



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JUNE 23, 2016

Date: June 16, 2016
Case No.: 2016-004617DRP/VAR
Project Address: 22 MOORE PLACE
Permit Application: 2015-0622-9587
Zoning: RH-3 [Residential House, Three-Family]
40-X Height and Bulk District
Block/Lot: 0096/030
Project Sponsor: Daniel Robinson
479 9th St., 2nd Floor
San Francisco, CA 94103
Staff Contact: Claudine Asbagh – (415) 575-9165
claudine.asbagh@sfgov.org
Recommendation: **Take DR and approve as revised**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project would convert the existing private garage into a single family dwelling. The project would construct two stories above the existing structure and includes the conversion of 280 sf at the garage level into habitable space. The structure would have a maximum height of 35'6" (39' to parapet) and would be set back from the rear property line by 15' at the second story, and 21' at the third story.

Per Planning Code Section 134, a rear yard of 24' 10" is required for the subject property. The existing building extends to the rear property line and is a non-complying structure that is being intensified through the conversion to residential use. The project requires a variance from the rear yard requirement for the second and third story additions within the rear yard.

Subsequent to the Discretionary Review request (DR), the project has been revised to incorporate recommendations from the Department's Residential Design Team (RDT). Those revisions include a five foot setback from the southern property line for the entirety of the roof deck and a five foot setback for portions of the second and third floors (the project originally provided a three foot setback in the same location).

SITE DESCRIPTION AND PRESENT USE

The Project is located on a rectangular through lot on the east side of Moore Place near the intersection of Union and Larkin Streets, Block 0096, Lot 030. The project site is located within the RH-3 (Residential House, Three-Family) and the 40-X Height and Bulk District. The site measures 1,200 square feet and is currently occupied by a one-story garage that covers the entire lot.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Surrounding properties include a six-story, 32- unit building immediately north of the site (2330 Larkin St.), a two story single-family dwelling to the south (20 Moore Pl.), and a single story garage to the east. The site is immediately south of the Moderate Density Mixed Residential District (RM-2) that extends west towards Larkin Street. Uses in the immediate vicinity are primarily residential with structures ranging in height from one to three stories with taller structures scattered intermittently throughout.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	January 5, 2016 – February 4, 2016	February 4, 2016	June 23, 2016	140 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	June 3, 2016	June 3, 2016	20 days
Mailed Notice	10 days	June 13, 2016	June 13, 2016	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	1 (DR Requestor)	0
Other neighbors on the block or directly across the street	1	3	0
Neighborhood groups	0	0	0

The neighboring building owner and manager (2330 Larkin) have expressed support of the project. Those in opposition of the project expressed concern over the building’s massing, height, and incompatibility with the area. Please see DR Section below for additional points.

DR REQUESTOR

Denise and Juliana Gum, 20 Moore Place, San Francisco, CA 94109. The DR Requestor’s property is immediately south of the project site.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1, Lack of Notification: The DR Requestor believes there was a lack of sufficient notification and outreach to adjacent properties. The only notifications were sent by the Planning Department, and those notification materials were inconsistent.

Issue #2, Scale of Project: The DR requestor notes that the project does not meet the minimum standards required by the planning code and for that reason needs a rear yard variance. Additionally, the DR requestor believes that the project violates the City's General Plan and Residential Design Guidelines. Specifically, the project's scale and massing is incompatible with the surrounding buildings.

Issue #3, Mid-Block Open Space: As noted above, the DR requestor believes the project does not comply with the General Plan and Residential Design Guidelines in that the project fails to provide adequate setbacks that would help maintain light to adjacent properties and reinforce the mid-block open space.

Issue #3, Light and Views: The project would block afternoon light to the property at 20 Moore Place. There are existing windows that face north and east that would no longer receive sufficient light. Additionally, views from these windows would be blocked.

Issue #4, Tree Concerns: The proposed project would shade the trees located in the rear yard of 20 Moore Place. Additionally, construction activities would endanger the fully mature trees.

Issue #5, Excessive Height: The proposed project appears to need a variance for height, however the notice materials only specify that the project needs a variance for the rear yard. The project should comply with the 30' height limit.

Issue #6, Plan Discrepancies: There is conflicting information in the plans and City notification materials. The DR requestor expressed frustration with the inconsistencies between the project plans, notice materials and information available on the city web site.

Proposed Alternatives: The proposed project should be scaled down so that it does not detrimentally affect the lighting and views of the 20 Moore Place. Care should be taken during construction to minimize disruption (noise) and vibration to prevent/minimize impact to the mature trees in the yard of 20 Moore Place.

Reference the attached *Discretionary Review Application*, dated February 2, 2016 for additional information.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

Issue #1, Lack of Notification: The neighbors at 20 Moore were mailed the pre-application notification in May 2015, and the variance notification and the 311 notification in January 2016. As of May 18th, we have exchanged 27 emails and 7 text messages with the Gums, had 3 phone calls and 3 in person meetings with them and sent them 1 letter. Overall, we have provided 8 sun study videos and 2 sun study images, 6 exterior renderings of our project and 3 revised sets of 22 Moore site plans and floor plans.

Issue #2, Scale of Project: The proposed project has a 20' wide façade between a six story apartment building and a two story single family home. This is a challenging difference in scale to design within, but we feel that a modest three story single family home is appropriate scale for this infill. The southern adjacent neighbors at 18 Moore have already been granted a third story addition (yet to be built) and the remaining building on the block to the south is over three stories tall. Therefore, the proposed three-story home will be within the scale of and compatible with the surrounding structures (please also see attached block plan indicating that 78% of properties on the block are 3 stories or higher).

Issue #3, Mid-Block Open Space: As noted on the enclosed block plan, the majority of the existing properties are full lot coverage with no setback. 20 Moore has some open space but has an existing building structure built on the southern lot line all the way to the rear property line. Above the existing ground floor, the project provides a 15 foot setback at the second floor, with a 3 foot side setback along

the property line with 20 Moore another 10 feet beyond the rear setback, which comes close to matching the rear of the existing building at 20 Moore Place. This allows for a two bedroom, single family home at 22 Moore Place while providing additional light and air to 20 Moore Place.

Issue #3, Light and Views: Both 22 Moore and 20 Moore are east/west oriented structures with street frontage on Moore Place. The existing rear windows in the 20 Moore property are either north facing or east facing. The east facing windows will still receive the same natural/direct sunlight as before. In the case of the existing north facing windows, they are located 13' clear of the property line which provides ample setback for light.

However, even with this setback, we have revised the initial design of the project to provide a [5]' x 10' setback on our property from the 2nd floor upwards in order to minimize the light impact and articulate the exterior wall. Please see EX-05 for more detailed sun study analysis.

Issue #4, Tree Concerns: The current trees are completely on the 20 Moore property and are mature and well entrenched. The proposed design minimizes foundation work at the property line where roots from the trees may have grown underneath 22 Moore. We have proposed having an arborist report prepared before any construction starts in order to determine what impact the construction may have on them. In addition, the trees benefit both properties and the owners of 22 Moore agree to their importance. The concern that the light impact may affect the trees will also be reviewed, however they will still receive significant east, west and southern direct sunlight as before, since our project is located to the north of the property at 20 Moore.

Issue #5, Excessive Height: There was some confusion by the DR requester over the height of the building and the request for the rear yard variance. The maximum height of the building to the top of the roof deck parapet is 39'. The roof deck elevation is at 35'-6". Per the CBC, a 3'-6" guardrail is required, for a parapet height of 39'. The variance we have requested is to allow for a 15' setback with no height limitation for the rear 10 feet of building depth.

Issue #6, Plan Discrepancies: Architectural standards often point to one item assuming all identical items are similar. On A2.4, sheet note 15 applies to all dashed windows and doors. The rest of the plan set and 3D images clearly show the loss of these windows in each and every condition.

- A2.4: The existing door is not defined as an egress door and in any case, egress cannot be over a property line without specific easement agreements. This is a non-conforming code condition that will be corrected.
- A2.4: The existing windows and doors proposed to be removed have no Fire Department code requirement such as egress windows, or any other rescue function due to their property line location and the fact that the same room is served by other windows. In the case of the western units, an exterior fire escape is present.

See attached *Response to Discretionary Review*, dated May 19, 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).

RESIDENTIAL DESIGN TEAM REVIEW

RDT reviewed the project on May 25, 2016. RDT recommends that the project be revised to increase the southern side setback to five feet at portions of the second and third floors, and that the entire roof deck be set back by five feet.

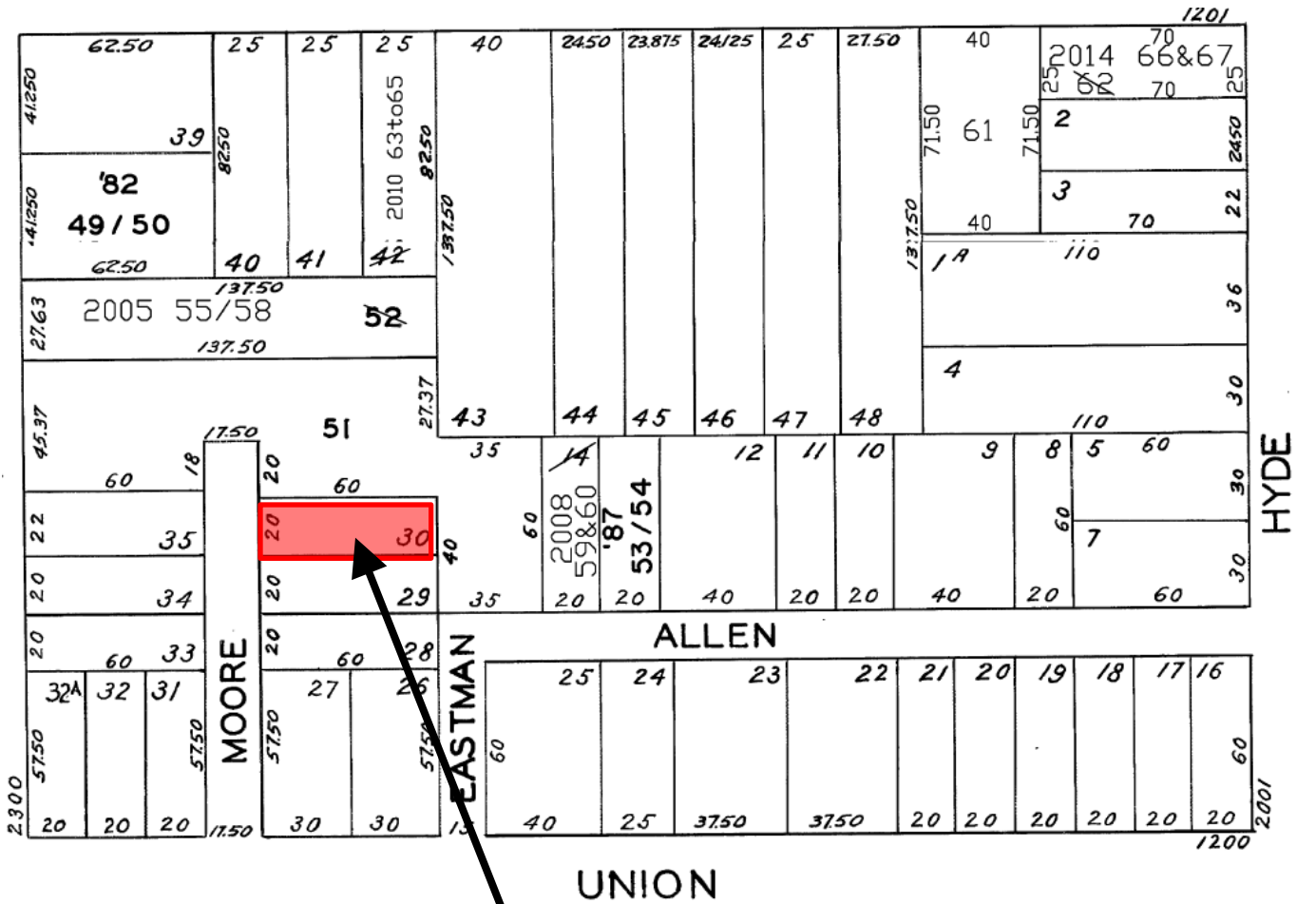
Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION: Take DR and approve project as revised.
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Site Photographs
Section 311 Notice
DR Application
Response to DR Application, dated May 19, 2016
Reduced Plans, dated June 6, 2016
Correspondence

Parcel Map

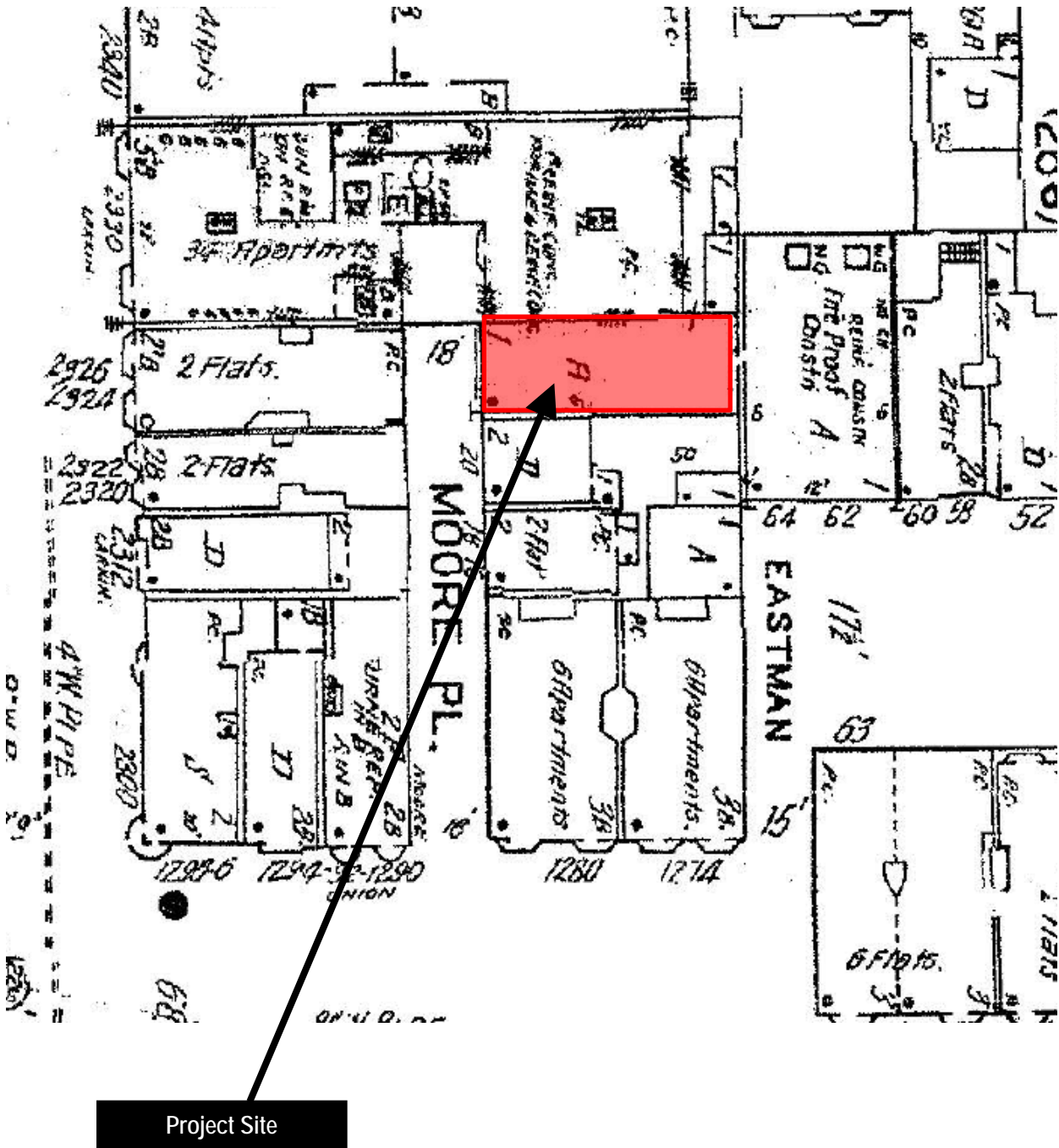


Project Site



Case No. 2015-004617DRP/VAR
 22 Moore Place
 Discretionary Review/ Variance

Sanborn Map*



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



Case No. 2015-004617DRP/VAR
22 Moore Place
Discretionary Review/ Variance

Aerial Photo

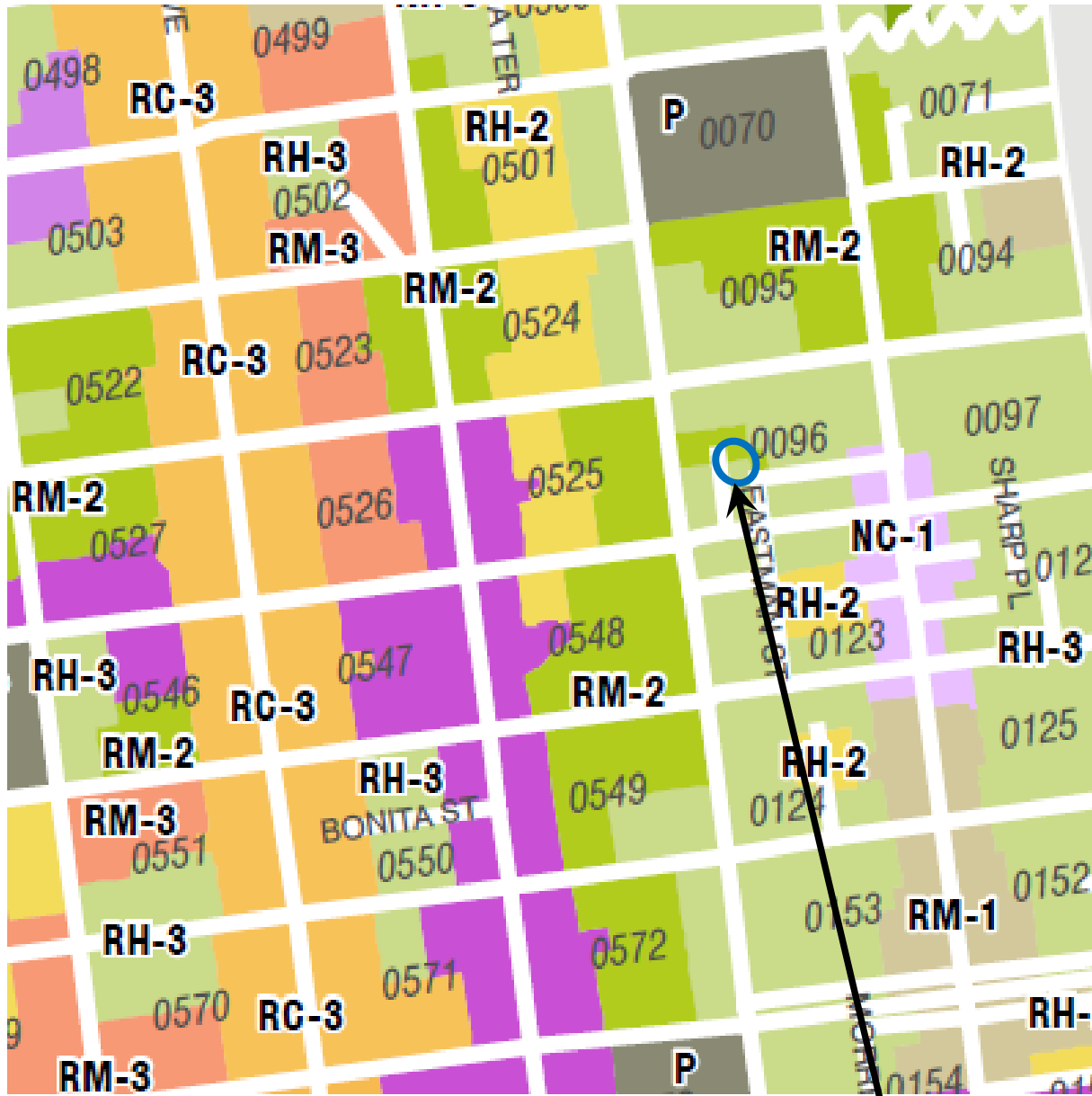


Project Site



Case No. 2015-004617DRP/VAR
22 Moore Place
Discretionary Review/ Variance

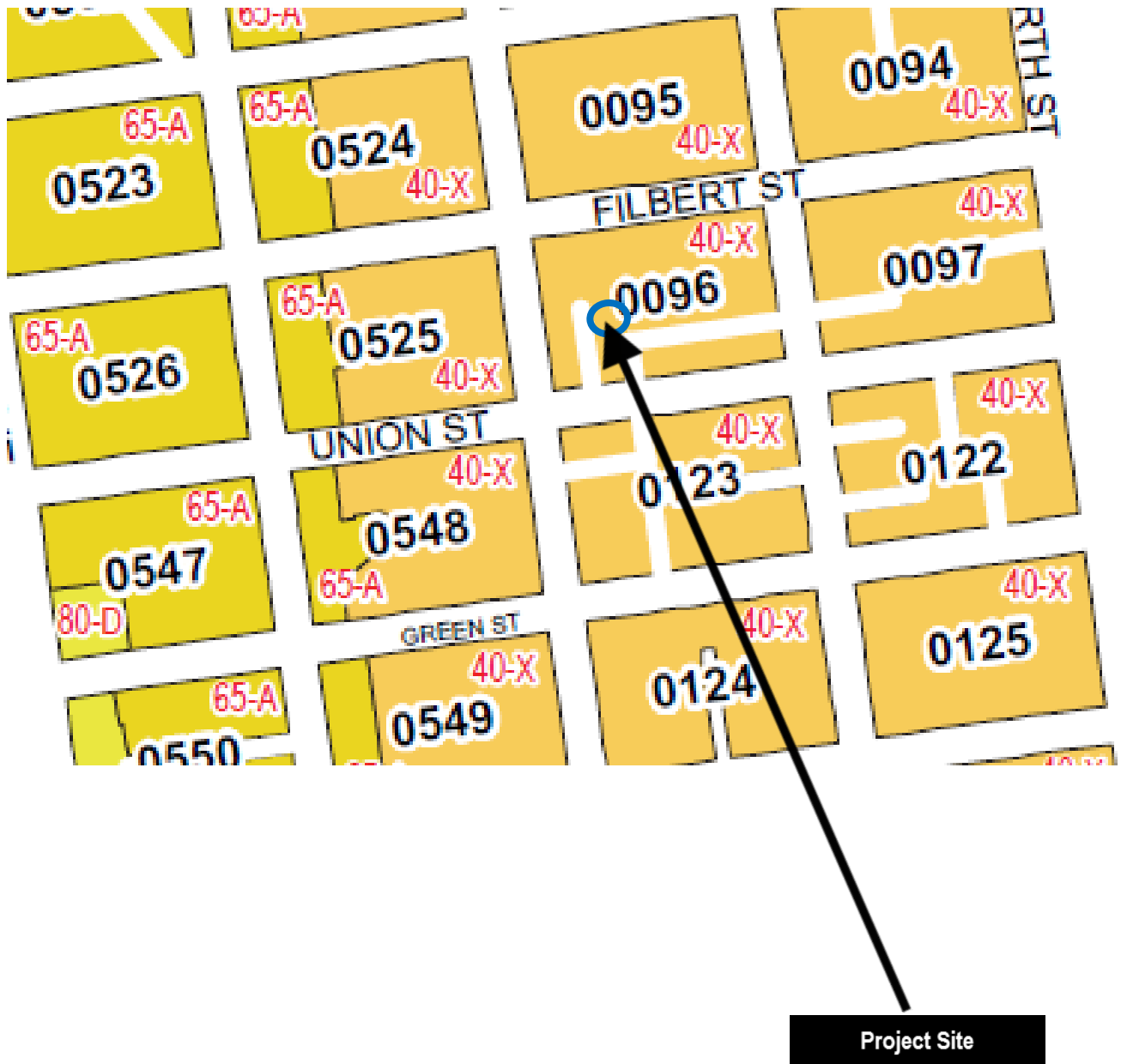
Zoning District Map



Project Site



Height and Bulk Map



Photos of Site



View looking north
(2330 Larkin in rear)



View looking south (20 Moore
to right of project site)





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **June 26, 2015**, the Applicant named below filed Building Permit Application No. **2015-06-22-9587** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	22 Moore Place	Applicant:	Daniel Robinson
Cross Street(s):	Union	Address:	479 9th Street, 2nd Floor
Block/Lot No.:	0096/030	City, State:	San Francisco, CA 94103
Zoning District(s):	RH-3 / 40-X	Telephone:	(415) 487-2050

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 type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Garage	Residential
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	60' (at 1 st floor)	No Change
Rear Yard	None	No Change
Building Height	13' 11"	35' 6"
Number of Stories	1	3
Number of Dwelling Units	1	1
Number of Parking Spaces	4	2

PROJECT DESCRIPTION

The project proposes to convert the existing private garage into a single family dwelling. The project would construct two stories above the existing single story structure and includes the conversion of 280 sf at the garage level into habitable space. The structure will have a maximum height of 38' 4" and is setback from the rear property line by 15' at the second story, and 21' at the third story. See attached plans.

The project would require variances for: rear yard setback (15' where 19' is required); and height (38' where 30' is permitted in the last 10 of the building at the 3rd floor). The Variance has been scheduled hearing on January 27, 2016 (Case No. 2015-004617VAR).

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: Claudine Asbagh
Telephone: (415) 575-9165
E-mail: Claudine.asbagh@sfgov.org

中文詢問請電: (415) 575-9010

Notice Date: 1/05/2016
Expiration Date: 2/04/2016

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

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

1. Owner/Applicant Information

DR APPLICANT'S NAME: DENISE GUM AND JULIANA GUM		
DR APPLICANT'S ADDRESS: 20 MOORE PLACE SAN FRANCISCO, CA	ZIP CODE: 94109	TELEPHONE: (415)505-0851

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: 22 MOORE PLACE LLC attn: Andrew Meyer and Ben Meyer		
ADDRESS: 400 PACIFIC AVE SUITE #2E	ZIP CODE: 94114	TELEPHONE: (510) 435-7865

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: wadawa@aol.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 22 MOORE PLACE	ZIP CODE: 94109
CROSS STREETS: OFF UNION ST., CROSS STREET LARKIN ST	

ASSESSORS BLOCK/LOT: 0096 /030	LOT DIMENSIONS: 20'x60'	LOT AREA (SQ FT): 1200	ZONING DISTRICT: RH-3/40/X	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
 GARAGE

Present or Previous Use:

Proposed Use: RESIDENTIAL (SINGLE FAMILY)

Building Permit Application No. 2015-06-22-9587 Date Filed: JUNE 26, 2015

4. Actions Prior to a Discretionary Review Request

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

NOT YET

Discretionary Review Request

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

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

SEE ATTACHMENT

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

SEE ATTACHMENT


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?

SEE ATTACHMENT

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature:  Date: 2/2/16

DENISE GUM
JULIANA GUM

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

OWNER

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.

RECEIVED

FEB 02 2016

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

For Department Use Only

Application received by Planning Department:

By: _____

[Handwritten Signature]

Date: _____

2/2/16

RECEIVED

FEB 03 2018

CITY & COUNTY OF S.F.



**SAN FRANCISCO
PLANNING
DEPARTMENT**

**FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department**

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

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

Attachment to DR request application for proposed project at 22 Moore Place
Response to page 9 of Application for DR, "Discretionary Review Request"

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 cite specific sections of the Residential Design Guidelines.

The reasons for requesting Discretionary Review (DR) on 22 Moore Place project is because the project does **not** meet the minimum standards of the Planning Code. If the minimum standards were met, there would be no need for the public hearing that occurred on 1/27/16 to discuss a project variance for the rear yard. There are several design principles of the General Plan and Residential Design Guidelines that the owners of 22 Moore Place blatantly ignored when they designed their project. One is to ensure that the building's scale is compatible with the surrounding buildings. Another is to ensure that the building respects mid-block open space. A third one is to maintain light to adjacent properties by providing adequate setbacks. Based on issues like these that were mentioned at the public hearing, the Zoning Administrator reminded that one can file DR application, and to note that the deadline shown on the Notice of Building Permit Application (NBPA) was 2/4/16.

The Gum Family is the owner of 20 Moore Place on the south side of the proposed project, and filed this request for DR. The Gum family was never notified or informed of this proposed project until they received the copy of the NBPA that SF Planning sent because of the Section 311 Process (January, 2016). At 20 Moore Place, there are two bedrooms and a bathroom with windows that face east and north, respectively. The proposed building at 22 Moore Place does not consider "minimizing impacts on light to adjacent property", one of the design principles of the guideline. In fact, the project's height and depth will severely cut off the natural light in the afternoon. It doesn't minimize the impact to light, it minimized the light! The north and northeast views will be totally gone. The attached photos show the existing afternoon light at these windows and the views. You can imagine the impact to the lighting and views if 22 Moore is allowed to be built as proposed. Our mature trees in the backyard will die. Because of the massive dimensions of the proposed building (you should refer to the project plans sheets A2.4 and A2.5 to see the proposed elevations on the north and south sides, and the drastic difference), the project's scale is also incompatible with 20 Moore Place as its adjacent neighboring property to the south; this is another design principle that was ignored.

The two cottages on Moore Place (#18 and #20) were built in 1906/1908 and the 2330 Larkin was built in 1922. It is possible that the existing one-story garage at 22 Moore Place might have been originally intended to "keep some open space" when the 6 or 7-story 2330 Larkin was originally built. The mid-block open space needs to be respected (another priority of the SF Plan/residential design principles). I believe that the person who built 2330 Larkin would have built out the adjoining 22 Moore Place lot if he could have in 1922, but probably wasn't allowed to, because it would make Moore Place look like the service/garbage entrance back door of 2330 Larkin St. The 18 and 20 Moore Place cottages on Moore Place gives the alley its charming character. The project at 22 Moore Place is in conflict with SF Plan/residential design guideline's open space design principle if it is allowed to be built as proposed.

Why would the Gum Family, as the adjacent property owner, get stuck with negative impacts on our property due to a neighbor's proposed building? Even if there is an expectation that property values will go up in the long run, our property might actually be de-valued because it would have minimized light and no views. There would be a claustrophobic atmosphere, and it would feel like "living in a cave". You can see on the project plans sheet A 2.3 how the proposed 3D model looks in the rear view. It almost forces our family to build out/up our property just to maintain our quality of life with respect to light and view and open space. That is not fair, and becomes an issue of equity. The neighborhood character and quality of life (sunlight, open space, equity) need to be preserved and maintained. The project should not be granted variances and should not be allowed to build so massively to cut off 20 Moore Place's sunlight/view/space.

Once we were notified of the NBPA and Notice of Public Hearing (NOPH) after mid-January, 2016, we were forced to react to the information in those documents and the project plans, and on January 27, 2016, attended the Public Hearing on the rear yard variance. Our review of the NBPA showed that it has

Attachment to DR request application for proposed project at 22 Moore Place
Response to page 9 of Application for DR, "Discretionary Review Request"

unclear information, with possible omissions on the application as well as project plans. There is conflicting information when one compares the NBPA with the NOPH.

The NBPA has a section called Project Scope, where boxes are "colored in" to show façade alteration and vertical addition. The Project Features entries below that show that the existing building height is 13'11", and the proposed height is 35'6". However, the Project Description text says "the project will convert existing private garage to a single family dwelling. The project would construct two stories above the existing single story structure and includes the conversion of 280 sf at the garage level into habitable space. The structure will have maximum height of 38'4" and is setback from the rear property line by 15' at the second story, and 21' at the third story. See attached plans."

The Project Description text second paragraph says the "project would require variances for: rear yard setback (15' where 19' is required); and height (38' where 30' is permitted in the last 10 of the building at the 3rd floor).

What is the real height? I cannot tell from this information. To add to the confusion, the project plan shows the roof deck is 35'6", but says the parapet is 39'0".

In comparison, the NOPH was for Case Type: Variance (Rear Yard). The Notice of Hearing says that "a rear yard of 19' is required for the subject property. The existing building extends to the rear property line and is a non-complying structure, which is being intensified through the conversion to residential use. Additionally, the project proposes a vertical addition with a 15' rear yard. Therefore the project requires a variance from the rear yard requirement."

At the hearing for the rear yard variance, the Gum family questioned why the NOPH did not include height variance topic, since the NBPA noted the height as a variance. The Zoning Administrator and Architect for the proposed project mentioned that this is a 40-X zone. Note that the SF Planning website shows a link to "Active Permits in My neighborhood", and for 22 Moore Place, the description says, "Request for variances or rear yard setback and height exemption. Proposed building to have full lot coverage at ground level (existing structure to remain), 15' (25% rear setback at 2nd floor and 21' (35% at 3rd floor. Proposed structure to extend above the 30" height line." (The typo of 30" is actually what I see on the page.)

The conflicting information from the 2 notices and webpage is very frustrating. Is a height exemption needed or not? I would think so, because of the impacts to 20 Moore Place. Another questionable item is that 22 Moore Place is an existing garage that is converting to residential use. One can question if the Notice of Building Permit Application should have checked the box "change of use", too. Because it didn't, it might not highlight to the SF planners and building inspection staff that there will be changes to the street infrastructure because of change in use from non-residential to residential use. This impacts, at a minimum, drainage, water supply, sewage, garbage, fire/safety.

It should also be noted that the 7 sheets of project plans made available on the Planning department link (index sheet of plans say total of 14 sheets) do not show that the third story is setback from rear property line at 21', as the project description of the Notice of Building Permit Application stated. Sheet A1.0 shows that the Third Floor Plan has a setback of 15' (rear yard minimum setback) plus the 6'8" spiral staircase depth, which is almost 22 ft.

Other project plan sheets had missing information. There is a note on all proposed elevation sheets "15" circled, that says, "(E) property line non-egress window to be filled". One south-facing window of 2330 Larkin St is only shown on Sheet 2.4 with the note "15". However, there are other south-facing windows on the property line that are not shown on the plan, that will be "filled" with this project, including a door (egress) accessing the roof of the existing garage. Why were these windows and doors omitted from the plans, and shouldn't there be notes indicating the disposition of those windows and door?

