



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review

Memorandum

HEARING DATE: MARCH 7, 2019

CONTINUED FROM JANUARY 24, 2019

Date: February 28, 2019
Case No.: 2018-005189DRP
Project Address: 216 Head St.
Permit Application: 2010.1105.4435
Zoning: RH-1 [Residential House, One-Family- Detached]
40-X Height and Bulk District
Block/Lot: 7135/023
Project Sponsor: Derek Vinh,
ICE Design
90 South Spruce Ave. suite K
South San Francisco, CA 94080
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@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 consists of new construction of 3-story single-family house.

SITE DESCRIPTION AND PRESENT USE

The site is a vacant 25' wide x 100' lot near the end of Head Street, a one block long dead-end street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Head St. consists of vacant lots, a church and 1 to 3-story wood and stucco clad houses, including two three-story buildings immediately adjacent to the proposed project. The mid-block open space is minimal --limited by the 4 adjacent properties' rear yards.

DR REQUESTOR

Marc Christensen, of 60 Kempton Ave. of the Merced Extension Triangle Neighborhood Association, on behalf of adjacent neighbors.

OUTSTANDING CONCERNS AND PROPOSED ALTERNATIVES

1. Blockage of existing bedroom window.
Request: Provide a minimum of 5' wide side setback on the North side;

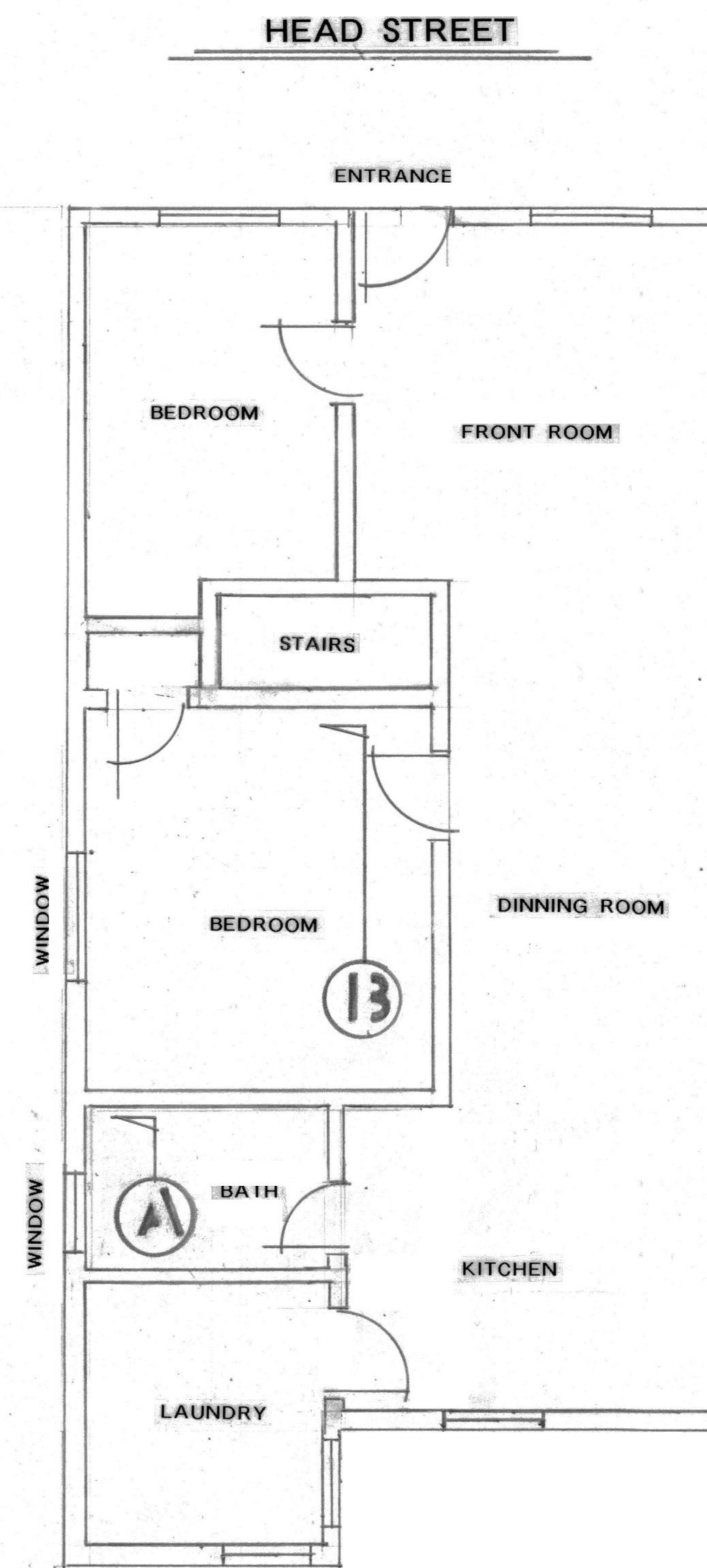
RESIDENTIAL DESIGN TEAM REVIEW

RDAT found that the scale and massing of the proposed new building is compatible with adjacent buildings.

However, upon testimony from the adjacent neighbor at the DR hearing on January 24, 2019 it was claimed the property line window served as the only window a bedroom. The proposed blockage of light to this existing window could be exceptional or extraordinary. The Commission continued the item to allow time for documentation of the existing condition of the neighbor’s property line windows. (See attached plan and photos)

Although property line windows are not protected, after consultation with DBI, staff recommends that a reasonable accommodation would be to provide a 3’ deep ax 6’ wide light well to allow the continued use of the non-complying window for the purposes of light and air, and for maintenance of the window. Staff does not recommend a side yard for the purposes of emergency access, as the window does not now comply with the code for that purpose as an emergency escape, would it comply with a side yard on another property. An emergency escape cannot cross another property.

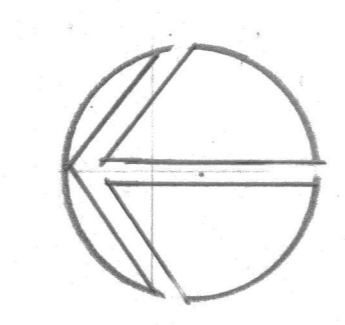
RECOMMENDATION: Take DR and approve project with modifications
--



A BATHROOM WINDOW

13 BEDROOM WINDOW

2ND FLOOR LAYOUT



SCALE 1/4"=1'0"



REVISIONS	BY

ALDER LANDSCAPE ARCHITECTURE
 3425 ALEMANY BLVD
 SAN FRANCISCO, CA 94132

**RESIDENCE
 LAYOUT**

SANDRA LOPEZ
 216 HEAD STREET
 SAN FRANCISCO, CA 94132

DRAWN	GAR
CHECKED	
DATE	2/23/2019
SCALE	1/4"=1'0"
JOB NO.	
SHEET	
	A-1
OF	1 SHEETS