additional detail of the items we discussed and agreed upon at the meeting.

Please let us know if you need any other information from us or if you have any questions.

#### Steve.

(on behalf of the neighbors)

#### Issue Summary and proposed solutions:

- 1. Garage Door: The garage door is planned at 16', reduce width to 10' to 12' to match neighborhood scale.
- 2. **Reflective Glass Mirror effect:** Proposed 2-floor front glass plane creates mirror effect, use materials that minimize/eliminate external reflection.
- 3. **Privacy mitigation:** 3725 21st Street lightwell privacy is compromised by 2nd & 3rd floor plans, use opaque glass on 2nd floor for three proposed windows + permanent planter on 3rd floor deck.
- 4. **Building Mass:** Overall height & mass of building is out of scale with streetscape, move 3rd floor back 10-15 feet to reduce impact.
- 5. **Tree location:** Relocation of existing street tree to the west property line creates negative impact on adjacent property, maintain current location of tree, relocate driveway on west side of property.

#### Issue Detail below:

#### 1) Garage Door

The current proposed garage is 16 feet wide. Reducing that to a ten to twelve feet width would help with concerns about the street-level view of the property, especially if some planters or other landscaping features were added.

#### 2) Reflective Glass- Mirror Effect

Neighbors have expressed concerns about the reflective quality of the windows across the front of the building. You indicated the mirror effect can be mitigated by using glass that is not so reflective, and you pointed to some other projects that have done that. That would be helpful, and we would ask for that to be done.

#### 3) Privacy mitigation

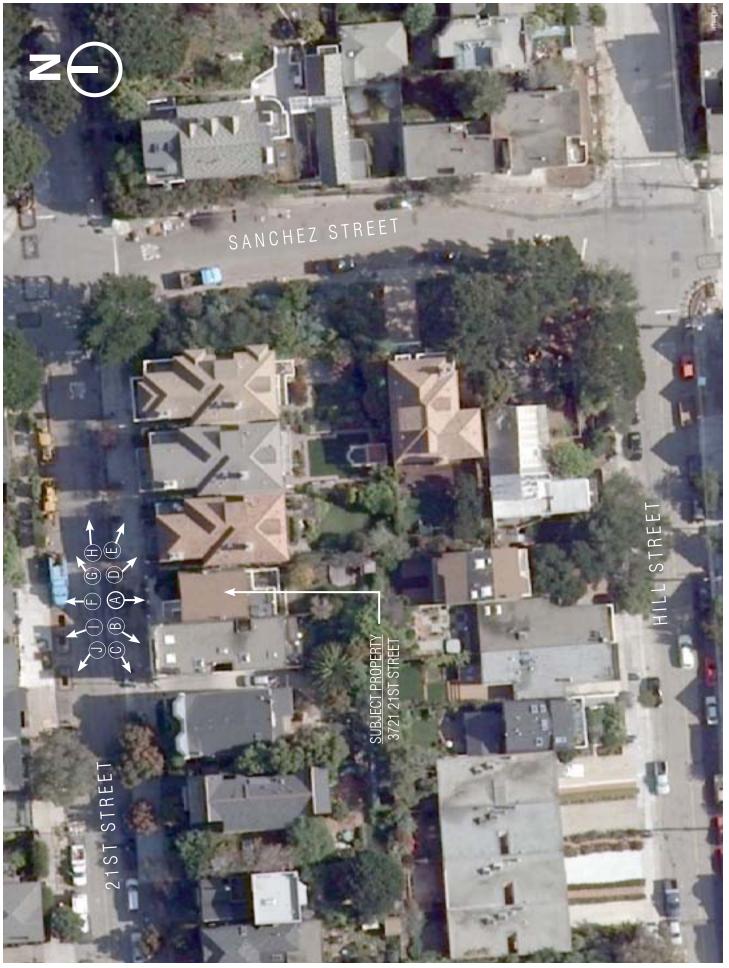
The neighbors at 3725 21<sup>st</sup> Street are concerned about privacy in the lightwell between the proposed new building and the existing building to the west. We believe this concern can be abated if opaque glass is used in the three proposed windows looking into the lightwell, and if a permanent planter or other feature is placed on the third floor deck to block a direct view into 3725 21<sup>st</sup> Street.

#### 4) Building Mass

There is concern about the overall height of the building being out of scale for the neighborhood. In our meeting, we noted that the high point of the proposed building was much further forward than the high point of the houses to the east. We believe this problem can be solved by moving the proposed third floor back ten or fifteen feet, although this may present a problem with light and privacy in the lightwell mentioned above. We're hoping a solution can be devised that addresses both issues.

#### 5) Tree location

The neighbors at 3725 and 3727 21<sup>st</sup> street are concerned about the proposal to move a street tree to the property line creating negative impact on adjacent property. However, the narrower garage should make it possible to keep the tree in its existing location, or move it only slightly.