The project plans refer to the 2330 Larkin St building as a 7 story building on Sheet A0.2, however, Sheet A2.1 (proposed west elevation) shows the building to be 6 stories. Why are there so many discrepancies

Attachment to DR request application for proposed project at 22 Moore Place
Response to page 9 of Application for DR, "Discretionary Review Request"

and omissions? Is it a result of sloppy work, or intended to misrepresent the facts? If the Fire Department reviews the plans, how will they know about the changes to the windows and egress door if they are not indicated on the project plans? It is almost negligent.

Note also that the "outreach" made by the owners of 22 Moore Place was to post a sheet of paper on their garage door with some information on the proposed project, and their email addresses. It might have been done after the City posted the notices on the garage door. The owners never attempted to contact 20 Moore Place at any time when their building application was submitted. The proper form of outreach would have been a letter sent through US Mail to our address.

These are the reasons why the Gum family has no recourse except to file an application for DR.

Ms Audrey Almarez represented the residents at 2330 Larkin St, and also attended the public hearing on 1/27/16 to note that the windows that will be filled are for kitchens of those apartments, and should not be changed. She also expressed concerns about the noise from construction. She further noted that the 2 owners of 22 Moore Place tried to remove the big laminated Notice of Public Hearing sign that was posted on their garage door.

The owner/resident of 2326 Larkin St has windows that face east on Moore Place. They didn't attend the hearing. However, one can see that their view and morning light will be obstructed and changed with this proposed project.

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:

The explanation of unreasonable impacts was described in question 1 above. 20 Moore Place would be the most adversely affected. 2330 Larkin St and 2326 Larkin St would be adversely affected, too. There are major impacts to standard of living with regard to light, view, open space, and construction noise. The neighborhood character would not be preserved or maintained with the proposed project.

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?

To our knowledge, no changes or alternatives have been proposed, because the owners of 22 Moore didn't attempt to contact owners of 20 Moore Place until after Scott Sanchez, Zoning Administrator, asked during the hearing on 1/27/16 if they did (response was negative). Mr. Sanchez recommended that they need to talk to their neighbors to the south. After the hearing, phone numbers were exchanged between the Meyer and Gum families, and a phone conversation. Mr. Andrew Meyer sent an email to Denise Gum on 1/28/16 to suggest possible date/place/time to meet in first three days of February, 2016. However, by the time that this application got submitted, no meeting has taken place yet.

The proposed project needs to be scaled back, so that it does not detrimentally affect the lighting and views of the 20 Moore Place property. Care should be taken during construction to minimize disruption (noise) and vibration to prevent/minimize impact to the mature trees in the yard of 20 Moore Place. It

Attachment to DR request application for proposed project at 22 Moore Place
Response to page 9 of Application for DR, "Discretionary Review Request"

appears that there is a proposed "media room" on the first floor of the proposed project that was probably proposed just to maintain the existing non-conforming footprint of the existing garage (no rear yard), so the 2nd and 3rd floors could be built out/up accordingly.

#0096/#051
Christina Ko
2330 Larkin Street
San Francisco, CA 94109

#0096/#051
Natalie Calderon
2330 Larkin Street #10
San Francisco, CA 94109

#0096/#051
Cheryl Minchuk
2330 Larkin Street #55
San Francisco, CA 94109

#0096/#051
Susan Darcy
2330 Larkin Street #22
San Francisco, CA 94109

#0096/#051
Lewis Anderson II
2330 Larkin Street #51
San Francisco, CA 94109

#0096/#051
Elizabeth M Carr
2330 Larkin Street
San Francisco, CA 94109

#0096/#051
Helen U Uhrig
2330 Larkin Street #60
San Francisco, CA 94109

#0096/#051
Jennifer, Manager
2330 Larkin Street #25
San Francisco, CA 94109

#0096/#051
Natasha K Bonnin
2330 Larkin Street
San Francisco, CA 94109

#0096/#051
Darryl F Hannington
2330 Larkin Street #30
San Francisco, CA 94109

#0096/#051
Janet Gielen
2330 Larkin Street
San Francisco, CA 94109

#0096/#051
Hannah L Melnicoe
2330 Larkin Street #31
San Francisco, CA 94109

#0096/#051
Ting C. Ko
2330 Larkin Street
San Francisco, CA 94109

#0096/#051
Thalia Beys
2330 Larkin Street #32
San Francisco, CA 94109

#0096/#051
Michael Brown
2330 Larkin Street
San Francisco, CA 94109

#0096/#051
Colleen McGee
2330 Larkin Street #40
San Francisco, CA 94109

#0096/#051
Katherine F Fox
2330 Larkin Street #23
San Francisco, CA 94109

#0096/#051
David J Halverson
2330 Larkin Street #41
San Francisco, CA 94109

#0096/#051
MEHAN PROPERTIES LLC
2330 LARKIN ST
SAN FRANCISCO, CA 94109

#0096/#051
Sarah O'Brien
2330 Larkin Street #63
San Francisco, CA 94109

#0096/#051
Rafael Hernando
2330 Larkin Street #54
San Francisco, CA 94109

#0096/#051
Lanny Ko
2330 Larkin Street #65
San Francisco, CA 94109

#0096/#051
David Nadler
2330 Larkin Street #34
San Francisco, CA 94109

#0096/#051
Marion Kullberg
2330 Larkin Street #62
San Francisco, CA 94109

#0096/#051
Lisa Grundy
2330 Larkin Street #64
San Francisco, CA 94109

#0096/#051
Nancy J Radzik
2330 Larkin Street #45
San Francisco, CA 94109

#0096/#051
Audrey Almarez Michael Gargas
2330 Larkin St # 42
San Francisco, CA 94109

#0096/#035
Lindsey M Buendia
2324 Larkin Street
San Francisco, CA 94109

#0096/#035
Erica M Guraudo
2324 Larkin Street
San Francisco, CA 94109

#0096/#035
Lai C Cheng
2326 Larkin Street
San Francisco, CA 94109

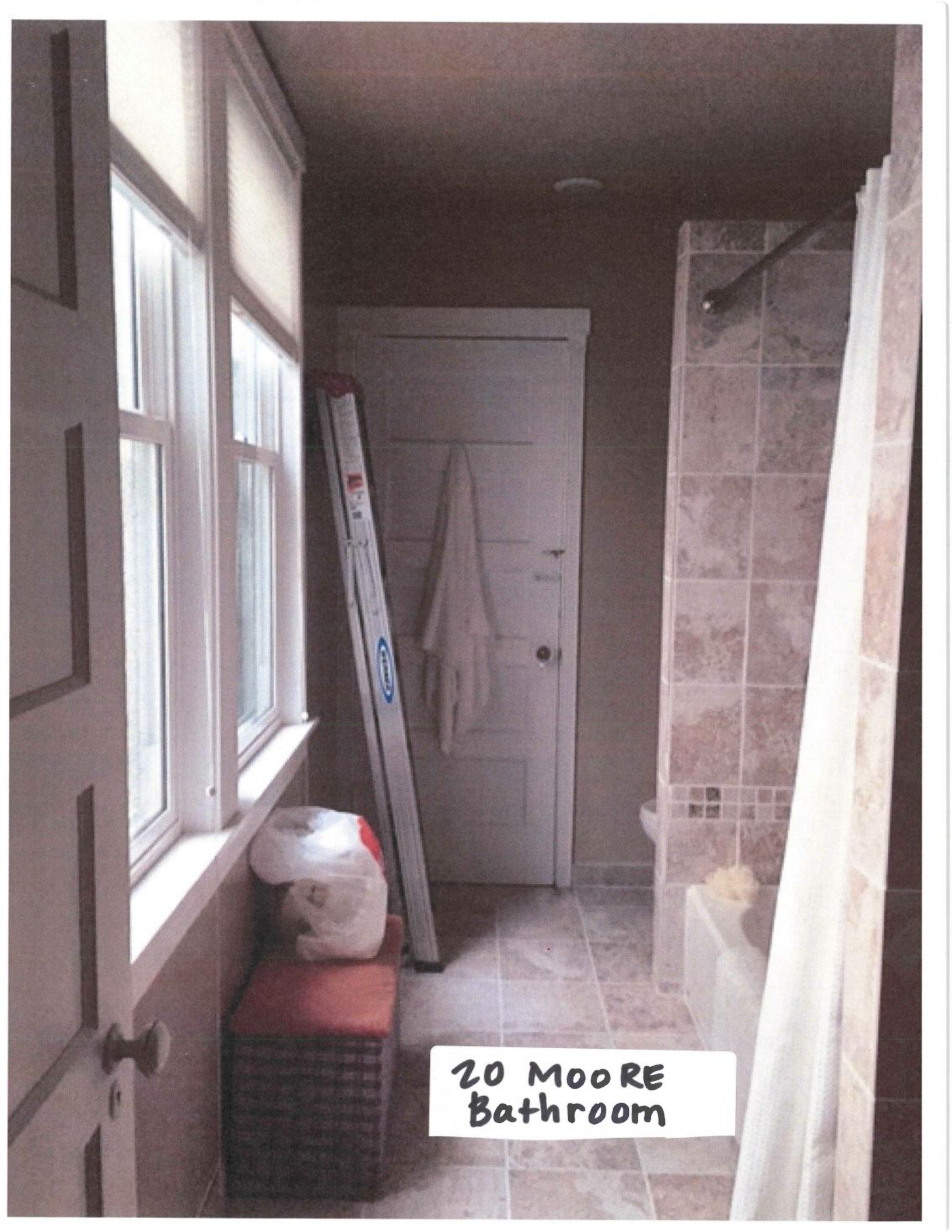
#0096/#030
Andrew Meyer Ben Meyer
400 Pacific Ave. #2E
San Francisco, CA 94114

Daniel Robinson
479 9th Street 2nd Fl
San Francisco, CA 94103

#0096/029
Denise Gum Juliana Gum
20 Moore Pl.
San Francisco CA 94109

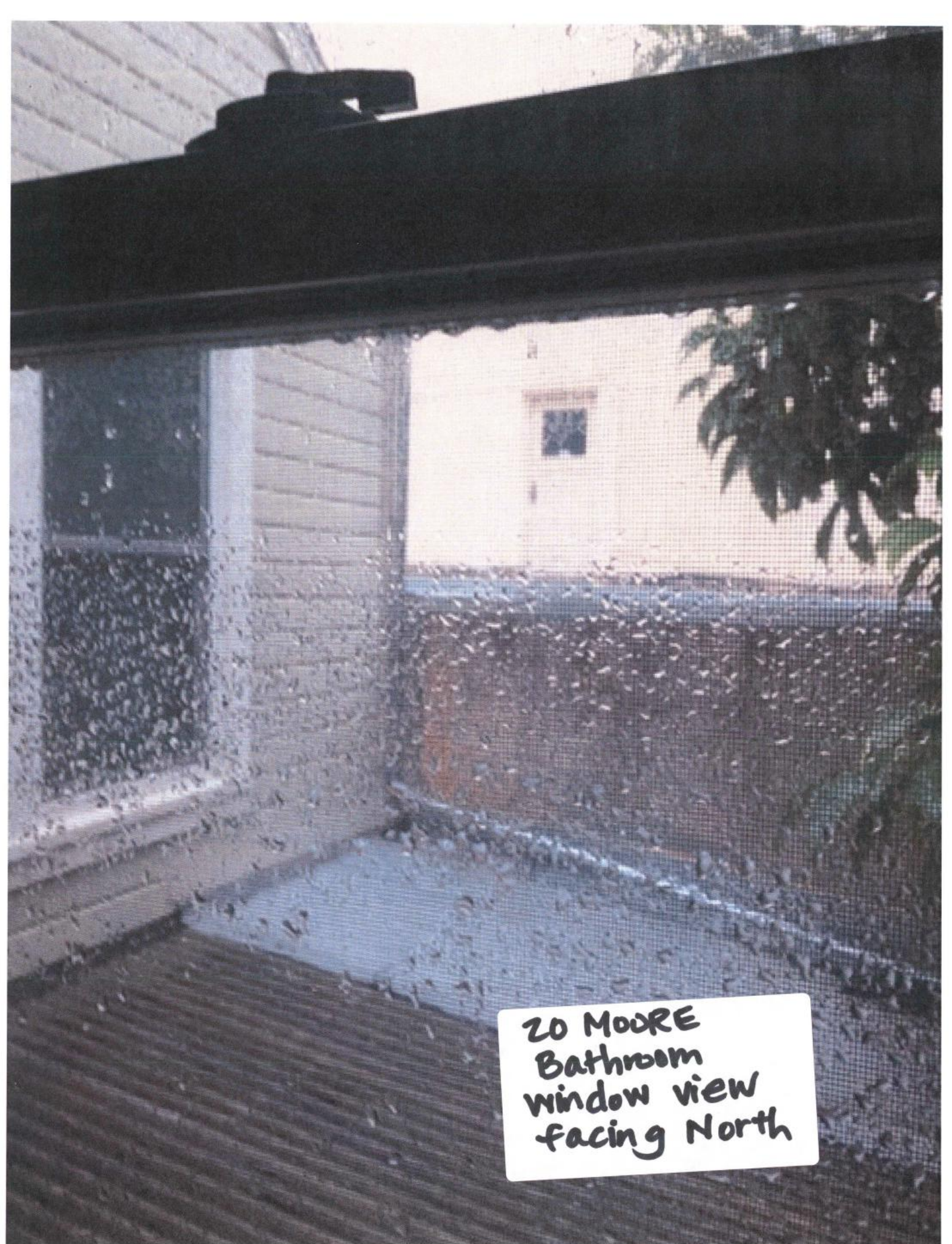
0096/#034
Julie Nelson
2322 Larkin St
San Francisco, CA 94109

#0096/#034
Occupant
2320 Larkin Street
San Francisco, CA 94109



20 MOORE
Bathroom





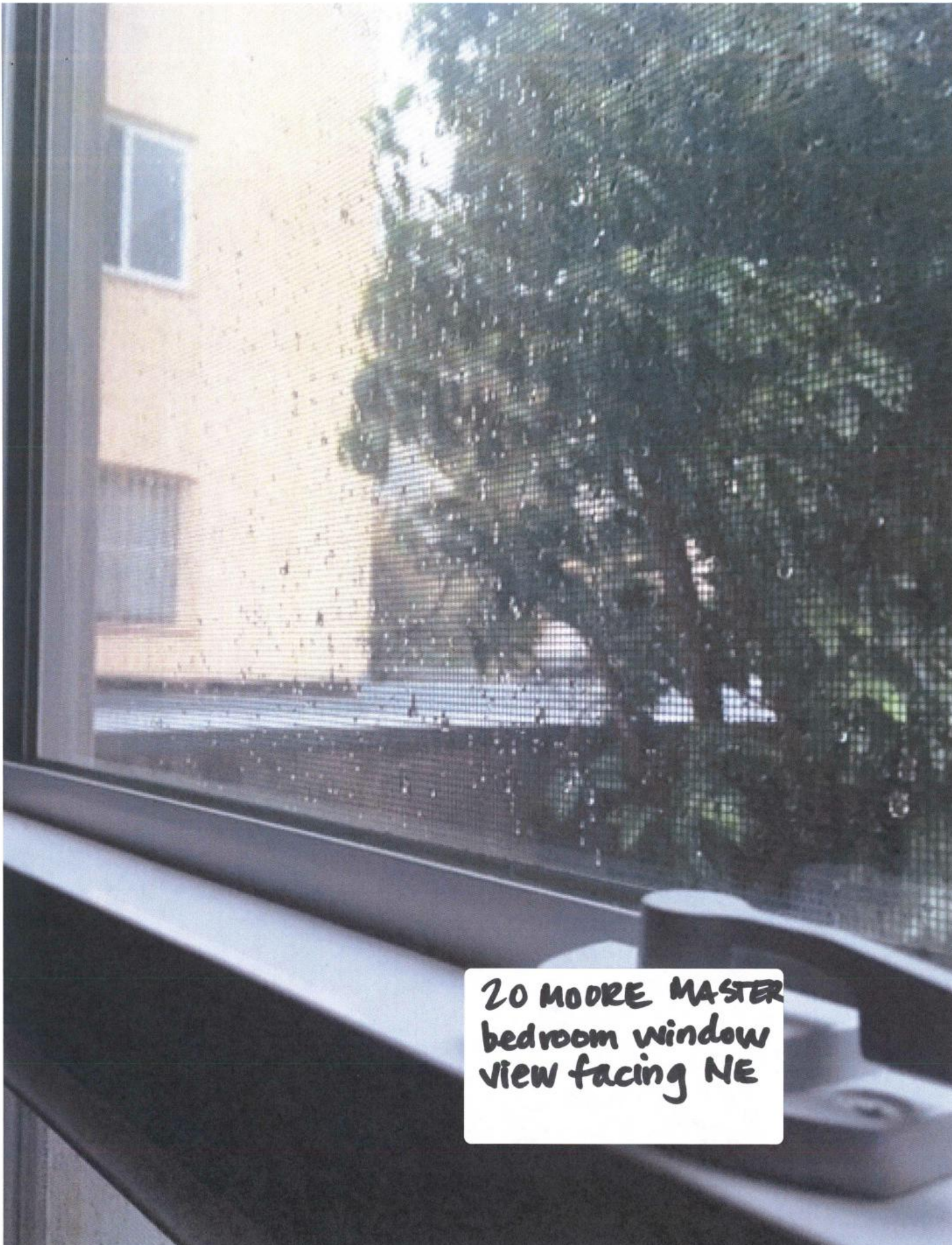
20 MOORE
Bathroom
window view
facing North





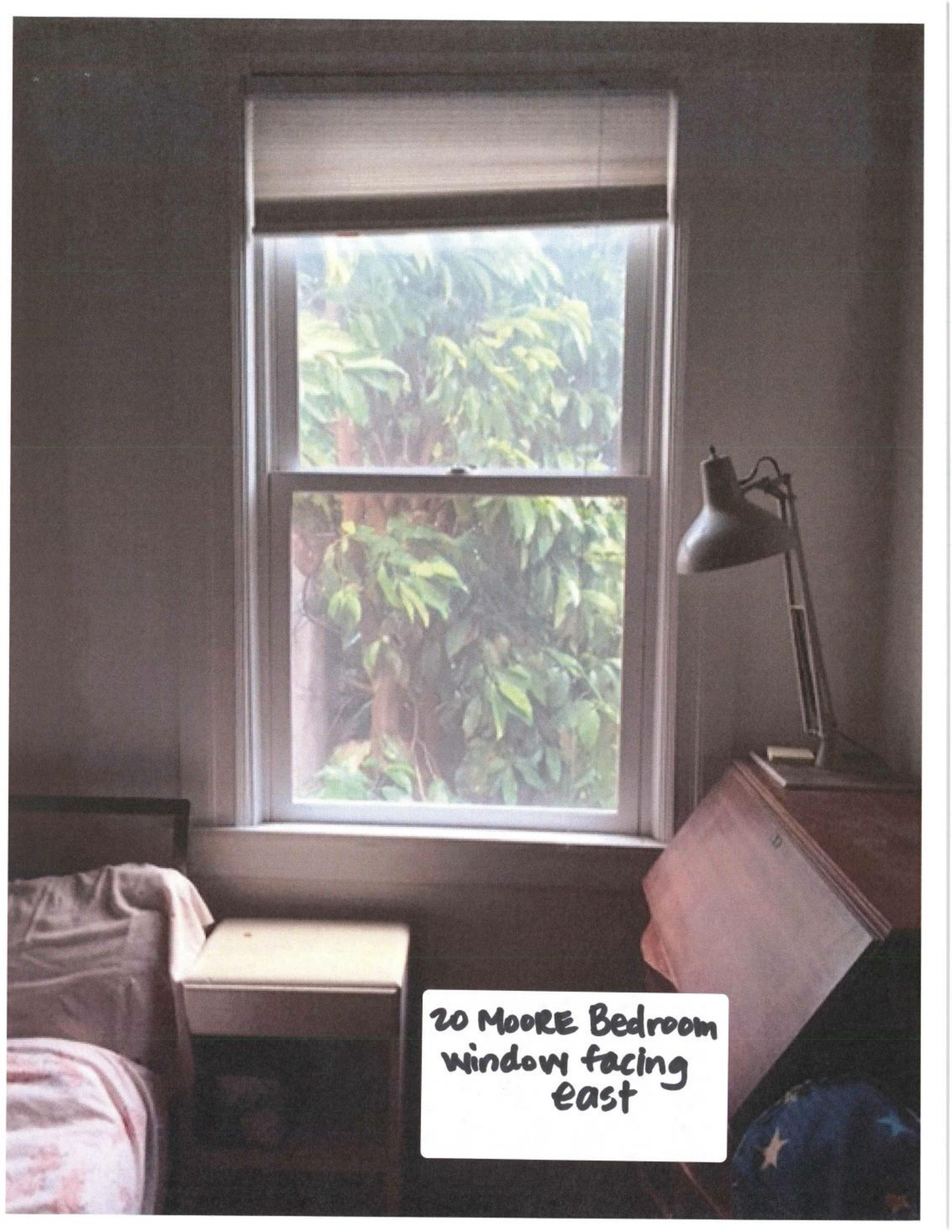
20 MOORE MASTER
bedroom window
facing east



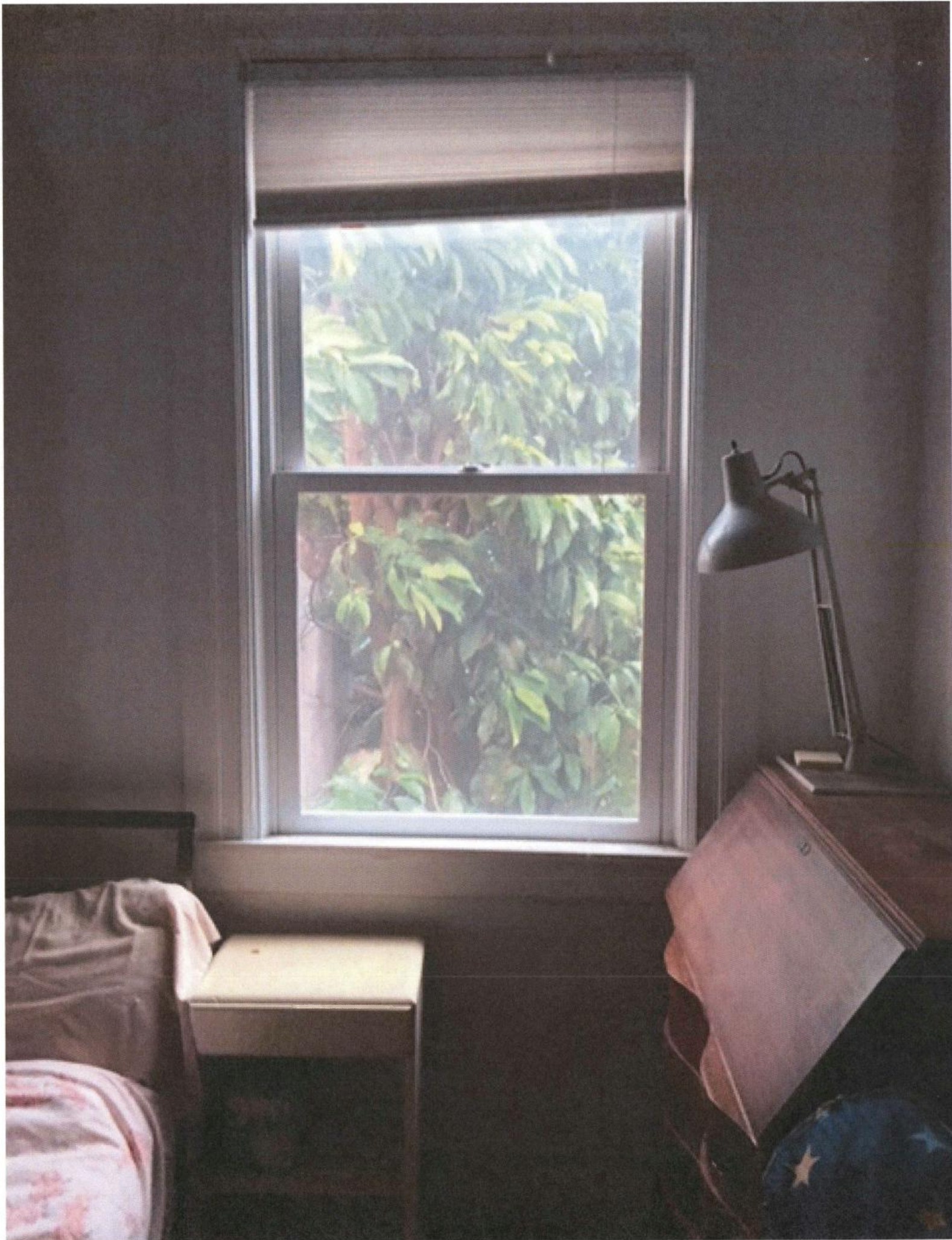


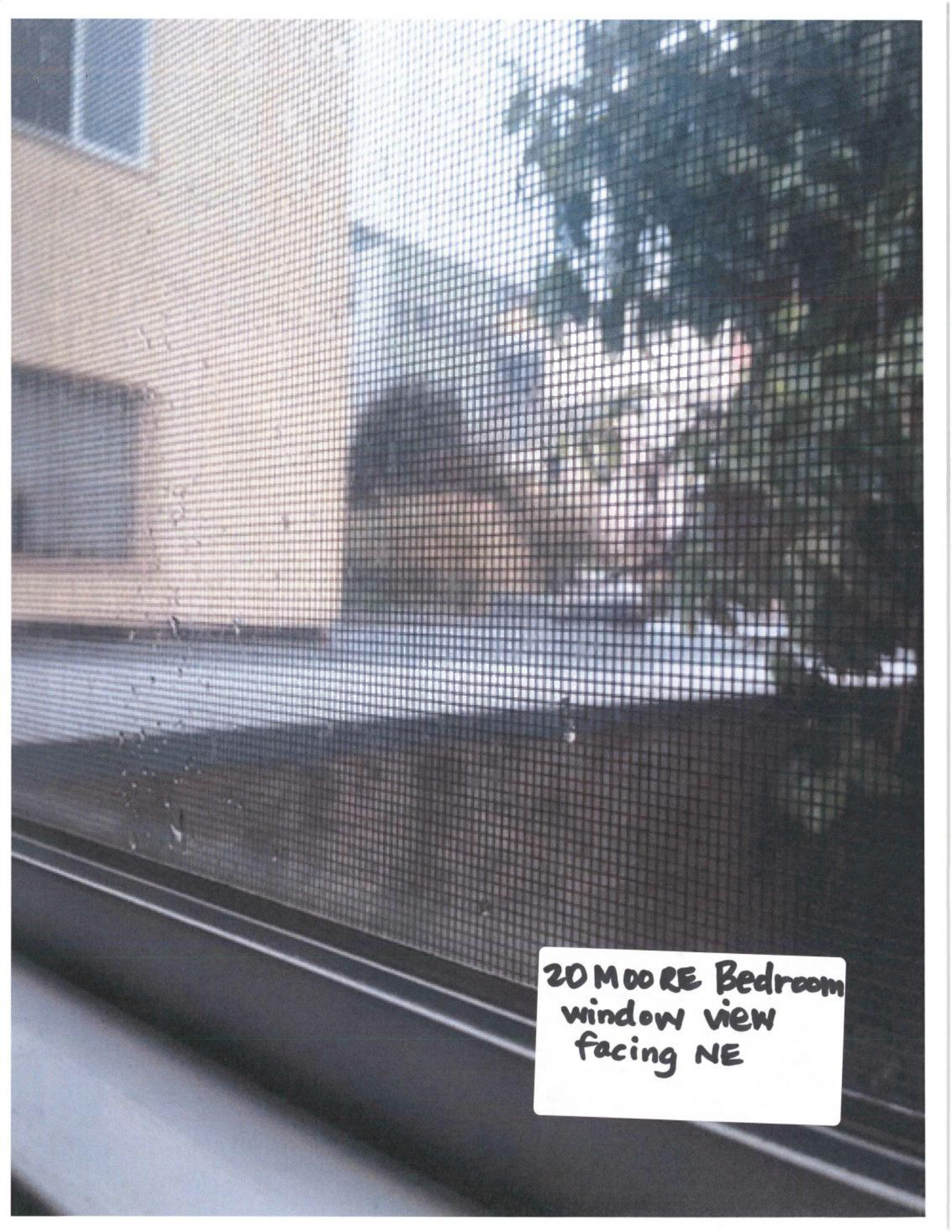
20 MOORE MASTER
bedroom window
view facing NE





20 MOORE Bedroom
window facing
east





20 MOORE Bedroom
window view
facing NE





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On June 26, 2015, the Applicant named below filed Building Permit Application No. 2015-06-22-9587 with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	22 Moore Place	Applicant:	Daniel Robinson
Cross Street(s):	Union	Address:	479 9 th Street, 2 nd Floor
Block/Lot No.:	0096/030	City, State:	San Francisco, CA 94103
Zoning District(s):	RH-3 / 40-X	Telephone:	(415) 487-2050

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 type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Garage	Residential
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	60' (at 1 st floor)	No Change
Rear Yard	None	No Change
Building Height	13' 11"	35' 6"
Number of Stories	1	3
Number of Dwelling Units	1	1
Number of Parking Spaces	4	2
PROJECT DESCRIPTION		
<p>The project proposes to convert the existing private garage into a single family dwelling. The project would construct two stories above the existing single story structure and includes the conversion of 280 sf at the garage level into habitable space. The structure will have a maximum height of 38' 4" and is setback from the rear property line by 15' at the second story, and 21' at the third story. See attached plans.</p> <p>The project would require variances for: rear yard setback (15' where 19' is required); and height (38' where 30' is permitted in the last 10 of the building at the 3rd floor). The Variance has been scheduled hearing on January 27, 2016 (Case No. 2015-004617VAR).</p> <p>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.</p>		

For more information, please contact Planning Department staff:

Planner: Claudine Asbagh
 Telephone: (415) 575-9165
 E-mail: Claudine.asbagh@sfgov.org
 中文詢問請電: (415) 575-9010

Notice Date: 1/05/2016
 Expiration Date: 2/04/2016

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



May 19, 2016

M E M O R A N D U M

Distribution:

San Francisco Planning Dept 1650 Mission Street, 4 th flr San Francisco, CA 94103		
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PROJECT: Response to Application for DR - 22 Moore Place (Block/Lot: 096/030)

To whom it may concern,

Our office represents Andrew & Ben Meyer who are the owners of the single story garage located at 22 Moore Place. Our proposal for a three story single family home was submitted as a site permit to Planning in 2015, went through some minor RDT review revisions, and finally was issued for 311 notification. In the final days of the 311 notification, we were contacted by two pairs of neighbors who had concerns over the project: Alicia Morga and Liz Greiner who live at 60 and 58 Allen, a non-adjacent two story condo over garage property located in the alley to the east, and Denise and Juliana Gum who own the property at 20 Moore, located on the southern property directly adjacent to 22 Moore.

Existing Property Challenges:

- The existing property is a full lot coverage single story, board formed, concrete garage on a sub-standard 20'x 60' lot. The adjacent property to the north is a six story apartment building that faces Larkin Street, and the adjacent property to the south is the previously mentioned two story single family home at 20 Moore Place.
- There is a significant scale issue with the existing six story building on one side of the façade, and the two story building on the other. We have been working with RDT and have revised the façade to relate to the existing materials of the very differently sized neighboring buildings, revised openings to provide a less top heavy design, and provided a 3'x10' setback at the point at which the proposed project exceeds the rear wall of the adjacent property to the south.

Neighborhood outreach:

- As required by Planning, we initiated a Planning Department-facilitated pre-application meeting on May 1, 2015. Due to being next to a large apartment building, the notification list was over 40 individuals and 14 neighborhood groups or other required entities. Two individuals were present.
- The 311 and variance notifications followed in January. Each notification was mailed to over 150 individuals so a personal message was attached to the building with the direct contact information of the owners for any concerns.



- In addition to the meeting and notifications listed above, we have conducted extensive neighborhood outreach. As of May 18th, we have exchanged 98 emails, had over 18 phone calls, met in 8 in-person meetings or onsite visits, exchanged 7 text messages, and sent 1 letter and 1 parcel. We have been in communication with the owners of 58 Allen Street, 60 Allen Street, 2330 Larkin Street, 18 Moore Place and 20 Moore Place. Please see attached "Neighborhood Outreach Log" which documents our correspondence with neighbors.
- Through our meetings and communications with the Gums and Ms. Morga, we have provided 8 sun study videos and 6 sun study images, and 6 renderings of the proposed project.
- We have also revised the project's site plans and floor plans in response to the concerns of neighbors.
- Finally, we proposed multiple concessions and design revisions, but they were all rejected by the DR filers. Although we asked, we never received any counter proposals that would have satisfied the DR filers' concerns.



