



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JUNE 9, 2016

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: June 2, 2016
Case No.: **2015-002761DRP-02**
Project Address: **2328-2330 North Point Street**
Permit Application: 2015.02.26.9477
Zoning: RH-3 (Residential House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0918/002E
Project Sponsor: Kelly Condon
Kelly Condon Design
443 Joost Avenue
San Francisco, CA 94127
Staff Contact: Brittany Bendix – (415) 575-9114
Brittany.Bendix@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The existing 30-foot 7-inch tall building is a three-story two-family dwelling situated on a lot 25 feet wide and 137 feet 6 inches deep. The proposal includes the following alterations: (1) a one-story horizontal addition at the rear which adds approximately 13 feet 2 inches of depth to the existing building; (2) a 4th floor vertical addition, setback 15 feet from the front building wall, bringing the total height of the building to 40 feet; and, (3) interior alterations that relocate one of the existing units to the lower level.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the north side of North Point Street between Baker and Broderick Streets in the Marina neighborhood. The lot is approximately 3,438 square feet, with a width of 25 feet and a depth of 137 feet 6 inches. The existing two family dwelling, constructed circa 1929, has a height of 30 feet 7 inches, a depth of 62 feet 5.5 inches and a rear yard of approximately 75 feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This portion of the Marina neighborhood is predominantly characterized by three- to four-story multi-family flats, as well as apartment buildings. The neighboring buildings east and west of the subject property are both three-story two-family dwellings. Directly south of the subject property, and across North Point Street, are three three-story buildings containing two- to four-family dwelling units. Directly north of the subject property are two three-story two-family dwelling units and a four-story seven unit apartment building.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATES	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	January 19, 2016 – February 18, 2016	February 17 & 18, 2016	June 2, 2016	113 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	May 31, 2016	May 31, 2016	10 days
Mailed Notice	10 days	May 31, 2016	May 27, 2016	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	--	2 (DR Requesters, each adjacent)	--
Other neighbors on the block or directly across the street	--	14 letters included in DR application	--
Neighborhood groups	--	--	--

No other neighborhood comments have been received regarding this project.

DR REQUESTOR

Discretionary Review Application 2015-002761DRP was filed by Patricia and Scott Quinn, residents and owner of 2334 North Point Street, the three-story two-family dwelling located directly west of the subject property.

Discretionary Review Application 2015-002761DRP-02 was filed by Diana Meistrell, resident and owner of 2324 North Point Street, the three-story two-family dwelling located directly east of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Applications*, dated February 17, 2016, and February 18, 2016.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated May 27, 2016.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet). See case 2015-002761ENV.

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team considered the DR Application on March 24, 2016, and determined that the proposed project is not exceptional or extraordinary. Specifically, the RDT finds that the project is well within the potential buildable volume, does not have a rooftop penthouse and that as the vertical addition is setback 15 feet from the street it does not conflict with the *Residential Design Guidelines*. RDT also noted that there are existing full-width fourth floors in the surroundings, such as, 2366 North Point Street and 3531 Broderick Street.

Under the Commission’s pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

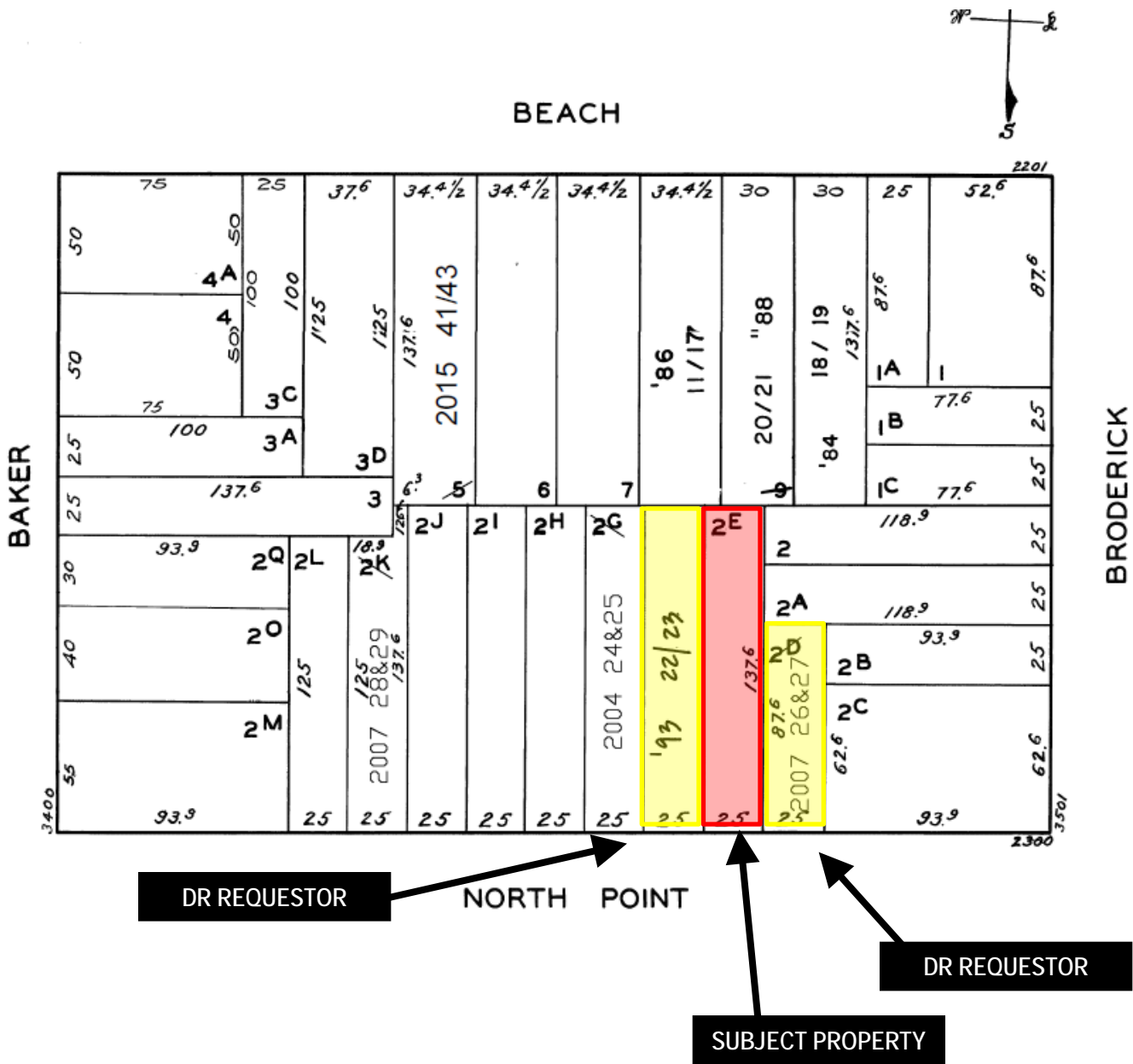
RECOMMENDATION:	Do not take DR and approve project as proposed
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Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Categorical Exemption
- Section 311 Notice
- DR Application
- Response to DR Application dated May 27, 2016
- Reduced Plans

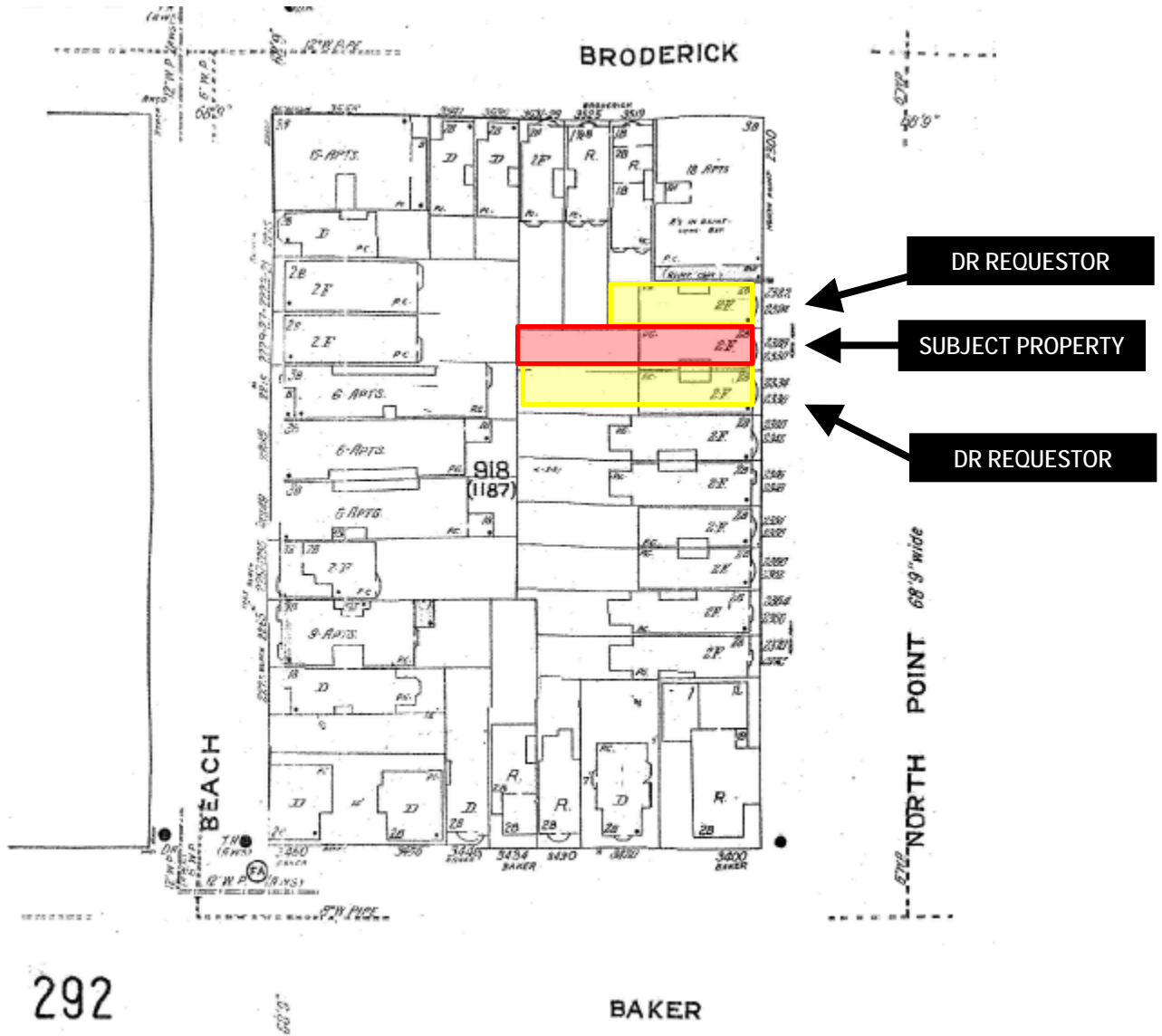
BB: G:\DOCUMENTS\Building Permits\2328-2330 North Point\DR - Abbreviated Analysis.docx

Parcel Map



Discretionary Review Hearing
 Case Number 2015-002761DRP-02
 2328-2330 North Point Street

Sanborn Map*

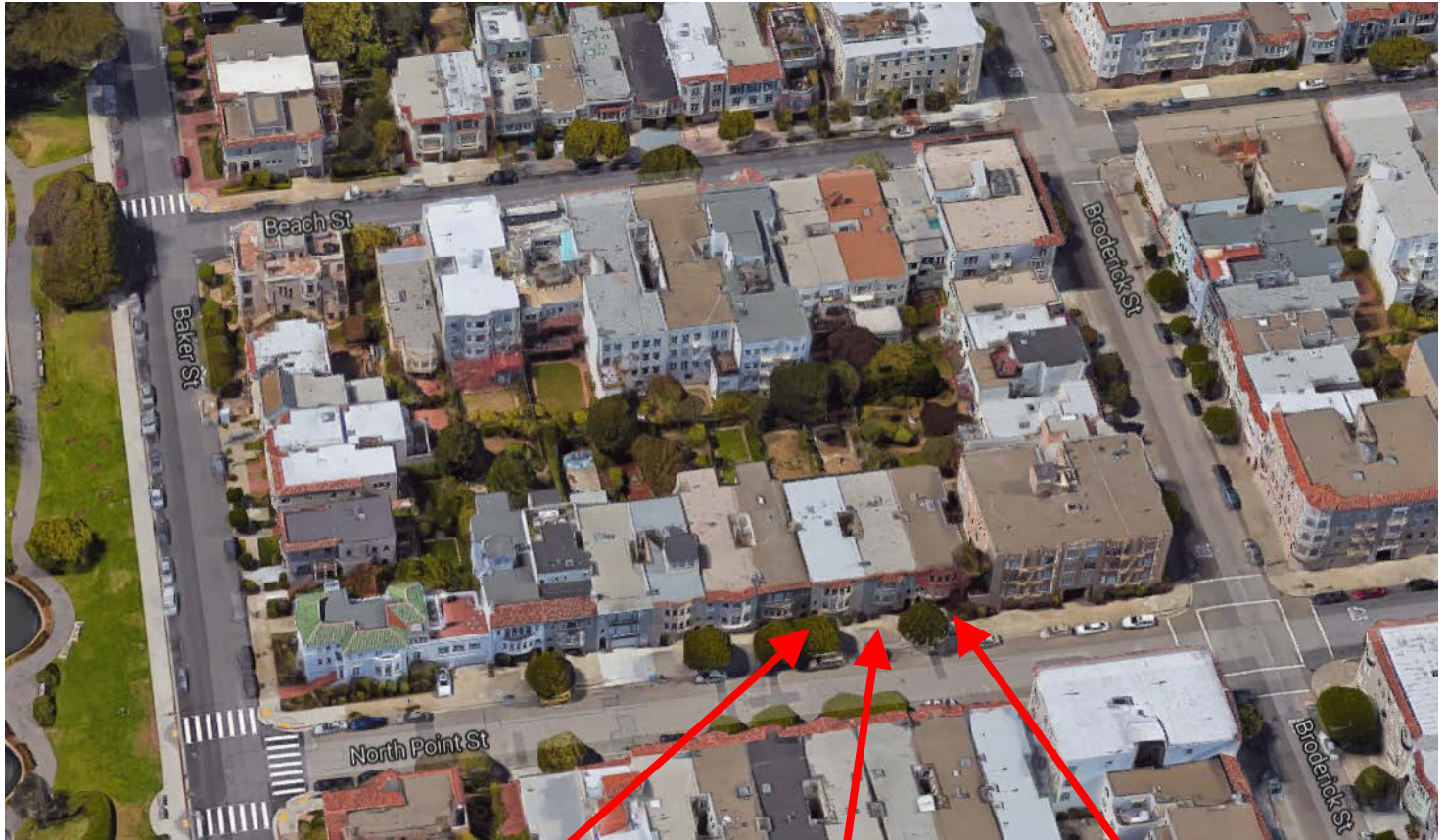


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2015-002761DRP-02
2328-2330 North Point Street

Aerial Photo (Facing North)



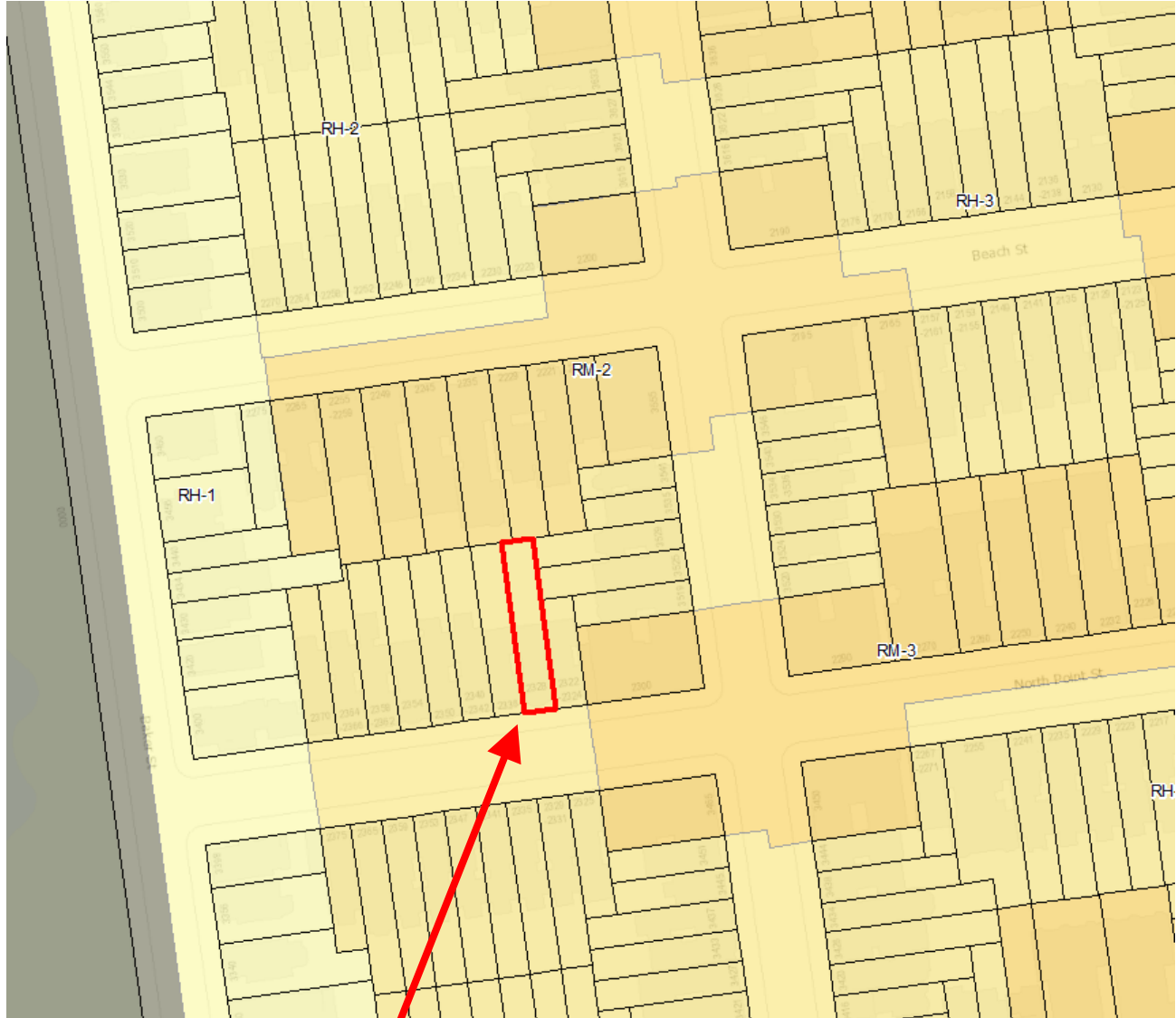
DR REQUESTOR

DR REQUESTOR

SUBJECT PROPERTY



Zoning Map



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2015-002761DRP-02
2328-2330 North Point Street

Site Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2015-002761DRP-02
2328-2330 North Point Street



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2328-2330 North Point Street		0918/002E	
Case No.	Permit No.	Plans Dated	
2015-002761ENV		02/23/2015	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Merge two dwelling units to one unit with a horizontal and vertical addition including a 4th story and an increased garage size.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input checked="" type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling <small>Digitally signed by Jean Poling DN: cn=Jean Poling, o=San Francisco Department of Planning and Economic Development, ou=Environmental Planning, email=jean.poling@sfdph.org, c=US Date: 2015.11.12 11:24:12 -0700</small> Maher waiver issued. Archeo clearance. Project will follow recommendations of 6/20/15 Kevin O'Connor, Inc geotechnical investigation report.	

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

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

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

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

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

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

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input checked="" type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 8/27/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Allison K. Vanderslice <small>Digitally signed by Allison K. Vanderslice DN: cn=Allison K. Vanderslice, o=CityPlanning, ou=CityPlanning, email=Allison.Vanderslice@sfgov.org, c=US</small>	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Allison Vanderslice	Signature: Allison K. Vanderslice <small>Digitally signed by Allison K. Vanderslice DN: dc=sfgov, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org, Date: 2015.09.01 17:46:31 -0700'</small>
	Project Approval Action: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date: 8/27/2015	Date of Form Completion: 8/27/2015
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PROJECT INFORMATION:		
Planner: Allison Vanderslice	Address: 2328-2330 North Point Street	
Block/Lot: 0918/002E	Cross Streets: Baker and Broderick	
CEQA Category: B	Art. 10/11:	BPA/Case No.: 2015-002761ENV

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

DATE OF PLANS UNDER REVIEW: 2/23/2015
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes: Merging a two-unit residential building into one-unit residential building with complete interior remodel. Horizontal and vertical addition including a 4th story and roof deck. A Supplemental Information for Historic Resource Determination form (Supplemental) was submitted by the project sponsor to aid this review.	

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

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:


Constructed in 1929, 2328-2330 North Point Street is a two-story-over-basement, rectangular plan, two-family, stucco-clad building with restrained Mediterranean Revival detailing. The property has undergone limited alterations. Based on the information provided in the Supplemental form and additional research by Department staff, the subject property is not an historical resource under CEQA.

The subject property was developed in 1929 with owner E. A. Janssen listed as the builder on the original building permit. The majority of this portion of the Marina neighborhood was developed between the late 1920s and early 1930s, following the first wave of major residential development in the area that occurred in the early 1920s after the closing of the Panama-Pacific International Exhibition (PPIE) in 1915. Although the neighborhood is indirectly related to the PPIE as an event that sparked development in the area, the subject property does not retain any elements that express this relationship to the historical event of the PPIE. The area does not appear to be directly associated with any other significant historical events. Therefore, the subject property is not significant under Criterion 1. Based on the Supplemental form, no significant persons are associated with the subject building. The subject property is not significant under Criterion 2.

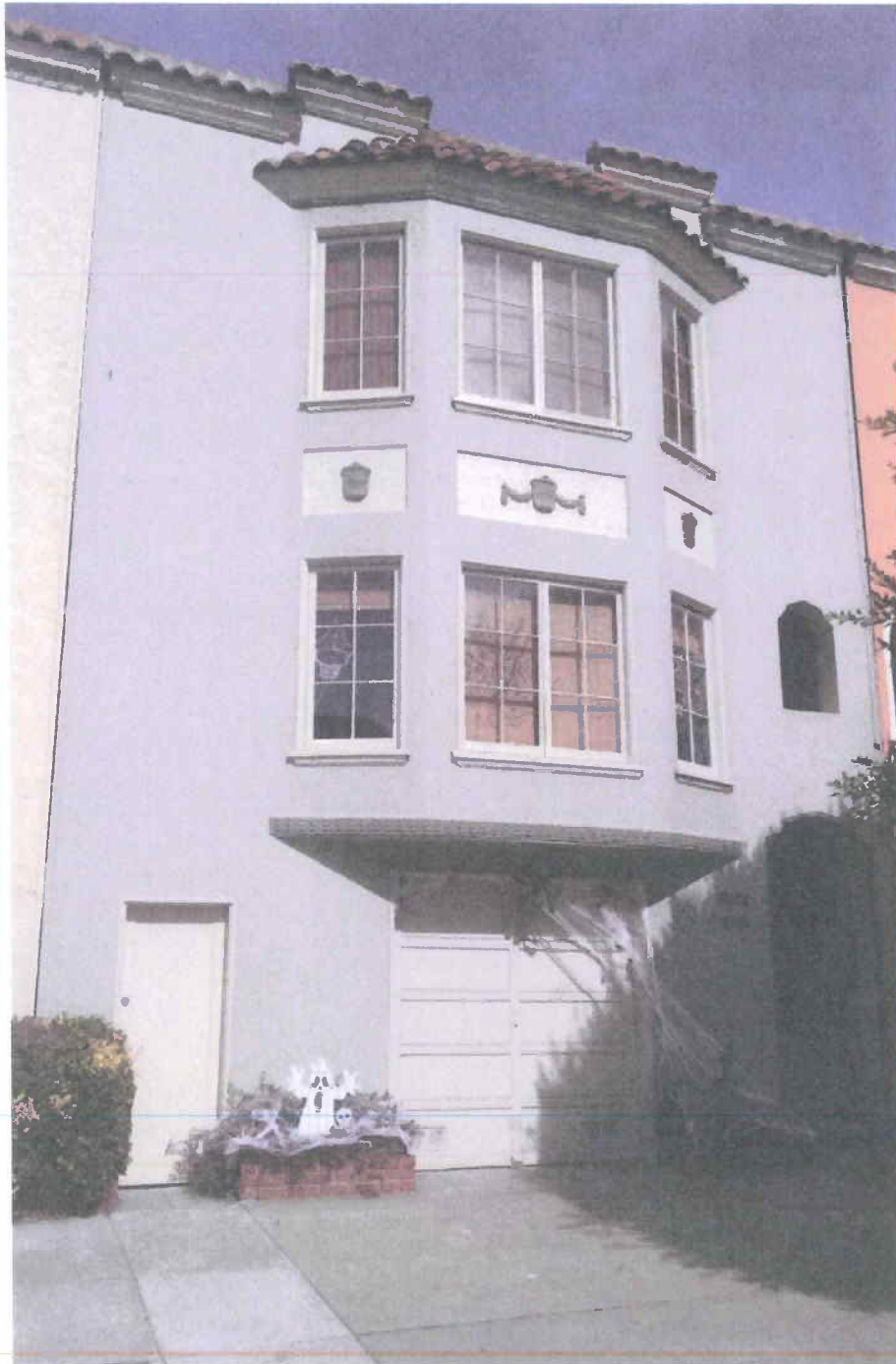
The subject building features a two-story canted bay with plaster shields and wood-sash casement windows and red clay tile shed roof and stepped parapet. The building is a common type seen in the neighborhood and does not appear to be a significant example of a type, period, or style. The building is not the work of a master architect or builder. Therefore, the subject property is not significant under Criterion 3.

The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

No identified or eligible district has been determined in the area that includes the project parcel. The surrounding residential neighborhood was constructed in the late 1920s and while it expresses stylistic coherence, the subject block faces contains a range of residential building types and massing. Additionally, the buildings on the subject block faces are common in the Marina and San Francisco generally and are not a notable or distinguished grouping of late 1920s Mediterranean Revival residential architecture.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9-1-2015

Photographs of Subject Property



Primary façade, 2328-2330 North Point Street.



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **February 26, 2015**, the Applicant named below filed Building Permit Application No. **2015.02.26.9477** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	2328-2330 North Point Street	Applicant:	Kelly Condon
Cross Street(s):	Baker and Broderick Streets	Address:	443 Joost Avenue
Block/Lot No.:	0918/002E	City, State:	San Francisco, CA 94127
Zoning District(s):	RH-3 / 40-X	Telephone:	(415) 240-8328

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		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	0 feet	No Change
Side Setbacks	None	No Change
Building Depth	62 feet 5.5 inches	75 feet 7 inches
Rear Yard	75 feet 0.5 inches	61 feet 10.5 inches
Building Height	30 feet 7 inches	40 feet
Number of Stories	3	4
Number of Dwelling Units	2	No Change
Number of Parking Spaces	2	No Change
PROJECT DESCRIPTION		
The proposal includes a rear horizontal addition, a 4 th floor vertical addition and interior renovations that will relocate one of the existing units to the lower level.		
**This notice is being re-sent to clarify that the active building permit number for this project is 2015.02.26.9477. The previous notice included a typo, listing the last four digits as 9427.		
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: Brittany Bendix

Telephone: (415) 575-9114

E-mail: Brittany.bendix@sfgov.org

中文詢問請電: (415) 575-9010

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

Notice Date: **1/19/2016**

Expiration Date: **2/18/2016**

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 www.communityboards.org 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 www.sfplanning.org. 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 www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

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

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. 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 www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the 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****RECEIVED**

FEB 18 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
NEIGHBORHOOD PLANNING

1. Owner/Applicant Information

DR APPLICANT'S NAME: Patricia and Scott Quinn		
DR APPLICANT'S ADDRESS: 2334 North Point SF CA	ZIP CODE: 94123	TELEPHONE: (415) 928-4093

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Andrew Boughton - owner, Agent Kelly Condon		
ADDRESS: 443 Joost Avenue SF CA	ZIP CODE: 94127	TELEPHONE: (415) 240-8328

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: patriciasmquinn@sbcglobal.net, scottmscott@yahoo.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 2328-2330 North Point Street SF CA	ZIP CODE: 94123
CROSS STREETS: Baker and Broderick Streets	

ASSESSORS BLOCK/LOT: 0918 / 002E	LOT DIMENSIONS: 137'-6" x 25'	LOT AREA (SQ FT): 3,437.5 sq ft	ZONING DISTRICT: RH-3	HEIGHT/BULK DISTRICT: 40-X
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3. Project Description

Please check all that apply
Change of Use Change of Hours New Construction Alterations Demolition Other Additions to Building: Rear Front Height Side Yard
2 unit - single story 2 bedroom condos, avail 4 car parkingPresent or Previous Use:
Proposed Use: 2 unit - 3 story single family home, single story 1 bedroom, avail 2 car parkingBuilding Permit Application No. 2015.02.26.9427 or 9477Date Filed: 2/26/2015

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

No mediation offered. The project was discussed 3 times - 1st time separately with owners at 2334-6, and owners 2322-4. No concessions formally offered. Informal discussion with 2334-6 regarding offer to do some work on building 2334-6 not specified, and to exchange a set back on rear addition from property line and privacy screen for additional footage in airwell of 2328-30. 2 mandatory pre-application meeting - 1st time offer to file single family home. 2nd same plans no change no negotiations due to overwhelming neighborhood response (over 18 families). A Broughton stated he would file permit neighbors should pursue DR. Permit application filed - contacted Broughton. Stated permit passed - file for DR to pursue concessions.

Contacted Planning Department Planner
 Britany Bendix via email - no answer til
 2/16/16. Phone call Am 2/17/16 - no answer
 no call back

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.

The project directly impacts privacy, sunlight/light, and neighborhood building scale/visual character. Using design guideline page 16 regarding privacy, the 4th floor front deck and 5th floor deck create direct line of sight into North Point neighbors across the street at 2335-7, 2329-31, 2325. The rear 4th floor addition and 5th floor deck create direct line of sight into Beach Street neighbor at 2235. The 2nd floor rear deck creates direct line of sight into the 2nd floor bedrooms of North Point 2334, 2322. Please see attached pictures
Please see attached page for sunlight/light and neighborhood building scale/visual character

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:

Please see number one and attached neighbor letters

4. next attached sheet

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?

Reduction in rear 1st floor addition with 5' property line set backs east and west - similar to other rear extensions in mid block space 0918 of neighborhood. Privacy screen on rear 2nd floor deck with additional 10' set back from property line and deeded as such. No rear 2nd floor deck. Reduction in 4th floor addition to a penthouse/pop up with sloped roof. Similar to the other existing 4th floor additions - see photos. No 4th floor front deck. No 5th floor deck. There are no 4th floor or 5th floor decks on North Point street currently - see photos

Question 1 - supplement regarding reasons for requesting Discretionary Review

#2

Sunshine/light - using Design Guidelines from pages 16, 24, 25, and 26. Rear addition 4th floor and 5th floor deck will diminish light to 2334 - 2336 in the backyard and at the air-well, 2324 - 2322 in the backyard, and 3rd floor apartment north west corner of 2300 all west facing windows (most of that unit is illuminated through west facing windows). Rear 1st floor addition plus 2nd floor deck will have significant impact on the mid block open space for block 0918 affecting not just directly abutting neighbors but rear garden space for properties 4-5 lots west along the block. Currently mid block is a large open air space with low lattice/open fencing. In particular the rear addition will block in 2324-2322. The design guidelines propose set backs and sloped roof - these modifications would help a lot. See attached pictures of current mid block space block 0918

Neighborhood building scale and visual character - using Design Guidelines from pages 9,24,25. The project is out of scale and character with the neighborhood of North Point Street between Baker and Broderick Street. There are no full width 4th floor additions, 4th floor decks or 5th story decks on the entire street - north or south side of the street. There is a uniformity to the neighborhood with all lots having 3 story's. The project will significantly alter the neighborhood uniformity even with the 15' set back. It's going to look pretty big and stick out like a sore thumb compared to everything else. There are 3 small 4th floor penthouse/pop ups not full width and well set back from the street (more then the mandated 15') on the entire street.

See attached photos of North Point Street taken from Broderick corner and Baker corner

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: John Scott Olin Date: 2/16/16

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

Owner 2334 North Point Noagent

Owner / Authorized Agent (circle one)

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	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Convenant or Deed Restrictions	<input checked="" type="checkbox"/> NA
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/> NA
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)	<input type="checkbox"/>

NOTES:

Required Material.

Optional Material.