NORTH ELEVATION - FRONT

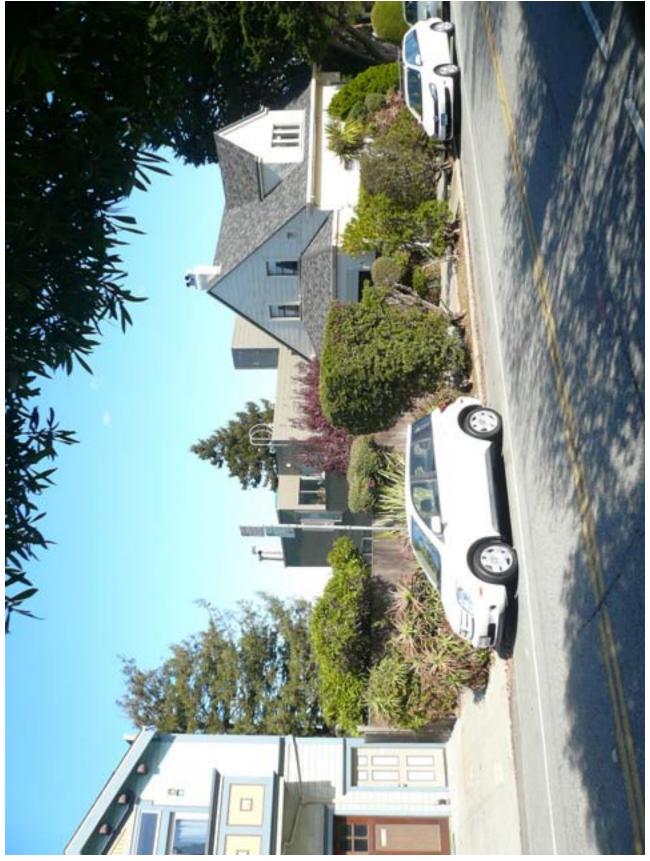








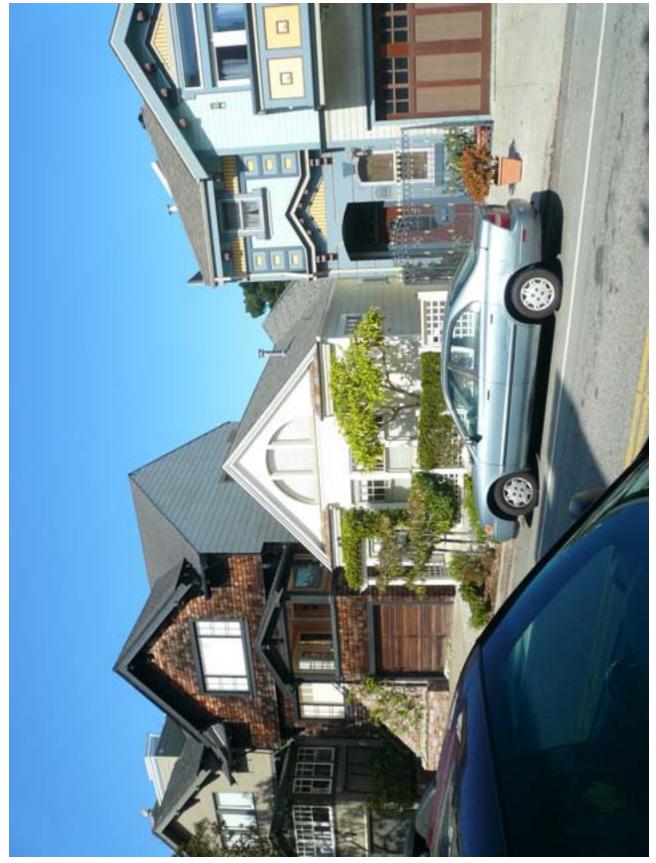




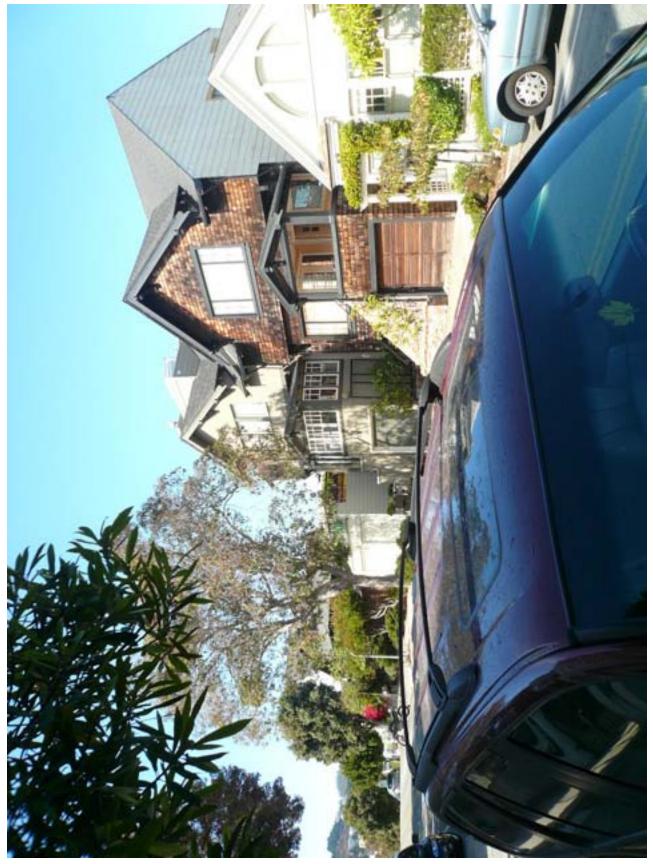
(G) 21ST STREET - LOOKING NORTHEAST

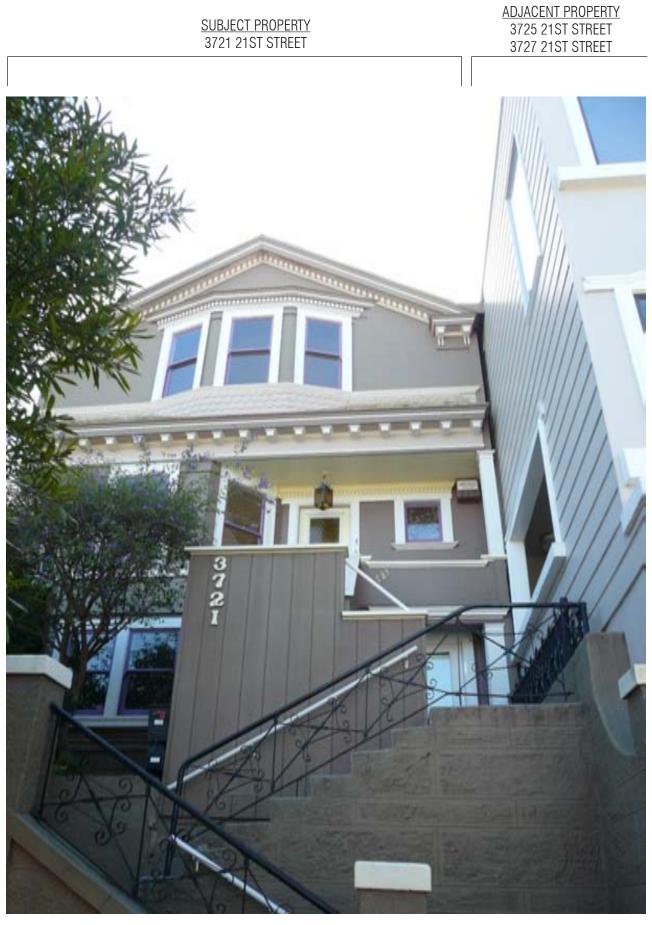


21ST STREET - LOOKING EAST-NORTHEAST



21ST STREET - LOOKING NORTHWEST

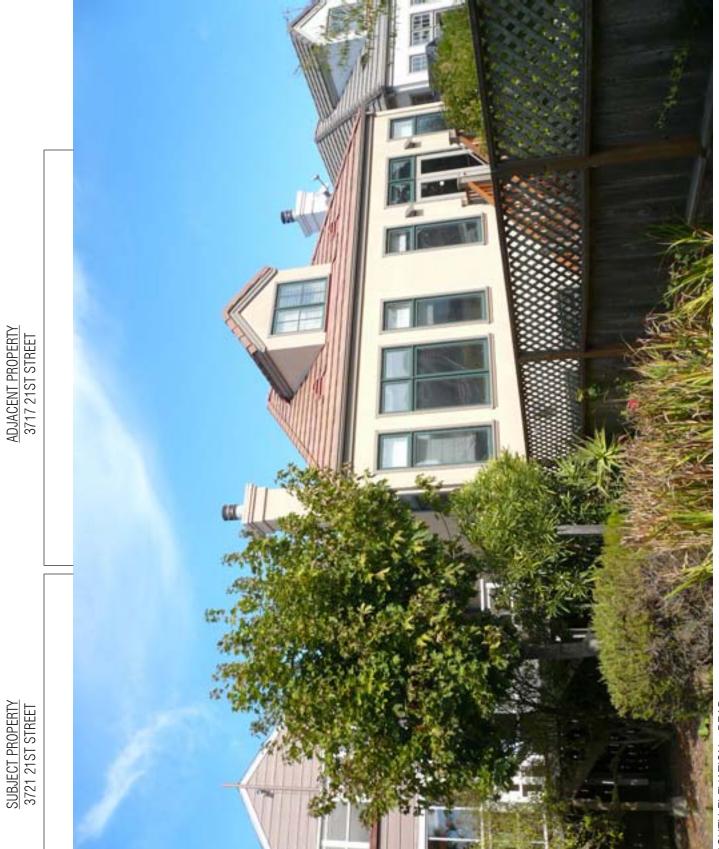


