



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: AUGUST 23, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: August 13, 2018
Case No.: **2016-016222DRP**
Project Address: **2131 41ST AVENUE**
Permit Application: 2016.1114.2536
Zoning: RH-1 [Residential House, One-Family] District
40-X Height and Bulk District
Block/Lot: 2176/008
Project Sponsor: Gary Gee
Gary Gee Architecture
98 Brady Street
San Francisco, CA 94103
Staff Contact: Christy Alexander – (415) 575-8724
christy.alexander@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal (“Project”) includes a remodel of the existing two story single-family home with a horizontal addition to the rear of the building at the existing first and second levels and a stair penthouse up to the third level roof deck. The Project also includes interior renovations.

SITE DESCRIPTION AND PRESENT USE

The Project is located on the west side of 41st Avenue, between Quintara and Rivera Streets, Block 2176, Lot 008 and located in the RH-1 Zoning District and 40-X Height and Bulk District. The 3,000 square foot lot has 25 feet of frontage, a depth of 120 feet and is developed with an existing two story, single family residence.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Outer Sunset neighborhood. Parcels within the immediate vicinity consist of two- and three-story single-family dwellings of similar design and construction dates.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	June 6, 2017 – July 6, 2017	July 3, 2017	August 23, 2018	416 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	August 13, 2018	August 13, 2018	10 days
Mailed Notice	10 days	August 13, 2018	August 13, 2018	10 days

PUBLIC COMMENT

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

The Department received a two page letter from S.P. Hamby who resides at 2123 41st Avenue, which supports the DR Requestor and also states his concerns that the Project will significantly diminish the sunlight, natural solar heat, ocean views, and air flow to the homes around it.

The Department received from the Project Sponsor four form letters signed by neighbors within the vicinity of the Project who are in support of the Project moving forward as proposed.

DR REQUESTOR

Joel Sturm
 261 4th Street
 West Sacramento, CA 95605

Joel Sturm owns the property at 2127 41st Avenue and his son, Andrew Sturm is the current resident at that property, which is directly adjacent to the north of the subject property.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated July 3, 2017.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated May 29, 2018.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Advisory Team (RDAT) reviewed the Project following the submittal of the Request for Discretionary Review and requested that the proposed third floor expansion at the rear should be limited to the existing building footprint. The Project Sponsor revised the plans to remove the third floor entirely with the exception of a stair penthouse up to a roof deck above the second story. Upon submittal of the revisions RDAT found as proposed the 5' side setback of the horizontal addition preserves sufficient visual access to the mid-block open space and reasonable sun access to the neighboring property, that the Project does not demonstrate exceptional or extraordinary circumstances and meets the standards of the Residential Design Guidelines (RDGs).

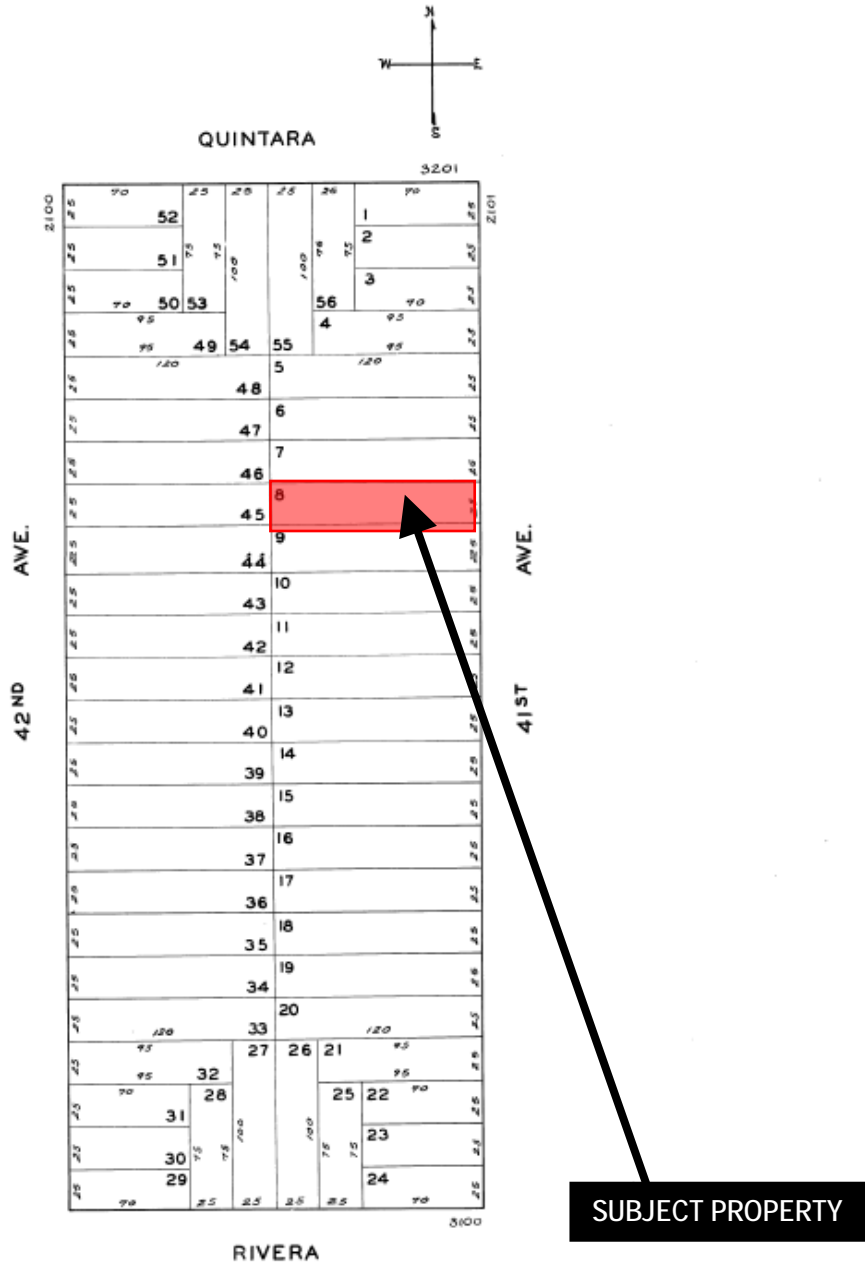
Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION: Do not take DR and approve project as proposed

