



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE OCTOBER 12, 2017

Date: October 5, 2017
Case No.: 2015-018019DRMVAR
Project Address: 247 Ney Street
Permit Application: 2015.0106.5038
Zoning: RH-1 (Residential House, Single-Family)
40-X Height and Bulk District
Block/Lot: 5871/046
Project Sponsor: Kevin Treadwell
PO Box 1892
San Francisco, CA 94966
Staff Contact: Erika Jackson – (415) 575-6925
erika.jackson@sfgov.org
Recommendation: **Take DR and Approve with Modifications**

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 proposes the construction of a 2-story vertical addition to an existing 1-story structure. The proposal will increase the existing 1,217 gross square foot (gsf) building by 1,320 gsf, for a total size of 2,537 gsf. The existing single story structure extends into the front setback and required rear yard. The proposed second story will be setback 1 foot from the front property line and 4.5 feet from the rear property line; therefore, the project requires variances from the Planning Code for front setback, rear yard, and noncomplying structures, pursuant to Sections 132, 134 and 188. The Variance request will be heard and considered by the Zoning Administrator at this hearing.

SITE DESCRIPTION AND PRESENT USE

The property at 247 Ney Street is located midblock on the north side of Ney Street between Trumbull and Congdon Streets within the Excelsior neighborhood. The subject lot is 22 feet by approximately 66.5 feet. The subject property contains a circa 1936 single-story single-family-dwelling of approximately 1,217 gsf in size fronting on Ney Street. The parcel totals approximately 1,650 square feet in size and is located in a RH-1 (Residential House, Single-Family) Zoning District and a 40-X Height and Bulk District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one- or two-residential dwelling units. Ney Street slopes up slightly to the west. The adjacent building to the east, 251 Ney Street, is a two-story single-family residence. The adjacent property to the west, 243 Ney Street, is a two-story single-family residence. The adjacent property to the rear, 247 ½ Ney

Street, is a two-story single-family residence that is accessed by a 3 foot wide easement to the east of the subject lot.

BACKGROUND

In 2003, Lots 045 and 046 were one lot and were subdivided into their current configuration. Prior to the subdivision, the single lot, which measured 25 feet by 110 feet, contained two separate single-family dwelling units. Variances for lot size, lot frontage, rear yard, and exposure were granted in order to subdivide the lot into its current configuration of Lots 046 and 046.

This project was originally filed in 2007. The Variance Application was approved on March 3, 2008 and the Building Permit was issued on September 29, 2008. Construction of the project did not occur within the required three year time frame. Therefore, the Project Sponsor was required to file new applications and comply with current Planning Department Codes, Guidelines, and Policies. An Environmental Application was filed on December 18, 2015, a Building Permit Application was filed on January 6, 2015, and a Variance Application was filed on March 16, 2017.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	August 30, 2017 – September 29, 2017	N/A	October 12, 2017	N/A

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	September 22, 2017	September 22, 2017	20 days
Mailed Notice	20 days	September 22, 2017	September 22, 2017	20 days

PUBLIC COMMENT

The Department has received 5 phone calls and 3 emails from neighbors with concerns regarding light and air, privacy, the height and size of the proposed addition, and parking.

PROJECT ANALYSIS

Residential Design Guidelines

The Department believes that the proposal conflicts with the Residential Design Guidelines regarding Side Spacing Between Buildings, Light and Privacy, Building Scale at the Street, Building Scale and the Mid-Block Open Space, Building Form, Façade Width, Proportions, Architectural Details, and Windows.

RESIDENTIAL DESIGN ADVISORY TEAM REVIEW

The Proposed Project was first reviewed by the Residential Design Advisory Team (RDAT) on June 10, 2015 and received the following comments:

1. Eliminate the front chimney.
2. Either eliminate the pedestrian gate along the right (east) side of the property altogether, or, set back the gate to match the adjacent (east) building wall.
3. The second and third story additions are supported, provided that a front setback of the second and third floors, based on the average of the adjacent lots (pursuant to PC Section 132), is pursued.
4. Provide a side setback on the left (west) side of the property for the second and third floors that responds to the adjacent property line windows. RDT supports full-width development of the second and third floors at the front of the property, with side setbacks provided further back towards the rear of the property (where needed to respond to the adjacent property line windows).
5. Redesign the roof to better match the predominate pattern of roofs of the immediate site context. The butterfly roof is not supported. Rather, a gabled roof would be supported; or at least a design that minimizes the front slope (and the illusion of additional bulk on the front façade).
6. Provide more vertically-aligned windows along the primary building facades, to help integrate the building into the existing site context.

The Project Sponsor responded by removing the 10.5 foot tall pedestrian gate along the right (east) side to comply with comment #2. The project was taken back to RDAT on December 17, 2016 and received the following comments, consistent with the previous comments:

1. RDT maintains the previous comment that the proposed second and third floors should span the entire width of the lot behind the front setback of the property and extending towards the rear until perpendicular 5-ft. setbacks are needed to protect the adjacent property's side-facing windows (RDG pgs. 15-17).
2. RDT maintains its previous comment that in order for the building to be compatible at the mid-block open space, the footprint of the addition should be Code compliant and not require any variances (RDG pgs. 25-27).
3. RDT maintains the previous comment that the proposed roof design should be more compatible with those of the surrounding context, and should minimize its visibility at the front of the building (RDG pgs. 23-24 & 29-30).
4. RDT maintains the previous comment to provide more vertically aligned windows along the primary façades to help integrate the building into the existing site context (RDG pgs. 43-46).

The Project Sponsor declined to alter the proposal in the manner requested by the Planning Department in accordance with the Residential Design Advisory Team review.

STAFF INITATED DISCRETIONARY REVIEW CONCERNS AND PROPOSED ALTERNATIVES

The Proposed Project was taken for review before Senior Staff in a Policy Coordination meeting, at which Senior Staff concurred with and further refined the RDAT comments as outlined below.

Issue #1: The Department is concerned that the proposal does not respect the light and privacy to the adjacent property to the west side by not providing five-foot setbacks on the second and third floors along the adjacent property's side-facing windows. (RDG pgs. 15-17)

Issue #2: The Department is concerned that the proposal is not compatible at the mid-block open space. The addition is not Code compliant and requires Front Setback and Rear Yard Variances. (RDG pgs. 25-27)

Issue #3: The Department is concerned that the proposal does not respect the prevailing character and pattern established by existing properties. The proposed design should be more compatible with the surrounding context by creating a wall that extends the full lot width at the front façade and a roof that minimizes its visibility at the front of the building. (RDG pgs. 23-24 & 29-30)

Issue #4: The Department is concerned that the placement and scale of architectural features and windows at the front façade does not integrate the building into the existing site context. (RDG pgs. 43-46)

The Department has proposed the following alternatives to address the concerns raised above:

1. Extend the second and third floor to the full width of the first floor at the front façade. A setback along the side further back would be appropriate if the full width is represented at the front façade.
2. Reduce the depth of third floor to be Code-complying and not require front setback and rear yard variances.
3. Reduce the height of the third floor. The roof slope is appropriate as long as it does not increase the height of the third floor at the front façade.
4. Remove the chimney from the front façade and improve the verticality of the window pattern with a more simple and symmetrical set of treatments.

PROJECT SPONSOR'S RESPONSE

The Project Sponsor declined to alter the proposal in the manner requested by the Department in accordance with the Residential Design Advisory Team review. See the attached Plan Review Comments and Corrections Response dated January 4, 2017.

ENVIRONMENTAL REVIEW

The Proposed Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

BASIS FOR RECOMMENDATION

The Department recommends the Planning Commission take Discretionary Review and approve the Proposed Project with the modifications as specified by the Residential Design Advisory Team.

1. Extend the second and third floor to the full width of the first floor at the front façade. A setback along the side further back would be appropriate if the full width is represented at the front façade.
2. Reduce the depth of third floor to be Code-complying and not require front setback and rear yard variances.
3. Reduce the height of the third floor. The roof slope is appropriate as long as it does not increase the height of the third floor at the front façade.
4. Remove the chimney from the front façade and improve the verticality of the window pattern with a more simple and symmetrical set of treatments.

RECOMMENDATION: Take DR and Approve with Modifications
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Attachments:

Design Review Checklist
Block Book Map
Sanborn Map
Zoning Map
Height and Bulk Map
Aerial Photographs
Context Photos
Environmental Document
Section 311 Notice
Staff Mandatory DR Application
Project Sponsor Plan Review Comments and Corrections Response dated January 4, 2017
Variance Application
Project Sponsor Variance Application Justification Response dated December 6, 2007
Variance Decision Letter 2007.1390V dated March 3, 2008
Neighbor Letters/Emails
Reduced Plans

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one- or two-residential dwelling units.

SITE DESIGN (PAGES 11 - 21)

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

Comments: The surrounding context guides the manner in which new structures fit into the streetscape. The Department is concerned that the proposal does not respect the light and privacy to the adjacent property to the west side by not providing five-foot setbacks on the second and third floors along the adjacent property’s side-facing windows. The side setback on the second and third floors is at an angle, but should be a minimum of 5 feet along the portion adjacent to the property line windows on the adjacent property to the west to protect and respond to these windows.

BUILDING SCALE AND FORM (PAGES 23 - 30)

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

Comments: The height, width and depth of the proposed addition at both the street and the mid-block open space is not compatible with the existing pattern on the subject block. The proposed design should be more compatible at the street by creating a wall that extends the full lot width at the front façade. The roof should minimize visibility at the front of the building by reducing the height of the third floor. The roof slope is appropriate as long as it does not increase the height of the third floor at the front façade. In order for the addition to be compatible at the mid-block open space, the footprint of the addition should be Code compliant and not require any variances.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

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

Is the width of the garage entrance minimized?			X
Is the placement of the curb cut coordinated to maximize on-street parking?			X
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building’s design and on light to adjacent buildings?			X

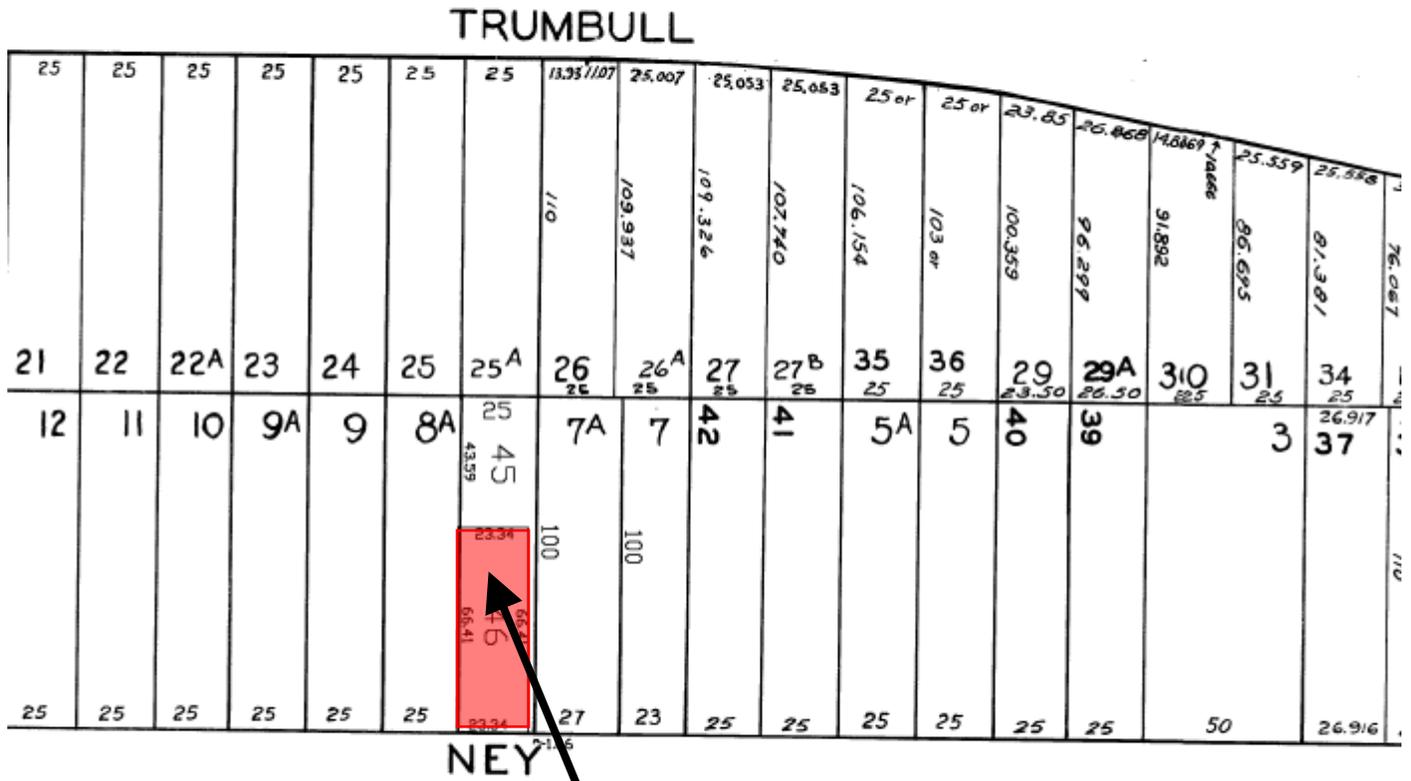
Comments: The existing entrance is currently on the eastern side of the building and is not proposed for relocation as part of the Proposed Project. The garage is also remaining in its existing condition. There are no proposed bay windows, stair penthouses, parapets, dormers, or windscreens.

BUILDING DETAILS (PAGES 43 - 48)

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

Comments: The Planning Department believes the proposed exterior materials’ finish, quality and details are compatible and appropriately applied. However, the Department is concerned that the placement and scale of architectural features and windows at the front façade does not integrate the building into the existing site context. The chimney should be removed from the front façade and the verticality of the window pattern should be improved with a more simple and symmetrical set of treatments in order to help integrate the building into the existing site context.