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

[Handwritten signatures]

For Department Use Only

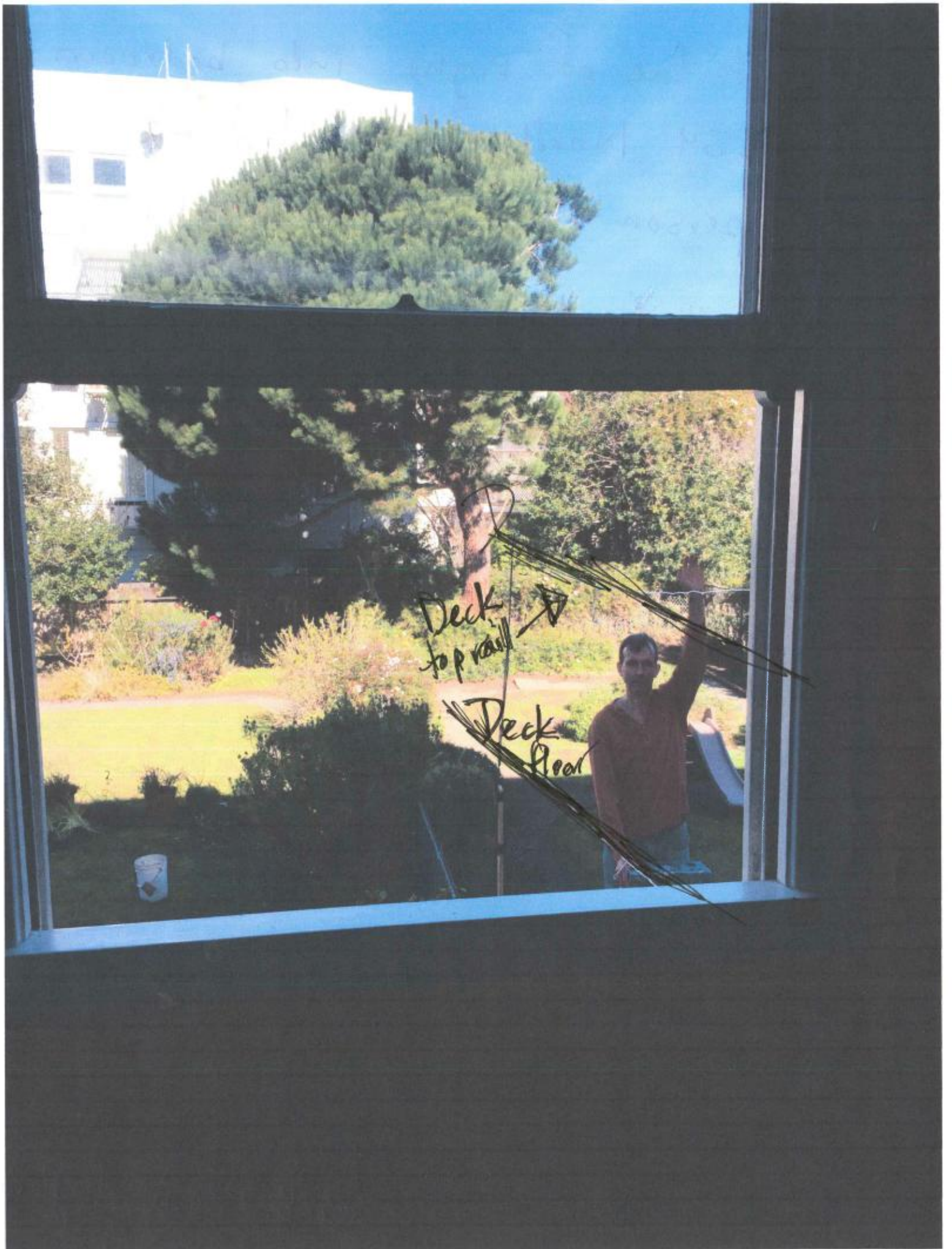
Application received by Planning Department:

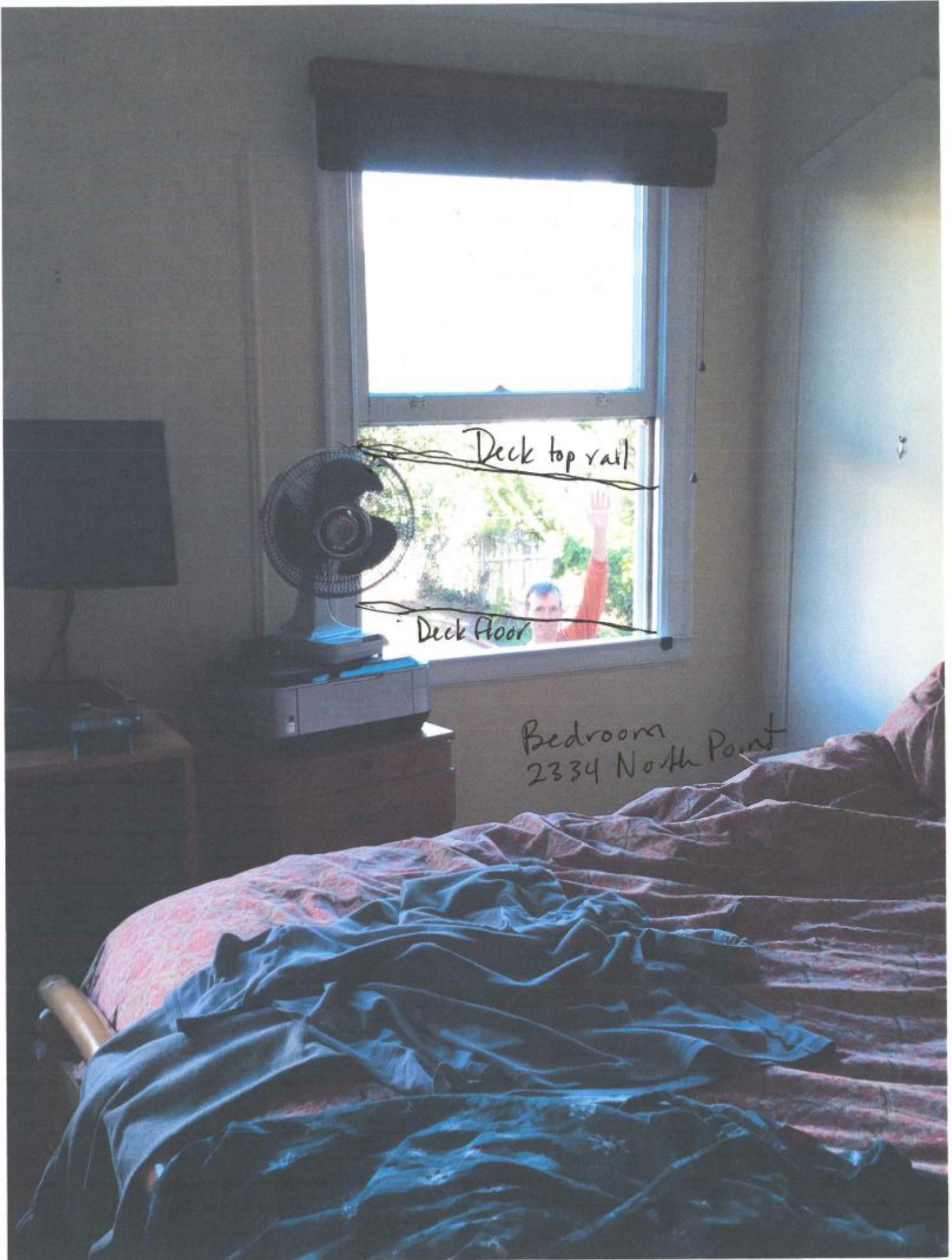
By: *[Signature]* M. Corralte

RECEIVED

FEB 17 2016

Date: CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

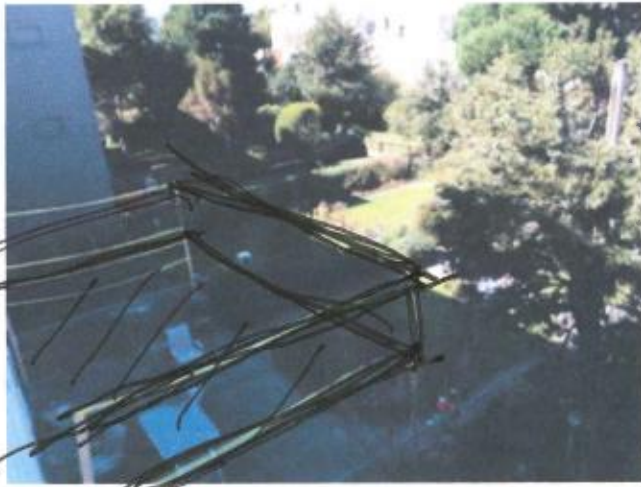




Deck top rail

Deck floor

Bedroom
2334 North Point



1st floor
addition

Deck

Deck

Photo from bedroom window, 2324
North Point looking down: ~~North~~ West

2328-30 North Point
Project



Taken from garden 2324-22 North
Point looking due east

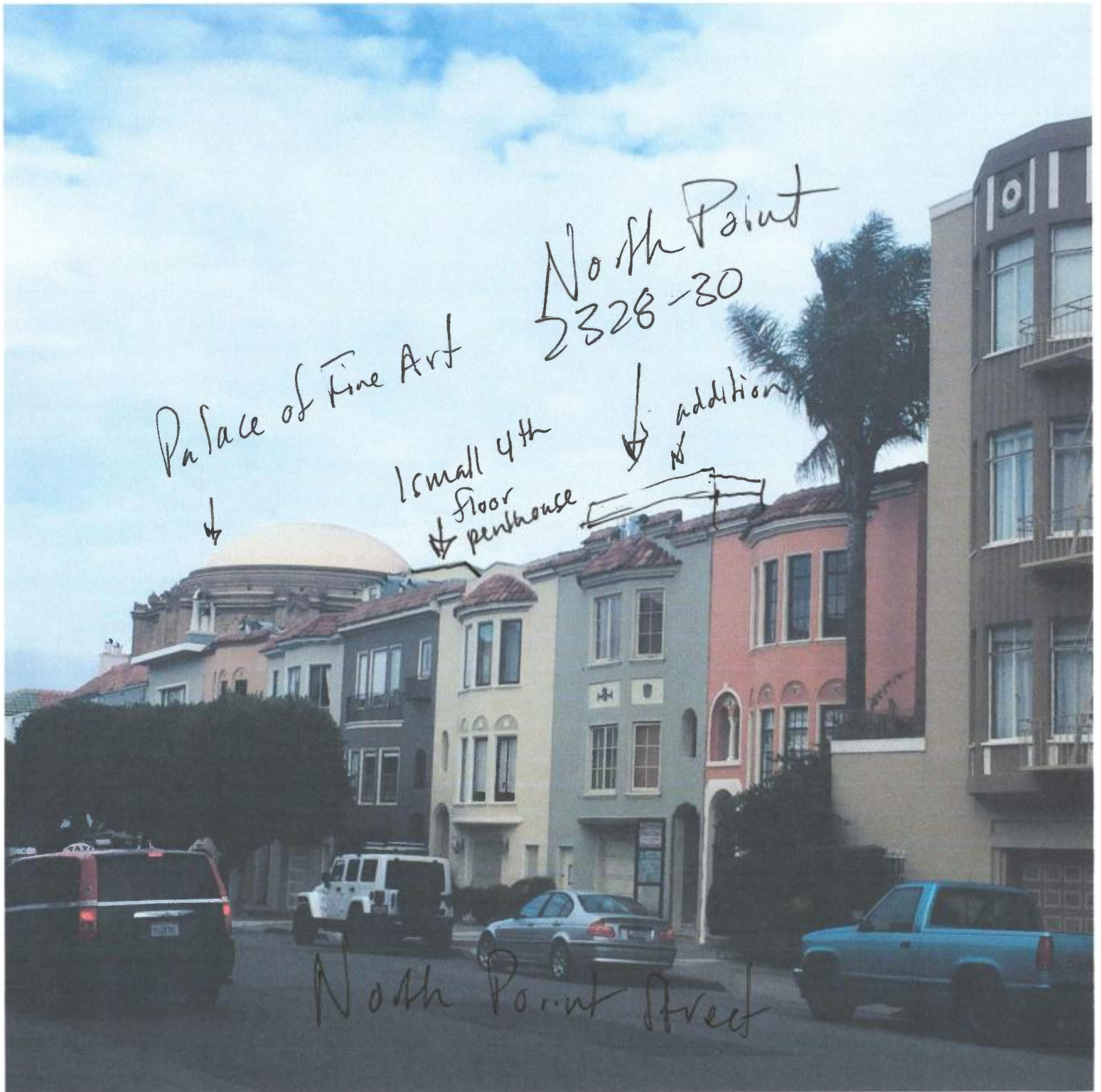
2328-30 North Point Project

Open air, open lattice fences of
0918 midblock taken from
2334 backyard looking North East
North Point

2328-30 North Point Project



Photo of 2328-30 from South Side
of North Point Street looking North
East with overlay of plans



North Side North Point Street taken
from South West corner Broderick ;
North Point looking North West



2328-30
North Point

North Point

North Point Street North Side looking North East. Taken from Southeast corner of North Point; Baker

Bradwick
→

Bulcer
←

1 penthouse sloped roof
set back

2328-2330 2322-24

North Point Street



Broderick

Baker



South Side North Point Street taken
from Corner of Baker; North Point looking
South East
2328-30 North Point Project

Praderick

Baker

Deck

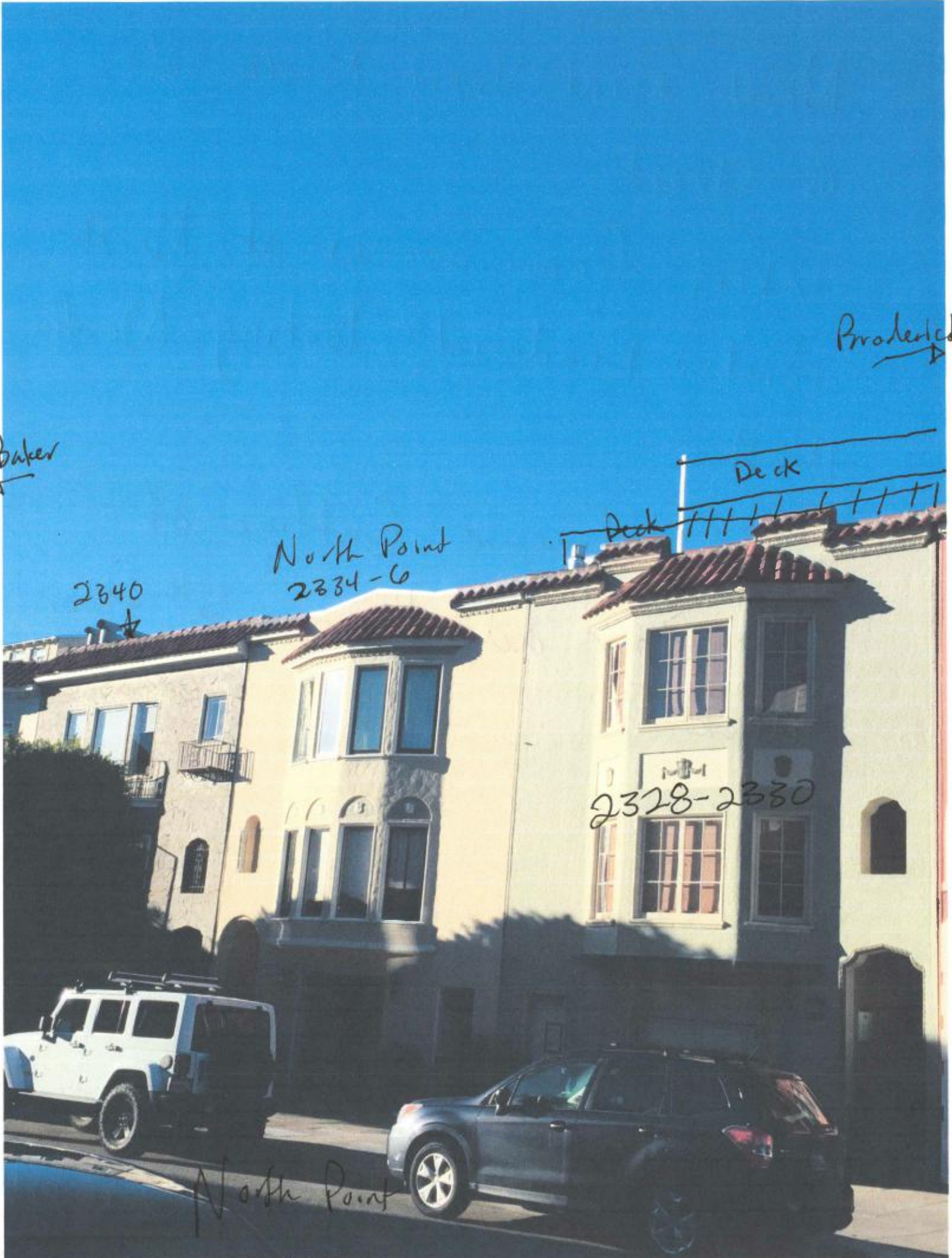
Deck

North Point
2334-6

2340

2328-2330

North Point



White

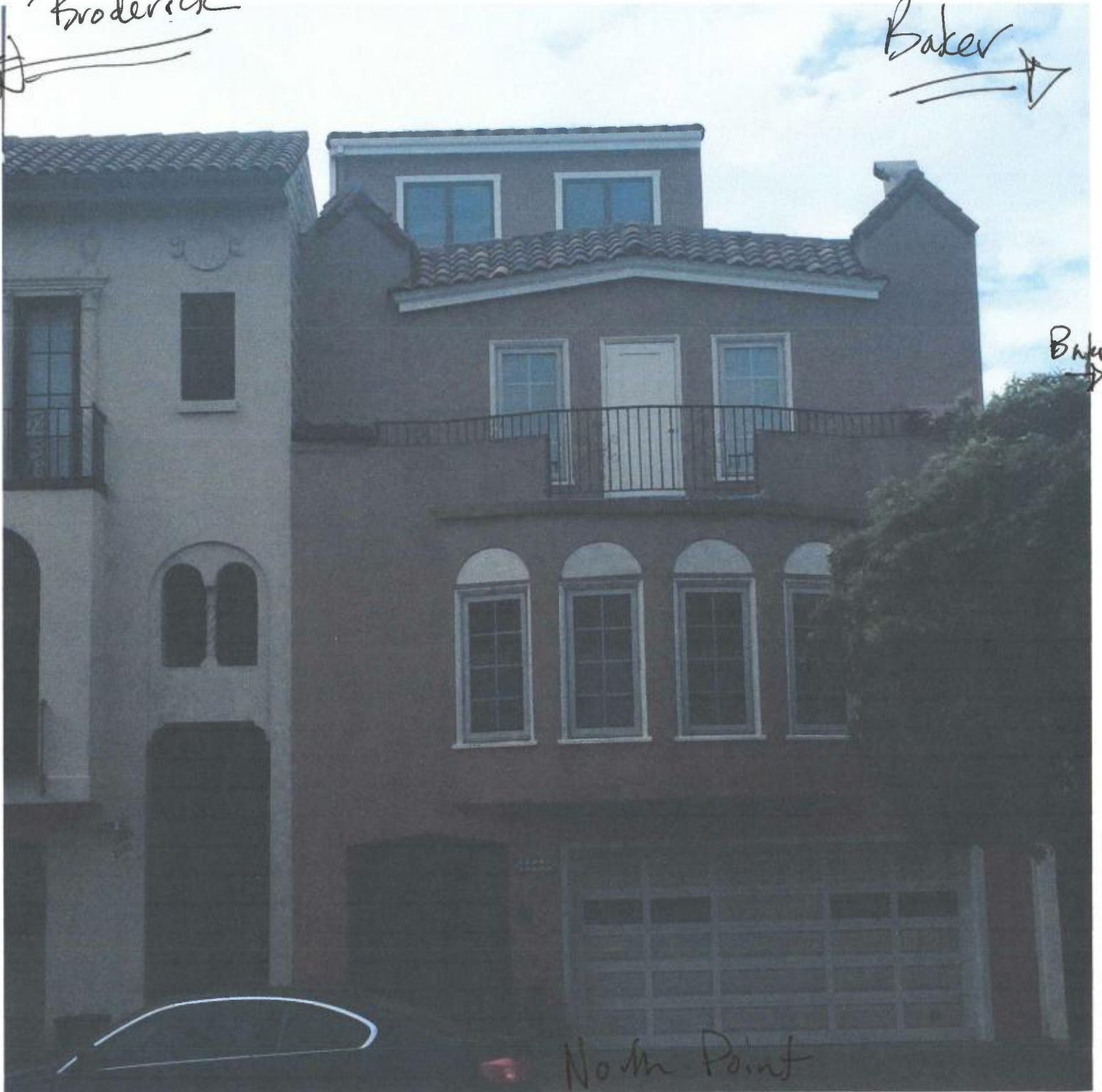
Poles delineate outline of 4th floor addition; 5th floor Deck



2328-30 North Point drawn in addition very close to scale. Taken from South West Corner North Point Broderick - looking North West

Broderick

Baker



North Point

I set back on side ; front sloped roof
penthouse/pop up taken from North
Point Street looking South on West end of Street



2328-30 North Point rear facade
taken from back yard of
2334 North Point looking South
West



Deck
Addition
4th floor

rear facade 2328-30 to Scape
for outline of addition 4th floor
; 5th floor Deck

Taken from backyard 2334 North Point
looking South ~~East~~ East

Rear Yards
North Point

Setback from
property line

2328-30

2334-36

2340-42

2350



Rear facade of North Point Street North
Side of Street. Taken from mid block
space/backyard of 2334 looking South
towards North Point St.

2356-54

2350

2340-42

2334-6

February 13, 2016

Planning Dept
Attn: Brittany Bendix
1650 Mission Street, Suite 400
S.F., CA 94103

Ms Bendix:

The size of the proposed project would change the character of the neighborhood and is too big for the lot space. The size house being proposed would cut down on the air and sunlight of its neighbors and affect the skyline of the area..It could also potentially affect noise level in the area.

Thank you,

Naomi Goodman (home owner)
3531 Broderick St
San Francisco, Ca. 94123
Block 918 Lot 2

2328-30 North Point Project

JULIAN O. STANDEN
3525 Broderick Street
San Francisco, CA 94123
February 7, 2016

BLK 918., Lot 2A

My wife and I own and reside in 3525 Broderick Street, San Francisco. We can see 2328/2330 North Point from our back yard. We oppose the proposed building modifications to 2328/30 North Point for the following reasons:

1. The project conflicts with the following basic guidelines on p. 5 of the Design Guidelines because the building's scale is not compatible with surrounding buildings and does not respect the mid-block open space.. It also does not maintain light to adjacent properties by providing adequate setbacks. Its architectural features do not enhance, and instead detract from, the neighborhood's character.
2. The proposed fourth floor conflicts with the illustration on p. 23 of the Design Guidelines because it is out of scale with the surrounding buildings.
3. The building now provides a home to two families at a reasonable cost. As modified, it will provide a home to only one family that must be rich enough to afford it. This is not consistent with the goal of providing housing to middle income families.


Julian O. Standen

2328-30 North Point Project

February 10, 2016

San Francisco Design
Review Board
San Francisco, CA

William Martz
2356 North Point St.
San Francisco, CA 94127
BLK 918 LOT 21

Re: Notice of Building Permit Application at 2828/2830 North
Point Street, San Francisco, CA 94127

To: San Francisco Design Review/Blkg. Permit Office

As a neighbor of the proposed project at 2828/2830
North Point Street, I am strongly opposed to the attempt
to change the character of our beautiful street. The
scale and form of the proposed project are vastly
out of scale to the 1930's buildings of our
street. No four story buildings should be allowed, or
5th floor pent decks. Privacy is also a concern.

I sincerely hope this application is denied and
our wonderful, historic street is protected.

Thank you.

Please feel free to contact me if needed.

Sincerely,

William Martz

2828-30 North Point Project

Date: 2/16/16

To: SF Planning Dept

From: BLK 0918 LOT 022

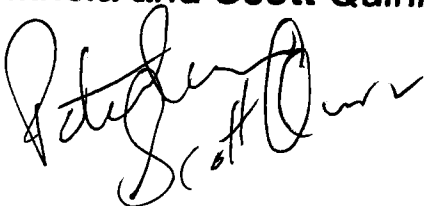
Address: 2334 North Point SF CA 94123

Re: Opposition to proposed construction 2328/2330 North Point

We live directly next door to 2328/2330 and the proposed construction will have a negative impact on privacy, light, air and neighborhood. Privacy - the proposed rear deck has direct line of sight into our bedroom. The rear deck will be close enough that the new owner could hand me a hot dog over the deck railing through my bedroom window. Also the deck is located adjacent to the kitchen and family room - high use area. Light and Air - Currently our backyard gets enough light to support the over 30 rosebushes growing there. The added 4th floor plus 5th floor deck and the 6 foot privacy fence will block that light.

Additionally our kitchen and dining room have windows directly facing east onto 2328 and a full 4th floor addition plus 5th floor deck will block the direct sunlight into our kitchen, and diminish the indirect light. We will then only have rear and front windows that receive direct light. Our street North Point between Broderick and Baker has a relaxed, children playing, quiet atmosphere; the backyards all communicate with low partial see thru fencing creating a unique open air garden like feel; the street has a uniformly 3 story construction - the extent of this project will have a negative impact on all of that unique neighborhood atmosphere.

Patricia and Scott Quinn



2328-30 North Point Project

Mr. Shankar P Murthy & Mrs. Nilani Murthy
2235 Beach Street, Apt 301
San Francisco CA 94123
Block #918 / Lot #15

Planning Department
Attn: Brittany Bendix
1650 Mission Street, Suite 400
S.F., CA 94103


Dear Brittany,

I am writing in regards to the Discretionary Review of Building Permit Application 2828/2830 North Point Street. My husband and I have two major concerns listed below:

1. Direct invasion of privacy from proposed fourth level and rooftop area.
Previously in instances where people have stood on the roof of 2328-2330 North Point they have had a direct line of sight into our bedroom and living room. This is a direct invasion of our privacy. If we were required to close our curtains for privacy this would block out our natural sunlight, which we require for health and general well-being. Natural light and privacy were pertinent factors we considered when purchasing our condominium and will be taken away if the proposed fourth level and rooftop areas are allowed for development.
2. The street facade of North Point Street will be inconsistent having a fourth level addition to a row of three level condominiums. The neighbourhood is known for its cleanliness, beautiful architecture and consistency.

We appreciate your time to review our concerns in conjunction with the Discretionary Review application put forward.

Regards,


Shankar P Murthy


Nilani Murthy

2328-30 North Point Project

Walker Wells & Ashley Gordon
2300 North Point #305
San Francisco, CA 94123

BLK 918 LOT 2E

February 16th, 2015

Brittany Bendix
Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Ms. Bendix,

I'm writing to express concern on behalf of myself and my girlfriend Ashley Gordon with the proposed project at 2328-2330 North Point St in San Francisco, CA [Block/Lot No.: 0918/ 002E] As current residents of Apt #305 at 2300 North Point St, we can't help but feel that the proposed construction project for this particular unit goes far beyond necessary improvements and borders on frivolous. Having spent the majority of my youth in rural North Carolina, I know that the desire for more space comes naturally. That being said, as the son of a general contractor, I also know first hand the impact that a construction project of this size can have on not only the environment but on the community that immediately surrounds the construction site. The City planning code was "*adopted for the purpose of promotion & to protect the public health, safety, peace, morals, comfort, convenience and general welfare.*" As I thoroughly reviewed the proposed plans for this project, it is evident the aforementioned building plans infringe on all things that the code is in place to protect.

According to the San Francisco Municipal Planning Code Section 101 (c) "*The City Planning code is adopted "To provide adequate light, air, privacy and convenience of access to property, and to secure safety from fire and other dangers;"*" The proposed construction project at 2328/2330 North Point St [Block/Lot No.: 0918/ 002E] clearly violates the policy that is in place to protect those who have chosen to call San Francisco their home. In our studio apartment, our bedroom & main living space contains windows along the entire west wall - the wall directly facing the proposed project. For this reason, the 4th floor master bedroom addition & rooftop deck pose a major privacy issue to our unit. A large portion the east wall of the proposed 4th floor master bedroom will possess windows that will look directly into our home. The project site is a mere building away and with the constant rotation of workers throughout the construction process - our sense of privacy will be entirely violated. Furthermore, should the project proceed as planned, the homeowners will have a direct view through our windows and into our lives - another clear violation of our right to privacy.

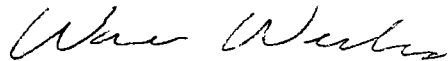
In addition to being a clear infringement on our privacy, the 4th floor master bedroom addition & rooftop deck will also directly encroach on the amount of afternoon light that our unit receives. As mentioned previously - the City Planning code [San Francisco

2328-30 North Point Project

Planning Code Section 101 (c)] is adopted *"To provide adequate light, air, privacy and convenience of access to property"*. With the proposed building height addition at 2328/2330 North Point St [Block/Lot No.: 0918/ 002E] of 9 feet 5 inches - we will lose the majority of the direct afternoon sunlight in our unit. This is sunlight that was deemed necessary for the well being of the resident by the architects of our building when it was constructed many years ago.

As you consider our Discretionary Review application, I ask that you please keep in mind each and every family that resides on this block. Aside from the direct invasion of our safety, privacy, and comfort - there is a clear threat to the character of our block. Just steps from the Palace of Fine Arts, a San Francisco Historical Landmark since 1977, lies the block of North Point St between Broderick St and Baker St [Block 0918]. Our block, whether originally intended or not, provides a glimpse of how life in San Francisco, CA is to thousands of tourists a day. Please help ensure that we will continue to leave a positive impression on San Francisco residents and tourists alike. Thank you so much for your consideration and please don't hesitate to reach out should you have any questions.

Sincerely,



Walker Wells

2328-30 North Point Project

February 12, 2015

To San Francisco Planning Department,

This letter is to state my personal concerns regarding the proposed remodel of the home at located at 2328-2330 North Point Street. We are located directly across the street at 2337 North Point.

As neighbors of the property I would like to state our opposition to the project and how it impacts our quality of life. The proposed project seems only to be concerned with maximizing density to maximize profit. All of this is done with out concern for the architectural integrity of the existing neighborhood.

Being that this project is not for the owner's personal use but as a project for him as a real estate developer for his own financial gain. As such he has no obligation or allegiance to the neighbors, as would a person who was actually invested in a neighborhood with concerns about how his project would effect people he would see on a daily basis.

From a design perspective these is no precedent on this block of North Point to allow for the addition of a fourth story. The original developer of these homes never included this additional level to any of the homes in the Marina of which there are hundreds of examples. This change will impact the entire character of the neighborhood in that currently all the homes on the block have a consistent massing and this will stand out in a very awkward manner. I believe approval of this will diminish the architectural integrity of the neighborhood.

In addition given the proximity to the Palace of Fine Arts, parking on this street is always a challenge. Residents and visitors alike compete for the limited amount of street parking that exists. It appears that this project intends to subtract from the amount of existing parking in lieu of creating more living space.

The projects two year estimate will create even more parking problems for the existing neighbors.

I certainly hope that there can be some sort of compromise on this permit that has been requested. If I may suggest some, I would start with the timeline, I would like to see it shortened up.

Also regarding the density, I would like to see the added story eliminated.

My hope is that the developer will be mindful of this neighborhood and the people who live here. I hope you will consider my comments before going forward with approval of this project.

Sincerely,

Marsha Saunders
2337 North Point Street
BLK 923 Lot 36

2328-30 North Point Project

February 8, 2016

To: Whom it May Concern

From: Ann & Jim Roessler, owners of 2325 North Point St., BLK 923 Lot 38
(Across the street from 2828/2830 North Point)

Re: Notice of Building Permit Application at 2828/2830 North Point

This particular block of North Point Street is the gateway to the Palace of Fine Arts and has had a consistent character since 1929. It was also designated as a Scenic Street in the '60's. The plans as presented for 2828/2830 North Point St. are not compatible with the character and development of the surrounding area...as per Section 272, Article 2.5 of the SF Planning Code. There are no 4 story residences on the street. The proposed 4th floor can be viewed as an aberration from both the front view and side views. I believe if the builder could reduce the addition to a "pop-up" type of structure and set it back substantially to the back of the building and setback the sides from the adjoining buildings with no obtrusive deck in the front and conform to the peaked tiled-roof that a couple of other buildings have, it would satisfy the Planning Code and residents.

Thank you for your time and consideration,

Ann & Jim Roessler

2828-30 North Point Project

To: PLANNING DEPT - Brittany Bendix Feb 15, 2016

I am Jane Proctor and I live at 2322 N. Point St.,
Blk 918, lot 026. I am next to the proposed building
in the lower flat and in the corner (key) lot which
has a small back yard. I am boxed in on one side
by the corner apartment building and, if this plan
is approved, will be boxed in on both sides & unable
to enjoy the afternoon sunlight nor the mid block
The proposed extension in the back, right on the subject
property line with a deck over it, will limit my
privacy & allow the adjoining property to look right
into my bedroom from the deck. And the additional
shade projected by the proposed 4th floor will block
what little afternoon sun I get in the garden.

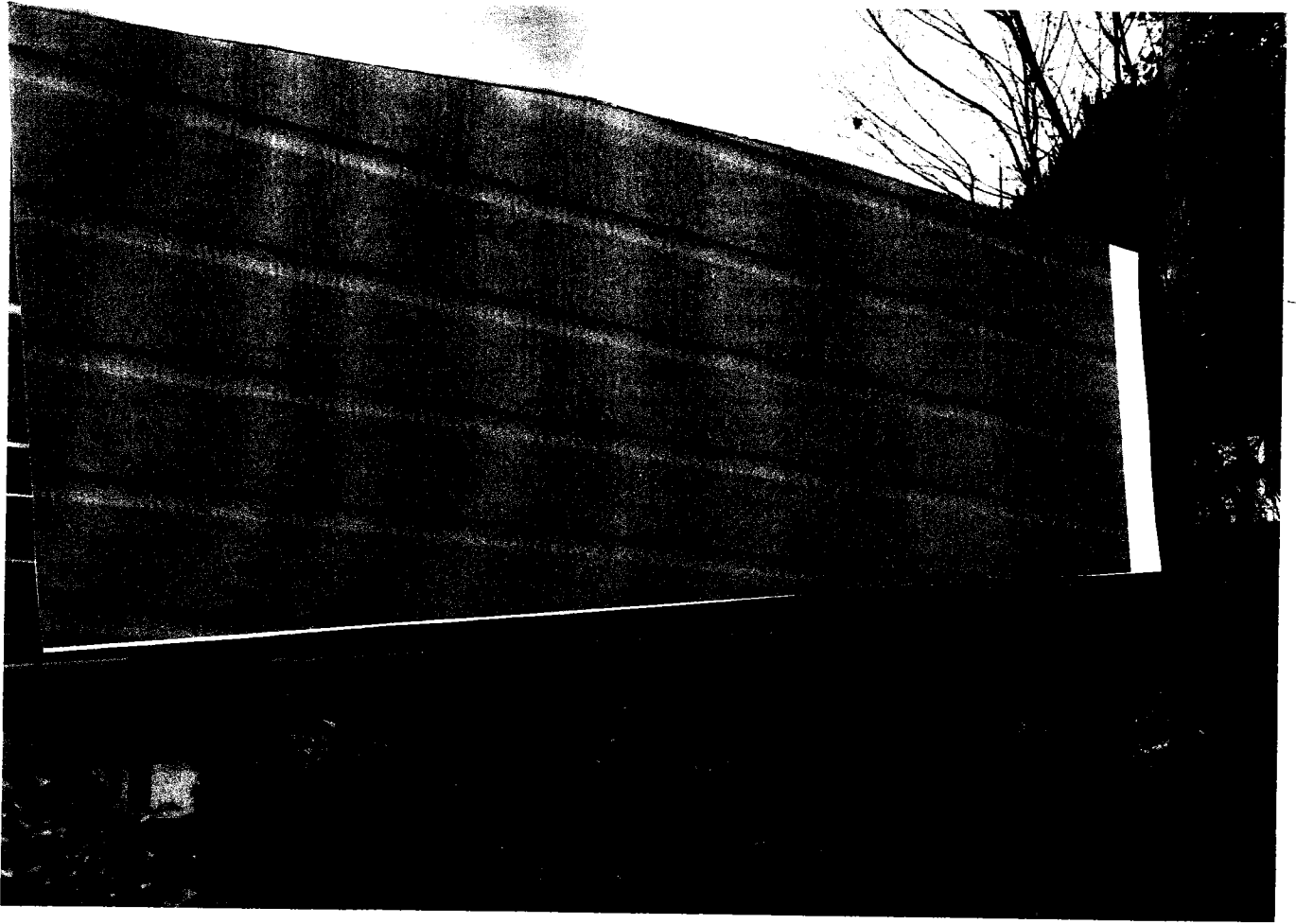
I am over 90 years of age & purchased this
property because of the scenic & constant neigh-
bor character which this building if approved will change
drastically. It just does not fit in with the beautiful tree-
lined street and "entrance" to the Palace of Fine Arts.
In addition the mid-block building will shadow my small
back yard almost completely the year round. There
are no back yard decks currently in the midblock open
area that are on the 1st floor. Everyone has respected
the character of the mid block area.

Sincerely,
Jane Proctor

See attached photo

2322-30 North Point Project

flip up



2328-30 North Point Project

Diana Meistrell

2324 North Point Street, San Francisco, CA 94123

BLK 0918 LOT 027

Date: 2/11/2016

TO: Planning Department

From: Diana Meistrell

RE: 2328/30 North Point Street permit application Opposition

There are a number of concerns with the proposed deconstruction and displacement of 2 families for a uncharacteristic home of 4 stories, roof deck, and installation of 1 family with in-law:

- 1) The particular block of North Point where this building is proposed is one of the loveliest blocks in the Marina with a specific character. It is a gateway to the Palace of Fine Arts and is lined with homes built in the late 20's. None of the 2 family homes are over 3 stories and the facades of the homes compliment each other...tile roofs, Spanish flavor, etc. None have front decks. The proposed bulk and form of the property in question does not take into consideration the neighborhood character, privacy, sunlight or mid-block open area.
- 2) The plan also proposes to extend the back of of the house by 13 feet with a deck right at the property line. This will affect the beautiful open space that the neighbors currently enjoy in the block defined by North Point, Broderick, Bay and Baker Street. My property is one of the "key" lots and the proposal will box-in almost all of our backyard and restrict our access to the mid-block open area.
- 3) The proposed back extension with deck will negatively affect the light, particularly for the adjoining properties. Both of these properties which face North/South currently enjoy the mid-block open area. As it is, the sunlight in our key lot is restricted with the apartment building to the East of us. Being boxed-in further with a structure to the West, our sunlight will be virtually non-existent year round. We currently enjoy our garden extensively for practical and health reasons.
- 4) The additional story and deck (5th floor) on top will also affect the light and privacy of the adjoining properties. With the North/South exposure, skylights on the top floor of the 2 family homes will lose a substantial amount of light either in the early morning or afternoon, as will light wells with the proposed additional 10 ft top story and 42" deck railing.

There are many repercussions with buildings that shade established properties including energy expense, and vegetation, privacy and enjoyment. With the addition in the back, the proposed deck will look down into gardens, block much of the light and be next to bedroom windows in the adjoining properties, greatly affecting privacy. In addition the afternoon light will be obstructed for the key lots, putting them in shade virtually year round.

I have lived here for 25 years and purchased this property because of the character of the street and residences. I do not believe this construction acknowledges the unique neighborhood and the fact that the building faces North/South which affects the sunlight greater than properties facing East/West. I am greatly concerned with the insensitivity to long-term residents and the impact on their lives and pocketbook.

If the San Francisco Residential Design Guidelines are to be considered seriously, this project denies privacy, light, open space and character. Also, evicting 2 families in order to build what is basically a one family home, completely out of character to the neighborhood, seems unjustified.

I believe these issues to be consistent with the exceptional and extraordinary circumstances referred to in the Discretionary Review. I appreciate your consideration.

2328-30 North Point Project *Diana Meistrell*

Theresa DeMattei
2335 North Point Street
San Francisco, Ca. 94123

February 7, 2016

Planning Department
San Francisco, CA.
Re: Permit #2328/2330

I live across the street from the proposed construction. I am in my late 90's and have lived here since 1957. This street has maintained its character for all my years here. After reviewing the Design Guidelines it seems to me this completely denies the guidelines about scale and form. There are no 4 story residences on this street and it will certainly change the neighborhood character if we have a huge box on top...with a 5th floor deck. Also, my privacy will be affected with the 4th floor front deck, another feature that is not compatible with the neighborhood. No one has a front deck on our street. We are considered an "entrance" to the beautiful Palace of Fine Arts and I really think there can be some reasonable modifications so that our street maintains its character and personality.