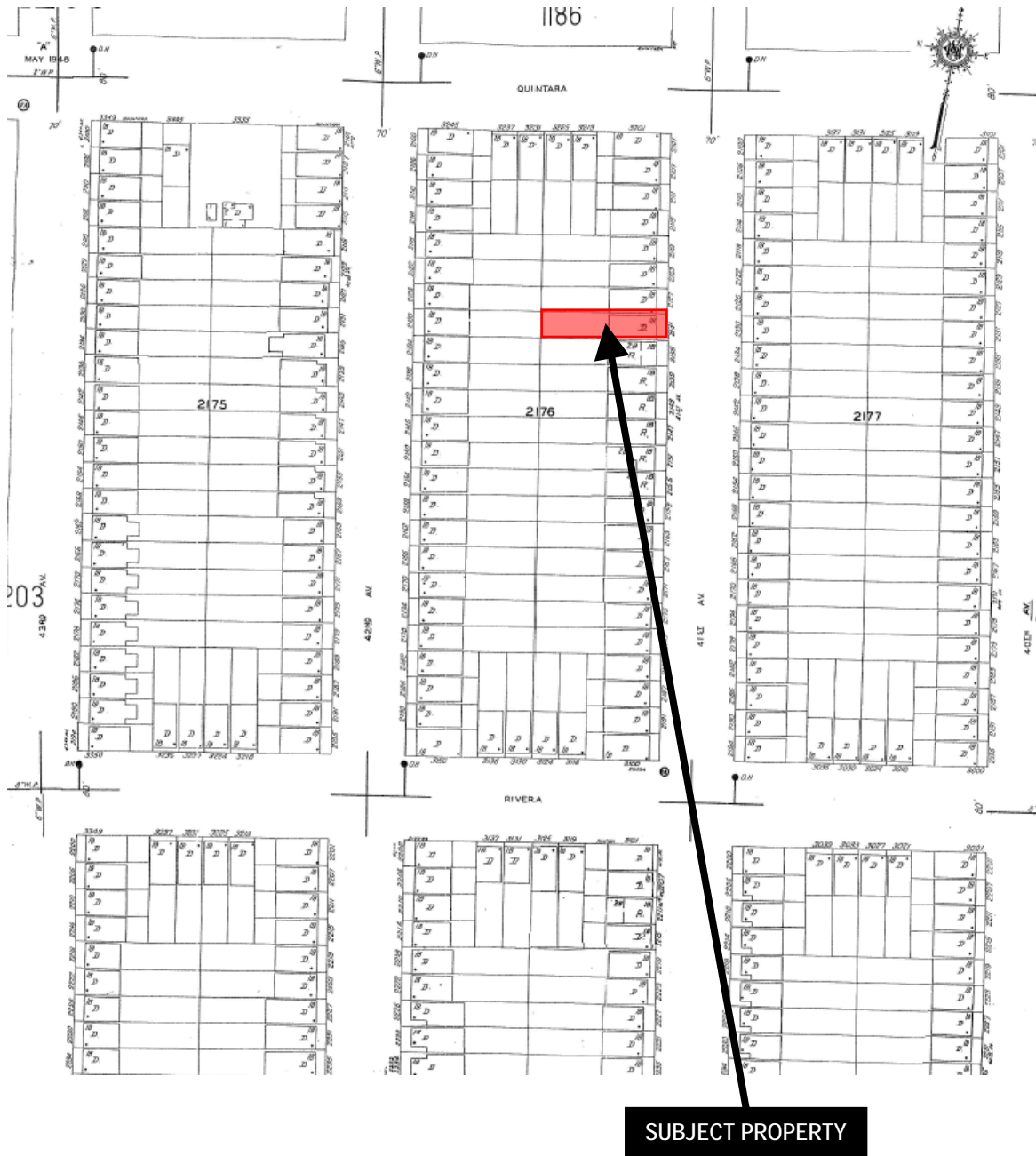
Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application dated May 29, 2018
Reduced Plans
Submittal by DR Requestor dated August 13, 2018
Submittal by Project Sponsor dated August 15, 2018

Block Book Map



Sanborn Map*



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



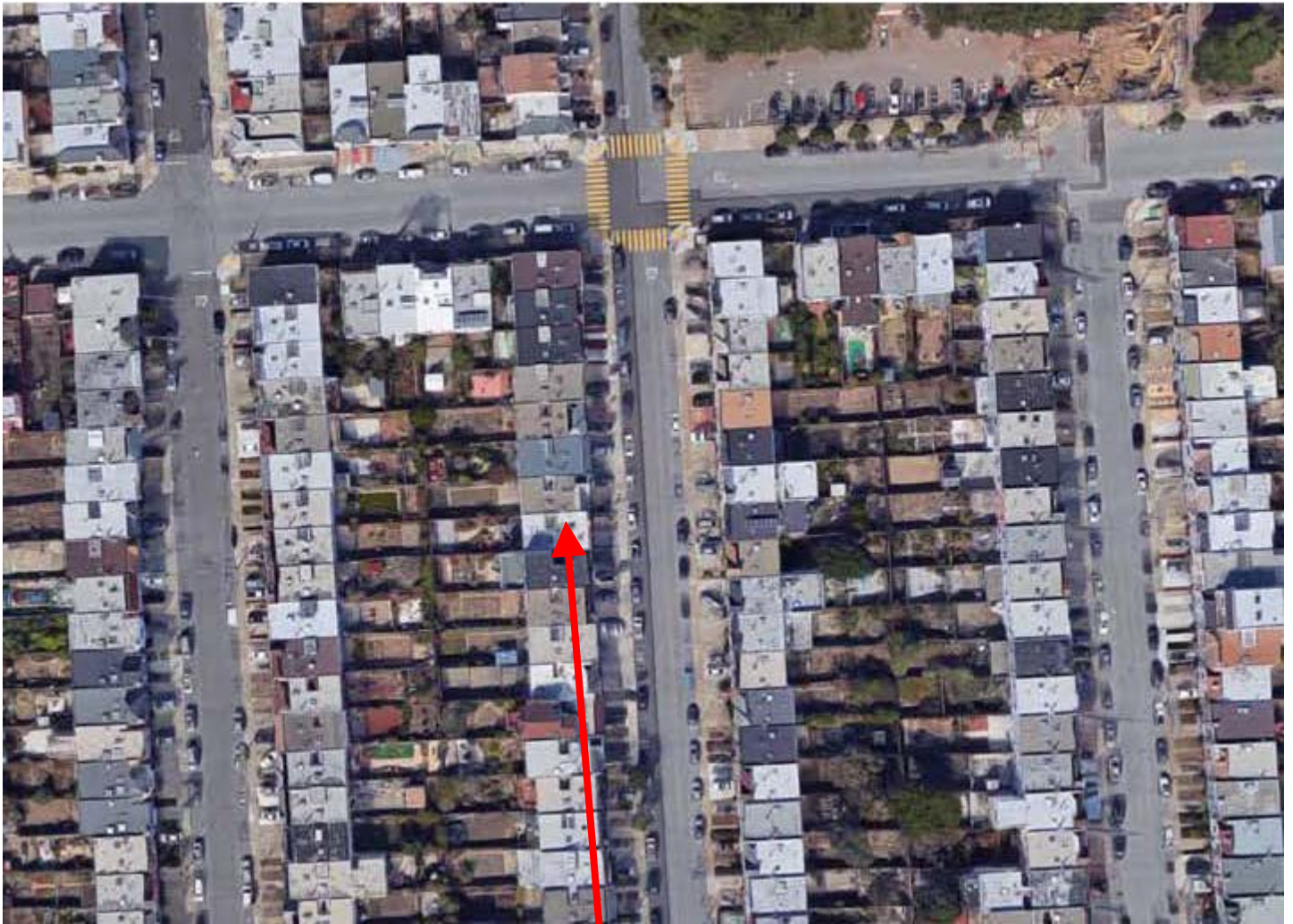
Discretionary Review Hearing - Abbreviated
Case Number 2016-016222DRP
2131 41st Avenue

Zoning Map



Discretionary Review Hearing - Abbreviated
Case Number 2016-016222DRP
2131 41st Avenue