Specific Responses to DRs:

1. The DR filed by Ms. Morga at 60 Allen Street had the following concerns:

- **Outreach:** Ms. Morga noted her annoyance that the first contact she received regarding the project was the 311 notification. Since Ms. Morga's property is not immediately adjacent to the property, the May 2015 pre-application radius did not include her property, and due to the amount of individuals required by the 311 it was not possible for us to reach out to every neighbor individually. Prior to the DR being filed, we met with her to discuss her concerns and provided a sun study of the proposed project. As of May 18th, we have exchanged 25 emails, had 5 phone calls with, and made 2 onsite visits with Ms. Morga and/or Ms. Grenier, the owner of the other unit at the property. Overall, we have provided 4 sun studies to Ms. Morga.
- **Item #1a- Direct sunlight:** It is important to note that Ms. Morga's property isn't directly adjacent to 22 Moore, and only enjoys direct sunlight due to the fact that the 35 foot wide adjacent property between the rear of 22 Moore and 60 Allen is a one story garage building similar to 22 Moore. Ms. Morga's existing light well window will be approximately 50' from the rear wall of our proposed project. Her living room windows mentioned are north facing, so no direct sunlight into the interior space is possible due to the travel of the sun. This project should have no impact as it will be constructed to the west of the north-facing living room windows. Finally, the sun room windows are west facing at approximately 60' from the proposed rear wall of our project. The sun room windows face toward the six story apartment building adjacent to the north of 22 Moore Street and our proposed project will only block direct sunlight to these windows for approximately 1-2 hours in the fall and winter months (see EX-01 through EX-04). Due to the distance of these windows, no amount of rear setback will significantly reduce the already minimal amount of shade cast by the project. This shade is a negligible impact that is consistent with typical development in a dense, urban environment.
- **Item #1b: Rear variance:** The variance we are requesting is to reduce the rear yard setback of the property to 15' to be consistent with other properties in the block where full lot coverage up to three stories is common (see attached block plan). Ms. Morga's own three story property enjoys an approximately 15 foot rear yard setback and the west facing windows noted in the sunroom exist in a structure which is built to the rear limit of the rear property line. This is a non-conforming existing condition. Variance requests are specifically to provide exceptions from the Planning code where other properties in the same area enjoy similar features. The fact that Ms. Morga is requesting the variance be denied while enjoying almost the same features we are requesting is surprising.
- **Item #2: Reasonable Impacts:** We disagree that this project puts an unreasonable hardship on an owner located well beyond the adjacent lots. As evidenced by sun studies we shared with Ms. Morga on 2/1/16 (see EX-01 through EX-04), only a reduction in the overall height of the project



would significantly affect her current direct sunlight. The proposed roof deck is roughly 5 feet under the maximum allowed height in this zoning district. In addition, we revised the design of the roof deck guardrail to be fully glazed (instead of solid) to reduce the perceived height impact and let the maximum direct light through when the sun is low in the sky.

- **Item #3: Project Alternatives:** Per item number 2 above, only a reduction in the height of the building would change the direct sunlight visible through her west facing windows. Denying the 15' rear setback of the building will hardly affect the sunlight since the only time direct sunlight hits the property is in the afternoon in fall/winter months when the sun is low on the horizon. Height of the building, not its depth is responsible for this change. The project is on a narrow, 20 foot wide lot, and proposes a modest-sized, single family home. The two bedrooms proposed on the second floor are already small in size, and a reduction in the depth of the second floor beyond what has already been incorporated would eliminate a bedroom. This is completely unnecessary considering the fact that a reduction in the depth of the building has virtually no impact on light reaching the rear of Ms. Morga's home.

The DR filed by Denise & Juliana Gum at 20 Moore had the following concerns:

- **Reasons for Discretionary Review: Notification:** The neighbors at 20 Moore were mailed the pre-application notification in May 2015, and the variance notification and the 311 notification in January 2016. As of May 18th, we have exchanged 27 emails and 7 text messages with the Gums, had 3 phone calls and 3 in person meetings with them and sent them 1 letter. Overall, we have provided 8 sun study videos and 2 sun study images, 6 exterior renderings of our project and 3 revised sets of 22 Moore site plans and floor plans.
- **Reasons for Discretionary Review: Scale:** The proposed project has a 20' wide façade between a six story apartment building and a two story single family home. This is a challenging difference in scale to design within, but we feel that a modest three story single family home is appropriate scale for this infill. The southern adjacent neighbors at 18 Moore have already been granted a third story addition (yet to be built) and the remaining building on the block to the south is over three stories tall. Therefore, the proposed three-story home will be within the scale of and compatible with the surrounding structures (please also see attached block plan indicating that 78% of properties on the block are 3 stories or higher).
- **Reasons for Discretionary Review: Mid-block open space:** As noted on the enclosed block plan, the majority of the existing properties are full lot coverage with no setback. 20 Moore has some open space but has an existing building structure built on the southern lot line all the way to the rear property line. Above the existing ground floor, the project provides a 15 foot setback at the second floor, with a 3 foot side setback along the property line with 20 Moore another 10 feet beyond the rear setback, which comes close to matching the rear of the existing building at 20



Moore Place. This allows for a two bedroom, single family home at 22 Moore Place while providing additional light and air to 20 Moore Place.

- **Reasons for Discretionary Review: Light to adjacent properties:** Both 22 Moore and 20 Moore are east/west oriented structures with street frontage on Moore Place. The existing rear windows in the 20 Moore property are either north facing or east facing. The east facing windows will still receive the same natural/direct sunlight as before. In the case of the existing north facing windows, they are located 13' clear of the property line which provides ample setback for light. However, even with this setback, we have revised the initial design of the project to provide a 3' x 10' setback on our property from the 2nd floor upwards in order to minimize the light impact and articulate the exterior wall. Please see EX-05 for more detailed sun study analysis.
- **Reasons for Discretionary Review: Tree concerns:** The current trees are completely on the 20 Moore property and are mature and well entrenched. The proposed design minimizes foundation work at the property line where roots from the trees may have grown underneath 22 Moore. We have proposed having an arborist report prepared before any construction starts in order to determine what impact the construction may have on them. In addition, the trees benefit both properties and the owners of 22 Moore agree to their importance. The concern that the light impact may affect the trees will also be reviewed, however they will still receive significant east, west and southern direct sunlight as before, since our project is located to the north of the property at 20 Moore.
- **Reasons for Discretionary Review: Height:** There was some confusion by the DR requester over the height of the building and the request for the rear yard variance. The maximum height of the building to the top of the roof deck parapet is 39'. The roof deck elevation is at 35'-6". Per the CBC, a 3'-6" guardrail is required, for a parapet height of 39'. The variance we have requested is to allow for a 15' setback with no height limitation for the rear 10 feet of building depth.
- **Reasons for Discretionary Review: Plan Discrepancies:**
 - Architectural standards often point to one item assuming all identical items are similar. On A2.4, sheet note 15 applies to all dashed windows and doors. The rest of the plan set and 3D images clearly show the loss of these windows in each and every condition.
 - A2.4: The existing door is not defined as an egress door and in any case, egress cannot be over a property line without specific easement agreements. This is a non-conforming code condition that will be corrected.
 - A2.4: The existing windows and doors proposed to be removed have no Fire Department code requirement such as egress windows, or any other rescue function due to their property line location and the fact that the same room is served by other windows. In the case of the western units, an exterior fire escape is present.



- A0.2: The building is incorrectly noted as a seven story building on the site plan sheet only, but clearly the elevations show it to be six stories. While discrepancies can occur in a drawing set, there is no intention to provide misleading information.

3. Required DR Questions:

1. Why should the project be approved:

- We feel the project should be approved as we are providing a modest single family home, adding to residential supply in San Francisco, adaptively re-using an existing building, and asking for a smaller level of exception from the Planning Code compared to the majority of the properties on the block. In addition it corrects a non-conforming existing building and revises it to a project that fits in well with the RH-3 zoning requirements. The change of use will also bring the existing building and new addition into full code compliance for seismic, fire safety, and exiting requirements adding safety to the general public.
- We have made several concessions prior to neighborhood response, such as remaining under the maximum height allowed rather than at the limit, providing a full height glass guardrail (without an originally planned solid base) to allow as much direct sunlight through the project, provided a 3 foot side setback to match the depth of the southern neighbor's building, and set back the roof deck face from the west property line by over 12 feet.

2. Why are we not willing to agree to a rear yard setback of more than 15':

The challenges of a uniquely small 20x60 sf lot are exacerbated by the setback, vertical circulation requirements, parking, and concessions such as the southern side setback. In order for us to provide a modest two bedroom home we feel a reduced setback is imperative to the successful use of the project by Andrew Meyer. He is engaged to be married, and sees this property as a place to start his married life and look forward to starting a family. In order to proceed with these goals the setback is critical to the layout of space, particularly allowing two reasonably sized bedrooms and one nursery room on a single floor. If the setback isn't granted it will reduce the 2nd and 3rd floor living space considerably, requiring a reduction in the number of bedrooms and the loss of a dining area.

4. Conclusion

The setback request is reasonable, doesn't significantly affect natural light compared to a larger setback, and allows the owners the same development potential as the majority of existing buildings in the area. For this reason we are asking that the 15' rear yard variance be granted, and that the project is allowed to proceed as revised after meeting the Planning Department's review comments.



Sincerely

A handwritten signature in black ink, appearing to read "Daniel Robinson", with a long horizontal flourish extending to the right.

Daniel Robinson, AIA, LEED AP
MacCracken Architects
479 Ninth Street, 2nd floor
San Francisco, CA 94103
(415) 487-2050
danielr@macarchs.com

RESPONSE TO
DISCRETIONARY
REVIEW (DRP)



San Francisco
Planning

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: 22 Moore Place

Zip Code: 94109

Building Permit Application(s): 201506229587

Record Number: 2015-004617DRP

Assigned Planner: Claudine Asbagh

Project Sponsor

Name: Daniel Robinson - MacCracken Architects

Phone: 415-487-2050 xt104

Email: danielr@macarchs.com

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

Please see attached formal response to DR concerns

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

Please see attached formal response to DR concerns

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Please see attached formal response to DR concerns

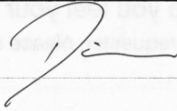
Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	None	1
Occupied Stories (all levels with habitable rooms)	1	3
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	2	1
Bedrooms	0	3
Height	12'-9"	35'-6"
Building Depth	60'	60'
Rental Value (monthly)	n/a	n/a
Property Value	n/a	n/a

I attest that the above information is true to the best of my knowledge.

Signature:



Date:

Printed Name: Daniel Robinson

- Property Owner
 Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

RESPONSE TO
DISCRETIONARY
REVIEW (DRP)



San Francisco
Planning

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: 22 Moore Place

Zip Code: 94109

Building Permit Application(s): 201506229587

Record Number: 2015-004617DRP-02

Assigned Planner: Claudine Asbagh

Project Sponsor

Name: Daniel Robinson - MacCracken Architects

Phone: 415-487-2050 xt104

Email: danielr@macarchs.com

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

Please see attached formal response to DR concerns

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

Please see attached formal response to DR concerns

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Please see attached formal response to DR concerns

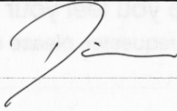
Project Features

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	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	None	1
Occupied Stories (all levels with habitable rooms)	1	3
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	2	1
Bedrooms	0	3
Height	12'-9"	35'-6"
Building Depth	60'	60'
Rental Value (monthly)	n/a	n/a
Property Value	n/a	n/a

I attest that the above information is true to the best of my knowledge.

Signature:



Date:

Printed Name: Daniel Robinson

- Property Owner
 Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.



60 ALLEN - OVERHEAD CONTEXT IMAGE - LOOKING SOUTHEAST



20 MOORE PLACE - OVERHEAD CONTEXT IMAGE - LOOKING EAST

Direct sunlight to 60 Allen is minimally impacted by 22 Moore Place for approximately 1-2 hours October through February only, and it remains unaffected at all other times.

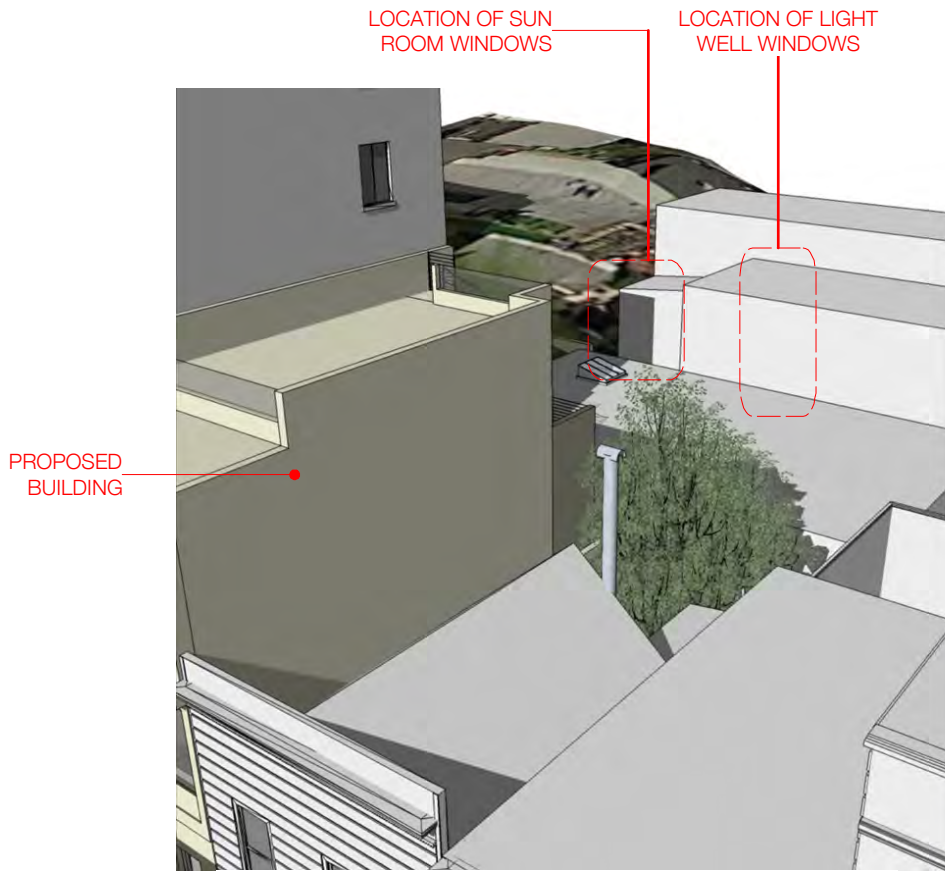


FIGURE A1 - PROPOSED SHADOWS - SEPT 1ST, 3:30PM

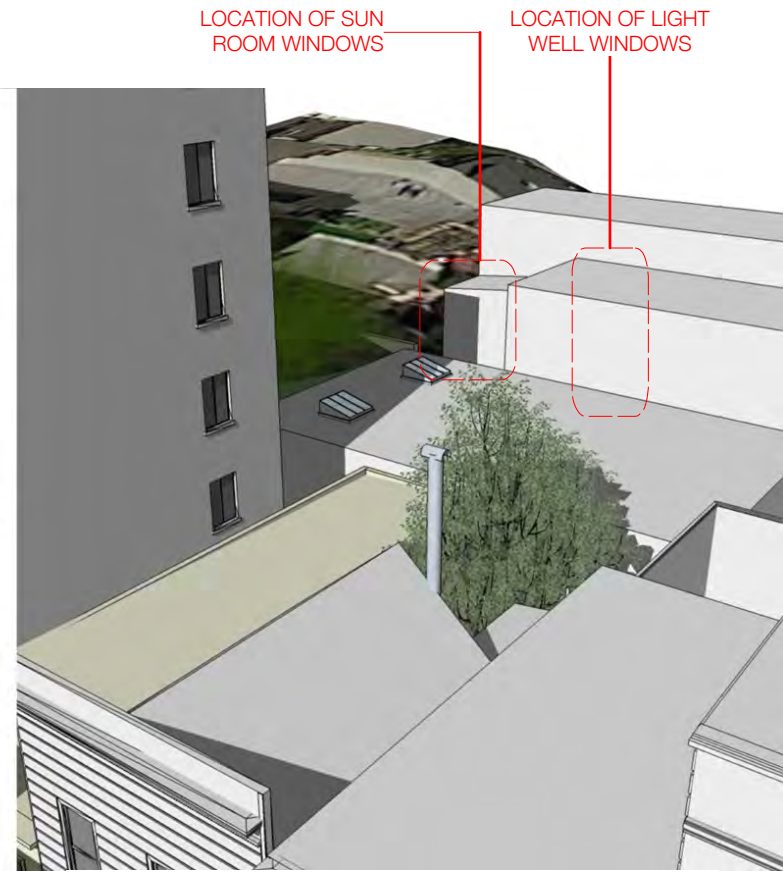


FIGURE A2 - EXISTING SHADOWS - SEPT 1ST, 3:30PM

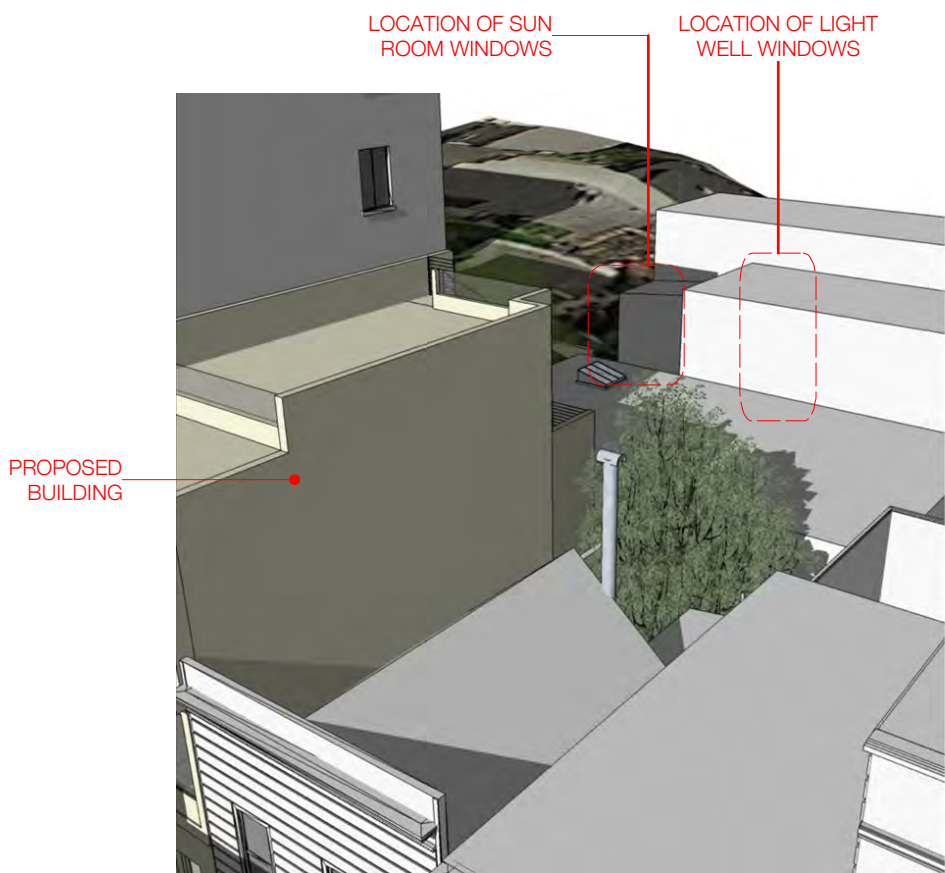


FIGURE A3 - PROPOSED SHADOWS - SEPT 1ST, 4:00PM

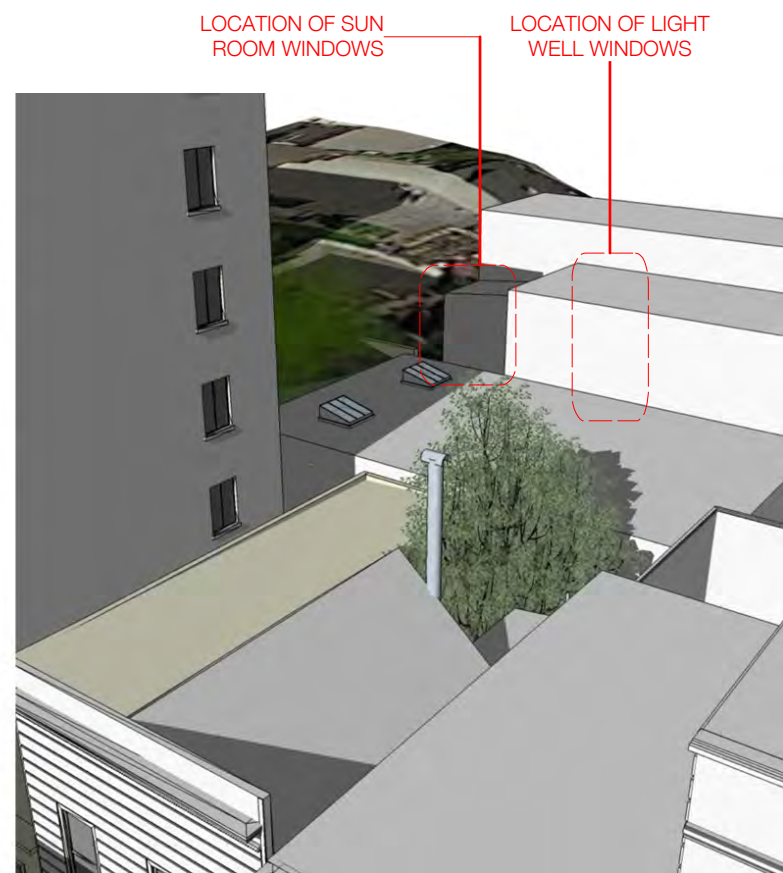


FIGURE A4 - EXISTING SHADOWS - SEPT 1ST, 4:00PM

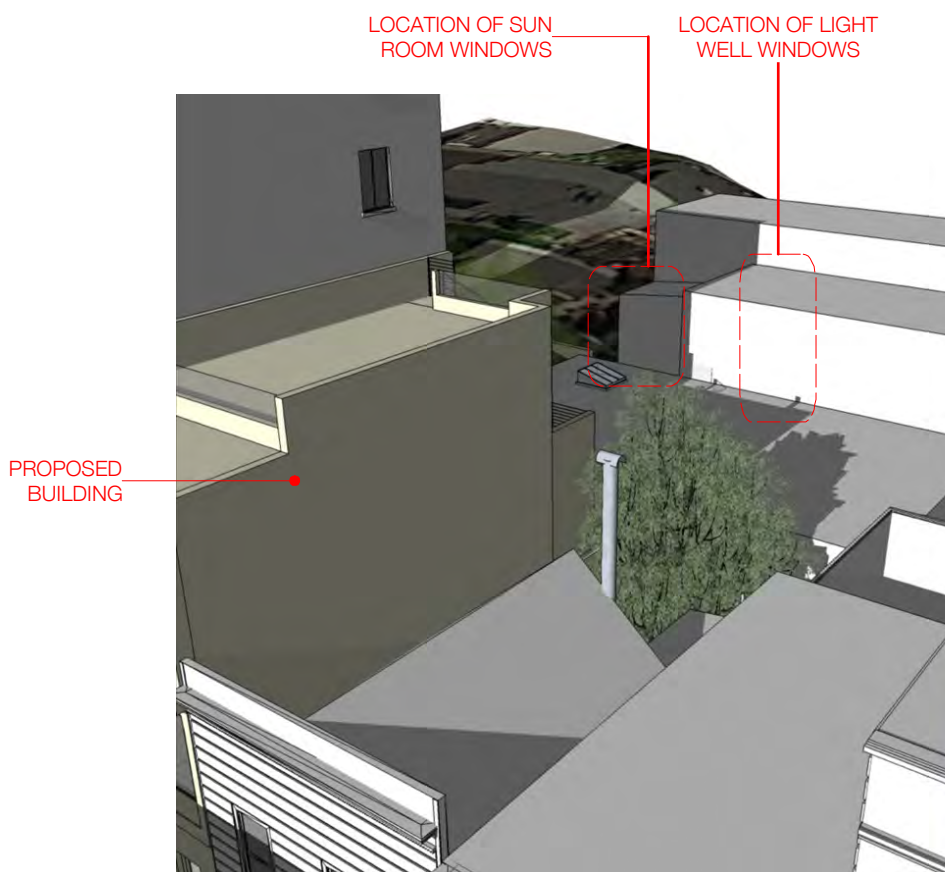


FIGURE A5 - PROPOSED SHADOWS - SEPT 1ST, 4:30PM

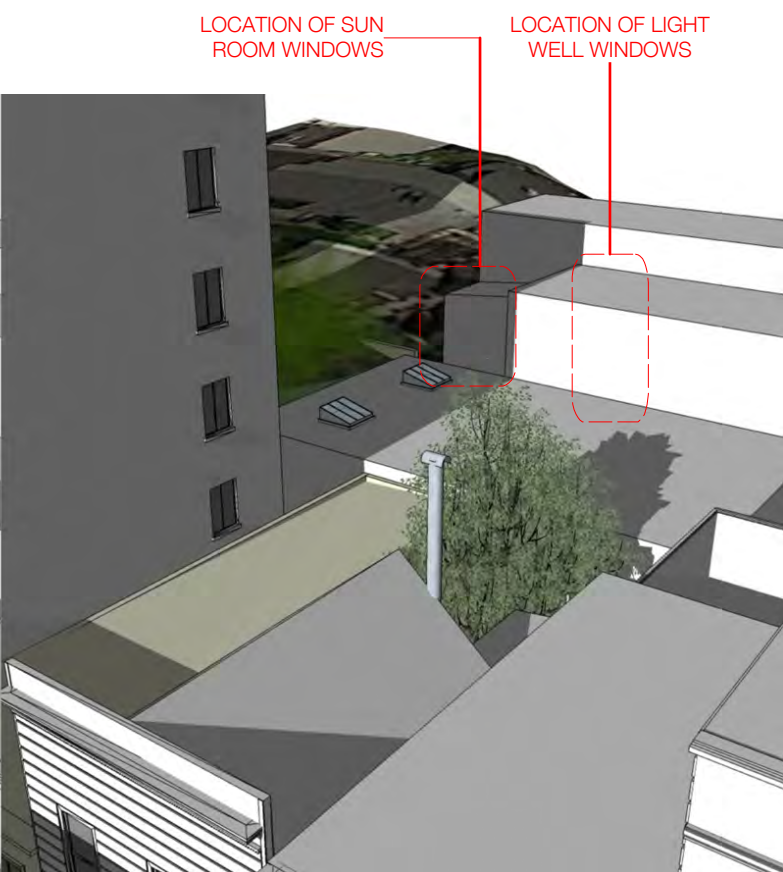


FIGURE A6 - EXISTING SHADOWS - SEPT 1ST, 4:30PM

Direct sunlight to 60 Allen is minimally impacted by 22 Moore Place for approximately 1-2 hours October through February only, and it remains unaffected at all other times.