Yours truly,

Theresa DeMattei

Theresa DeMattei
Block 0923 Lot 036

2328-30 North Point Project

Date: February 17, 2016

To: SF Planning Department
Attn: Brittany Bendix
1650 Mission Street, Suite 400
San Francisco, CA 94103

From: Sean Whiskeman
BLK 0918 LOT 025

Address: 2342 North Point Street, San Francisco, 94123

RE: Opposition to the proposed construction at 2328/2330 North Point

Dear Planning Department,

I live at 2342 North Point Street, one building to the west from 2328/2330 North Point (not immediately adjacent). I have lived here since October of 2006 and strongly believe in my Block's rhythm and character. Upon learning of Mr. Andrew Broughton's ambitious plans for the renovation and expansion of this building, my reaction has been one of great concern for myself, my family and my neighbors. The expansion is the most concerning as I feel it will change the character, scale and rhythm of the Block in a detrimental way as well as have significant impacts to our mid-block open space. Here are my specific concerns:

The proposed expansion, I believe strongly, does not meet four (4) of the six (6) Design Principles outlined in the City's Residential Design Guidelines. More specifically:

- a. *"Ensure that the building's scale is compatible with surrounding buildings"*: With the exception of the corner, multi-unit condo building at North Point and Broderick, all of the neighboring buildings on North Point are 3-stories. The proposed expansion from the front will stick up and stick out quite prominently which will disrupt the rhythm and scale

2328-2330 North Point
Project

of the Block. From the rear yard, the full-width expansion up the existing face of the building will also dramatically disrupt the scale of the neighboring buildings. Furthermore, the full-width extension in to the rear yard feels overpowering further impacting the scale of the buildings and also breaks up the rhythm of the mid-block open space. Your Design Guidelines state specifically that "The key is to design a building that compliments other buildings on the block and does not stand out....". I do not see how the City can make the finding that this expansion meets this criteria.

- b. *"Ensure that the building respects the mid-block open space"*: The mid-block open space we all enjoy is very quiet, peaceful, bright and green. The full-width extension of the first level will reduce the open space and cast shadows on neighboring buildings. Your Design Guidelines specifically say that "An out-of-scale rear yard addition can leave surrounding residents feeling "boxed-in" and cut-off from the mid-block open space". The roof deck is off the kitchen, traditionally the most active space of any home. The sliding pocket doors will ensure that noise, even from the inside of the kitchen space will travel in to the mid-block open space. Any noise in the rear yards become amplified off the surrounding buildings. Important to note that most of the rooms facing the mid-block open space are bedrooms and sun rooms. Amplified noise spilling out on to the deck I feel strongly will be very detrimental to the neighbors sharing the mid-block open space and not "respectful" as indicated in this Design Principle. I do not see how the City can make the finding that this expansion meets this criteria.
- c. *"Maintain light to adjacent properties by providing adequate setbacks"*: There is no scenario where this ambitious expansion will not impact and in some areas significantly impact light to adjacent properties, especially in the rear yard. Both the full-width extension in to the yard plus full-width roof deck and the addition of the 4th level plus the other roof deck will both cast shadows down on to adjacent properties. I do not see how the City can make the finding that this expansion meets this Design Principle.

d. *“Provide architectural features that enhance the neighborhood’s character”*: It feels like little attention was paid to appreciate the historical nature of this building and Block. There is no articulation to the front roofline of the proposed 4th level. The windows added all seem more contemporary where the existing windows are very traditional.

Worth noting too that the front elevation shows a new wood window to be cut in to the existing façade to the west of the garage door. It looks like a standard man door is shown on the proposed ground level plan which conflicts with the elevation shown. Regardless, I am opposed to any modifications here. A window would be easy to break where intruders could easily find their way to the mid-block open space and jeopardize the safety of those neighbors. Unfortunately, we have personally been a victim of an intruder accessing the mid-block open space through a once unsecure neighbor’s access point.

I understand why Mr. Broughton wants to monetize his investment. I also know he has no intention of living here. His extremely bold ambitions will maximize his profits while leaving us long standing neighbors to live with this project that does not fit the scale and rhythm of the neighborhood, restricts light to neighboring properties and impacts the mid-block open space in a detrimental way.

I will speak for myself in saying that I love my Block. I love its character, rhythm and scale. I love the light and peace I enjoy from the mid-block open space. With that I strongly encourage you to deny his application and work with him to come up with a more compatible renovation.

Thank you,



Sean Whiskeman

415-250-5046

2829-2836 North Point Project

Walker Wells & Ashley Gordon
2300 North Point #305
San Francisco, CA 94123

BLK 018 LOT 22

February 16th, 2015

Brittany Bendix
Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Ms. Bendix,

I'm writing to express concern on behalf of myself and my girlfriend Ashley Gordon with the proposed project at 2328-2330 North Point St in San Francisco, CA [Block/Lot No.: 0918/ 002E] As current residents of Apt #305 at 2300 North Point St, we can't help but feel that the proposed construction project for this particular unit goes far beyond necessary improvements and borders on frivolous. Having spent the majority of my youth in rural North Carolina, I know that the desire for more space comes naturally. That being said, as the son of a general contractor, I also know first hand the impact that a construction project of this size can have on not only the environment but on the community that immediately surrounds the construction site. The City planning code was "*adopted for the purpose of promotion & to protect the public health, safety, peace, morals, comfort, convenience and general welfare.*" As I thoroughly reviewed the proposed plans for this project, it is evident the aforementioned building plans infringe on all things that the code is in place to protect.

According to the San Francisco Municipal Planning Code Section 101 (c) "*The City Planning code is adopted "To provide adequate light, air, privacy and convenience of access to property, and to secure safety from fire and other dangers;"*" The proposed construction project at 2328/2330 North Point St [Block/Lot No.: 0918/ 002E] clearly violates the policy that is in place to protect those who have chosen to call San Francisco their home. In our studio apartment, our bedroom & main living space contains windows along the entire west wall - the wall directly facing the proposed project. For this reason, the 4th floor master bedroom addition & rooftop deck pose a major privacy issue to our unit. A large portion the east wall of the proposed 4th floor master bedroom will possess windows that will look directly into our home. The project site is a mere building away and with the constant rotation of workers throughout the construction process - our sense of privacy will be entirely violated. Furthermore, should the project proceed as planned, the homeowners will have a direct view through our windows and into our lives - another clear violation of our right to privacy.

In addition to being a clear infringement on our privacy, the 4th floor master bedroom addition & rooftop deck will also directly encroach on the amount of afternoon light that our unit receives. As mentioned previously - the City Planning code [San Francisco

2328-30 North Point Project

Planning Code Section 101 (c)] is adopted *"To provide adequate light, air, privacy and convenience of access to property"*. With the proposed building height addition at 2328/2330 North Point St [Block/Lot No.: 0918/ 002E] of 9 feet 5 inches - we will lose the majority of the direct afternoon sunlight in our unit. This is sunlight that was deemed necessary for the well being of the resident by the architects of our building when it was constructed many years ago.

As you consider our Discretionary Review application, I ask that you please keep in mind each and every family that resides on this block. Aside from the direct invasion of our safety, privacy, and comfort - there is a clear threat to the character of our block. Just steps from the Palace of Fine Arts, a San Francisco Historical Landmark since 1977, lies the block of North Point St between Broderick St and Baker St [Block 0918]. Our block, whether originally intended or not, provides a glimpse of how life in San Francisco, CA is to thousands of tourists a day. Please help ensure that we will continue to leave a positive impression on San Francisco residents and tourists alike. Thank you so much for your consideration and please don't hesitate to reach out should you have any questions.

Sincerely,



Walker Wells

2328-30 North Point Project

2354 North Point Street
San Francisco, CA 94123
February 12, 2016

Dear Planning Department:

As neighbors, we are concerned about the proposed plans for the 2828/2830 North Point Street construction project. We have lived on the block (on the same side of the street, 4 homes down) for 10 years.

Our concern is that the proposed plans for 2828/2830 North Point Street do not meet several of the San Francisco residential Design Guidelines:

1. **In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings:** The proposed project's design is incompatible with the Marina Style architectural style which is consistently used on our block.
2. **Design the height and depth of the building to be compatible with the existing building scale at the street/design rooflines to be compatible with those found on surrounding buildings:** The height of the proposed building is significantly higher than other homes on the block as it adds a fourth story and fifth floor deck.
3. **Design the building's architectural features to enhance the visual and architectural character of the neighborhood:** The proposed building's architectural features detract from the visual and architectural character of the neighborhood due to its larger size and differing architectural design. This block of North Point has a distinctive character due to its consistent architectural style. This is important because our street is a natural gateway to the Palace of Fine Arts, with a clear view of the Palace from Bay Street. This proposed project will not enhance, but will rather detract, from the character of a San Francisco neighborhood which attracts many tourists and city residents due to our proximity to the Palace of Fine Arts.
4. **Use architectural details to establish and define a building's character and to visually unify a neighborhood:** The proposed building does not include architectural details which complement or unify those of the surrounding buildings. Rather, the building will be seen as distinct from the others on the block.

Thank you for hearing our concerns. Please let us know if you have any questions.

Sincerely,

Marybeth Sharpe

Marybeth Sharpe, on behalf of Amory and Marybeth Sharpe
2354 North Point Street

BLK 918 LOT 2I

2828 - 2830 North Point Project

Mr. Shankar P Murthy & Mrs. Nilani Murthy
2235 Beach Street, Apt 301
San Francisco CA 94123
Block #918 / Lot #15

Planning Department
Attn: Brittany Bendix
1650 Mission Street, Suite 400
S.F., CA 94103

Dear Brittany,

I am writing in regards to the Discretionary Review of Building Permit Application 2828/2830 North Point Street. My husband and I have two major concerns listed below:

1. Direct invasion of privacy from proposed fourth level and rooftop area.
Previously in instances where people have stood on the roof of 2328-2330 North Point they have had a direct line of sight into our bedroom and living room. This is a direct invasion of our privacy. If we were required to close our curtains for privacy this would block out our natural sunlight, which we require for health and general well-being. Natural light and privacy were pertinent factors we considered when purchasing our condominium and will be taken away if the proposed fourth level and rooftop areas are allowed for development.
2. The street facade of North Point Street will be inconsistent having a fourth level addition to a row of three level condominiums. The neighbourhood is known for its cleanliness, beautiful architecture and consistency.

We appreciate your time to review our concerns in conjunction with the Discretionary Review application put forward.

Regards,


Shankar P Murthy


Nilani Murthy

2328-30 North Point Project

APPLICATION FOR Discretionary Review

RECEIVED

FEB 18 2016

CITY & COUNTY OF S.F.
PLANNING & ENVIRONMENT
NEIGHBORHOOD PLANNING

1. Owner/Applicant Information

DR APPLICANT'S NAME:

Diana Meistrell

DR APPLICANT'S ADDRESS:

2324 North Point Street

ZIP CODE:

94123

TELEPHONE:

(415)922-8303

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

Andrew Broughton

ADDRESS:

443 Joost Avenue

ZIP CODE:

94127

TELEPHONE:

(415) 240-8328

CONTACT FOR DR APPLICATION:

Same as Above

ADDRESS:

2324 North Point Street

ZIP CODE:

94123

TELEPHONE:

(415) 922-8303

E-MAIL ADDRESS:

siriusjane@yahoo.com

2. Location and Classification

STREET ADDRESS OF PROJECT:

2328-2330 North Point Street

ZIP CODE:

94123

CROSS STREETS:

Baker and Broderick Streets

ASSESSORS BLOCK/LOT:

0918 /002E

LOT DIMENSIONS:

137.6 x 25

LOT AREA (SQ FT):

3440

ZONING DISTRICT:

RH-3

HEIGHT/BULK DISTRICT:

40X

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building:

Rear Front Height Side Yard

Residential

Present or Previous Use:

Proposed Use: Residential

Building Permit Application No. 2015.02.26.9477

Date Filed: February 26, 2015

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

There were 2 pre-application meetings with the applicant. In the second meeting there were approximately 18 neighbors that met at the Coffee Roastery on Chestnut Street. At that time the builder/applicant stated that because of all the concerns, he couldn't accommodate everyone and that he would go ahead and put the permit request in "as is". He also met previously with adjacent owners. No compromises were offered at this time. After posting the permit application, the applicant, on contact, stated that they would prefer a hearing.

Discretionary Review Request attached responses:

Question #1: What are the reasons for requesting Discretionary Review?

- a. Major affects on sunshine/light/warmth conflicts with Residential Design Guidelines, Section: III, Site Design, Rear Yard Light & Privacy. Planning Code Section 101. Light well area reduced, skylights of adjoining properties shadowed with added 4th floor & deck. Block roof form restricts light to neighboring properties.
- b. Substantial impact on the mid-block open space of block 0918. Residential Guidelines, Section III and Section IV, p.25-26. "An out-of-scale rear yard addition can leave surrounding residents feeling "boxed-in" and cut-off from the mid-block open space."
- c. Not in keeping with the Building Scale and Form per Section IV of the Residential Design Guidelines and the illustration as shown on pages 23-25. Roof form not consistent with neighborhood, p.30 of Residential Guidelines.
- d. Compromised privacy with no set-backs from the neighbors' adjacent yards...as well as the proposed 4th floor front deck and 5th floor top deck. Section III, Site Design; Planning Code Section 101. Also Special Building Locations - extension blocks rear yards of key lots on corner. p21 Design Guidelines.
- e. Public view from Palace of Fine Arts will be compromised: Scenic Street designation The Urban Design Element identifies streets that are important for their quality of views (page 1.5.16) and identifies outstanding and unique areas that contribute to San Francisco's visual form and character (page 1.5.25).

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

See 13 attached opposing letters from affected neighbors

Question #3. What alternatives would reduce the adverse affects noted above in #1.

- a. Allow the builder to make a single family home with no added 4th floor and no extension in the rear. This would solve all major issues of light/privacy/mid-block and scale and form.
- b. Eliminate or substantially decrease the extension in the mid-block area to 5ft and set back 5 feet from neighbors side yards with no deck (dedeas as "no deck".)
- c. Substantially decrease the 4th floor addition to a pop-up or penthouse and set it back from the street at least 25 feet from the street and 5 ft from the neighbors' roof top property lines. Roof should be in keeping with the scale and form of the neighborhood - peaked and tiled. No front deck on the 4th floor. Set back the mid-block extension to 5 ft from neighbors' side yards at least 5 feet. Remove front deck from 4th floor addition.

Re: 2328/30 NORTH POINT ST.

Application For
Discretionary Review
Attachment 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: *Diana L. Meistrell*

Date: 2/17/16

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

Diana Meistrell
Owner / Authorized Agent (circle one)

CASE NUMBER:
For Staff Use only

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	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Convenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
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)	<input type="checkbox"/>

NOTES:

Required Material.

Optional Material.

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

[Handwritten Signature]

RECEIVED

FEB 17 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

For Department Use Only

Application received by Planning Department:

By: *[Signature]* M. Gomez

Date: _____

**Refer to Section and Section IV, p25-26 of the Residential Design Guidelines
Neighboring yard at 2322/24 North Point Street - Key Lot will be boxed in - major
impact on light, mid-block open area and privacy.**



Photo
taken from
2322/24
GARDEN

Yellow tape is the demarcation of the 13 ft proposed back extension with deck. The key lot will have virtually no access to the mid block. Afternoon sun will be limited and proposed construction at the property line with the deck will impact privacy substantially. Anyone on the deck will be able to peer into the bedroom at 2322.

Re: 2328/30 NORTHPOINT ST
Application for Discretionary Review

Photo 4/4

Not in keeping with Design Principles of building scale with surrounding buildings

Refer to Section 2 and 4 of Residential Design Guidelines



Schematic of proposed construction 2328/30 North Point Street

RE: 2328/30 NORTH POINT ST
APPLICATION FOR DISCRETIONARY REVIEW

DIANA MEISTRELL 2/17/16 1/4



Photo
taken
from
North Point |
Broderick
intersection

Scenic Street between Broderick & Baker - consistent roof lines and height - see page 5 of Residential Design Guidelines & illustration p.23

RE: 2328/30 North Point St

APPLICATION FOR DISCRETIONARY REVIEW

DIANA MEISTRELL 2/17/16 2/4

Light restricted with addition of 4th story & 5th story deck and block roof form - see Residential Design Guidelines Section III, Site Design,



Skylights on neighbors roof to the West

Photo taken from 23122 & 2324 North Point St roof



Skylights on neighbors roof to the East

Photo taken from 2322/24 roof

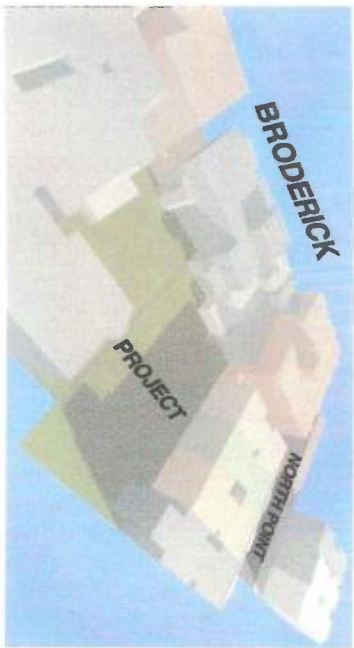
RE: 2328/30 NORTH POINT ST

APPLICATION FOR DISCRETIONARY REVIEW

DIANA MEISTRELL 2/17/16 3/4

RE: 3328/30 Northcott Street

Shade Diagrams



DEC 21 - 1PM - EXISTING



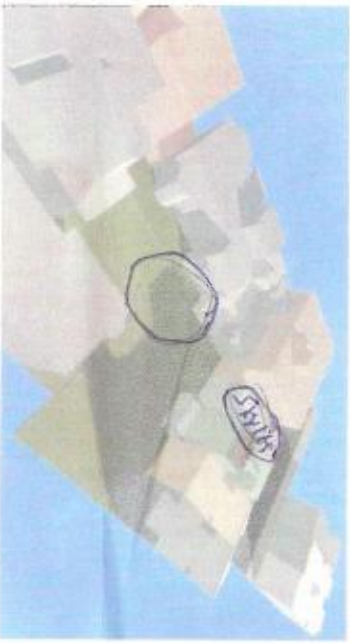
DEC 21 - 2PM - EXISTING



DEC 21 - 3PM - EXISTING



DEC 21 - 1PM - PROPOSED



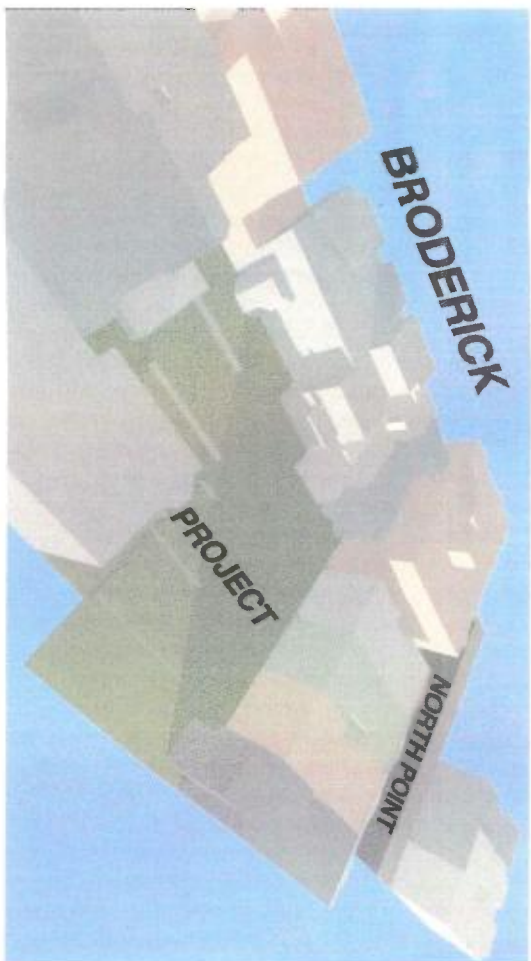
DEC 21 - 2PM - PROPOSED



DEC 21 - 3PM - PROPOSED



Re: 2328130 NORTH POINT ST.
Shade Diagrams



DEC 21 - 4PM - EXISTING



DEC 21 - 4PM - PROPOSED



DEC 21 - 5PM - EXISTING



DEC 21 - 5PM - PROPOSED

Re: 2525/50 North Point - S7



JUNE 21 - 6AM - EXISTING



JUNE 21 - 7AM - EXISTING



JUNE 21 - 8AM - EXISTING



JUNE 21 - 6AM - PROPOSED



JUNE 21 - 7AM - PROPOSED

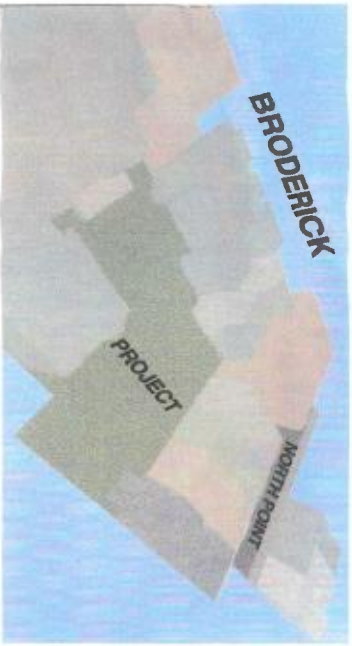


JUNE 21 - 8AM - PROPOSED

North

Shade Diagrams

Re: 2328/30 North Point St
Shade Diagrams



DEC 21 - 7AM - EXISTING



DEC 21 - 7AM - PROPOSED



DEC 21 - 8AM - EXISTING



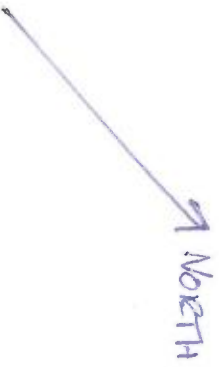
DEC 21 - 8AM - PROPOSED



DEC 21 - 9AM - EXISTING



DEC 21 - 9AM - PROPOSED



BLK 923 LOT 36
Marsha Saunders
2337 North Point Street
San Francisco, CA 94123

BLK 923 Lot 38
Ann & Jim Roessler
2325 North Point Street
San Francisco, CA 94123

BLK 918 LOT 17
Mr. & Mrs. Foy
2235 Beach Street #101
San Francisco, CA 94123

BLK 918 LOT 17
Mr. & Mrs. Blackman
2235 Beach Street #102
San Francisco, CA 94123

BLK 918 Lot 2H
Jake Ehrlich
2350 North Point Street #3
San Francisco, CA 94123

BLK 918 Lot 2C
Walker Wells
2300 North Point Street #305
San Francisco, CA 94123

BLK 918 LOT 17
Mr. Lyman
2235 Beach Street #201
San Francisco, CA 94123

BLK 918 LOT 17
Ms. Reiter
2235 Beach Street #202
San Francisco, CA 94123

BLK 918 LOT 17
Mr. & Mrs. Kramer
2235 Beach Street #303
San Francisco, CA 94123

BLK 918 Lot 1B
Neighbor
3541 Broderick Street
San Francisco, CA 94123

BLK 918 Lot 1A
Neighbor
2225 Beach Street
San Francisco, CA 94123

BLK 918 Lot 18
Neighbor
2221 Beach Street
San Francisco, CA 94123

BLK 918 Lot 19
Neighbor
2223 Beach Street
San Francisco, CA 94123

BLK 918 Lot 11
Neighbor
2227 Beach Street
San Francisco, CA 94123

BLK 918 LOT 17
Mr. & Mrs. Murthy
2235 Beach Street
San Francisco, CA 94123

BLK 918 Lot 027
Diana Meistrell
2324 North Point Street
San Francisco, CA 94123

BLK 918 Lot 026
Jane Proctor
2322 North Point Street
San Francisco, CA 94123

BLK 918 Lot 022
Scott & Patricia Quinn
2334 North Point Street
San Francisco, CA 94123

BLK 918 Lot 2
Naomi & Harris Goodman
3531 Broderick St.
San Francisco, CA 94123

BLK 918 Lot 2J
Debbie Rivard
2362 North Point Street
San Francisco, CA 94123

BLK 918 Lot 2J
Tom Rivard
2362 North Point Street
San Francisco, CA 94123

BLK 918 Lot 2J
Michelle & Carl Zimmerman
2360 North Point Street
San Francisco, CA 94123

BLK 918 Lot 2I
Amory Sharpe
2354 North Point Street
San Francisco, CA 94123

BLK 918 Lot 2I
William Martz
2356 North Point Street
San Francisco, CA 94123

BLK 923 Lot 052
Marquard Anderson
2331 North Point Street
San Francisco, CA 94123

BLK 923 Lot 036
Theresa de Mattei
2335 North Point Street
San Francisco, CA 94123

BLK 918 Lot 25
Sean Whiskeman
2342 North Point Street
San Francisco, CA 94123

BLK 918 Lot 2A
Julian & Janet Standen
3525 Broderick Street
San Francisco, CA 94123

BLK 923 LOT 36
Marsha Saunders
2337 North Point Street
San Francisco, CA 94123

BLK 923 Lot 38
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San Francisco, CA 94123

BLK 918 Lot 18
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BLK 918 Lot 19
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2223 Beach Street
San Francisco, CA 94123

BLK 918 Lot 11
Neighbor
2227 Beach Street
San Francisco, CA 94123

BLK 918 LOT 17
Mr. & Mrs. Murthy
2235 Beach Street
San Francisco, CA 94123

BLK 918 Lot 027
Diana Meistrell
2324 North Point Street
San Francisco, CA 94123

BLK 918 Lot 026
Jane Proctor
2322 North Point Street
San Francisco, CA 94123

BLK 918 Lot 022
Scott & Patricia Quinn
2334 North Point Street
San Francisco, CA 94123

BLK 918 Lot 2
Naomi & Harris Goodman
3531 Broderick St.
San Francisco, CA 94123

BLK 918 Lot 2J
Debbie Rivard
2362 North Point Street
San Francisco, CA 94123

BLK 918 Lot 2J
Tom Rivard
2362 North Point Street
San Francisco, CA 94123

BLK 918 Lot 2J
Michelle & Carl Zimmerman
2360 North Point Street
San Francisco, CA 94123

BLK 918 Lot 2I
Amory Sharpe
2354 North Point Street
San Francisco, CA 94123

BLK 918 Lot 2I
William Martz
2356 North Point Street
San Francisco, CA 94123

BLK 923 Lot 052
Marquard Anderson
2331 North Point Street
San Francisco, CA 94123

BLK 923 Lot 036
Theresa de Mattei
2335 North Point Street
San Francisco, CA 94123

BLK 918 Lot 25
Sean Whiskeman
2342 North Point Street
San Francisco, CA 94123

BLK 918 Lot 2A
Julian & Janet Standen
3525 Broderick Street
San Francisco, CA 94123

To: PLANNING DEPT - Brittany Bendix Feb 15, 2016

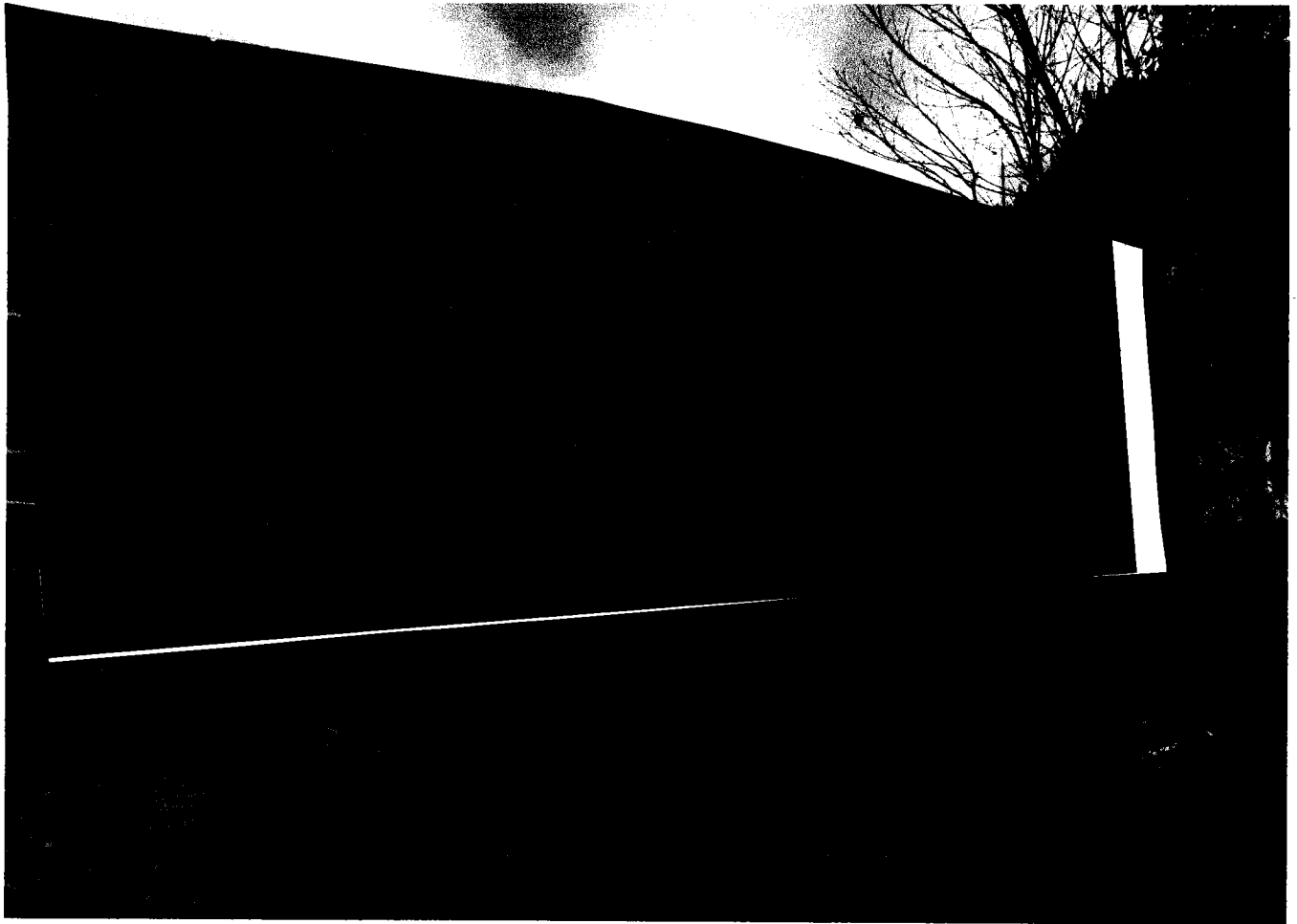
I am Jane Proctor and I live at 2322 N. Point St.,
Blk 918, lot 026. I am next to the proposed building
in the lower flat and in the corner (key) lot which
has a small back yard. I am boxed in on one side
by the corner apartment building and, if this plan
is approved, will be boxed in on both sides & unable
to enjoy the afternoon sunlight nor the mid block
The proposed extension in the back, right on the subject
property line with a deck over it, will limit my
privacy & allow the adjoining property to look right
into my bedroom from the deck. And the additional
shade projected by the proposed 4th floor will block
what little afternoon sun I get in the garden.

I am over 90 years of age & purchased this
property because of the scenic & consistent neigh-
bor character which this building if approved will change
drastically. It just does not fit in with the beautiful tree-
lined street and "entrance" to the Palace of Fine Arts.
In addition the mid-block building will shadow my small
back yard almost completely the year round. There
are no back yard decks currently in the midblock open
area that are on the 1st floor. Everyone has respected
the character of the mid block area.

Sincerely,
Jane Proctor

See attached photo

flip up



Taken from garden of 2322/24 NORTH POINT

Re: 2328/30 North Point ST

LI photo

2354 North Point Street
San Francisco, CA 94123
February 12, 2016

Dear Planning Department:

As neighbors, we are concerned about the proposed plans for the 2828/2830 North Point Street construction project. We have lived on the block (on the same side of the street, 4 homes down) for 10 years.

Our concern is that the proposed plans for 2828/2830 North Point Street do not meet several of the San Francisco residential Design Guidelines:

1. **In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings:** The proposed project's design is incompatible with the Marina Style architectural style which is consistently used on our block.
2. **Design the height and depth of the building to be compatible with the existing building scale at the street/design rooflines to be compatible with those found on surrounding buildings:** The height of the proposed building is significantly higher than other homes on the block as it adds a fourth story and fifth floor deck.
3. **Design the building's architectural features to enhance the visual and architectural character of the neighborhood:** The proposed building's architectural features detract from the visual and architectural character of the neighborhood due to its larger size and differing architectural design. This block of North Point has a distinctive character due to its consistent architectural style. This is important because our street is a natural gateway to the Palace of Fine Arts, with a clear view of the Palace from Bay Street. This proposed project will not enhance, but will rather detract, from the character of a San Francisco neighborhood which attracts many tourists and city residents due to our proximity to the Palace of Fine Arts.
4. **Use architectural details to establish and define a building's character and to visually unify a neighborhood:** The proposed building does not include architectural details which complement or unify those of the surrounding buildings. Rather, the building will be seen as distinct from the others on the block.

Thank you for hearing our concerns. Please let us know if you have any questions.

Sincerely,

Marybeth Sharpe

Marybeth Sharpe, on behalf of Amory and Marybeth Sharpe
2354 North Point Street

BLK 918 LOT 2I

February 13, 2016

Planning Dept
Attn: Brittany Bendix
1650 Mission Street, Suite 400
S.F., CA 94103

Ms Bendix:

The size of the proposed project would change the character of the neighborhood and is too big for the lot space. The size house being proposed would cut down on the air and sunlight of its neighbors and affect the skyline of the area..It could also potentially affect noise level in the area.

Thank you,

Naomi Goodman (home owner)
3531 Broderick St
San Francisco, Ca. 94123

Block 918 Lot 2

JULIAN O. STANDEN
3525 Broderick Street
San Francisco, CA 94123
February 7, 2016

BLK 918., Lot 2A

My wife and I own and reside in 3525 Broderick Street, San Francisco. We can see 2328/2330 North Point from our back yard. We oppose the proposed building modifications to 2328/30 North Point for the following reasons:

1. The project conflicts with the following basic guidelines on p. 5 of the Design Guidelines because the building's scale is not compatible with surrounding buildings and does not respect the mid-block open space.. It also does not maintain light to adjacent properties by providing adequate setbacks. Its architectural features do not enhance, and instead detract from, the neighborhood's character.
2. The proposed fourth floor conflicts with the illustration on p. 23 of the Design Guidelines because it is out of scale with the surrounding buildings.
3. The building now provides a home to two families at a reasonable cost. As modified, it will provide a home to only one family that must be rich enough to afford it. This is not consistent with the goal of providing housing to middle income families.


Julian O. Standen

February 10, 2016

San Francisco Design
Review Board
San Francisco, CA

William Martz
2356 North Point St.
San Francisco, CA 94123
Blk 918 Lot 21

re: Notice of Building Permit Application at 2828/2830 North
Point Street, San Francisco, CA 94123

To: San Francisco Design Review/Blk. Permit Office

As a neighbor of the proposed project at 2828/2830
North Point Street, I am strongly opposed to the attempt
to change the character of our beautiful street. The
scale and form of the proposed project are vastly
out of scale to the 1930's buildings of our
street. No four story buildings should be allowed, or
5th floor roof decks. Privacy is also a concern.
I sincerely hope this application is denied and
our wonderful, historic street is protected.

Thank you.

Please feel free to contact me if need be.

Sincerely,

William Martz

Date: 2/16/16

To: SF Planning Dept

From: BLK 0918 LOT 022


Address: 2334 North Point SF CA 94123

Re: Opposition to proposed construction 2328/2330 North Point

We live directly next door to 2328/2330 and the proposed construction will have a negative impact on privacy, light, air and neighborhood. Privacy - the proposed rear deck has direct line of sight into our bedroom. The rear deck will be close enough that the new owner could hand me a hot dog over the deck railing through my bedroom window. Also the deck is located adjacent to the kitchen and family room - high use area. Light and Air - Currently our backyard gets enough light to support the over 30 rosebushes growing there. The added 4th floor plus 5th floor deck and the 6 foot privacy fence will block that light.

Additionally our kitchen and dining room have windows directly facing east onto 2328 and a full 4th floor addition plus 5th floor deck will block the direct sunlight into our kitchen, and diminish the indirect light. We will then only have rear and front windows that receive direct light. Our street North Point between Broderick and Baker has a relaxed, children playing, quiet atmosphere; the backyards all communicate with low partial see thru fencing creating a unique open air garden like feel; the street has a uniformly 3 story construction - the extent of this project will have a negative impact on all of that unique neighborhood atmosphere.

Patricia and Scott Quinn

Handwritten signatures of Patricia and Scott Quinn. The signature for Patricia is on the left and for Scott is on the right.