Aerial Photo



SUBJECT PROPERTY

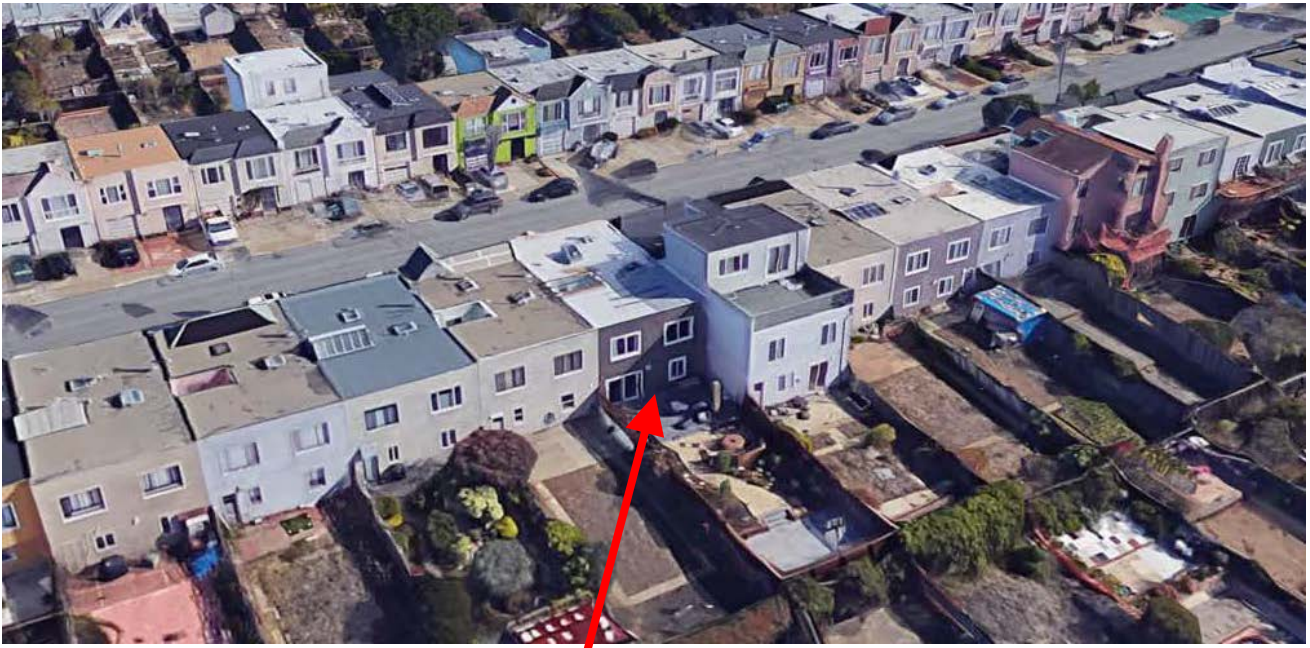


Discretionary Review Hearing - Abbreviated
Case Number 2016-016222DRP
2131 41st Avenue

Context Photos



View of front of subject property looking Northwest



View of rear of subject property looking Southeast

Discretionary Review Hearing - Abbreviated
Case Number 2016-016222DRP
2131 41st Avenue



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **November 14, 2016**, the Applicant named below filed Building Permit Application No. **2016.11.14.2536** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	2131 41ST Avenue	Applicant:	Gary Gee
Cross Street(s):	Quintara and Rivera Streets	Address:	98 Brady Street
Block/Lot No.:	2176/008	City, State:	San Francisco, CA 94103
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 863-8881
Record No.:	2016-016222PRJ	Email:	ggee@garygee.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	12 feet 3 inches	No Change
Side Setbacks	None	No Change
Building Depth	45 feet	64 feet
Rear Yard	62.5 feet	43.5 feet
Building Height	21 feet	28 feet 9 inches
Number of Stories	2	3
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
The proposal is a 16' rear horizontal and vertical addition in rear with interior remodeling on ground and second level and third floor bedroom addition. See attached plans.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Christy Alexander
 Telephone: (415) 575-8724
 E-mail: christy.alexander@sfgov.org

Notice Date: 6/6/17
 Expiration Date: 7/6/17

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.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input 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.			

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.	
	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
	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.
	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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)</i>
<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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> 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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> 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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
<input 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):	

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

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

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

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

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

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

**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.	

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:

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Joel Sturm		
DR APPLICANT'S ADDRESS: 261 4th Street, West Sacramento, CA	ZIP CODE: 95605	TELEPHONE: (916) 243-9892
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Tony and Deborah Wells		
ADDRESS: 2131 41st Avenue	ZIP CODE: 94116	TELEPHONE: (415) 819-8340
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: jsturm@usbr.gov		

2. Location and Classification

STREET ADDRESS OF PROJECT: 2131 41st Ave		ZIP CODE: 94116
CROSS STREETS: 41st Avenue and Quintara		
ASSESSORS BLOCK/LOT: 2176 / 008	LOT DIMENSIONS: 25'x120'	LOT AREA (SQ FT): 3000sq/ft
ZONING DISTRICT: RH-1		HEIGHT/BULK DISTRICT: Exist. hgt.: 21ft

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: Home / Residential Property

Proposed Use: Home / Residential Property

Building Permit Application No. 2016.11.142536

Date Filed: 11/14/2016

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

We were first notified of the proposed addition when given we were given plans in April 2016. Plans received June 6 2017 remain unchanged. Given the extreme difference between what we consider acceptable compared to the proposed addition, we believed mediation would not be a fruitful exercise. See answer to question 3 below.

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.

Full answer to Question 1, see attached sheet.

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:

1. Permanent reduction in available sunlight and view from both bedrooms. See attached sheet Figures 1-3 on attached sheet.

2. Permanent increase and strain on already crowded street parking.

3. Permanent increase in noise.



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?

Acceptable expansion would include adding a single story off rear of home and a

third story above existing structure only.

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: _____

7/3/17

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

Andrew Sturm

Owner Authorized Agent (circle one)

CASE NUMBER:
For Staff Use only

Discretionary Review Application Submittal Checklist

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

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

NOTES:

- Required Material.
- Optional Material.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

RECEIVED

JUL 03 2017

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P I C

For Department Use Only

Application received by Planning Department:

By: M. Corrette

Date: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

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

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

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

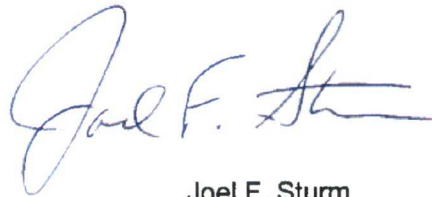
Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

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

July 3, 2017

To: SF Planning Department
From: Joel F. Sturm
Subject: Authorization of Agent

I authorize Andrew Sturm as my agent with full responsibility for our Application for Discretionary Review of the proposed addition to the property at 2131 41st Ave. Andrew is my son and the current resident of our home at 2127 41st Avenue, San Francisco, CA, 94116. I am the owner and deed holder of the home.

A handwritten signature in blue ink that reads "Joel F. Sturm". The signature is written in a cursive, flowing style.

Joel F. Sturm
916-243-9892

Discretionary Review Request

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

A. The proposed addition completely disregards the Rear Yard GUIDELINE:

Articulate the building to minimize impacts on light and privacy to adjacent properties presented on page 16 and illustrated on page 27. Specifically:

Light

- Provide setbacks on the upper floor of the building.

The proposed addition does the exact opposite by cantilevering the 3rd floor north to our property line and farther to the west.

The five illustrations on Page 27 show a row of existing **3-story** homes. The top left illustration caption recommends against a 3-story addition. All other illustrations show a recommended 2-story addition. Visualizing the existing 3-story homes as 2-story homes gives a good sense of the impact of a 3-story addition to our property. In our situation, a 1-story addition would be consistent with the page 27 guidelines.

B. Design Review Checklist (Page 59-60)

We answer NO to the first question for Rear Yard (pages 16-17), NO to the second question for Building Scale (pages 23-27) and NO to the first question for Building Form (pages 28-30).

C. We find the following inconsistencies and contradictions with the material provided:

- Project description on notice of building permit application states "the proposal is a 16' rear horizontal and vertical addition. . ."
- Plan drawing A1.0 shows proposed 19' horizontal addition, but states under Scope of Work on plan drawing A1.0 "New 16'-0" rear addition. . ."
- Plan drawing A2.2 shows an additional approximately 2' addition to the 3rd floor bedroom making the total horizontal addition 21' compared to the stated 16' in the project description.
- Plan drawings A1.0 and A3.0 fail to show that the third floor extends to northern property line as shown on plan drawing A2.2.

D. Proposed addition will result in significant permanent negative impacts to our property and quality of life as described in #2 (below) and in our attached letter.

Permit Applicant: 2131 41st Avenue, San Francisco, CA 94116



Figure 1.
Current view to southwest from Sturm's (2127 41st Ave) master bedroom.

Permit Applicant: 2131 41st Avenue, San Francisco, CA 94116



Figure 2.