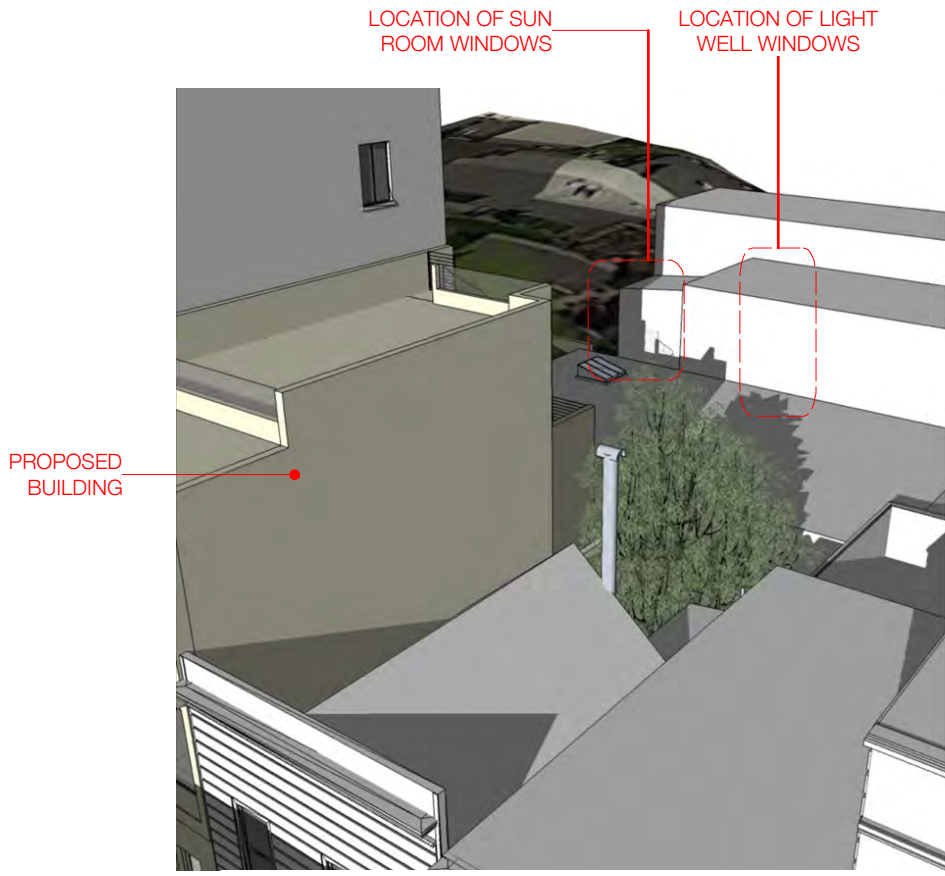


FIGURE B1 - PROPOSED SHADOWS - OCT 1ST, 4:00PM

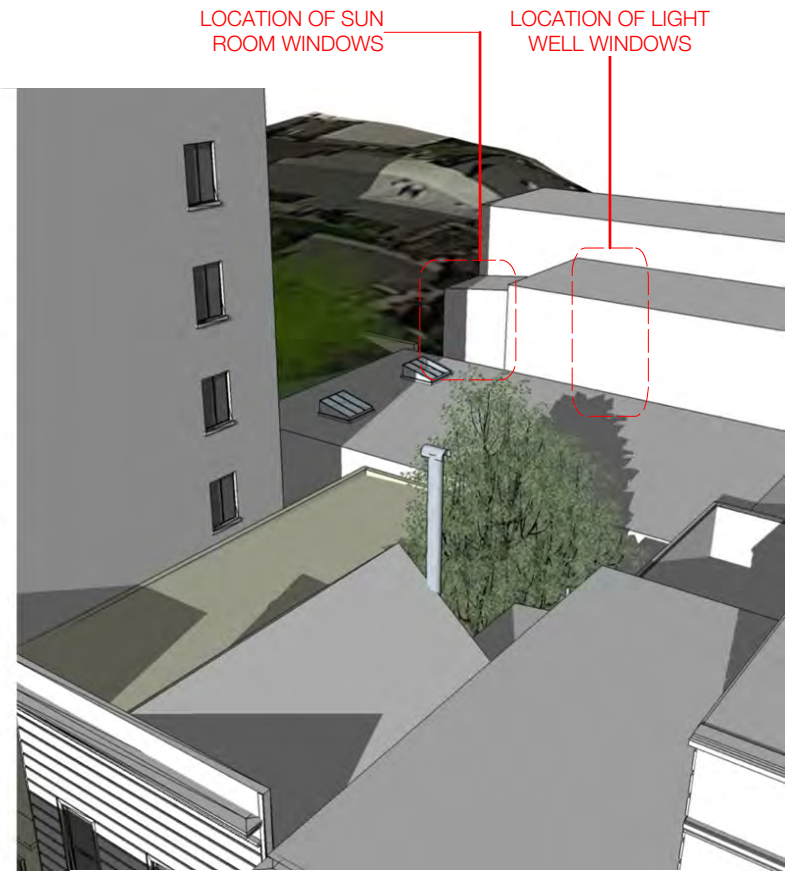


FIGURE B2 - EXISTING SHADOWS - OCT 1ST, 4:00PM

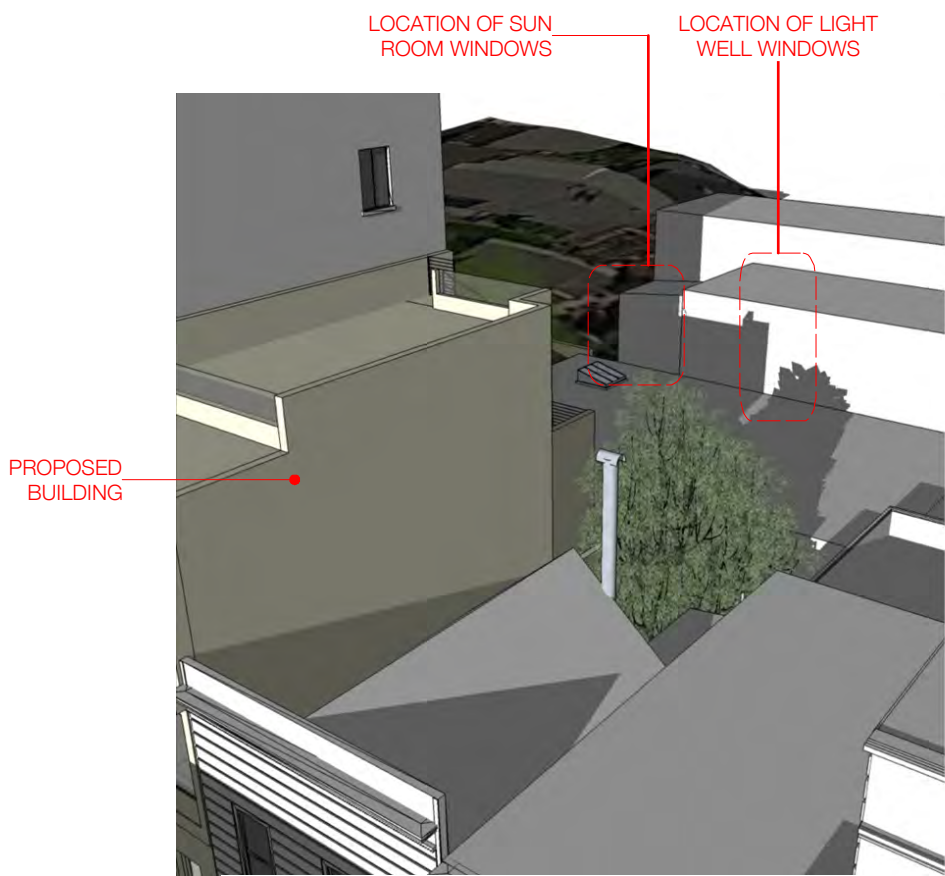


FIGURE B3 - PROPOSED SHADOWS - OCT 1ST, 4:30PM

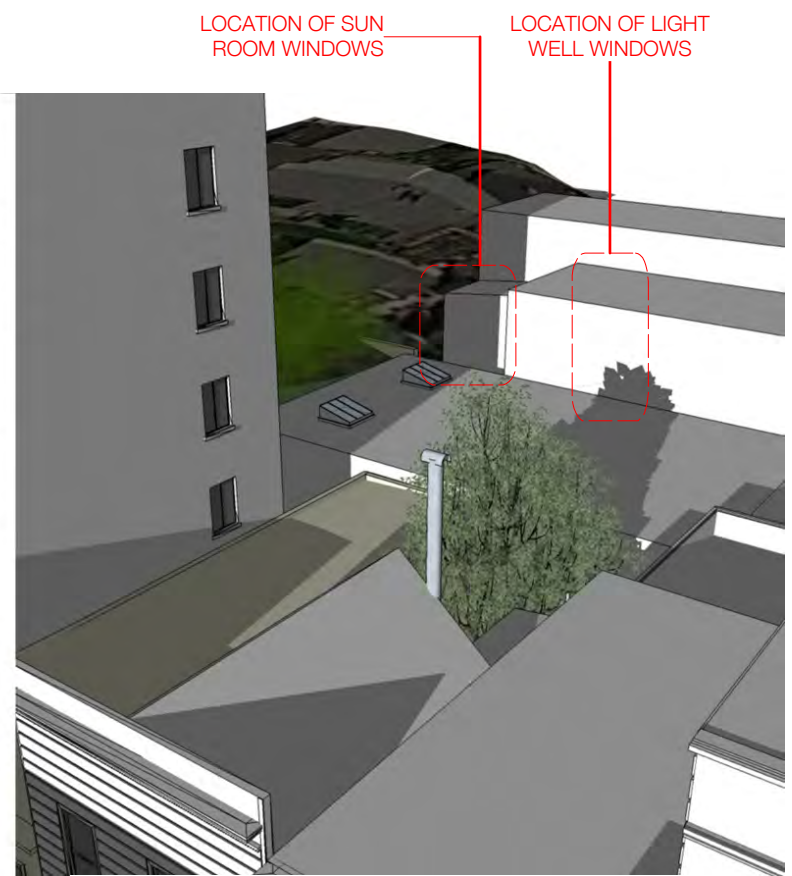


FIGURE B4 - EXISTING SHADOWS - OCT 1ST, 4:30PM

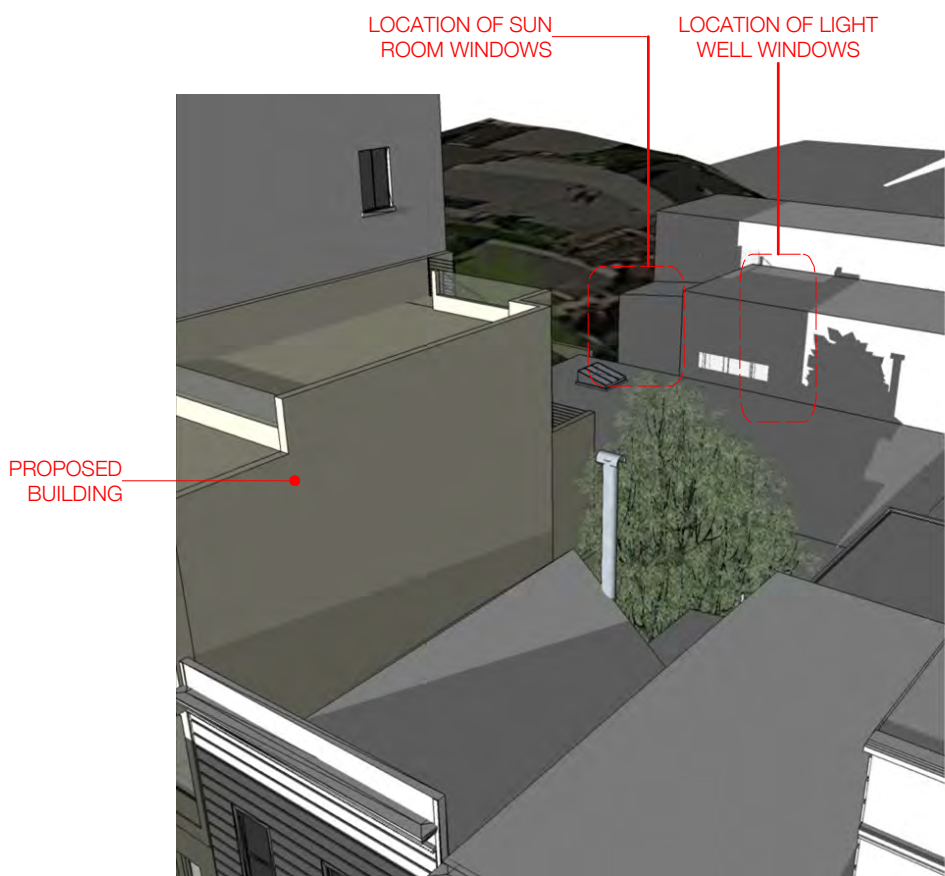


FIGURE B5 - PROPOSED SHADOWS - OCT 1ST, 5:00PM

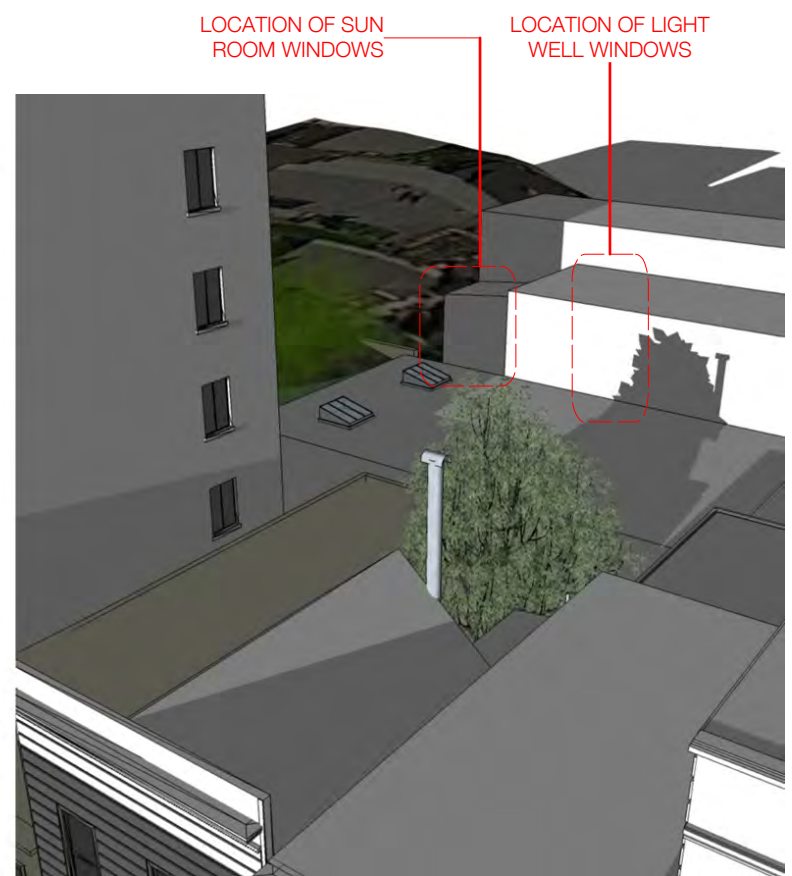


FIGURE B6 - EXISTING SHADOWS - OCT 1ST, 5:00PM

Direct sunlight to 60 Allen is minimally impacted by 22 Moore Place for approximately 1-2 hours October through February only, and it remains unaffected at all other times.

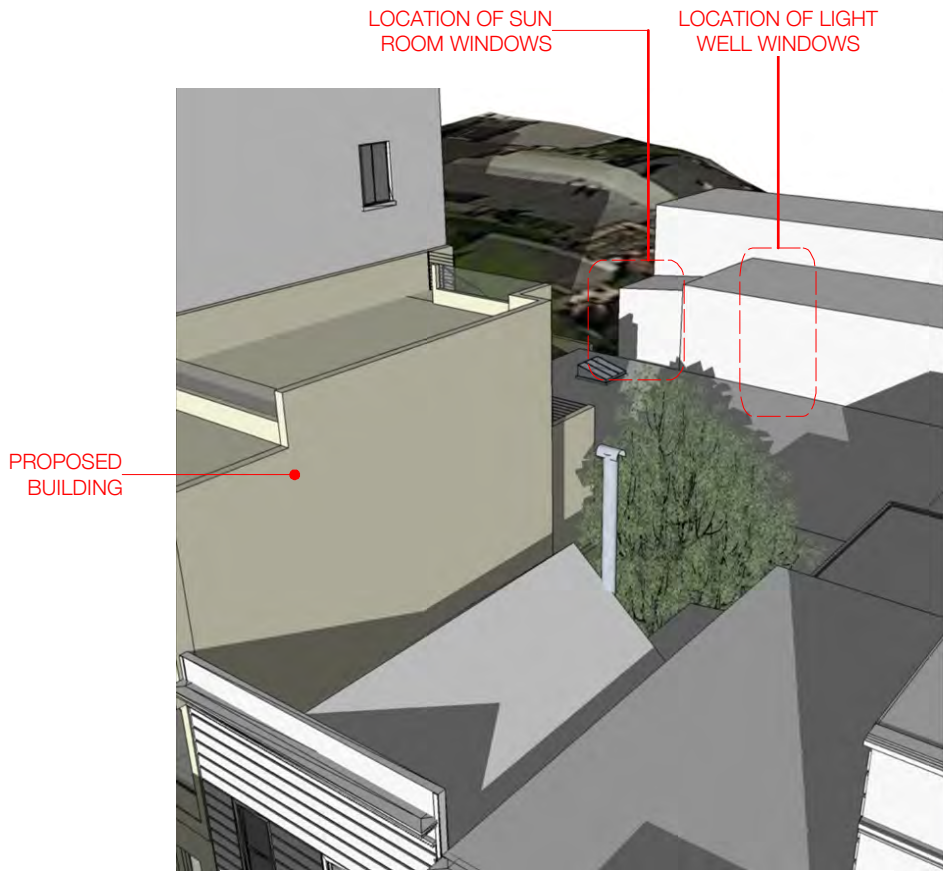


FIGURE C1 - PROPOSED SHADOWS - NOV 1ST, 3:30PM

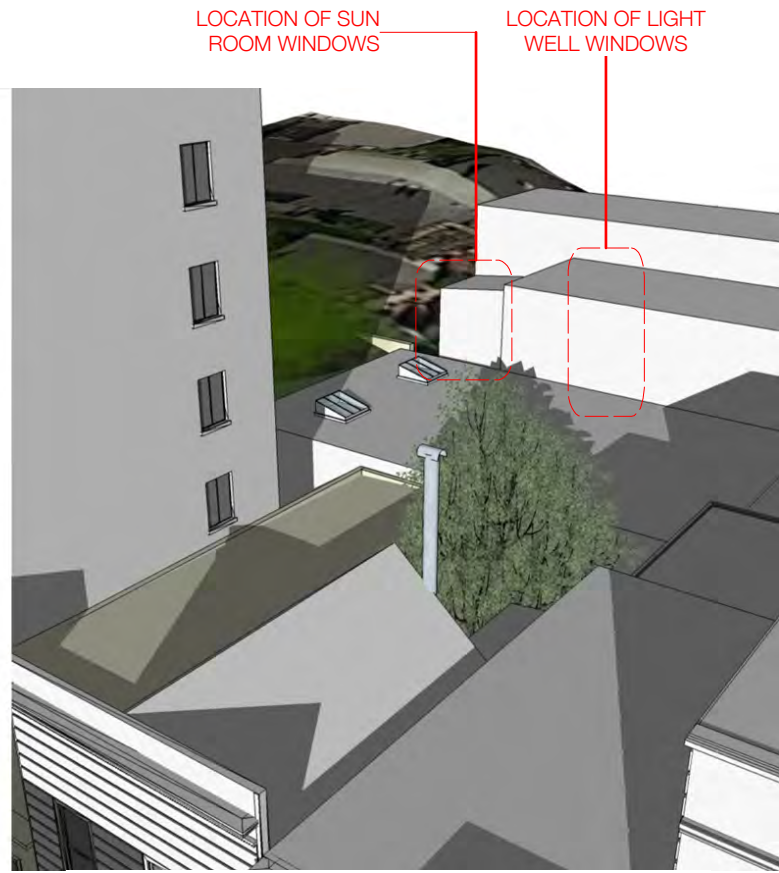


FIGURE C2 - EXISTING SHADOWS - NOV 1ST, 3:30PM

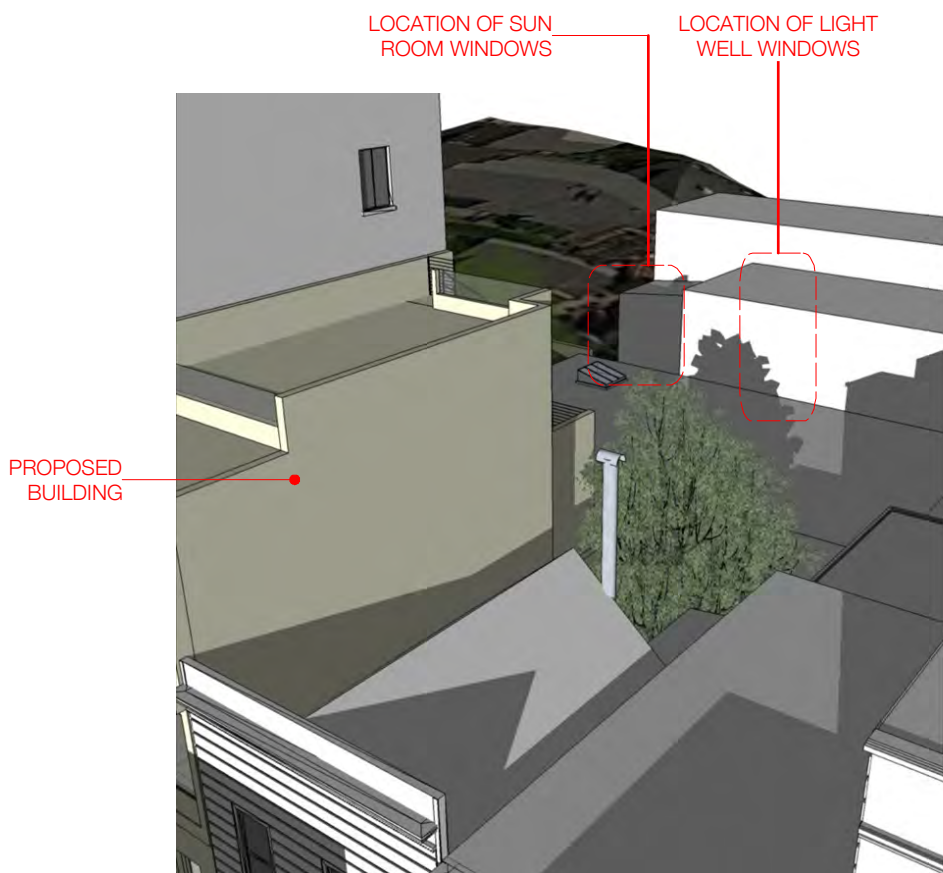


FIGURE C3 - PROPOSED SHADOWS - NOV 1ST, 4:00PM

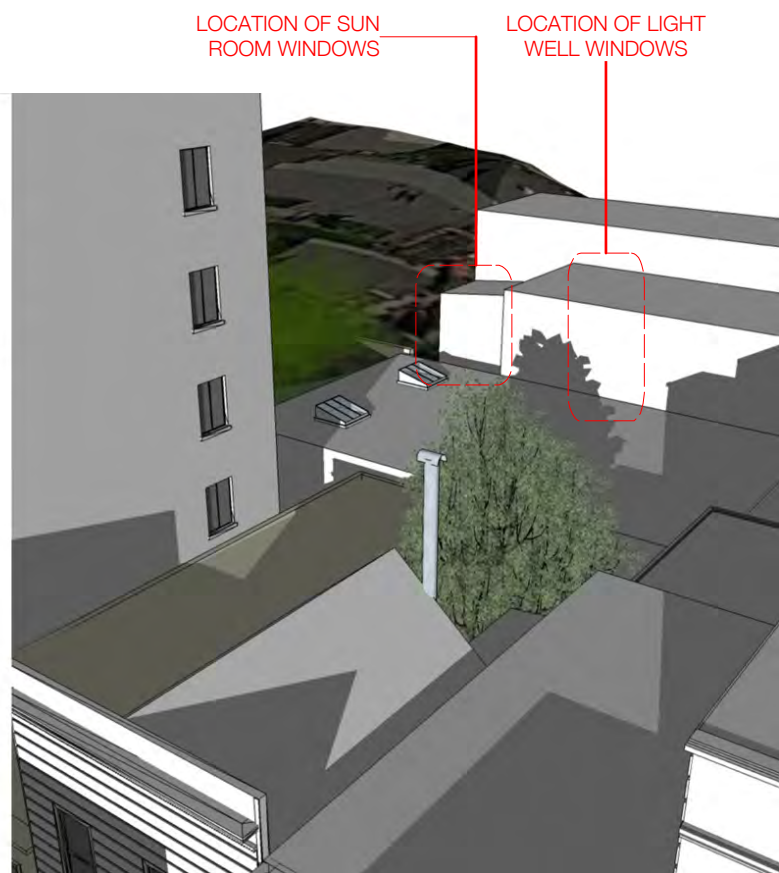


FIGURE C4 - EXISTING SHADOWS - NOV 1ST, 4:00PM

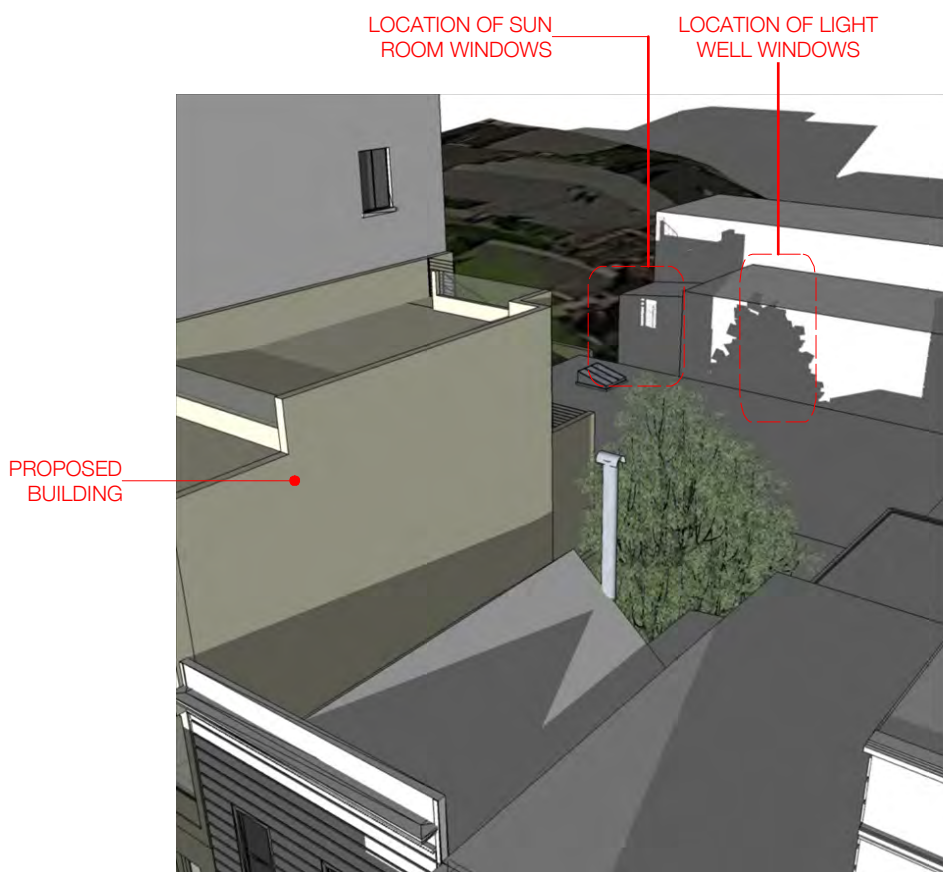


FIGURE C5 - PROPOSED SHADOWS - NOV 1ST, 4:30PM

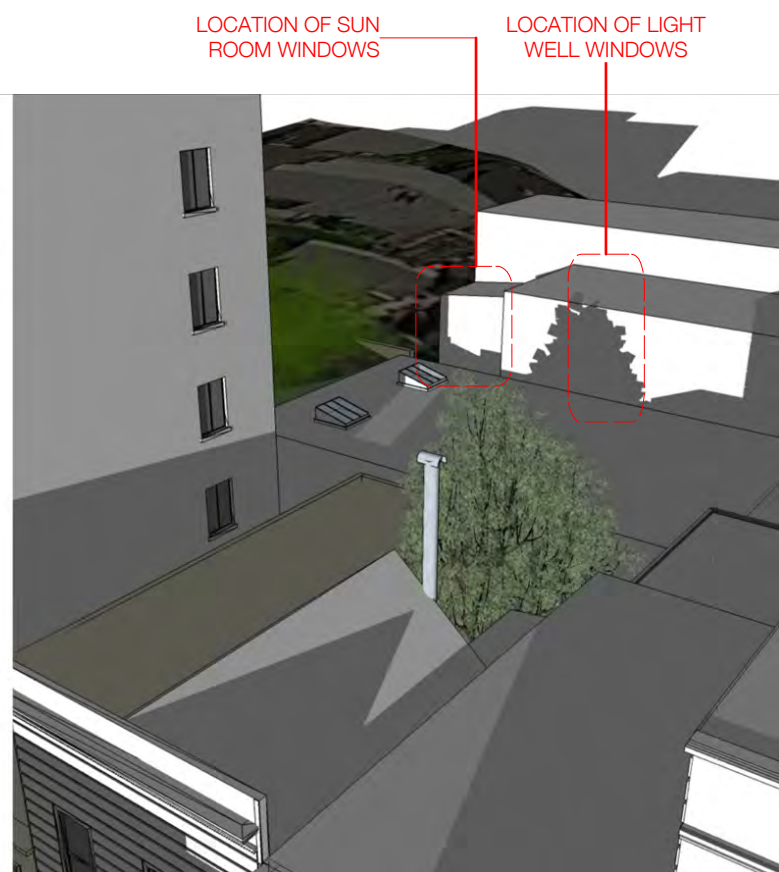


FIGURE C6 - EXISTING SHADOWS - NOV 1ST, 4:30PM

Direct sunlight to 60 Allen is minimally impacted by 22 Moore Place for approximately 1-2 hours October through February only, and it remains unaffected at all other times.