Mr. Shankar P Murthy & Mrs. Nilani Murthy
2235 Beach Street, Apt 301
San Francisco CA 94123

Block #918 / Lot #15

Planning Department
Attn: Brittany Bendix
1650 Mission Street, Suite 400
S.F., CA 94103

Dear Brittany,

I am writing in regards to the Discretionary Review of Building Permit Application 2828/2830 North Point Street. My husband and I have two major concerns listed below:

1. Direct invasion of privacy from proposed fourth level and rooftop area.
Previously in instances where people have stood on the roof of 2328-2330 North Point they have had a direct line of sight into our bedroom and living room. This is a direct invasion of our privacy. If we were required to close our curtains for privacy this would block out our natural sunlight, which we require for health and general well-being. Natural light and privacy were pertinent factors we considered when purchasing our condominium and will be taken away if the proposed fourth level and rooftop areas are allowed for development.
2. The street facade of North Point Street will be inconsistent having a fourth level addition to a row of three level condominiums. The neighbourhood is known for its cleanliness, beautiful architecture and consistency.

We appreciate your time to review our concerns in conjunction with the Discretionary Review application put forward.

Regards,


Shankar P Murthy


Nilani Murthy

Walker Wells & Ashley Gordon
2300 North Point #305
San Francisco, CA 94123

BLK 918 LOT 2C

February 16th, 2015

Brittany Bendix
Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Ms. Bendix,

I'm writing to express concern on behalf of myself and my girlfriend Ashley Gordon with the proposed project at 2328-2330 North Point St in San Francisco, CA [Block/Lot No.: 0918/ 002E] As current residents of Apt #305 at 2300 North Point St, we can't help but feel that the proposed construction project for this particular unit goes far beyond necessary improvements and borders on frivolous. Having spent the majority of my youth in rural North Carolina, I know that the desire for more space comes naturally. That being said, as the son of a general contractor, I also know first hand the impact that a construction project of this size can have on not only the environment but on the community that immediately surrounds the construction site. The City planning code was "*adopted for the purpose of promotion & to protect the public health, safety, peace, morals, comfort, convenience and general welfare.*" As I thoroughly reviewed the proposed plans for this project, it is evident the aforementioned building plans infringe on all things that the code is in place to protect.

According to the San Francisco Municipal Planning Code Section 101 (c) "*The City Planning code is adopted "To provide adequate light, air, privacy and convenience of access to property, and to secure safety from fire and other dangers;"*" The proposed construction project at 2328/2330 North Point St [Block/Lot No.: 0918/ 002E] clearly violates the policy that is in place to protect those who have chosen to call San Francisco their home. In our studio apartment, our bedroom & main living space contains windows along the entire west wall - the wall directly facing the proposed project. For this reason, the 4th floor master bedroom addition & rooftop deck pose a major privacy issue to our unit. A large portion the east wall of the proposed 4th floor master bedroom will possess windows that will look directly into our home. The project site is a mere building away and with the constant rotation of workers throughout the construction process - our sense of privacy will be entirely violated. Furthermore, should the project proceed as planned, the homeowners will have a direct view through our windows and into our lives - another clear violation of our right to privacy.

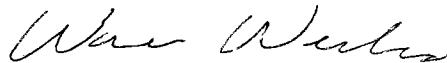
In addition to being a clear infringement on our privacy, the 4th floor master bedroom addition & rooftop deck will also directly encroach on the amount of afternoon light that our unit receives. As mentioned previously - the City Planning code [San Francisco

Blk 918 LOT 2C

Planning Code Section 101 (c)] is adopted *"To provide adequate light, air, privacy and convenience of access to property"*. With the proposed building height addition at 2328/2330 North Point St [Block/Lot No.: 0918/ 002E] of 9 feet 5 inches - we will lose the majority of the direct afternoon sunlight in our unit. This is sunlight that was deemed necessary for the well being of the resident by the architects of our building when it was constructed many years ago.

As you consider our Discretionary Review application, I ask that you please keep in mind each and every family that resides on this block. Aside from the direct invasion of our safety, privacy, and comfort - there is a clear threat to the character of our block. Just steps from the Palace of Fine Arts, a San Francisco Historical Landmark since 1977, lies the block of North Point St between Broderick St and Baker St [Block 0918]. Our block, whether originally intended or not, provides a glimpse of how life in San Francisco, CA is to thousands of tourists a day. Please help ensure that we will continue to leave a positive impression on San Francisco residents and tourists alike. Thank you so much for your consideration and please don't hesitate to reach out should you have any questions.

Sincerely,



Walker Wells

Diana Meistrell

2324 North Point Street, San Francisco, CA 94123

BLK 0918 LOT 027

Date: 2/11/2016

TO: Planning Department

From: Diana Meistrell

RE: 2328/30 North Point Street permit application Opposition

There are a number of concerns with the proposed deconstruction and displacement of 2 families for a uncharacteristic home of 4 stories, roof deck, and installation of 1 family with in-law:

- 1) The particular block of North Point where this building is proposed is one of the loveliest blocks in the Marina with a specific character. It is a gateway to the Palace of Fine Arts and is lined with homes built in the late 20's. None of the 2 family homes are over 3 stories and the facades of the homes compliment each other...tile roofs, Spanish flavor, etc. None have front decks. The proposed bulk and form of the property in question does not take into consideration the neighborhood character, privacy, sunlight or mid-block open area.
- 2) The plan also proposes to extend the back of of the house by 13 feet with a deck right at the property line. This will affect the beautiful open space that the neighbors currently enjoy in the block defined by North Point, Broderick, Bay and Baker Street. My property is one of the "key" lots and the proposal will box-in almost all of our backyard and restrict our access to the mid-block open area.
- 3) The proposed back extension with deck will negatively affect the light, particularly for the adjoining properties. Both of these properties which face North/South currently enjoy the mid-block open area. As it is, the sunlight in our key lot is restricted with the apartment building to the East of us. Being boxed-in further with a structure to the West, our sunlight will be virtually non-existent year round. We currently enjoy our garden extensively for practical and health reasons.
- 4) The additional story and deck (5th floor) on top will also affect the light and privacy of the adjoining properties. With the North/South exposure, skylights on the top floor of the 2 family homes will lose a substantial amount of light either in the early morning or afternoon, as will light wells with the proposed additional 10 ft top story and 42" deck railing.

There are many repercussions with buildings that shade established properties including energy expense, and vegetation, privacy and enjoyment. With the addition in the back, the proposed deck will look down into gardens, block much of the light and be next to bedroom windows in the adjoining properties, greatly affecting privacy. In addition the afternoon light will be obstructed for the key lots, putting them in shade virtually year round.

I have lived here for 25 years and purchased this property because of the character of the street and residences. I do not believe this construction acknowledges the unique neighborhood and the fact that the building faces North/South which affects the sunlight greater than properties facing East/West. I am greatly concerned with the insensitivity to long-term residents and the impact on their lives and pocketbook.

If the San Francisco Residential Design Guidelines are to be considered seriously, this project denies privacy, light, open space and character. Also, evicting 2 families in order to build what is basically a one family home, completely out of character to the neighborhood, seems unjustified.

I believe these issues to be consistent with the exceptional and extraordinary circumstances referred to in the Discretionary Review. I appreciate your consideration.



Theresa DeMattei
2335 North Point Street
San Francisco, Ca. 94123

February 7, 2016

Planning Department
San Francisco, CA.
Re: Permit #2328/2330

I live across the street from the proposed construction. I am in my late 90's and have lived here since 1957. This street has maintained its character for all my years here. After reviewing the Design Guidelines it seems to me this completely denies the guidelines about scale and form. There are no 4 story residences on this street and it will certainly change the neighborhood character if we have a huge box on top...with a 5th floor deck. Also, my privacy will be affected with the 4th floor front deck, another feature that is not compatible with the neighborhood. No one has a front deck on our street. We are considered an "entrance" to the beautiful Palace of Fine Arts and I really think there can be some reasonable modifications so that our street maintains its character and personality.

Yours truly,

Theresa DeMattei

Theresa DeMattei

Block 0923 Lot 036

Date: February 17, 2016

To: SF Planning Department
Attn: Brittany Bendix
1650 Mission Street, Suite 400
San Francisco, CA 94103

From: Sean Whiskeman
BLK 0918 LOT 025

Address: 2342 North Point Street, San Francisco, 94123

RE: Opposition to the proposed construction at 2328/2330 North Point

Dear Planning Department,

I live at 2342 North Point Street, one building to the west from 2328/2330 North Point (not immediately adjacent). I have lived here since October of 2006 and strongly believe in my Block's rhythm and character. Upon learning of Mr. Andrew Broughton's ambitious plans for the renovation and expansion of this building, my reaction has been one of great concern for myself, my family and my neighbors. The expansion is the most concerning as I feel it will change the character, scale and rhythm of the Block in a detrimental way as well as have significant impacts to our mid-block open space. Here are my specific concerns:

The proposed expansion, I believe strongly, does not meet four (4) of the six (6) Design Principles outlined in the City's Residential Design Guidelines. More specifically:

- a. *"Ensure that the building's scale is compatible with surrounding buildings"*: With the exception of the corner, multi-unit condo building at North Point and Broderick, all of the neighboring buildings on North Point are 3-stories. The proposed expansion from the front will stick up and stick out quite prominently which will disrupt the rhythm and scale

of the Block. From the rear yard, the full-width expansion up the existing face of the building will also dramatically disrupt the scale of the neighboring buildings. Furthermore, the full-width extension in to the rear yard feels overpowering further impacting the scale of the buildings and also breaks up the rhythm of the mid-block open space. Your Design Guidelines state specifically that “The key is to design a building that compliments other buildings on the block and does not stand out....”. I do not see how the City can make the finding that this expansion meets this criteria.

- b. *“Ensure that the building respects the mid-block open space”*: The mid-block open space we all enjoy is very quiet, peaceful, bright and green. The full-width extension of the first level will reduce the open space and cast shadows on neighboring buildings. Your Design Guidelines specifically say that “An out-of-scale rear yard addition can leave surrounding residents feeling “boxed-in” and cut-off from the mid-block open space”. The roof deck is off the kitchen, traditionally the most active space of any home. The sliding pocket doors will ensure that noise, even from the inside of the kitchen space will travel in to the mid-block open space. Any noise in the rear yards become amplified off the surrounding buildings. Important to note that most of the rooms facing the mid-block open space are bedrooms and sun rooms. Amplified noise spilling out on to the deck I feel strongly will be very detrimental to the neighbors sharing the mid-block open space and not “respectful” as indicated in this Design Principle. I do not see how the City can make the finding that this expansion meets this criteria.
- c. *“Maintain light to adjacent properties by providing adequate setbacks”*: There is no scenario where this ambitious expansion will not impact and in some areas significantly impact light to adjacent properties, especially in the rear yard. Both the full-width extension in to the yard plus full-width roof deck and the addition of the 4th level plus the other roof deck will both cast shadows down on to adjacent properties. I do not see how the City can make the finding that this expansion meets this Design Principle.

d. *"Provide architectural features that enhance the neighborhood's character"*: It feels like little attention was paid to appreciate the historical nature of this building and Block. There is no articulation to the front roofline of the proposed 4th level. The windows added all seem more contemporary where the existing windows are very traditional.

Worth noting too that the front elevation shows a new wood window to be cut in to the existing façade to the west of the garage door. It looks like a standard man door is shown on the proposed ground level plan which conflicts with the elevation shown. Regardless, I am opposed to any modifications here. A window would be easy to break where intruders could easily find their way to the mid-block open space and jeopardize the safety of those neighbors. Unfortunately, we have personally been a victim of an intruder accessing the mid-block open space through a once unsecure neighbor's access point.

I understand why Mr. Broughton wants to monetize his investment. I also know he has no intention of living here. His extremely bold ambitions will maximize his profits while leaving us long standing neighbors to live with this project that does not fit the scale and rhythm of the neighborhood, restricts light to neighboring properties and impacts the mid-block open space in a detrimental way.

I will speak for myself in saying that I love my Block. I love its character, rhythm and scale. I love the light and peace I enjoy from the mid-block open space. With that I strongly encourage you to deny his application and work with him to come up with a more compatible renovation.

Thank you,



Sean Whiskeman

415-250-5046

Sarah and Marquard Anderson
2331 North Point Street
San Francisco, CA 94123

February 17, 2016

SF Planning Commission
Re: 2328 - 2330 North Point Street

Dear SF Planning Commission,

We live at 2331 North Point Street, directly across the street from the proposed project at 2328 - 2330 North Point Street. We are writing to express our two primary concerns with the proposed construction plan.

First, the plan to add a fourth floor plus fifth floor roof deck would directly impact the light coming into the front living room of our home. Light is essential, and the addition would absolutely cast a darker shadow. In fact, once the large tree was removed from the front of the residence across the street, our living room immediately benefitted from increased light. No one wants to live in a dark shadow.

Secondly, our view would be impacted by a design element - essentially a box for a fourth floor - that is out of character for the entire row of houses across the street. The symmetry and scale among the homes on the opposite side of the street would not be uniform and our view would be compromised. We view this to be a negative to not only us, but the overall character of North Point Street and the Marina District.

We don't oppose the roof deck, but the fourth floor reaches too far and negatively impacts our home, along with the character and visual elements of North Point Street.

Many thanks for your consideration,

Sarah and Marquard Anderson
415-828-1615 / 415-713-1014
sandersonsf@gmail.com / marquardanderson@gmail.com

BLK 923 LOT 052

February 12, 2015

To San Francisco Planning Department,

This letter is to state my personal concerns regarding the proposed remodel of the home at located at 2328-2330 North Point Street. We are located directly across the street at 2337 North Point.

As neighbors of the property I would like to state our opposition to the project and how it impacts our quality of life. The proposed project seems only to be concerned with maximizing density to maximize profit. All of this is done with out concern for the architectural integrity of the existing neighborhood.

Being that this project is not for the owner's personal use but as a project for him as a real estate developer for his own financial gain. As such he has no obligation or allegiance to the neighbors, as would a person who was actually invested in a neighborhood with concerns about how his project would effect people he would see on a daily basis.

From a design perspective these is no precedent on this block of North Point to allow for the addition of a fourth story. The original developer of these homes never included this additional level to any of the homes in the Marina of which there are hundreds of examples. This change will impact the entire character of the neighborhood in that currently all the homes on the block have a consistent massing and this will stand out in a very awkward manner. I believe approval of this will diminish the architectural integrity of the neighborhood.

In addition given the proximity to the Palace of Fine Arts, parking on this street is always a challenge. Residents and visitors alike compete for the limited amount of street parking that exists. It appears that this project intends to subtract from the amount of existing parking in lieu of creating more living space.

The projects two year estimate will create even more parking problems for the existing neighbors.

I certainly hope that there can be some sort of compromise on this permit that has been requested. If I may suggest some, I would start with the timeline, I would like to see it shortened up.

Also regarding the density, I would like to see the added story eliminated.

My hope is that the developer will be mindful of this neighborhood and the people who live here. I hope you will consider my comments before going forward with approval of this project.

Sincerely,

Marsha Saunders
2337 North Point Street
BLK 923 Lot 36

February 8, 2016

To: Whom it May Concern

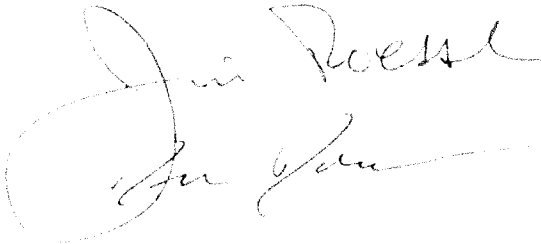
From: Ann & Jim Roessler, owners of 2325 North Point St., BLK 923 Lot 38
(Across the street from 2828/2830 North Point)

Re: Notice of Building Permit Application at 2828/2830 North Point

This particular block of North Point Street is the gateway to the Palace of Fine Arts and has had a consistent character since 1929. It was also designated as a Scenic Street in the '60's. The plans as presented for 2828/2830 North Point St. are not compatible with the character and development of the surrounding area...as per Section 272, Article 2.5 of the SF Planning Code. There are no 4 story residences on the street. The proposed 4th floor can be viewed as an aberration from both the front view and side views. I believe if the builder could reduce the addition to a "pop-up" type of structure and set it back substantially to the back of the building and setback the sides from the adjoining buildings with no obtrusive deck in the front and conform to the peaked tiled-roof that a couple of other buildings have, it would satisfy the Planning Code and residents.

Thank you for your time and consideration,

Ann & Jim Roessler

Handwritten signatures of Ann and Jim Roessler. The signature for Jim is written above the signature for Ann. Both are in cursive.

REUBEN, JUNIUS & ROSE, LLP

May 27, 2016

President Rodney Fong
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: 2328-2330 North Point Street
Brief in Support of Project Sponsor
Planning Department Case No. 2015-002761DRP
Abbreviated Discretionary Review
Hearing Date: June 9, 2016
Our File No.: 8779.01**

Dear President Fong and Commissioners:

We are working with North Point & Baker Partners, L.P., owner (the "Property Owner") of the property located at 2328-2330 North Point Street (Assessor's Block 0918, Lot 002E; the "Property"). The Property Owner has proposed an understated and modest expansion of the existing two-unit residential building at the Property that preserves the two units, but will transform these aged and poorly-functioning units into attractive spaces with updated interior programming to meet the needs of today's residential demand (the "Project"). The Project maintains the existing façade. Project plans are attached as EXHIBIT A and Property and neighborhood photos are attached as EXHIBIT B.

As set forth in greater detail below, we submit that the concerns raised by the Discretionary Review ("DR") requestors are unfounded. The Project fully complies with the Planning Code and the Residential Design Guidelines, qualifies for Abbreviated Discretionary Review (meaning that under pending Discretionary Review reforms, this case would not be presented to the Planning Commission), and is supported by Planning Department Staff. The Project will enhance neighborhood character and the DR request does not establish exceptional or extraordinary circumstances that are necessary to justify the Planning Commission's use of its special discretionary review powers. As such, we urge the Planning Commission to approve this worthy Project as proposed.

I. PROJECT DESCRIPTION

The Property is located on the north side of North Point Street, between Broderick Street and Baker Street, in the Marina neighborhood.

The Project consists of the following:

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevin
Jay F. Drake | Lindsay M. Petrone | Sheryl Reuben¹ | Tuija I. Catalano | Thomas Tunny
David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Stephanie L. Haughey
Chloe V. Angelis | Louis J. Sarmiento | Jared Eigerman^{2,3} | John McInerney III²

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

www.reubenlaw.com

- A full interior remodel of the two existing units;
- A one-story ground floor addition at the rear extending 13'-2" to the 45% required rear yard setback with a deck above;
- A new fourth floor set back 15 feet from the front facade, which is itself set back 6 feet from the front property line per the legislated setback;
- A roof deck accessed by an exterior stair with no penthouse;
- Unit 1 will be located on the ground floor, and reduced in size from 1,347 sq. ft. to 1,080 sq. ft.; and
- Unit 2 will be located on the upper three floors, with a floor area of 3,851 sq. ft.

II. CONCESSIONS MADE TO DR REQUESTERS

The Project Sponsor met with and proposed Project changes to address the concerns of both DR Requesters. As to Diana Meistrel, the adjacent neighbor to the east at 2322-2324 North Point, the Project Sponsor offered to set back the rear addition away from the shared lot line, and to reduce the depth of the rear addition. This offer was rejected.

As to Patricia and Scott Quinn, the adjacent neighbor to the west at 2334-2336 North Point, the Project Sponsor offered to make changes to the Project, but these changes were rejected as well.

III. THE STANDARD FOR DISCRETIONARY REVIEW HAS NOT BEEN MET

Discretionary Review is a “special power of the Commission, outside of the normal building permit approval process. It is intended to be used only when there are exceptional and extraordinary circumstances associated with the proposed project.”¹ The Discretionary Review authority is based on Section 26(a) of the San Francisco Business & Tax Regulations Code and, moreover, pursuant to the City Attorney’s advice, it is a “sensitive discretion ... which must be exercised with the utmost restraint”. Exceptional or extraordinary circumstances have been defined as complex topography, irregular lot configuration, unusual context, or other circumstances not addressed in the design standards.

¹ Planning Department publication for the Application Packet for Discretionary Review.

Discretionary Review is not proper in this case because there are no exceptional or extraordinary circumstances present – there is no complex topography (in fact, the topography lessens the impact of the Project), no irregular lot configuration, nor an unusual context.

The DR requesters raise the following concerns, none of which meets the standard for Discretionary Review, as described below.

A. Scale of rear addition and potential mid-block open space impacts.

The Project includes a single-story rear addition, where four stories are allowed, that extends only to the 45% required rear yard setback and does not take advantage of the additional 12 feet and two stories allowed by the Planning Code. Moreover, the existing mid-block open space is larger than usual as the Property and the lots behind it are 37'-6" longer than the standard 100' lot, providing a significant amount of mid-block open space. As such, the Planning Code-protected mid-block open space is unaffected by the Project.

B. Potential privacy and light impacts.

The Project's privacy and light impacts will be minimal. The Project increases the length of the existing lightwell on the east side by 6 inches, and improves the existing privacy by using obscure glass for the windows.

On the west side, the lightwell is large at 4'-7" deep and nearly 19 feet long. The neighbor's access to light is improved by removing the interior staircase from the Property, and privacy is enhanced by using obscure glass at the windows. The depth of the lightwell is reduced slightly at only the ground floor, by 3 feet, to allow for a slight expansion of the garage.

As stated, the rear addition is very modest in size compared to what is allowed by Code, and no windows are proposed on the sides of the addition to reduce privacy impacts. Any visibility from the deck above the rear addition would be no different from existing visibility from the rear yard.

The new fourth floor is set back 15 feet from the front façade, which is itself set back 6 feet from the front property line due to the legislated setback.

Light impacts are minimal and are as to be expected with the proposed additions. Please see sun study attached as EXHIBIT D.

C. Potential impacts on neighborhood character.

Impacts to neighborhood character are minimal as the existing two residential units are being preserved, and very minimal changes are proposed at the front façade.

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

The new 4th story, as stated, is set back 15 feet from the front façade (which itself is set back 6 feet from the property line per the legislative setback), consistent with the Residential Design Guidelines. No penthouse is proposed for access to the roof deck – access will be provided by an exterior stair.

The proposed 4th floor is in keeping with at least 12 other buildings with 4th floors in the neighborhood (several of which had residents who wrote letters of opposition), as follows:

- 2354-2356 North Point Street (4 buildings west of the Property): 4th-story addition with a roof deck;
- 2364-2366 North Point Street (6 buildings west of the Property): 4th-story addition with a roof deck;
- 2370-2372 North Point Street (7 buildings west of the Property): 4th-story addition with a roof deck;
- 2365 North Point Street (opposite side of North Point): 4th-story addition;
- 2300 North Point Street (2 buildings east of the Property) is a 4-story corner building with a penthouse structure;
- 3529-3531 Broderick Street (around the corner from the Property): 4-story building;
- 3555 Broderick Street is a 4-story corner building with a stair penthouse structure and roof deck;
- 2235 Beach Street (opposite side of the block to the rear): 5th-story addition with a roof deck;
- 2245 Beach Street (opposite side of the block to the rear): 4-story building with a stair penthouse to roof;
- 2249 Beach Street (opposite side of the block to the rear): 4-story building with a stair penthouse to roof;
- 2255-2259 Beach Street (opposite side of the block to the rear): 4-story building;
and

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- 2265 Beach Street (opposite side of the block to the rear): 4-story building.

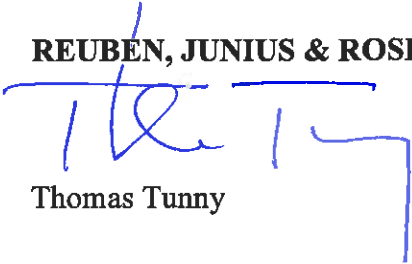
IV. CONCLUSION

The proposed Project is a thoughtful redesign of two existing residential units that will now better serve today's residential needs. The proposed building expansions are modest and sensitively designed to minimize impacts on neighbors. The Project fully complies with the Planning Code and the Residential Design Guidelines, qualifies for an Abbreviated Discretionary Review, and is supported by Planning Department Staff. The DR request does not establish exceptional or extraordinary circumstances that are necessary to justify the Planning Commission's use of its special discretionary review powers.

We urge the Planning Commission to approve the Project as proposed. Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Thomas Tunny

Enclosures

cc: Vice-President Dennis Richards
Commissioner Michael Antonini
Commissioner Rich Hillis
Commissioner Christine Johnson
Commissioner Kathrin Moore
Commissioner Cindy Wu
John Rahaim – Planning Director
Scott Sanchez – Zoning Administrator
Jonas Ionin – Commission Secretary
Brittany Bendix – Project Planner
North Point & Baker Partners, L.P.

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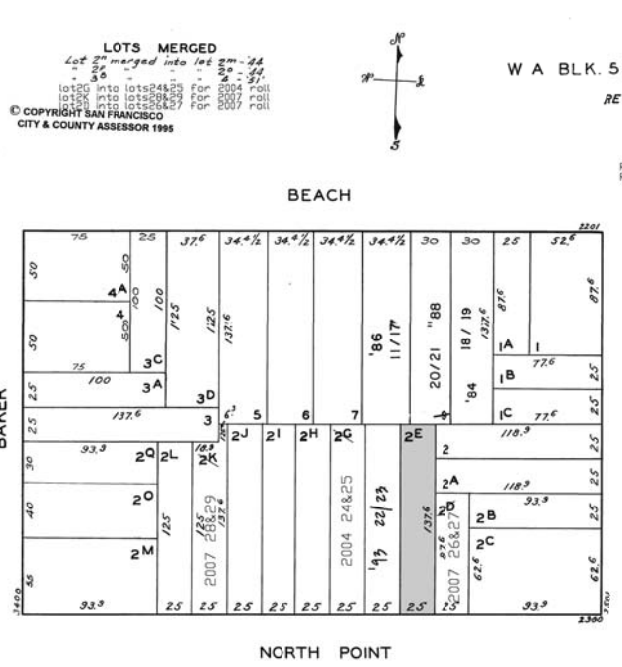
EXHIBIT A

Planning Data - Planning Dept. Use Only			
Entire Envelope	Existing	Addition	Proposed
Ground Level	1463 s.f.	342 s.f.	1805 s.f.
Second Level	1469 s.f.	-3 s.f.	1466 s.f.
Third Level	1469 s.f.	-3 s.f.	1466 s.f.
Fourth Level	0 s.f.	1060 s.f.	1060 s.f.
Total	4401 s.f.	1396 s.f.	5797 s.f.

Includes Garage & Storage areas & decks / areas under decks that have walls / railings taller than 48"

Building Data - Building Dept. Use Only				
Conditioned Space	Existing	Renovated	Addition	Proposed
Ground Level	0 s.f.	0 s.f.	1331 s.f.	1331 s.f.
Second Level	1393 s.f.	1393 s.f.	245 s.f.	1448 s.f.
Third Level	1469 s.f.	1469 s.f.	-3 s.f.	1466 s.f.
Fourth Level	0 s.f.	0 s.f.	1031 s.f.	1031 s.f.
Total	2862 s.f.	2862 s.f.	2604 s.f.	5276 s.f.

Measured to outer face of framed walls at conditioned spaces Does not include Garage & Storage areas



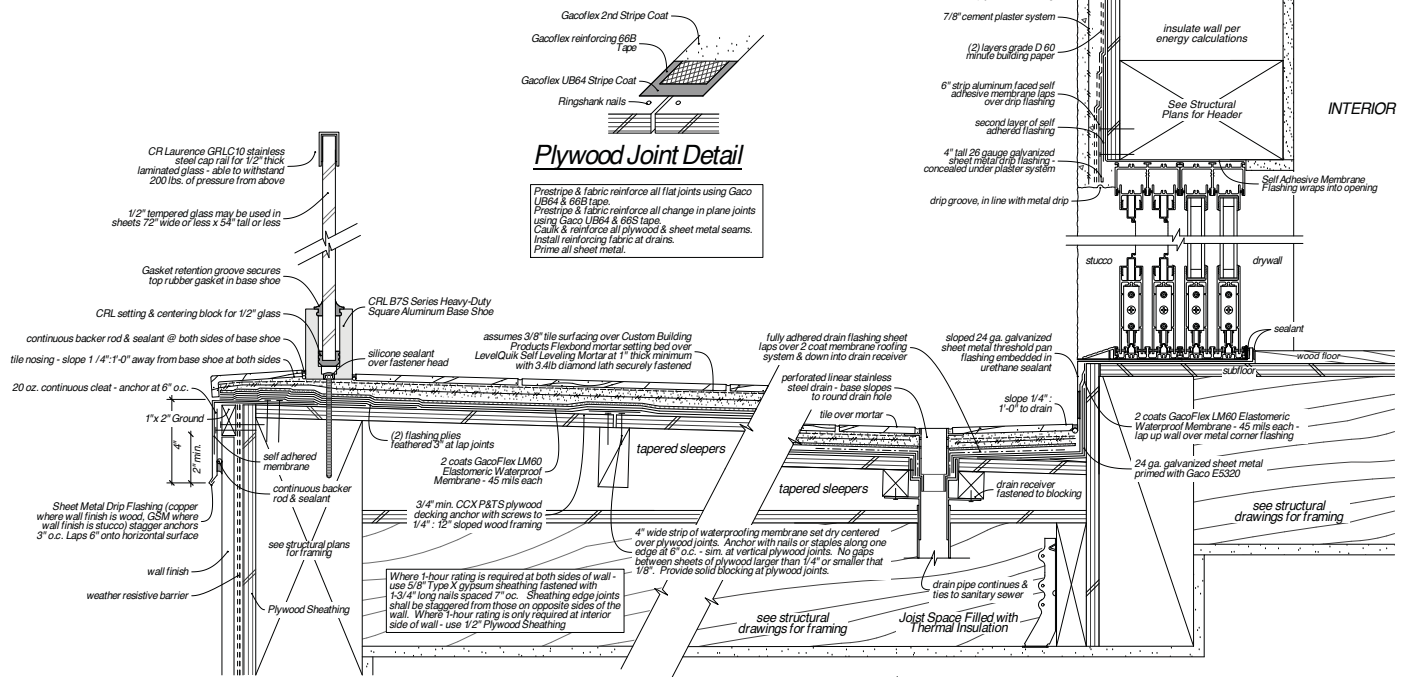
Location Map from Planning Department Files
Not to Scale

Fire-Rated Wall Assembly Notes:
 For new 1-hour walls framed with 2 x 4 lumber - use CBC 720.1(2) 15-1.12^o
 For new 1-hour walls framed with 2 x 4 lumber - use CBC 720.1(2) 15-1.15^o
 For 1-hour ratings at existing blind walls framed with 2 x 4 lumber - use CBC 720.1(2) 16-1.1^o
 For 1-hour ratings at existing blind walls framed with 2 x 4 lumber - use CBC 720.1(2) 16-1.2^o
 For 1-hour ceilings between units use GA600 FC5107 (STC 50 minimum sound rating)
 For 1-hour ceilings between floors within units use CBC 720.1(2) 13-1.4
 For 1-hour ceilings at stairs between units use CBC 720.1(2) 14-1-1
 For 2 hour walls framed with 2 x 4 lumber - use CBC 720.1(2) 14-1.5^{LM}
 For 2 hour walls framed with 2 x 6 lumber - use CBC 720.1(2) 1-1.12^o

Code Notes:
 Gas Appliance vents terminate minimum 24" above vertical surfaces within 10'-0" / 12" minimum above roof. B-vented flues terminate 12" min. above roof penetrations & 12" above vertical surfaces within 8'-0".
 Water Heater & Furnace flues min. 4" from property lines. Environmental Air Ducts terminate min. 3' from Property Line per CMC 504.2 & 3' from building openings per CMC 504.5.
 Provide with backdraft dampers per CMC 504.1
 Water Heater has integral temperature relief - supply pressure relief valve & drain line. First 5'-0" of cold & hot water piping must be insulated except at vent connector (requires 6" clearance). Water Heater must be seismically strapped.
 Drain line to be equal to outlet size & 3/4" or larger copper line. Piping must be strapped and end must point downward.
 Provide 4" Category III approved single wall stainless vent pipe at water heater.
 Duct Runs & Register locations shown for reference. They are flexible.
 Direct Vent Gas Fireplace per CMC 908.0
 Install UL Listed Outdoor Gas Grill per manufacturer instructions & per CMC 921.0
 Gas supply lines must have accessible shut off valve adjacent to gas appliances.
 Spaces containing gas fired mechanical equipment must be vented at 1 square inch per 3000 BTU
 Gas vent terminations per CMC 802.6. Combustion Air per CMC Chapter 7.
 At new Bath Fans - install compatible self-flashing exit caps with flapper dampers & felt seal. Insulate metal exhaust piping at unconditioned spaces with compatible foam insulation.
 Bathroom fan exhaust ducts max. 4" diameter per CBC 716.6.1 (fan locations shown on electrical plans)
 Windows, Doors & Walls to be insulated per Energy Code Calculations. Skylights to be NFRC rated.
 Per CBC 1018.8 - Operable windows with sills higher than 72" above grade to have either 36" sills or constrained open areas of 4". Egress Windows with sills higher than 72" above grade to have either 36" high sills or to have 36" high guardrails at non-swing side & guardrail to have no open area larger than 4".
 Air Retardant wrap must be tested, labeled and installed according to ASTM E1677-95 (2000).
 Install 1/2 gypsum board at Garage side of walls (if plaster is not existing) & 5/8" type 'X' at ceilings common to unit.
 Install 1/2 gypsum board at underside of stairs.
 Maintain 1-hr rating at all newly constructed areas within 5'-0" from property lines (includes railings)
 Laundry Chutes in single family residences do not require fire-ratings per exceptions for single family installations per CBC 708.2 & CBC 708.3
 Ensure 1/4" per 1'-0" slope to drains at replaced roofing / new roof deck.
 Install overflow (secondary) drains within 2 feet of low point of roof.
 Downspouts must connect to sanitary sewer when they serve areas larger than 200 s.f. per SFBC 1503
 All glazed guardrails shall meet CBC 2407.1 & comply with either CPSC 16 CFR 1201 or Class A of ANSI Z97.1

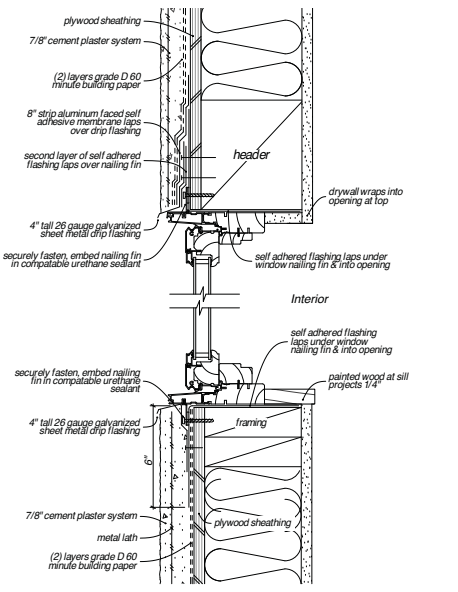
MAHER WAIVER HAS BEEN APPROVED

FIRE SPRINKLERS THROUGHOUT PER NFPA 13R UNDER SEPARATE PERMIT



Roof Deck System at Tile Terrace with Linear Drain
(assumes GacoFlex Elastomeric Waterproof Membrane)
scale: 3" = 1'-0"

Door Sill / Deck Base & Flashing
scale: 3" = 1'-0"



Flashing at Clad Wood Window in Stucco Finished Wall
scale: 3" = 1'-0"

Project Info

Owner: Andrew Broughton Contact Phone: 415-637-7077 Address: 55 Upper North Terrace, Tiburon, CA 94920
 Block 0918 Lot 002E Zoning: RH-3 Existing & Proposed Occupancy: RS / 2 UNITS + U occupancy at Private Garage Existing Building Type: VB Proposed Building Type: VB Year Built: 1929
 Number of Stories Existing: 3 Number of Stories Proposed: 4 + roof deck over 4th Story Lot Size: 25' x 137.5' Height Limit: 40'

Scope of Work - per 2013 CBC, CMC, CEC, CPC, 2013 Energy Codes, SF Building Code & SF Amendments:

REMODEL 2 UNIT BUILDING: REDISTRIBUTE UNITS.
 UNIT 1 = BEHIND GARAGE AT LOWER LEVEL UNIT 2 = 2ND, 3RD & 4TH STORY + ROOF DECK.
 EXISTING UNIT 1 CONDITIONED SPACE = 1347 S.F. PROPOSED UNIT 1 CONDITIONED SPACE = 1080 S.F. (1010 S.F. MINIMUM TO MEET 75% REQUIREMENT)
 PROPOSED UNIT 2 CONDITIONED SPACE = 3851 S.F.
 +/-116 CUBIC YARDS OF EXCAVATION FOR NEW FOOTINGS, TO RAISE CEILING HEIGHTS BEHIND GARAGE & REAR YARD PATIO
 MAHER APPLICATION SUBMITTED TO DEPARTMENT OF HEALTH ON NOVEMBER 26, 2014 - MAHER WAIVER HAS BEEN APPROVED.