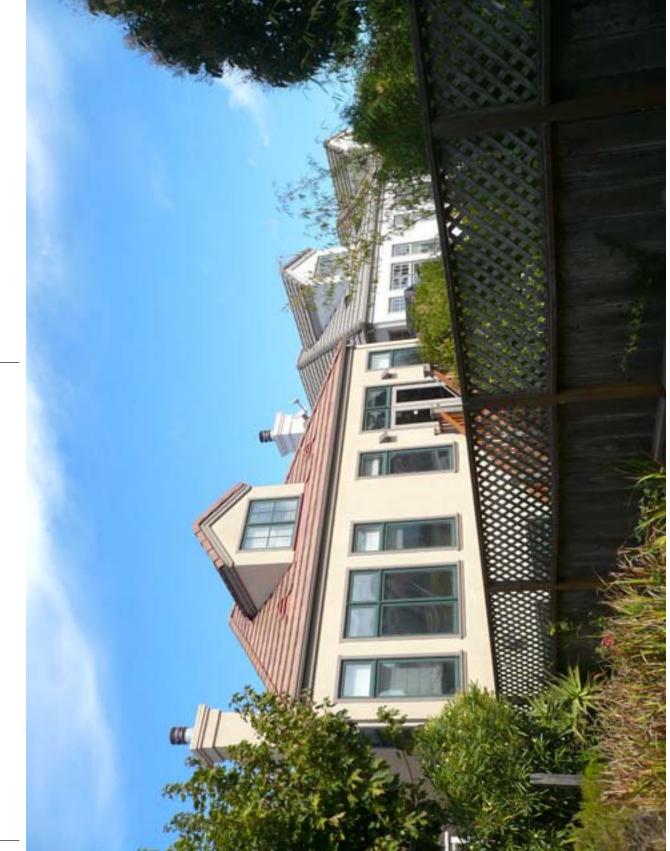


NORTH ELEVATION - FRONT



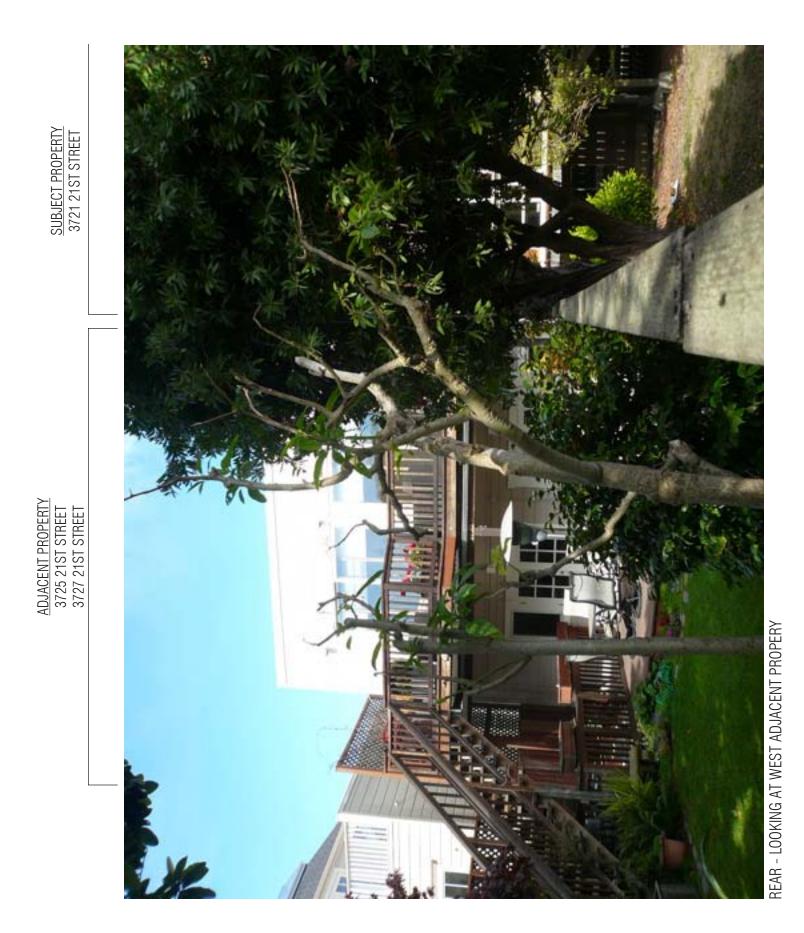
SOUTH ELEVATION - REAR

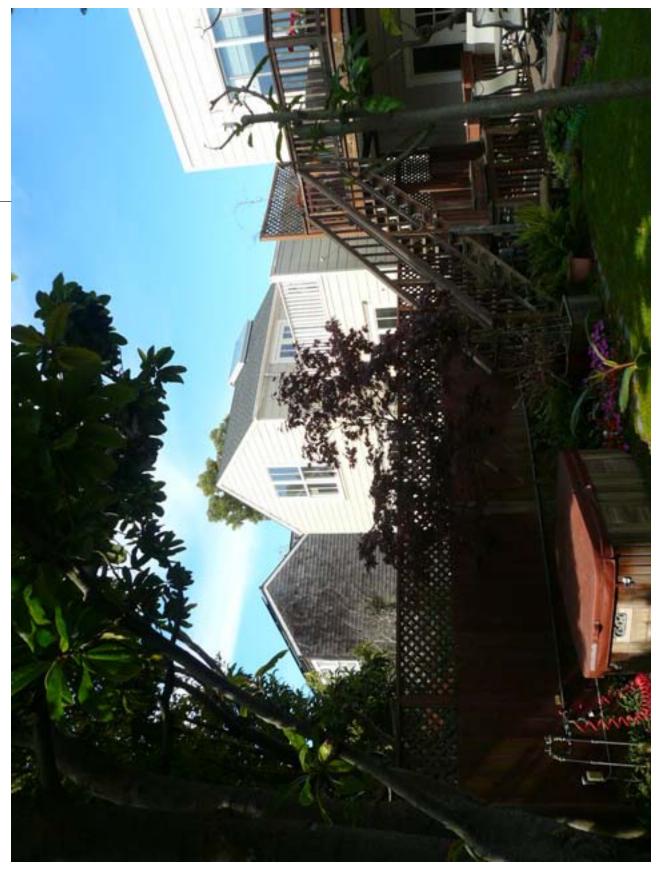




ADJACENT PROPERTY 3717 21ST STREET





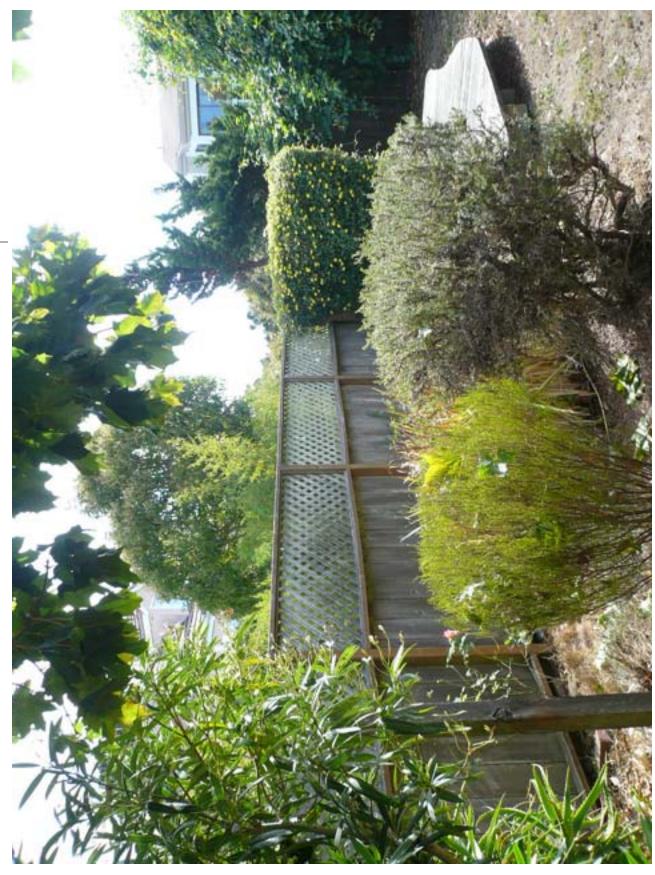


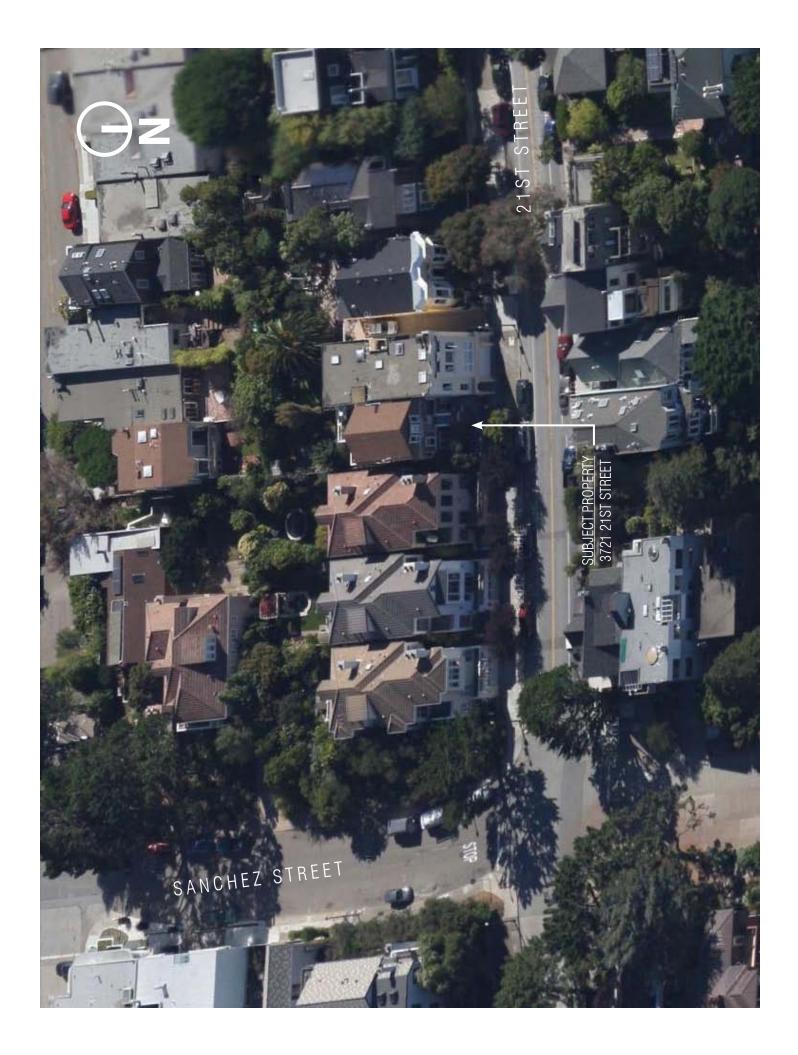


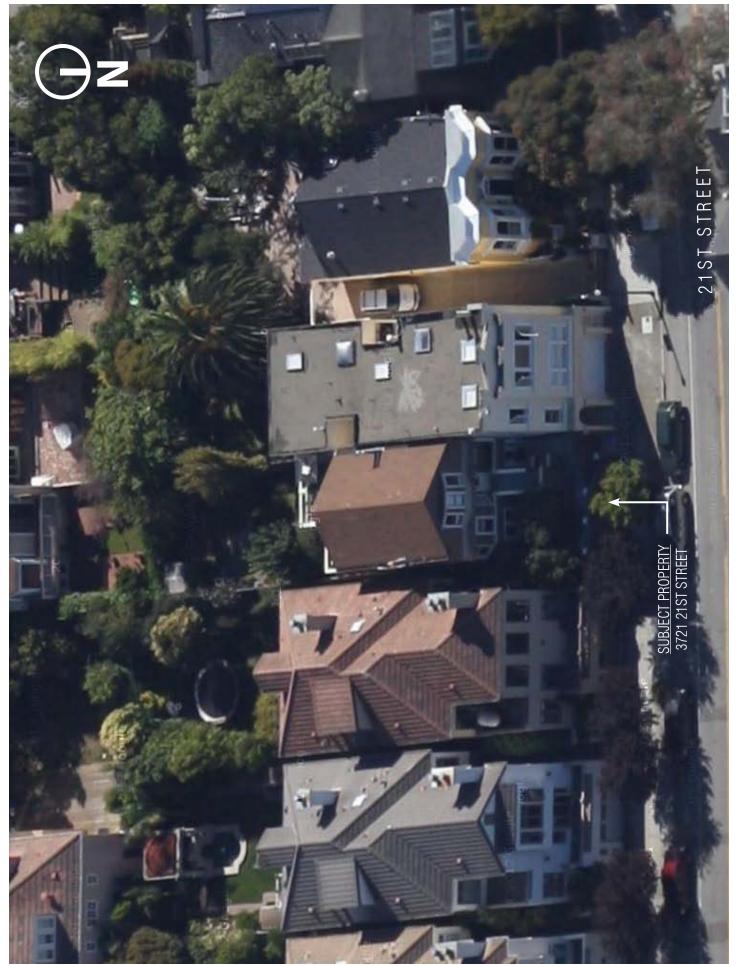
REAR ADJACENT PROPERTY BEYOND 420 HILL STREET