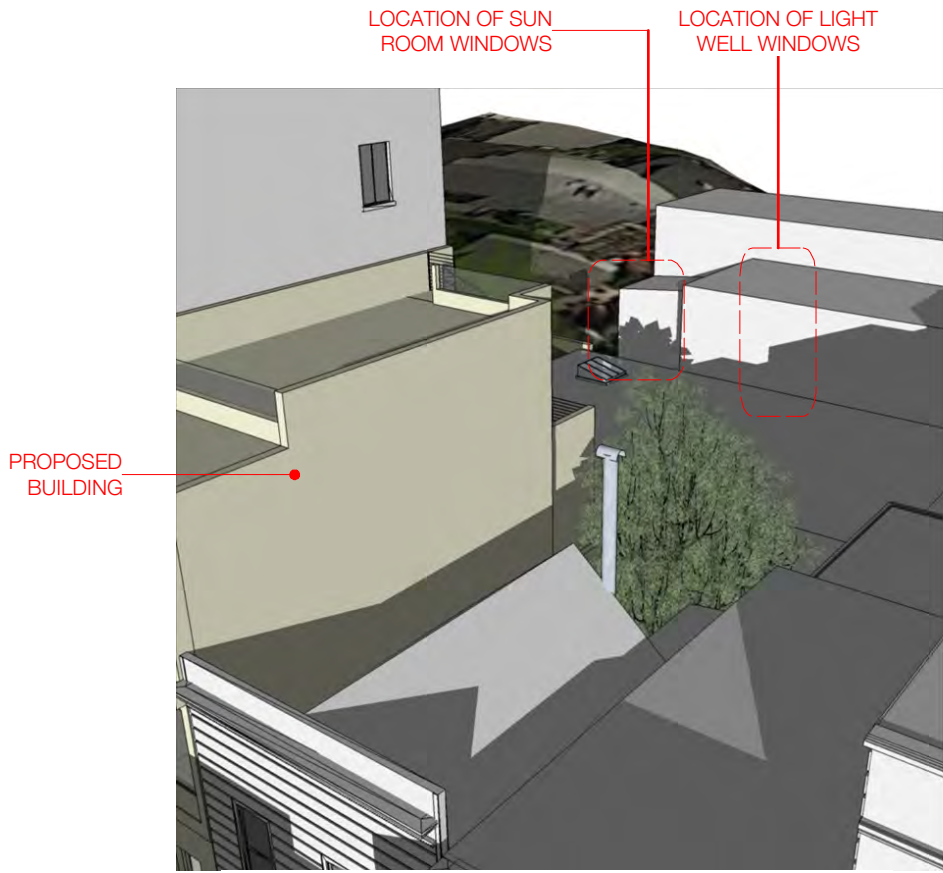


FIGURE D1 - PROPOSED SHADOWS - DEC 1ST, 3:30PM

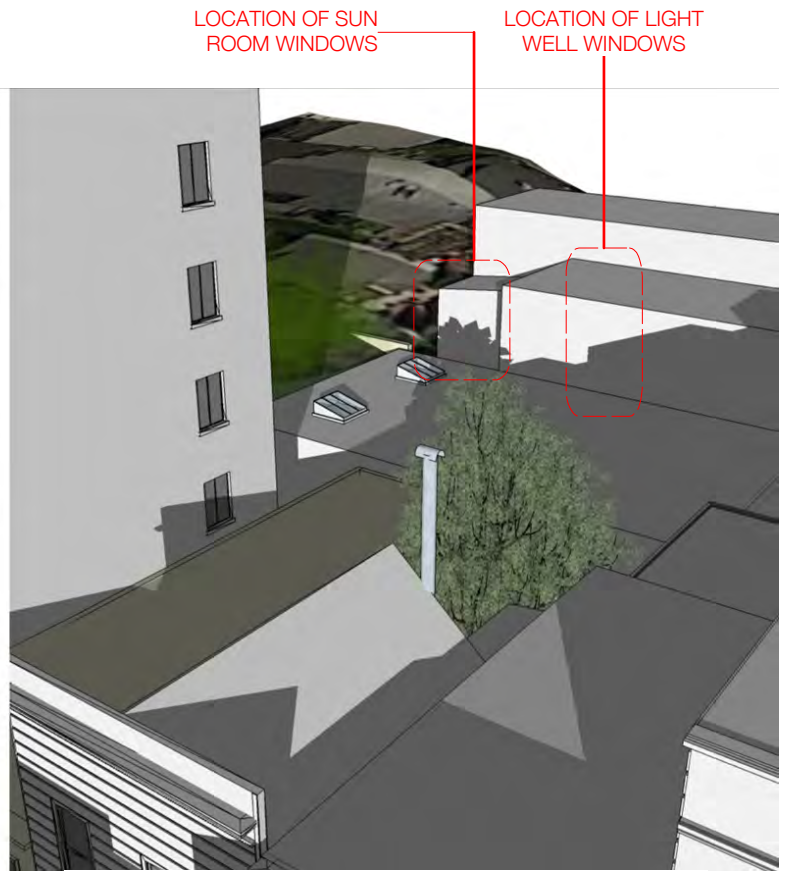


FIGURE D2 - EXISTING SHADOWS - DEC 1ST, 3:30PM

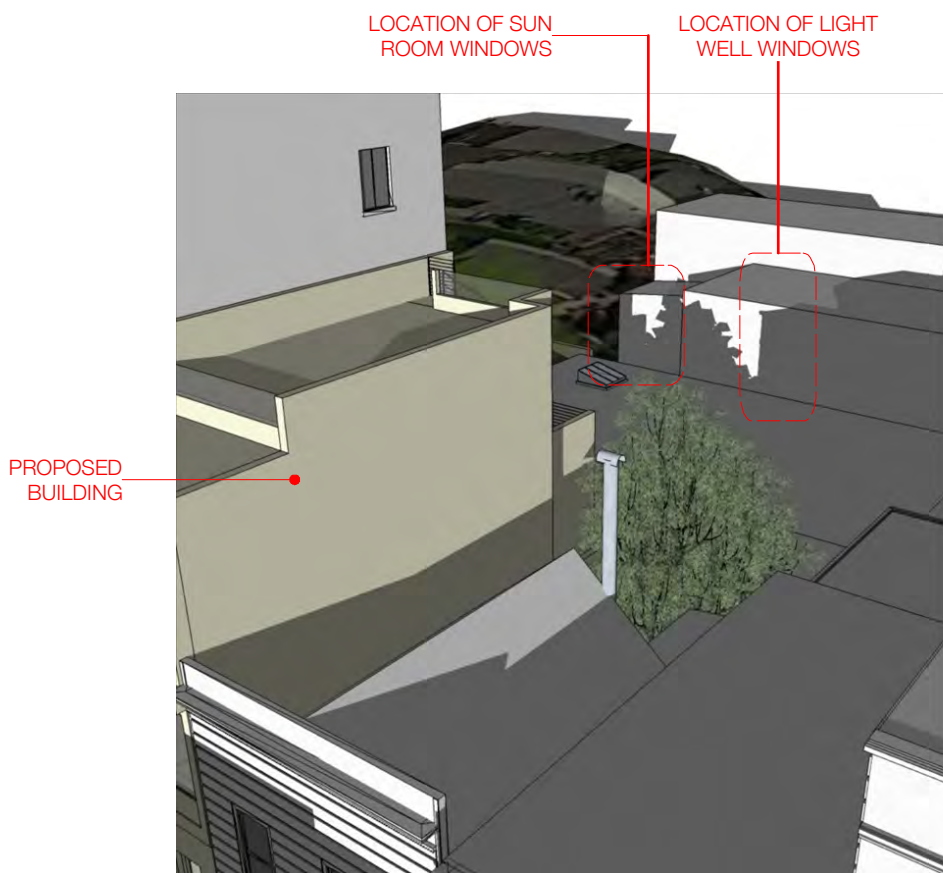


FIGURE D3 - PROPOSED SHADOWS - DEC 1ST, 4:00PM

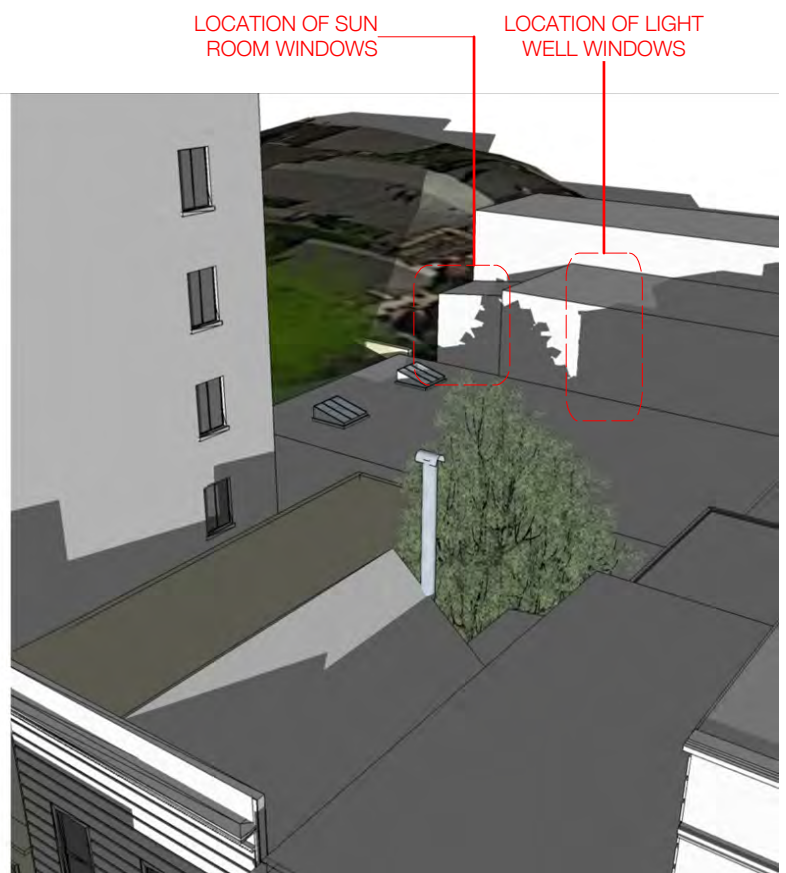


FIGURE D4 - EXISTING SHADOWS - DEC 1ST, 4:00PM

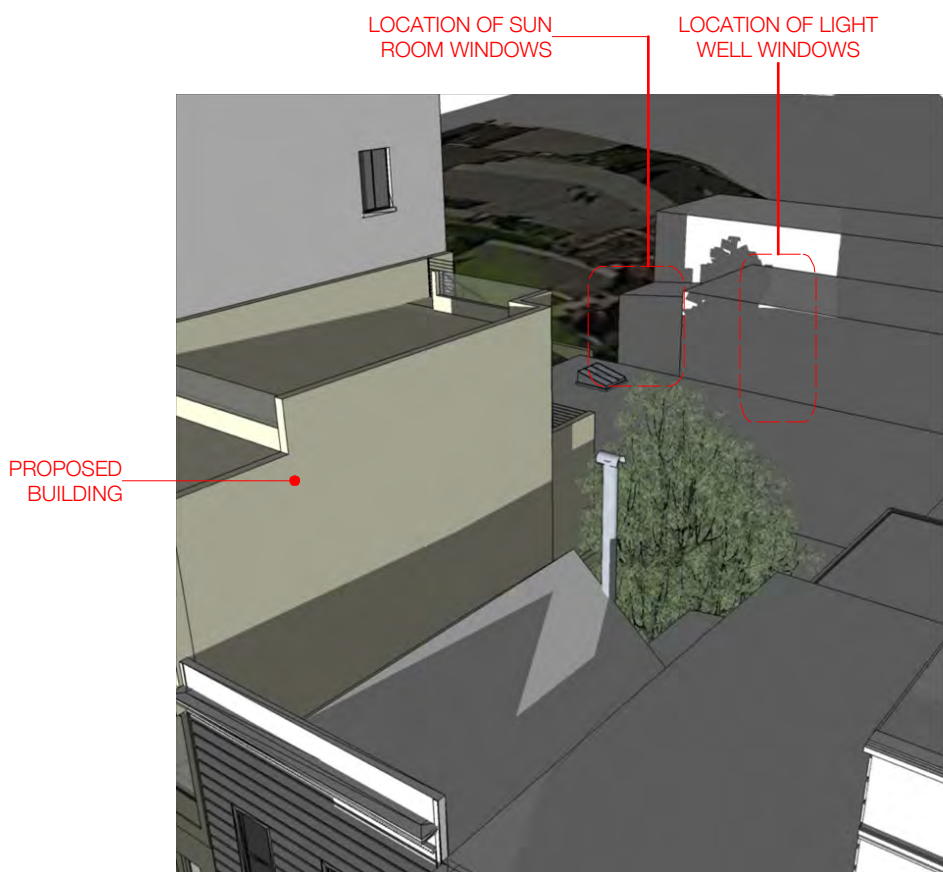


FIGURE D5 - PROPOSED SHADOWS - DEC 1ST, 4:30PM

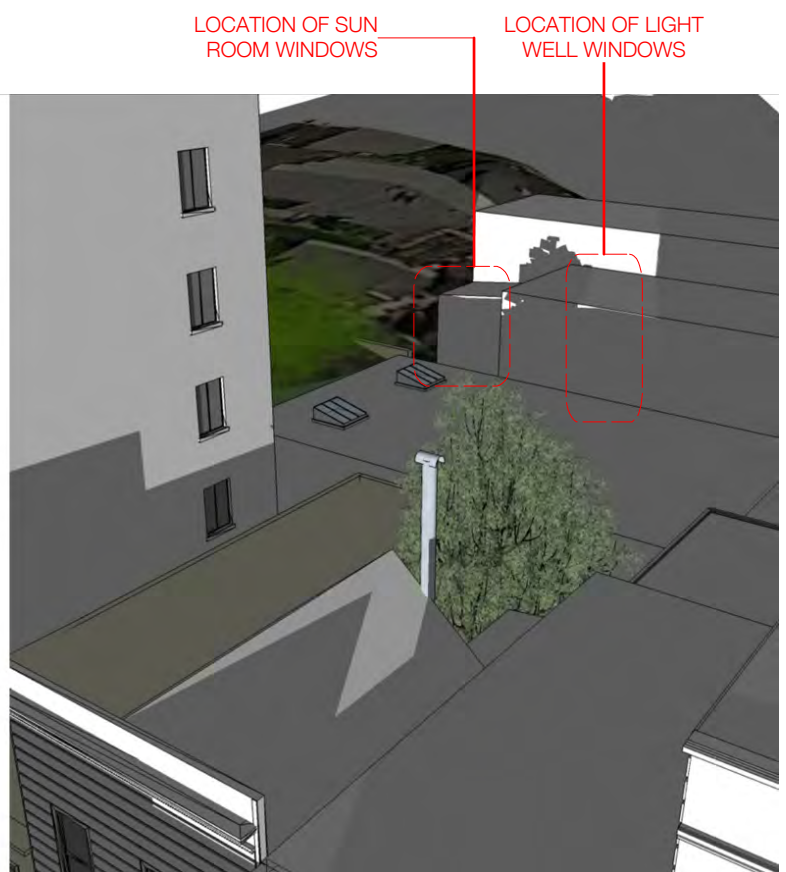
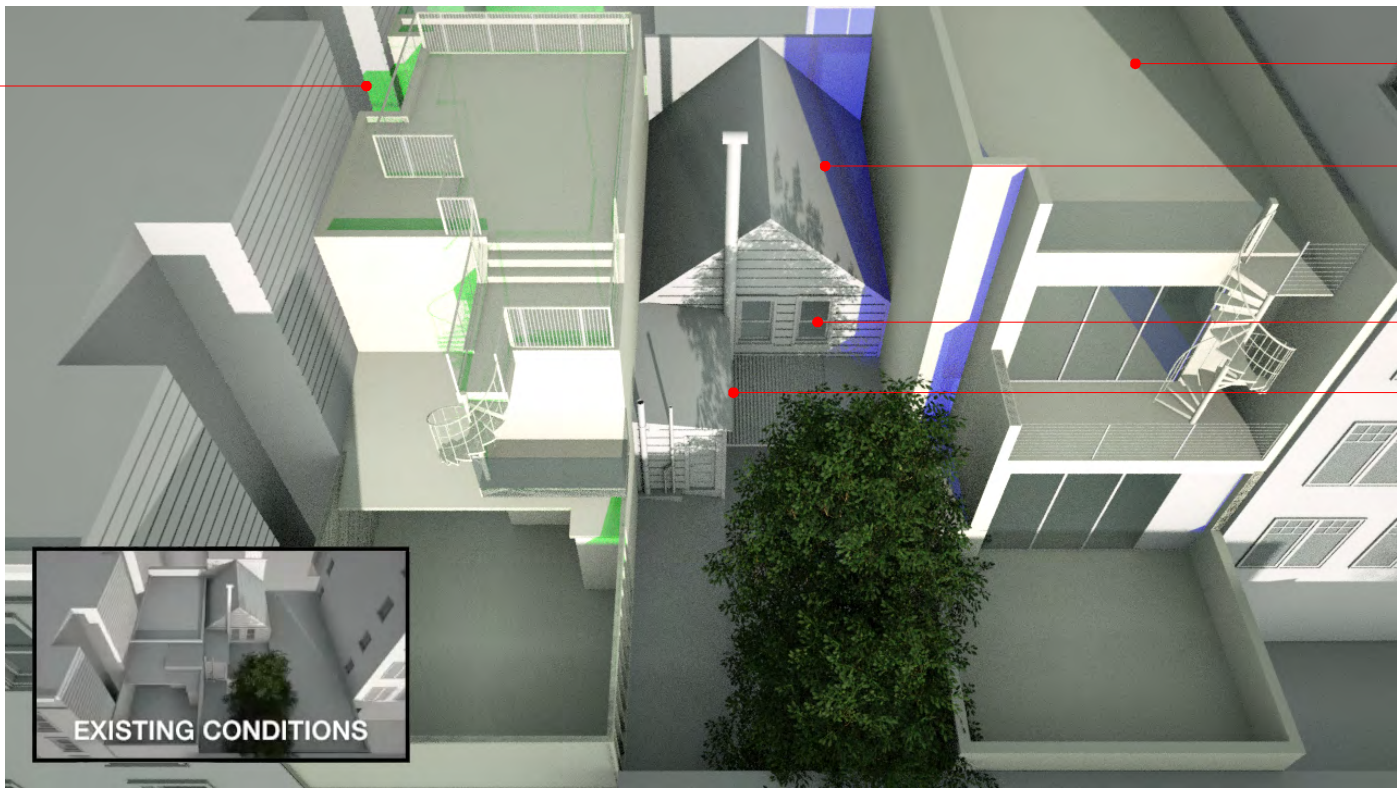


FIGURE D6 - EXISTING SHADOWS - DEC 1ST, 4:30PM

The sun study images below show the maximum impact the project at 22 Moore Place will have on its neighbor at 20 Moore Place. Only during June - August will 20 Moore Place be minimally shaded at 5:00am to 7:00am & 4:00pm to 5:00pm

GREEN SHADOWS = APPROVED (BUT NOT BUILT) 3RD STORY ADDITION AT 18 MOORE PLACE



GRAY SHADOWS = EXISTING SHADOWS CREATED 6 STORY ADJACENT BUILDING

BLUE SHADOWS = NEW SHADOWS CREATED BY PROPOSED 22 MOORE PLACE

18 MOORE PLACE EAST FACING BEDROOM WINDOWS

18 MOORE PLACE NORTH FACING BATHROOM WINDOWS

FIGURE E1 - PROPOSED SHADOWS - JUNE 21ST, 6:00AM LOOKING WEST

GREEN SHADOWS = APPROVED (BUT NOT BUILT) 3RD STORY ADDITION AT 18 MOORE PLACE



GRAY SHADOWS = EXISTING SHADOWS CREATED 6 STORY ADJACENT BUILDING

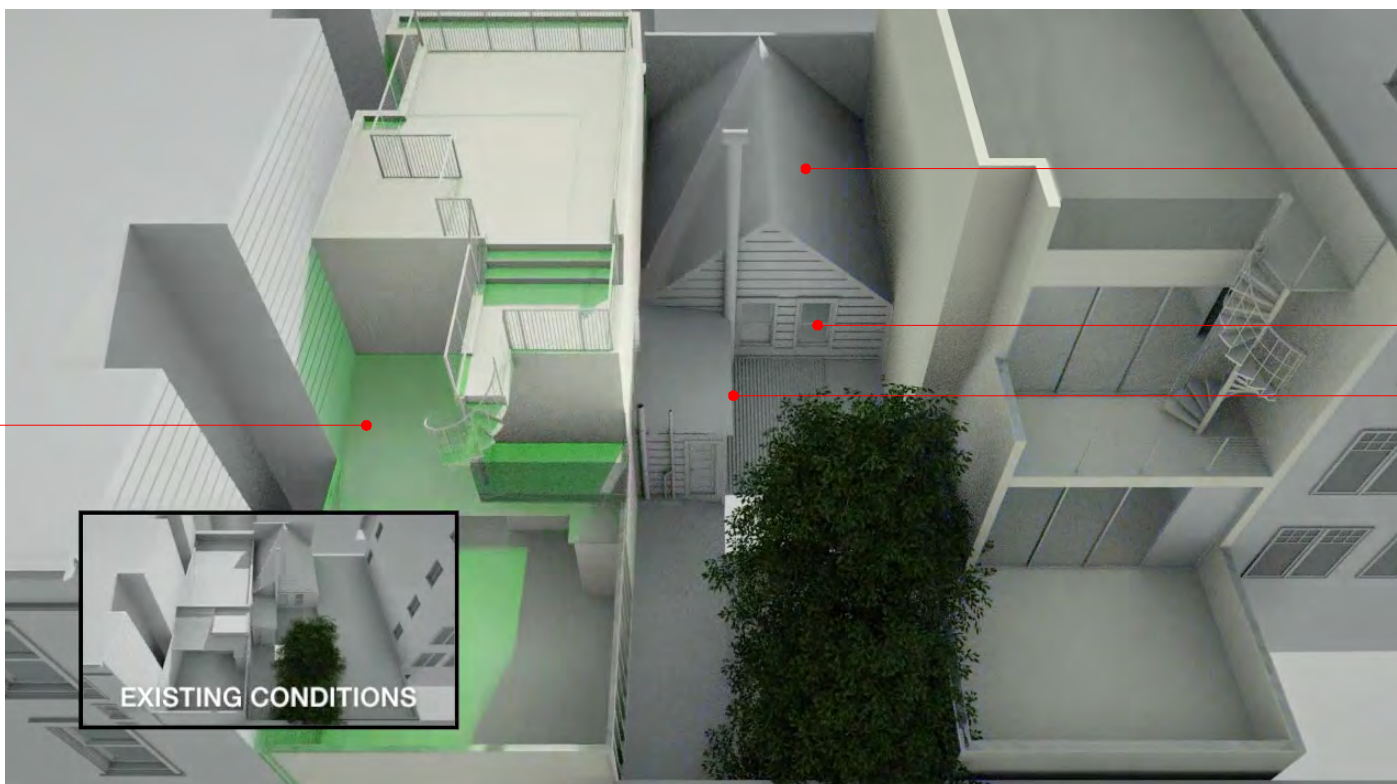
BLUE SHADOWS = NEW SHADOWS CREATED BY PROPOSED 22 MOORE PLACE

18 MOORE PLACE EAST FACING BEDROOM WINDOWS

18 MOORE PLACE NORTH FACING BATHROOM WINDOWS

FIGURE E2 - PROPOSED SHADOWS - JUNE 21ST, 4:00PM LOOKING WEST

GREEN SHADOWS = APPROVED (BUT NOT BUILT) 3RD STORY ADDITION AT 18 MOORE PLACE



GRAY SHADOWS = EXISTING SHADOWS CREATED 6 STORY ADJACENT BUILDING

18 MOORE PLACE EAST FACING BEDROOM WINDOWS

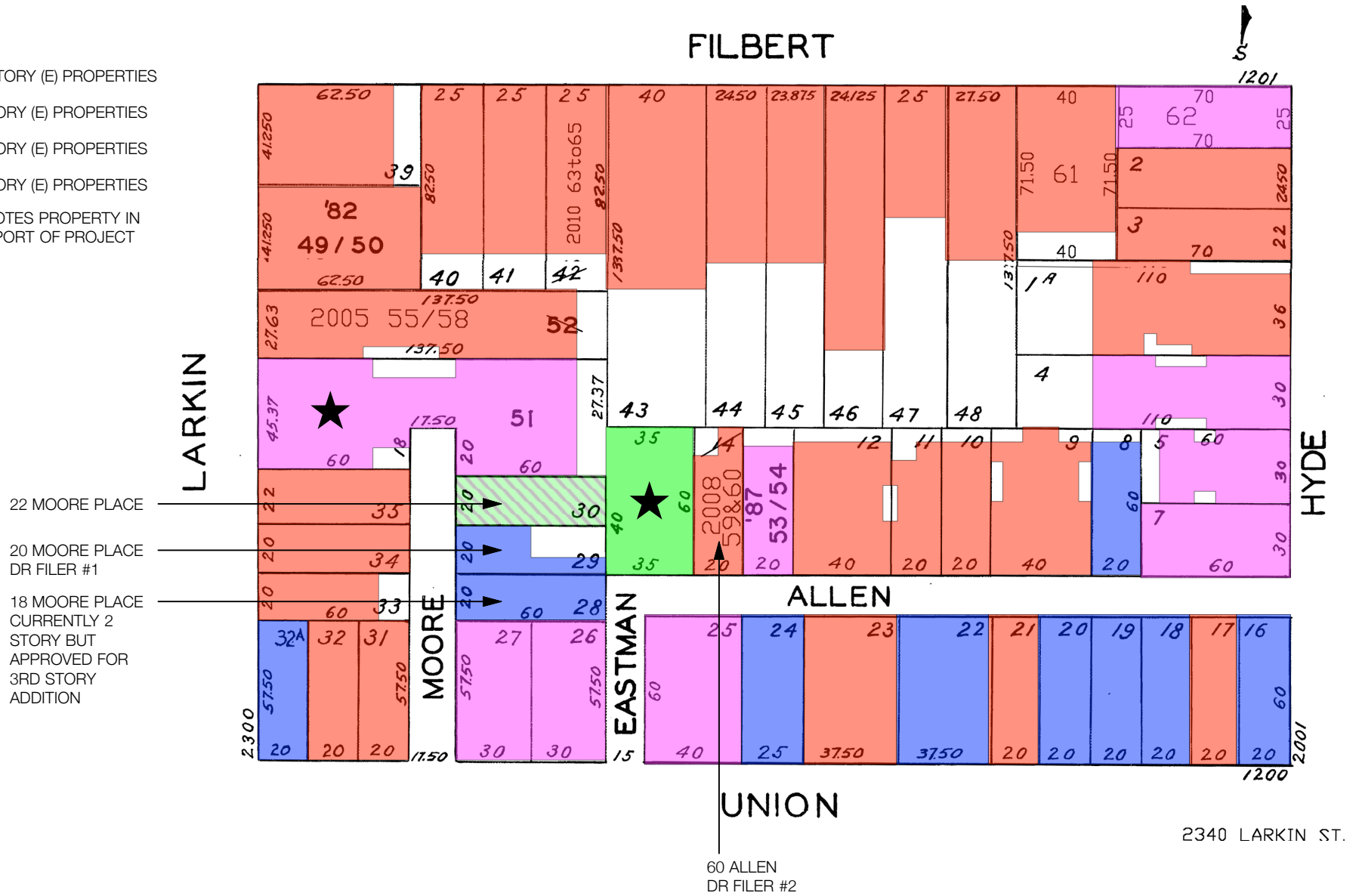
18 MOORE PLACE NORTH FACING BATHROOM WINDOWS

FIGURE E3 - PROPOSED SHADOWS - JUNE 21ST, 5:00PM LOOKING WEST

For full sun study movies please go to: http://www.macarchs.com/filesare/22moore/22_Moore_sun_study.mp4

78% of properties on this block are 3 stories or higher. 80% of buildings on this block enjoy a rear yard setback that is shorter than allowed by code. The proposed structure at 22 Moore Place matches the scale of the immediate neighborhood.

- 3+ STORY (E) PROPERTIES
- 3 STORY (E) PROPERTIES
- 2 STORY (E) PROPERTIES
- 1 STORY (E) PROPERTIES
- DENOTES PROPERTY IN SUPPORT OF PROJECT



22 Moore - Neighborhood Outreach Log

DATE	Neighbor Address	Neighbor Name	Medium	Content/Message	Copy of Emails (if applicable)	Additional Materials
1/9/2016	General Outreach	General Outreach	Posted Sign	Posted Sign on 22 Moore with owner's personal contact information	https://goo.gl/N5GkZY	https://goo.gl/5unh5b
1/20/2016	2330 Larkin	Robert Riggio (Property Manager)	Phone (Voicemail)	We were informed that Robert Riggio called Claudine Asbagh and our architect with concerns about our project. We called and left a voicemail to discuss project and obtain contact information for 2330 Larkin Ownership		
1/21/2016	2330 Larkin	Robert Riggio (Property Manager)	Phone	Called to try discussing project		
1/22/2016	2330 Larkin	Gabriel Loquellano (Property Manager)	Phone/Text	Had discussion to understand concerns about project		
1/22/2016	2330 Larkin	Robert Riggio (Property Manager)	Phone (Voicemail)	Left Voicemail		
1/22/2016	2330 Larkin	Tina Mehan (Owner)	Phone	Had discussion to understand concerns about project		
1/23/2016	2330 Larkin	Robert Riggio (Property Manager)	Phone	Called to try discussing project		
1/24/2016	2330 Larkin	Robert Riggio (Property Manager)	Phone (Voicemail)	Left Voicemail		
1/25/2016	2330 Larkin	Tina Mehan (Owner)	Phone	Had discussion to discuss project details		
1/26/2016	60 Allen	Alicia Morga (Owner)	Phone	Had discussion to understand concerns about project and to set up time to discuss in person		
1/27/2016	20 Moore	Denise Gum (Owner)	Phone (Voicemail)	Left voicemail to set up time to discuss project		
1/27/2016	20 Moore	Denise Gum (Owner)	USPS Letter	Wrote letter to 20 Moore Place requesting time to meet and contact information	https://goo.gl/3D5R1a	
1/27/2016	2330 Larkin	Conor Mehan (Owner)	In Person	30 minute in person discussion of our project plans and listening to feedback		
1/27/2016	2330 Larkin	Conor Mehan (Owner)	Email	Emailed PDF versions of 22 Moore plans and set up time to discuss design compromises	https://goo.gl/ddDSrM	
1/28/2016	20 Moore	Denise Gum (Owner)	Phone Call/Email	Had Discussion of project and tried setting up time to meet in person. Denise will respond with times that work for her and her sister	https://goo.gl/Ykws0w	

22 Moore - Neighborhood Outreach Log

DATE	Neighbor Address	Neighbor Name	Medium	Content/Message	Copy of Emails (if applicable)	Additional Materials
1/28/2016	2330 Larkin	Conor Mehan (Owner)	Email	Follow up email to set up time to discuss project in person and confirmed dwelling units with lot line windows have additional windows	https://goo.gl/k7wQ4c	
1/28/2016	60 Allen Street	Alicia Morga (Owner)	Phone Call	Discussion of project and tried setting up time to meet. Owner offers to meet Sunday at 11:30am.		
1/29/2016	60 Allen Street	Alicia Morga (Owner)	Phone Call/Email	Phone call conversation and a set of emails on regarding of project and set up time to meet on 2/1/2016	https://goo.gl/EL50tR	
2/1/2016	20 Moore	Denise Gum (Owner)	Email	Emailed again to set up time to meet in person	https://goo.gl/BQ1e1l	
2/1/2016	60 Allen / 58 Allen	Alicia Morga (Owner) / Elizabeth Greiner (Owner)	In Person/Email	Emailed Sun Study and presented study in person. Discussed project and design compromises		
2/2/2016	20 Moore	Denise Gum (Owner)	Email	Sent email to set up time to meet in person	https://goo.gl/ygsSFb	
2/2/2016	20 Moore	Denise Gum (Owner)	Phone (Voicemail)	Left voicemail to set up time to discuss project		
2/2/2016	60 Allen / 58 Allen	Alicia Morga (Owner) / Elizabeth Greiner (Owner)	Email	Email discussion about contributing to improvements at 58 and 60 Allen. Owners at 58 and 60 Allen requested payment of \$100,000 total	https://goo.gl/VQkKaE	
2/2/2016	60 Allen / 58 Allen	Alicia Morga (Owner) / Elizabeth Greiner (Owner)	Email	Continuation of Email discussion regarding 58 and 60 Allen requests	https://goo.gl/8vT54c	
2/3/2016	20 Moore	Denise Gum (Owner)	Email	Denise Gum notifies us that she will be filing a DR so she can have more time to review the project. We ask for a time to meet to discuss our plans	https://goo.gl/YzjBG5	
2/3/2016	60 Allen / 58 Allen	Alicia Morga (Owner) / Elizabeth Greiner (Owner)	Email	We offer to discuss contributing toward building improvements at 58 and 60 Allen to help those units increase access to light and ask for feedback	https://goo.gl/IMQI8l	
2/5/2016	20 Moore	Denise Gum (Owner)	Email	Denise Gum informs us she cannot meet until the week of February 15. We respond by requesting a meeting February 16 or 17	https://goo.gl/nlwtxZ	
2/8/2016	20 Moore	Denise Gum (Owner)	Email	Denise Gum indicates she will check with her sister regarding a time to meet and we acknowledge	https://goo.gl/ajixPY	

22 Moore - Neighborhood Outreach Log

DATE	Neighbor Address	Neighbor Name	Medium	Content/Message	Copy of Emails (if applicable)	Additional Materials
2/11/2016	20 Moore	Denise and Juliana Gum (Owner)	Email	We follow up to again request a meeting on February 16 or 17. We inform Denise Gum that we received a copy of her DR and that we wish to make design compromises so she and Juliana are comfortable with our project	https://goo.gl/iyj6wW	
2/11/2016	60 Allen / 58 Allen	Alicia Morga (Owner) / Elizabeth Greiner (Owner)	Email	Alicia Morga responds to our request for feedback on how we can contribute to improvements at 58 and 60 Allen and we respond to ask for a time to review next week	https://goo.gl/F3G0tp	
2/17/2016	20 Moore	Denise and Juliana Gum (Owner)	Email	20 Moore owners respond to our request to meet with dates that work for them. We ask to meet on 2/19 to discuss our project in person	https://goo.gl/ksDeKT	
2/17/2016	2330 Larkin	Conor Mehan (Owner)	Email	Email exchange regarding a settlement agreement		
2/18/2016	60 Allen	Alicia Morga (Owner)	Phone	45 minute discussion about us contributing to potential improvements at 60 Allen Street. We offer to pay for our architect to examine Alicia's home for the potential to add skylights or other similar options		
2/19/2016	20 Moore	Denise and Juliana Gum (	In Person	One hour in person meeting to discuss specific concerns about our project and how we can address them.		
2/19/2016	20 Moore	Denise and Juliana Gum (	Email	Follow up email thanking the Gums for meeting. We mention that we will follow up again with a proposal to address the Gums' concerns regarding our project	https://goo.gl/sEu04m	
2/19/2016	2330 Larkin	Conor Mehan (Owner)	Email	Further email discussion about contributing to infill of lot line windows		
2/19/2016	60 Allen	Alicia Morga (Owner)	Email	Daniel Robinson (architect) emails to schedule a time to meet Alicia at her home to examine potential for adding skylights	https://goo.gl/l0yso6	
2/22/2016	2330 Larkin	Conor Mehan (Owner)	Email	Further email discussion about contributing to infill of lot line windows or supporting a Mehan future project at 58 Eastman	https://goo.gl/44oJ9n	

22 Moore - Neighborhood Outreach Log

DATE	Neighbor Address	Neighbor Name	Medium	Content/Message	Copy of Emails (if applicable)	Additional Materials
2/22/2016	58 Allen	Elizabeth Grenier (Owner)	Email	We offer to have our architect review onsite any of Ms. Grenier's deas to improve her home. We do not hear back from her after 2/22/2016	https://goo.gl/4XOuVG	
2/23/2016	60 Allen	Alicia Morga (Owner)	In Person	Daniel Robinson (architect) meets Ms. Morga at her home to review possibilities to add extra light to her home		
2/25/2016	20 Moore	Denise and Juliana Gum (	Email	We send a proposal to address the Gums' concerns regarding our project. Proposal includes paying for an arborist to assess the Gum's trees, a redesign of our roof deck and parapet, a contribution to a new skylight on the Gums' property. We also send images of a sun study showing depicting our development	https://goo.gl/ywIHii	
3/2/2016	20 Moore	Denise and Juliana Gum (	Email	Follow up to confirm the Gums received our proposal and to see if they had any questions	https://goo.gl/egvfjA	
3/3/2016	60 Allen	Alicia Morga	Email	We respond to Ms. Morga's email about her onsite meeting with our architect Daniel Robinson at her home	https://goo.gl/WDSOqk	
3/7/2016	20 Moore	Denise Gum and Juliana	Phone Call	Discussion of project and timelines for proposed revisions		
3/15/2016	20 Moore	Denise and Juliana Gum (	Email	The Gums reject our intial proposal, and we offer to revise our proposal to try to better meet their needs. We also schedule another in person meeting	https://goo.gl/dpqrik	
3/18/2016	20 Moore	Denise and Juliana Gum (	Text Message	Series of 4 texts trying to schedule a time to meet in person		
3/21/2016	20 Moore	Denise and Juliana Gum (	Text Message	Series of 3 texts confirming our meeting for 3/23		
3/23/2016	20 Moore	Denise and Juliana Gum (	In Person	2 hour meeting in which we present 6 different sun study videos, propose moving our southern parapet out of sight from the Gums' home, propose increasing our 3rd floor setback by 4 feet, and propose changing building materials to allow more light to pass to the Gums' home		

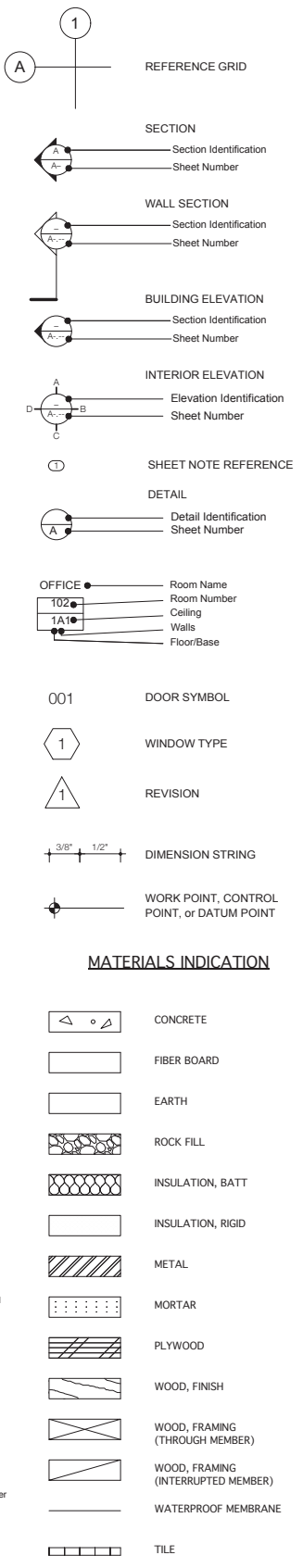
22 Moore - Neighborhood Outreach Log

DATE	Neighbor Address	Neighbor Name	Medium	Content/Message	Copy of Emails (if applicable)	Additional Materials
3/25/2016	20 Moore	Denise and Juliana Gum (	Email	We respond to the Gums who sent a previous emails asking for follow up information after our in person meeting on 3/23. We acknowledge their requests and inform the Gums we will respond shortly	https://goo.gl/IGCx9W	
3/29/2016	20 Moore	Denise and Juliana Gum (	Email	We email the Gums to update them that we are working on producing new materials they had requested	https://goo.gl/uUs3qG	
4/5/2016	20 Moore	Denise and Juliana Gum (	Email	We email the Gums to provide them with their requested materials: 2 new sun studies that show our recently proposed increased 3rd floor setback, revised 3D renderings showing new setback, and updated site plan and floorplans showing new setback and new materials designed to allow more light to their home	https://goo.gl/5EpuZk	
4/6/2016	60 Allen	Alicia Morga (Owner)	Email	We respond to Ms Morga to let her know we are considering other potential concessions after speaking with our contractor	https://goo.gl/HyZnqP	
4/14/2016	20 Moore	Denise and Juliana Gum (	Text Message	Check in with the Gums to see if they had any questions about our proposal		
4/15/2016	20 Moore	Denise and Juliana Gum (	Email	The Gums reject our new proposal	https://goo.gl/jReRU3	
4/30/2016	18 Moore	Jim Nelson (Owner)	Email	Email Correspondence to set up meeting to discuss project and efforts to minimize any construction disruption on Moore Place	https://goo.gl/eh8XiZ	
5/6/2016	18 Moore	Jim Nelson (Owner)	Phone	Brief overview of project and set up new time to meet in person		
5/11/2016	18 Moore	Jim Nelson (Owner)	In Person	Discussed overview of project and solicited feedback		
5/18/2016	60 Allen	Alicia Morga (Owner)	Phone	Discussed project and potential concessions		
10/4/14 - 7/21/15	18 Moore Place	Yilei Shi (former Owner)	Email/Phone	Set of Introductory Calls / Discussions of Project Details	https://goo.gl/gqAllg	

ABBREVIATIONS

⊥	Perpendicular	INTM.	Intermediate
∅	penny	I.D.	Inside Diameter
⌈	Channel	INSUL.	Insulation
⌋	Plate / prop. line	INT.	Interior
∩	And		
∠	Angle	JT.	Joint
@	At		
⊖	Centerline	LAM.	Laminated
⊙	Diameter or Round	LAV.	Lavatory
#	Pound or Number	LT.	Light
(E)	Existing		
		M.B.	Machine Bolt
ABV.	Above	MAX.	Maximum
A.F.F.	Above Finish Floor	MECH.	Mechanical
A/C	Air Conditioning	MEMB.	Membrane
ADD.	Addendum	MET.	Metal
ALT.	Alternate	MFR.	Manufacturer
A.B.	Anchor Bolt	MIN.	Minimum
ACOUS	Acoustical	MISC.	Miscellaneous
ADJ.	Adjustable/Adjacent	MTD.	Mounted
APPROX.	Approximate		
ARCH.	Architectural	N.	North
		N.I.C.	Not in Contract
BSMT.	Basement	NO. or #	Number
BET.	Between	NOM.	Nominal
BD.	Board	N.T.S.	Not To Scale
BITUM.	Bituminous		
BLDG.	Building	O.A.	Overall
BLK.	Block	O.C.	On Center
BLKG.	Blocking	O.D.	Outside Diameter
BM.	Beam	OPNG.	Opening
		OPP.	Opposite
CAB.	Cabinet	PL.	Plaster
CLG.	Ceiling	P. LAM.	Plastic Laminate
CLKG.	Caulking	PLAS.	Plaster
CLR.	Clear	PLYWD.	Plywood
COL.	Column	PR.	Pair
CONC.	Concrete	PT.	Point
CONJ.	Connection		
CONSTR.	Construction	Q.T.	Quarry Tile
CONT.	Continuous		
CTSK.	Countersunk		
CNTR.	Counter	R.D.	Roof Drain
CTR.	Center	REFR.	Refrigerator
		RGTR.	Register
DBL.	Double	REINF.	Reinforced
DEPT.	Department	REQ.	Required
DET.	Detail	RESIL.	Resilient
DIA.	Diameter	RM.	Room
DIM.	Dimension	R.O.	Rough Opening
DN.	Down	RWD.	Redwood
DR.	Door	R.W.L.	Rain Water Leader
DWR.	Drawer		
DS.	Downspout	S.	South
DWG.	Drawing	S.A.F.	Self Adhesive Flashing
		S.C.	Solid Core
E.	East	SHT.	Sheet
EA.	Each	SIM.	Similar
EL.	Elevation	SPEC.	Specification
ELEC.	Electrical	SQ.	Square
ENCL.	Enclosure	S.ST.	Stainless Steel
E.P.	Electrical Panel	STD.	Standard
EQ.	Equal	STL.	Steel
EXST.	Existing	STOR.	Storage
EXT.	Exterior	STRL.	Structural
EXH.	Exhaust	SYM.	Symmetrical
		SHTH.	Sheathing
F.B.	Flat Bar	SSD	See Struct. Dwgs
FDN.	Foundation		
F.E.	Fire Extinguisher	T.C.	Top of Curb
FIN.	Finish	TEL.	Telephone
FL.	Floor	T&G	Tongue & Groove
FLASHG	Flashing	THK.	Thick
FLUOR.	Fluorescent	T.V.	Television
F.O.C.	Face of Concrete	T.W.	Top of Wall
F.O.F.	Face of Finish	TYP.	Typical
F.O.S.	Face of Studs	T.S.	Top of Slab
F.S.	Full Size		
FT.	Foot or Feet	UNF.	Unfinished
FTG.	Footing	U.O.N.	Unless Otherwise Noted
FURR.	Furring		
		VERT.	Vertical
G.C.	General Contractor	VEST.	Vestibule
GA.	Gauge	V.G.	Vertical Grain
GALV.	Galvanized		
GL.	Glass	W.	West
GND.	Ground	W/	With
GR.	Grade	W.C.	Water Closet
GYP.	Gypsum	WD.	Wood
		W/O	Without
H.B.	Hose Bibb	WP.	Waterproof
H.C.	Hollow Core	W.R.B.	Weather Resistant Barrier
HDWD.	Hardwood		
HORIZ.	Horizontal		
HR.	Hour		
HGT.	Height		

SYMBOLS



GENERAL NOTES

- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY ARCHITECT AT ONCE OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.
- ALL DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE. ALL DIMENSIONS ARE TO GRID LINE, OR TO FACE OF FINISH UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
- ARCHITECTURAL DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO NOTIFY ARCHITECT WHEN DISCREPANCIES BETWEEN THE DRAWINGS ARE FOUND, PRIOR TO STARTING WORK.
- ALL WORK TO BE PERFORMED IN COMPLETE ACCORDANCE TO STATE AND LOCAL CODES AND REGULATIONS. CONTRACTOR SHALL PAY FOR ALL PERMITS NECESSARY FOR COMPLETION OF WORK AND SHALL NOTIFY ALL AUTHORITIES IN ADVANCE OF ALL CONSTRUCTION PROCESSES INVOLVING UTILITY SHUTDOWN OR WORK AT PUBLIC STREETS AND SIDEWALKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF PUBLIC SAFETY AT ALL TIMES AND SHALL BE SOLELY RESPONSIBLE FOR PROTECTION AGAINST VANDALISM AND THEFT DURING CONSTRUCTION.
- EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF BID OR PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE DRAWINGS OR SPECIFICATIONS IN HIS TRADE THAT CANNOT BE FULLY GUARANTEED OR CONSTRUCTED ACCORDING TO THE ARCHITECT'S DESIGN INTENT.
- CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS FOR TIMELY STORAGE AND INSTALLATION OF THEIR PRODUCT.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETS, FURNISHINGS, AND ALL OTHER ITEMS REQUIRING SAME.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF WORK AT HIS OWN EXPENSE FOR WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS.
- ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 CBC, CMC, CPC, CFC AND CEC, AS AMENDED BY LOCAL JURISDICTION REQUIREMENTS.
- FIREBLOCKING IS REQUIRED IN THE FOLLOWING LOCATIONS (12 - 17):
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, @ THE CEILING & FLOOR LEVELS.
- IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES @ 10 FT. INTERVALS ALONG THE LENGTH OF THE WALL.
- @ ALL INTERCONNECTIONS BTWN. CONCEALED VERT. & HORIZ. SPACES SUCH AS OCCUR @ SOFFITS, DROP CEILING & COVER CEILING.
- IN CONCEALED SPACES BTWN. STAIR STRINGERS @ THE TOP & BOTTOM OF THE RUN & BTWN. STUDS ALONG & IN LINE W/ THE RUN OF THE STAIRS IF UNDER THE STAIR IS UNFINISHED.
- IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE @ CEILING & FLR. LEVELS, W/ NONCOMBUSTIBLE MATERIALS.
- @ OPENINGS BTWN. ATTIC SPACES & CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS.
- A WRITTEN SPECIFICATION MANUAL IS PART OF THIS CONSTRUCTION SET.
- INTERIOR WALL OR CEILING FINISHES, OTHER THAN TEXTILES, SHALL BE PERMITTED TO BE TESTED IN ACCORDANCE WITH NFPA 286. FINISHES TESTED IN ACCORDANCE WITH NFPA 286 SHALL COMPLY WITH CBC SECTION 903.2.1.
- TEXTILE WALL AND CEILING COVERINGS SHALL HAVE A CLASS A FLAME SPREAD INDEX IN ACCORDANCE WITH ASTM E 84 AND BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CBC SECTION 903.3.1.1 OR 903.3.1.2.