NO CHANGE TO CURB CUT.
 (1) EXISTING STREET TREE TO REMAIN.

New insulated windows, doors, building insulation, 2013 Energy Code compliant electrical / lighting throughout.
 Reconfigure / Replace exterior windows & doors as shown on plans & elevations with insulated, double paned, energy efficient Aluminum Clad wood windows & Aluminum sliding doors (rear) per Plans & Elevations.
 New dryvit wall finish at exterior rear / sides / top story. Painted wood siding to remain at unaffected walls that directly abut neighbors. Stucco at front facade to remain.

New 4 story elevator (2 hour fire-rated shaft with 90 minute doors)
 New Hydronic Water / Space Heating system at ground level under entry stair.
 Rear yard / Landscape to include Permeable Pavers, Native Plants with low watering needs

ADDITIONS / SUBTRACTIONS TO ENVELOPE / VISIBLE EXTERIOR WORK:

Addition: Remove Exterior Stair at Western Lightwell & Infill 15.5 s.f. portion of Western Lightwell at back of garage to allow for side x side parking (ground level only).
 Addition: 13'-2" x 25' addition at rear of building (to 45% rear setback line).
 Subtraction: Western Lightwell enlarges slightly at southern end to allow for side x side parking at garage.
 Addition: 4th story above existing top / 3rd story - set back 15' from front building face.
 Excavation: Replace & lower slab at lower level to create higher ceilings at new lower level living spaces. Excavate rear yard in coordination with that scope. Portions of perimeter yard to be retained at height of existing grade to minimize excavation directly against neighboring lots.

GROUND LEVEL / GARAGE / LOWER UNIT / COMMON ENTRY HALL:

Enlarge Garage Door Width. Changes will work with existing curb cut.
 Remove Furnaces, associated ductwork, water heaters & flues & install new Hydronic Heater.
 Create fire-rated separation between garage / entry hall / lower unit / stairwells to units.
 New Intercom / Entry system / Mail Box at front.
 Redistributed Unit (lower level): (1) new Kitchen, (1) new full bathroom, (1) Laundry room, (1) new Dining room, (1) family room, (1) new bedroom, (1) coat closet
 Replaced Entry Stair to 2nd level from front of building.
 Enclose Space 48" Behind Existing Archway at Front Facade & Install new front door behind existing archway at front facade.
 New 4-story Elevator (2-hour fire-rated shaft) with hydraulic equipment at closet under interior stairs.
 Reconfigure partitions / walls / windows per plans.

SECOND LEVEL:

(1) Living room with (1) direct vent gas fireplace & Wine cabinetry, (1) powder room, (1) Kitchen, (1) Family room, (1) Dining room, (1) Roof Terrace over lower story - with glass railings
 New stair to level above (internal to upper unit)

THIRD LEVEL:

Ensure Egress operability of front windows for Bedrooms.
 Complete Reconfiguration of interior, (3) bedrooms, (3) full baths, (1) Study, New stair to level above.

FOURTH LEVEL:

New exterior (fire-rated roof) terrace at front recess over existing building (behind existing parapet / cornice). Install glass 42" tempered glass guardrail behind front parapet. Install glass guardrail on top of eastern & western parapets up to 42". No panel larger than 6' or 24 s.f. per bird ordinance.
 (1) bedroom, (1) full bath, (1) powder room, (1) dressing area, (1) den, (1) new exterior steel stair to roof recessed into building mass (no penthouse) - with ipe treads leading to roof deck on top of fourth story

ROOF / ROOF DECK:

New flues / vents, New roofing
 New MAX 500 s.f. roof deck (fire-rated roof) with glass & solid guardrails, (1) grill area with sink
 (3) skylights mulled together over hall below.

Drawing Index

- A1: Project Info, Scope of Work, Lot Plan, Drawing Index, Demo Calculations
- A2: Existing Site Plan
- A3: Proposed Site Plan
- A4: Existing & Proposed Ground Level Plans
- A5: Existing & Proposed Second Level Plans
- A6: Existing & Proposed Third Level Plans
- A7: Existing Roof & Proposed Fourth Level Plans
- A8: Existing & Proposed Roof
- A9: Existing & Proposed Front & Rear Elevations
- A10: Existing & Proposed Eastern Side Elevation
- A11: Existing & Proposed Western Side Elevation
- A12: Existing & Proposed Section facing East @ Entry Stair
- A12b: Existing & Proposed Section facing East @ Center of Building
- A13: Excavation Calculations
- A14: Line of Sight through North Point Street

KELLY CONDON
 415-240-8328
 kellymcondon@gmail.com

remodel addition for Andrew Broughton
 2328-2330 N. Point san francisco 94123


October 12, 2015

Project Info, Location Map, Scope, Index

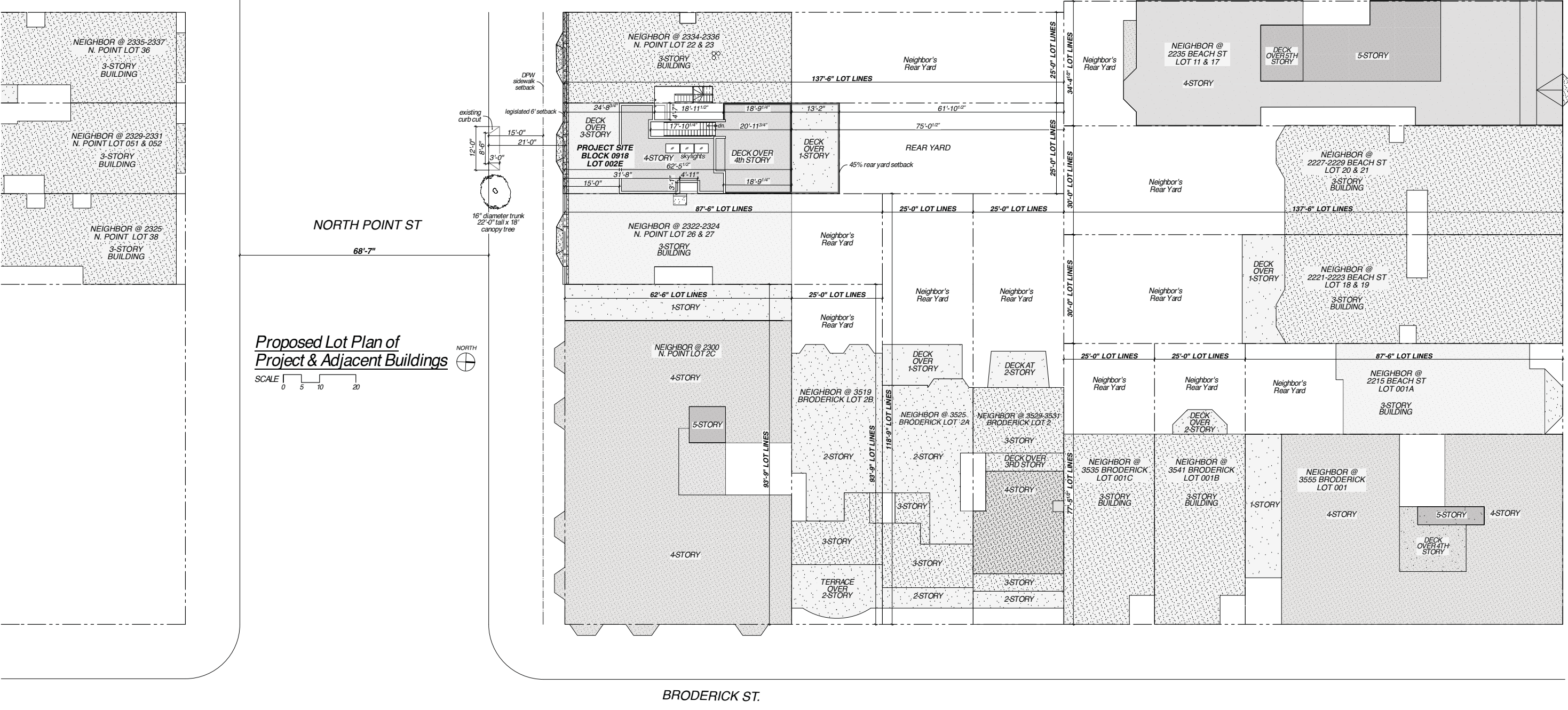
scale: as noted
A1

remodel
 addition
 for
**Andrew
 Broughton**
 2328-2330
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 san francisco
 9 4 1 2 3

October 12, 2015



Proposed Site
 Plan Showing
 Neighboring Lots
 scale: as noted
A3

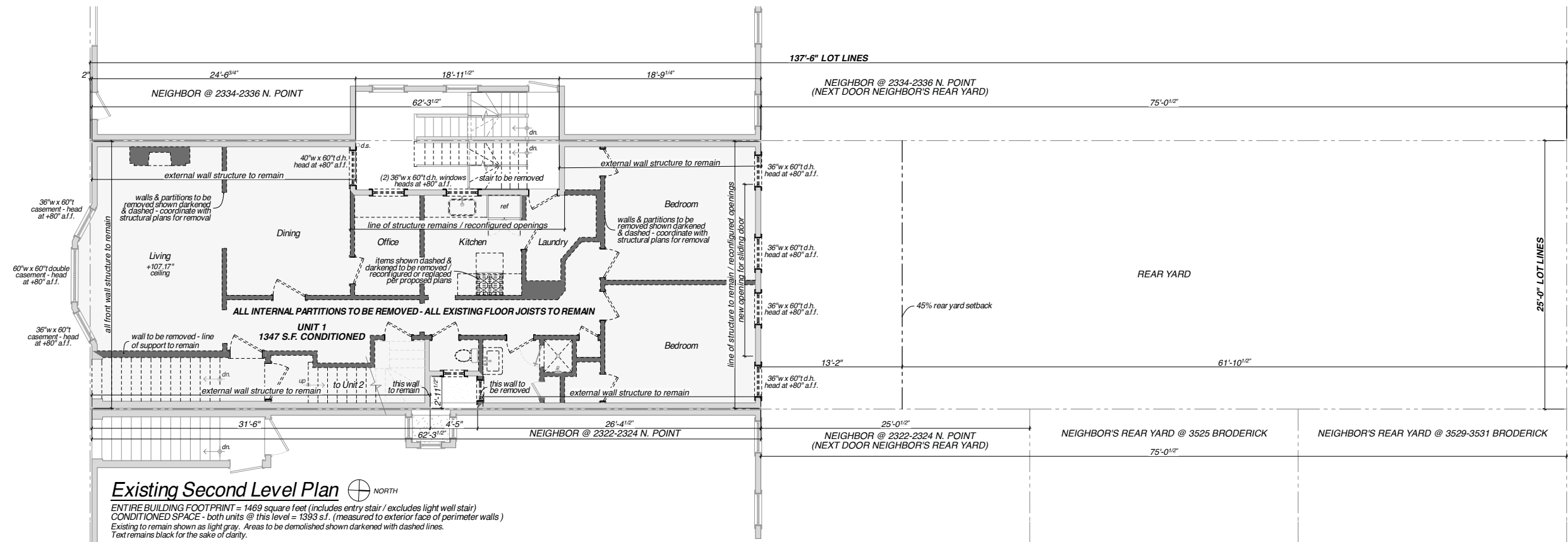


**Proposed Lot Plan of
 Project & Adjacent Buildings**

SCALE 0 5 10 20

NORTH

BRODERICK ST.

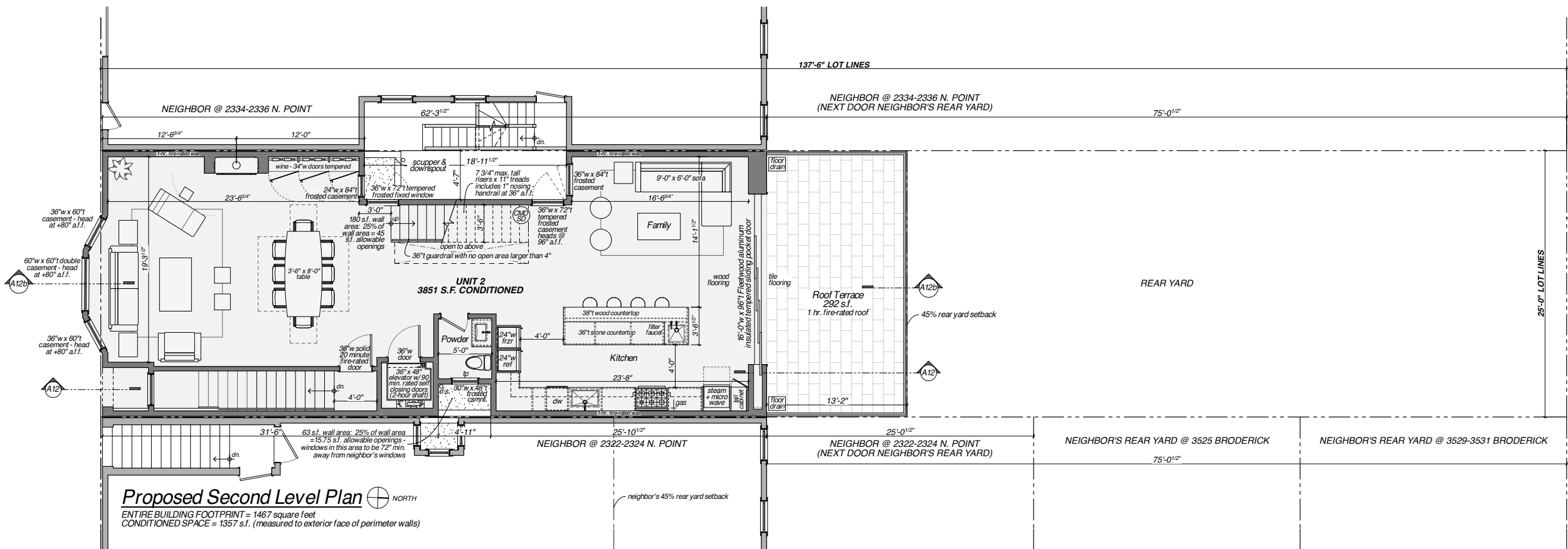


Existing Second Level Plan NORTH
 ENTIRE BUILDING FOOTPRINT = 1469 square feet (includes entry stair / excludes light well stair)
 CONDITIONED SPACE - both units @ this level = 1393 s.f. (measured to exterior face of perimeter walls)
 Existing to remain shown as light gray. Areas to be demolished shown darkened with dashed lines.
 Text remains black for the sake of clarity.

Wall Type Legend

- EXISTING PLAN: existing walls / partitions to remain & Neighboring Building Walls
- EXISTING PLAN: existing walls / partitions to be removed
- PROPOSED PLAN: Low Height Walls
- PROPOSED PLAN: Existing & Proposed Full Height Walls at Project Site
- PROPOSED PLAN: Neighbor's Walls & Mid Height Walls at Project Site

remodel
 addition
 for
Andrew Broughton
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N. Point
 san francisco
 9 4 1 2 3



Proposed Second Level Plan NORTH
 ENTIRE BUILDING FOOTPRINT = 1467 square feet
 CONDITIONED SPACE = 1357 s.f. (measured to exterior face of perimeter walls)

October 12, 2015



Existing &
 Proposed Second
 Level

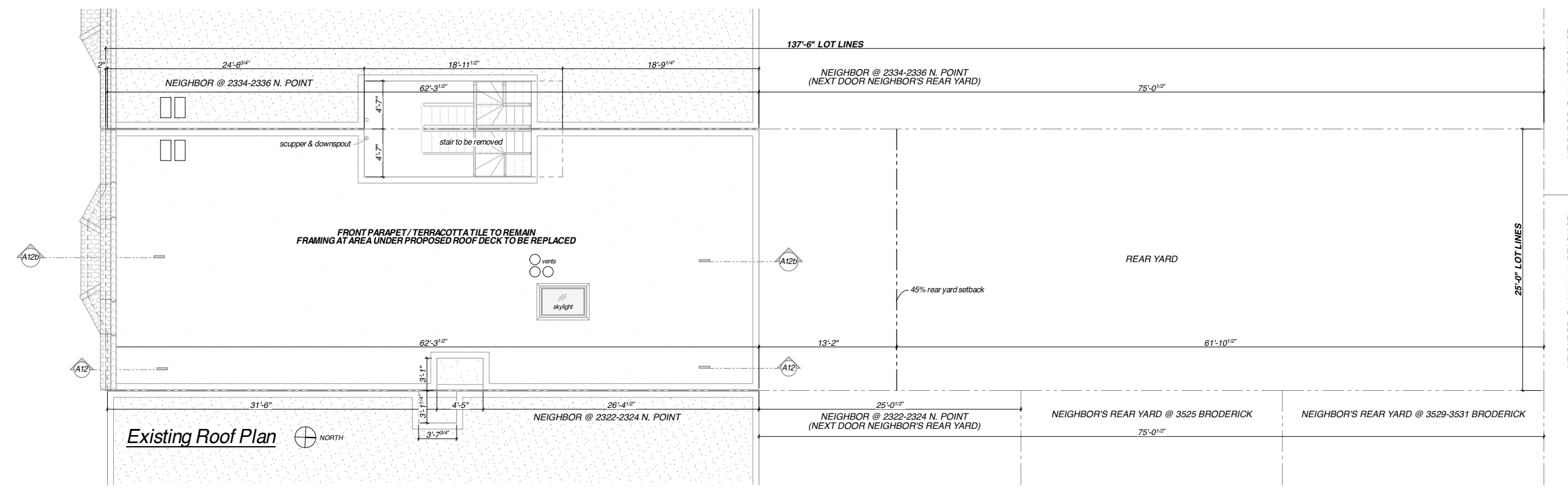
scale: 1/4" = 1'-0"
A5

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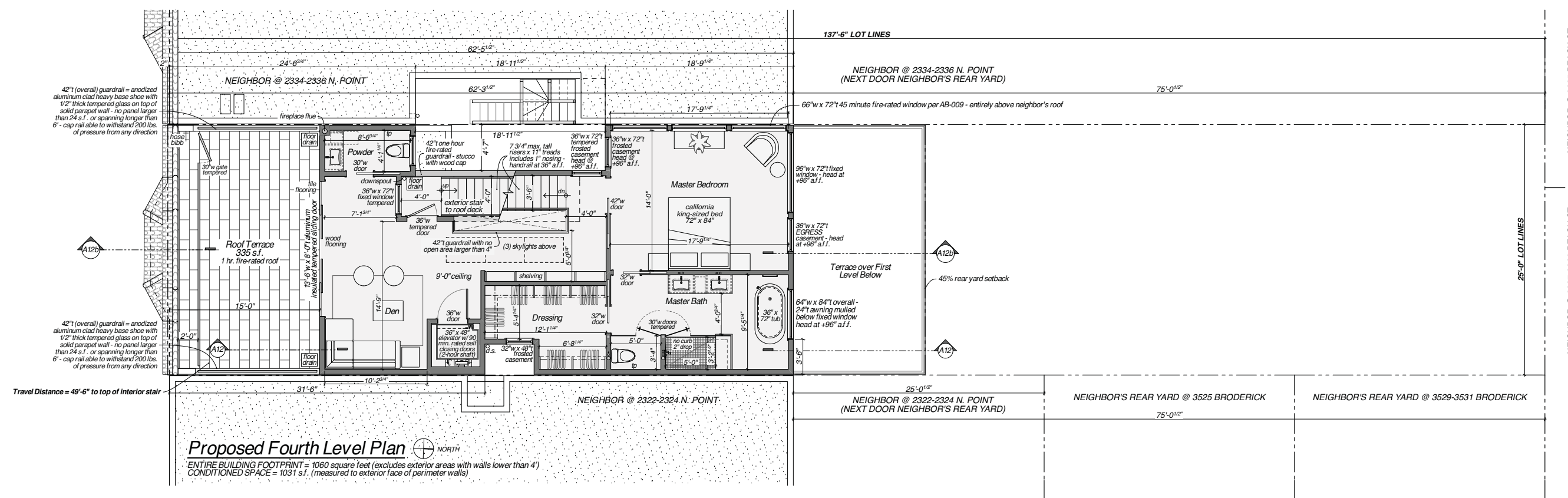


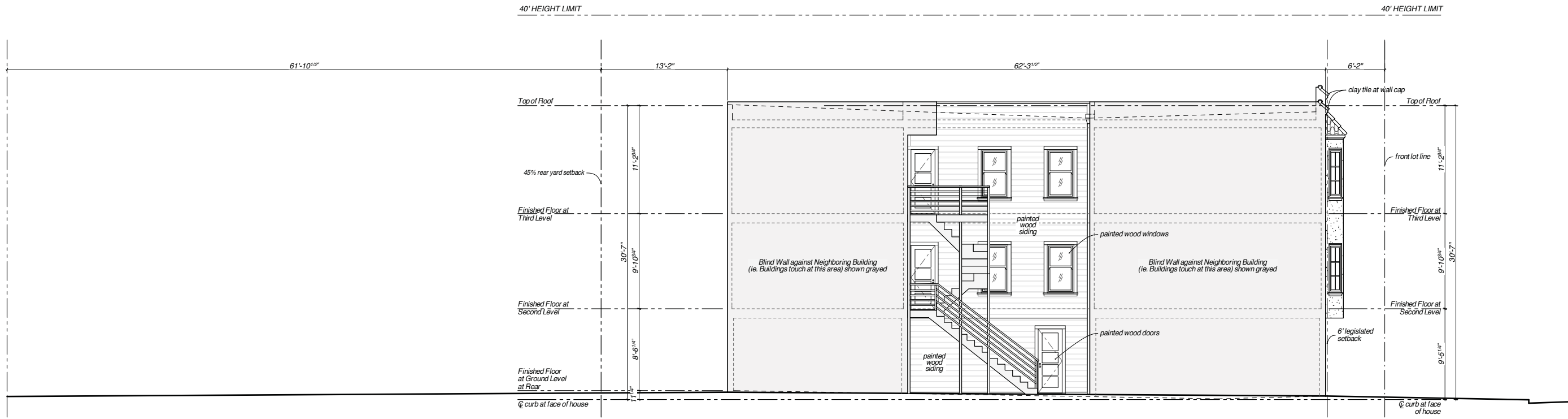
Existing &
 Proposed Fourth
 Levels
 scale: 1/4" = 1'-0"
A7



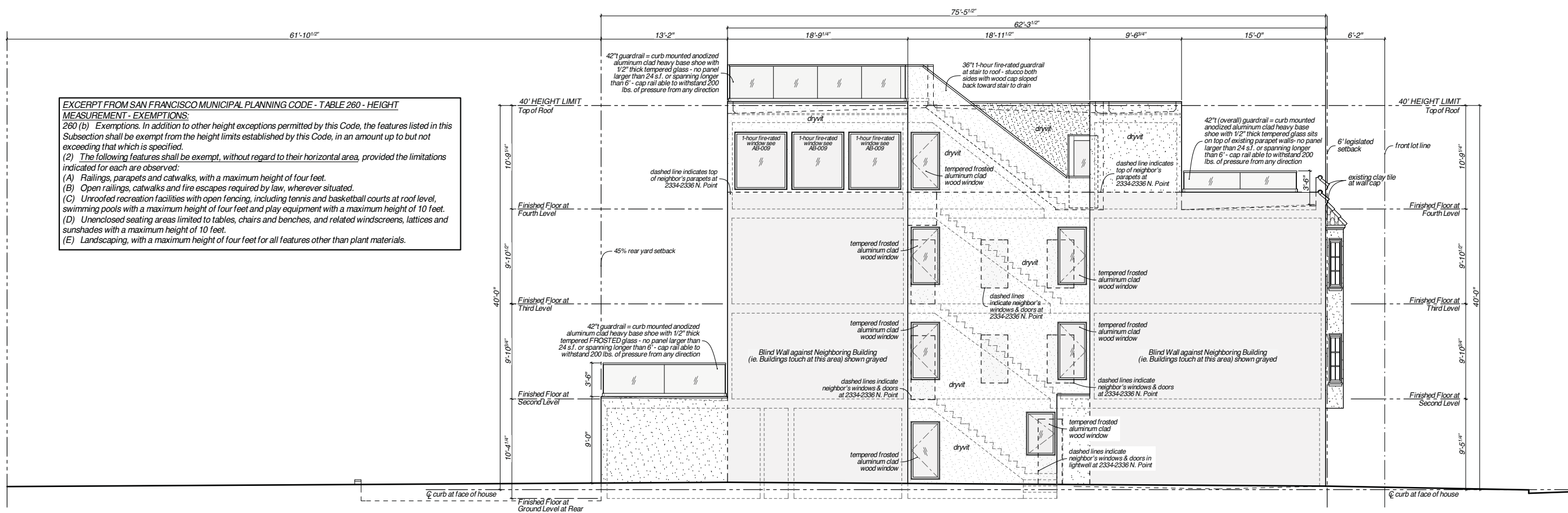
Wall Type Legend

- EXISTING PLAN: existing walls / partitions to remain & Neighboring Building Walls
- EXISTING PLAN: existing walls / partitions to be removed
- PROPOSED PLAN: Low Height Walls
- PROPOSED PLAN: Existing & Proposed Full Height Walls at Project Site
- PROPOSED PLAN: Neighbor's Walls & Mid Height Walls at Project Site





Existing Western Facing Elevation

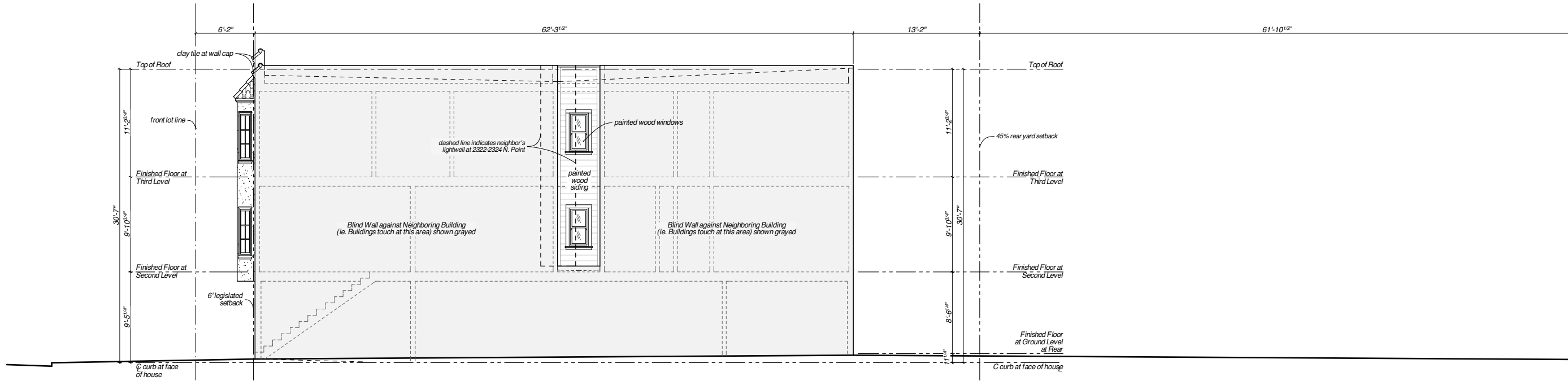


Proposed Western Facing Elevation

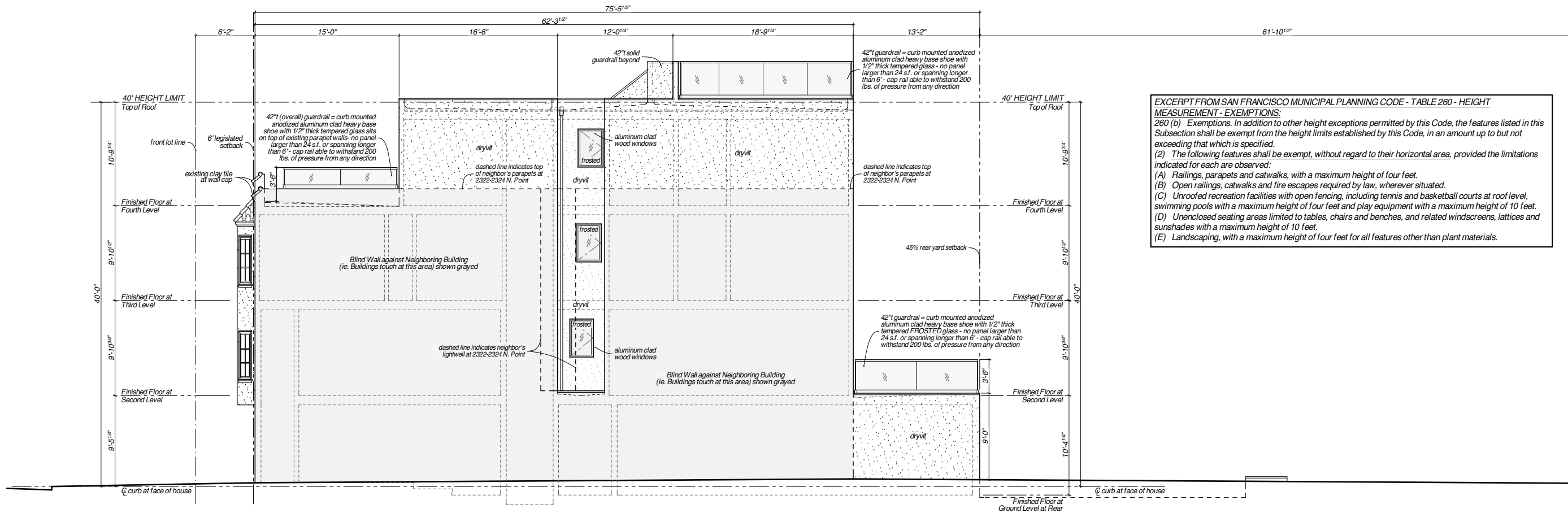
EXCERPT FROM SAN FRANCISCO MUNICIPAL PLANNING CODE - TABLE 260 - HEIGHT MEASUREMENT - EXEMPTIONS:
 260 (b) Exemptions. In addition to other height exceptions permitted by this Code, the features listed in this Subsection shall be exempt from the height limits established by this Code, in an amount up to but not exceeding that which is specified.
 (2) The following features shall be exempt, without regard to their horizontal area, provided the limitations indicated for each are observed:
 (A) Railings, parapets and catwalks, with a maximum height of four feet.
 (B) Open railings, catwalks and fire escapes required by law, wherever situated.
 (C) Unroofed recreation facilities with open fencing, including tennis and basketball courts at roof level, swimming pools with a maximum height of four feet and play equipment with a maximum height of 10 feet.
 (D) Unenclosed seating areas limited to tables, chairs and benches, and related windscreens, lattices and sunshades with a maximum height of 10 feet.
 (E) Landscaping, with a maximum height of four feet for all features other than plant materials.

40' HEIGHT LIMIT

40' HEIGHT LIMIT



Existing Eastern Facing Elevation



Proposed Eastern Facing Elevation

EXCERPT FROM SAN FRANCISCO MUNICIPAL PLANNING CODE - TABLE 260 - HEIGHT MEASUREMENT - EXEMPTIONS:

260 (b) Exemptions. In addition to other height exceptions permitted by this Code, the features listed in this Subsection shall be exempt from the height limits established by this Code, in an amount up to but not exceeding that which is specified.

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(B) Open railings, catwalks and fire escapes required by law, wherever situated.

(C) Unroofed recreation facilities with open fencing, including tennis and basketball courts at roof level, swimming pools with a maximum height of four feet and play equipment with a maximum height of 10 feet.

(D) Unenclosed seating areas limited to tables, chairs and benches, and related windscreens, lattices and sunshades with a maximum height of 10 feet.