Parcel Map



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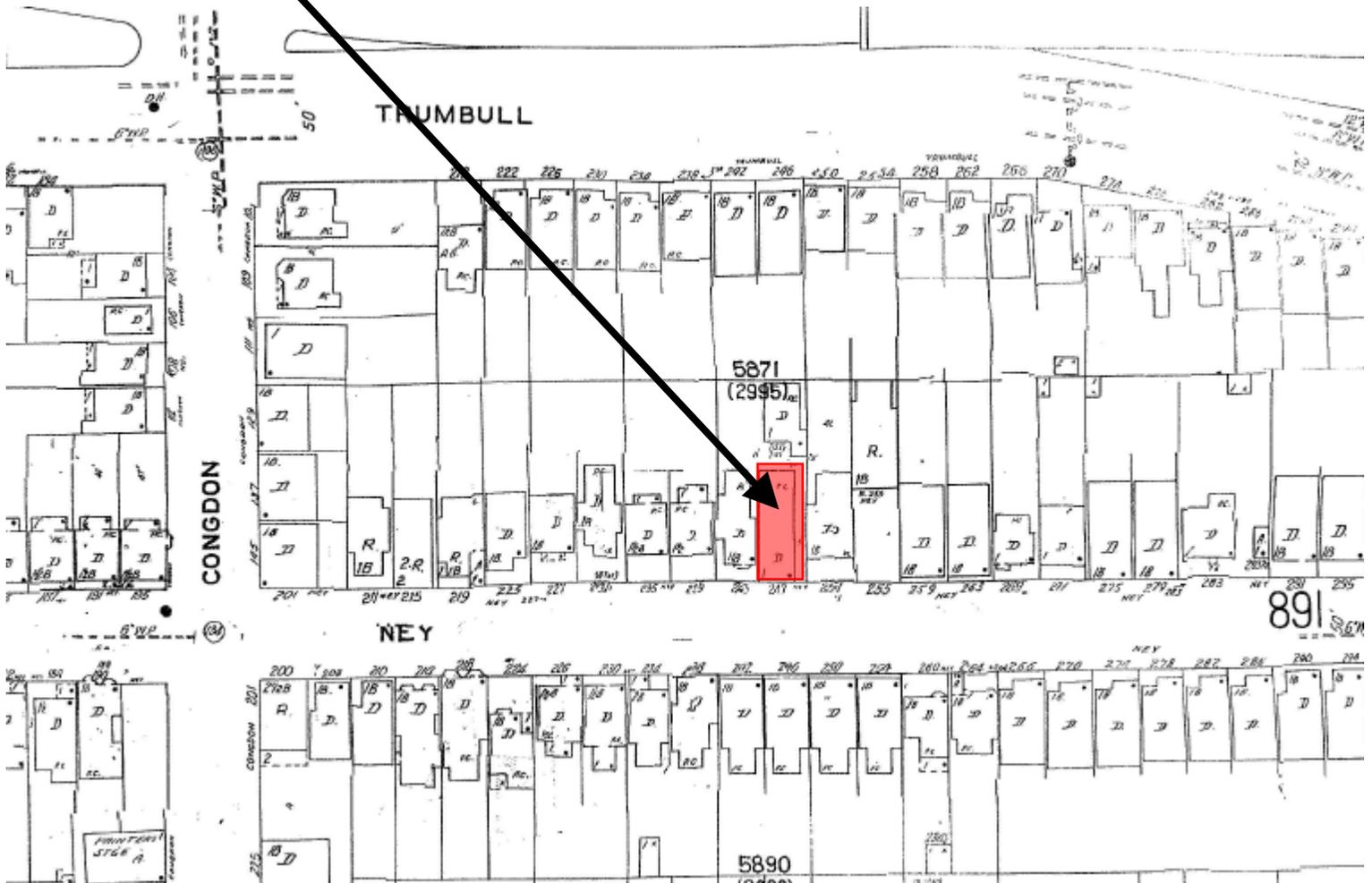
SUBJECT PROPERTY



Discretionary Review Hearing
 Case Number 2015-018019DRMVAR
 247 Ney Street

Sanborn Map*

SUBJECT PROPERTY

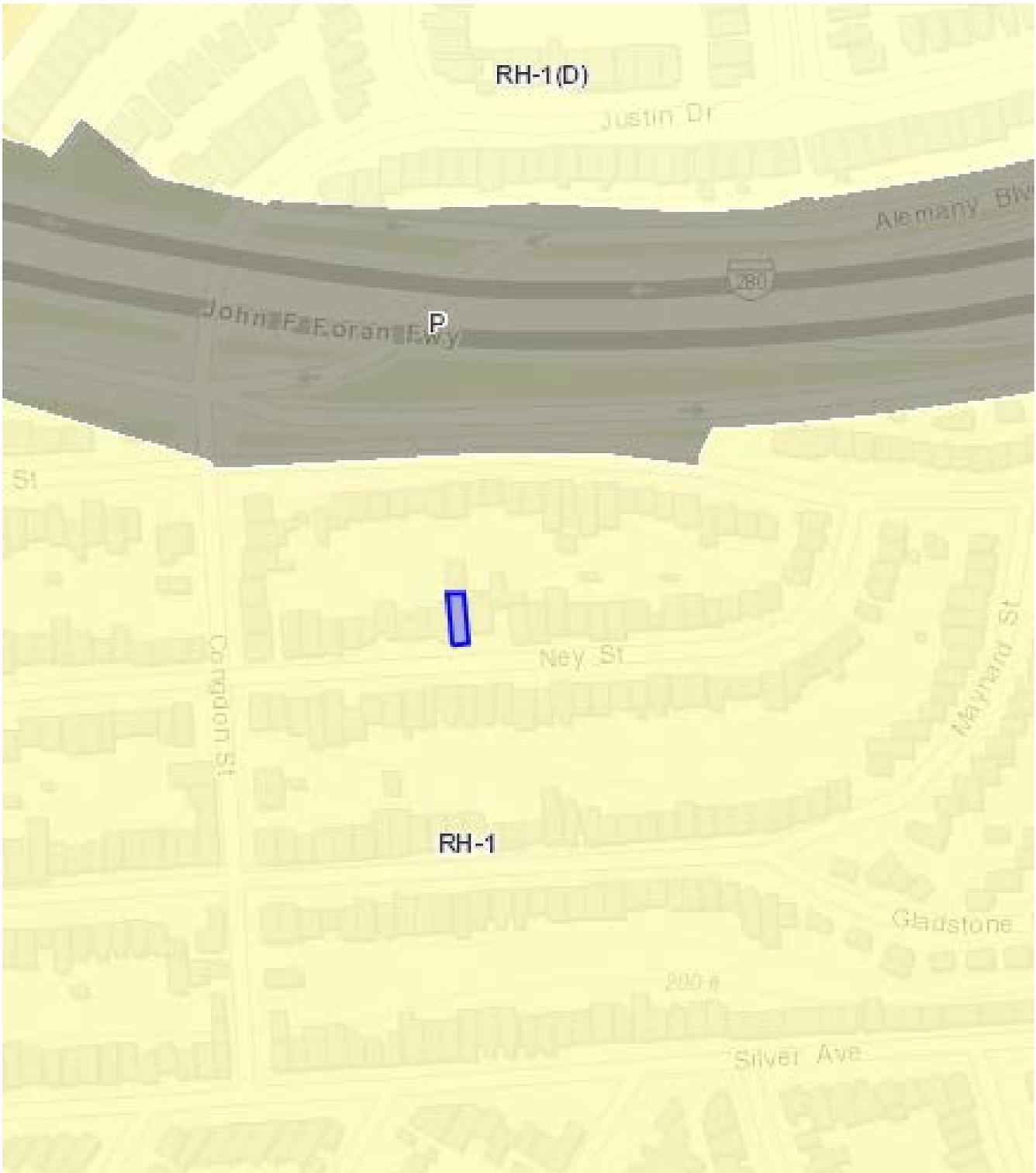


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



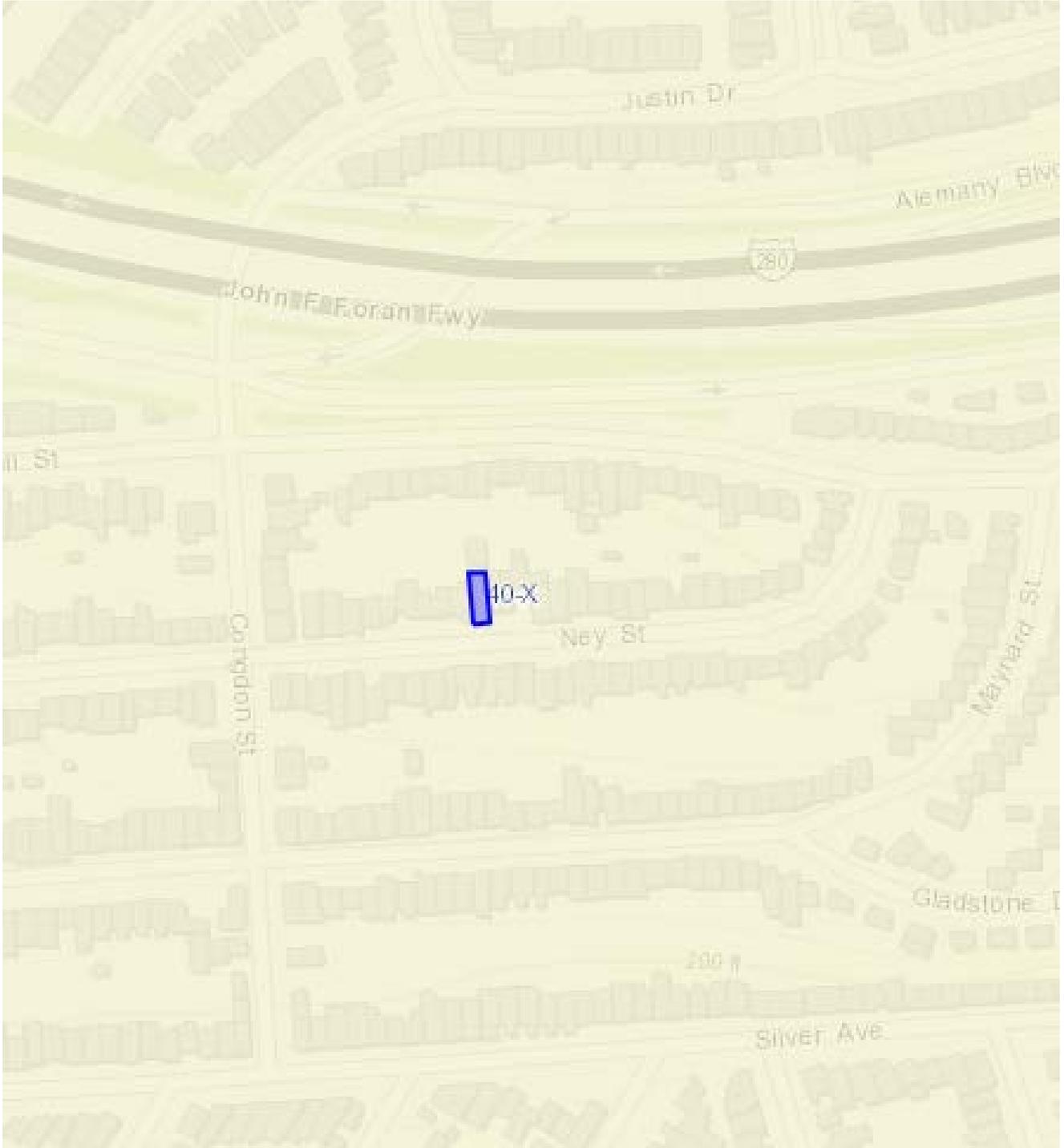
Discretionary Review Hearing
Case Number 2015-018019DRMVAR
247 Ney Street

Zoning Map



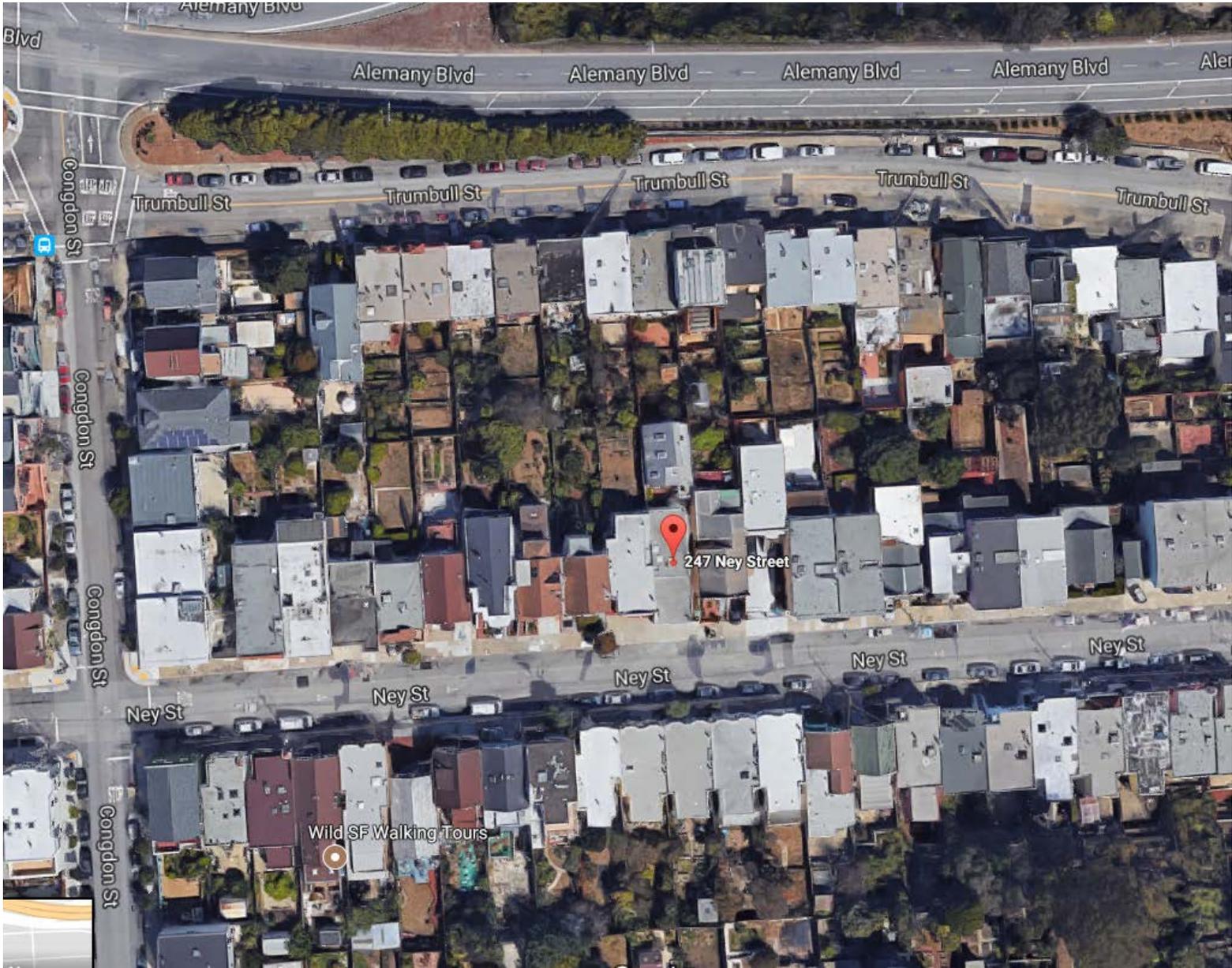
Discretionary Review Hearing
Case Number 2015-018019DRMVAR
247 Ney Street

Height & Bulk Map



Discretionary Review Hearing
Case Number 2015-018019DRMVAR
247 Ney Street

Aerial Photo



Discretionary Review Hearing
Case Number 2015-018019DRMVAR
247 Ney Street

Site Photo



Discretionary Review Hearing
Case Number 2015-018019DRMVAR
247 Ney Street



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
247 Ney Street		5871/046	
Case No.	Permit No.	Plans Dated	
2015-018019ENV		12/18/2014	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Proposed vertical addition to include 2nd and 3rd levels. Renovation and remodel of (E) SFH.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling <small>Digitally signed by Jean Poling DN: cn=Jean Poling, o=Environmental Planning Department, ou=City and County of San Francisco, email=jean.poling@sfplanning.org, c=US Date: 2015.11.14.17:30:00</small>	

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

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

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

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

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

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

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input checked="" type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed on May 9, 2016.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros <small>Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=Current Planning, ou=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2016.05.18 10:02:53 -0700</small>	

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>			
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1"> <tr> <td>Planner Name: Stephanie A. Cisneros</td> <td rowspan="2"> Signature: Stephanie Cisneros <small>Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2016.05.18 10:02:53 -0700</small> </td> </tr> <tr> <td> Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. </td> </tr> </table> <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>	Planner Name: Stephanie A. Cisneros	Signature: Stephanie Cisneros <small>Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2016.05.18 10:02:53 -0700</small>	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.
Planner Name: Stephanie A. Cisneros	Signature: Stephanie Cisneros <small>Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2016.05.18 10:02:53 -0700</small>			
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.				