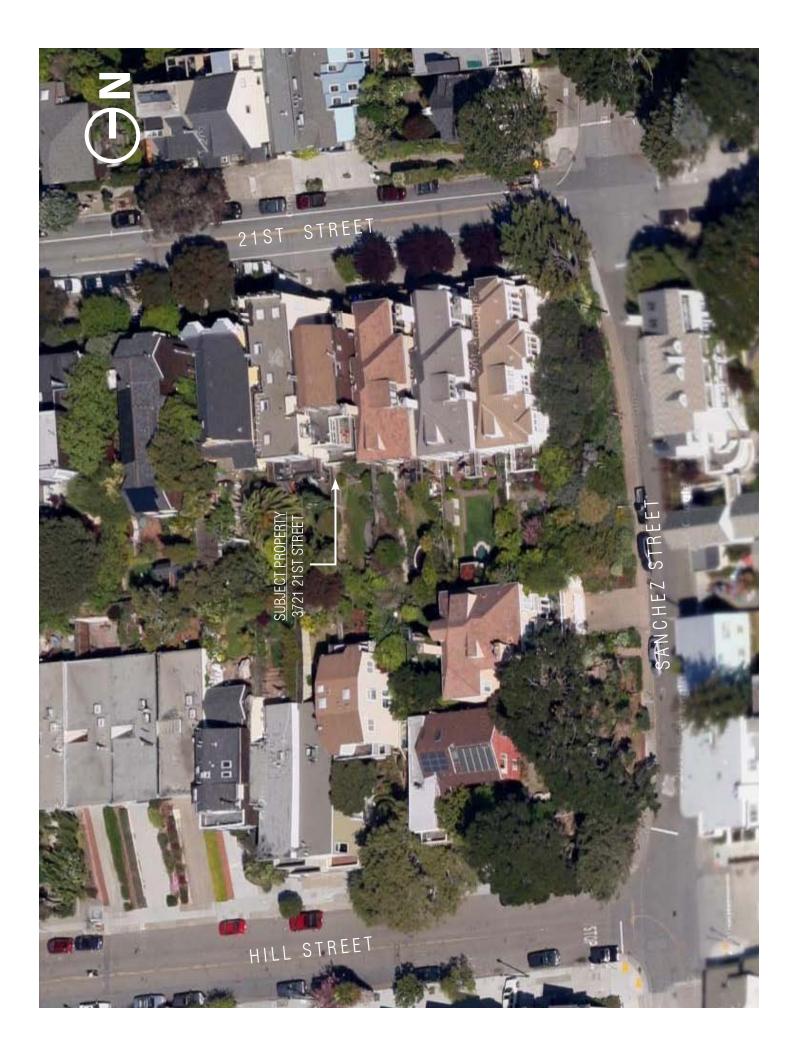
REAR YARD - LOOKING SOUTH



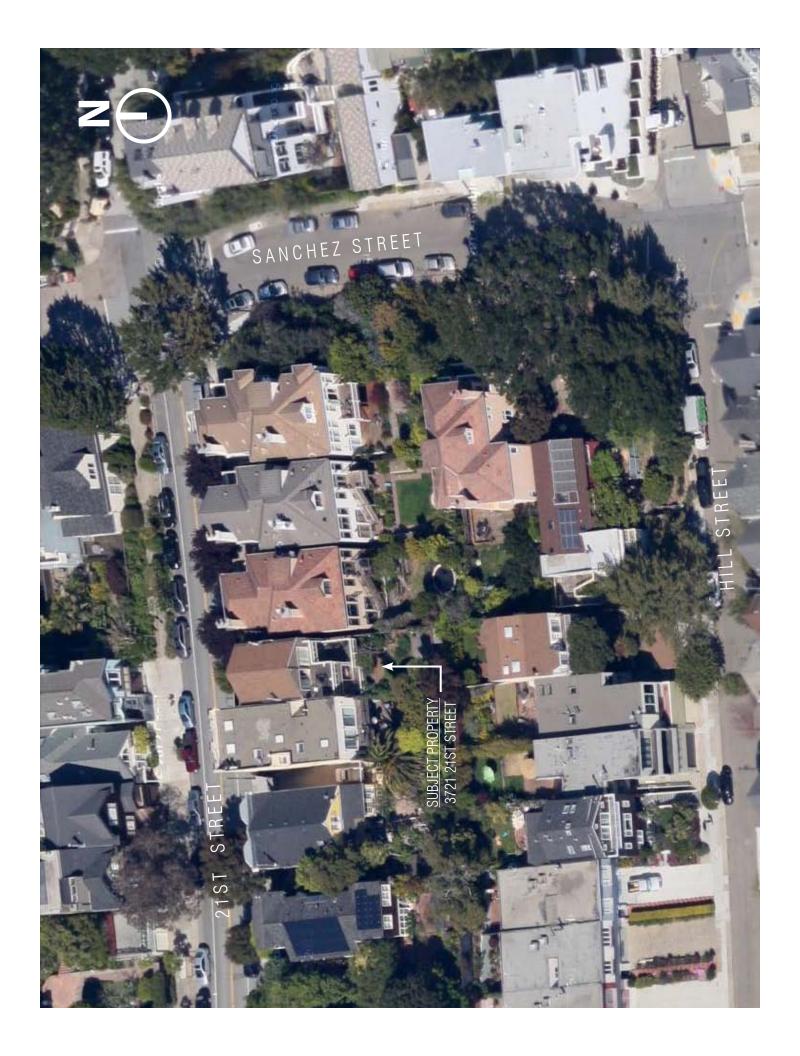


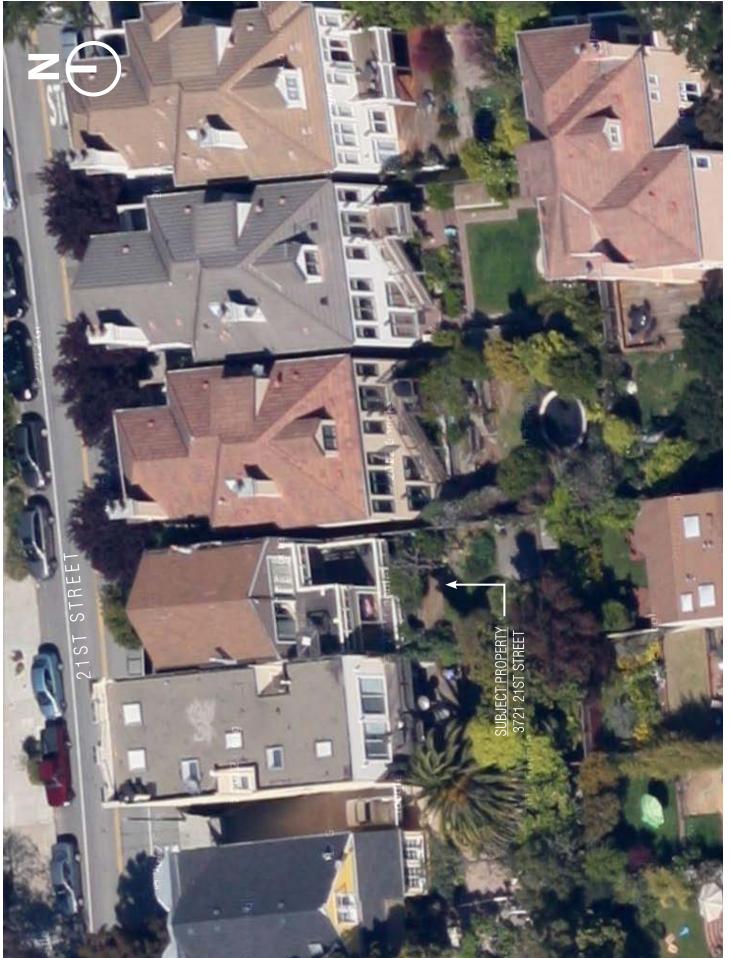


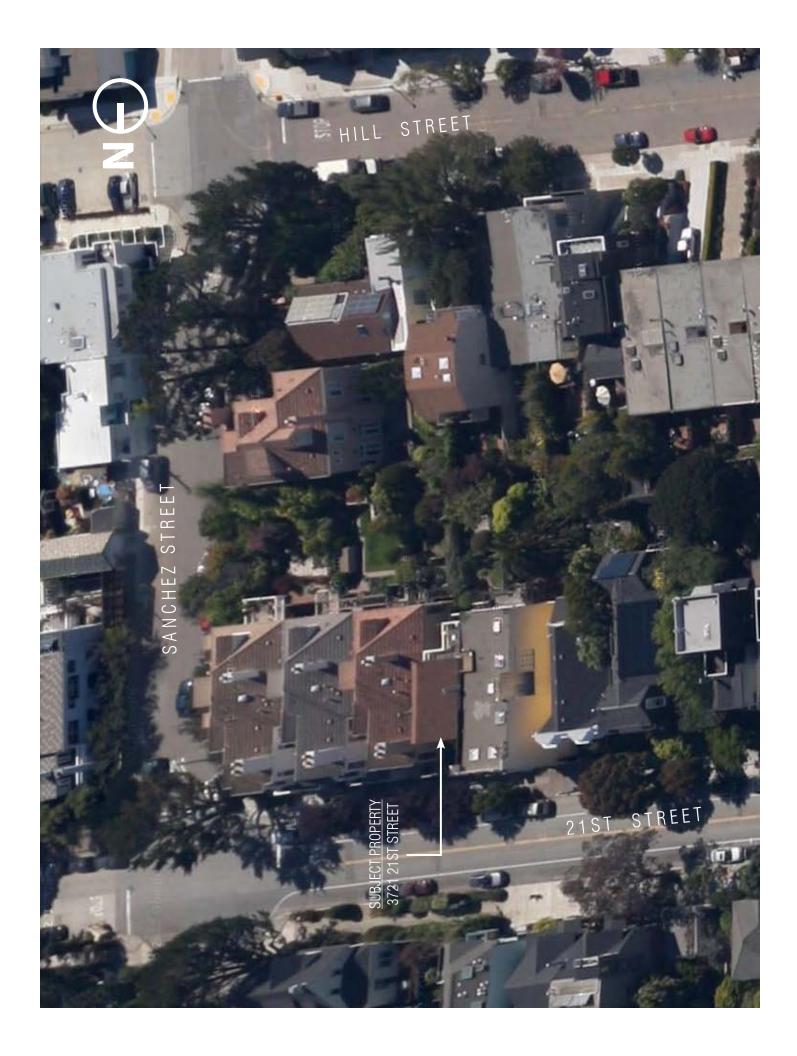


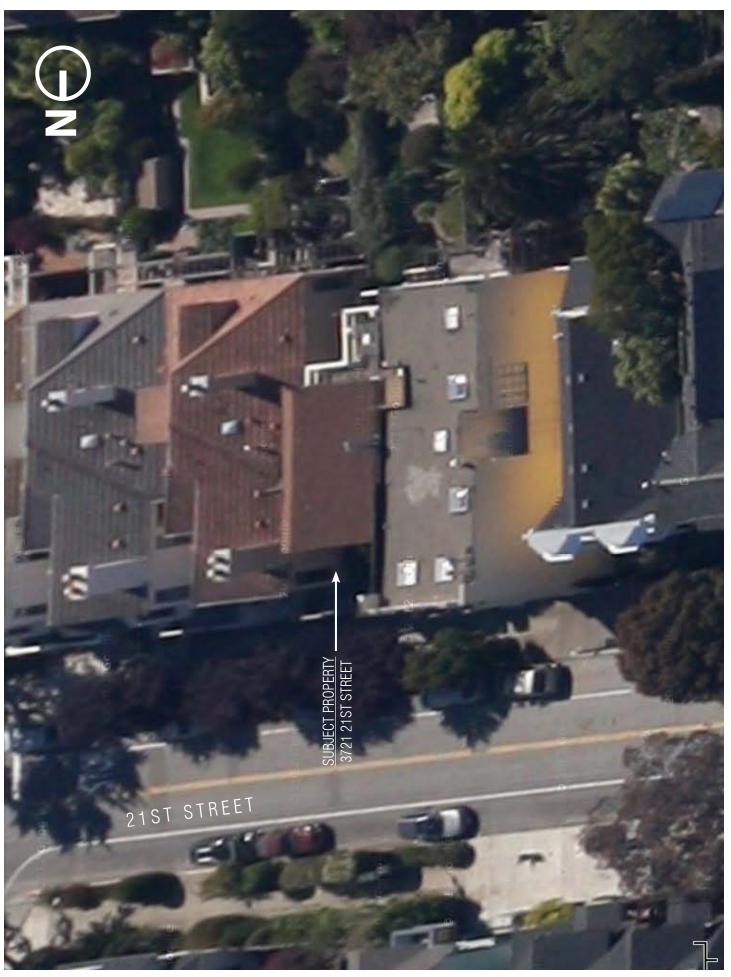














FRONT FACADE - LOOKING SOUTHWEST

## ADJACENT PROPERTY 3725 & 3727 21ST STREET

# JmΛ



FRONT FACADE - LOOKING SOUTH

## ADJACENT PROPERTY 3725 & 3727 21ST STREET





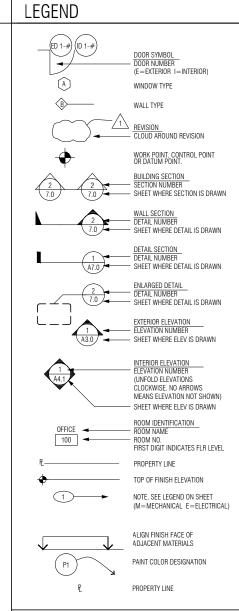
FRONT FACADE - LOOKING SOUTHEAST



#### **GENERAL NOTES**

#### CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORKMANSHIP FOR ALL CONSTRUCTION REQUIRED HEREIN AND SHALL BE IN ACCORDANCE WITH THE: 2007 SAN FRANCISCO BUILDING CODE 2007 SAN FRANCISCO ELECTRICAL CODE 2007 SAN FRANCISCO ENERGY CODE 2007 SAN FRANCISCO HOUSING CODE 2007 SAN FRANCISCO MECHANICAL CO 2007 SAN FRANCISCO PLUMBING CODE 2007 CALIFORNIA FIRE CODE COORDINATE ALL WORK WITH STRUCTURAL DRAWINGS

- 2. IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB), LEAD PAINT, OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS OR PREVIOUSLY IDENTIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIEY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT IN WRITING AND COMPLY WITH ALL SF & EPA REGULATIONS
- 3. MANUFACTURER'S DESIGNATIONS ARE NOTES TO IN-DICATE PATTERN, COLOR AND PERFORMANCE.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERI-FYING ALL DIMENSIONS IN THE FIELD AND, IN THE EVENT OF DISCREPANCY, REPORTING SUCH DISCREPANCY TO THE ARCHITECT, BEFORE COM-MENCING WORK
- CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS GOVERN. CONTRACTOR REQUIRING DIMENSIONS NOT NOTED. SHALL CONTACT THE ARCHTECT FOR SUCH INFOR-MATION PHOR TO PROCEEDING WITH THE WORK RELATED TO THOSE DIMENSIONS.
- ALL PLAN DIMENSIONS INDICATED ARE TO COLUMN CENTERLINE, TO FACE OF CONCRETE, TO FINISHED FACE OF GYP. BD., OR TO FACE OF MASONRY U.O.N.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS AND/OR OTHER SUPPORTS FOR ALL FIXTURES, EQUIPMENT CASEWORK, FURNISHINGS AND ALL OTHER ITEMS REQUIRING SAME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR PROPER INSTALLATION OF MATERIAL AND EQUIPMENT.
- CONTRACTOR SHALL TAKE SUITABLE MEASURES TO PREVENT INTERACTION BETWEEN DISSIMILAR METALS.
- 10. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- 11. "TYPICAL" OR "TYP." MEANS FOR ALL SIMILAR CON-DITIONS, U.O.N.
- 12. DETAILS ARE USUALLY KEYED ONLY ONCE (ON PLANS OR ELEVATIONS WHEN THEY FIRST OCCUR) AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.
- CONSTRUCTION AREA MUST BE BROOM CLEANED DAILY AND ALL MATERIALS SHALL BE STACKED OF PILED IN AN ORDERLY FASHION OUT OF TRAFFIC PATTERNS.
- AT COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL MARKS, STAINS, FINGERPRINTS, DUST, DIRT, SPLATTERED PAINT, AND BLEMISHES RESULTING FROM THE VARIOUS OPERATIONS THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RE-PAIRING DAMAGED AREAS THAT OCCUR DURING CONSTRUCTION THAT ARE WITHIN THE SCOPE OF WORK OR OUTSIDE SCOPE OF WORK, THAT ARE CAUSED BY HIM/HER OR SUBCONTRACTORS.
- 16. WHERE ADJOINING DOORS HAVE DISSIMILAR FLOORING, MAKE CHANGE UNDER CENTERLINE OF DOOR, U.O.N.
- 17. ALL PIPE, CONDUIT AND DUCT PENETRATIONS THROUGH FLOORS AND FIRE-RATED WALL AND CEILING SHALL BE SEALED WITH FIREPROFING PLASTER OR FIRESTOPPING TO FULL DEPTH OF SLAB OR THICKNESS OF WALL/CEILING.
- 18. ENTERING INTO AN AGREEMENT WITH THE OWNER INDICATES THAT THE CONTRACTOR(S) HAS VISITED THE SITE, FAMILIARIZED HIM/HERSELF WITH THE EXISTING CONDITIONS, AND REVIEWED SAME WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL SUB-CONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACT WITH THE OWNER.
- 20. CONTRACTOR SHALL SUBMIT CONFIRMATION WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ORDER ITEMS.
- A 6'-8" MINIMUM HEADROOM SHALL BE PROVIDED AT ALL STAIRS.
- CONTRACTOR SHALL PROTECT ALL EXCAVATION AND CONSTRUCTION FROM RAIN OR WATER DAMAGE.
- 23. COMMON ABBREVIATIONS:
- (E) = EXISTING, (N) = NEW/ PROPOSED(P.A.) = PREVIOUSLY APPROVED
- GWB = GYP. BD. = GYPSUM WALLBOARD, MTL = METAL, S.S. = STAINLESS STEEL, GSM = GALVANIZED SHEET METAL
- GM = GALVANIZED SHIELT METAL SSD = SEE STRUCTURAL DRAWINGS, AFF = ABOVE FINISHED FLOOR, BUR = BUILT-UP ROOFING



#### CODE NOTES

- 1. PER SEBC 907.2.10.1.2. PROVIDE SMOKE DETECTORS ON EVERY FLOOR AND IN EVERY SI FEPING ROOM AND HALLWAY OUTSIDE OF SI FEPING ROOMS
- 2. PER SFBC TABLE 602, PROVIDE ONE HOUR RATED STRUCTURE EVERYWHERE WITHIN 5 FEET OF AND PARALLEL TO THE PROPERTY LINE.
- 3. PER SFBC 406.1.4, PROVIDE GWB ASSEMBLIES BETWEEN PRIVATE GARAGE AND HABITABLE ROOMS (MIN. 1/2" GWB BETWEEN THE DWELLING & ITS ATTIC AREA. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPERATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE 'X' GWB OR EQ)
- 4. PROVIDE MIN. 1 EMERGENCY ESCAPE & RESCUE WINDOW PER SFBC 1026 AT ALL SLEEPING ROOMS.