(E) Landscaping, with a maximum height of four feet for all features other than plant materials.

remodel addition for Andrew Broughton

2328-2330 N. Point san francisco 9 4 1 2 3

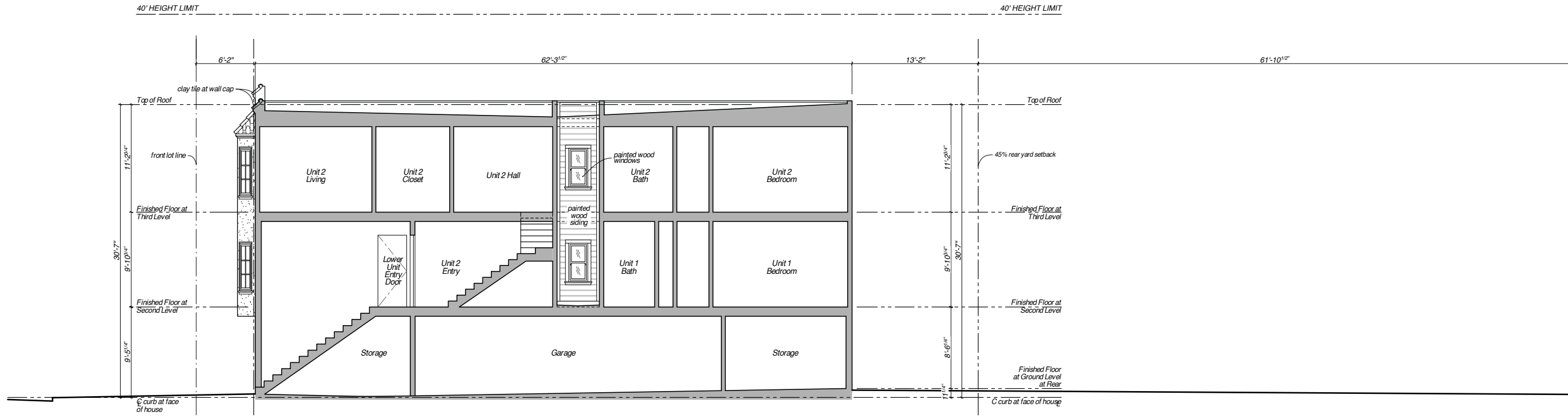
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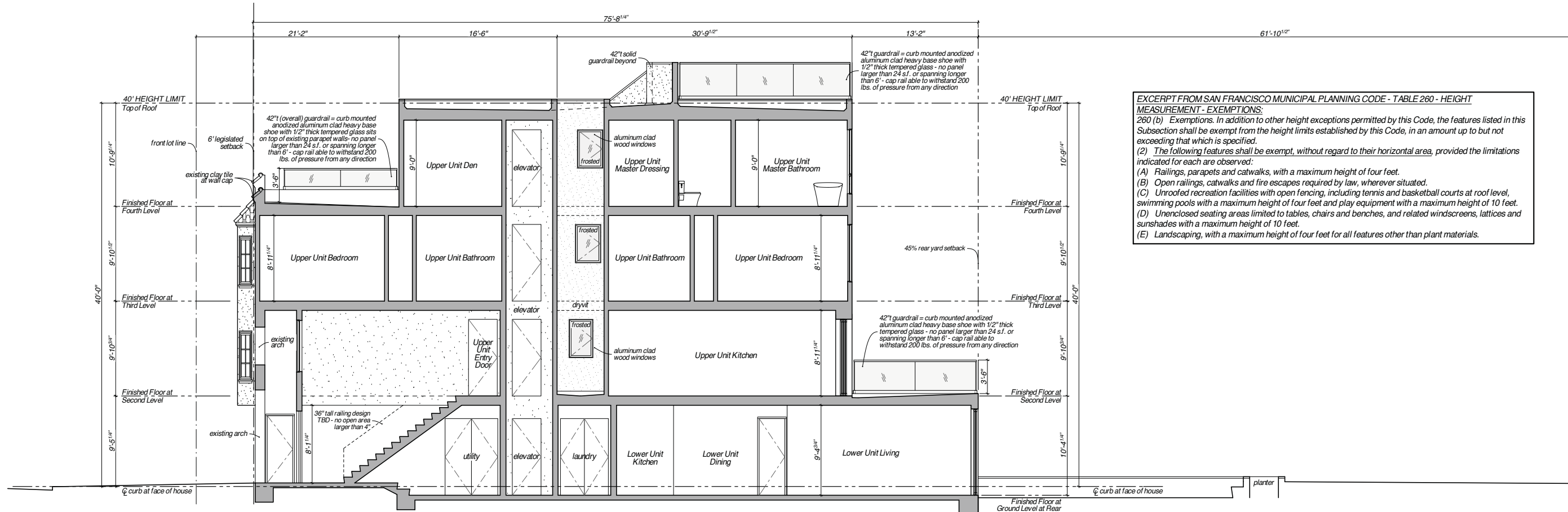
Existing & Proposed Eastern Elevations

scale: 1/4" = 1'-0"

A11



Existing Eastern Facing Section



Proposed Eastern Facing Section @ Entry Stair

EXCERPT FROM SAN FRANCISCO MUNICIPAL PLANNING CODE - TABLE 260 - HEIGHT MEASUREMENT - EXEMPTIONS:
 260 (b) Exemptions. In addition to other height exceptions permitted by this Code, the features listed in this Subsection shall be exempt from the height limits established by this Code, in an amount up to but not exceeding that which is specified.
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 (A) Railings, parapets and catwalks, with a maximum height of four feet.
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 (C) Unroofed recreation facilities with open fencing, including tennis and basketball courts at roof level, swimming pools with a maximum height of four feet and play equipment with a maximum height of 10 feet.
 (D) Unenclosed seating areas limited to tables, chairs and benches, and related windscreens, lattices and sunshades with a maximum height of 10 feet.
 (E) Landscaping, with a maximum height of four feet for all features other than plant materials.

remodel
 addition
 for
**Andrew
 Broughton**

2328-2330
N. Point
 san francisco
 9 4 1 2 3

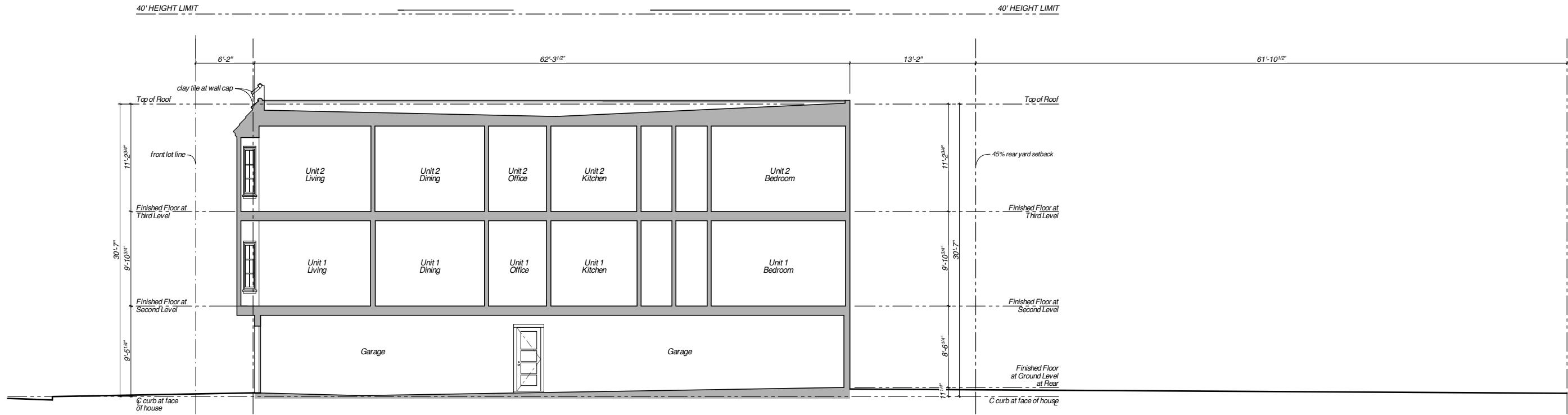
October 12, 2015



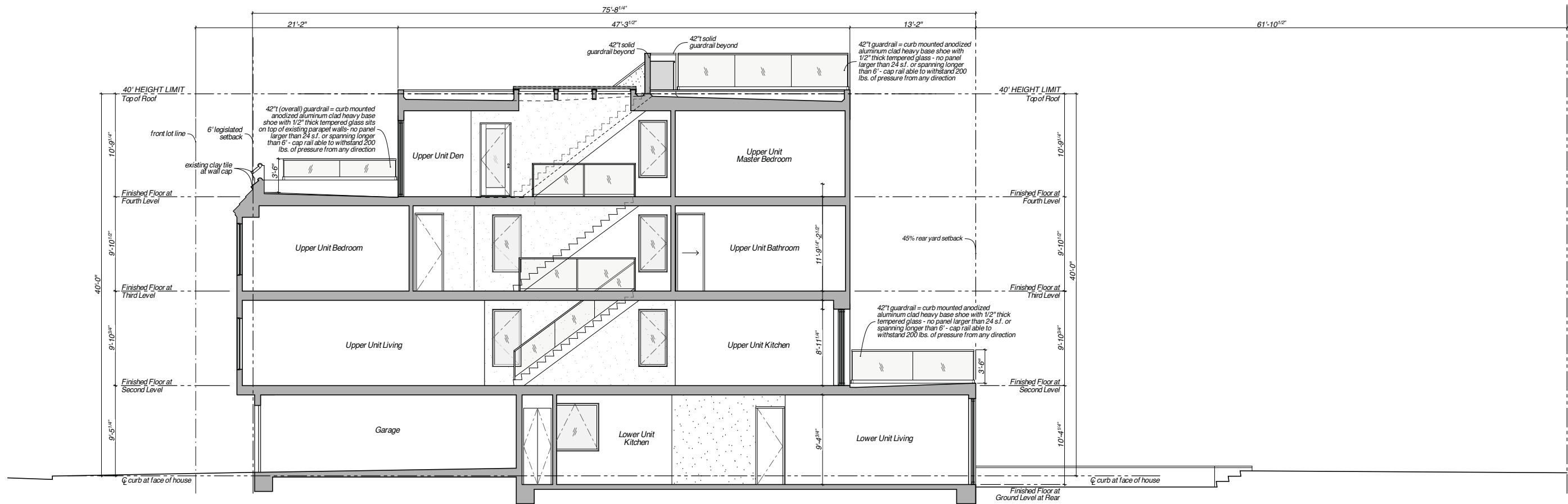
Existing &
 Proposed Eastern
 Facing Sections

scale: 1/4" = 1'-0"

A12



Existing Eastern Facing Section @ Center of Property



Proposed Eastern Facing Section @ Center of Property

remodel
 addition
 for
**Andrew
 Broughton**

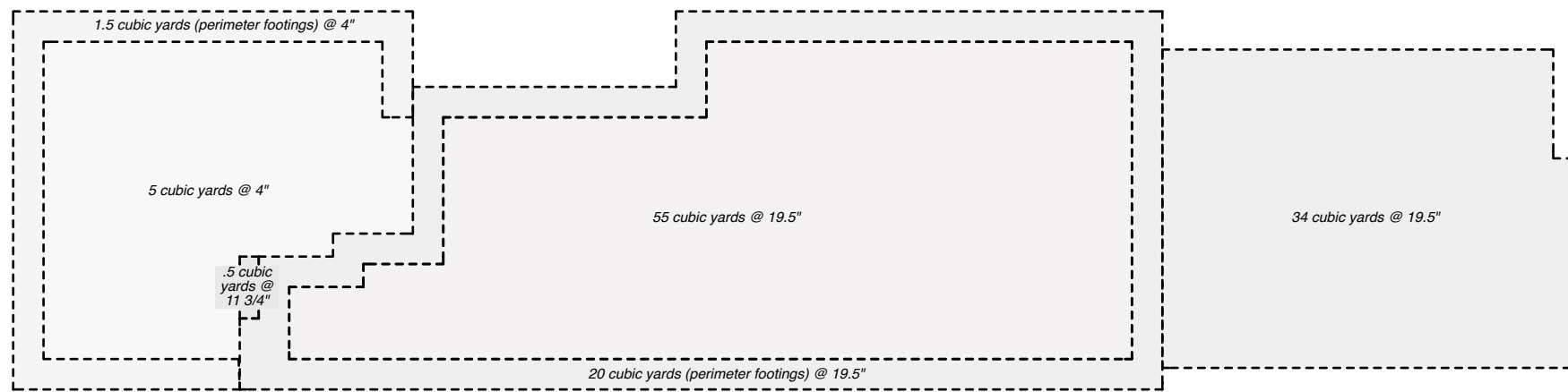
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N. Point
 san francisco
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October 12, 2015



Existing &
 Proposed
 Sections at Center
 of Building
 scale: 1/4" = 1'-0"

A12



Excavation Calculations - 116 Cubic Yards Total

remodel
addition
for
**Andrew
Broughton**

2328-2330
N. Point
san francisco
9 4 1 2 3

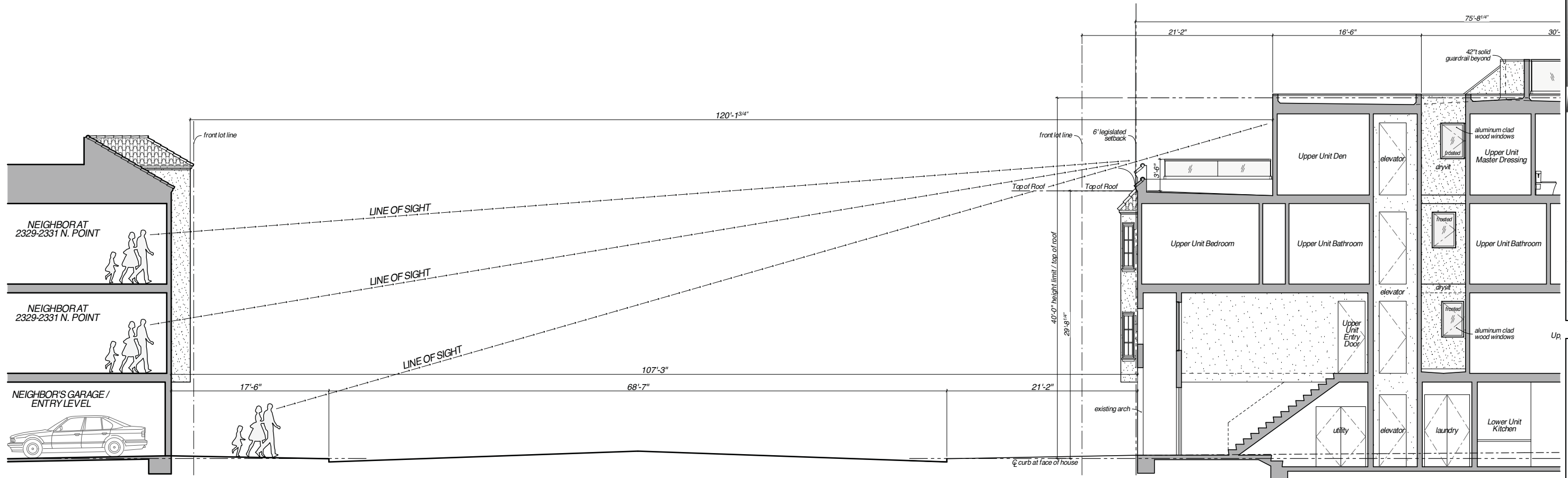
October 12, 2015



Excavation
Calculations

scale: 1/4" = 1'-0"

A13



Proposed Line of Sight Through North Point Street Facing West

remodel
 addition
 for
**Andrew
 Broughton**

**2328-2330
 N. Point
 san francisco
 9 4 1 2 3**

October 12, 2015



Line of Sight
 Through North
 Point Street

scale: 1/4" = 1'-0"

A14

EXHIBIT B

NORTH POINT STREET – SHOWING NEIGHBORING BUILDINGS



REAR YARDS OF PROJECT SITE & NEIGHBORS



REAR YARDS OF PROJECT SITE & NEIGHBORS



NEIGHBOR'S STREET-FACING FACADES





Map
Traffic



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T. De MATTEI
M. SAUNDERS
2325 N. POINT

MARQUARD
ANDERSON
2329-2331
NORTH POINT

ANN & JIM ROESSLER
2325 N. POINT

3456
BRODERICK

2370-2372
NORTH POINT

2364-2366
NORTH POINT

2359-2360-2362
NORTH POINT

WILLIAM MARTZ
2350 NORTH POINT

2350 NORTH POINT

SEAN WHISTMAN
ANDREW HENNETT
2340-2342 N. PT.

PATRICIA QUINN
RUTH LEHRMAN
2334-2336 N. PT.

PROJECT SITE
2328-2330 N. PT.

DIANA MEISTRELL
JANE PROCTOR
2322-2324 N. PT.

WALKER WELLS
ASHLEY GORDON
2330 N. PT.

WING CHANG
3619 BRODERICK

JULIAN & JANET
STANDEN
3625 BRODERICK

NAOMI & HARRIS
GOODMAN
3529-3531
BRODERICK

3535
BRODERICK

3541
BRODERICK

3555 BRODERICK

2221-2223 BEACH

2215 BEACH

2249 BEACH

2245 BEACH

SHANKAR MURTHY
MILAN MURTHY
CHASE LYMAN
2235 BEACH

Beach St

North Point St

North Point St

North Point St

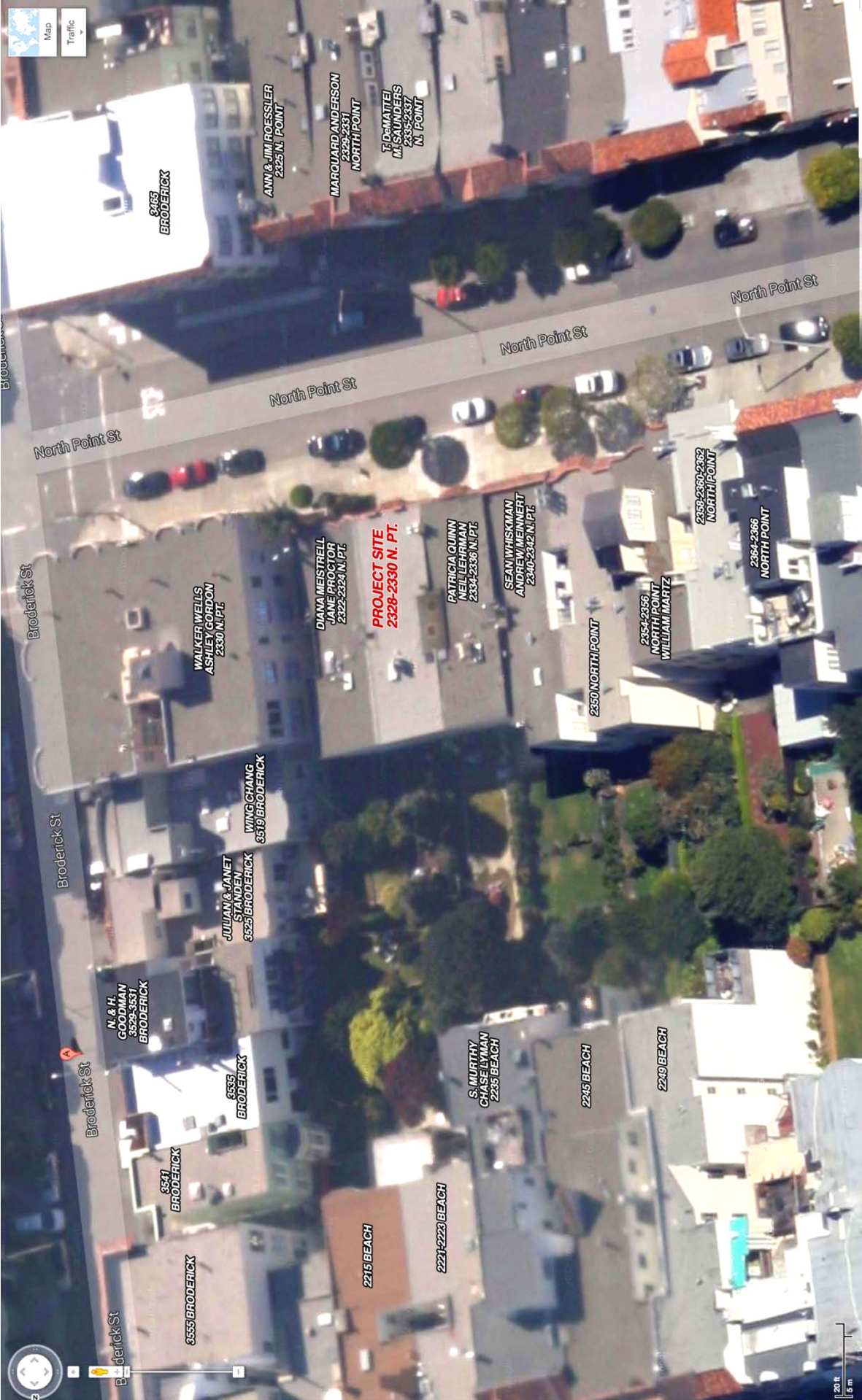
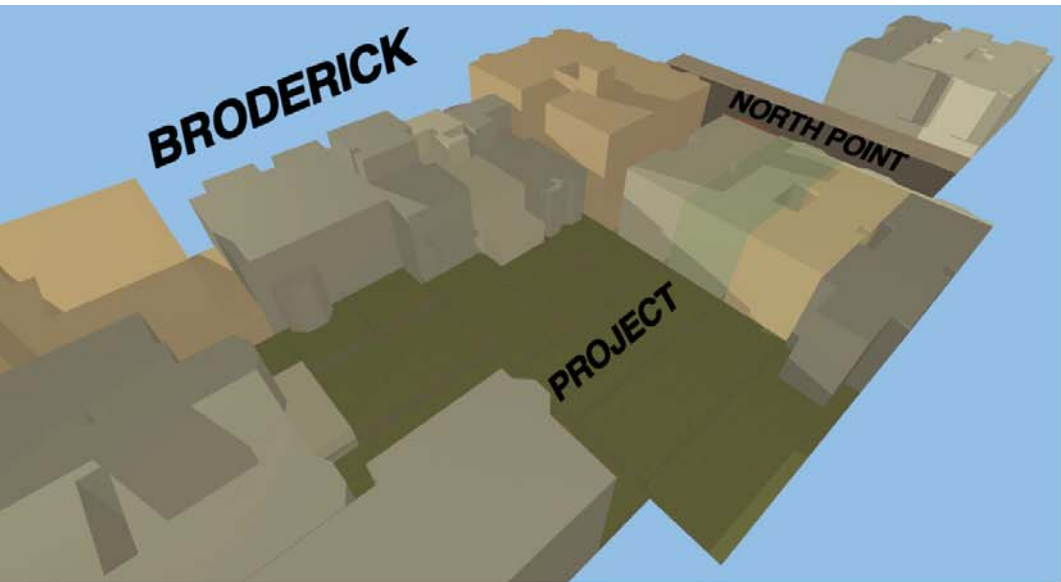
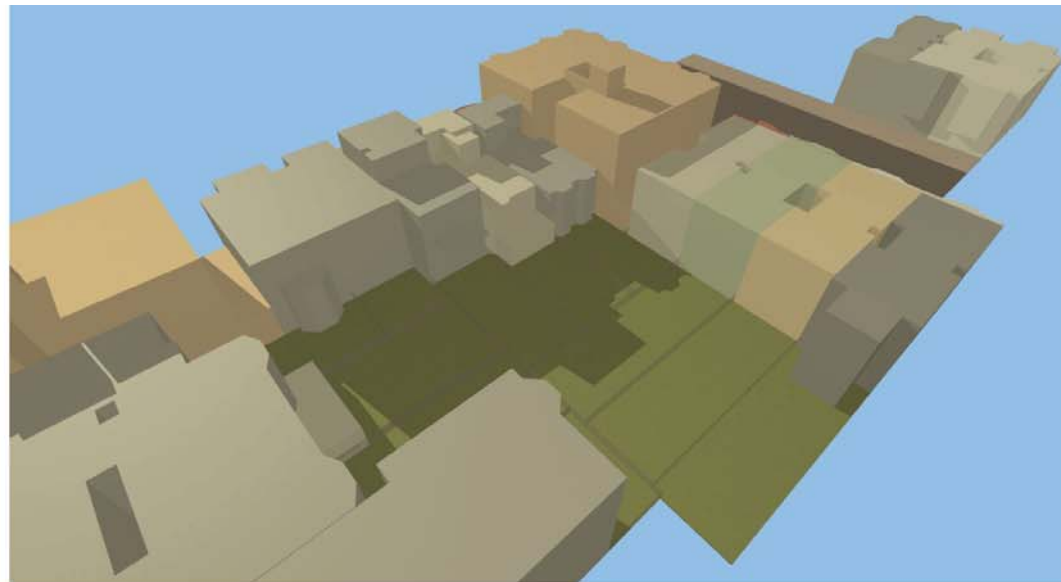


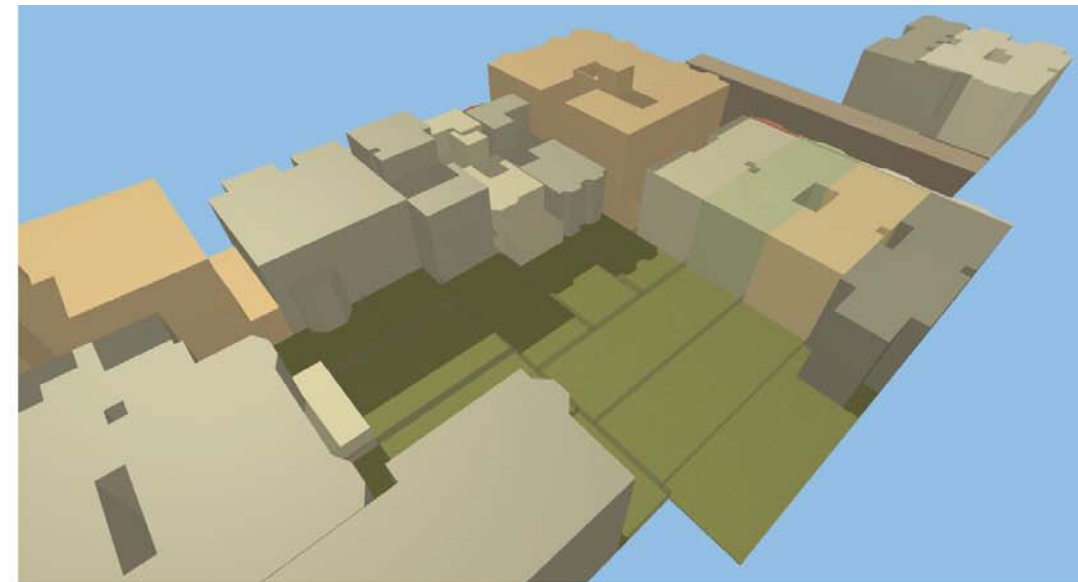
EXHIBIT C



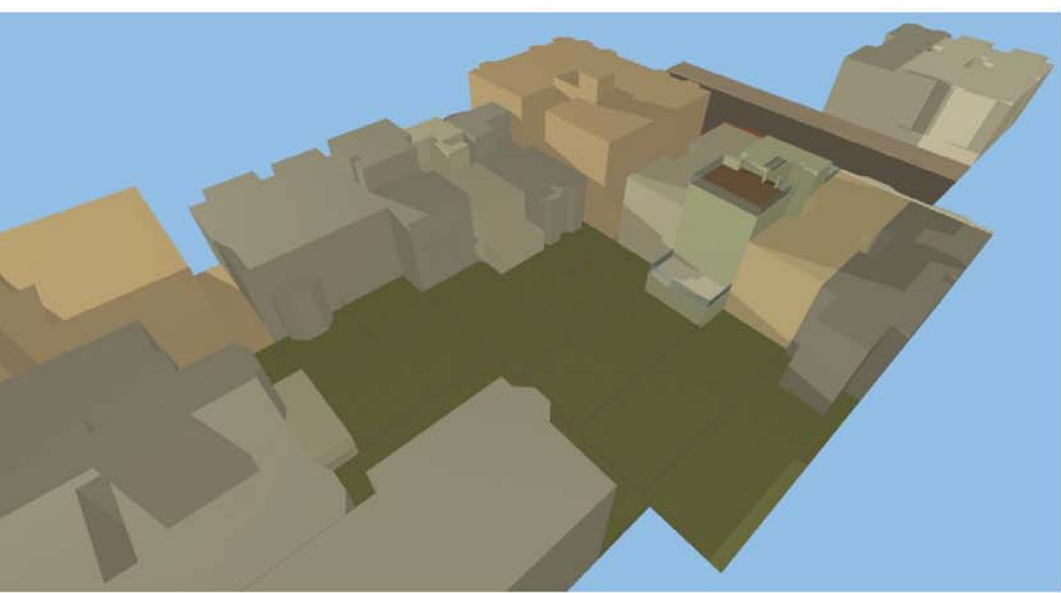
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JUNE 21 - 7AM - EXISTING