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	

CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	4/28/2016
--	--	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	247 Ney Street	
Block/Lot:	Cross Streets:	
5871/046	Congdon Street & Trumbull Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-018019ENV

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

DATE OF PLANS UNDER REVIEW:	12/18/2014
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Ian Murray (dated 08/18/2016).	
Proposed Project: Proposed vertical addition to include 2nd and 3rd levels. Renovation and remodel of (E) SFH.	

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

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

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

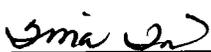
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Ian Murray (dated 08/18/2016) and information found in the Planning Department files, the subject property at 247 Ney Street contains a vernacular style, wood-frame, single family residence that was constructed in two phases in 1936 (source: original building permits). A January 1936 permit was approved for construction of a garage and storeroom and a February 1936 permit was approved for a one-bedroom dwelling structure behind but attached to the garage. The building was designed and constructed by (and for) original owner Alfred Uhlig, a carpenter, and his wife Mary. The Uhligs owned and occupied the property until 1942. Known alterations to the property include: installing a 2'-6" pot chimney (1936); converting habitable space back to garage for one-bedroom residence (2004); providing footing under (e) diving wall at garage (2005); and enlarging approved curb cut at sidewalk (2005). During the 2004 interior conversion back to garage space to correct a violation, the exterior was also significantly changed. These changes included seismically upgrading the front, removing stucco and covering front facade in shiplap siding to match the side and rear, and replacing wood doors with aluminum and glass garage doors.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is a nondescript example of a vernacular style single-family residence that underwent significant alterations in 2004. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Excelsior neighborhood on a block that exhibits a variety of architectural styles and construction dates ranging from 1900 to 1965. Together, the block does not comprise a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-9-2016





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **March 4, 2015**, the Applicant named below filed Building Permit Application No. 2015.0106.5038 with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	247 Ney Street	Applicant:	Kevin Treadwell
Cross Street(s):	Congdon Street	Address:	PO Box 1892
Block/Lot No.:	5871/046	City, State:	Sausalito, CA 94966
Zoning District(s):	RH-1 / 40-X	Telephone:	415-595-2019

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input 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	Residential	No Change
Front Setback	1'-4.5"	No Change
Building Depth	61'-10"	No Change
Rear Yard	3'-0"	No Change
Building Height	11'-0"	34'-0.5"
Number of Stories	1	3
Number of Dwelling Units	1	No Change
Number of Parking Spaces	2	No Change
PROJECT DESCRIPTION		
<p>The proposal is for a 2-story vertical addition to an existing 1-story structure with dual garage doors at the front façade. The Department has determined that the project does not comply with the Residential Design Guidelines and has staff initiated a discretionary review of the project. The discretionary review hearing is scheduled for October 12, 2017 at City Hall, Room 400. Members of the public with unresolved concerns should file their own discretionary review.</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: Erika Jackson
 Telephone: (415) 558-6363
 E-mail: erika.jackson@sfgov.org

Notice Date:
 Expiration Date:

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:		
DR APPLICANT'S ADDRESS:	ZIP CODE:	TELEPHONE:
		()
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:		
ADDRESS:	ZIP CODE:	TELEPHONE:
		()
CONTACT FOR DR APPLICATION:		
Same as Above <input type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE:
		()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:		
CROSS STREETS:				
ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
/				

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

Present or Previous Use: _____

Proposed Use: _____

Building Permit Application No. _____ Date Filed: _____

4. Actions Prior to a Discretionary Review Request

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

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

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

No changes have been made. See attached comments

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.

We have requested Discretionary Review in response to the RDT review and comments which are the same as the 2007 application that was approved.

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:

This project does not cause adverse impacts.
See Plan Review Comments and Corrections Response March 31st 2016 (Attached)

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

None.

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: Kevin Treadwell

Date: 9-12-17

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

KEVIN TREADWELL
Owner / Authorized Agent (circle one)



Ian Murray Design



March 31, 2016

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

Subject: Plan Review Comments and Corrections Response

Application #2015-0106-5038

Project: Rader Residence

Address: 247 Ney Street. San Francisco, CA. 94114

Lot / Block: 46 /5871

Enclosed please find responses to RDT plan check comments received via email Dec 21, 2016 for the above referenced project.

1. RDT maintains the previous comment that the proposed second and third floors should span the entire width of the lot behind the front setback of the property and extending towards the rear until perpendicular 5-ft. setbacks are needed to protect the adjacent property's side-facing windows (RDG pgs. 15-17).

Response:

The proposed plan is in direct response to the RDT guidelines (RDT pgs. 15-17) to articulate a building so it minimizes the impacts on light and privacy to the existing adjacent neighboring residences. The subject property 247 Ney Street currently is the only single story building on the block and is on a block with no consistent pattern, it is decidedly eclectic, and in no way can be viewed by standard RDT guidelines for pattern and spacing. The property at 247 1/2 Ney is a cottage that before subdividing the lot existed in what was the once the rear yard of the subject property.

At present; being a single story dwelling the immediate adjacent properties to the west, north and east benefit greatly from increased exposures to light and air that zero lot line properties typically don't benefit from. In working with our neighbor's we felt that by pulling the building away from its western property line we would help to minimize the loss of light and air that the neighbors currently enjoy because the southern light would be allowed to penetrate the entire depth of the property reaching through to the northern adjacent property; the cottage in the rear at 247 1/2 Ney. The mid-block pattern in this case is not uniform and is an exception to the more general pattern as defined by RTD guidelines of page 21. The proposed design is also stepped down at the northern portion to further allow for more light to reach the cottage at 247 1/2.

We feel the approach taken does not diminish the existing mid-block pattern in this instance and offers more important benefits to the surrounding neighbors for the ability to retain multiple exposures to light and air. A standard full width approach would diminish this and we feel diminish the quality of life for those living here currently enjoy and who will already be impacted by this vertical addition.

The proposed side yard setback also fulfills the outdoor space requirements for this substandard lot. And a full width would adversely reduce the light and air and access to outdoor space.

2. - RDT maintains its previous comment that in order for the building to be compatible at the mid-block open space, the footprint of the addition should be Code compliant and not require any variances (RDG pgs. 25-27).

Response:

This project was originally proposed in 2007 and the variance process was the advised path the Planning Department recommended at that time due to the exceptional conditions this property had. The predominant pattern of the street has no front yard setbacks for the first two floors of the residences. The proposed third floor was set back from the street and the original variance granted allowed a reduced third floor setback per RDT guidelines as a trade-off for the loss of habitable area being eliminated to allow for the rear stepping of the proposed structure to minimize loss of light and air to 247 1/2 to the north. At that time the property consisted of two detached homes on one lot. The subject property at 247 is the street fronting residence. The property now known as 247 1/2 a cottage from 1890s. The original parcel was legally divided to create two separate parcels of substandard size. The current design went through all required outreach procedures and notifications. A full variance was conducted taking into account the nature of the constricted site conditions. A variance was granted for the present design. There are significant anomalies that are unique here and really should be looked at through variance for those very reasons.

3. - RDT maintains the previous comment that the proposed roof design should be more compatible with those of the surrounding context, and should minimize its visibility at the front of the building (RDG pgs. 23-24 & 29-30).

Response:

The roof line chosen was designed to slope downward from south north, a direct response to minimize the shadow effect on the property 247 1/2, The third floor roof line would be seen as a flat roof as seen from the street and from residences directly facing it. There is no consistent roof pattern on this block as homes vary from the 1890s to the 1950s, a pretty broad spectrum from gable roofs, flat roofs, western façade approaches, and faux tile parapets. We do not feel there is any one type to choose from, it would seem arbitrary to choose one type over another.

4. - RDT maintains the previous comment to provide more vertically aligned windows along the primary façades to help integrate the building into the existing site context (RDG pgs. 43-46).

Response:

We feel that the language of this building has already been established by what physically exists now. The siding and in particular the existing glass and aluminum garage doors have a decidedly horizontal pattern. It seems arbitrary to mimic the adjacent neighbor's double hung windows or aluminum sliders. Many of the surrounding residences built in the neighborhood in the 1950's on this block exhibit this horizontal nature. We feel given what exists there now, mixing the languages of vertical and horizontal would make for a less attractive end product. See attached examples of other city wide projects that some might say are out of context but seem to be well executed. We feel this project could achieve similar success.



January 4, 2017

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

Subject: Plan Review Comments and Corrections Response

Application #2015-0106-5038
Project: Rader Residence
Address: 247 Ney Street. San Francisco, CA. 94114
Lot / Block: 46 /5871

Enclosed please find responses to RDT plan check comments received via email Dec 21, 2016 for the above referenced project.

1. RDT maintains the previous comment that the proposed second and third floors should span the entire width of the lot behind the front setback of the property and extending towards the rear until perpendicular 5-ft. setbacks are needed to protect the adjacent property's side-facing windows (RDG pgs. 15-17).

Response:

The proposed plan is in direct response to the RDT guidelines (RDT pgs. 15-17) to articulate a building so it minimizes the impacts on light and privacy to the existing adjacent neighboring residences. The subject property 247 Ney Street currently is the only single story building on the block and is on a block with no consistent pattern, it is decidedly eclectic, and in no way can be viewed by standard RDT guidelines for pattern and spacing. The property at 247 1/2 Ney is a cottage that before subdividing the lot existed in what was once the rear yard of the subject property.

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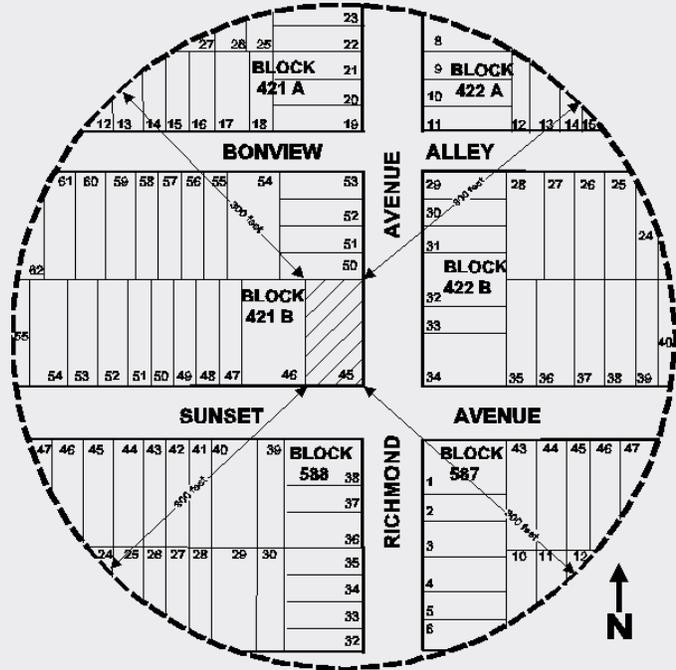
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We feel that the language of this building has already been established by what physically exists now. The siding and in particular the existing glass and aluminum garage doors have a decidedly horizontal pattern. It seems arbitrary to mimic the adjacent neighbor's double hung windows or aluminum sliders. Many of the surrounding residences build in the neighborhood in the 1950's on this block exhibit this horizontal nature. We feel given what exists there now, mixing the languages of vertical and horizontal would make for a less attractive end product. See attached examples of other city wide projects that some might say are out of context but seem to be well executed. We feel this project could achieve similar success. .

300-foot Radius Map Instructions

1. The map must show all properties within 300-feet of the EXTERIOR boundaries of the property; a 300-foot radius map, drawn to a scale of 1 inch to 50 feet, either the original on TRACING paper or a blueprint copy (no photocopy accepted) is required for submittal with applications under the Planning Code, including variance, reclassification (rezoning), large project authorization, conditional use, and certain subdivision applications.
2. Submit two lists of the names and addresses, including the block and lot for each one, of all owners of the properties within 300 feet of the subject property and self-adhering labels with the same data. The latest Citywide tax roll is available at the Office of the Treasurer and Tax Collector, City Hall Room 140, 1 Dr. Carlton B. Goodlett Pl., San Francisco, CA 94102, for the preparation of this list. The labels will be used to mail notice of the time and place of the public hearing required.



NOTE: THIS EXAMPLE IS NOT TO REQUIRED SCALE

EXAMPLE OF MAILING LABEL

Block # / Lot #	#9331 / #07
Name	JOHN DOE
Address	123 South Street #2 San Francisco, CA 94100

The following businesses have indicated that they provide professional notification services. This listing does not constitute an endorsement. Other professionals can also perform this work and can be added to this list upon request.

3. If you wish to prepare the materials yourself, block maps may be traced at the office of the Assessor, 81 Dr. Carlton B. Goodlett Place, City Hall, Room 190. The width of the public right-of-way for the streets separating the blocks may be determined at the Department of Public Works, Bureau of Street Use and Mapping, 875 Stevenson Street, Room 460, 554-5810.
4. You may, for a fee that varies by firm, have a private drafting or mailing service prepare these materials.