View to southwest from Sturm's (2127 41st Ave) master bedroom with proposed addition.

Permit Applicant: 2131 41st Avenue, San Francisco, CA 94116



Figure 3.

View to southwest from Sturm's (2127 41st Ave) rear yard with proposed addition.

Permit Applicant: 2131 41st Avenue, San Francisco, CA 94116



Although the Planning Code allows a three-story addition extending into the rear yard, the addition is substantially out of scale with surrounding buildings and impacts the rear yard open space.

(SF Residential Design Guidelines, page 27)

Figure 4

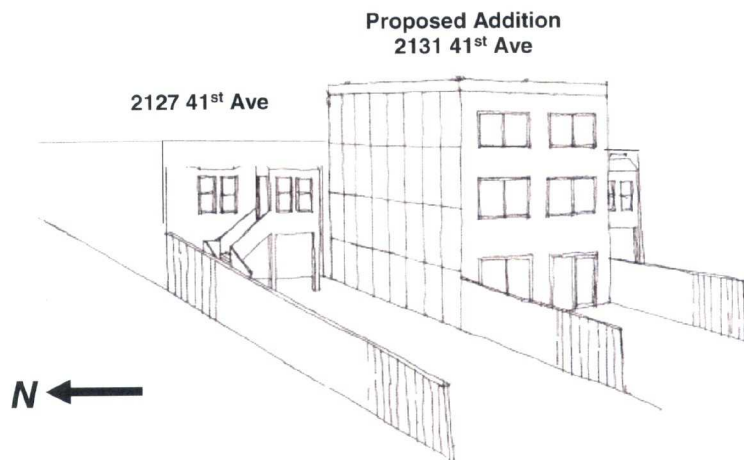


Figure 5. Above illustration modified to show proposed addition relative to a neighborhood of 2-story homes.

To Whom It May Concern:

This letter is a submission of formal opposition to proposed expansion plans to the property at 2131 41st Avenue in the Outer Sunset. The property is owned by the Wells family who purchased it within the last two years. As the owners and residents of the adjacent house on the north side, the proposed expansion would have severe negative impacts to our quality of life. We are staunchly opposed to the expansion plans on the following grounds:

1. Permanent Loss of light and view from both bedroom windows

According to the proposed plans, the Wells family wants to expand the back of the house out no less than 20' and build up 10'+ above the existing height. Such expansion would greatly reduce the amount of direct sunlight and view available to our master bedroom. Each bedroom has a single window that provides all light and view. Additionally, the property in question is to the south of ours, the winter sun (south sky) would be completely blocked from our master bedroom and limited in the second room. Such impacts have certain potential to negatively affect our standard of living as well as economic consequences like increased heating costs during winter months.

Such impacts are not speculation as another of our family who also live in the Outer Sunset (west-facing rear) agreed to a neighbor's rear out and up expansion. Unaware of the full extent of potential negative impacts beforehand, they were extremely unhappy with the complete result. The availability to direct sun/warmth and view are massive contributors to the quality of life and were factors the rather brilliantly designed original layout took full advantage of.

2. Potential increased volume to already crowded street parking

Overcrowded street parking is a major issue throughout San Francisco and the Outer Sunset is no exception. Since the Wells family moved in, all indoor (garage) parking has been moved outside leaving no less than 4 vehicles to share a single driveway and street parking. With plans to double the capacity of the house without adding additional parking accommodations there is an even greater chance for increased strain on already limited street parking. Unmodified Sunset homes were originally designed with two bedrooms and 2-car capacity garage. The Wells proposed plans would increase the number of bedrooms to no less than 5. As stated, with the current 3-bedroom configuration, the Wells family accounts for no less than 4 vehicles - 3 of which confined to street parking.

3. Current homeowner's history of flipping houses

The Wells family has a history of buying and selling homes, with at least 8 different SF properties associated with them stretching back to 2001. By their direct account they purchased the property at 2131 via online auction. They immediately completely renovated the house both inside and out. Construction neighbor impacts were completely ignored as their [Wells Electric Inc. employed] crew at times worked 7 days a week and started much earlier

than the official 8am start. They also carelessly blocked ours and other neighbor's driveways on several occasions neglecting to give any prior notification. Piles of garbage were left in our yard with no notice nor consent given. Behavior consistent to lack of concern for fellow neighbors. With the previously completed renovation and proposed plans it is clear the Wells family has little regard to the original character and look of the Outer Sunset neighborhood, which is quintessential San Francisco.

4. Negative property value impacts

As owners and inhabitants of our home at 2127 41st Ave for over three generations, we have tight ties to the neighborhood and other residents. From 2131 north to Quintara and nearly the entire east side of the 42nd Ave block are long time neighborhood residents with unmodified properties. The proposed plans at 2131 do not fit in match the neighborhood in scale or esthetic. There are absolutely no benefits to any immediate neighbors from this proposed addition. The long-term negative impacts felt by neighbors would be non-burdens to the Wells family. And if past patterns of behavior are any indication do not satisfy our concerns of plans to maximize potential profit in preparation of an inevitable sale.

Sincerely,
Sturm Family
2127 41st Avenue

RESPONSE TO DISCRETIONARY REVIEW (DRP) MAY 29, 2018
2141 41ST AVENUE BUILDING PERMIT APPLICATION #2016-11-14-2536
2016-016222DRP

1. **Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?**

The project sponsor recently removed the third floor of the proposed rear addition and is now proposing a roof deck over the rear addition. There is a roof stair penthouse at the south property line.

The proposed design follows the recommendation of the residential guidelines:

- A. The building has a 5'-2"x 11'-6" two (2) story high light court between the existing rear plane of the building and the new addition.
- B. This light court is located against the north property line and visually breaks up the massing along the north building elevation.
- C. The rear addition is sculptured along the rear building line. This was done too minimize the bulk of the rear addition and create visual interests.
- D. The second floor has a one foot six inch (1'-6") overhang that projects out beyond the 19' rear addition building plane.
- E. The design of the project addition incorporates many of the residential design guideline recommendations for minimizing the bulk respecting the adjacencies of the north existing 2127 41st Avenue building.

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

The project sponsor recently removed the third floor of the proposed rear addition and is now proposing a roof deck over the rear addition. There is a roof stair penthouse at the south property line.

The following architectural plan changes can be considered to the 311 notification floor plans:

- A. Reduce the size of the vertical columns along the north property line. We need to consult with our structural engineer is smaller columns can be engineered at this location to reduce the vertical mass of the two columns.
- B. Correct the scope of work on Sheet A1.0 to 19' addition with a 2' bay window addition at the third floor.