#### **AERIAL PHOTOS**



1. AERIAL PHOTO FRONT OF PROPERTY LOOKING SOUTH



2. AERIAL PHOTO REAR OF PROPERTY LOOKING NORTH

#### INDEX OF DRAWINGS

#### ARCHITECTURAL

- A0.1 DRAWING INDEX, PROJECT DATA, VICINITY MAP,
- GENERAL NOTES, AERIAL PHOTOS
- A1.0 EXISTING & PROPOSED SITE PLANS A2.0 EXISTING STREET LEVEL & PROPOSED BASEMENT LEVEL FLOOR PLANS
- A2.1 EXISTING & PROPOSED FIRST LEVEL FLOOR PLANS A2.2 EXISTING & PROPOSED SECOND LEVEL FLOOR PLANS
- A2.3 EXISTING & PROPOSED THIRD LEVEL FLOOR PLANS
- A2.4 EXISTING & PROPOSED BOOF PLANS
- A3.1 EXISTING & PROPOSED NORTH ELEVATIONS (FRONT)
- A3.2 EXISTING & PROPOSED EAST ELEVATIONS A3.3 EXISTING & PROPOSED SOUTH ELEVATIONS (REAR)
- A3.4 EXISTING & PROPOSED WEST ELEVATIONS
- A3.5 EXISTING & PROPOSED SECTION
- A3.6 EXISTING & PROPOSED MODEL PERSPECTIVES
- C-2 GREEN BUILDING: SITE PERMIT CHECKLIST

#### **PROJECT DIRECTORY**

OWNER: SARAON RESIDENCE

ARCHITECT: JOHN MANISCALCO ARCHITECTURE JOHN MANISCALCO, A.I.A. -PRINCIPAL 442 GROVE STREET SAN FRANCISCO, CA 94102 T. 415.864.9900 F. 415.864.0830

#### PROJECT DESCRIPTION

WITH GARAGE AND (N) CURB CUTS.

#### **PROJECT DATA**

ADDRESS: 3721 SAN F BLOCK: 3621 1 OT: 081 ZONING: RH-1 CONSTRUCT, TYPE: TYPE OCCUPANCY: R-3 LOT SIZE: 2850

#### BUILDING AREA:

(E) 1ST LEVEL (E) SECOND LEVEL (E) THIRD I EVEL TOTAL (E) AREA:

 $\sim$ PROPOSED BASEMENT LE PROPOSED-PIRST LEVEL PROPOSED SECOND LEVE PROPOSED THIRD EVEL TOTAL (E) AND (N) AREA:



3721 21ST STREET SAN FRANCISCO, CA 94114

DEMOLITION OF EXISTING 3-STORY SINGLE FAMILY DWELLING (NO GARAGE).