Build CADD
3515 Santiago Street
San Francisco, CA 94116
(415) 759-8710

Javier Solorzano
3288 - 21st Street #49
San Francisco, CA 94110
(415) 724-5240
Javier131064@yahoo.com

Jerry Brown Designs
619 - 27th Street, Apt. A
Oakland, CA 94612
(415) 810-3703
jbdsgn328@gmail.com

Notificationmaps.com
Barry Dunzer
(866) 752-6266
www.notificationmaps.com

Radius Services
1221 Harrison Street #18
San Francisco, CA 94103
(415) 391-4775
radiusservices@aol.com

Notice This
(650) 814-6750

Ted Madison Drafting
P.O. Box 8102
Santa Rosa, CA 95407
(707) 228-8850
tmadison@pacbell.net

APPLICATION FOR Variance from the Planning Code

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Ian Murray & Jeff Rader	
PROPERTY OWNER'S ADDRESS: Jeff Rader 1455 Shotwell St. San Francisco, CA. 94110	TELEPHONE: (415) 200-6264 EMAIL: rader@wellsfargo.com
APPLICANT'S NAME: Ian Murray Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS: 531 Pierce St. San Francisco, CA. 94117	TELEPHONE: (415) 717-9787 EMAIL: ianami@sbcglobal.net
CONTACT FOR PROJECT INFORMATION: Kevin Treadwell Same as Above <input type="checkbox"/>	
ADDRESS: P.O. Box 1892 Sausalito, CA. 94966	TELEPHONE: (415) 595 2019 EMAIL: kevint@calpermit.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 247 Ney St.		ZIP CODE: 94112
CROSS STREETS: Congdon & Trumbull		
ASSESSORS BLOCK/LOT: 5871 / 008	LOT DIMENSIONS: 16' x 25'	LOT AREA (SQ FT): 2,750
ZONING DISTRICT: RH-1		HEIGHT/BULK DISTRICT: 40-X

3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify: _____	ADDITIONS TO BUILDING: <input checked="" type="checkbox"/> Rear <input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: Single family RH-1
		PROPOSED USE: Single family RH-1
		BUILDING APPLICATION PERMIT NO.: 2015-0106-5038
		DATE FILED:

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	1	1	1	1
Hotel Rooms				
Parking Spaces				
Loading Spaces				
Number of Buildings	1	1	1	1
Height of Building(s)	13' - 5"	13' - 5"	20'	33' - 6"
Number of Stories	1	1	2	3
Bicycle Spaces				
GROSS SQUARE FOOTAGE (GSF)				
Residential	1217	1217	1643	2860
Retail				
Office				
Industrial/PDR <i>Production, Distribution, & Repair</i>				
Parking				
Other (Specify Use)				
TOTAL GSF	1217	1217	1643	2860

Please describe what the variance is for and include any additional project features that are not included in this table. Please state which section(s) of the Planning Code from which you are requesting a variance.
(Attach a separate sheet if more space is needed)

Required Setbacks Sec. 130, 131, 132, 134

See attached,

- 1 1-4-2017 Ian Murray Architect
response to RDT comments
- 2 12-6-2007 Ian Murray Architect
previous Variance 2007 for the same project.
- 3 March 3, 2008 Variance Decision same project.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

No effect

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

No effect

3. That the City's supply of affordable housing be preserved and enhanced;

No effect

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

No effect

CASE NUMBER:
For Staff Use only

- 5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

No effect

- 6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

No effect

- 7. That landmarks and historic buildings be preserved; and

No effect

- 8. That our parks and open space and their access to sunlight and vistas be protected from development.

No effect

Estimated Construction Costs

TYPE OF APPLICATION: Two story addition	
OCCUPANCY CLASSIFICATION: RH-1	
BUILDING TYPE: Wood frame	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
ESTIMATED CONSTRUCTION COST:	
ESTIMATE PREPARED BY:	
FEE ESTABLISHED:	

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: _____

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

Kevin Treadwell

Owner / Authorized Agent (circle one)

Application Submittal Checklist

Applications listed below 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 and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input type="checkbox"/>
Floor Plan	<input type="checkbox"/>
Elevations	<input type="checkbox"/>
Section 303 Requirements	<input checked="" type="checkbox"/>
Prop. M Findings	<input type="checkbox"/>
Historic photographs (if possible), and current photographs	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Original Application signed by owner or agent	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



Ian Murray Design



December 6, 2007

Rick Crawford
San Francisco Planning Department
1650 Mission Street
San Francisco, CA.
94103-2414

RE: **Variance Application Justification Response**
Building Permit Application # 2007 0822 0579
247 Ney Street, San Francisco, CA 94110

Enclosed please find responses to the five (5) planning code requirements for application of variance for the above referenced project.

1. This property is special in that it consists of two separate detached dwellings one over sized 110 x 25 foot residence lot parcel. The first and older residence dating from 1890; was constructed on the portion of the lot that under current planning guidelines is designated as the rear yard. A distance of 15'-0" separates this older structure from a newer 1930's structure. This forms a type of outdoor court between the two dwellings with access to the rear structure along a 5'-0" walk running down the east edge of the property. This uniquely provides for a rear structure with four exposures for light and air and a front structure with three full exposures, the fourth side being a zero lot line arrangement with the adjacent west property at 243 Ney Street. Most other properties in this once rural area are constructed the full width of the property and have varying front set backs from the street. One or two of them have rear dwellings but do not have the access to the rear yard from the street. The adjacent property at 243 Ney street has six property 2nd floor property line windows of varying sizes along it's east elevation.
2. Hardships that arise when planning a vertical addition and trying to follow code standards result from the unusual condition of two structures on a single lot and the requirements for front , rear and side yard set backs from the property lines. This is compounded with the recent granting of a lot split by the city for the two structures allowing for individual financial ownership of each original structure. The legal paper work to allow legal separate ownership resulted in new and some what artificial property lines being drawn up to grant easement from the street to the original rear dwelling. The front house on paper would appear to have only a three foot rear yard on the north and a 2'-3" side yard on the east. While this is physically not the case. Trying to follow code standards for the setbacks would significantly compromise any addition to the front dwelling even though it technically is sited correctly when viewed from the historical planned layout of this particular neighborhood. The only way to add any little vertical area and stay within code

standards would require building in front of the neighbors' windows and that would significantly compromise their access to light and air.

3. Owing to the exceptional circumstances of the siting of these existing structures; the existing side yard access for the rear dwelling, the front and rear yard non-conformance of both structures to property lines this site cannot be developed in a code complying traditional manner and provide for the same quality of living afforded to other properties

4. The project was originally designed per code standards and shown to neighbors. Each neighbor who reviewed the plans signed to indicate they had seen the proposal. The neighbor to the west at 243 Ney Street; while recognizing the code allows adding a vertical addition was upset that their light and air would be removed. Staying within code standards on all exposures for setbacks would dictate the need to build and block the western adjacent properties (243 Ney Street) windows entirely. Trying to be sympathetic to their specific concerns and stick within code standards for set backs on all other exposures would result in an awkward and much compromised living space for the subject property that makes it unviable. This early neighborhood informal review process has let to the plans as proposed here with this variance application. We believe that this is a more pleasing result and attempts to address all concerns for neighbors and the subject properties design criteria. We believe it to be a better project.

5. We believe that the proposal for vertical addition as presented with this Variance application for 247 Ney Street is an improvement to the neighborhood and is in keeping with the intent of the city's housing policies for the General plan policies for the following reasons..
Over several years of continued aesthetic and structural improvements to the subject property we have successfully preserved and upgraded the substandard nature of the rear 1890's cottage, there by maintaining housing stock. The first phase to physically enhance the front dwelling has met with favorable neighborhood comment, specifically by those concerned about the affect the run down undersized structure had as a street presence. This final design proposal will attempt to satisfy the general plans objectives to provide a form of infill family sized housing, slightly denser than the surrounding area but working within existing conditions to create a usable and reasonably sized single family dwelling in San Francisco. The afore mentioned lot split aimed at helping to make individual ownership of these two non conforming dwellings a possibility without detriment to the neighborhood character or quality. The proximity to transit on Mission Street and Glen Park Bart make this proposal an attractive project for a potential owner who commutes to the South or East bay. This proposals' design approach to being completely detached from adjacent properties above the existing first floor helps to preserve maximum light and air to the street and side yards for all neighbors benefit., and the green terraces further attempt to provide needed outdoor areas above the street for visual and physical enjoyment when weather permits; while maintaining a degree of privacy for all.

End Variance Application Justification Responses

Sincerely,
Ian Murray



SAN FRANCISCO PLANNING DEPARTMENT

Variance Decision

Date: March 3, 2008
Case No.: 2007.1390V
Project Address: 247 NEY STREET
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 5871/008
Applicant: Ian Murray & Jeff Rader
247 Ney Street
San Francisco, CA 94110
Staff Contact: Rick Crawford – (415) 558-6358
rick.crawford@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DESCRIPTION OF VARIANCE – FRONT SETBACK AND REAR YARD VARIANCES SOUGHT:

The proposal is to construct a two-story addition to the existing one-story dwelling that already extends into the front setback and required rear yard, for a total of three stories. The second story will be setback 1 foot from the front property line and the rear of the addition will be setback 4.5 feet from the rear property line.

Section 132 of the Planning Code requires a front setback of 11 feet where a front setback of 1 foot is proposed.

Section 134 of the Planning Code requires a rear yard of 15 feet where a rear yard of 4.5 feet is proposed.

Section 188 of the Planning Code prohibits the expansion of a noncomplying structure that increases the structures degree of noncompliance.

PROCEDURAL BACKGROUND:

1. This proposal was determined to be categorically exempt from Environmental Review.
2. The Zoning Administrator held a public hearing on Variance Application No. 2007.1390V on Wednesday, February 27, 2008.

DECISION:

GRANTED, to construct a two-story addition to the existing one-story dwelling, with the second story setback 1 foot from the front property line and the rear of the addition setback 4.5 feet from the rear property line.

Granting the variance will allow the construction of an addition to a dwelling on an undersized lot. Due to the small size of the lot and the location of the existing dwelling thereon, any addition to the dwelling to improve functionality and habitability would require a variance. The variance granted is the minimal variance to allow an addition that is in keeping with the pattern of development on the block. All other aspects of the project proposal meet the parameters of the Planning Code and the intent of the General Plan. The proposal as designed would not require any additional variances, and be in general conformity with the plans on file with this application, shown as Exhibit A, is subject to the following conditions:

1. Any further physical expansion, even within the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character, scale, and parking. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
2. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The owners of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.

FINDINGS:

Section 305(c) of the Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

FINDING 1.

That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

Requirement Met.

- A. The exceptional circumstances that apply to the subject property are the small size of the lot, the location of the existing dwelling on that lot, and the deep front setbacks on neighboring parcels. The subject property is a 22 foot wide 63 feet deep parcel created in 2003 when a larger lot was subdivided to create separate parcels for the two dwellings that had been constructed on the property. The subdivision placed the rear property line 4.5 feet from the rear wall of the subject dwelling. The subject dwelling is only approximately 700 square feet in area, excluding the garage and is too small for family occupancy. No established pattern of front setback exists on the block. Front setbacks range from 0 feet to over 15 feet and the subject building, which has a 1

foot front yard, happens to be located between two buildings with front yards that are among the largest on the block.

FINDING 2.

That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

Requirement Met.

- A. The practical difficulties necessitating the variance were created by the subdivision of the lot that resulted in the subject property being reduced to a depth of only 63 feet while occupied by a building 57 feet long between two buildings that have large front setbacks. Were the lot a standard size as are the neighboring lots, additional floor area to enlarge the dwelling to a size suitable for family occupancy could have been constructed in the rear in compliance with the Planning Code. The lot split was necessary to create separate lots for the two dwellings that occupied the original unsubdivided. Maintaining the required front setback and rear yards would leave a buildable area only 36 feet deep.

FINDING 3.

That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

Requirement Met.

- A. Due to the size of the lot, and the placement of the subject building thereon, it is not feasible to add floor area to the structure to create family housing in a manner that complies with the Planning Code. The existing dwelling is only approximately 700 square feet in area, excluding the garage and is too small for family occupancy. The remainder of the dwellings in the neighborhood are larger, family sized dwellings of two to three stories in height. The requested variance would allow the subject dwelling to be expanded to improve functionality and habitability and permit a second and third floor compatible with the character of the neighborhood.

FINDING 4.

That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

Requirement Met.

- A. The granting of the requested variance will not be materially detrimental to the public welfare. The applicant has worked with neighbors to design an addition that respects the context of the neighborhood and protects light and air to windows on the easterly wall of the dwelling to the west. A building design that complied with the Planning Code but still protected the light and

air to the neighbor would be an awkward, compromised design that would not be compatible with the character of the neighborhood.

FINDING 5.

The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

Requirement Met.

- A. Code Section 101.1 establishes eight priority-planning policies and requires review of variance applications for consistency with said policies. Review of the relevant priority planning policies yielded the following determinations:

The proposed project is within a residential neighborhood and will not impact any existing neighborhood-serving retail uses.

1. The request for the variance will allow the enhancement of the existing dwelling to improve and conserve an existing housing unit. The modified building will compliment the character of the neighborhood and improve functionality and habitability of the subject dwelling.
2. No affordable units will be impacted by this proposal.
3. The proposed project has off street parking in compliance with the Planning Code and will have no impact on public transit.
4. The proposed project is within a residential neighborhood will have no impact on the City's industrial sector.
5. All proposed work will be constructed to current seismic codes, as per the Uniform Building Code, and therefore protect against injury and loss of life in a natural disaster.
6. The project will have no significant impact on the City's landmarks or historic buildings as there are no landmarked or historic buildings on the property.
7. The project would not affect any existing or planned public parks or open spaces.

The effective date of this decision shall be either the date of this decision letter if not appealed or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

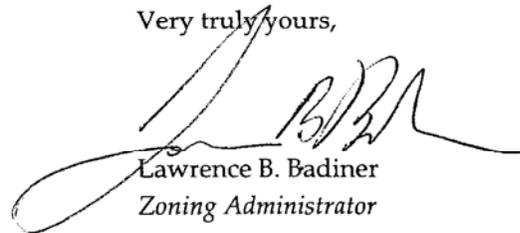
Once any portion of the granted variance is utilized, all specifications and conditions of the variance authorization became immediately operative.

The authorization and rights vested by virtue of this decision letter shall be deemed void and cancelled if (1) a Building Permit has not been issued within three years from the effective date of this decision; or (2)

a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when the issuance of a necessary Building Permit or approval of a Tentative Map or other City action is delayed by a City agency or by appeal of the issuance of such a permit or map or other City action.

APPEAL: Any aggrieved person may appeal this variance decision to the Board of Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Appeals in person at 1660 Mission Street, (Room 3036) or call 575-6880.

Very truly yours,



Lawrence B. Badiner
Zoning Administrator

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY. PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

G:\DOCUMENTS\SW Cases\247 Ney V11390v dec.doc

Jackson, Erika

From: Kelly Doyle <kkdoyle56@gmail.com>
Sent: Thursday, September 21, 2017 8:28 AM
To: Jackson, Erika
Subject: request for planning eat to use discretionary review

Hello,

Per the notice received regarding 247 Ney St proposed project (Record 2015-018019PRJ), I am requesting the Department use its discretionary powers to review this application at a public hearing.

I have concerns both about the height and about how the increase in size will impact parking in the neighborhood.