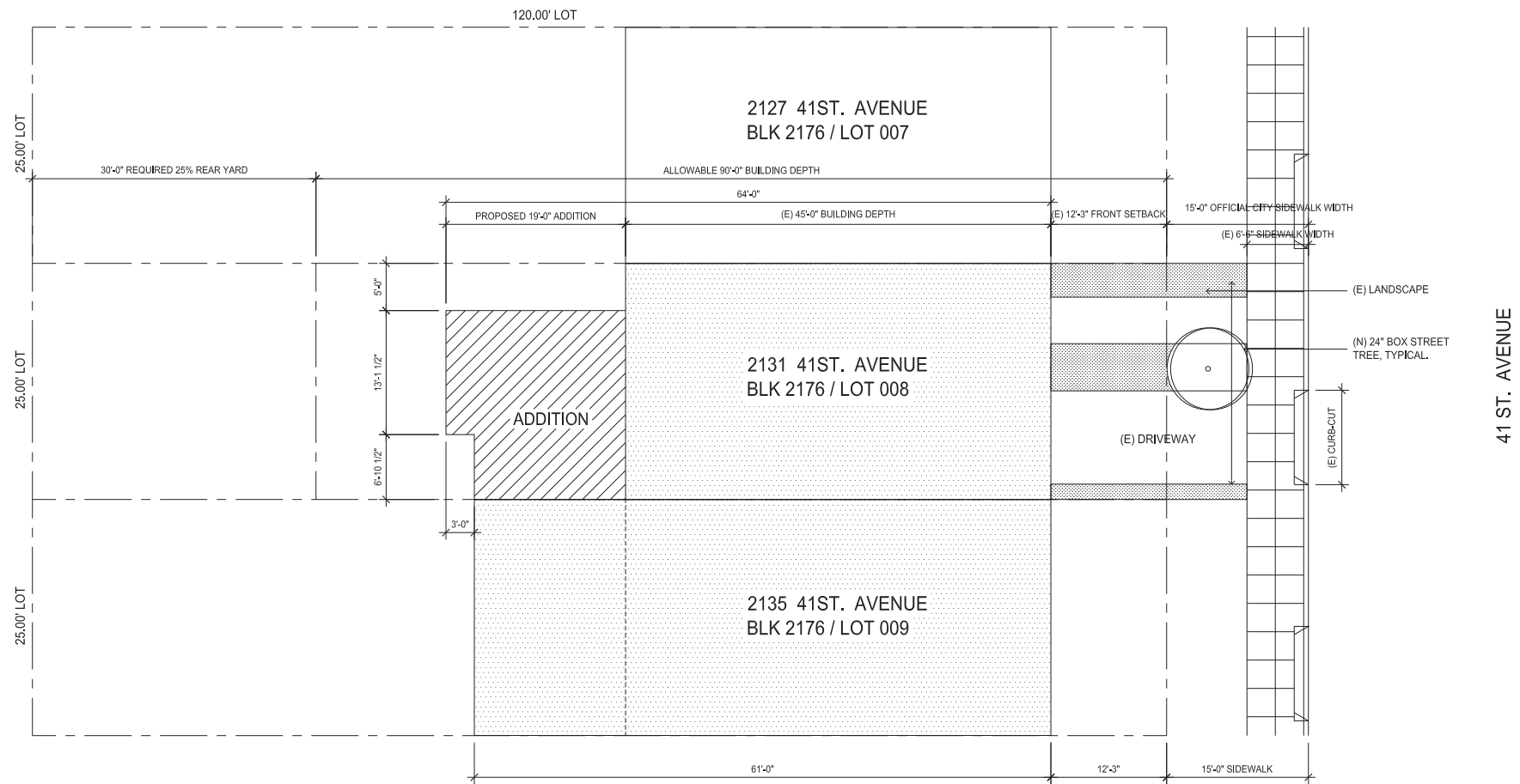
Changes were made to the plans prior to the neighborhood pre-application meeting:

- C. The project sponsor met with the owner's son who lives in the north adjacent property at 2127 41st Avenue. This adjacent owner's son expressed to the project sponsor concern for the proposed addition was against the adjoining property line. The project sponsor asked the architect to redesign the remodel/addition with a 5 foot setback at the first and second levels to create massing relief along the adjoining property line.
3. **If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requestor.**

The project sponsor recently removed the third floor of the proposed rear addition and is now proposing a roof deck over the rear addition. There is a roof stair penthouse at the south property line.

The project sponsor previously expressed his willingness to revise this design. He is also willing to meet with the DR requestor to discuss his concerns. The project sponsor has reached out to the adjacent north tenant (owner's son) and south property owner prior to sending out the pre-application meeting notice. The project sponsor revised the design after meeting with the north adjacent tenant and prior to sending out the neighborhood pre-application notice. The DR requestor was not at the neighborhood pre-application meeting.

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



SITE PLAN

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



LOCATION MAP

2131 41th Avenue
BLOCK 2176 / LOT 008



2131

**41 St.
Avenue**

A Residential Remodel

San Francisco • California

**GARY
GEE
ARCHITECTS, INC.**

GARY GEE ARCHITECTS, INC.
98 Brady Street, #8
San Francisco, CA 94103
Tel 415/863-8881
Fax 415/863-8879

COPYRIGHT 1984 - 2018 BY GARY GEE ARCHITECTS, INC. ALL RIGHTS RESERVED. DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT.

THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECTS OR PURPOSES WHATSOEVER WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF GARY GEE ARCHITECTS, INC.

PROJECT INFORMATION

LOCATION: 2131 41TH AVENUE
SAN FRANCISCO, CALIFORNIA

BLOCK / LOT: 2176 / 008

ZONING: RH-1

DESCRIPTION: R-3 OCCUPANCY WITHIN AN EXISTING 2 STORY, TYPE V-A, WOOD FRAME CONSTRUCTION.

Project No. 16-014 Date 03.09.16

Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 03.18.16
	ISSUED FOR REVIEW 03.31.16
	ISSUED FOR PRE-APPL. MTG. 11.02.16
	ISSUED FOR SITE PERMIT 11.03.16
	ISSUED FOR PLANNING REV. 10.16.17
1	ISSUED FOR PLANNING REV. 11.28.17
	ISSUED FOR REVIEW 04.03.18

SCOPE OF WORK

- NEW 19'-0" REAR ADDITION WITH INTERIOR REMODELING ON FIRST FLOOR AND 20'-6" SECOND FLOOR ADDITION AND (N) STAIR PENTHOUSE TO ROOF DECK.

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE 2013 CALIFORNIA BUILDING CODE, THE SAN FRANCISCO AMENDMENTS AND ALL APPLICABLE BUILDING CODES.
- ALL DIMENSIONS AND DETAILS OF CONSTRUCTION SHALL BE VERIFIED IN THE FIELD BY CONTRACTOR.
- DO NOT SCALE THESE DRAWINGS.

CONTRACTOR IS TO FIELD VERIFY ALL CONDITIONS BEFORE STARTING WORK.

DRAWING INDEX

- A1.0 SITE PLAN, PROJECT INFORMATION
- A1.1 EXIT DIAGRAM
- A2.0 EXISTING/DEMO FLOOR PLANS
- A2.1 REMODEL FLOOR PLANS
- A2.2 REMODEL FLOOR / ROOF PLANS
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A4.0 SECTIONS

Site Plan

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

A1.0

2131

41 St.
Avenue

A Residential Remodel

San Francisco • California

GARY
GEE
AIA

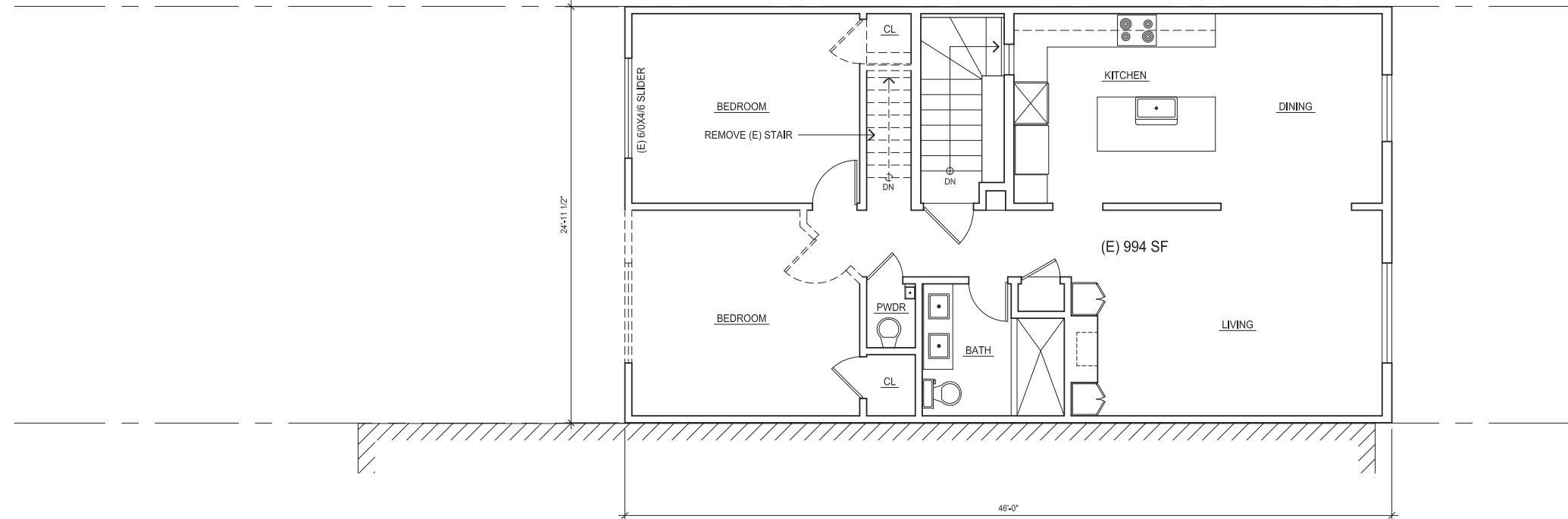
GARY GEE ARCHITECTS, INC.
98 Brady Street, #8
San Francisco, CA 94103
Tel 415/863-8881
Fax 415/863-8879