CONSTRUCTION OF NEW 3-STORY (OVER BASEMENT) SINGLE FAMILY RESIDENCE

21ST STREET	SETBACKS:	EXISTING	PROPOSED
FRANCISCO, CA, 94114	REAR:	46'-5 <del>3</del>	51'-3 <u>1</u> "
	FRONT:	15'-11 <sup>1</sup> 2"	6'-1"
	EAST:	0'-0"	NO CHANGE
V-B	WEST:	0'-23"	0'-0"
) SF	BUILDING HEIGHT:		PROPOSED
	T.O. ROOF: NO. OF STORIES:	32'-8 <sup>1</sup> / <sub>4</sub> ' 0/(E) GRADE	34'-10 <sup>1</sup> / <sub>4</sub>
	NU. UF STURIES:	3	3 O/BASEMENT
923 SF			
922 SF			
776 SF			
2621 SF			^
			<u>/2</u>
$\sim$	$\sim\sim$	DELTA	$\sim\sim$
EVEL 90 SF (+814 S	SF GARAGE)	+90 SF (+814 S	F GARAGE)
~1344'SE~		~+421SE	$\sim$
EL 1322 SF		+400 SF	$\smile$
	$\leq$	<u>~=346,SE</u>	$\sim$
: 3186 SF (+814 S	SF GARAGE)	+ 565 SF (+814 S	SF GARAGE)
~~~~~	$\sim$	$\sim$	$\sim$
			<u>Y2</u>

#### 94114 ப்ப SIDENC ш СĂ. TRI SAN FRANCISCO, ်က ЦЦ ်က T SARAON $\sim$ $\sim$ $\sim$ ŝ

#### JOHN MANISCALCO ARCHITECTURE

442 GROVE STREET SAN FRANCISCO, CA 94102 t 415.864.9900 f 415.864.0830

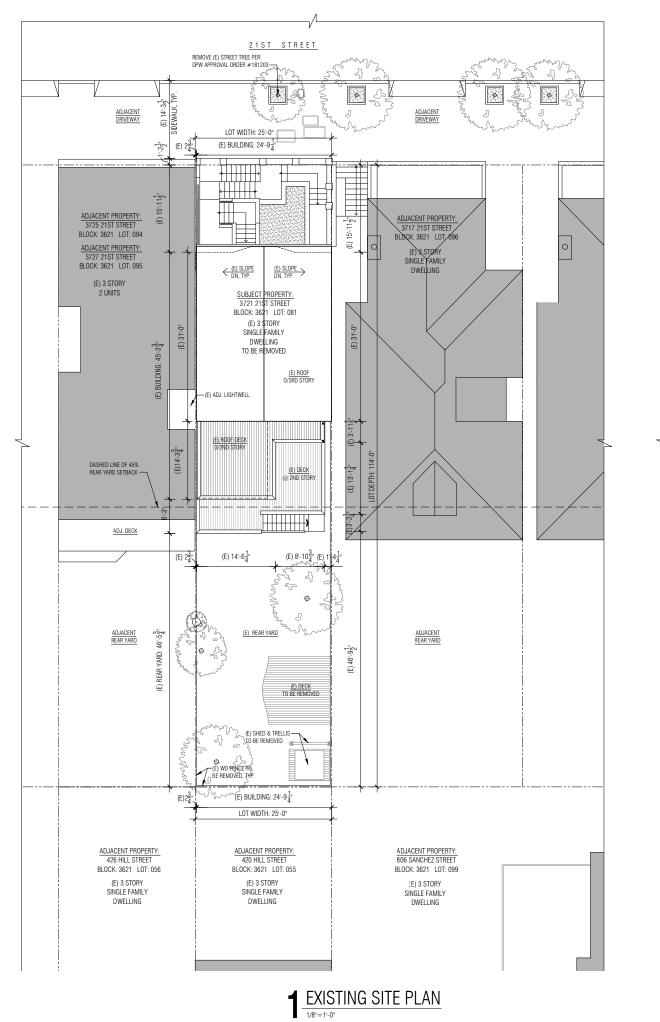


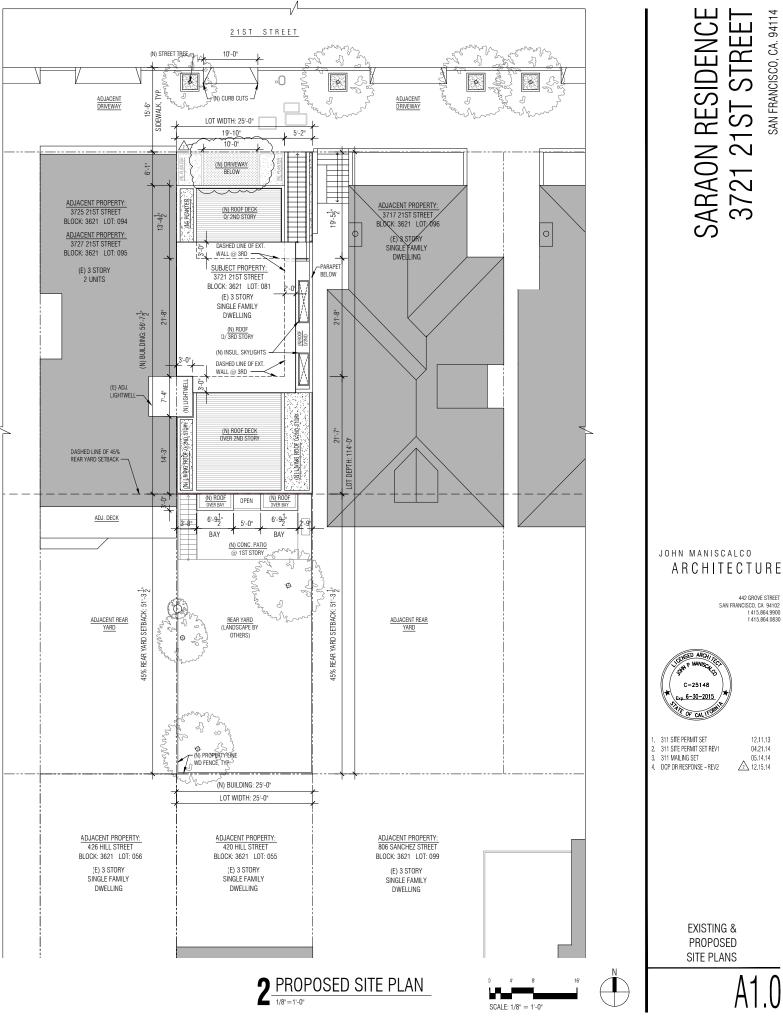
311 SITE PERMIT SET 1 SITE PERMIT SET REV1 311 MAILING SET DCP DR RESPONSE - REV2

12.11.13 1 04.21.14 05.14.14 12 12 15 14

DRAWING INDEX, PROJECT DATA, VICINITY MAP, GENERAL NOTES, **AERIAL PHOTOS** 