Thank you.

Kelly Doyle
239 Ney St
San Francisco, CA 94112

September 29, 2017

San Francisco Planning Commission
c/o Erika Jackson
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 247 Ney Street (Record No 2015-018019PRJ) – Block/Lot No: 5871/046

Dear President Hillis and Commissioners,

My name is Nellie Villanueva and I have strong reservations of the proposed 2-story vertical addition at 247 Ney Street. I am the current property owner and a resident at 243 Ney Street which is adjacent and west of the proposed project.

I have lived in my house with my family for the past 37 years and have called it home every day. Since the time my husband and I purchased it in 1984, it has been our prized possession giving us solace and a space to raise our children and host our extended family to celebrate birthdays, Christmas, and other family events. Unfortunately, this proposed project impacts me and my family greatly and threatens the notion of what I have come to know as home.

The addition of two additional stories next-door as well as a terrace overlooking my kitchen in the proposal would obstruct my view and compromise my family's privacy. Losing this view means losing my home, my basic privacy as a resident, and my safety. I have my grandchildren at my house on a daily basis and the thought that someone can peer into my house throughout the day or evening is menacing. It can also provide access to a potential wrongdoer.

The project proposal will also take away the natural light that is important in this space. In a neighborhood that can often be overcast, light plays a vital role. Without this natural light coming in, our home becomes a dreary place to be in. The blockage of light or shadows cast on my house would also cause a financial burden on me and my husband. As retired homeowners on a fixed income, the increased electrical and gas usage to light and heat our home as a result of the diminished sunlight would require us to pay more for our utilities.

In general, this proposed project will alter the character of the neighborhood and have lasting impacts on my livelihood as well as my family's. **I urge the San Francisco Planning Commission to vote NO on the proposed project at 247 Ney Street and deny any issuance of a permit or any revision to it.** Thank you.

Sincerely,



Nellie A. Villanueva

September 29, 2017

San Francisco Planning Commission
c/o Erika Jackson
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 247 Ney Street (Building Permit No. 2015.0106.5038)

Dear President Hillis and members of the Planning Commission,

I am writing in opposition to the the proposed 2-story vertical addition at 247 Ney Street. I am the son of the homeowners and grew up in the house located at 243 Ney Street.

I object to this project for the following reasons:

1. The addition would significantly impact the natural sunlight shining into my parent's house, thus upsetting the current lighting and heating. Any changes can impact my parents financially since they would need to compensate for the loss of light and head as a result of the height and shadow cast on the house. My parents are now retired.
2. According to the drawn site plan, a terrace/deck is proposed on the second floor of the addition and would overlook into my parent's kitchen. My parents help provide care for my young children and I am concerned about the safety of my family because of the accessibility it would provide to my parent's property. In addition, I am worried about the potential noise that would emanate from the occupants using the deck space.
3. The proposed plan does not respect the existing built environment of modest and quaint stucco houses thus harshly altering the character of the neighborhood.

I have attached a photo for your review from my parent's property that overlooks where the proposed project would occur. I urge the San Francisco Planning Commission to review this matter fully and deny the issuance of any permit, especially since it does not comply with the Residential Design Guidelines of the San Francisco Planning Department. Thank you for your consideration.

Sincerely,

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

Voltaire Villanueva, Ed.D.



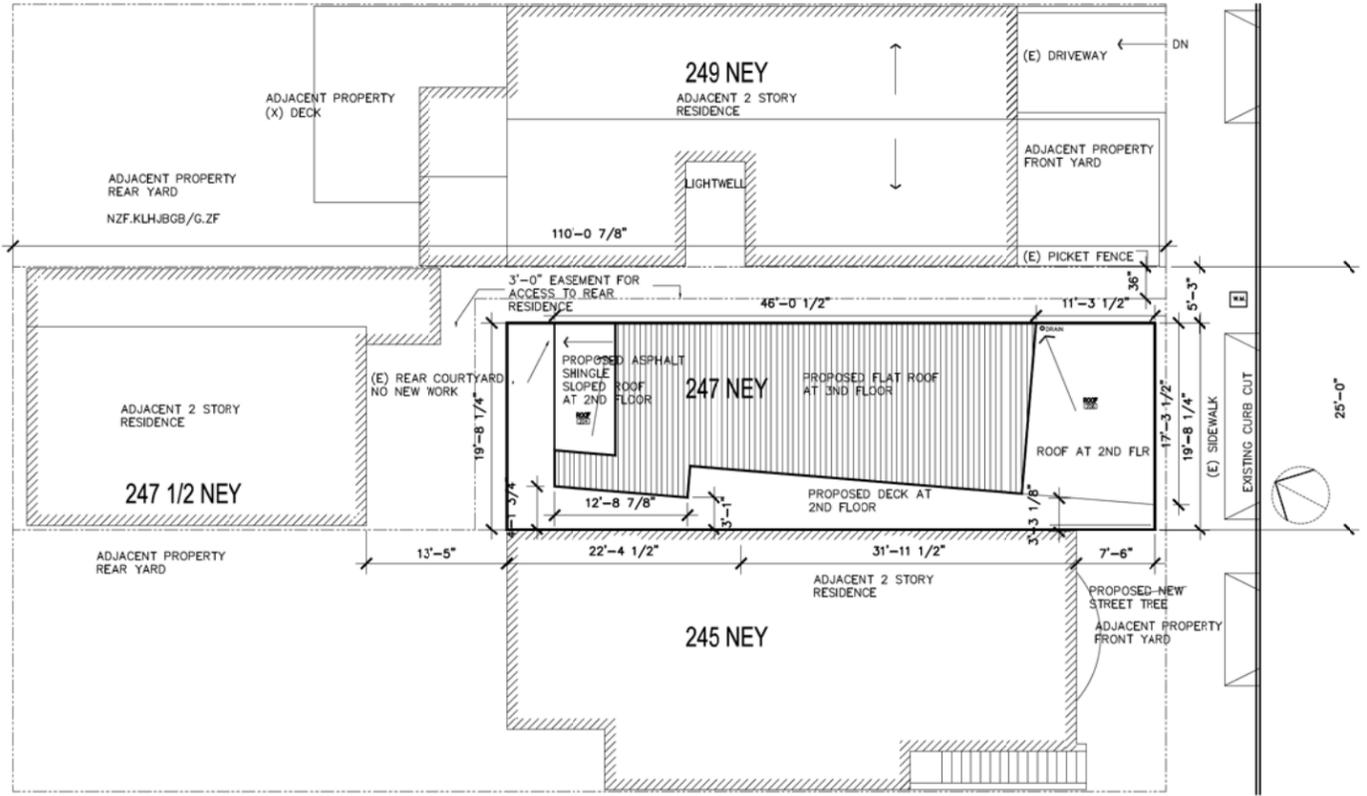


ian murray

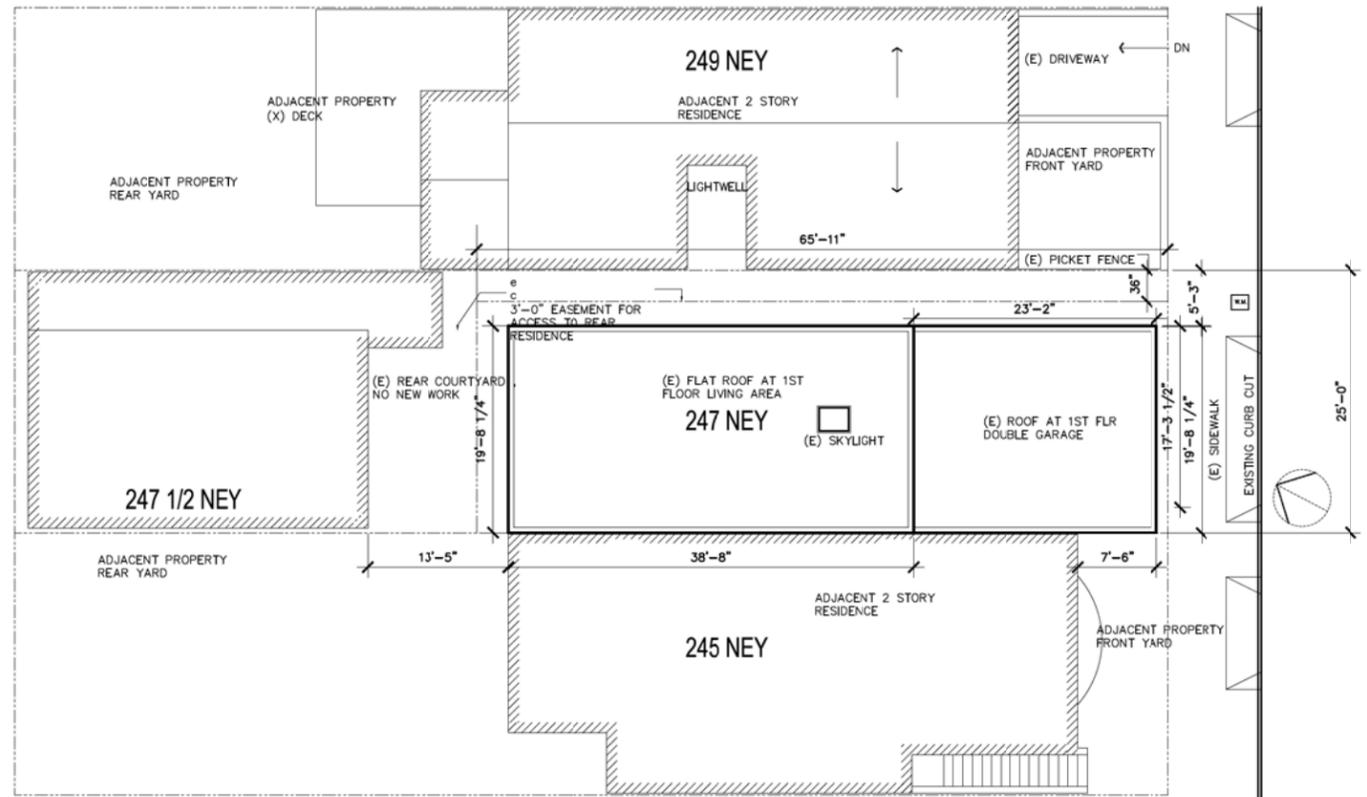
ARCHITECTURE / INTERIOR DESIGN
247 1/2 NEY STREET
SAN FRANCISCO CA.
9 4 1 1 0
PH 415-333-0404
FAX 415-333-0404

RADER RESIDENCE

247 NEY STREET
SAN FRANCISCO, CA
94101
LOT #008 BLOCK 5871
ZONING RH1



PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



EXISTING SITE PLAN
SCALE: 1/8"=1'-0"

RADER RESIDENCE

NO. ISSUE/REVISION DATE

1 PLANNING 09/22/16
ADD (E) SITE PLAN

NO. ISSUE/REVISION DATE

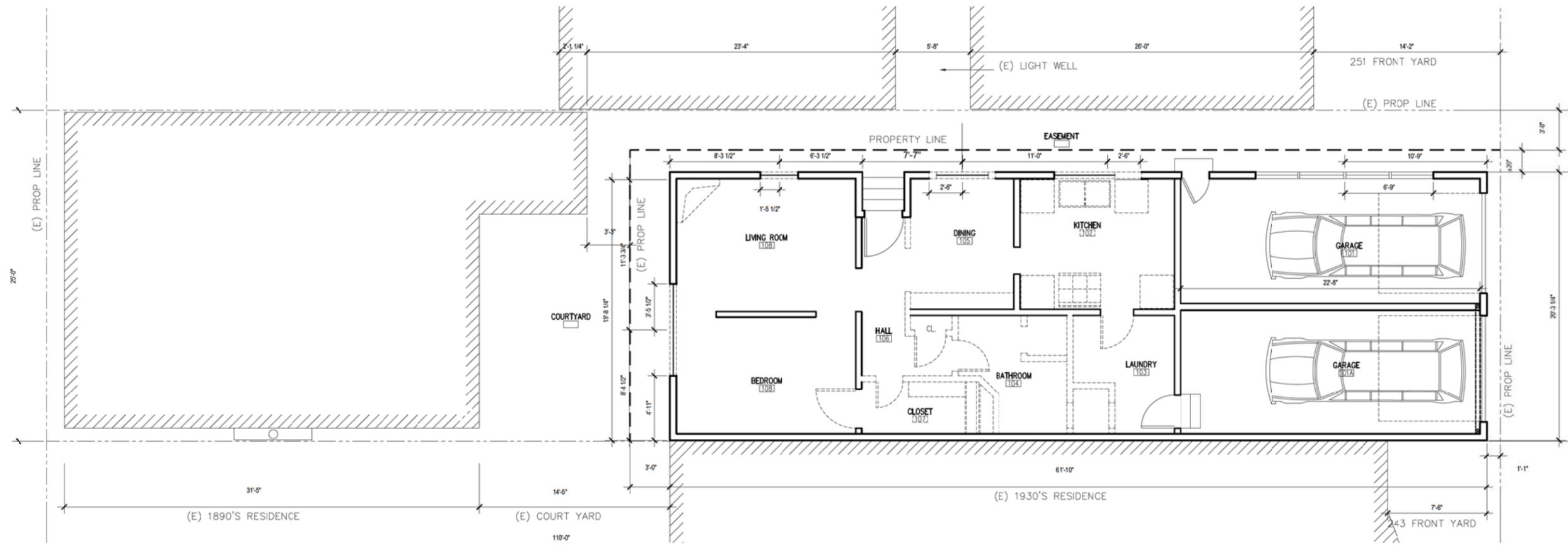
PROJECT
RADER RESIDENCE
SCALE AS NOTED
DRAWN BY R.M.
DATE 01/26/15
DRAWING NO. -