COPYRIGHT 1984 - 2018 BY GARY GEE ARCHITECTS, INC. ALL RIGHTS RESERVED. DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF GARY GEE ARCHITECTS, INC.

Project No. 16-014 Date 03.09.16

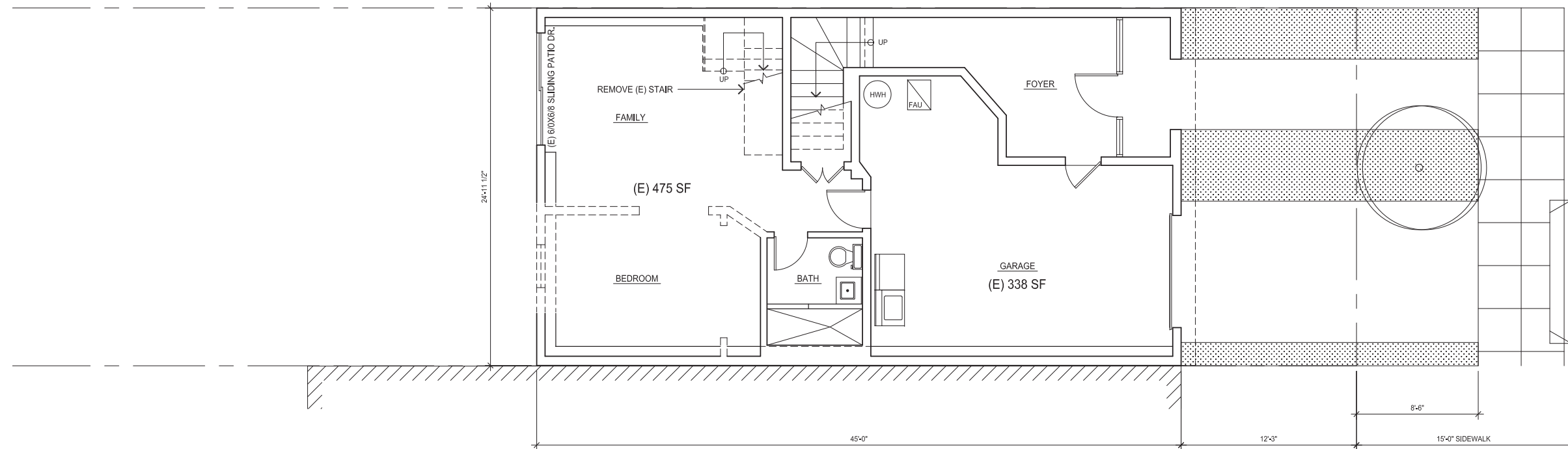
Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 03.18.16
	ISSUED FOR REVIEW 03.31.16
	ISSUED FOR PRE-APPL. MTG. 11.02.16
	ISSUED FOR SITE PERMIT 11.03.16
	ISSUED FOR PLANNING REV. 10.16.17
1	ISSUED FOR PLANNING REV. 11.28.17
	ISSUED FOR REVIEW 04.03.18



DEMO / EXISTING SECOND FLOOR PLAN

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



DEMO / EXISTING FIRST FLOOR PLAN

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



41 ST. AVENUE

Demo / Existing
Floor Plans

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

A2.0

2131

41 St.
Avenue

A Residential Remodel

San Francisco • California

GARY
GEE
ARCHITECTS
AIA

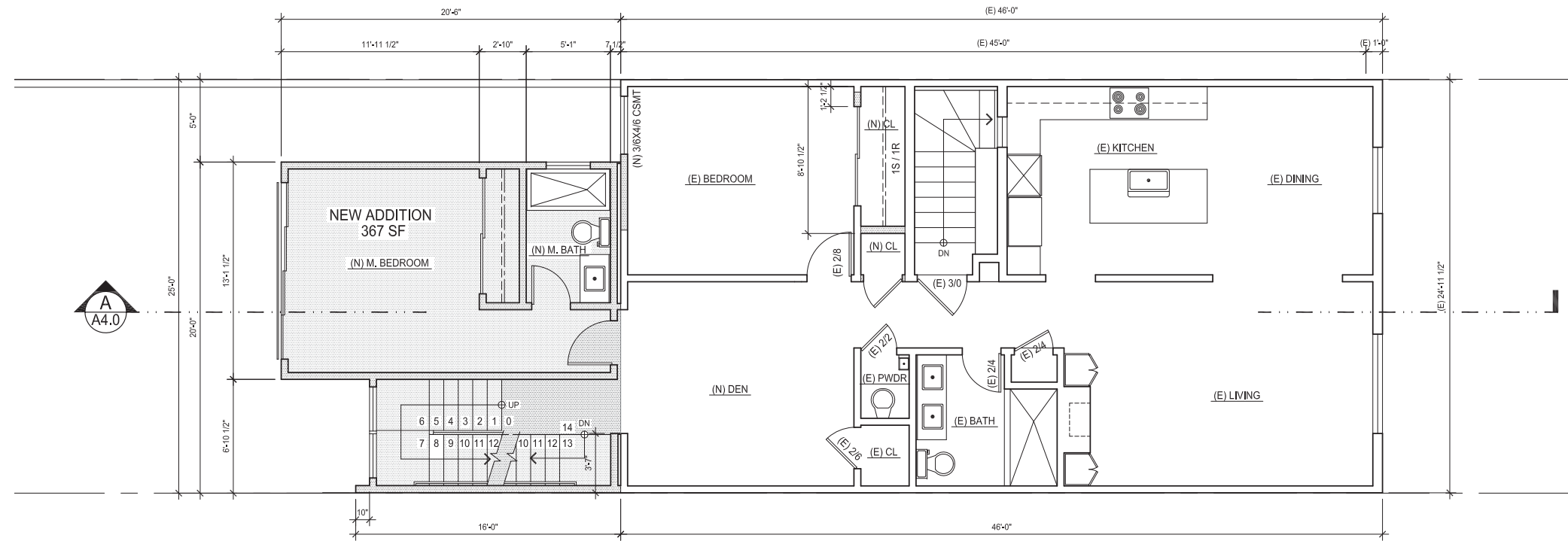
GARY GEE ARCHITECTS, INC.
98 Brady Street, #8
San Francisco, CA 94103
Tel 415/863-8881
Fax 415/863-8879

COPYRIGHT 1984 - 2018 BY GARY GEE ARCHITECTS, INC. ALL RIGHTS RESERVED. DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC, WRITTEN AUTHORIZATION OF GARY GEE ARCHITECTS, INC.