PROJECT LOCATION



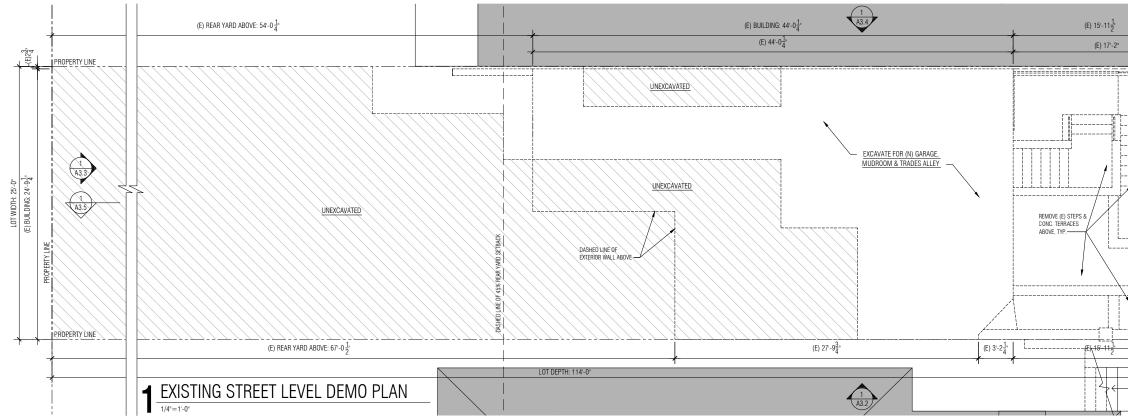


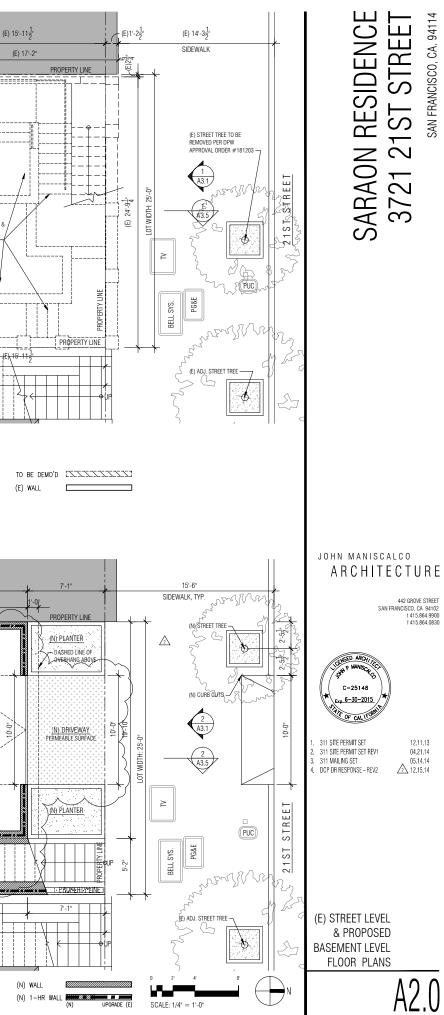
# SARAON RESIDENCE 3721 21ST STREET SAN FRANCISCO, CA. 94114

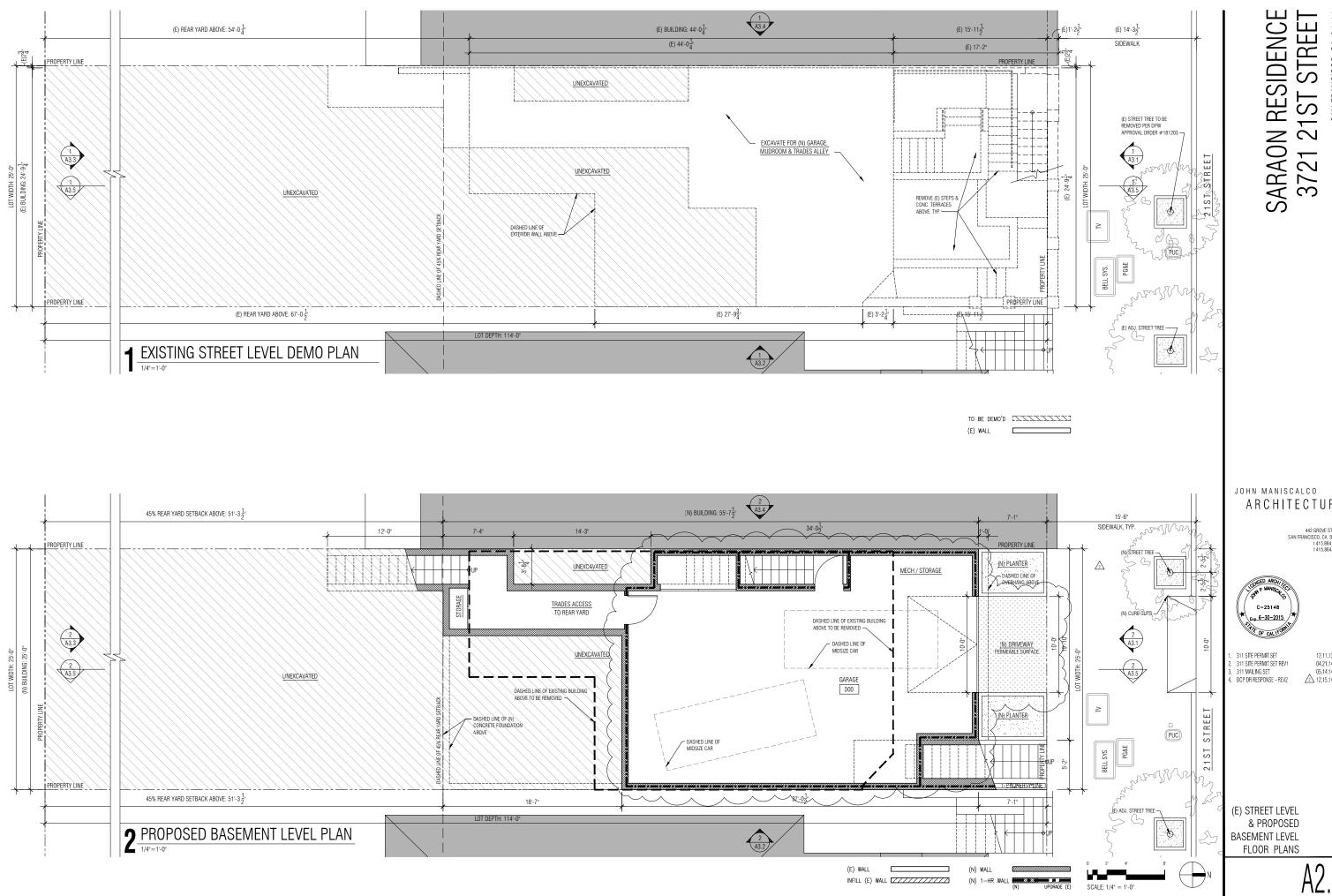
#### JOHN MANISCALCO ARCHITECTURE

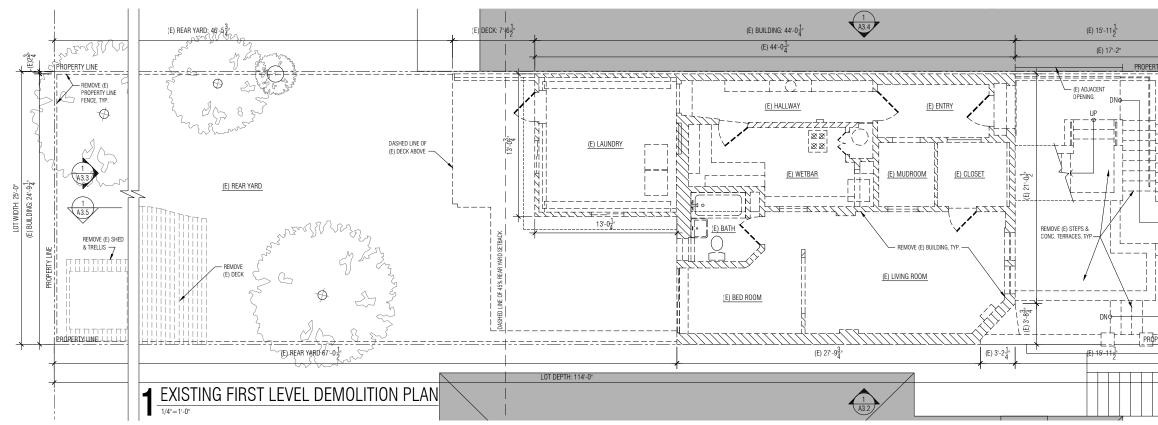
442 GROVE STREET SAN FRANCISCO, CA 94102 t 415.864.9900 f 415.864.0830

12.11.13 04.21.14 05.14.14 2 12 15 14

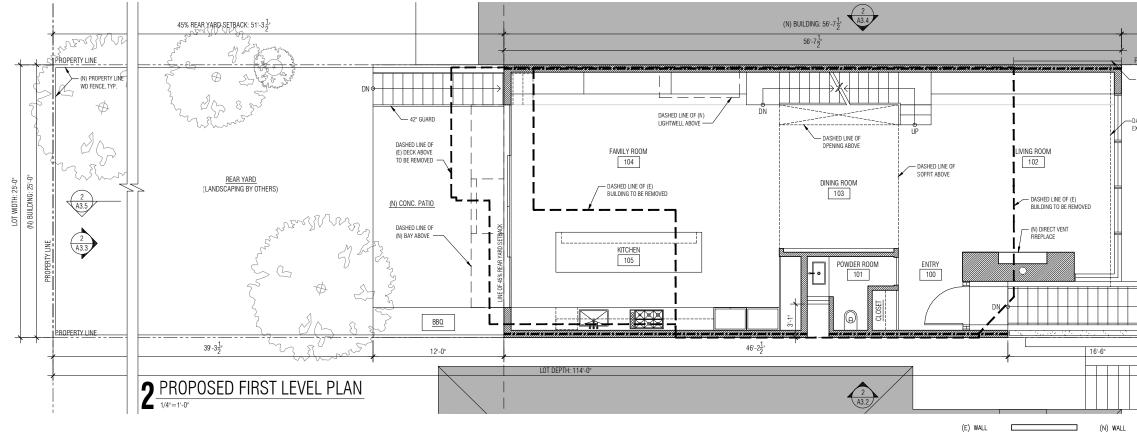




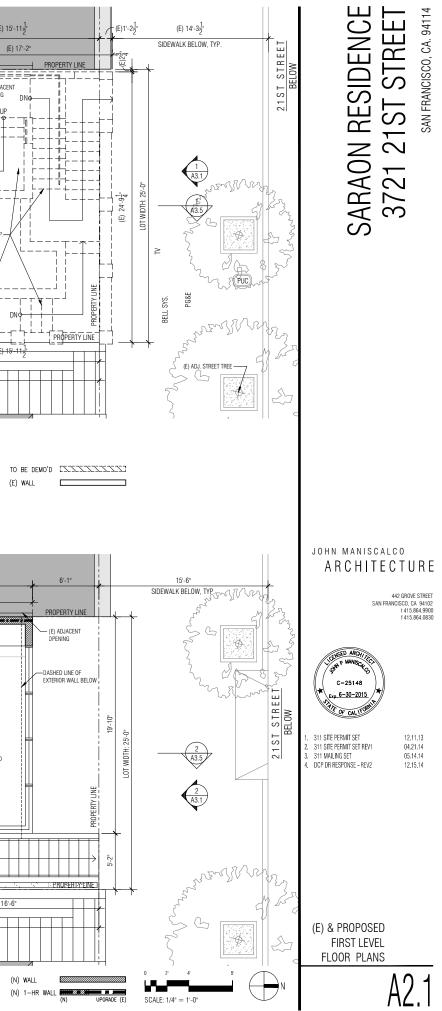


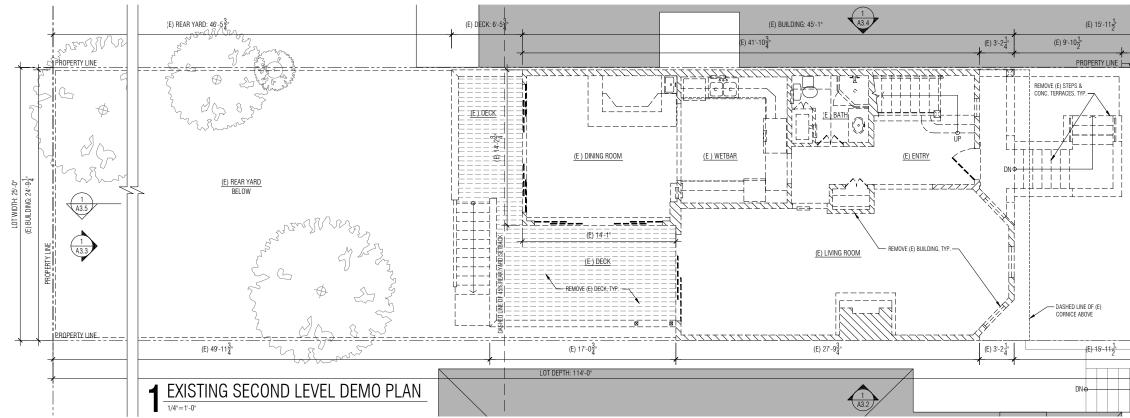


(E) WALL

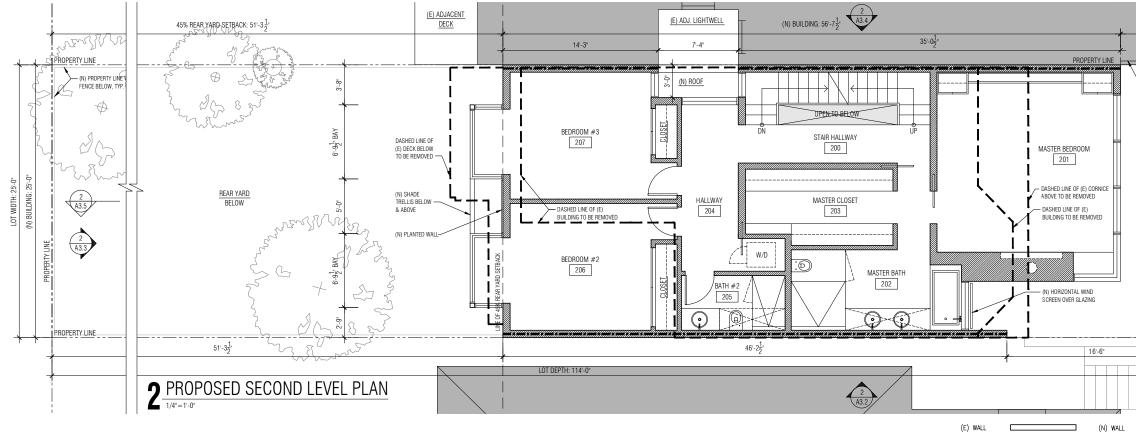


INFILL (E) WALL

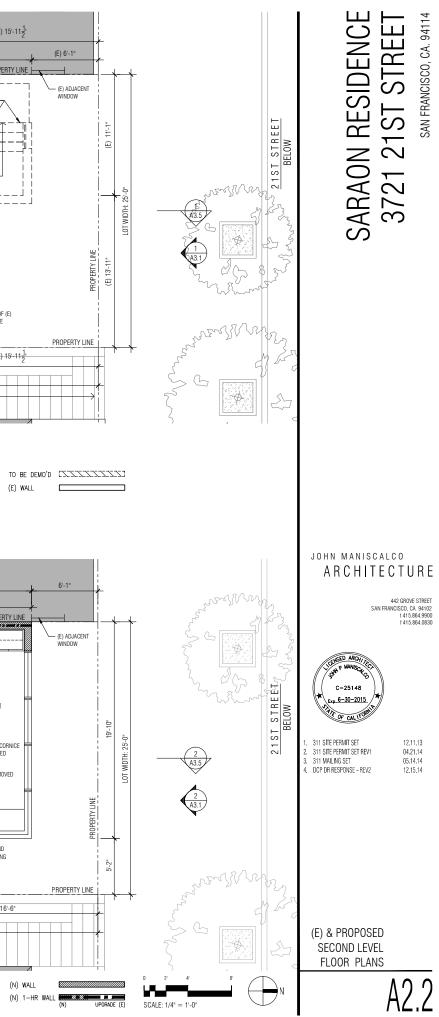


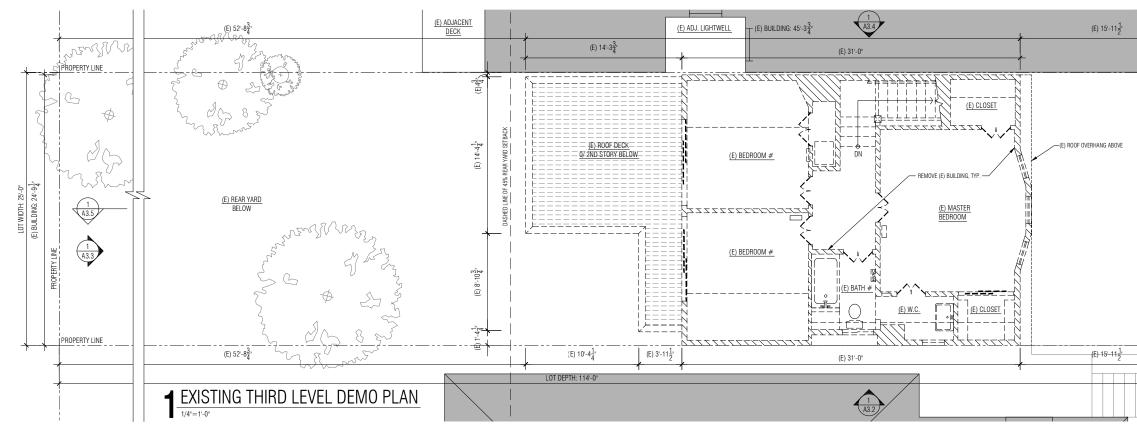


(E) WALL

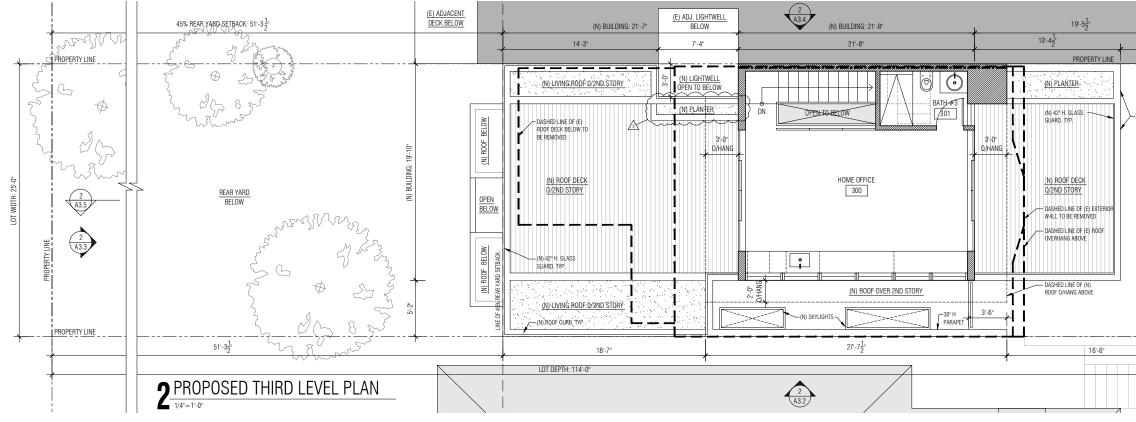


(E) WALL INFILL (E) WALL

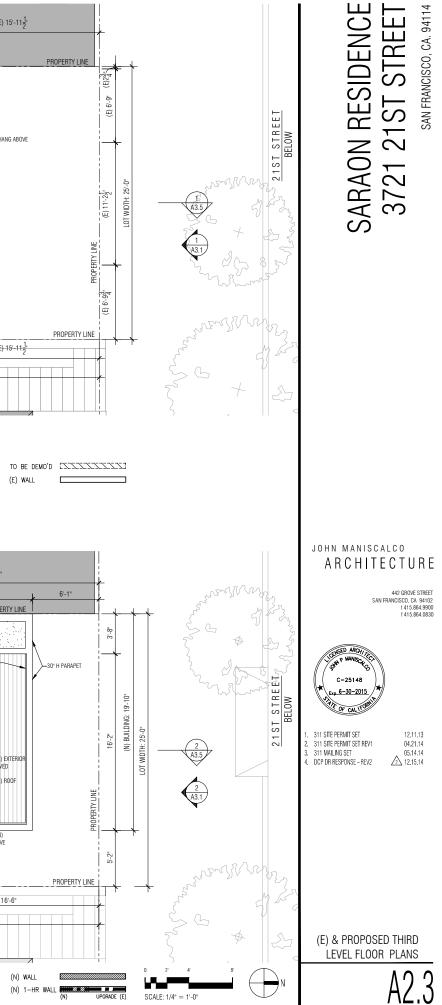


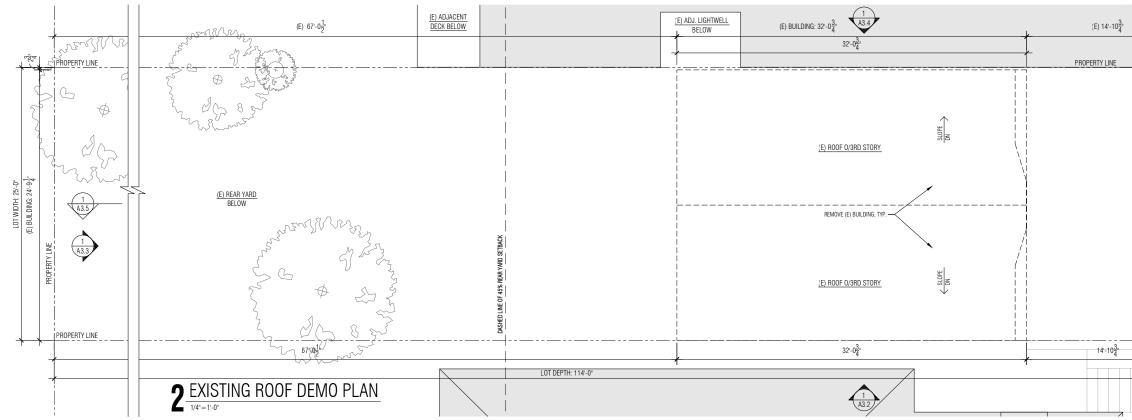


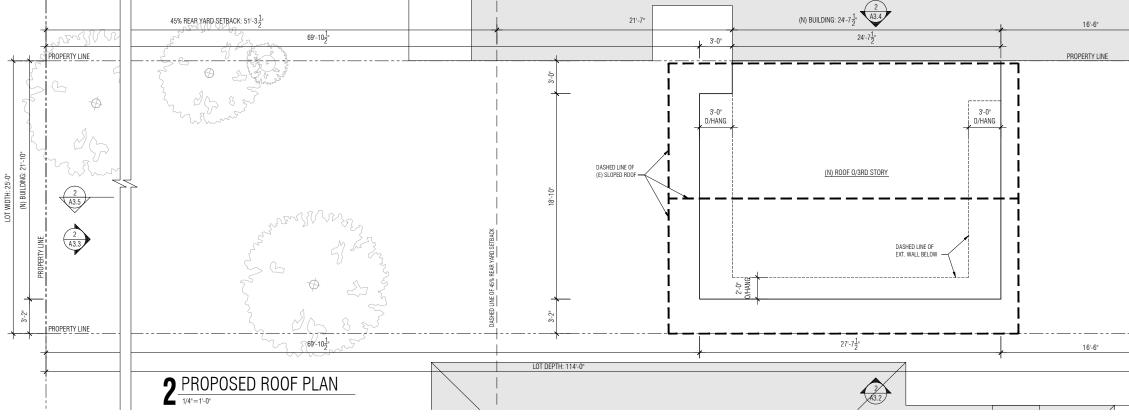
(E) WALL



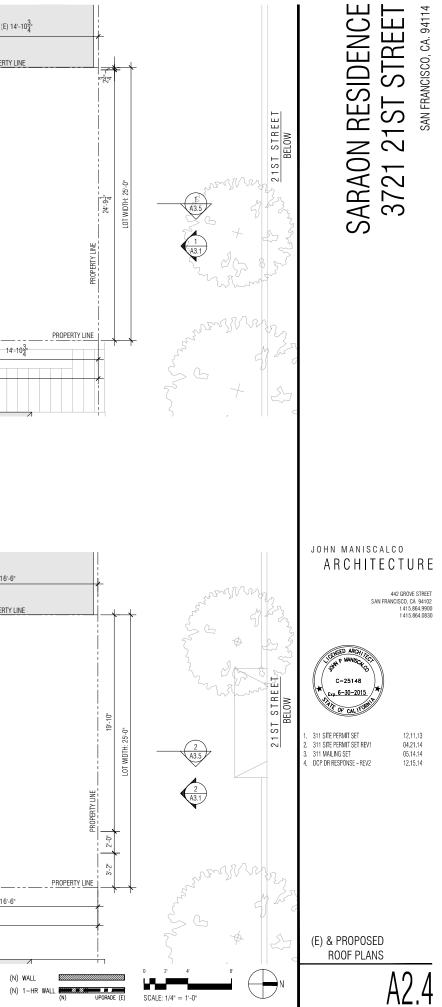
(E) WALL (N) WALL INFILL (E) WALL



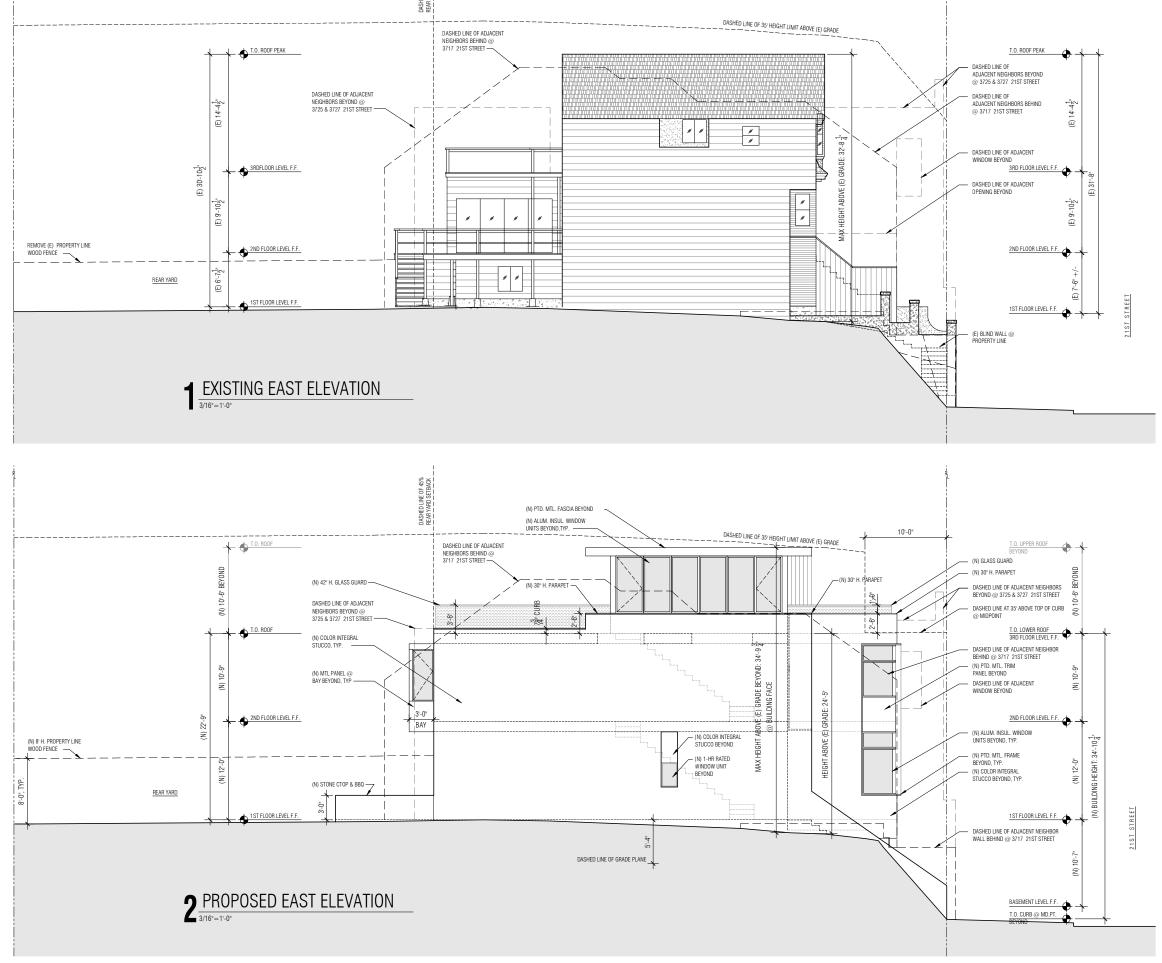




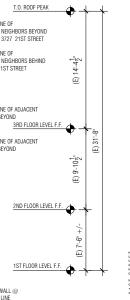
(E) WALL (N) WALL INFILL (E) WALL







E OF 45%