RADER RESIDENCE

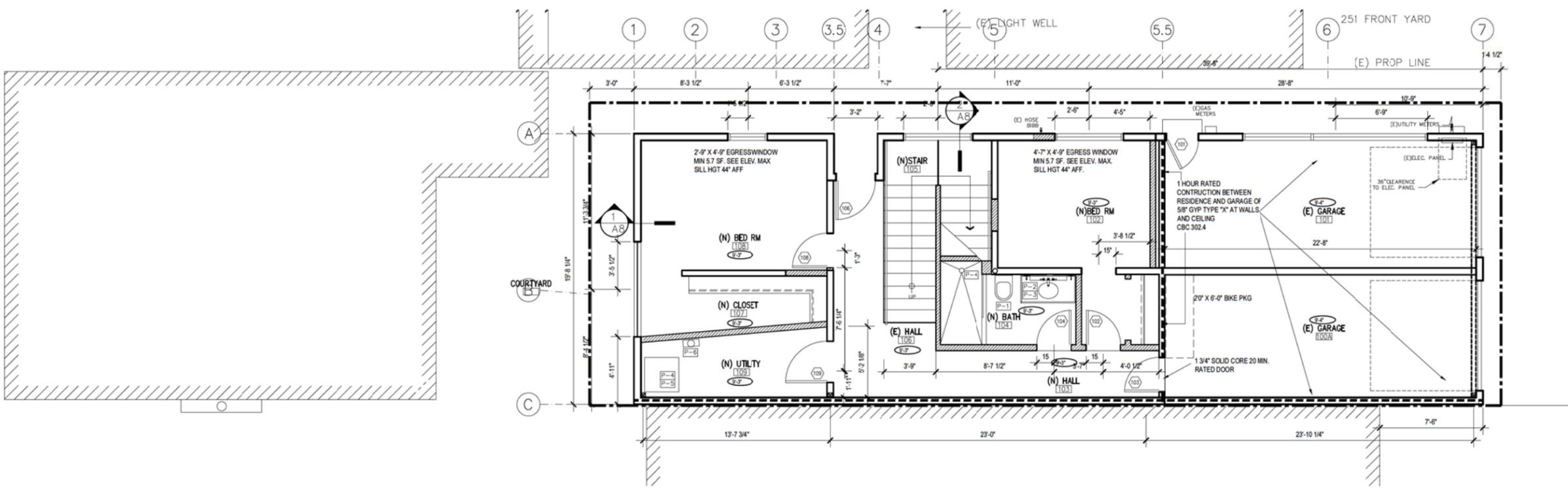
247 NEY STREET
SAN FRANCISCO, CA
94101
LOT # 008 BLOCK 5871
ZONING RH1

RADER RESIDENCE

NO. ISSUE/REVISION DATE



① (E) FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

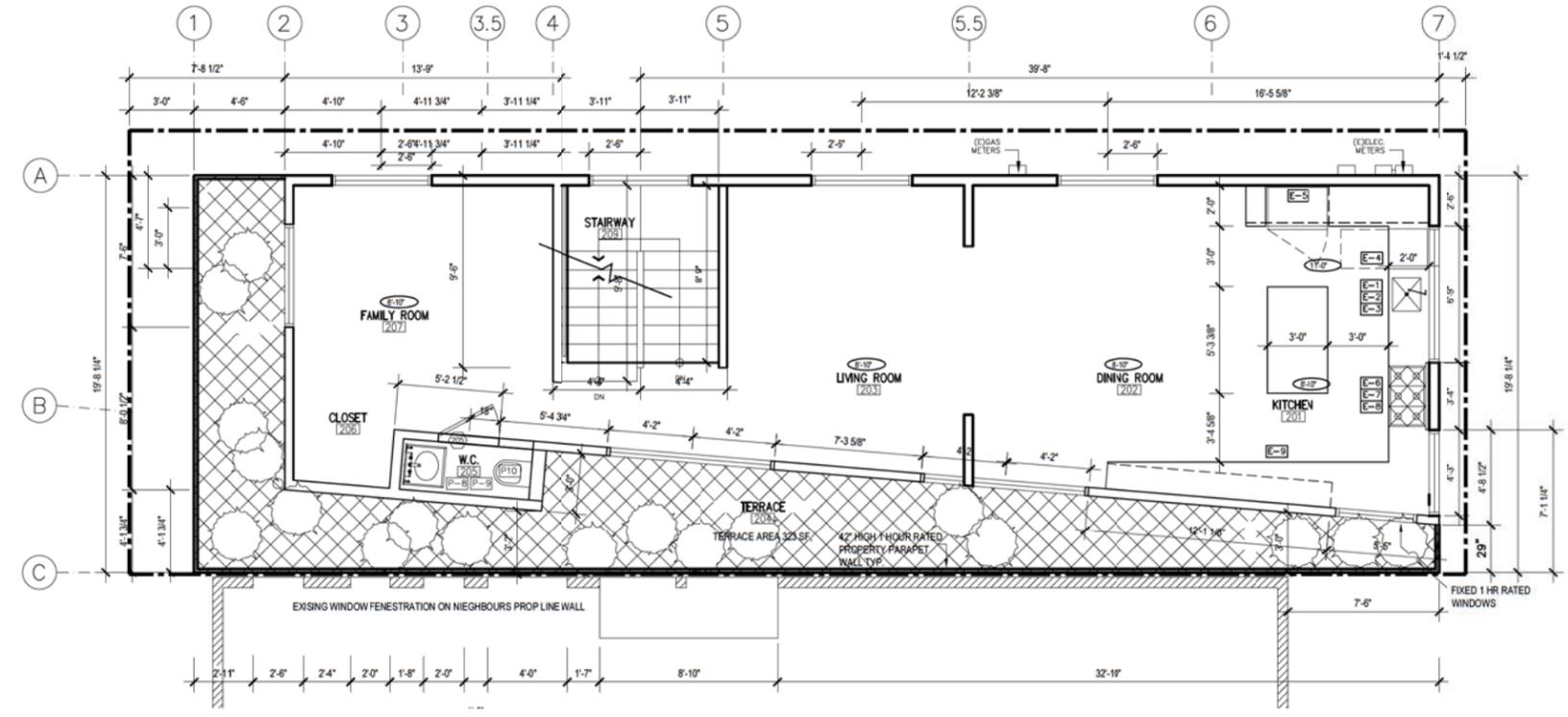


② (N) FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

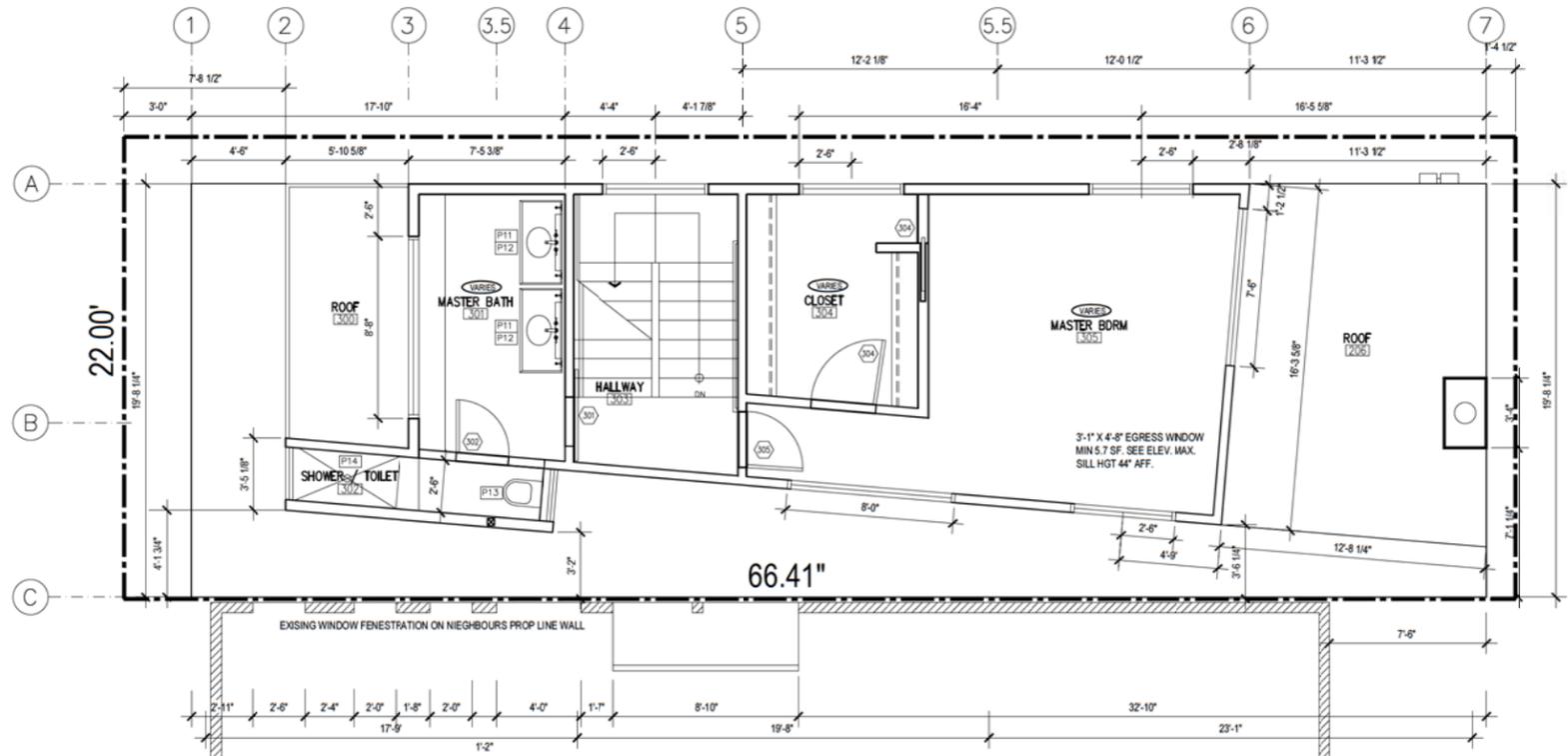
PROJECT	RADER RESIDENCE
SCALE	1/4" = 1'-0"
DRAWN BY	I.M.
DATE	10/27/16
DRAWING NO.	-

RADER RESIDENCE

247 NEY STREET
 SAN FRANCISCO, CA
 94101
 LOT # 008 BLOCK 5871
 ZONING RH1



① (N) SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



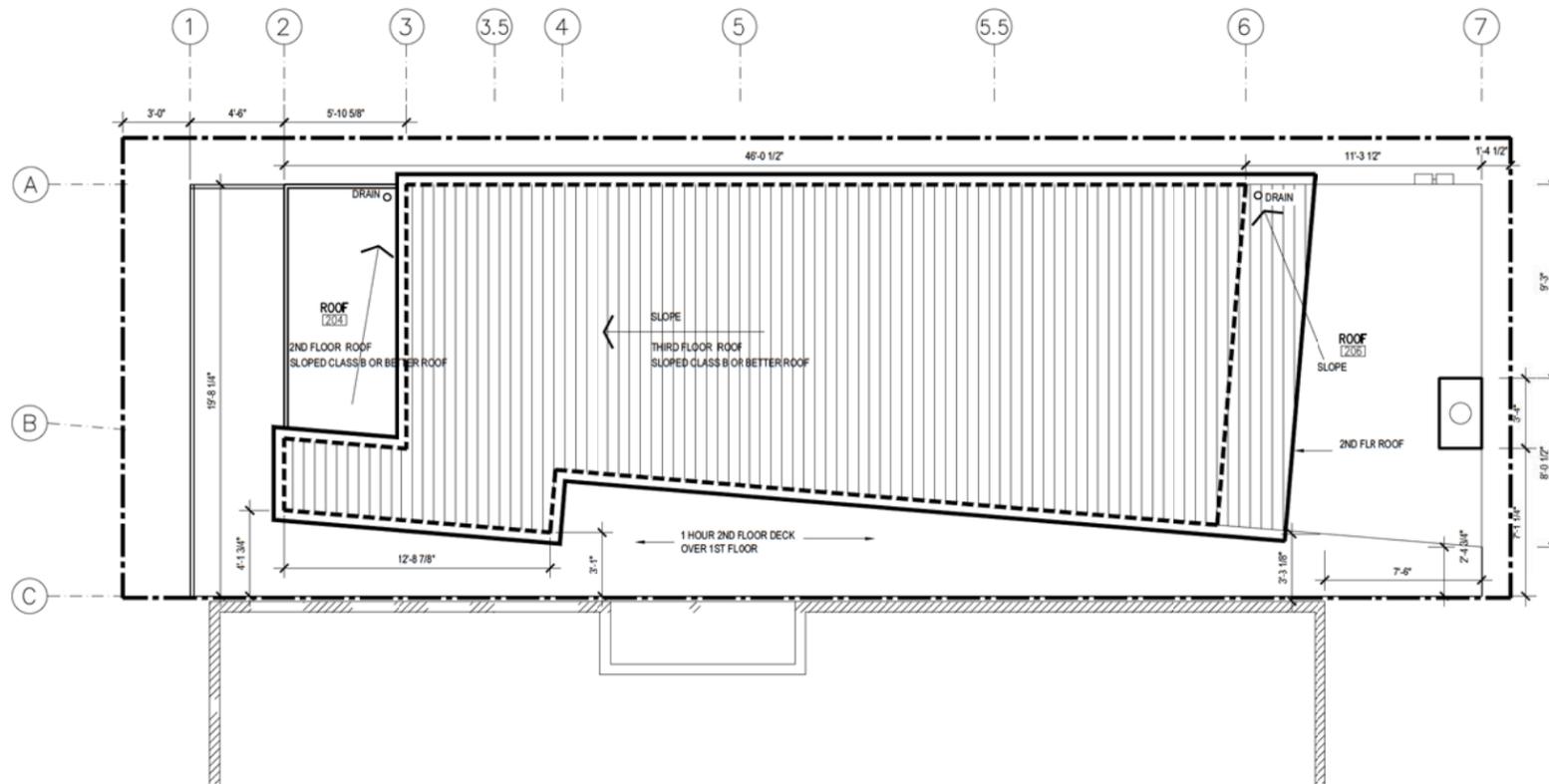
② (N) THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"

RADER RESIDENCE

NO. ISSUE/REVISION DATE

1	SITE PERMIT	09/21/07
2	PLAN CHANGE FOR VARIANCE	12/06/07
*	SITE PLAN CHECK	04/025/08

PROJECT
 RADER RESIDENCE
 SCALE 1/4" = 1'-0"
 DRAWN BY I.M.
 DATE 10/27/16
 DRAWING NO. -



② (N) ROOF FLOOR PLAN
SCALE: 1/4" = 1'-0"

RADER RESIDENCE

247 NEY STREET
SAN FRANCISCO, CA
94101
LOT # 008 BLOCK 5871
ZONING RH1

RADER RESIDENCE

NO. ISSUE/REVISION DATE

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PROJECT
RADER RESIDENCE
SCALE 1/4" = 1'-0"
DRAWN BY I.M.
DATE 10 27 16
DRAWING NO. -