JUNE 21 - 8AM - EXISTING



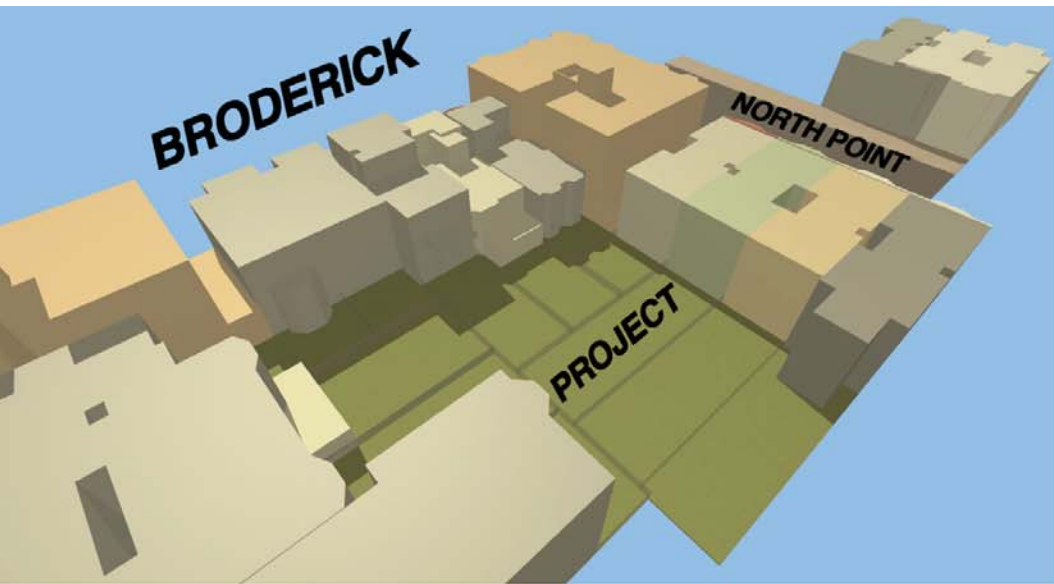
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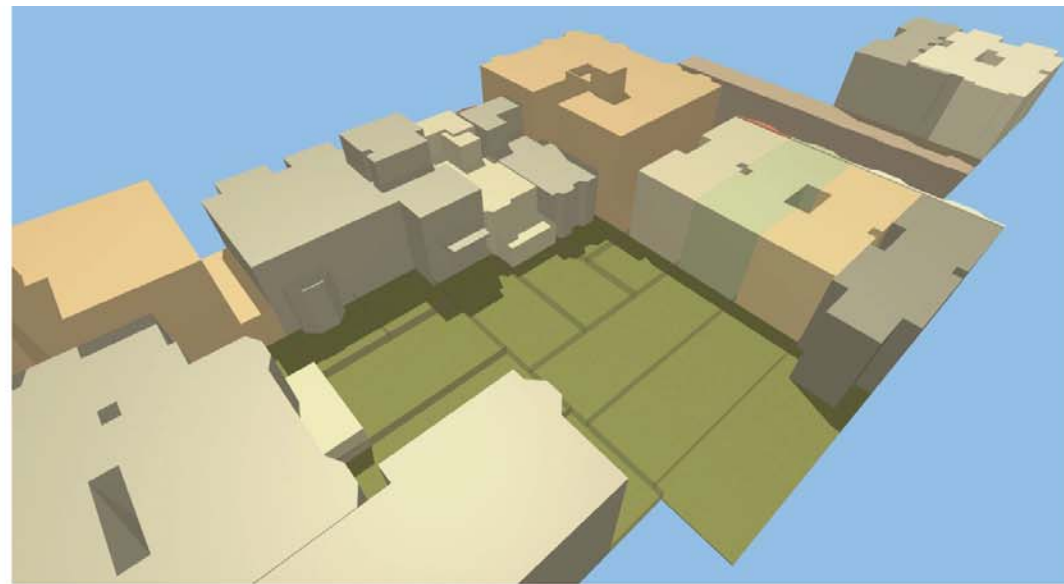
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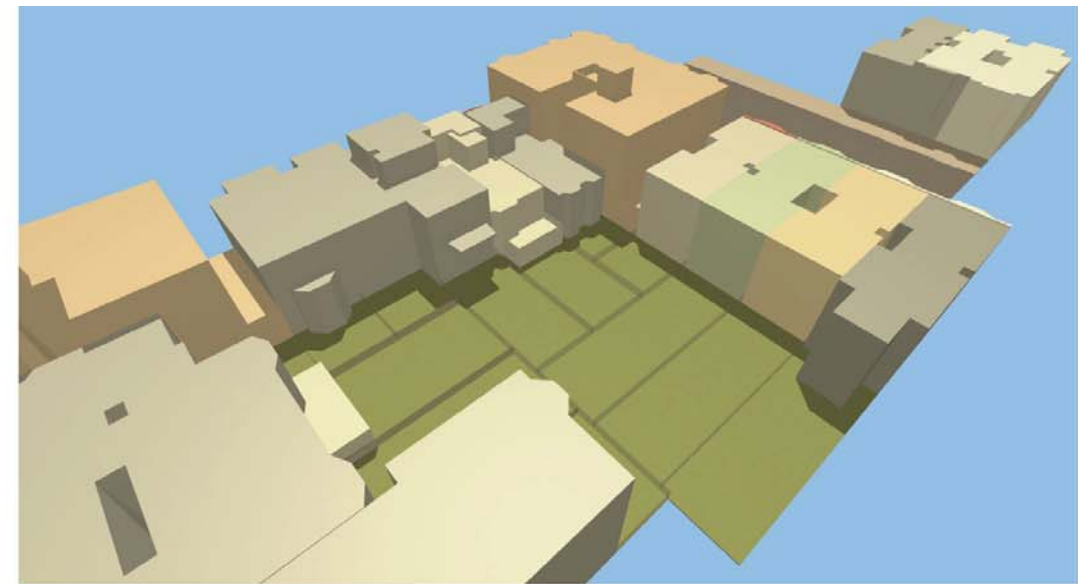
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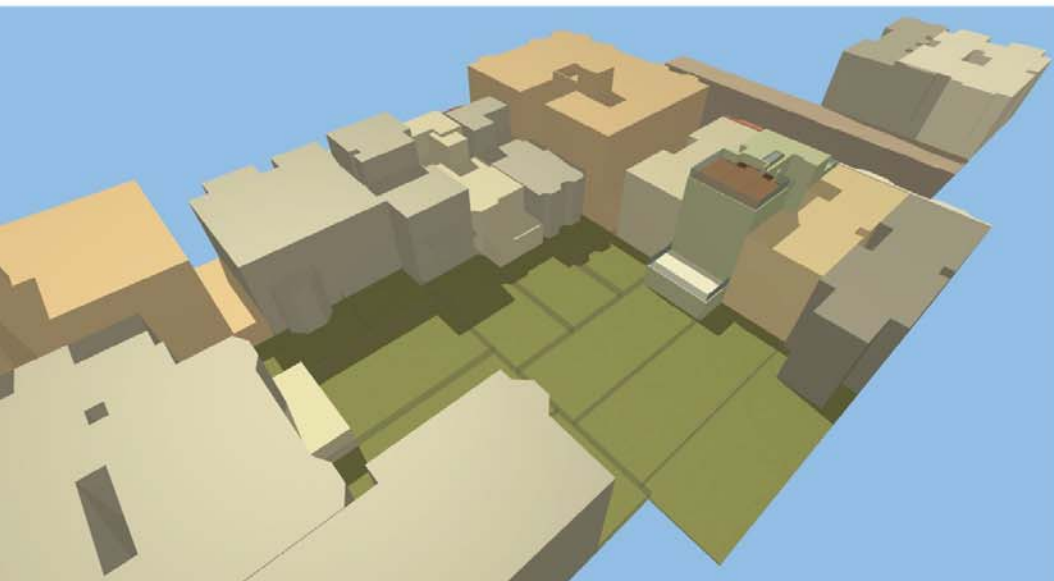
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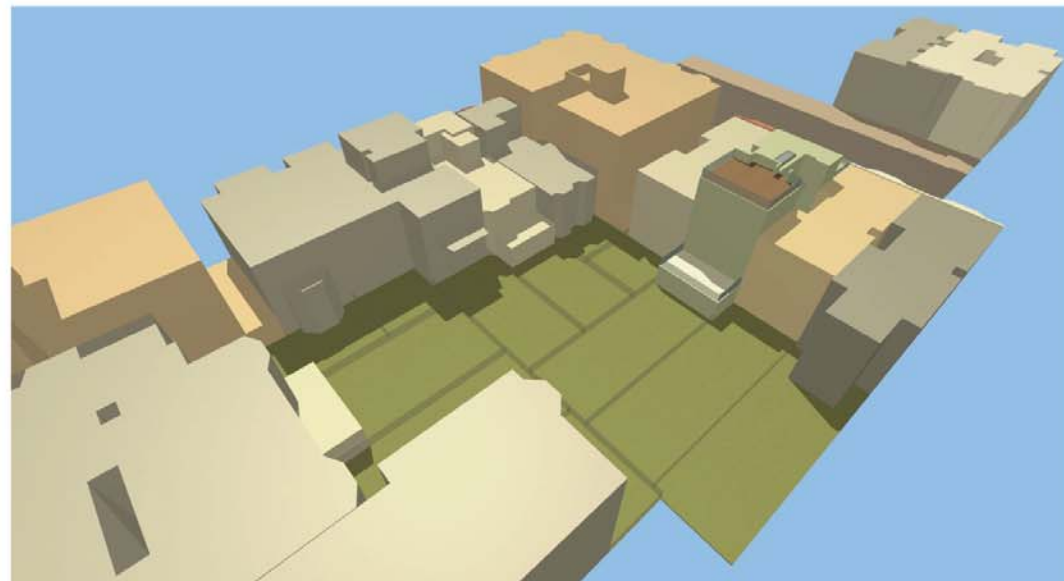
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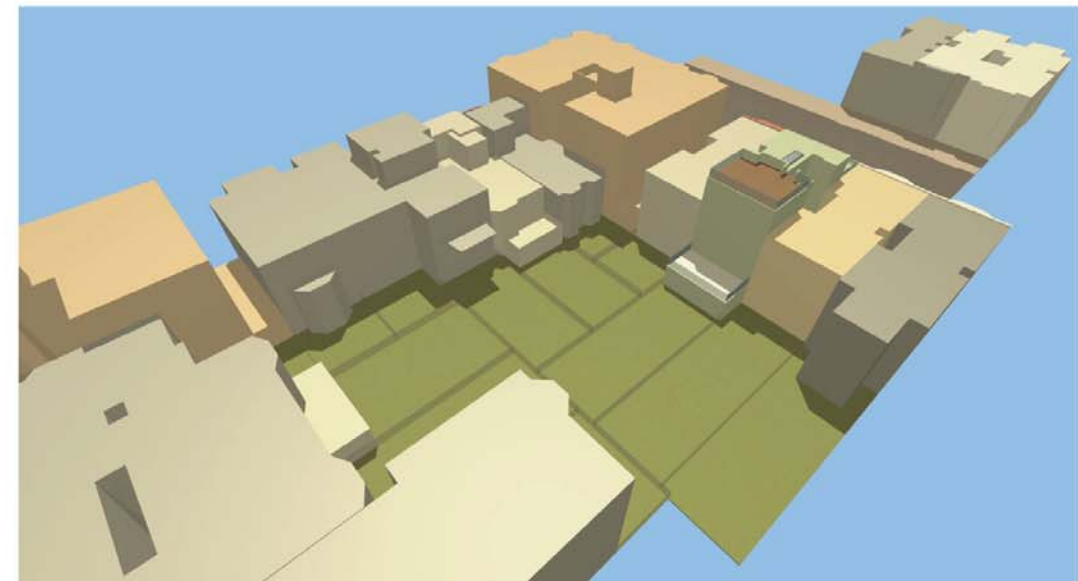
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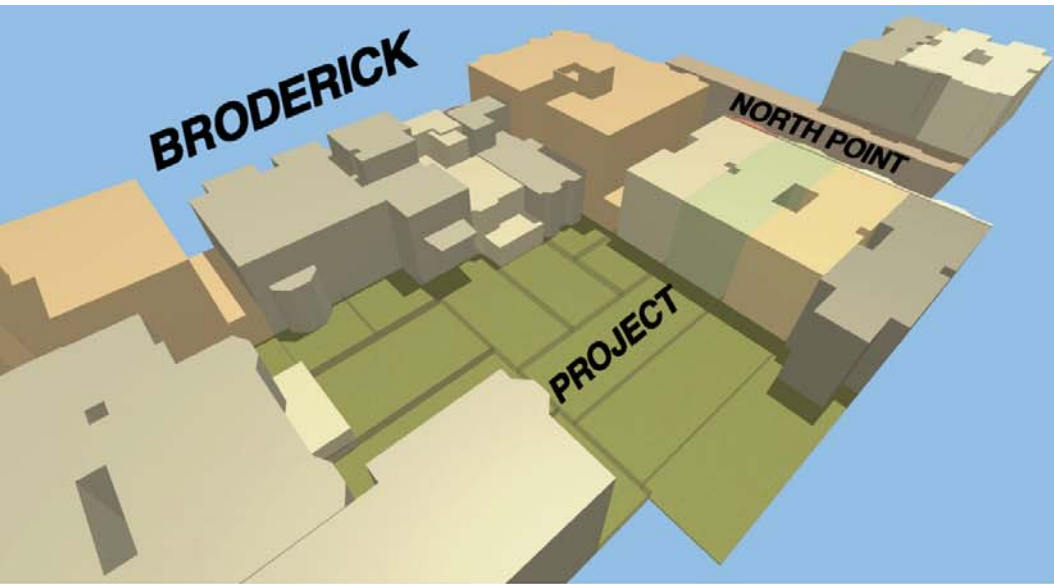
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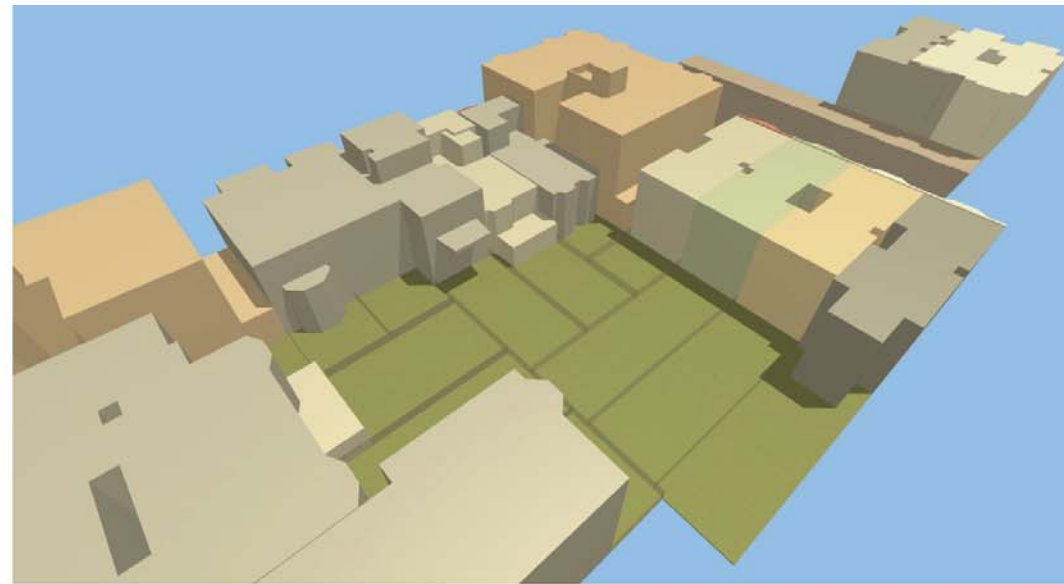
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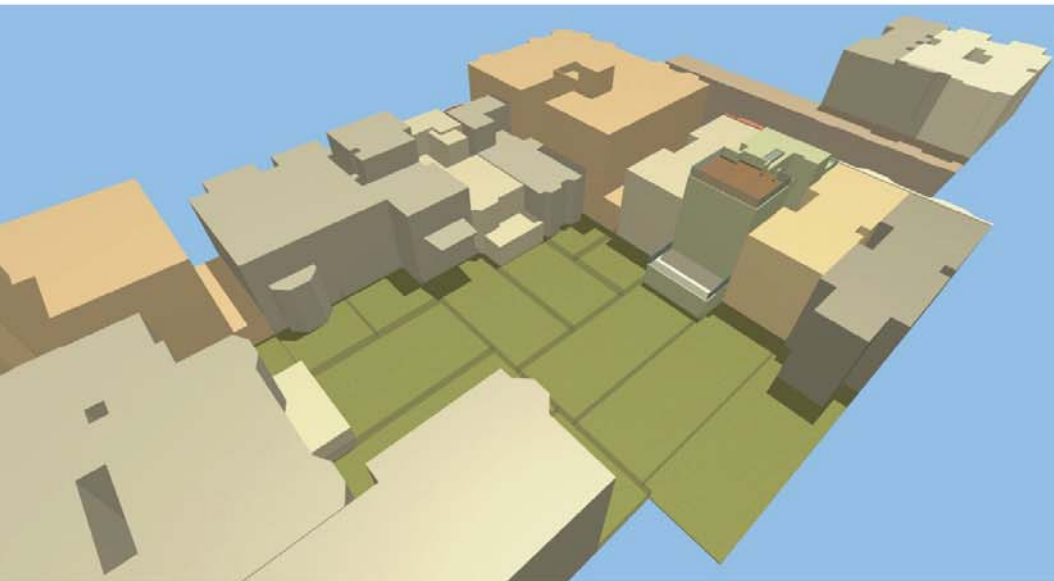
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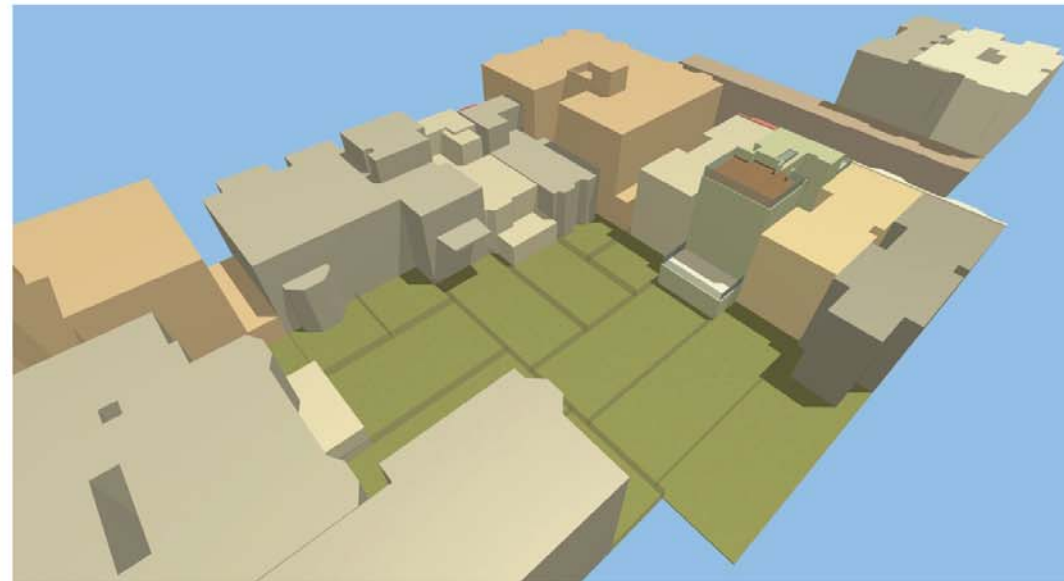
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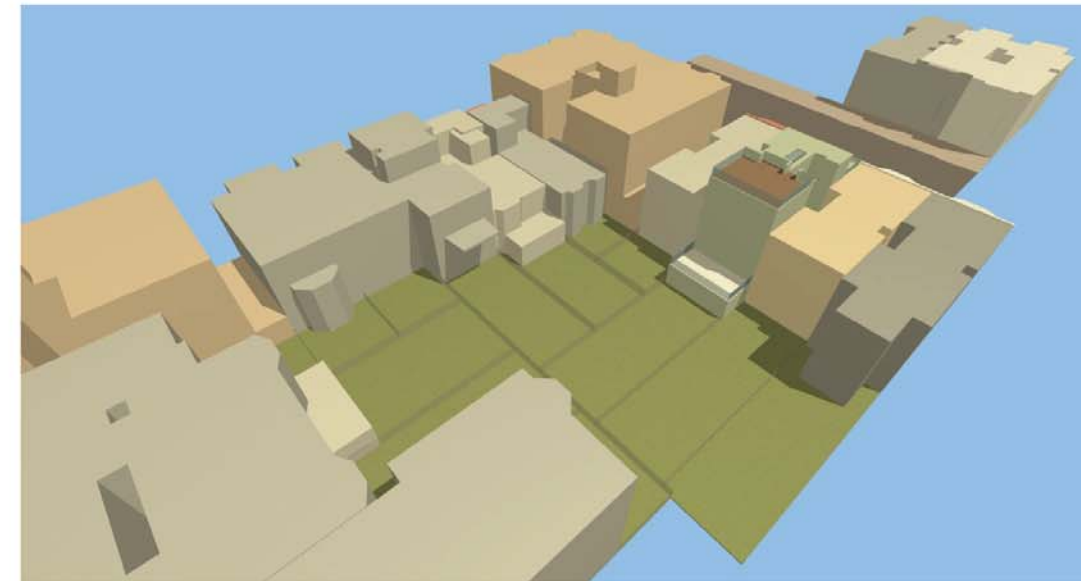
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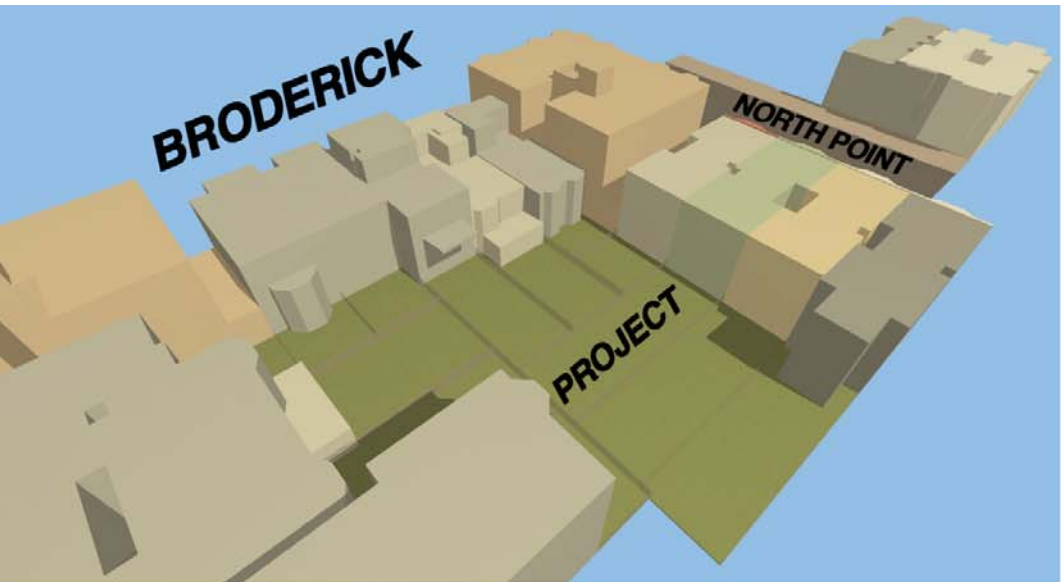
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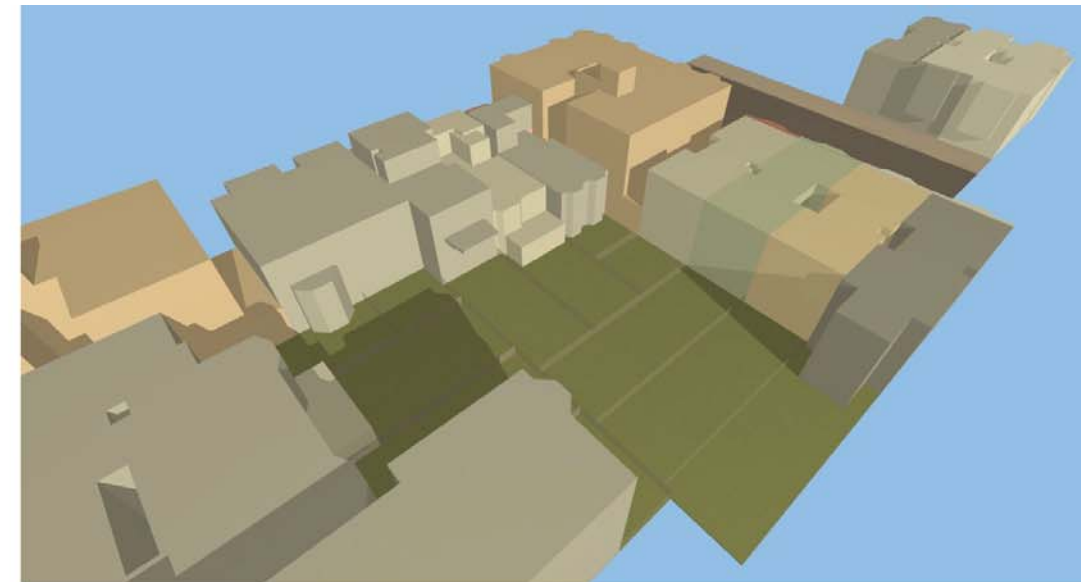
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JUNE 21 - 4PM - EXISTING



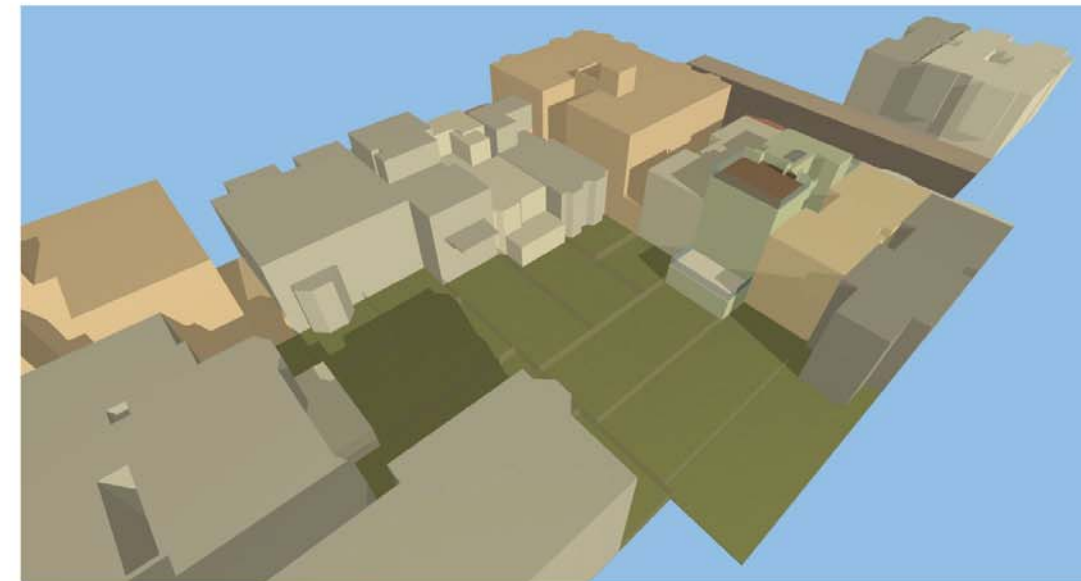
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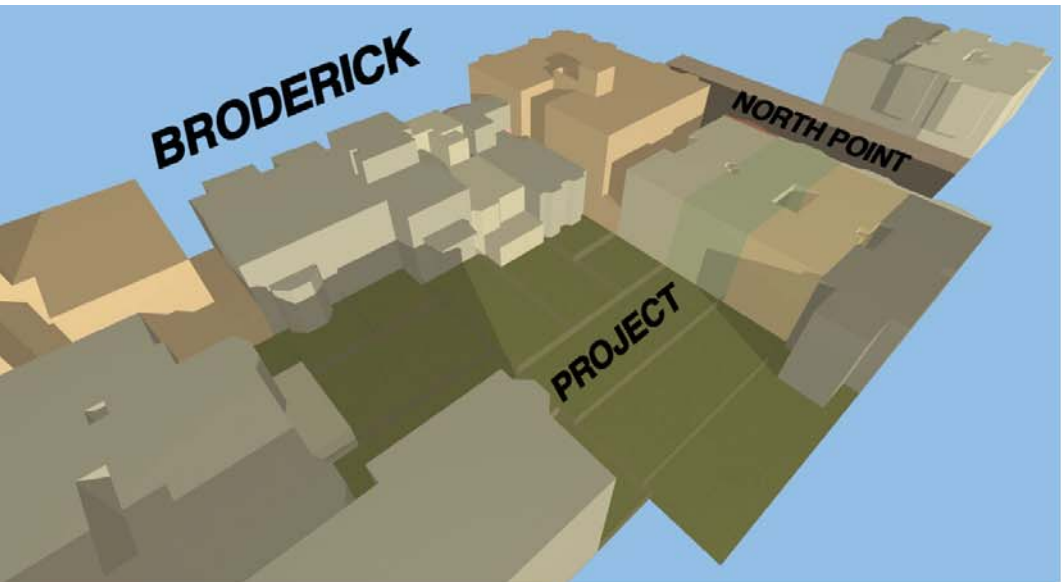
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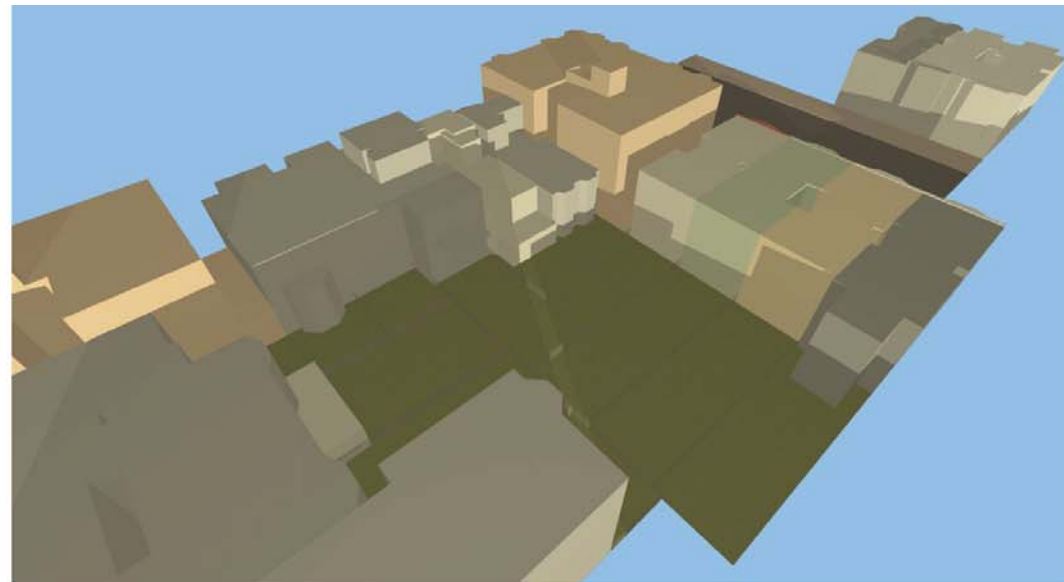
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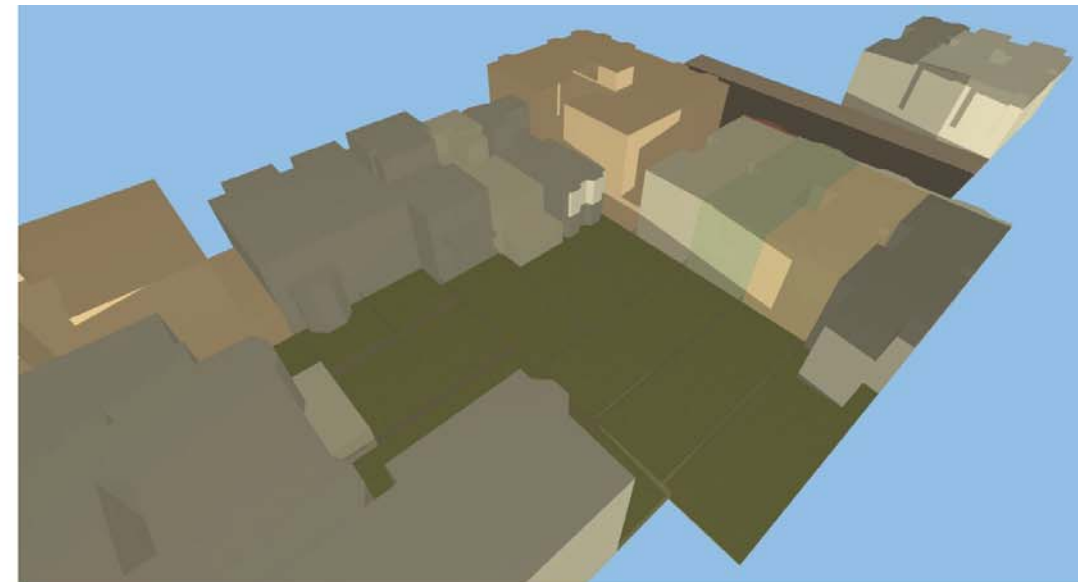
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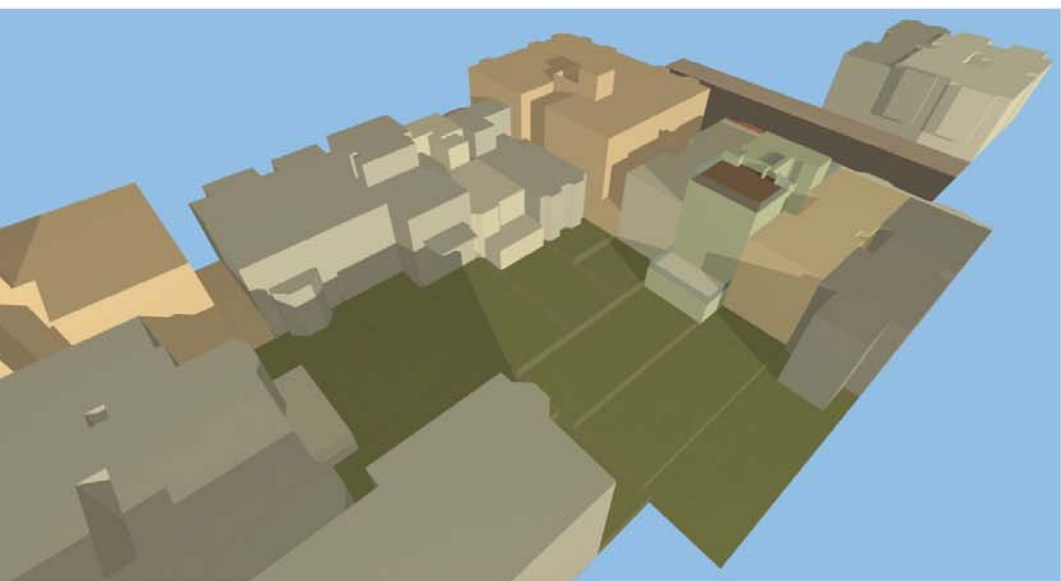
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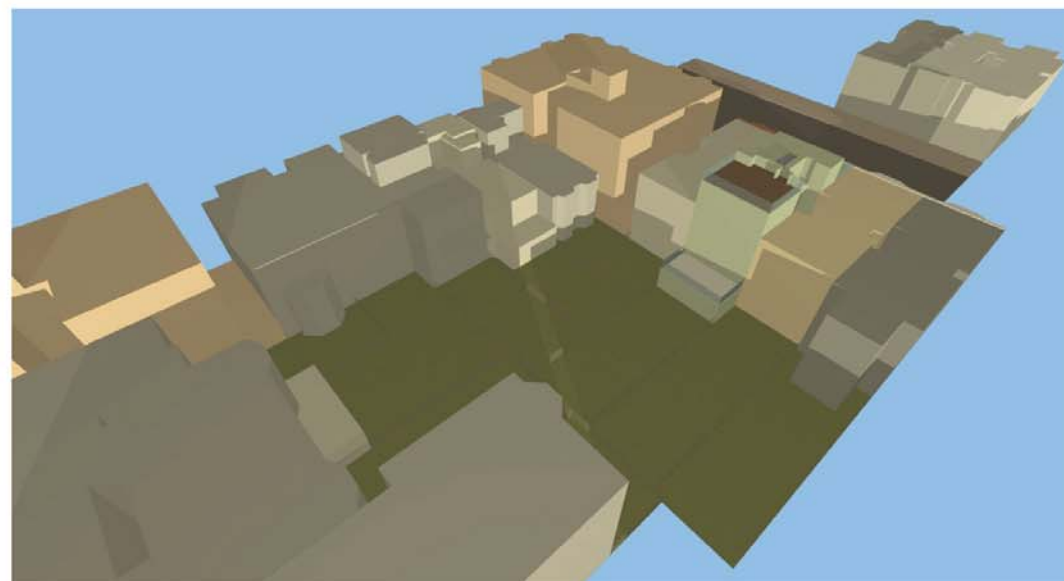
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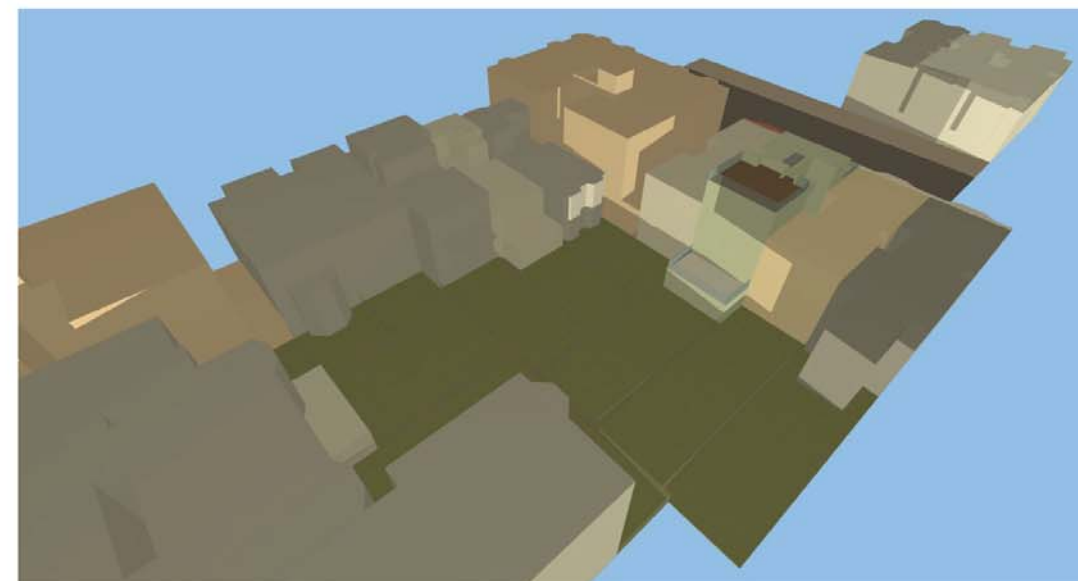
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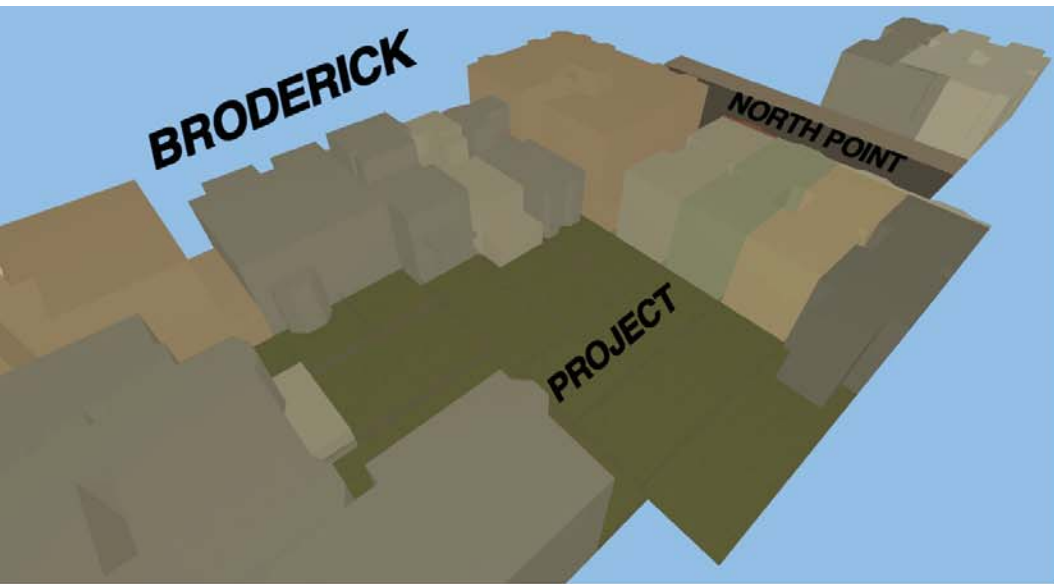
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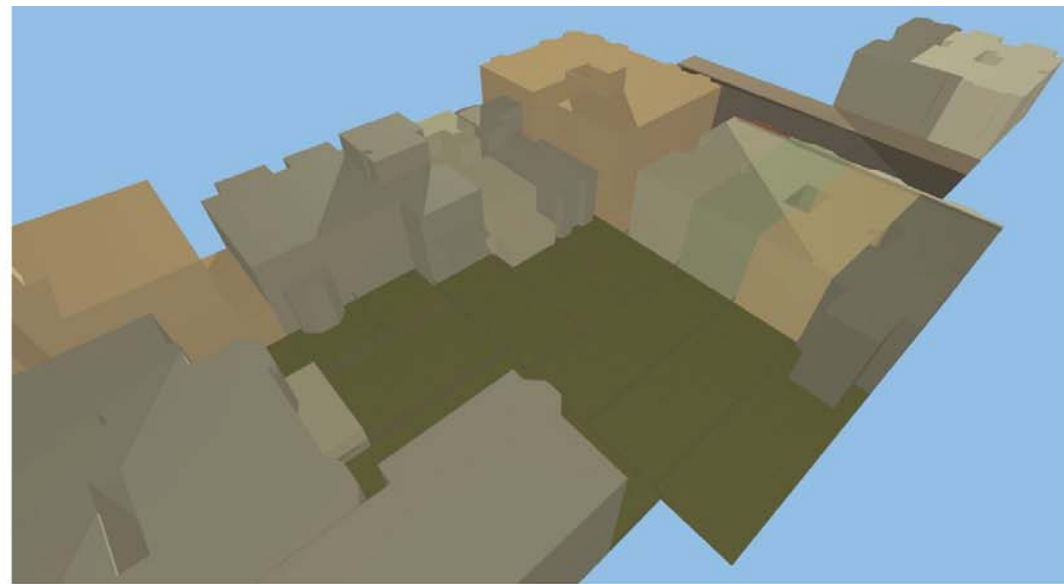
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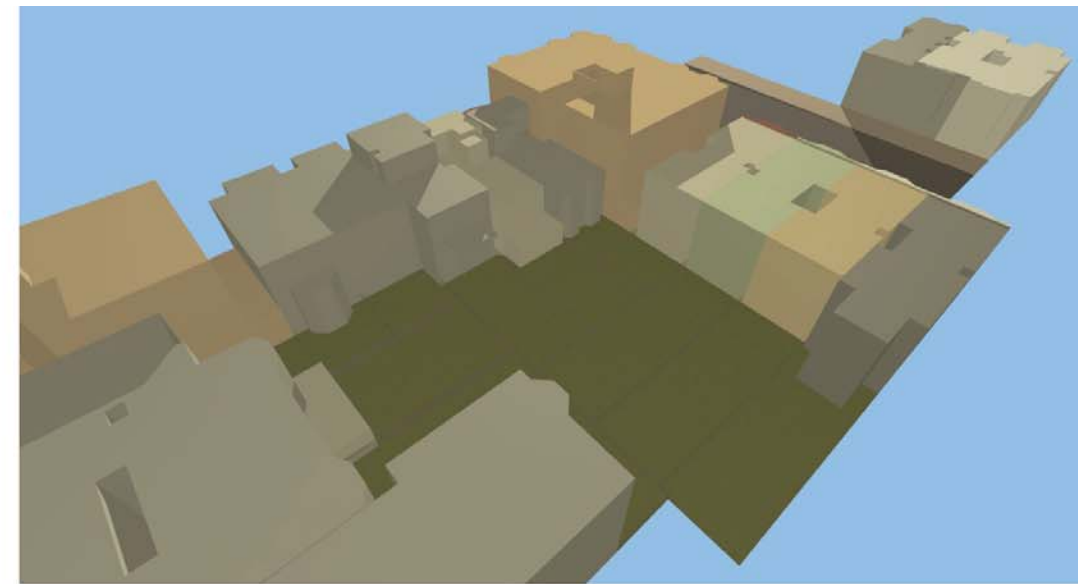
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DEC 21 - 7AM - EXISTING