CODE DATA

- CODES ENFORCED:
A. The 2013 Edition of the California Building Code (CBC), Part 2 of Title 24.
B. The 2013 Edition of the California Mechanical Code (CMC), Part 3 of Title 24.
C. The 2013 Edition of the California Plumbing Code (CPC), Part 4 of Title 24.
D. The 2013 Edition of the California Electrical Code (CEC), Part 5 of Title 24.
E. The 2013 Edition of the California Energy Code.
F. The 2013 Edition of the California Fire Code (CFC).
G. SAN FRANCISCO AMENDMENTS TO THE ABOVE.

DEFERRED SUBMITTALS

- ADDENDUM TO SITE PERMIT (INCLUDING STRUCTURAL)
- SPRINKLER SUBMITTAL

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STRUCTURAL:

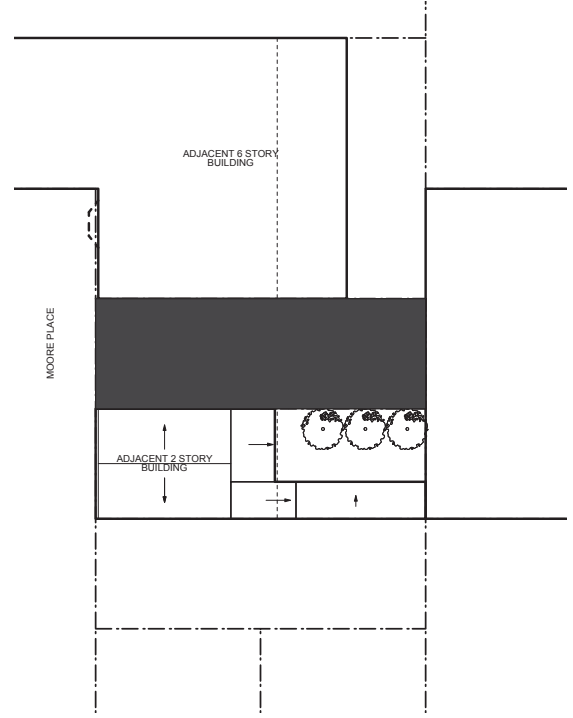
DRAWING INDEX

ARCHITECTURAL

- A 0.0 INDEX SHEET
- A 0.1 (E) SITE PHOTOS
- A 0.2 (E) SITE PLANS
- A 0.3 EXISTING PLANS
- A 1.0 PROPOSED FLOOR PLANS
- A 1.1 PROPOSED ROOF PLAN
- A 2.0 EXISTING WEST ELEVATION
- A 2.1 PROPOSED WEST ELEVATION
- A 2.2 EXISTING EAST ELEVATION
- A 2.3 PROPOSED EAST ELEVATION
- A 2.4 SOUTH ELEVATIONS
- A 2.5 NORTH ELEVATIONS
- A 3.0 (E) SECTION
- A 3.1 PROPOSED SECTION



2 LOCATION MAP NO SCALE



1 SITE PLAN SCALE: 1/16" = 1'-0"

SHEET NOTES:

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DATE: 06.19.15 SITE PERMIT
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09.03.15 NODPR #1 RESPONSE
11.18.15 NODPR #2 RESPONSE
01.26.16 VARIANCE REVISIONS
06.06.16 PLANNING COMMISSION SET
SCALE: AS NOTED

INDEX SHEET
A0.0



4 EXISTING TREES AT SOUTHERN ADJACENT PROPERTY

NOT TO SCALE



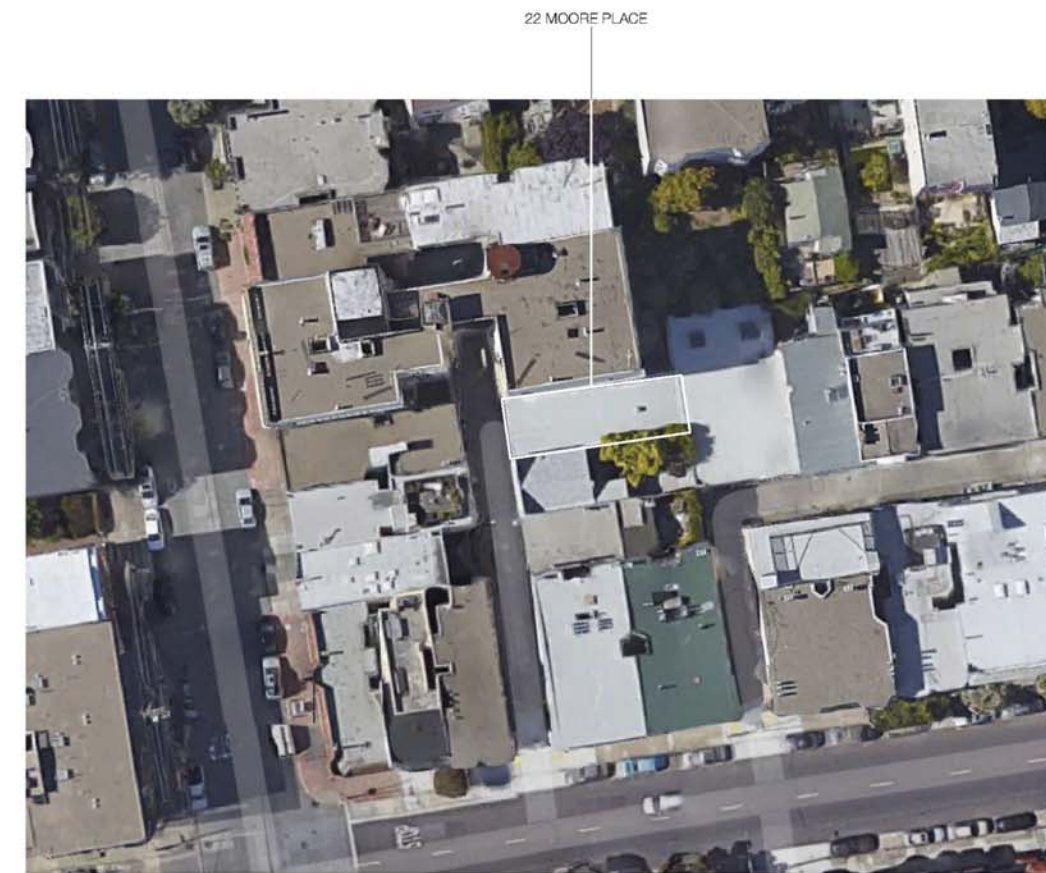
2 EXISTING FRONT ELEVATION LOOKING TOWARD UNION STREET

NOT TO SCALE



3 EXISTING FRONT ELEVATION LOOKING TOWARD DEADEND @ MOORE PLACE

NOT TO SCALE



1 EXISTING AERIAL VIEW

NOT TO SCALE

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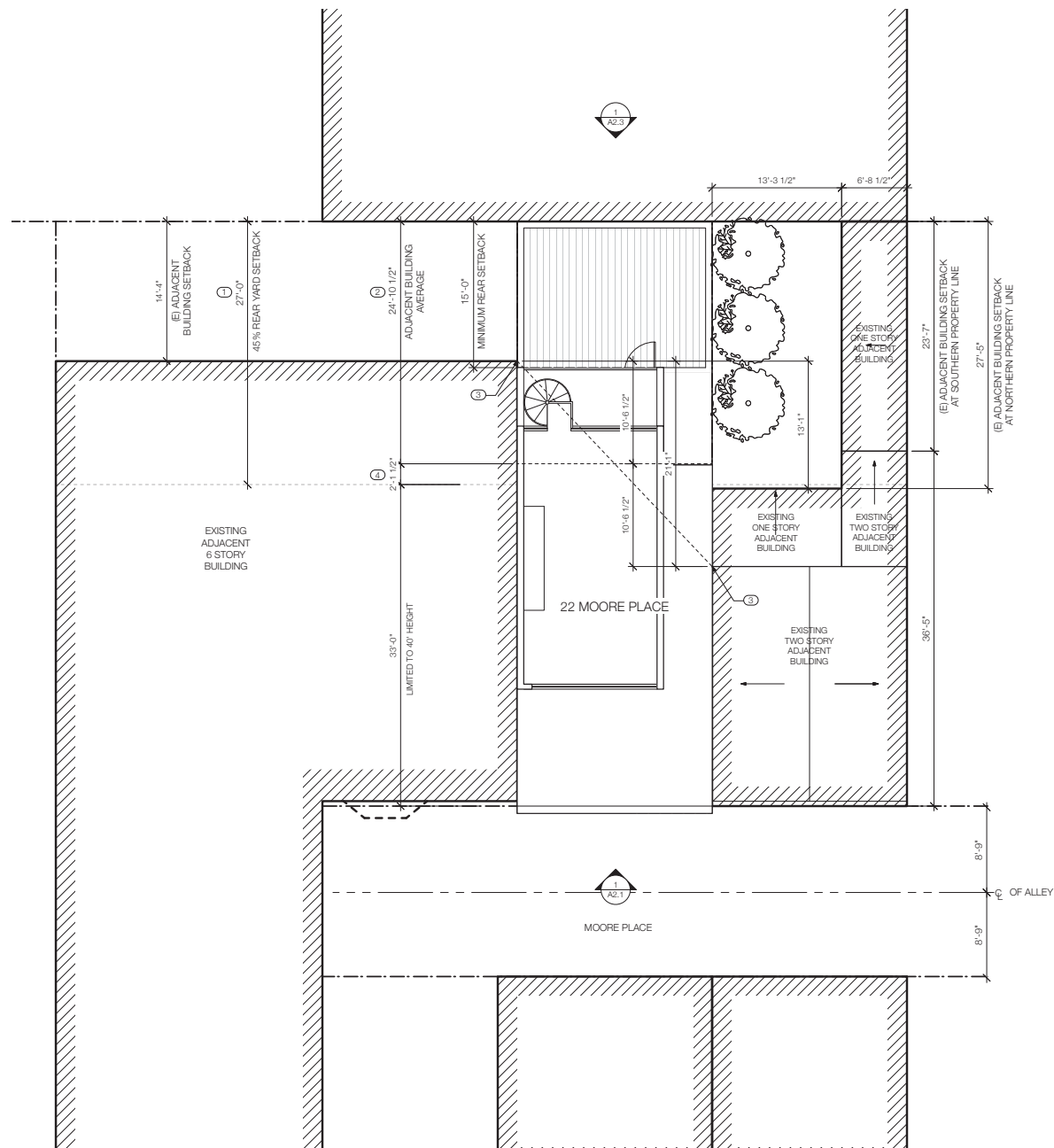
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SITE PLAN

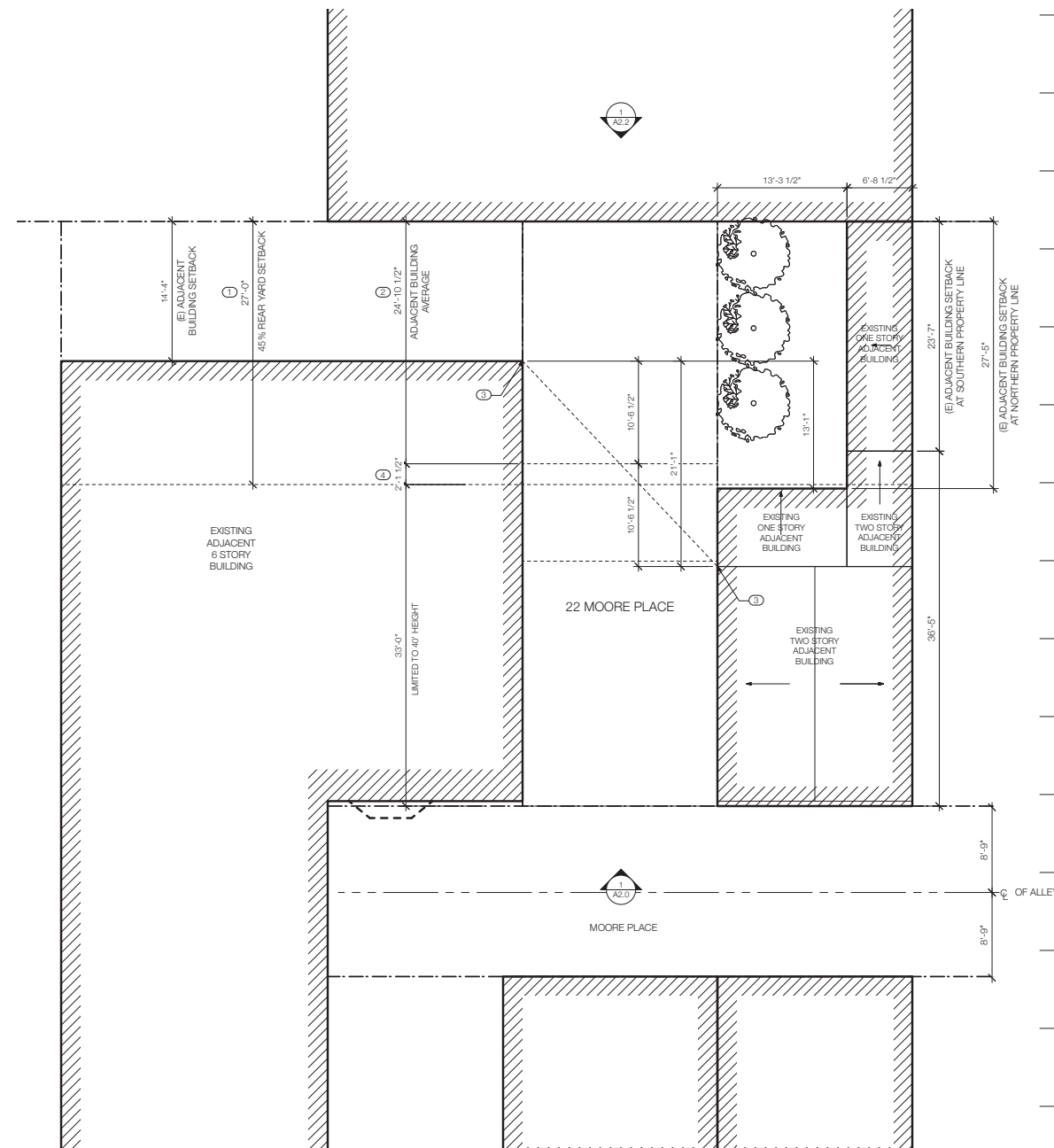
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- SHEET NOTES:
- ① PER SF PLANNING CODE SECTION 134 (a)(2)
 - ② PER SF PLANNING CODE SECTION 134 (c)(1)
 - ③ ADJACENT BUILDING AS DEFINED BY SF PLANNING CODE SECTION 134 (c)(3)
 - ④ AREA OF HEIGHT LIMIT = DIFFERENCE BETWEEN 45% RH-3 SETBACK & REAR YARD REDUCTION ALLOWED BY AVERAGING ADJACENT BUILDINGS PER SF PLANNING SECTION 134 (c)(1)



② PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



① EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

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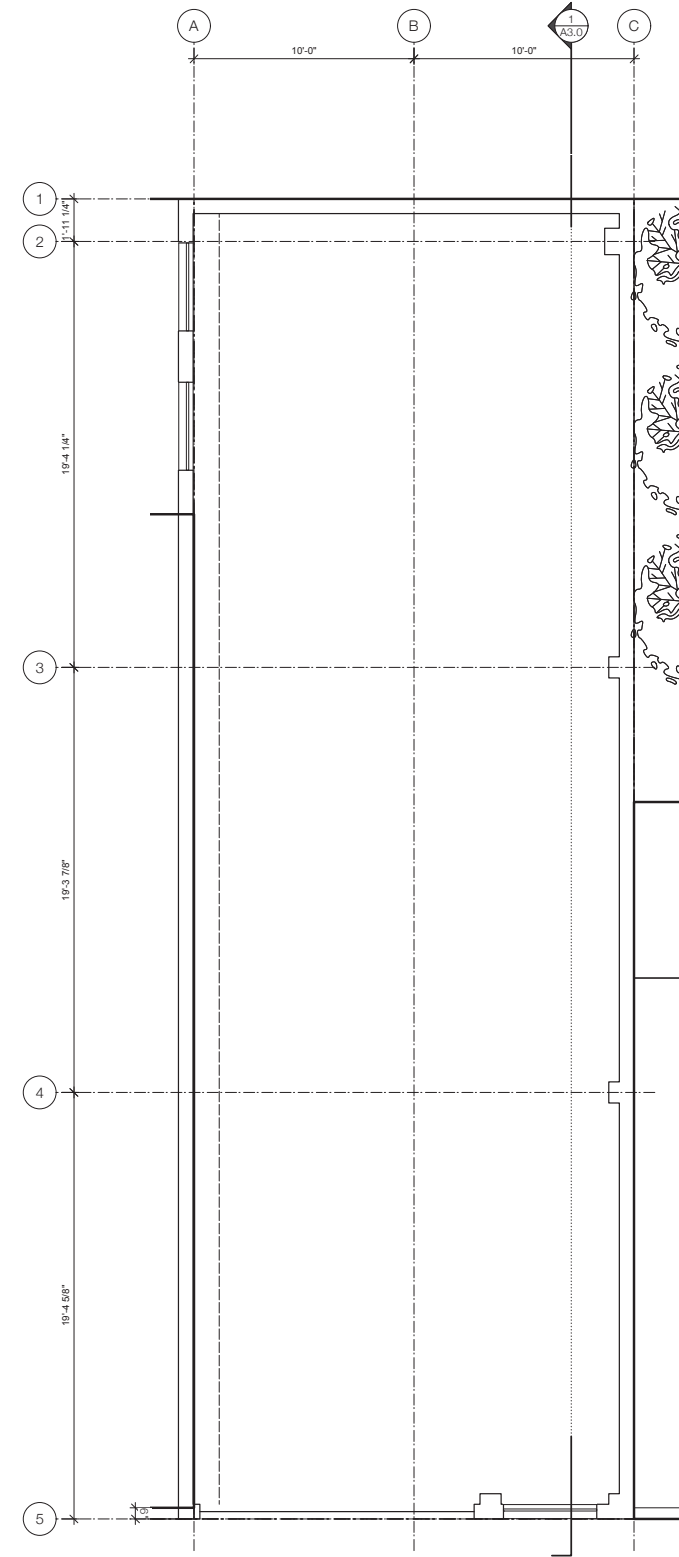
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SCALE: AS NOTED

SITE PLAN
A0.2

SHEET NOTES:



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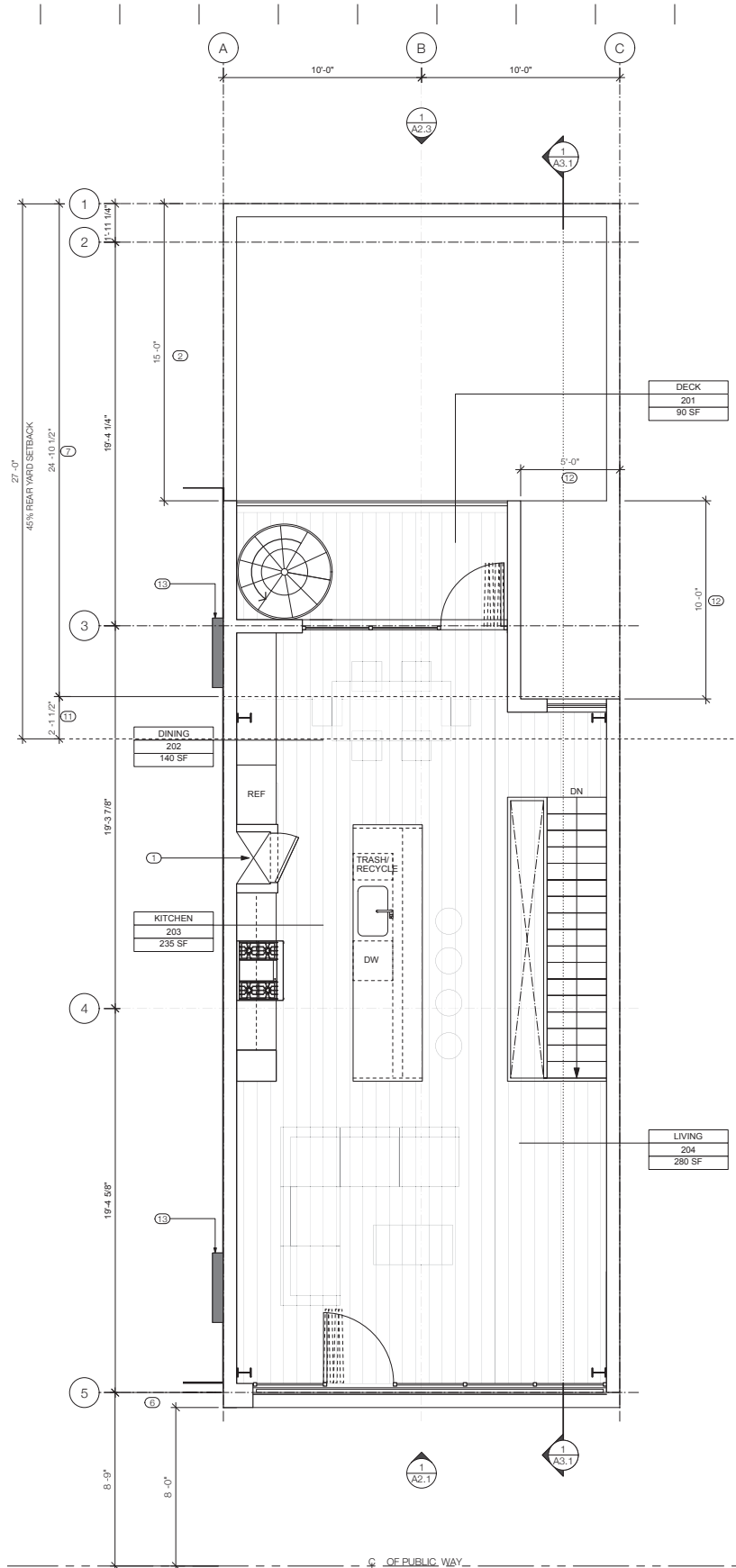
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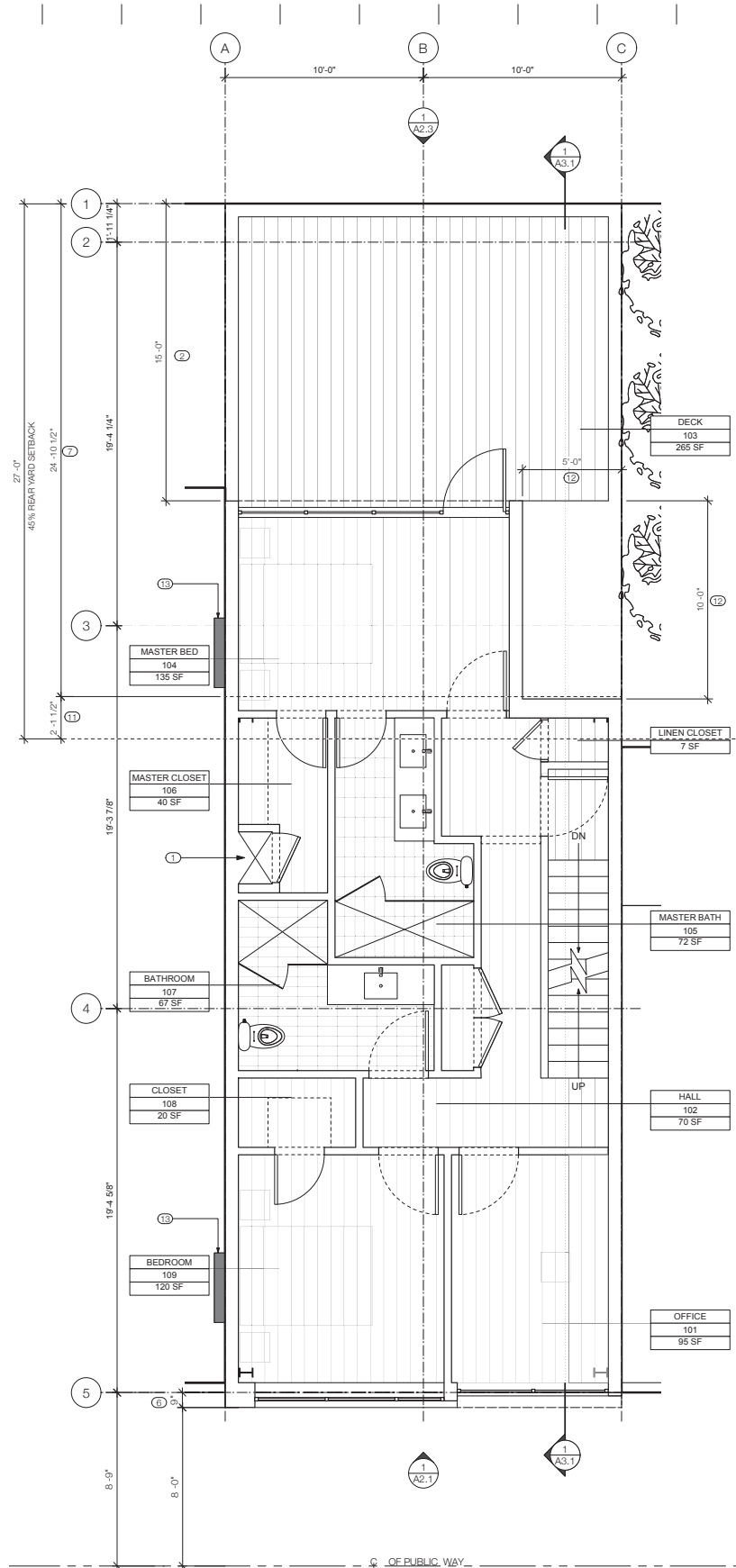
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SCALE: 1/4" = 1'-0"

1 EXISTING FIRST FLOOR PLAN

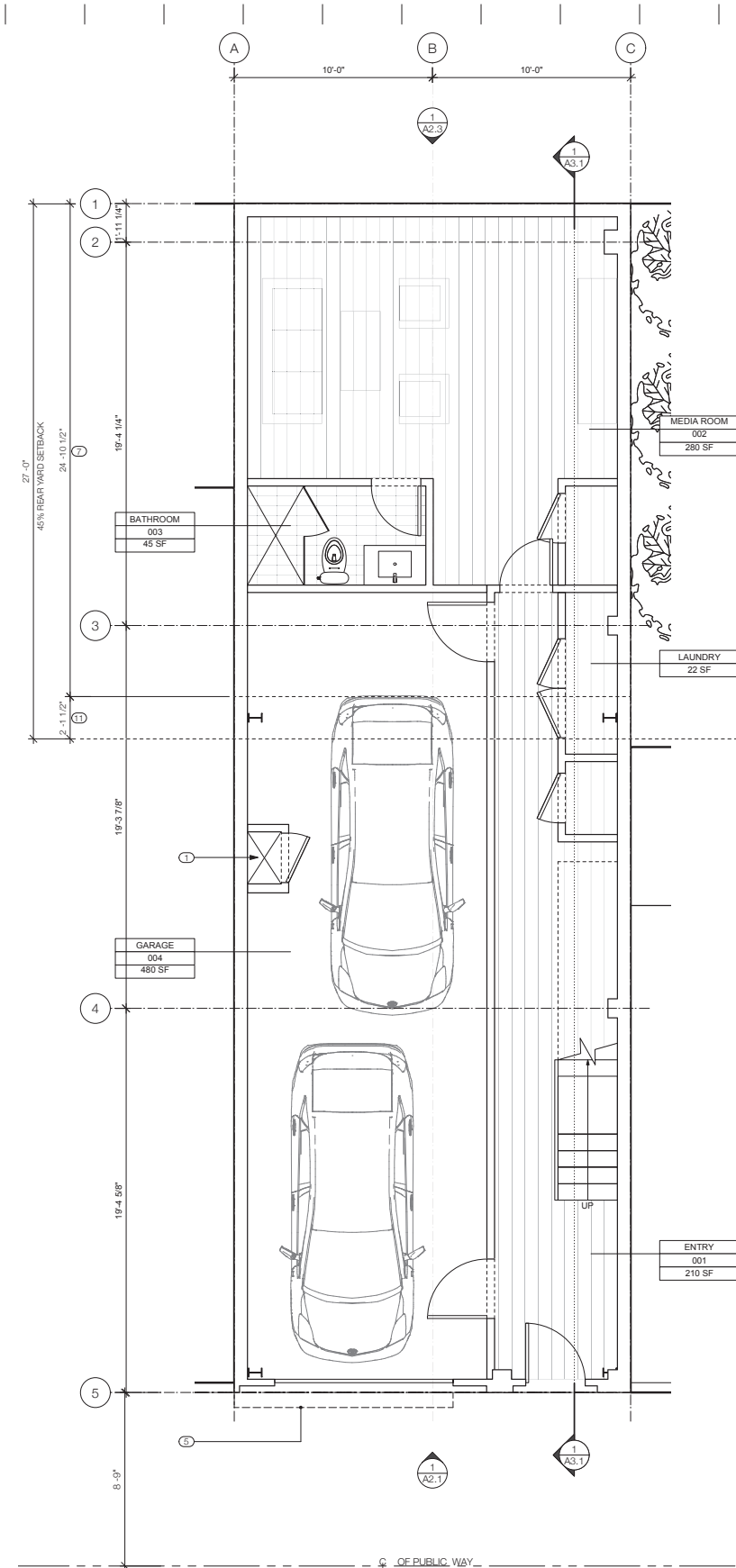
EXISTING FLOOR PLANS
A0.3



3 THIRD FLOOR PLAN
764 GROSS SF W/ 90 SF DECK



2 SECOND FLOOR PLAN
861 GROSS SF W/ 265 SF DECK



1 FIRST FLOOR PLAN
1,200 GROSS SF

- SHEET NOTES:**
- 1 DUMB WAITER
 - 2 MIN. SETBACK PER PLANNING CODE 134
 - 3 PER PLANNING CODE 134
 - 4 NOT USED
 - 5 LINE OF OVERHANG ABOVE
 - 6 OVERHANG PER PLANNING CODE 136.2B
 - 7 AVERAGE REAR YARD SETBACK PER PLANNING CODE 134
 - 8 OUTSIDE GAS BBQ INSTALL PER CMC 021
 - 9 42" PARAPET WALL
 - 10 42" GLAZED GUARDRAIL
 - 11 AREA OF HEIGHT LIMIT = DIFFERENCE BETWEEN 45% RH 3 SETBACK & REAR YARD REDUCTION ALLOWED BY AVERAGING ADJACENT BUILDINGS PER SF PLANNING SECTION 134 (c)(1)
 - 12 SETBACK PER RDT & PLANNING REQUIREMENTS
 - 13 LINE OF ADJACENT PROPERTY LINE WINDOW TO BE INFILLED