RADER RESIDENCE

247 NEY STREET
SAN FRANCISCO, CA
94101
LOT # 008 BLOCK 5871
ZONING RH1

RADER RESIDENCE

NO.	ISSUE/REVISION	DATE

NO.	ISSUE/REVISION	DATE

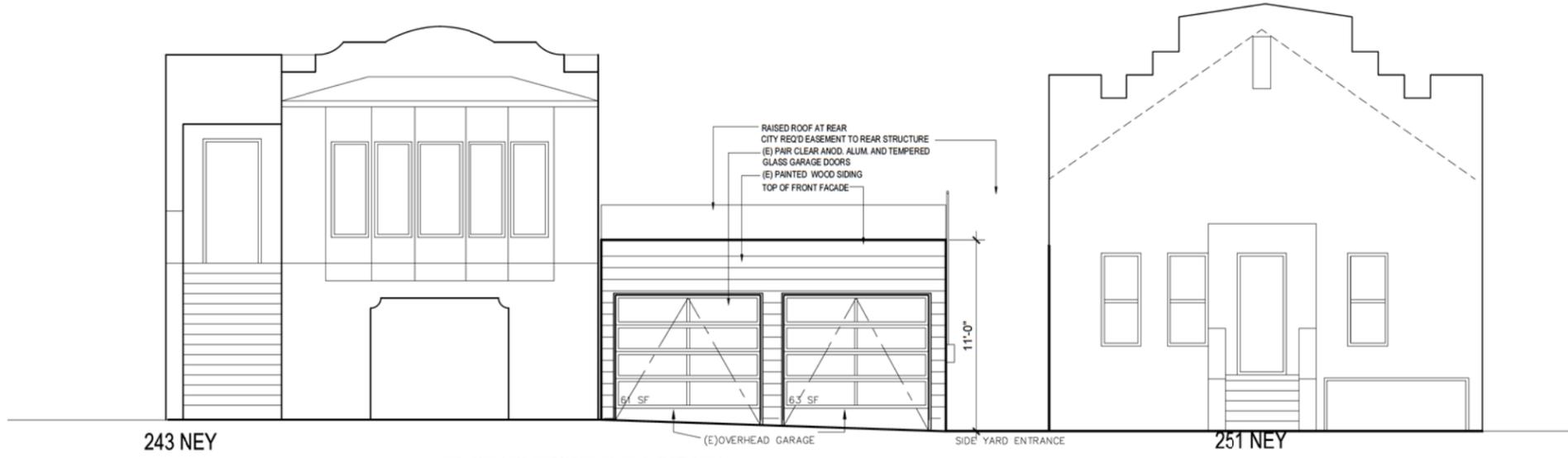
PROJECT
RADER RESIDENCE

SCALE 1/4" = 1'-0"

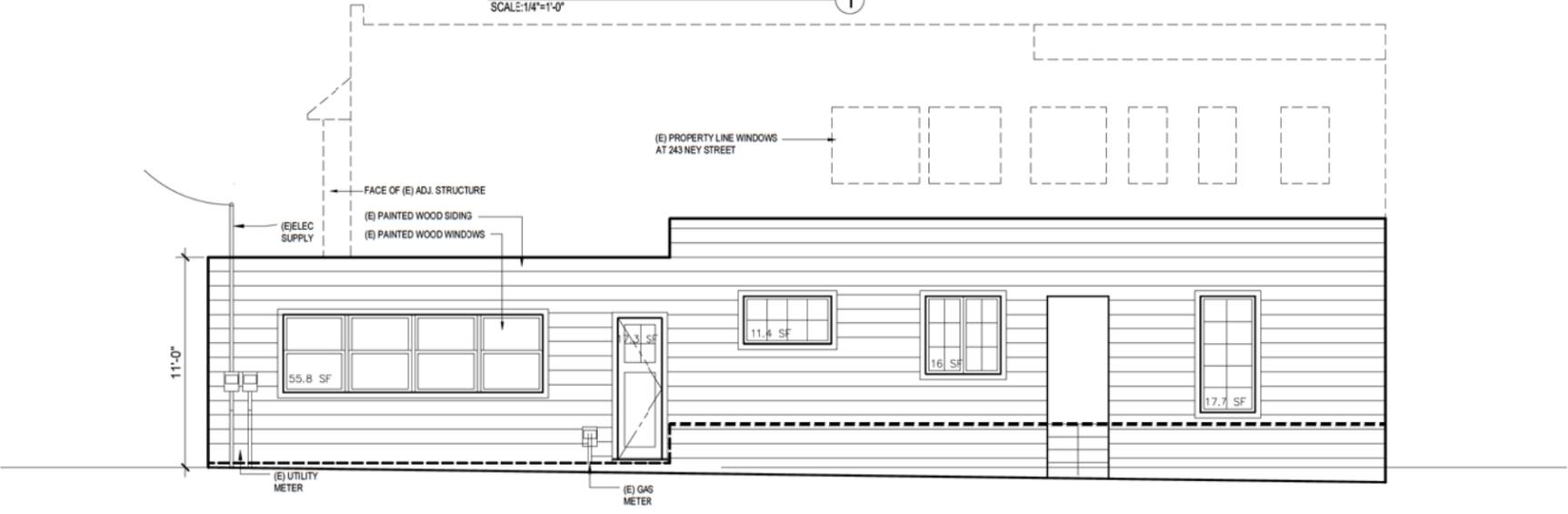
DRAWN BY I.M.

DATE 10/27/16

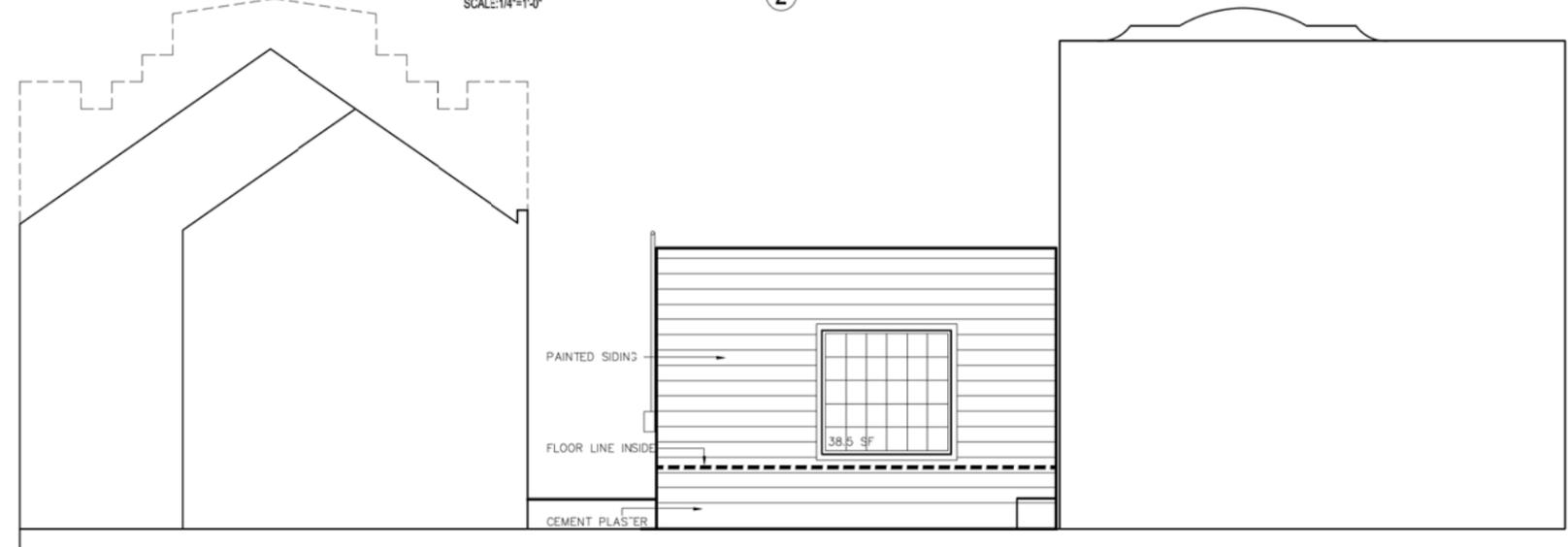
DRAWING NO. -



EXISTING FRONT ELEV. 247 NEY
SCALE: 1/4" = 1'-0"



EXISTING SIDE ELEV.
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEV. 247 NEY
SCALE: 1/4" = 1'-0"

251 NEY

243 NEY

RADER RESIDENCE

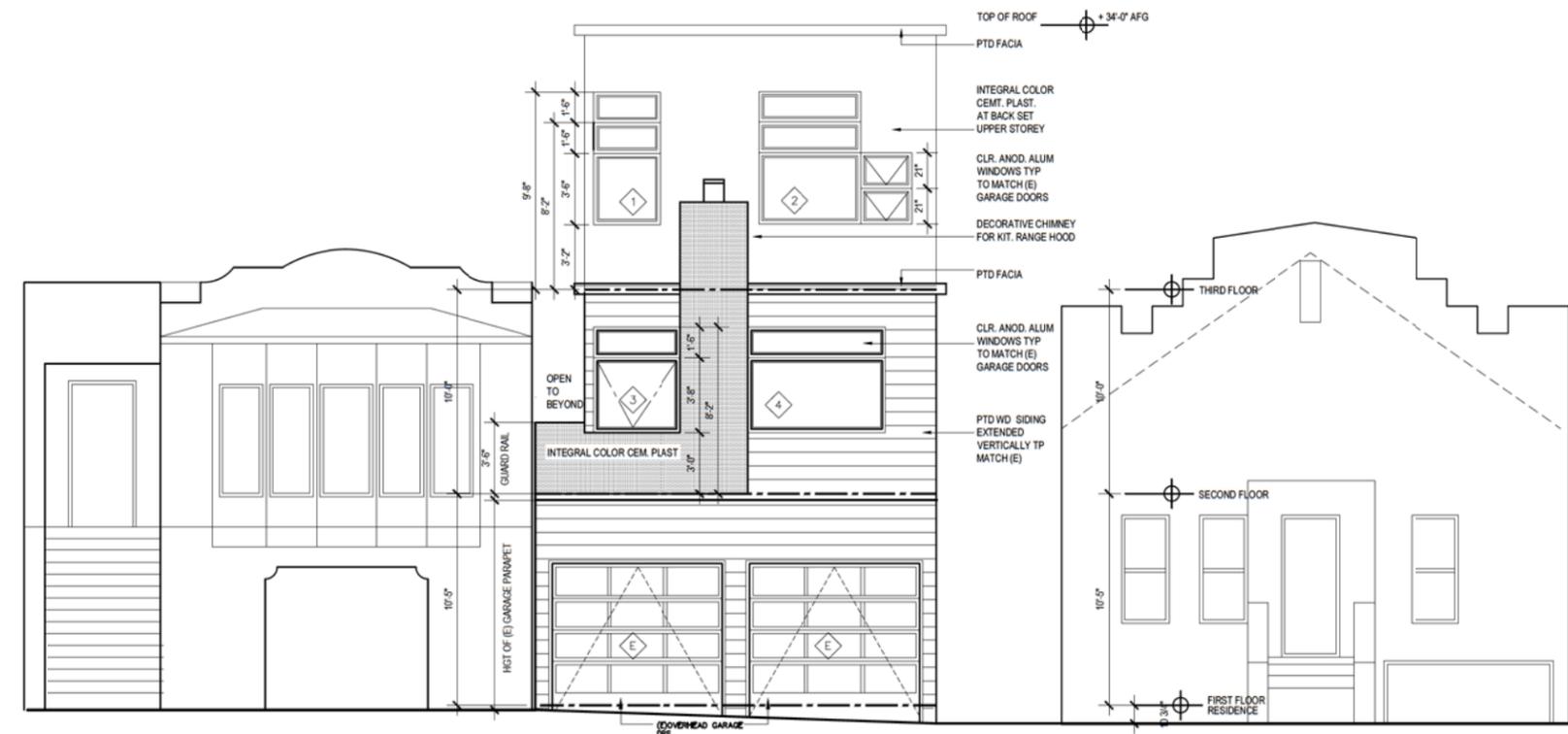
247 NEY STREET
SAN FRANCISCO, CA
94101
LOT # 008 BLOCK 5871
ZONING RH1

RADER RESIDENCE

NO.	ISSUE/REVISION	DATE

NO.	ISSUE/REVISION	DATE

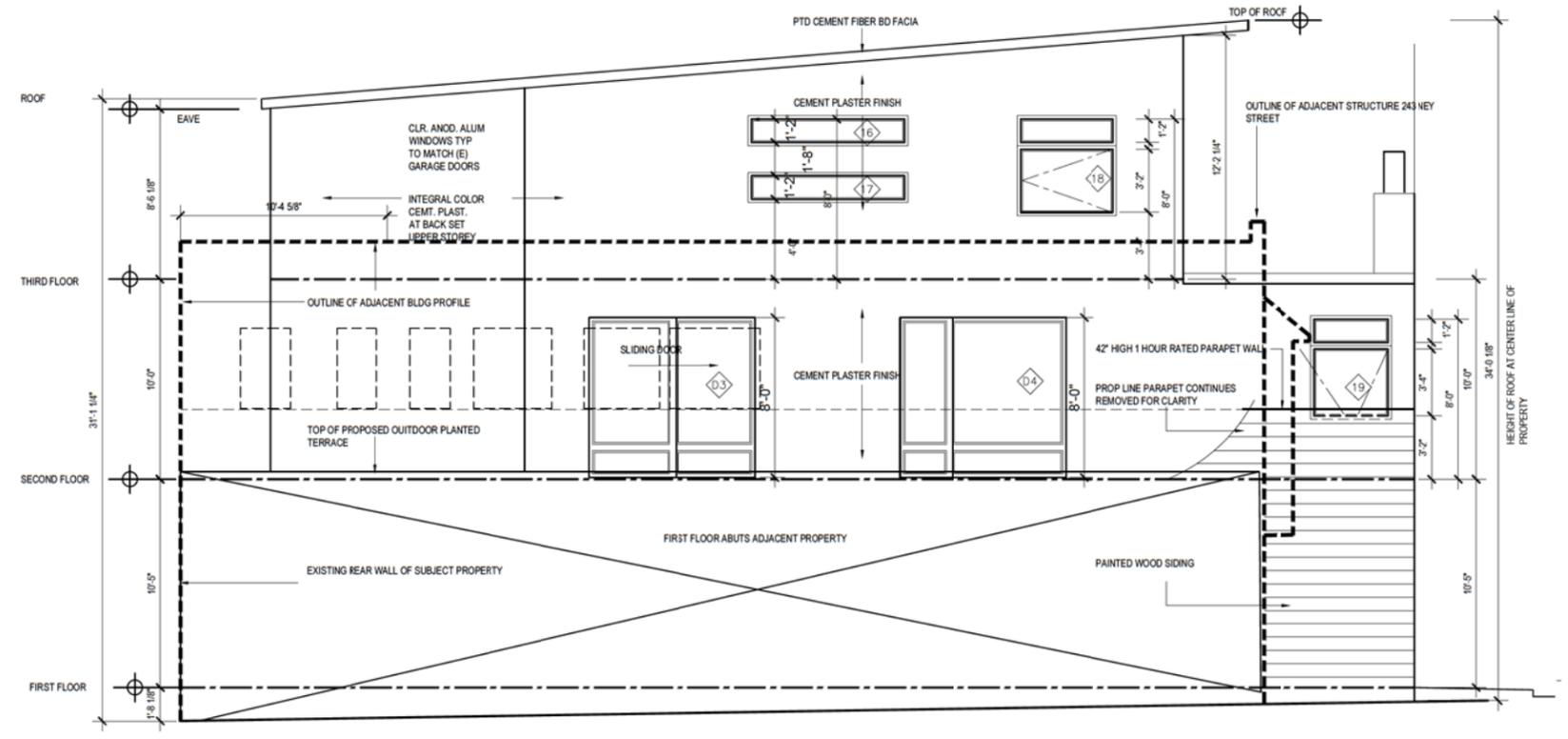
PROJECT	RADER RESIDENCE
SCALE	1/4" = 1'-0"
DRAWN BY	I.M.
DATE	10/27/16
DRAWING NO.	-