# SARAON RESIDENCE 3721 21ST STREET SAN FRANCISCO, CA. 94114

#### JOHN MANISCALCO ARCHITECTURE

442 GROVE STREET SAN FRANCISCO, CA 94102 t 415.864.9900 f 415.864.0830



311 SITE PERMIT SET REV1 311 MAILING SET

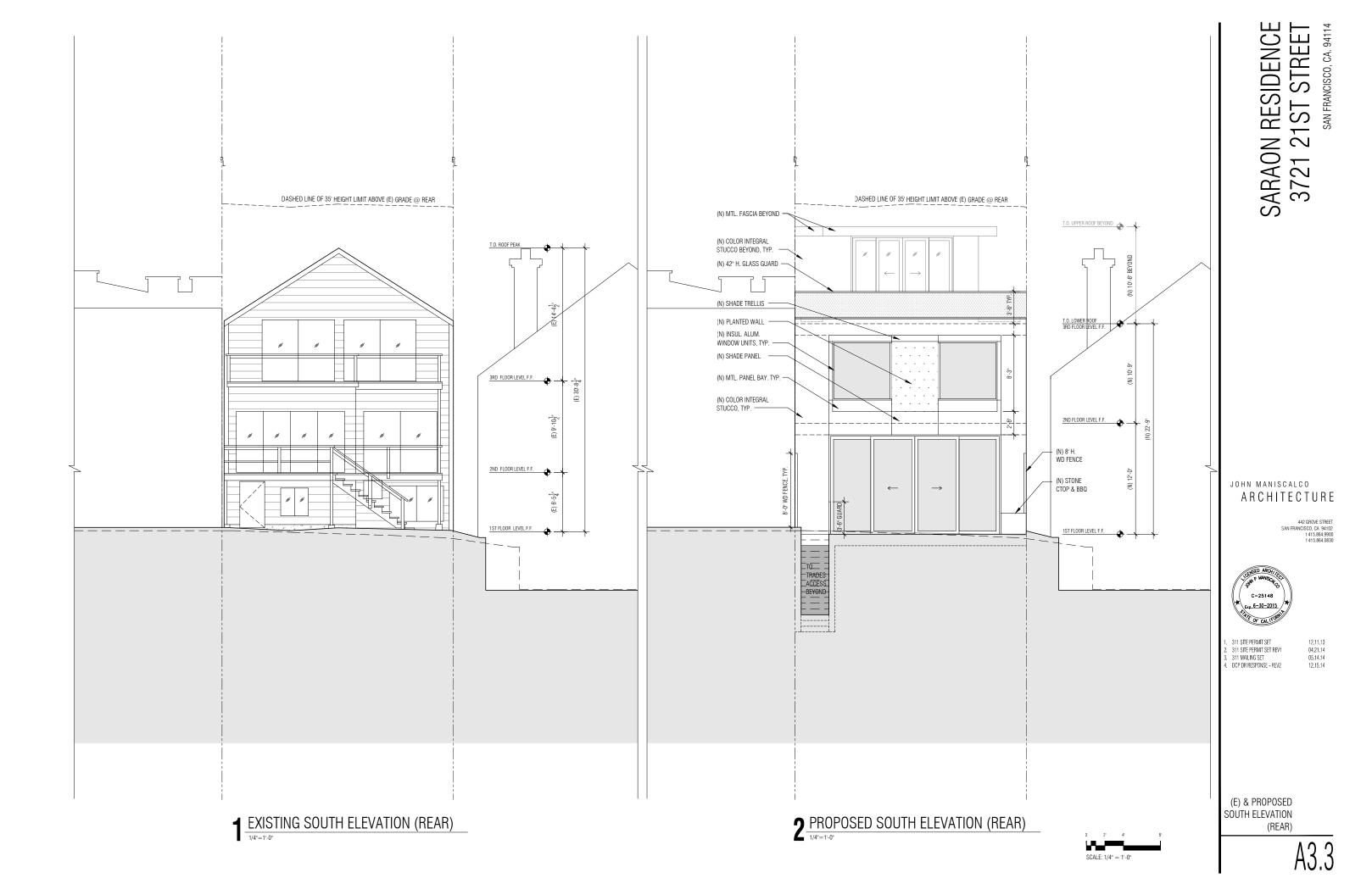
DCP DR RESPONSE - REV2

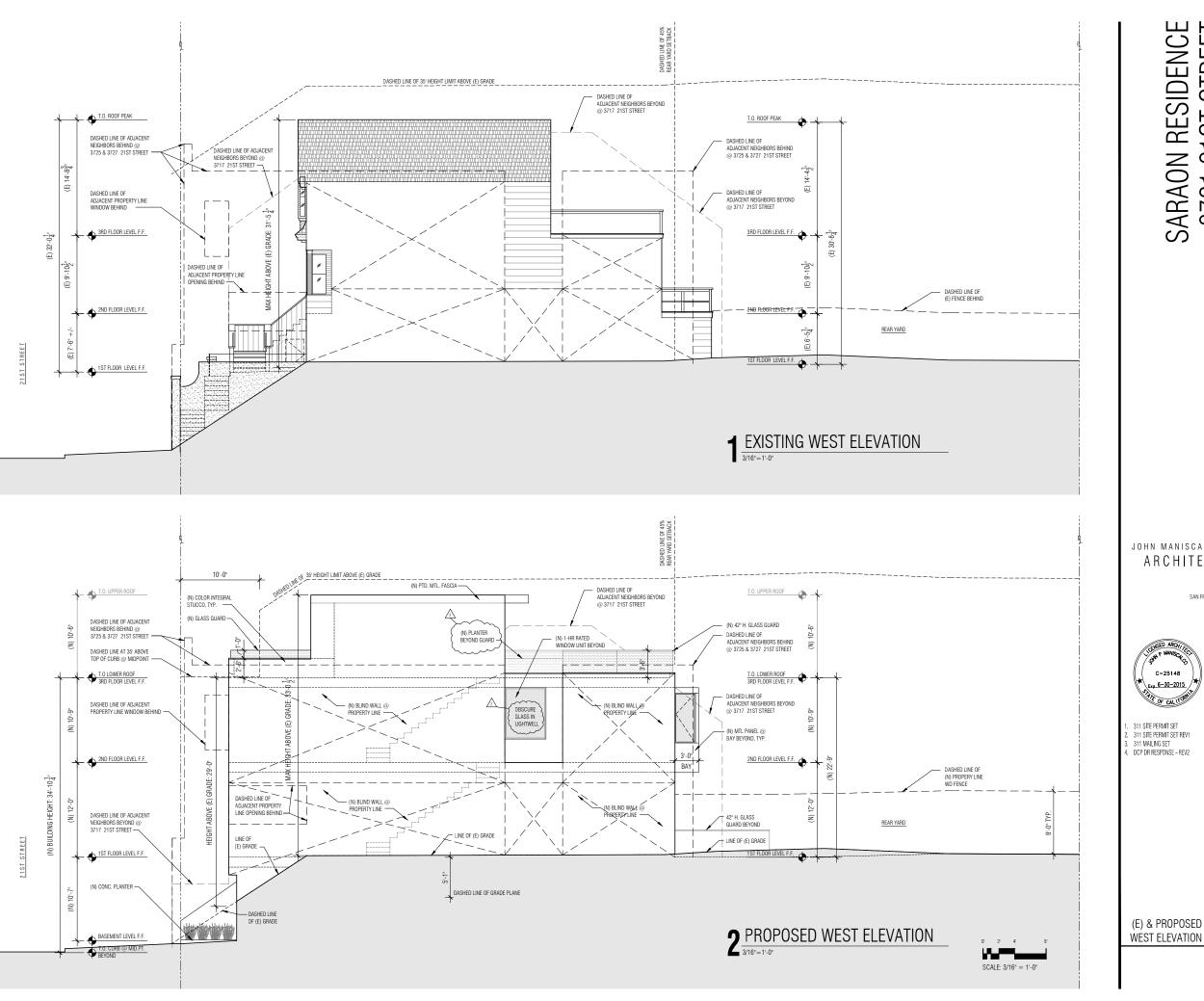
12.11.13
04.21.14
05.14.14
12,15,14

A3.2

#### (E) & PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"





# SARAON RESIDENCE 3721 21ST STREET SAN FRANCISCO, CA. 94114

#### JOHN MANISCALCO ARCHITECTURE

442 GROVE STREET SAN FRANCISCO, CA 94102 t 415.864.9900 f 415.864.0830

	12.11.13
	04.21.14
	05.14.14
2	12,15,14

#### (E) & PROPOSED WEST ELEVATION

A3.4



# 3 PROPOSED BIRDS' EYE VIEWS









## 2 PROPOSED STREET PERSPECTIVES







**EXISTING STREET PERSPECTIVES** 







(E) LOOKING SOUTH

SAN FRANCISCO, CA. 94114

# SARAON RESIDENCE 3721 21ST STREET

(N) LOOKING SOUTHEAST  $\sum_{2}$ 

(N) LOOKING NORTHWEST

### JOHN MANISCALCO ARCHITECTURE

442 GROVE STREET SAN FRANCISCO, CA 94102 t 415.864.9900 f 415.864.0830



- 1. 311 SITE PERMIT SET
   12.11.13

   2. 311 SITE PERMIT SET REV1
   04.21.14

   3. 311 MAILING SET
   05.14.14

   4. DCP DR RESPONSE REV2
   22.12.15.14

A3.6

(E) & PROPOSED MODEL PERSPECTIVES