Project No. 16-014 Date 03.09.16

Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 03.18.16
	ISSUED FOR REVIEW 03.31.16
	ISSUED FOR PRE-APPL. MTG. 11.02.16
	ISSUED FOR SITE PERMIT 11.03.16
	ISSUED FOR PLANNING REV. 10.16.17
1	ISSUED FOR PLANNING REV. 11.28.17
	ISSUED FOR REVIEW 04.03.18

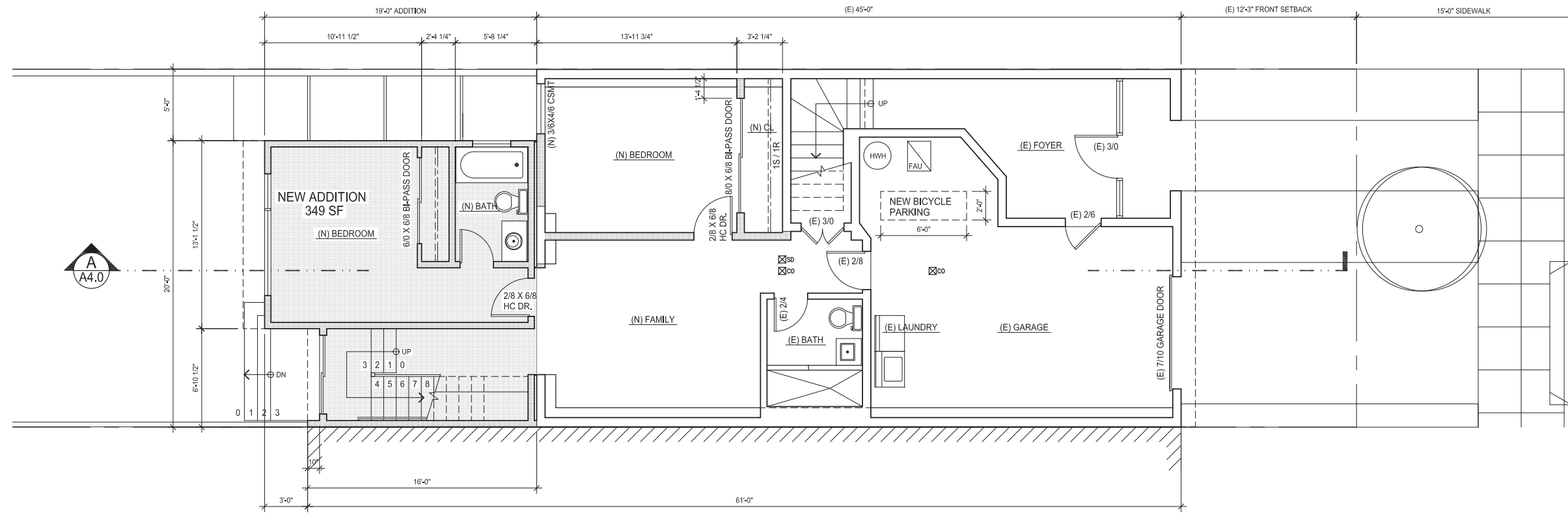


1 PROPOSED SECOND FLOOR PLAN

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

WALL LEGEND

- NEW 2X WALLS
- EXISTING WALL TO REMAIN



1 PROPOSED FIRST FLOOR PLAN

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



Floor Plans

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

A2.1

2131

41 St.
Avenue

A Residential Remodel

San Francisco • California

GARY
GEE
AIA

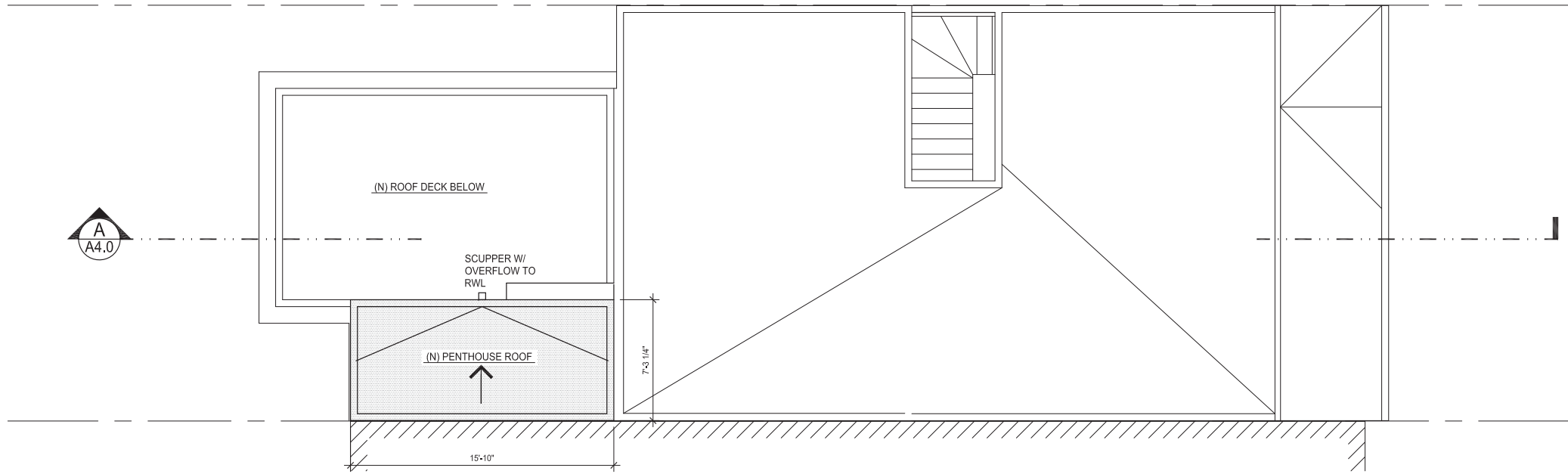
GARY GEE ARCHITECTS, INC.
98 Brady Street, #8
San Francisco, CA 94103
Tel 415/863-8881
Fax 415/863-8879

COPYRIGHT 1984 - 2018 BY GARY GEE ARCHITECTS, INC. ALL RIGHTS RESERVED. DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF GARY GEE ARCHITECTS, INC.

Project No. 16-014 Date 03.09.16

Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 03.18.16
	ISSUED FOR REVIEW 03.31.16
	ISSUED FOR PRE-APPL. MTG. 11.02.16
	ISSUED FOR SITE PERMIT 11.03.16
	ISSUED FOR PLANNING REV. 10.16.17
1	ISSUED FOR PLANNING REV. 11.28.17
	ISSUED FOR REVIEW 04.03.18