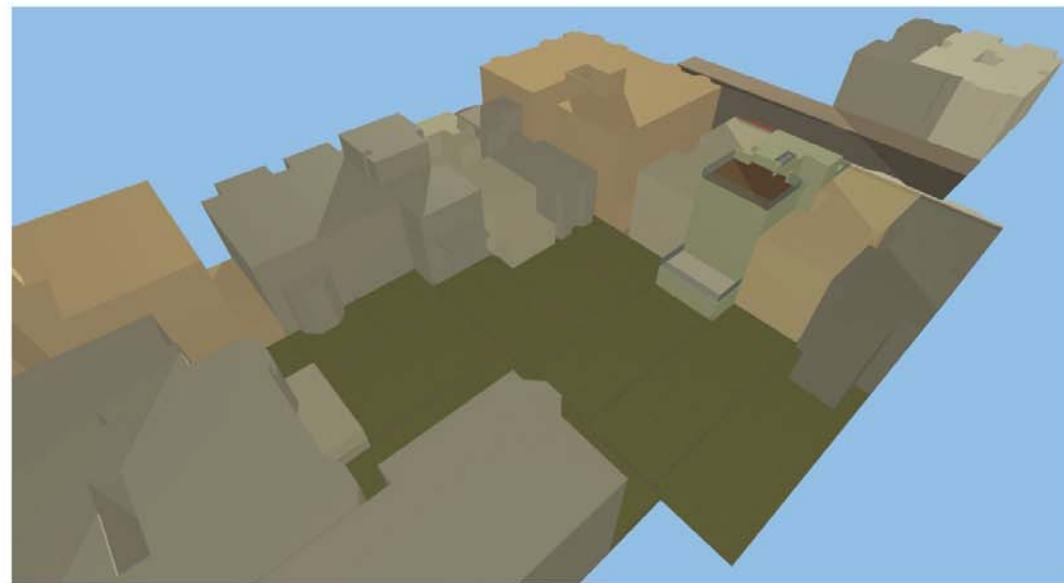
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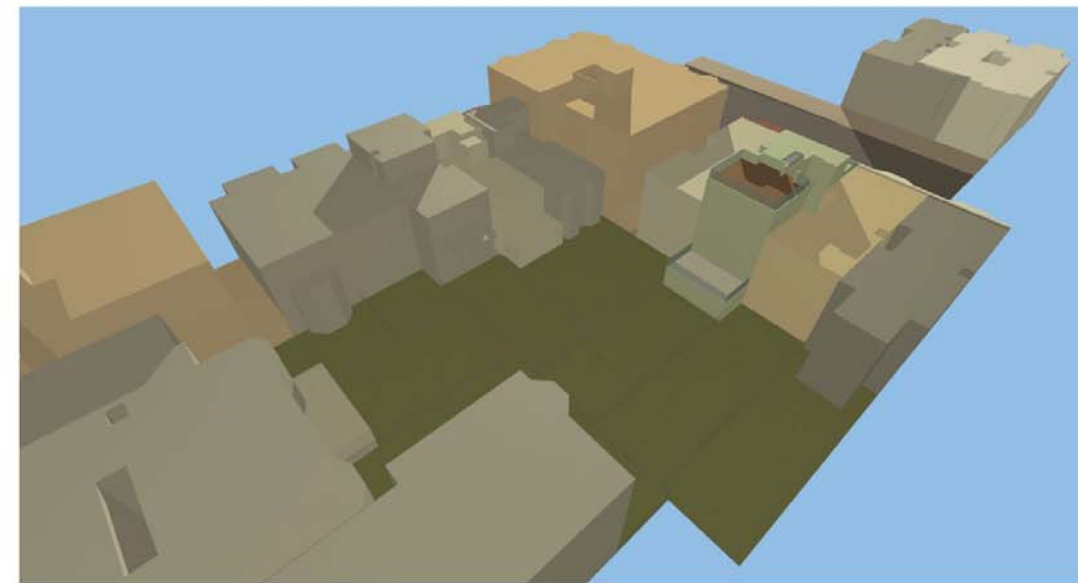
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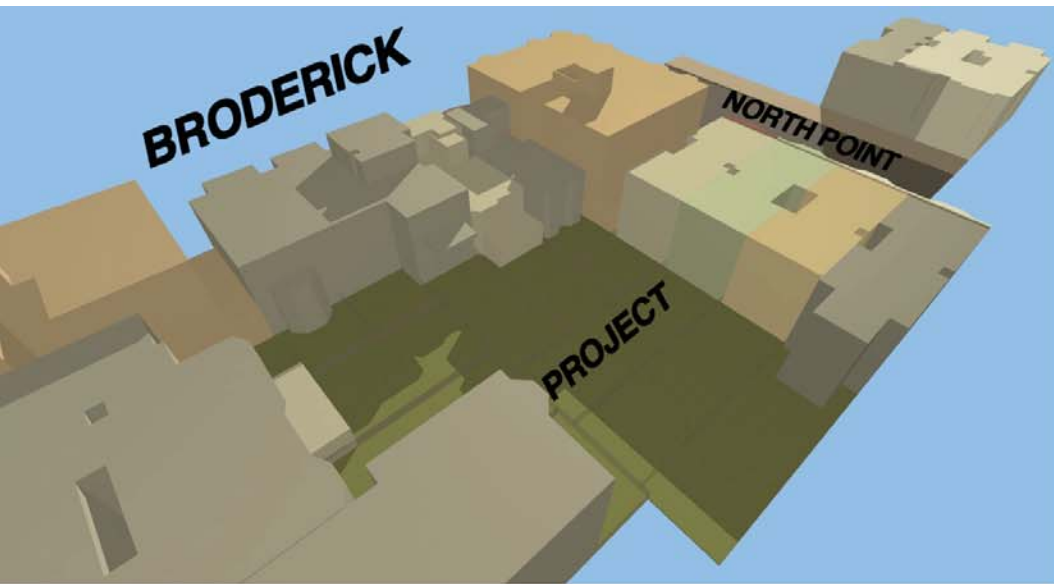
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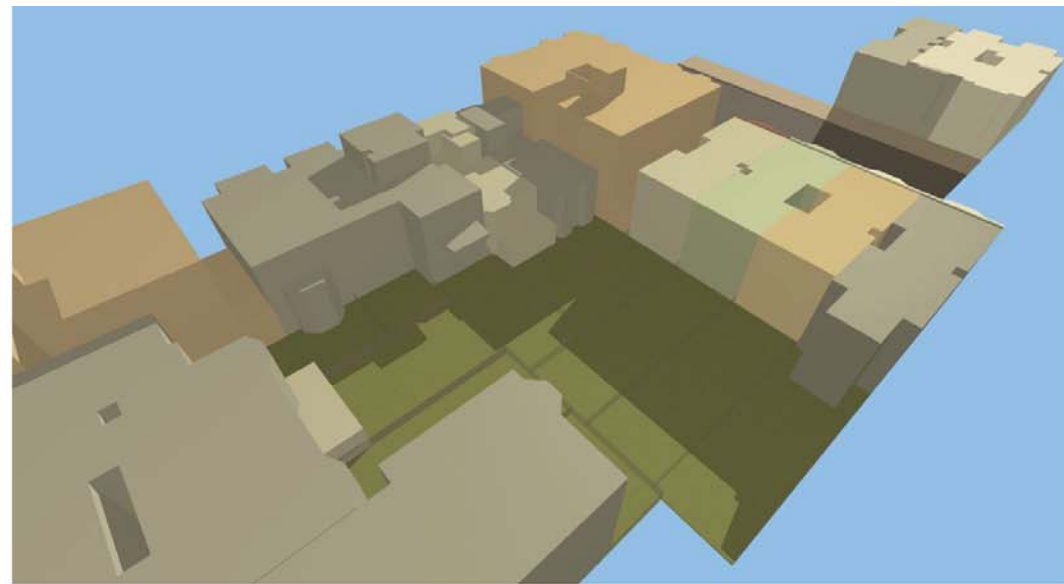
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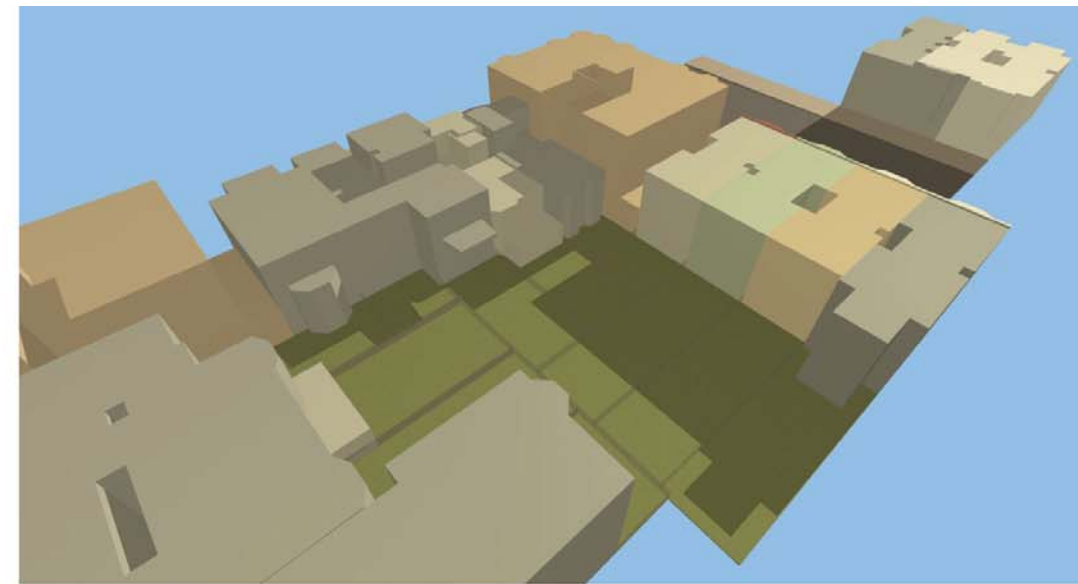
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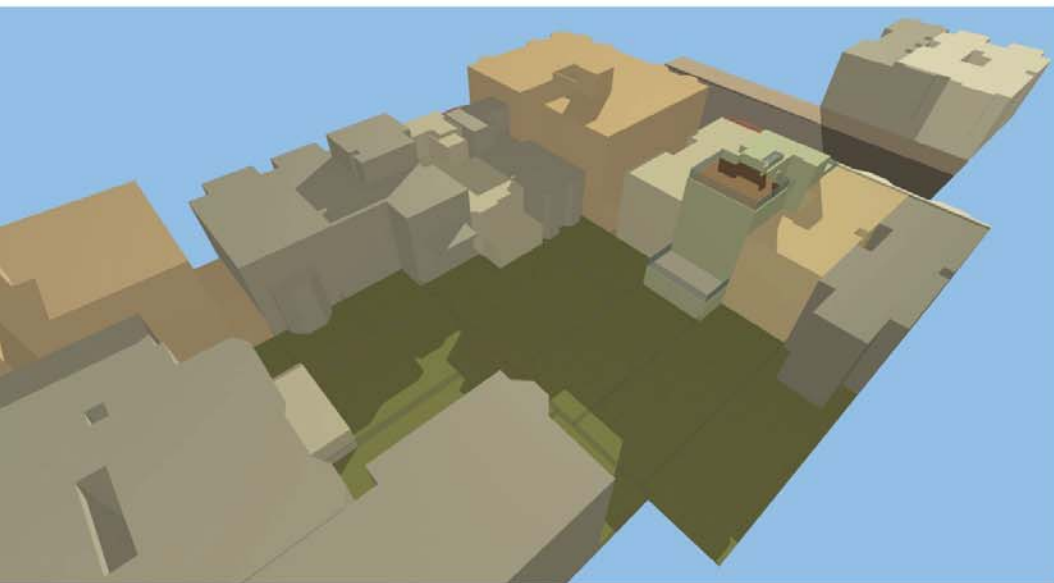
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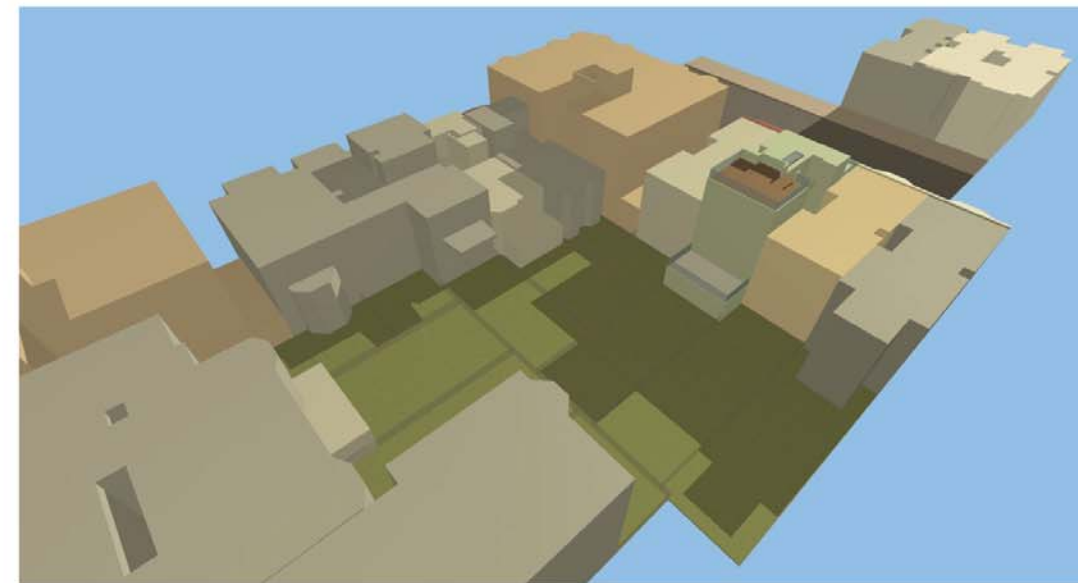
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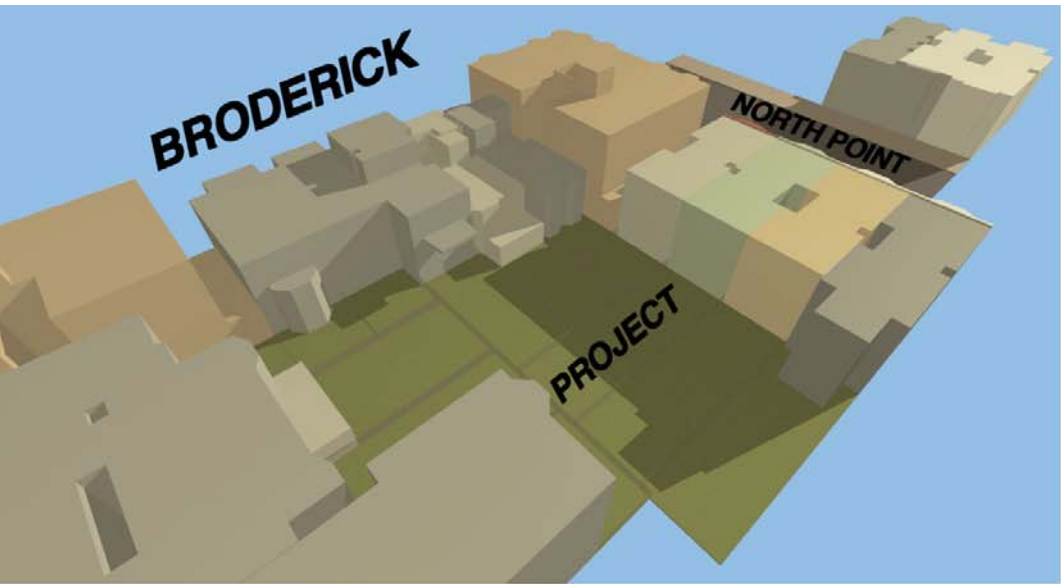
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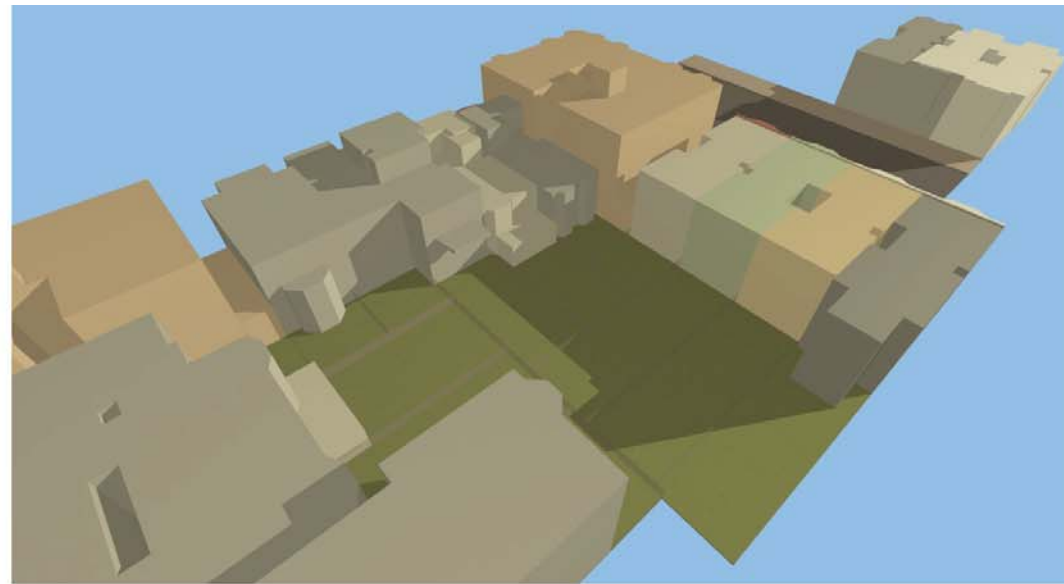
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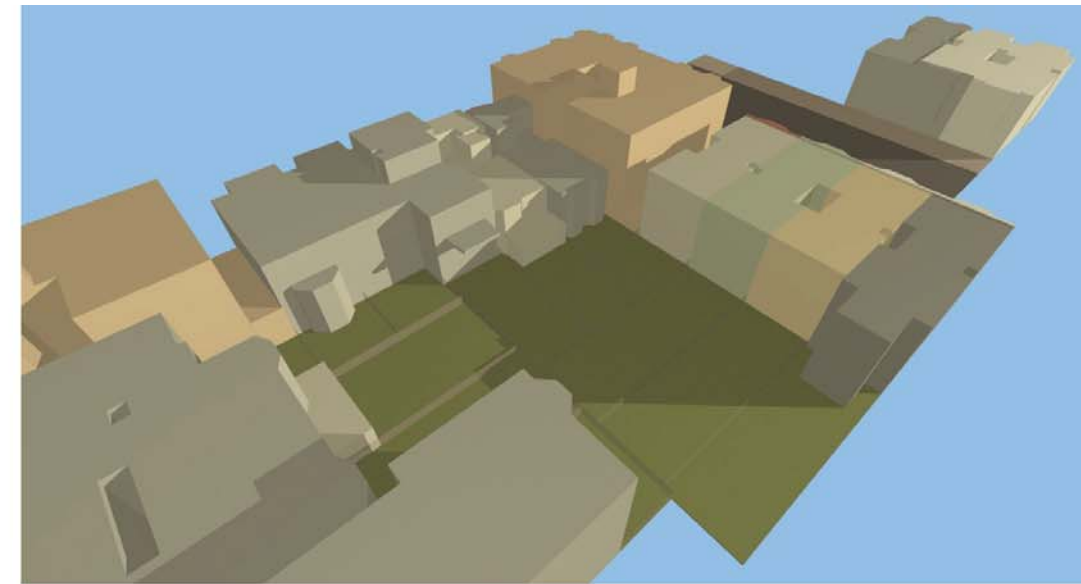
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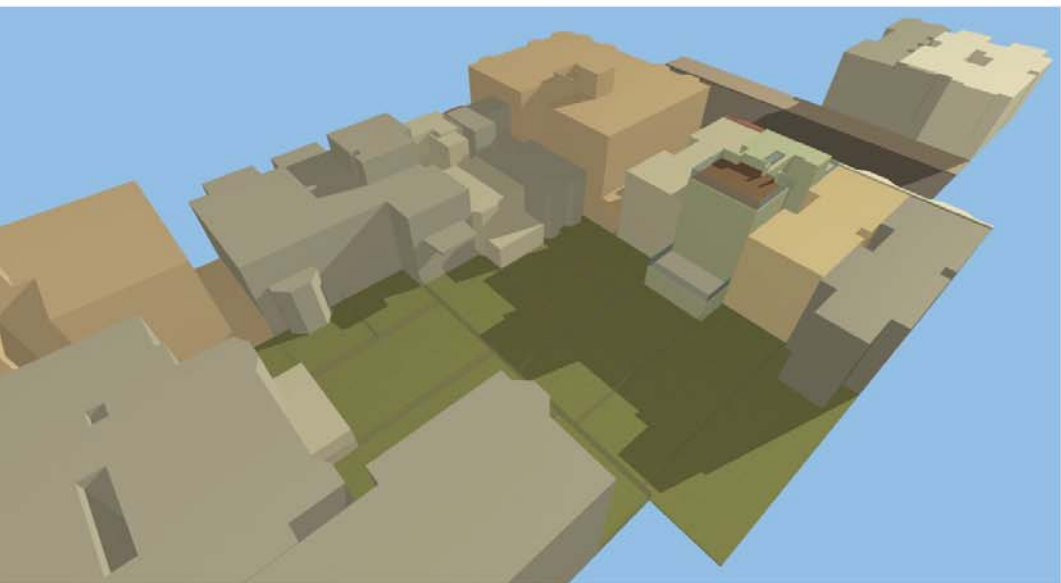
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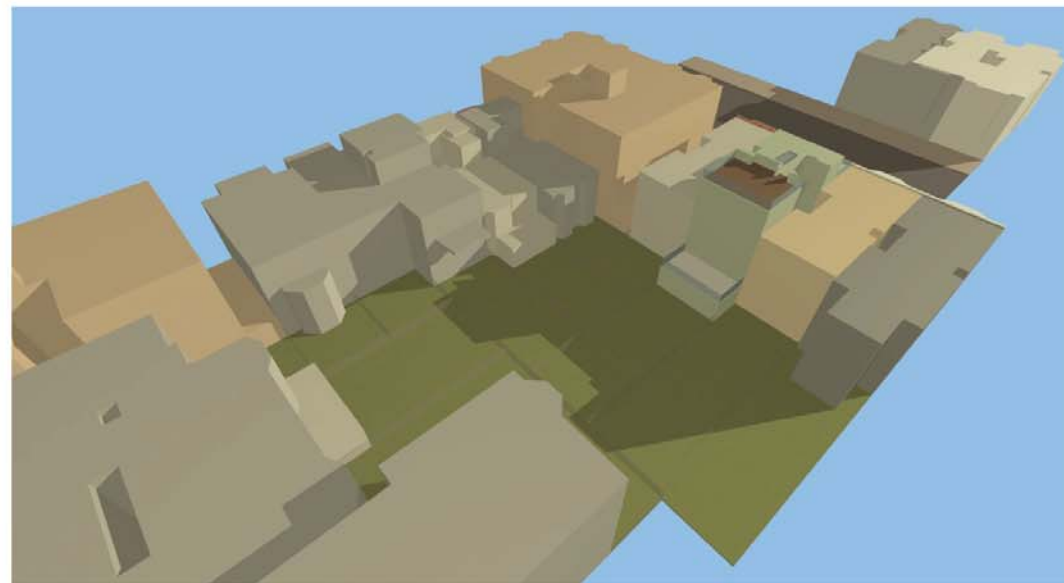
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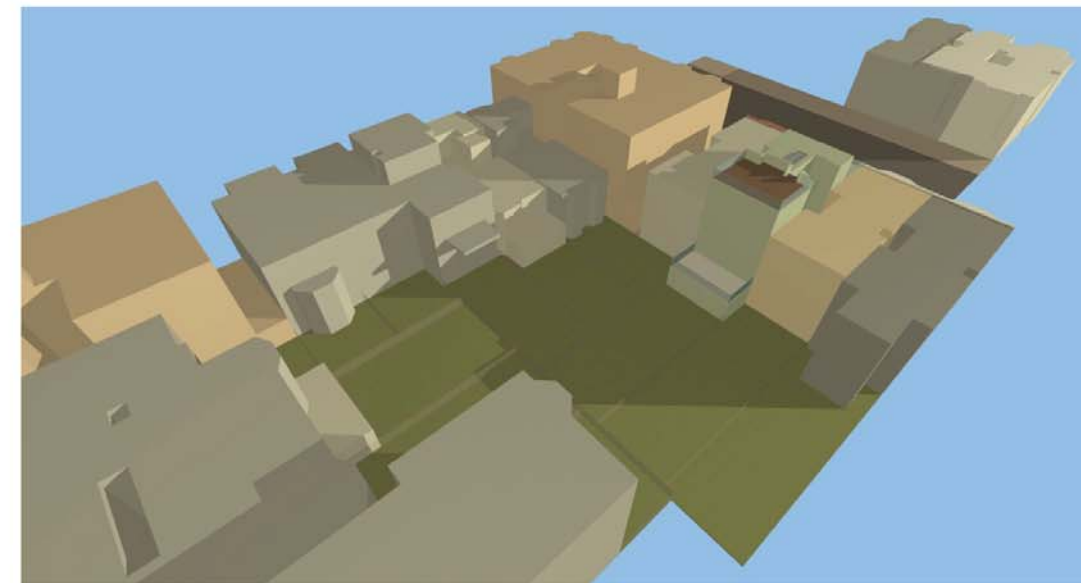
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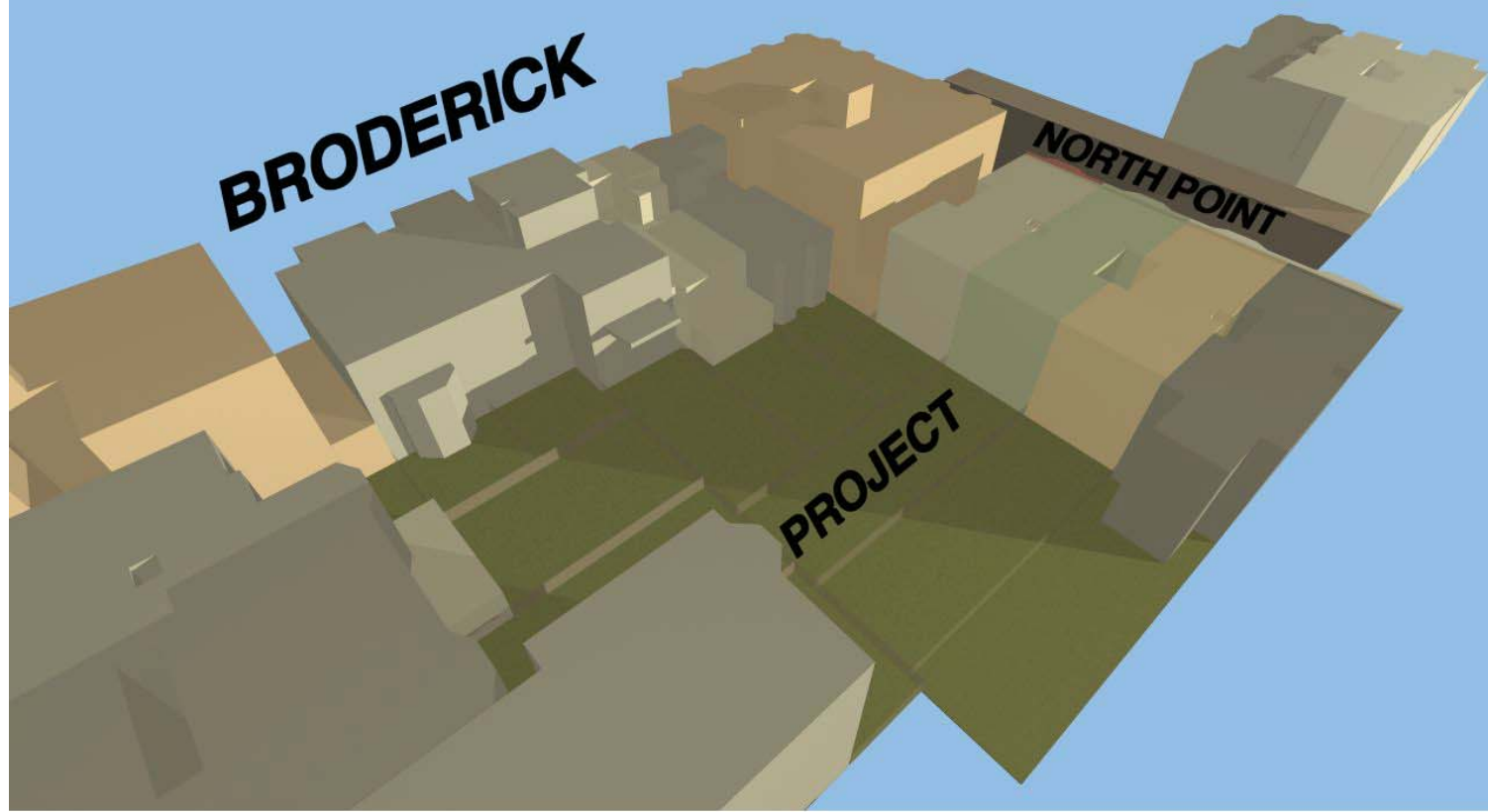
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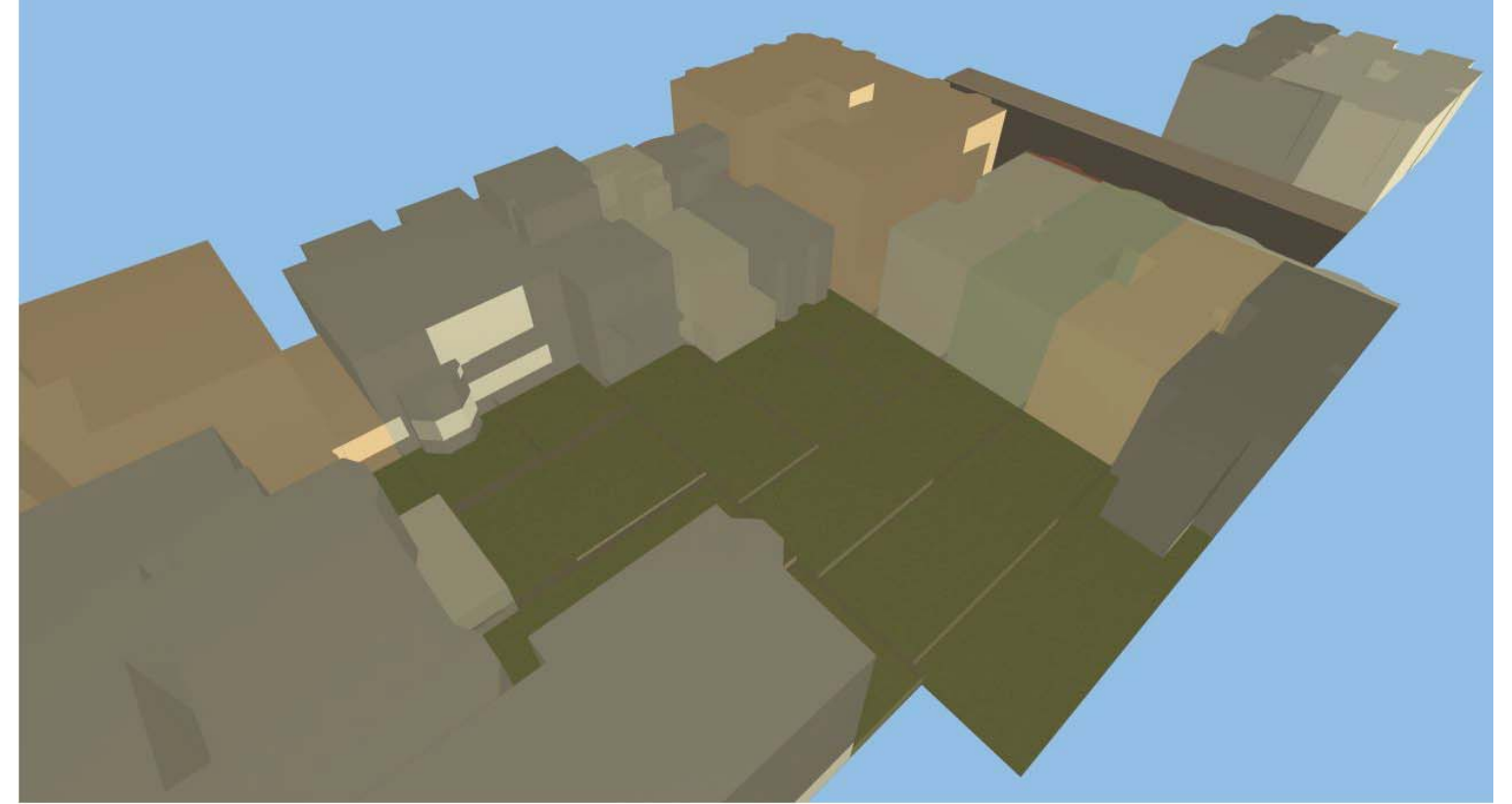
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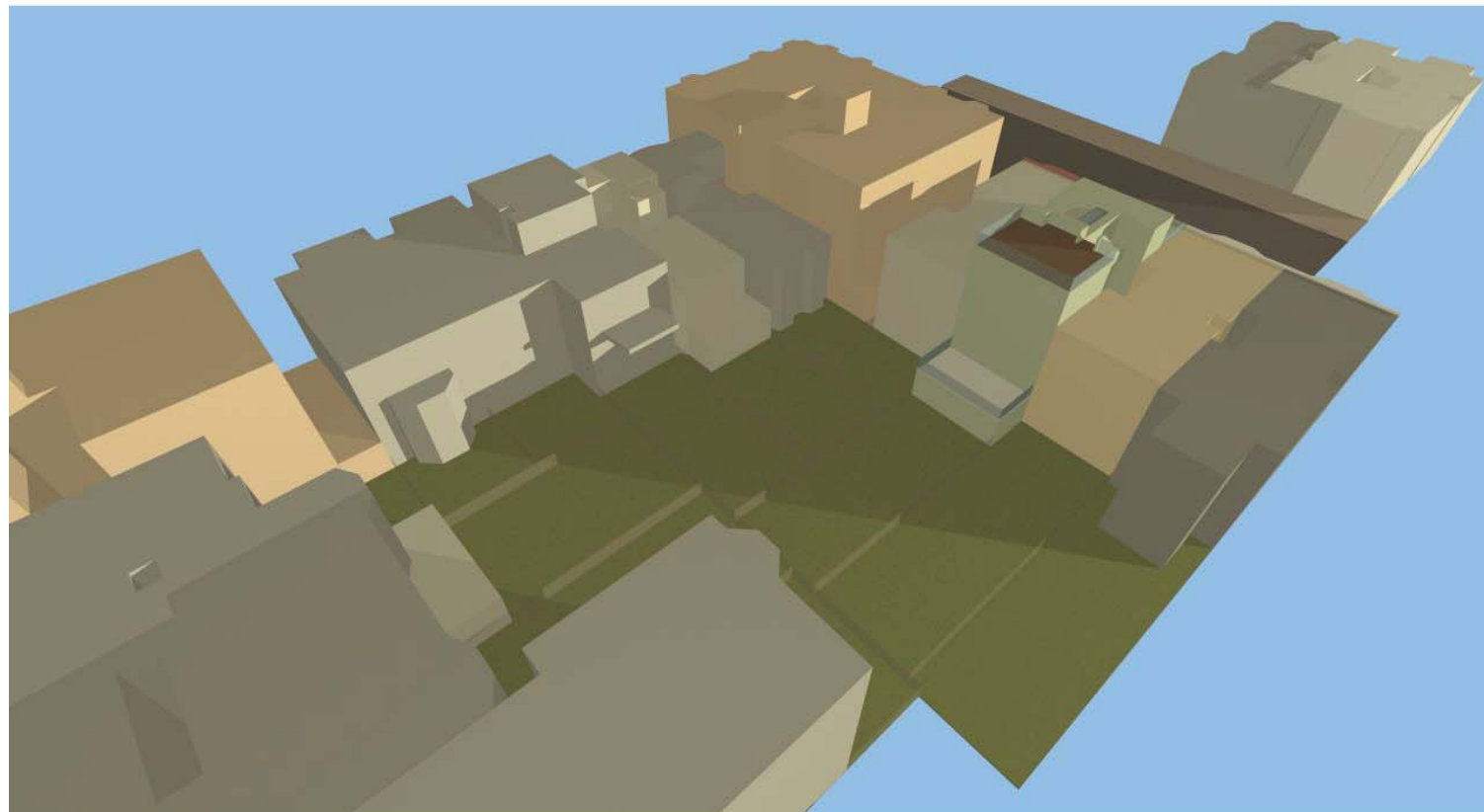
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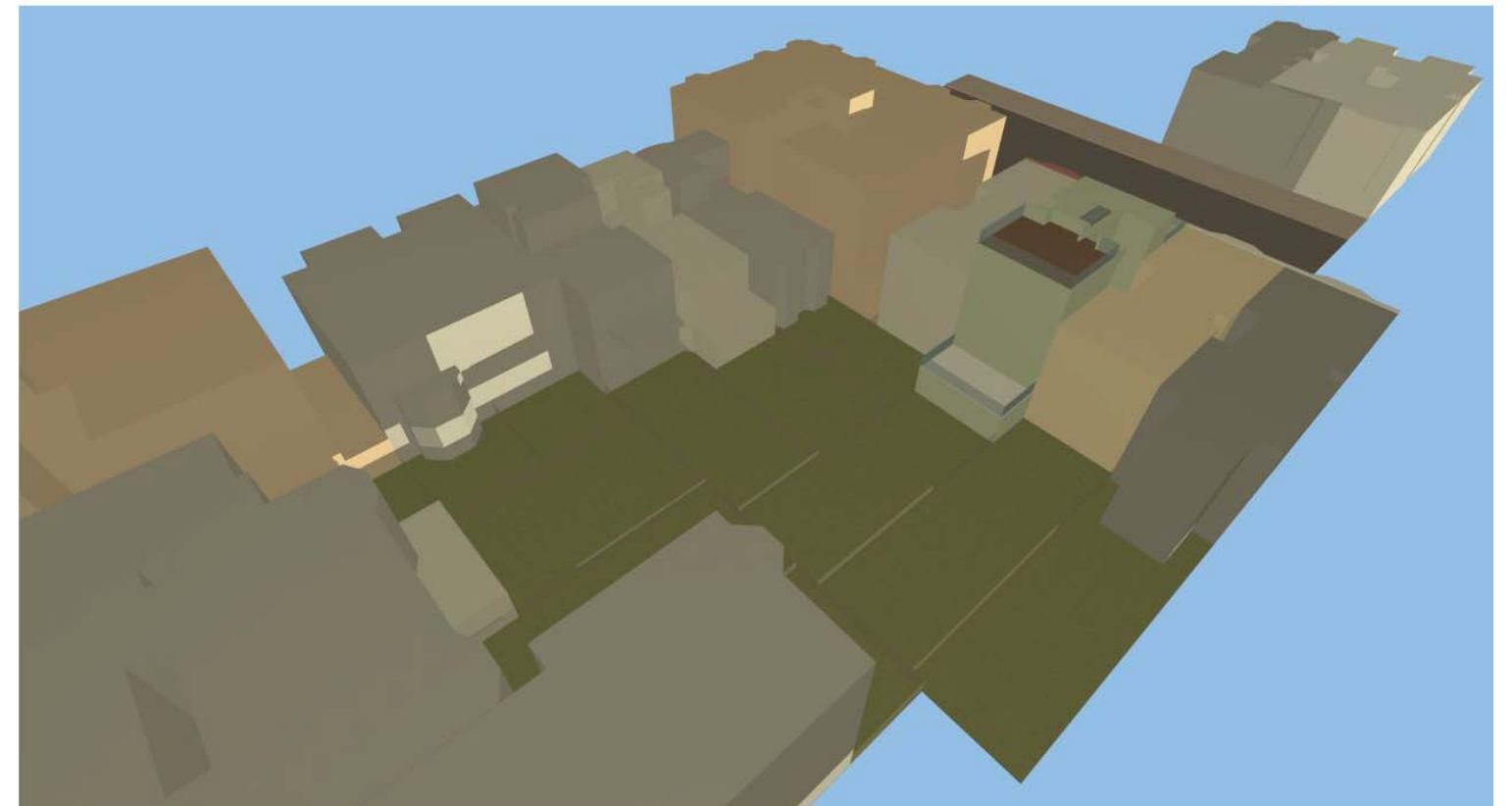
DEC 21 - 4PM - EXISTING



DEC 21 - 5PM - EXISTING



DEC 21 - 4PM - PROPOSED



DEC 21 - 5PM - PROPOSED