243 NEY

251 NEY

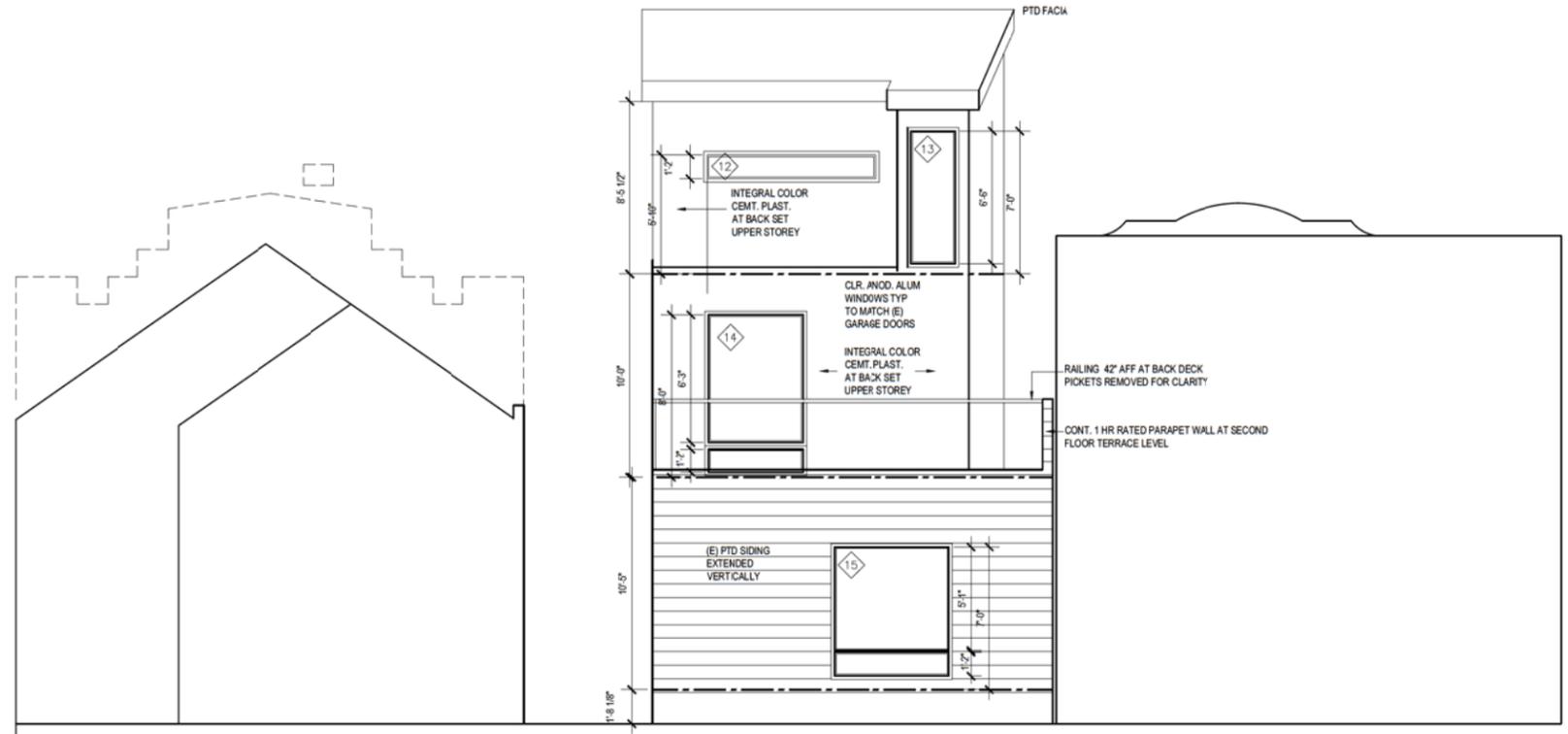
PROPOSED SOUTH ELEV. 247 NEY
SCALE: 1/4"=1'-0" ①



PROPOSED WEST ELEV.
SCALE: 1/4"=1'-0" ②

RADER RESIDENCE

247 NEY STREET
 SAN FRANCISCO, CA
 94101
 LOT # 008 BLOCK 5871
 ZONING RH1



251 NEY

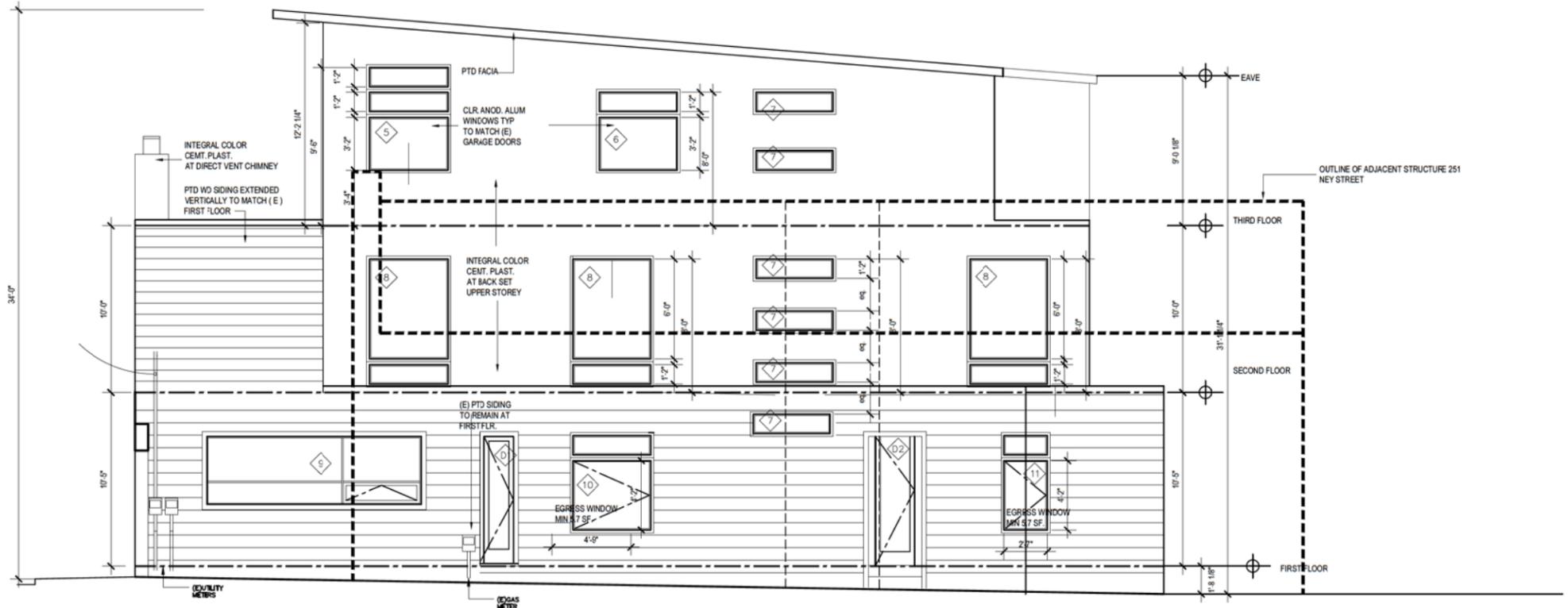
1 PROPOSED NORTH ELEV. 247 NEY
 SCALE: 1/4" = 1'-0"

243 NEY

RADER RESIDENCE

NO. ISSUE/REVISION DATE

NO. ISSUE/REVISION DATE



2 PROPOSED EAST ELEV. 247 NEY
 SCALE: 1/4" = 1'-0"

PROJECT
 RADER RESIDENCE
 SCALE 1/4" = 1'-0"
 DRAWN BY I.M.
 DATE 10/27/16
 DRAWING NO. -

PROPOSED ELEV A7

RADER RESIDENCE

247 NEY STREET
SAN FRANCISCO, CA
94101
LOT # 008 BLOCK 5871
ZONING RH1

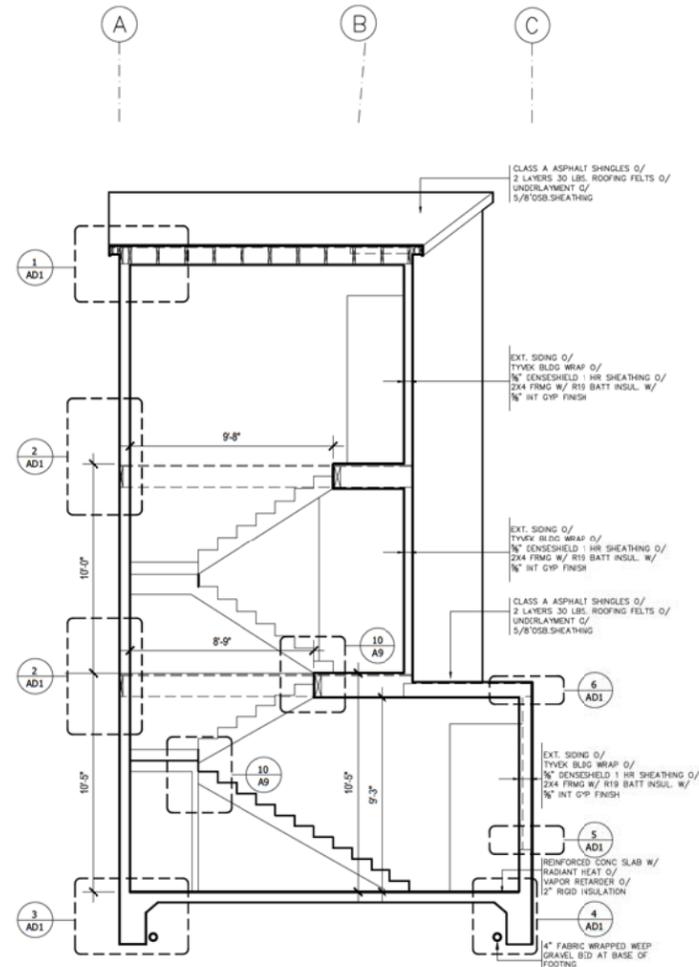
RADER RESIDENCE

NO. ISSUE/REVISION DATE

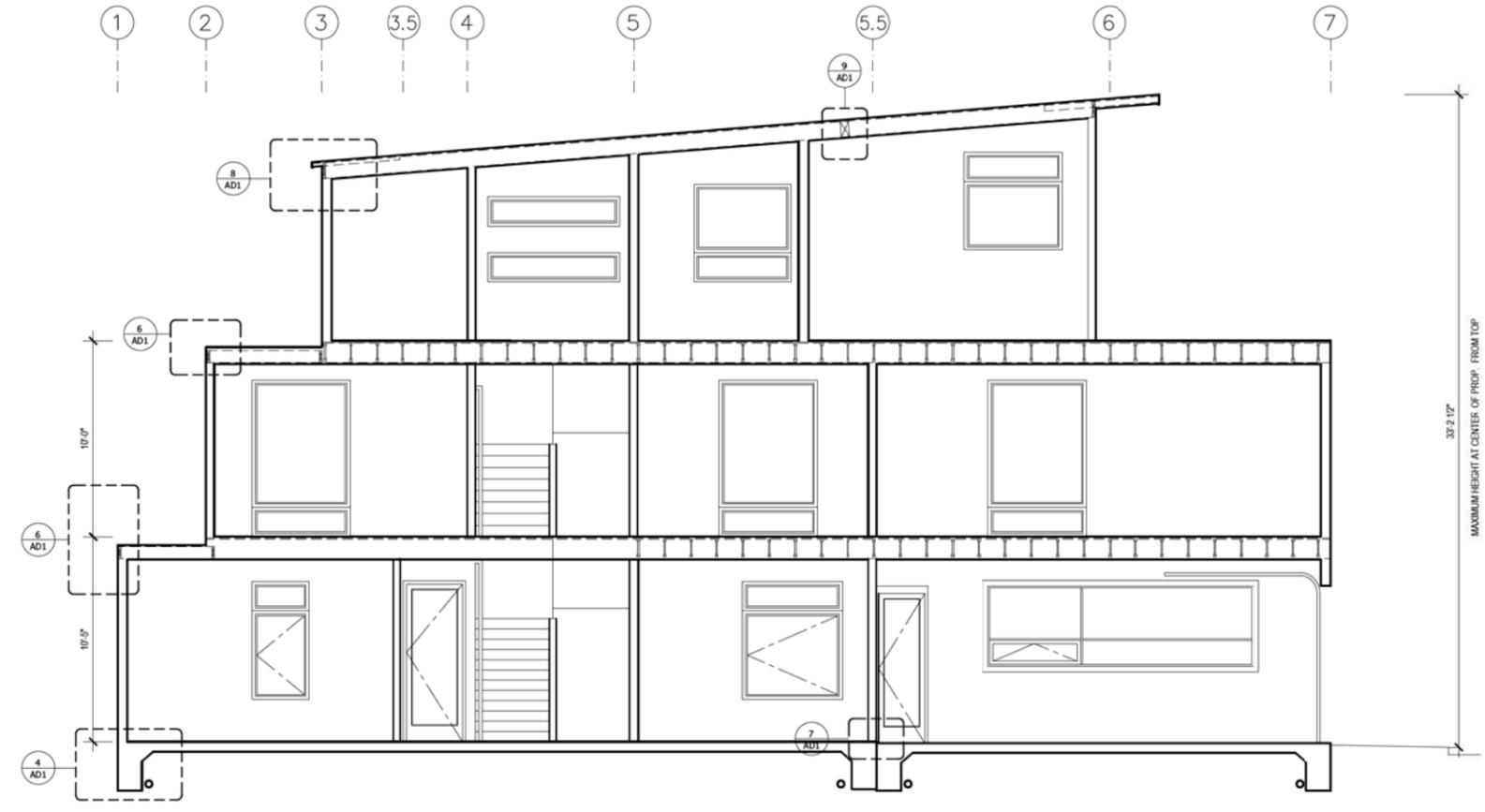
1	SITE PERMIT	09/21/07
2	PLAN CHANGE FOR VARIANCE	12/06/07
3	PLAN CHECK	04/25/08

NO. ISSUE/REVISION DATE

PROJECT	RADER RESIDENCE	
SCALE	1/4" = 1'-0"	
DRAWN BY	I.M.	
DATE	12/18/14	
DRAWING NO.	-	



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



2 LONGITUDINAL SECTION
SCALE: 1/4"=1'-0"