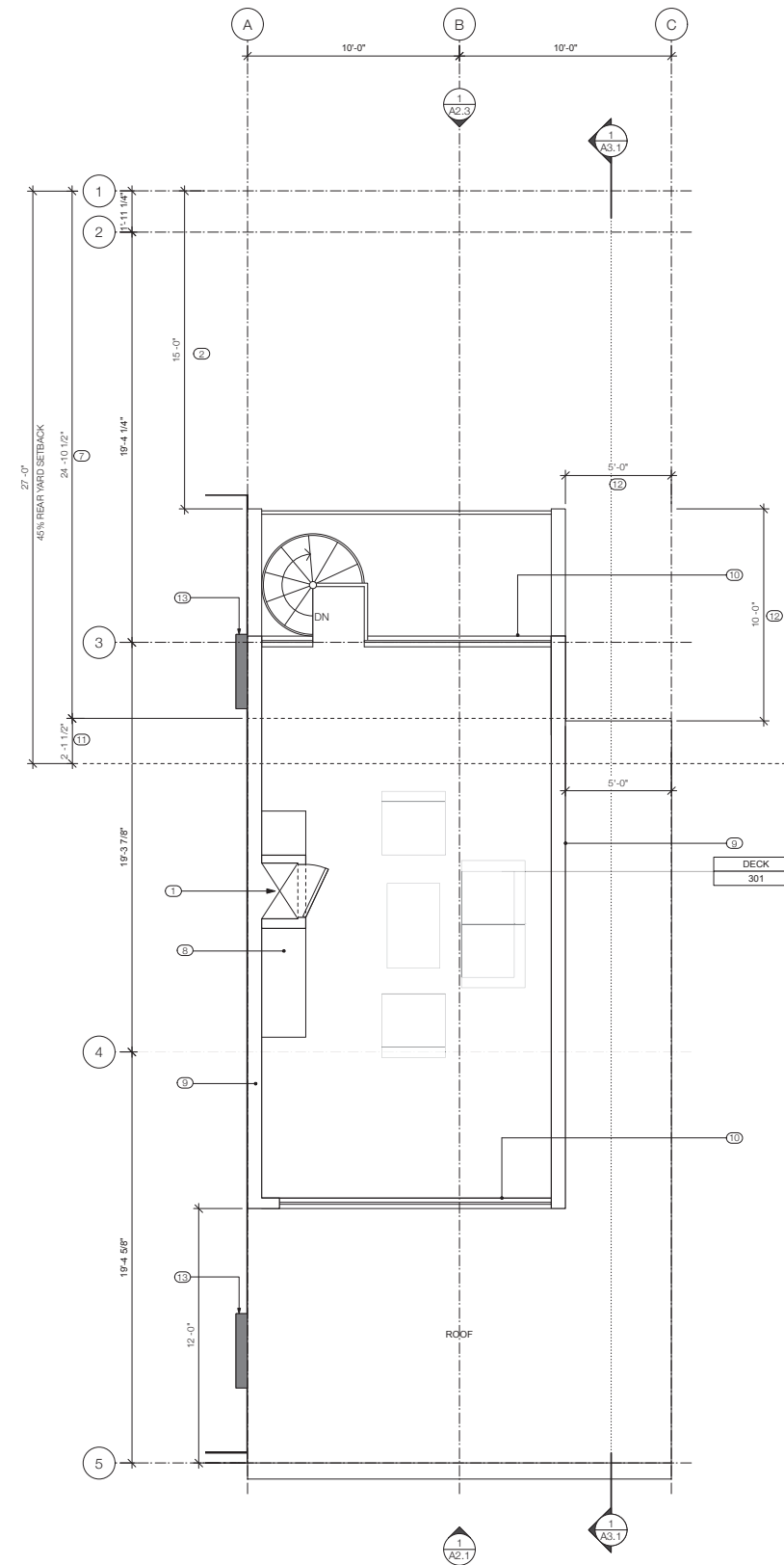
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SCALE: 1/4" = 1'-0"

FLOOR PLANS
A1.0



- SHEET NOTES:**
- ① DUMB WAITER
 - ② MIN. SETBACK PER PLANNING CODE 134
 - ③ PER PLANNING CODE 134
 - ④ NOT USED
 - ⑤ LINE OF OVERHANG ABOVE
 - ⑥ OVERHANG PER PLANNING CODE 136.2B
 - ⑦ AVERAGE REAR YARD SETBACK PER PLANNING CODE 134
 - ⑧ OUTSIDE GAS BBQ INSTALL PER CMC 021
 - ⑨ 42" PARAPET WALL
 - ⑩ 42" GLAZED GUARDRAIL
 - ⑪ AREA OF HEIGHT LIMIT = DIFFERENCE BETWEEN 45% RH 3 SETBACK & REAR YARD REDUCTION ALLOWED BY AVERAGING ADJACENT BUILDINGS PER SF PLANNING SECTION 134 (c)(1)
 - ⑫ SETBACK PER RDT & PLANNING REQUIREMENTS
 - ⑬ LINE OF ADJACENT PROPERTY LINE WINDOW TO BE INFILLED

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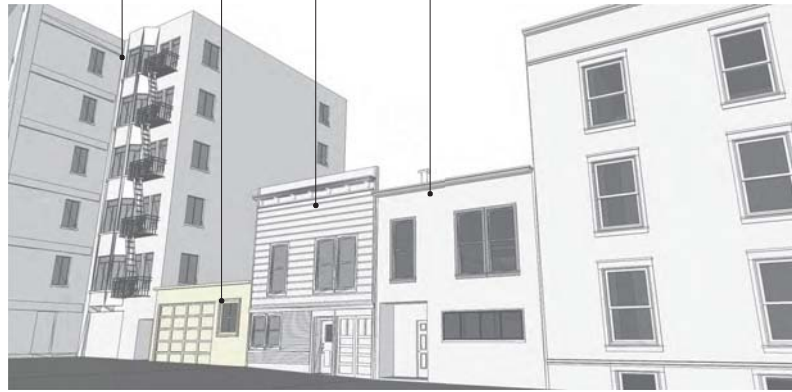
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① ROOF PLAN
 369 GROSS SF (DECK DOES NOT EXCEED 500 NET SF)

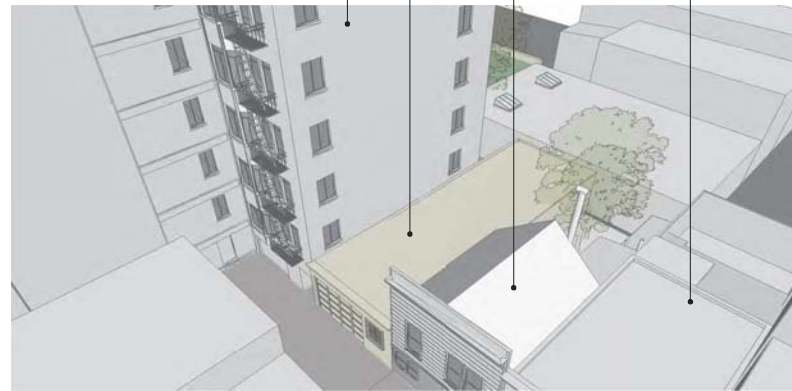
ROOF PLAN
A1.1

18 MOORE PLACE
20 MOORE PLACE
22 MOORE PLACE
2330 LARKIN STREET



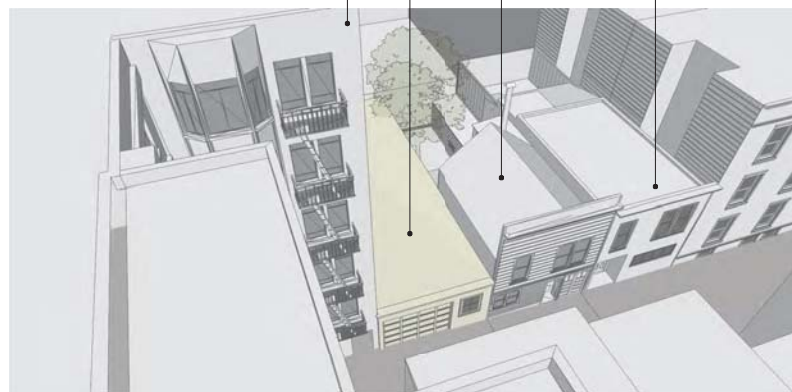
4 EXISTING FRONT (WEST) 3D MODEL VIEW 3
NOTE: 18 MOORE SHOWN AS EXISTING 2 STORIES BUT HAS BEEN APPROVED FOR 3RD FLOOR EXPANSION

18 MOORE PLACE
20 MOORE PLACE
22 MOORE PLACE
2330 LARKIN STREET



3 EXISTING FRONT (WEST) 3D MODEL VIEW 2
NOTE: 18 MOORE SHOWN AS EXISTING 2 STORIES BUT HAS BEEN APPROVED FOR 3RD FLOOR EXPANSION

18 MOORE PLACE
20 MOORE PLACE
22 MOORE PLACE
2330 LARKIN STREET



2 EXISTING FRONT (WEST) 3D MODEL VIEW 1
NOTE: 18 MOORE SHOWN AS EXISTING 2 STORIES BUT HAS BEEN APPROVED FOR 3RD FLOOR EXPANSION



1 EXISTING FRONT (WEST) ELEVATION

- SHEET NOTES:
- 1 PAINTED CAST CONCRETE
 - 2 PAINTED WOOD HORIZONTAL SIDING
 - 3 PAINTED STEEL EXTERNAL FIRE ESCAPE
 - 4 (E) ALUMINUM FRAMED CASEMENT WINDOWS
 - 5 PAINTED WOOD SECTIONAL GARAGE DOOR
 - 6 WOOD FIXED WINDOW WITH OBSCURE GLASS

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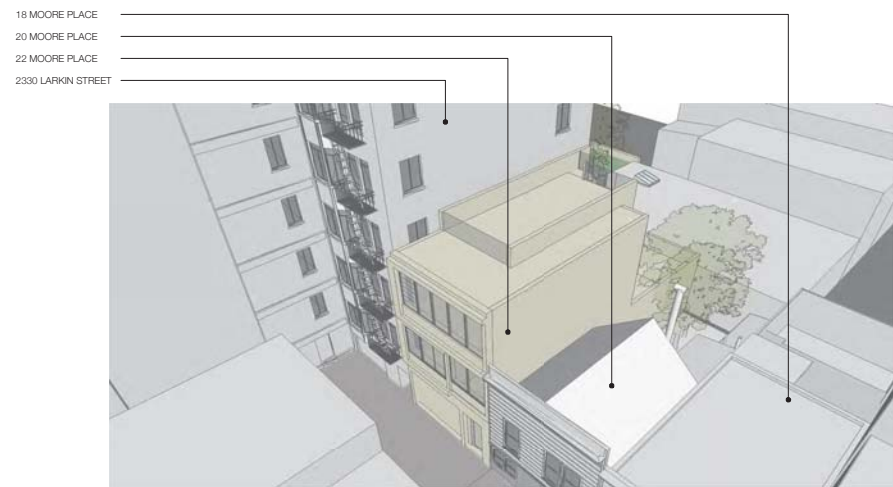
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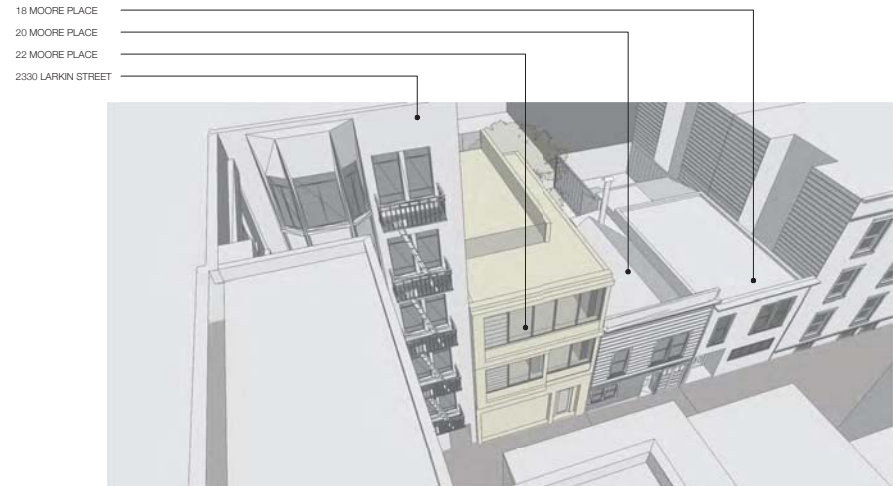
ELEVATIONS
A2.0



4 PROPOSED FRONT (WEST) 3D MODEL VIEW 3
NOTE: 18 MOORE SHOWN AS EXISTING 2 STORIES BUT HAS BEEN APPROVED FOR 3RD FLOOR EXPANSION



3 PROPOSED FRONT (WEST) 3D MODEL VIEW 2
NOTE: 18 MOORE SHOWN AS EXISTING 2 STORIES BUT HAS BEEN APPROVED FOR 3RD FLOOR EXPANSION



2 PROPOSED FRONT (WEST) 3D MODEL VIEW 1
NOTE: 18 MOORE SHOWN AS EXISTING 2 STORIES BUT HAS BEEN APPROVED FOR 3RD FLOOR EXPANSION



1 PROPOSED FRONT (WEST) ELEVATION

- SHEET NOTES:**
- 1 TEMPERED CLR. GLASS GUARD RAIL
 - 2 PAINTED METAL CLADDING
 - 3 STAINLESS STEEL GUARDRAIL
 - 4 ORIGINAL BOARDFORM CAST CONCRETE W/PAIN STRIPPED AND RESEALED
 - 5 BLACK STAINED HORIZONTAL SECTIONAL WOOD GARAGE DOOR
 - 6 RETRACTABLE GLASS/ALUMINUM FOLDING DOOR/WINDOW
 - 7 TEMPERED GLASS WOOD RAIL DOOR
 - 8 FIXED PICTURE WINDOW W/OBSCURE GLASS
 - 9 ELEVATION AGAINST (E) ADJACENT BUILDING @ LOT LINE
 - 10 4" PARAPET WALL
 - 11 SANBLASTED HORIZONTAL CHANNEL GLASS
 - 12 BLACK HORIZONTAL WOOD T&G SIDING
 - 13 LINE OF 20 MOORE PLACE ADJACENT BUILDING @ PROPERTY LINE
 - 14 LINE OF 20 MOORE PLACE GABLE ROOF BEYOND
 - 15 (E) PROPERTY LINE NON EGRESS WINDOW TO BE FILLED
 - 16 LINE OF ADJACENT BUILDING @ ADJACENT BUILDING'S SOUTH PROPERTY LINE
 - 17 LIGHTLY SHADED AREA DENOTES 5' 0" SETBACK AT SOUTHERN ELEVATION SEE 3/A2.3
 - 18 HIGHEST SHADED AREA DENOTES ELEVATION AT 6 STORY ADJACENT BUILDING SEE 3/A2.3

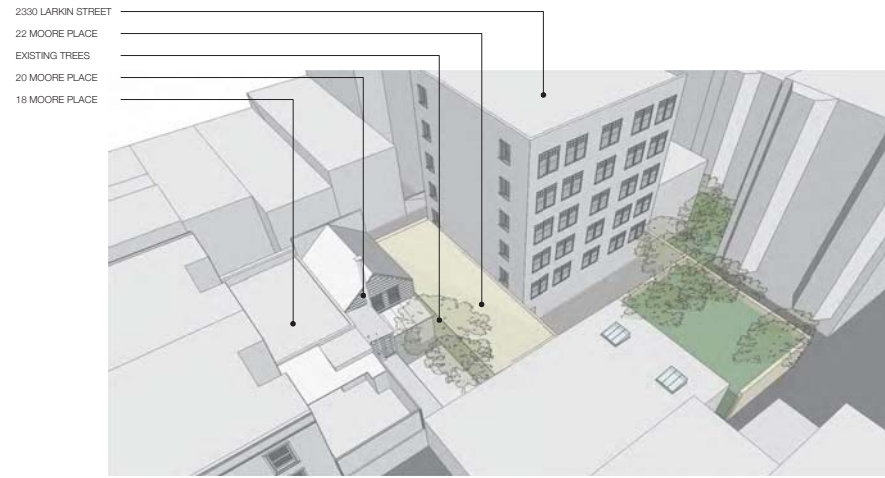
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22 MOORE PLACE
SAN FRANCISCO, CA
9 4 1 0 9

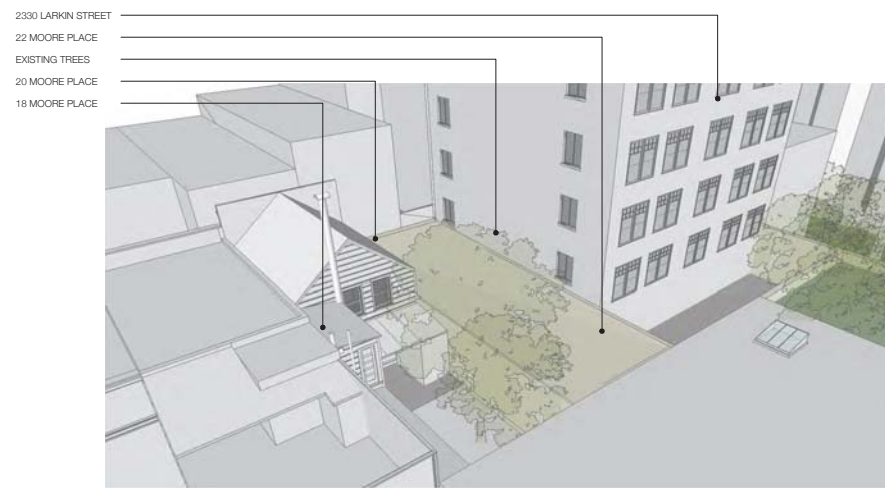
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11.18.15 NOPDR #2 RESPONSE
01.26.16 VARIANCE REVISIONS
06.06.16 PLANNING COMMISSION SET
SCALE: 1/4" = 1'-0"

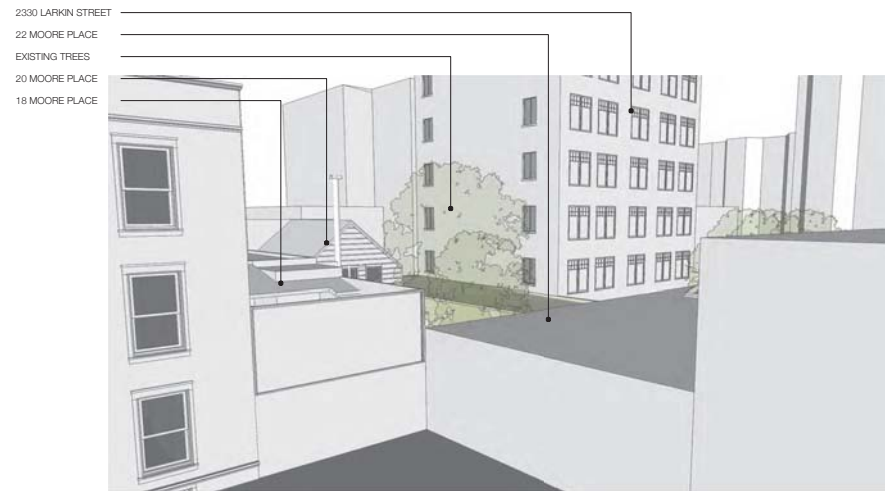
ELEVATIONS
A2.1



4 EXISTING REAR (EAST) 3D MODEL VIEW 6
NOTE: 18 MOORE SHOWN AS EXISTING 2 STORES BUT HAS BEEN APPROVED FOR 3RD FLOOR EXPANSION



3 EXISTING REAR (EAST) 3D MODEL VIEW 5
NOTE: 18 MOORE SHOWN AS EXISTING 2 STORES BUT HAS BEEN APPROVED FOR 3RD FLOOR EXPANSION



2 EXISTING REAR (EAST) 3D MODEL VIEW 4
NOTE: 18 MOORE SHOWN AS EXISTING 2 STORES BUT HAS BEEN APPROVED FOR 3RD FLOOR EXPANSION



1 EXISTING REAR (EAST) ELEVATION

SHEET NOTES:

- 1 TEMPERED CLR. GLASS GUARD RAIL
- 2 PAINTED METAL CLADDING
- 3 STAINLESS STEEL GUARDRAIL
- 4 ORIGINAL BOARDFORM CAST CONCRETE W/PAIN STRIPPED AND RESEALED
- 5 BLACK STAINED HORIZONTAL SECTIONAL WOOD GARAGE DOOR
- 6 RETRACTABLE GLASS/ALUMINUM FOLDING DOOR/WINDOW
- 7 TEMPERED GLASS WOOD RAIL DOOR
- 8 FIXED PICTURE WINDOW W/OBSCURE GLASS
- 9 ELEVATION AGAINST (E) ADJACENT BUILDING @ LOT LINE
- 10 42" PARAPET WALL
- 11 SANBLASTED HORIZONTAL CHANNEL GLASS
- 12 BLACK HORIZONTAL WOOD T&G SIDING
- 13 LINE OF 20 MOORE PLACE ADJACENT BUILDING @ PROPERTY LINE
- 14 LINE OF 20 MOORE PLACE GABLE ROOF BEYOND
- 15 (E) PROPERTY LINE NON EGRESS WINDOW TO BE FILLED
- 16 LINE OF ADJACENT BUILDING @ ADJACENT BUILDING'S SOUTH PROPERTY LINE
- 17 LIGHTLY SHADED AREA DENOTES 5' 0" SETBACK AT SOUTHERN ELEVATION SEE 3/A2.3
- 18 HIGHEST SHADED AREA DENOTES ELEVATION AT 6 STORY ADJACENT BUILDING SEE 3/A2.3

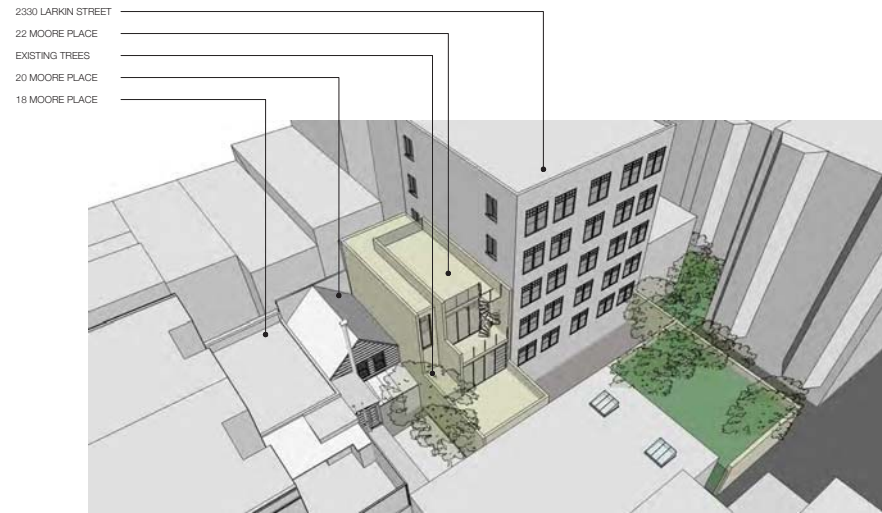
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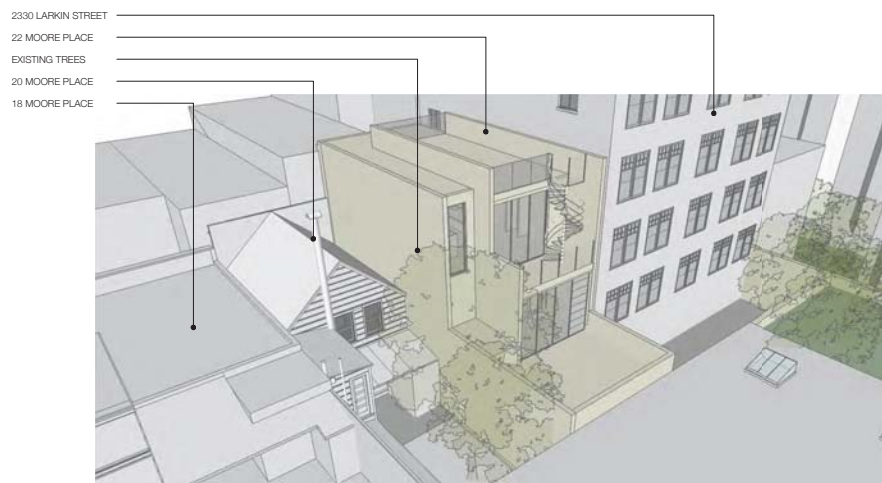
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SCALE: 1/4" = 1'-0"

ELEVATIONS
A2.2



4 PROPOSED REAR (EAST) 3D MODEL VIEW 6
NOTE: 18 MOORE SHOWN AS EXISTING 2 STORIES BUT HAS BEEN APPROVED FOR 3RD FLOOR EXPANSION



3 PROPOSED REAR (EAST) 3D MODEL VIEW 5
NOTE: 18 MOORE SHOWN AS EXISTING 2 STORIES BUT HAS BEEN APPROVED FOR 3RD FLOOR EXPANSION



2 PROPOSED REAR (EAST) 3D MODEL VIEW 4
NOTE: 18 MOORE SHOWN AS EXISTING 2 STORIES BUT HAS BEEN APPROVED FOR 3RD FLOOR EXPANSION



1 PROPOSED REAR (EAST) ELEVATION

SHEET NOTES:

- ① TEMPERED CLR. GLASS GUARD RAIL
- ② PAINTED METAL CLADDING
- ③ STAINLESS STEEL GUARDRAIL
- ④ ORIGINAL BOARDFORM CAST CONCRETE W/PAIN STRIPPED AND RESEALED
- ⑤ BLACK STAINED HORIZONTAL SECTIONAL WOOD GARAGE DOOR
- ⑥ RETRACTABLE GLASS/ALUMINUM FOLDING DOOR/WINDOW
- ⑦ TEMPERED GLASS WOOD RAIL DOOR
- ⑧ FIXED PICTURE WINDOW W/OBSCURE GLASS
- ⑨ ELEVATION AGAINST (E) ADJACENT BUILDING @ LOT LINE
- ⑩ 42" PARAPET WALL
- ⑪ SANBLASTED HORIZONTAL CHANNEL GLASS
- ⑫ BLACK HORIZONTAL WOOD T&G SIDING
- ⑬ LINE OF 20 MOORE PLACE ADJACENT BUILDING @ PROPERTY LINE
- ⑭ LINE OF 20 MOORE PLACE GABLE ROOF BEYOND
- ⑮ (E) PROPERTY LINE NON EGRESS WINDOW TO BE FILLED
- ⑯ LINE OF ADJACENT BUILDING @ ADJACENT BUILDING'S SOUTH PROPERTY LINE
- ⑰ LIGHTLY SHADED AREA DENOTES 5' 0" SETBACK AT SOUTHERN ELEVATION SEE 3/A2.3
- ⑱ HIGHEST SHADED AREA DENOTES ELEVATION AT 6 STORY ADJACENT BUILDING SEE 3/A2.3

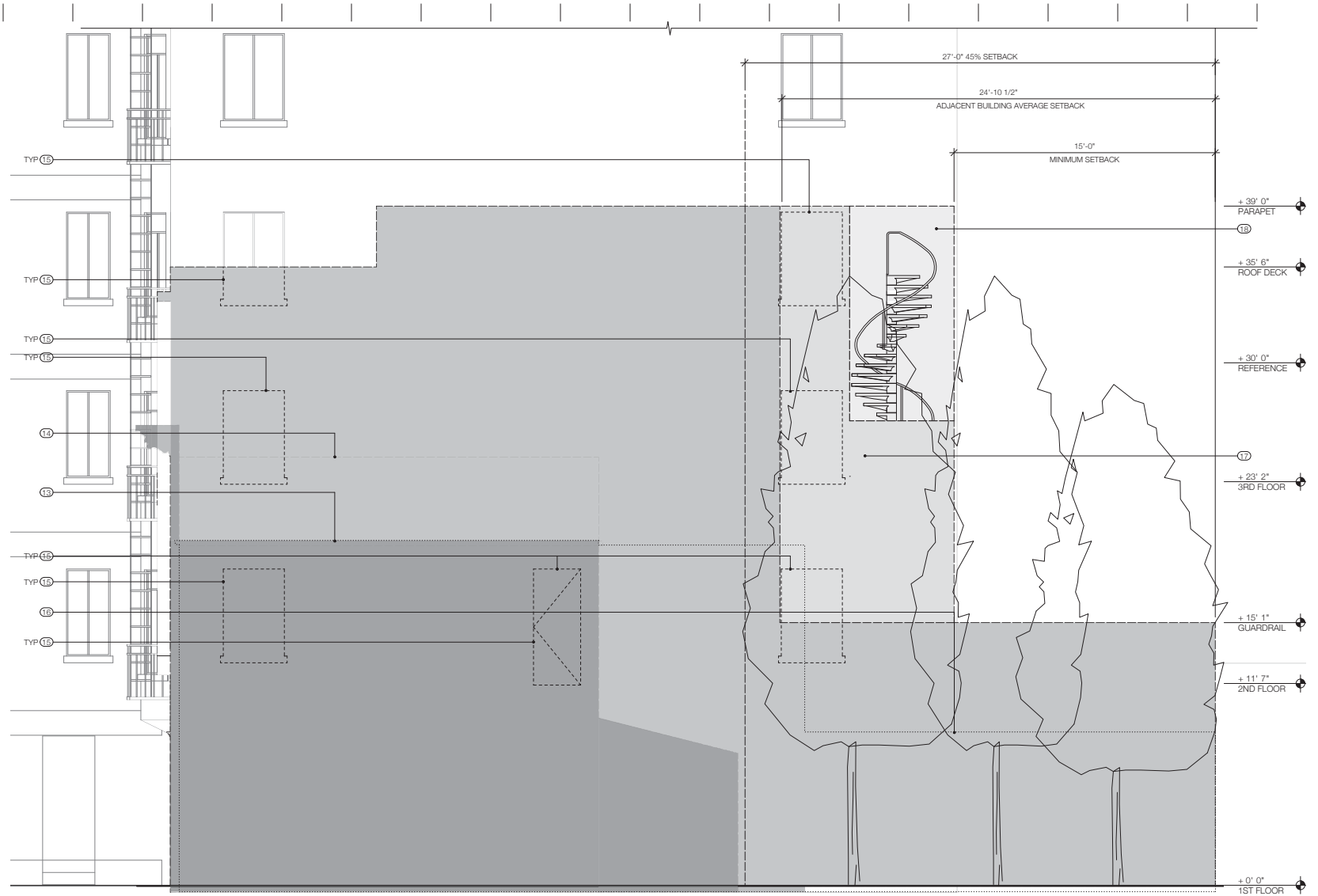
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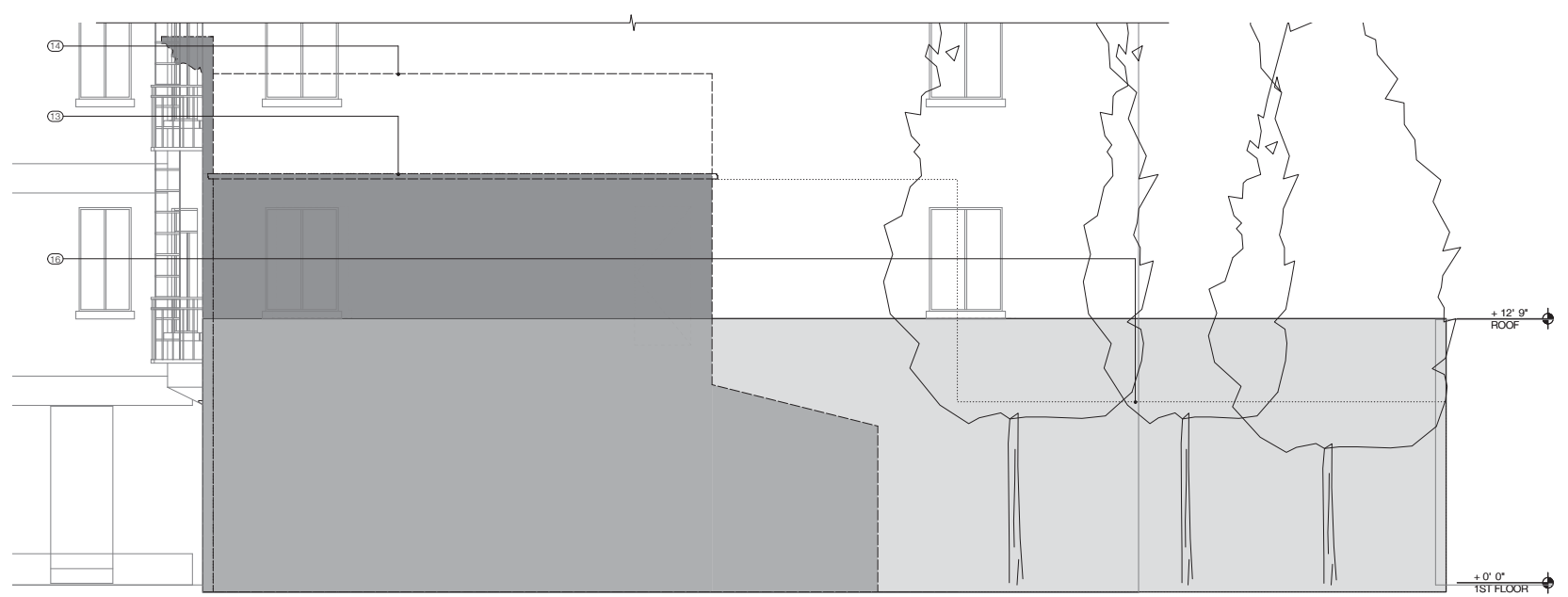
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SCALE: 1/4" = 1'-0"

ELEVATIONS
A2.3



2 PROPOSED SOUTH ELEVATION



1 EXISTING SOUTH ELEVATION

- SHEET NOTES:**
- 1 TEMPERED CLR. GLASS GUARD RAIL
 - 2 PAINTED METAL CLADDING
 - 3 STAINLESS STEEL GUARDRAIL
 - 4 ORIGINAL BOARDFORM CAST CONCRETE W/PAIN STRIPPED AND RESEALED
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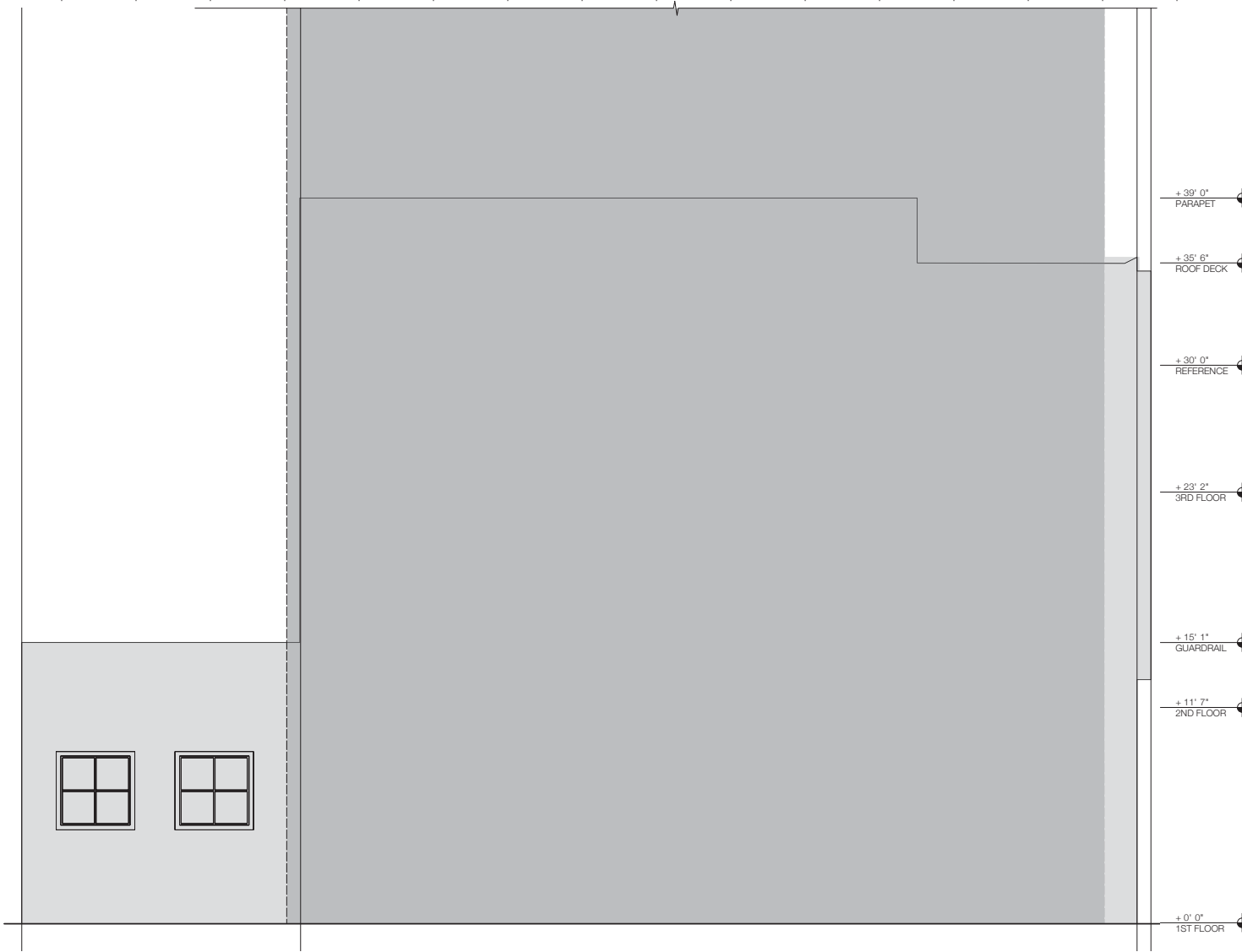
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06.06.16 PLANNING COMMISSION SET
SCALE: 1/4" = 1'-0"

ELEVATIONS
A2.4



2 PROPOSED NORTH ELEVATION



1 EXISTING NORTH ELEVATION

SHEET NOTES:

- ① TEMPERED CLR. GLASS GUARD RAIL
- ② PAINTED METAL CLADDING
- ③ STAINLESS STEEL GUARDRAIL
- ④ ORIGINAL BOARDFORM CAST CONCRETE W/PAINT STRIPPED AND RESEALED
- ⑤ BLACK STAINED HORIZONTAL SECTIONAL WOOD GARAGE DOOR
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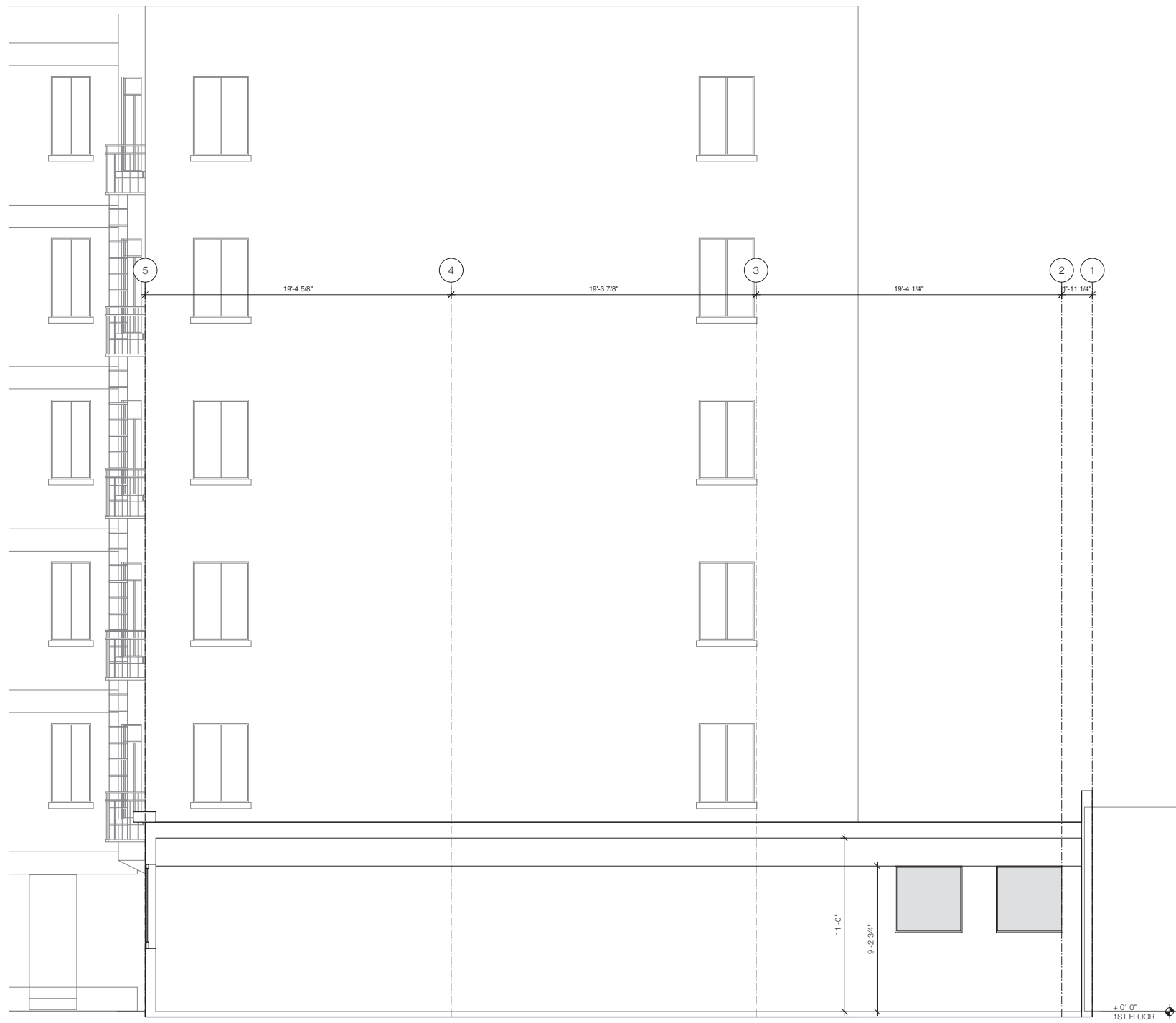
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SCALE: 1/4" = 1'-0"

ELEVATIONS
A2.5

SHEET NOTES:



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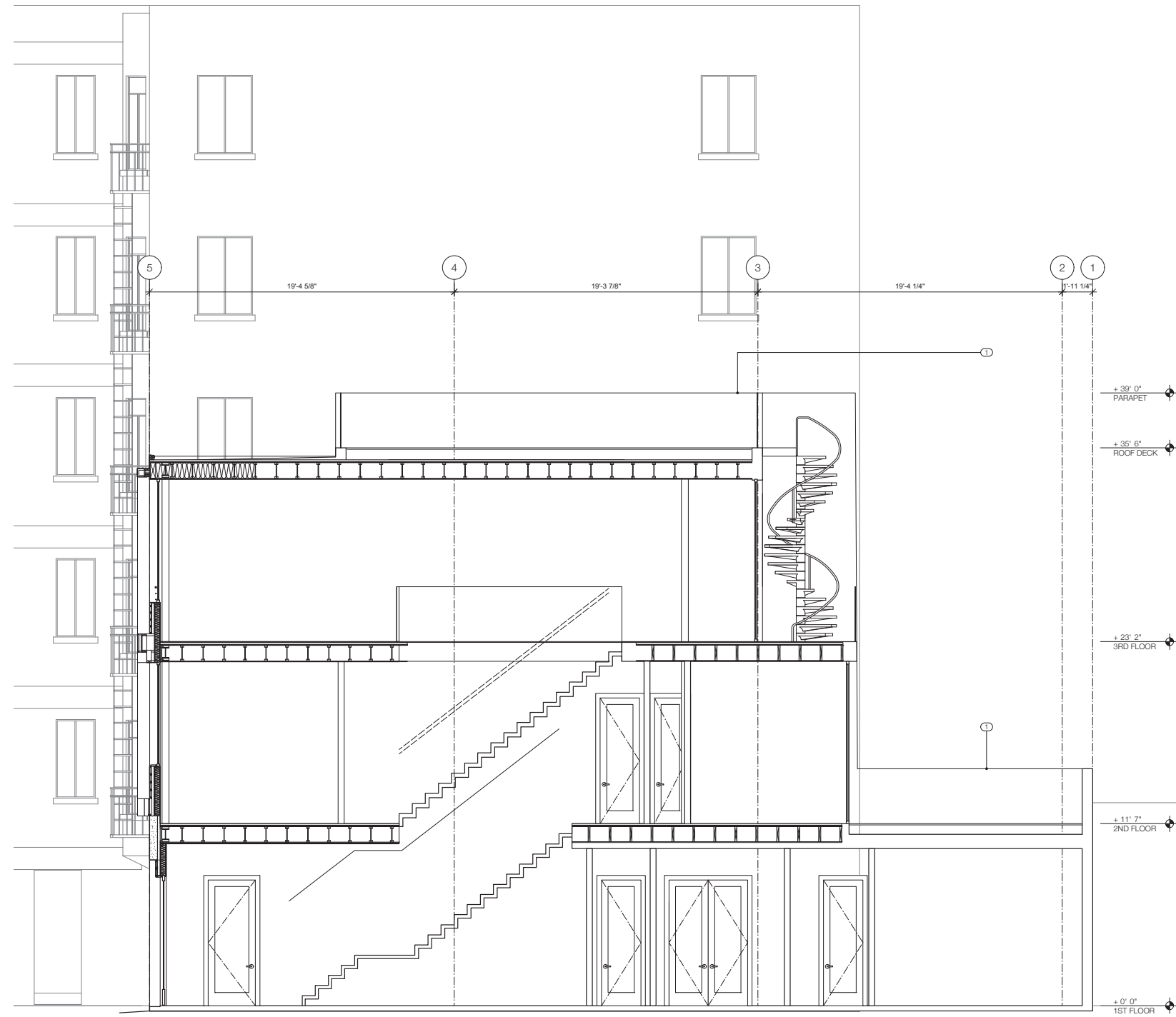
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01.26.16 VARIANCE REVISIONS
06.06.16 PLANNING COMMISSION SET
SCALE: 1/4" = 1'-0"

1 EXISTING LONGITUDINAL NORTH SECTION

SECTIONS

A3.0

SHEET NOTES:
① 42" PARAPET @ PROPERTY LINE



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

① EXISTING LONGITUDINAL NORTH SECTION

SECTIONS
A3.1

Ms. Alicia Morga
60 Allen Street
San Francisco, CA 94109
May 23, 2016

Ms. Claudine Asbagh
1650 Mission Street #400
San Francisco, CA 94103

Dear Ms. Asbagh,

I hope this note finds you well. My name is Alicia Morga, and I am the owner of 60 Allen Street which is located to the East of 22 Moore Place. I submitted an application for a Discretionary Review of the proposed project at 22 Moore Place. After discussions with the project owner, Andrew Meyer, I have decided to withdraw my application.

After learning more from Andrew, I now wish to express my support for his project which transforms a one story parking garage to a single family home. As most of the immediate neighborhood is composed of 3 story buildings, I believe Andrew's home will fit the existing scale and character.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'A Morga', with a long horizontal flourish extending to the right.

Alicia Morga

June 1, 2016

San Francisco Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

Re: 22 Moore Place LLC

Dear Members of the San Francisco Planning Commission:

My name is Lai C. Cheng and I reside at 2326 Larkin Street, San Francisco, CA.

I am opposed to the issuing of a permit to 22 Moore Place LLC to build a 3 story plus roof deck building. The said single floor structure sits across from the back of my property and the construction of a 3rd floor + will have direct impact on the sunlight that shines into my house.

Sincerely,

Lai C. Cheng
Lai C. Cheng

May 20, 2016

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

Re: 22 Moore Place LLC

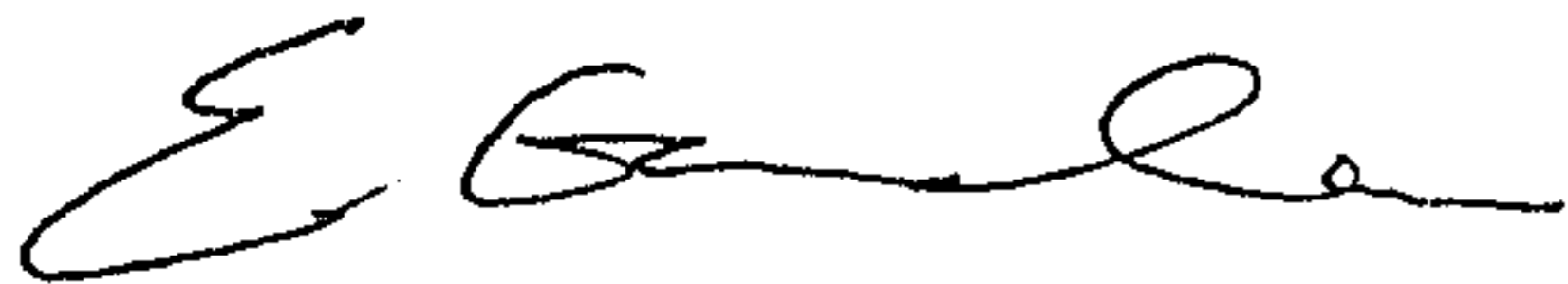
Dear Members of the San Francisco Planning Commission,

Our names are Lindsey Buendia and Erica Giraudó. We have been long term residents of San Francisco and currently reside at 2324 Larkin Street, San Francisco, CA, 94109. We are opposed to the issuing of a permit to 22 Moore Place LLC to build an additional 3 stories, along with a roof top deck. 22 Moore Place is located directly behind my residence. The additional stories will have a direct impact on the amount of sunlight that enters our home. If the stories are added, our home will no longer receive the natural lighting and warmth from the sun, which would in turn increase our use of energy. Due to the decrease in sunlight, our use of light and heat in the home will increase, therefore making our home less energy efficient and our bills to rise. Please take into consideration our concerns. Thank you for your time.

Sincerely,



Lindsey Buendia



Erica Giraudó

May 14, 2016

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

To Whom It May Concern:

I, Evelyn Fong, support Mrs. Cheng, my neighbor and friend in 22 Moore LLC in not ^{being} granted a permit to build a 3 story + roof deck Single Family Home.

This permit will impact Mrs. Cheng home. Therefore, please do not grant 22 Moore LLC a permit to build.

Sincerely,

Evelyn Fong

EVELYN FONG

1292 UNION STREET

SAN FRANCISCO, CA 94109

May 23, 2016

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA. 94103

Reference: Proposed construction at 22 Moore Place

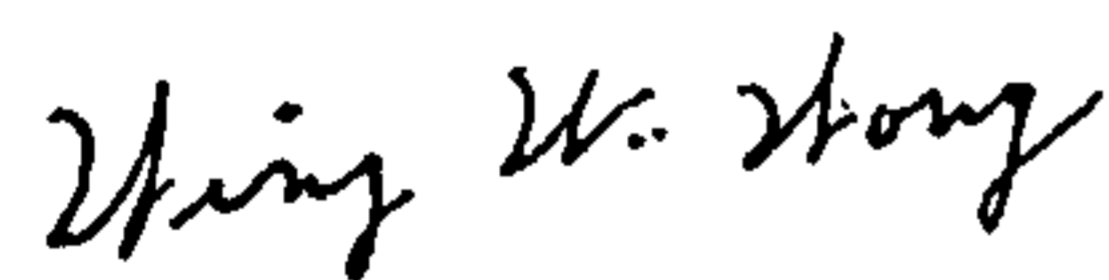
Dear Commission Members,

I am writing to express my concern regarding the proposed construction of a multi-story, single family home at 22 Moore Place. The back of my home at 2312 Larkin Street overlooks Moore Place, and 22 Moore Place is two buildings down from the home directly opposite the gate of my backyard.

Has the city considered the potential environmental impact of a multi-story building where there has only been a one-story structure for many years? In particular, what steps will be taken to mitigate the noise pollution and potential movement of construction debris by wind to backyards and gardens in the nearby vicinity? For instance, my backyard contains shrubbery and flowering plants that have on occasion attracted different species of birds.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Wing W. Wong". The signature is written in a cursive, slightly slanted style.

Wing W. Wong

May 28, 2016

San Francisco Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

Re: 22 Moore Pl, SF

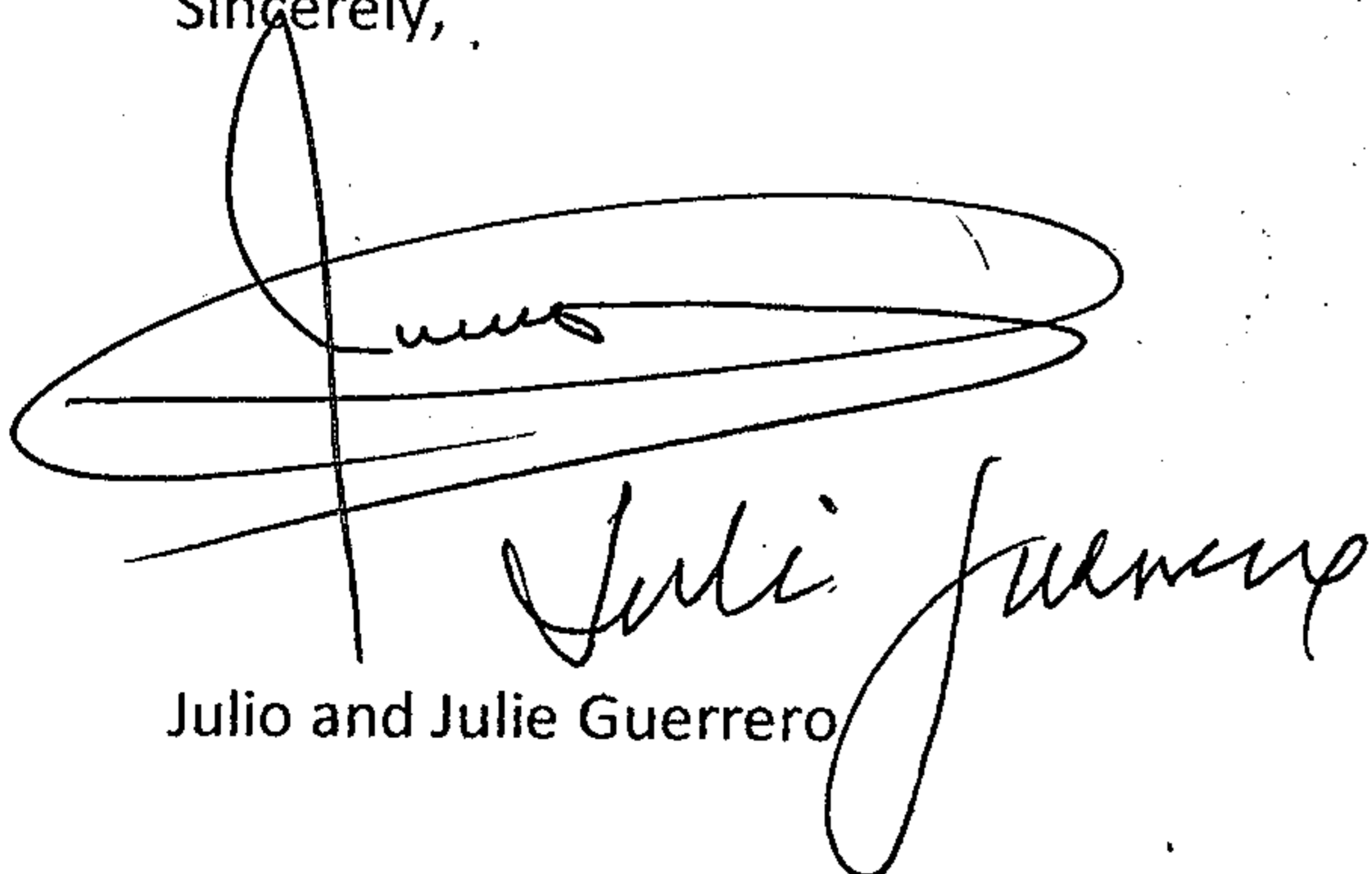
Dear SF Planning Commission:

My husband and I have been made aware of plans to build a new structure in the alley behind our home. We live at 2322 Larkin St with the back of our home and roof deck facing Moore Pl. We are concerned that the construction of a structure this significant (3 stories plus a roof deck) would impact our home in negative ways. We enjoy the natural sunlight that comes through the windows in our kitchen and bedrooms and the view we enjoy on our roof deck facing the North Beach and Telegraph Hill districts. We would not like to see this sunlight and/or view blocked.

We also very much enjoy and value our quiet neighborhood. While we realize that construction is a necessary and logical product of any city, the fact that the construction of a 3-story home would be packed in to the space of a narrow alley is worrisome.

In closing, please consider the above feedback in your decision to allow this construction to move forward.

Sincerely,



Julio and Julie Guerrero

JUNE 1, 2016

San Francisco Planning Commission

1650 Mission Street Suite 400

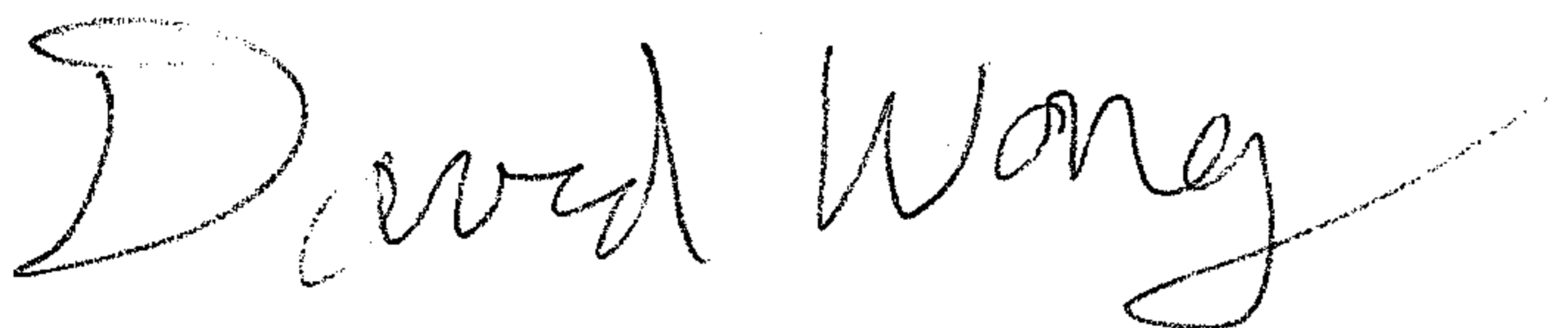
San Francisco, CA 94103

Dear San Francisco Planning Commission:

I am writing to you today to request that you NOT issue a permit to allow
22 Moore LLC construct a 3rd story +roof deck on top of a single story garage.

A 3rd story plus roof will impose negative environmental impacts by blocking the
sunlight and cause severe energy impacts to the houses that either front Moore
Place or have the back of the house on Moore Place. This is already a narrow cul de sac
and adding a 3rd story+ will only make everyone live in darkness, which can cause health
issues and problems. I wholly support the long time residents who will be affected, in
opposing the issuing of this permit to 22 Moore LLC.

Thank you.

A handwritten signature in black ink that reads "David Wong". The signature is written in a cursive, flowing style with a long horizontal stroke extending to the right.

David Wong

1298 Union Street

San Francisco, CA 94109

From: wadawa@aol.com
To: [Asbagh, Claudine \(CPC\)](#)
Subject: additional information for 22 Moore Place Discretionary Review
Date: Thursday, April 28, 2016 5:04:22 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi, Claudine.

Since you mentioned that there is an internal Planning review team meeting prior to the DR planning commission hearing, I realized that there is some additional information that you and SF Planning department should be aware of prior to the hearing on June 23, 2016. As I mentioned to you, my sister and I are no longer meeting with the Meyer brothers and their architect. We met twice, on Feb 19 and March 23, and as a result of reviewing the last items they gave us, we still saw significant impact to our bedroom windows and yard; we replied to them on April 15, 2016, that we didn't like what we saw. Since they cited budget constraints and didn't want to provide any more studies, plans or cuts to their project, in my reply I wrote that it was no use to meet and discuss further. We told them that we wanted them to build to code without any variances. They said they still needed the 15' rear yard variance for their 2nd floor.

One major item on their project plans that I disputed at the Feb 19 meeting (I am referring to the set of 7 sheets I downloaded from SF Planning server prior to the variance hearing) is that their Existing Site plan, Sheet A0.2, shows 20 Moore Place as having an adjacent building setback of 23'-7". At the time that we filed the DR, I was not aware that this number was wrong. The number is incorrect because I measured our home and yard dimensions. I provided them with my measurements on a sketch at the Feb 19 meeting. Even the distance from rear wall to end of tree well was off by 5 feet according to my measurements (28 ft). I was not aware of how to determine the "existing adjacent rear yard setback" of Code section 134 at that time. I measured our house because I felt that I needed to know where our 2nd floor bedroom windows are actually located, as well as the end of tree well, so I could convey our issues about light impact. I told them that the average would probably be a different number, and their footprint would be different. However, they did nothing with the measurements I gave them, until I insisted prior to the 2nd meeting and their architect re-measured. At the second meeting, he didn't show us the text of the code that I requested, but explained that 20 Moore Place building setback should have been from the 2nd story window wall as it is also greater than half the width of our lot, according to your code section 134 (so the distance of 20 Moore Place setback is 36 ft.). The required rear yard average calculates to 25'-2", and not 18' 11-1/2" as shown on the existing site plan. Their application for rear yard variance is not correct, and should be based on the required rear yard of 25'2".

After I spoke with you on 4/25/16, I took another look at the existing and proposed south elevation sheet (Sheet A2.4) of the plans I downloaded, and compared it to the existing site plan and the "proposed rear (east) 3D model" pictures on Sheet A2.3. Using the information on those sheets, and now knowing the code definition of adjacent setback (2 stories, and more than half the width of the lot), I can see that the wall where our bedroom windows are located should be used to determine the adjacent setback. On the elevation sheet, I estimated that with a lot depth of 60 feet and assuming the tick marks on the top are the same, this wall is 36 ft from the rear property line. It might not be immediately obvious to anyone other than the person drawing the plans, and me (after I understood the code and had my measurements).

I assume that the architect is aware of Section 134 of the planning code, and knows how to determine the adjacent building setback. Based on what I determined by comparing the three sheets mentioned above, I think the architect had enough information from the start, to show the correct 20 Moore place

rear yard setback depth of 36 ft, and calculate the required rear yard average of 25'-2". Yet he submitted plans showing wrong required rear yard distance based on wrong adjacent building setback for 20 Moore Place, maybe because it would suit their needs to build what they want, and get the variance, even though it is not ethical or professional. As a result, SF Planning's Section 311 notice and Notice of Public hearing got published and distributed for public review based on erroneous information that was submitted with their variance application. There are so many discrepancies, inconsistencies, omissions and errors on the plans that I cannot imagine how they can be used to construct and build properly. If the architect was not aware of Section 134 and the errors are due to incompetence, one might question if any work he produces is reliable for use in the planning and building process.

Based on our experience during our two meetings with the owners of 22 Moore Place and their architect, we see a pattern of inconsistencies and errors, and non-responsive products/answers that do not address the issues presented to them. We met with them in good faith as future "good neighbors", and they were very cordial, but I don't think they acted in good faith to really address our concerns. For example, after the first meeting, we received a sun study and a sketch that we did not request. The sun study was done for the wrong time of year, wrong time of day. I asked for more details in their sun study, and the next iteration was a video versus some 2-D pictures the first time. Nothing is consistent, so they cannot be compared or analyzed properly. Their sketch proposed a slight shift to the north of their deck to reduce the appearance of the height, but it did nothing to reduce the mass and depth of the building. They offered money for a skylight, but that didn't help the mature fruit and flowering trees in my yard.

The discussion at the second meeting and review of those products were similar. Even though I reminded them of my concerns about the decreased light to my bedroom and mature trees, they said that they could not build without the variance. The drawings they provided after the second meeting also had discrepancies, but at some point I gave up correcting them and told them we didn't want to discuss anymore. I realize that SF is not involved with these meetings, so I won't delve into detail unless you tell me that you want them.

It became obvious that from the beginning (starting with the plans that we downloaded for the variance hearing), they have continued to provide bad information, perhaps deliberately, in an attempt to get what they want (to get past planning process to building, and to influence us to withdraw our DR). In every email they wrote to us with proposals to review, and at the two meetings, they always stated that if we are comfortable with the changes made, they want us to withdraw the DR.

I thought that it was important that SF Planning and you and the internal committee are aware of these inconsistencies and what I consider as unprofessional (and possibly unethical) work, which was a means to an end to get what they want. On the other hand, if these inconsistencies are due to incompetence or lack of completed staff work, the end result is similar – the plans and studies are not correct or useful, and can't be allowed to proceed. It was difficult for me to trust anything else they studied, and their latest proposals and studies still showed significant impact to our property, so that is why we decided to stop the discussions.

Thank you for letting me know that I still had an opportunity to add information. Please let me know if you have any questions, or need more information. I appreciate your help in this process.

Sincerely,

Juliana and Denise Gum

-----Original Message-----

From: Asbagh, Claudine (CPC) (CPC) <claudine.asbagh@sfgov.org>

To: Asbagh, Claudine (CPC) (CPC) <claudine.asbagh@sfgov.org>

Sent: Tue, Mar 8, 2016 11:49 am

Subject: RE: 22 Moore Place Discretionary Review

Hi All,

I wanted to confirm that we are on the advance calendar for June 23rd.

I am still hopeful that we will reach a resolution, but just in case that is the date we have as a place holder.

Thank you and please don't hesitate to contact me if you have additional questions.

Best Regards,

Claudine

From: Asbagh, Claudine (CPC)
Sent: Friday, March 04, 2016 9:28 AM
To: Asbagh, Claudine (CPC)
Subject: 22 Moore Place Discretionary Review

Hello,

It's my understanding that all parties are trying to resolve the conflicts to hopefully avoid needing a hearing. I would still like to place the item on the Planning Commission's advance calendar in the event things are not able to be resolved.

Below are the three dates available for the DR. Please let me know any times that do not work with your schedules and I will try to coordinate an agreeable hearing date.

June 2nd

June 9th

June 23rd

Please let me know as soon as you are able as the slots fill up rather quickly.

Again, I am hopeful we will be able to resolve all of the issues.

Thank you,

Claudine Asbagh
Current Planning/Northeast Quadrant

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-575-9165 **Fax:** 415-558-6409

Email: claudine.asbagh@sfgov.org

Web: www.sfplanning.org



Planning Information Center (PIC): 415-558-6377 or pic@sfgov.org

Property Information Map (PIM): <http://propertymap.sfplanning.org>

Re: 22 Moore LLC

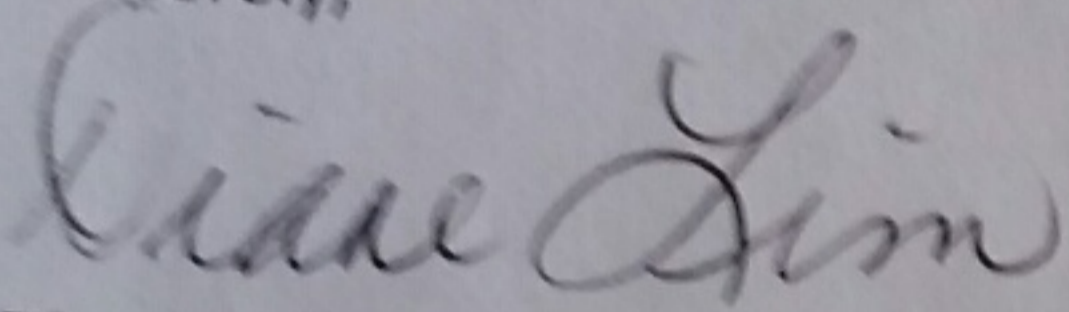
Dear San Francisco planning Commission,

I would like to inform you that I oppose 22 Moore LCC to obtain a permit to build a 3 story and roof deck single family home.

It will block the sunlight on the property across the Alley, especially 2320-2322 Larkin Street in San Francisco and its neighbors. This is a quiet neighborhood and there are elderly people living in the area. The construction and the noise would also be burdensome.

Thank you for your attention.

Sincerely,

A handwritten signature in cursive script that reads "Diane Lim".

Diane Lim

6/2/16