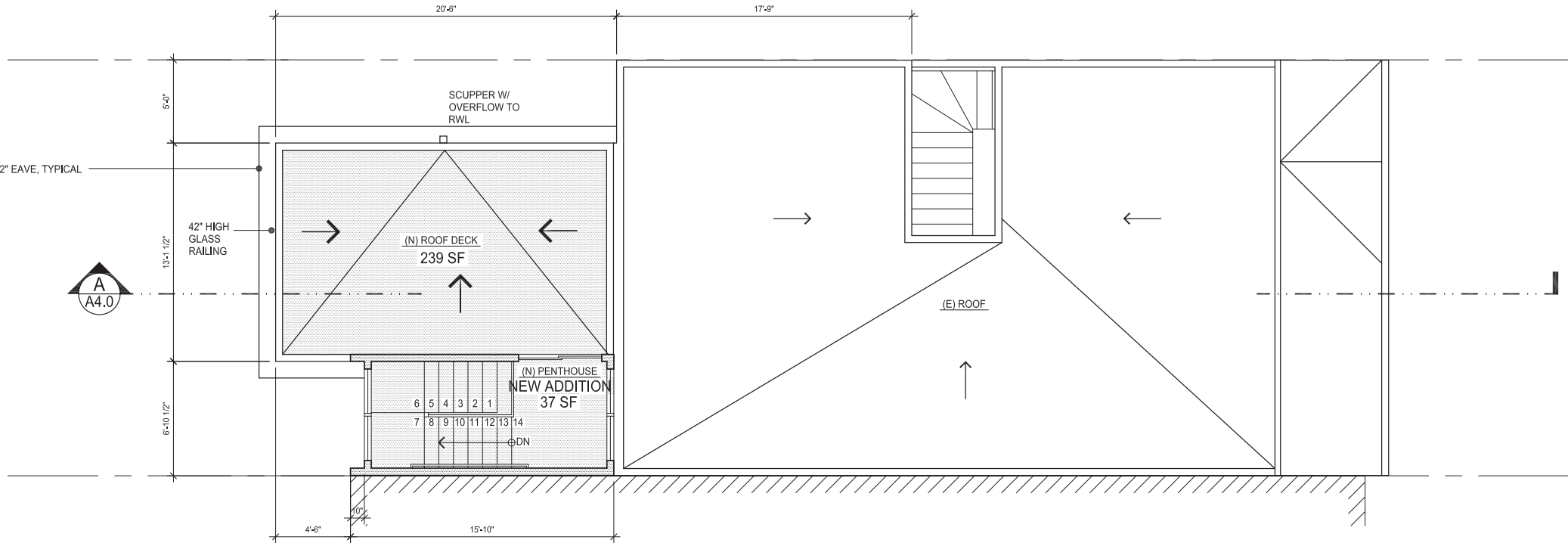


WALL LEGEND

- NEW 2X WALLS
- EXISTING WALL TO REMAIN

1 PROPOSED ROOF PLAN

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



1 PROPOSED PENTHOUSE FLOOR PLAN

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



Floor Plans

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

A2.2

2131

41 St.
Avenue

A Residential Remodel

San Francisco • California

GARY
GEE
AIA

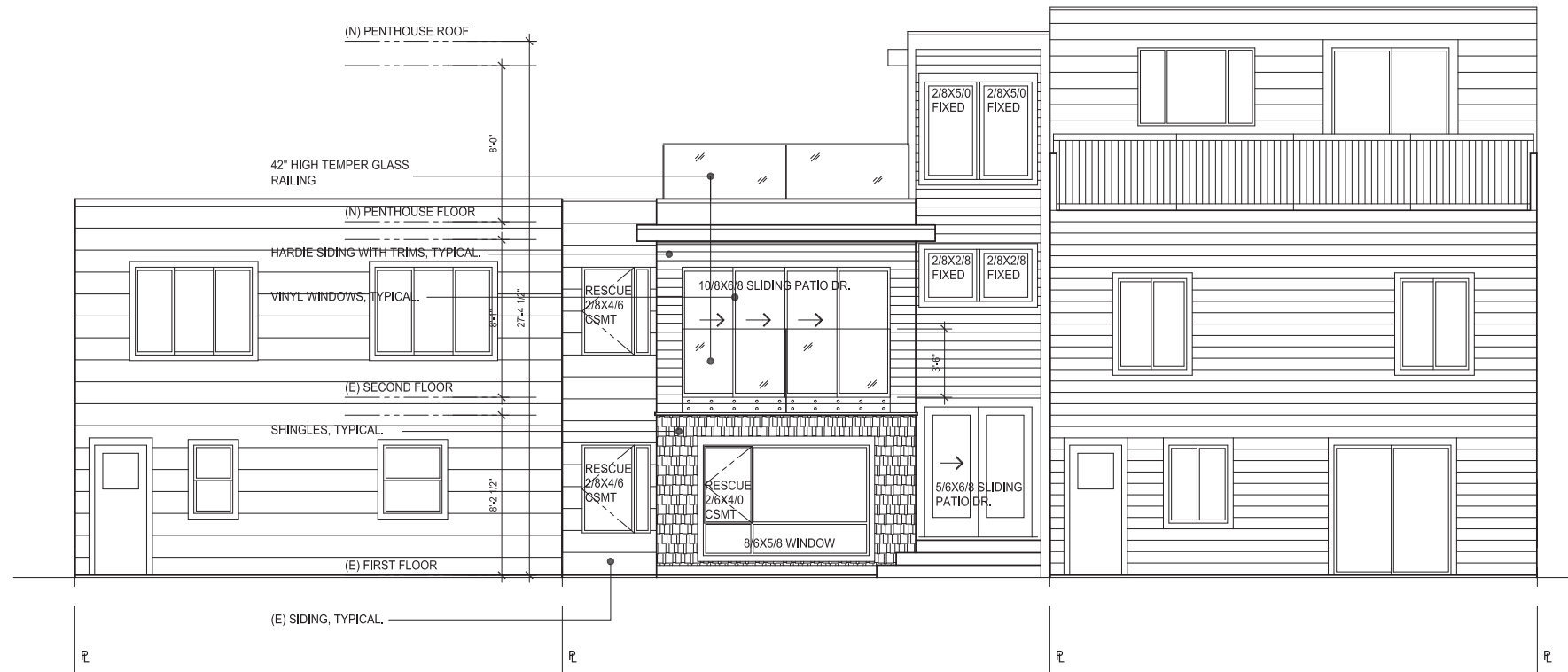
GARY GEE ARCHITECTS, INC.
98 Brady Street, #8
San Francisco, CA 94103
Tel 415/863-8881
Fax 415/863-8879

COPYRIGHT 1984 - 2018 BY GARY GEE ARCHITECTS, INC. ALL RIGHTS RESERVED. DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF GARY GEE ARCHITECTS, INC.

Project No. 16-014 Date 03.09.16

Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 03.18.16
	ISSUED FOR REVIEW 03.31.16
	ISSUED FOR PRE-APPL. MTG. 11.02.16
	ISSUED FOR SITE PERMIT 11.03.16
1	ISSUED FOR PLANNING REV. 10.16.17
	ISSUED FOR REVIEW 04.03.18



PROPOSED WEST ELEVATION

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



EXISTING WEST ELEVATION

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

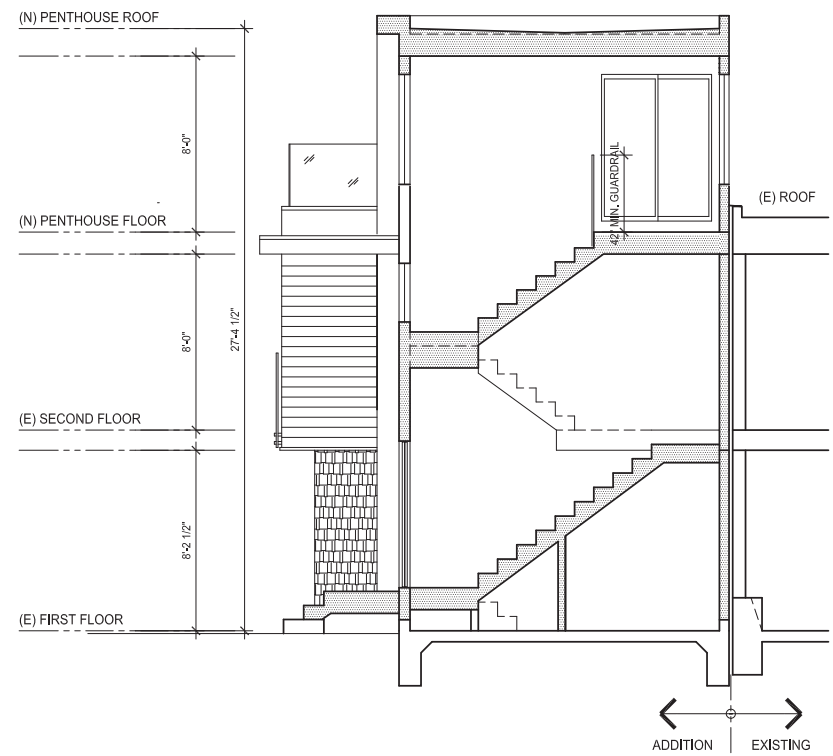
Section

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

A3.0

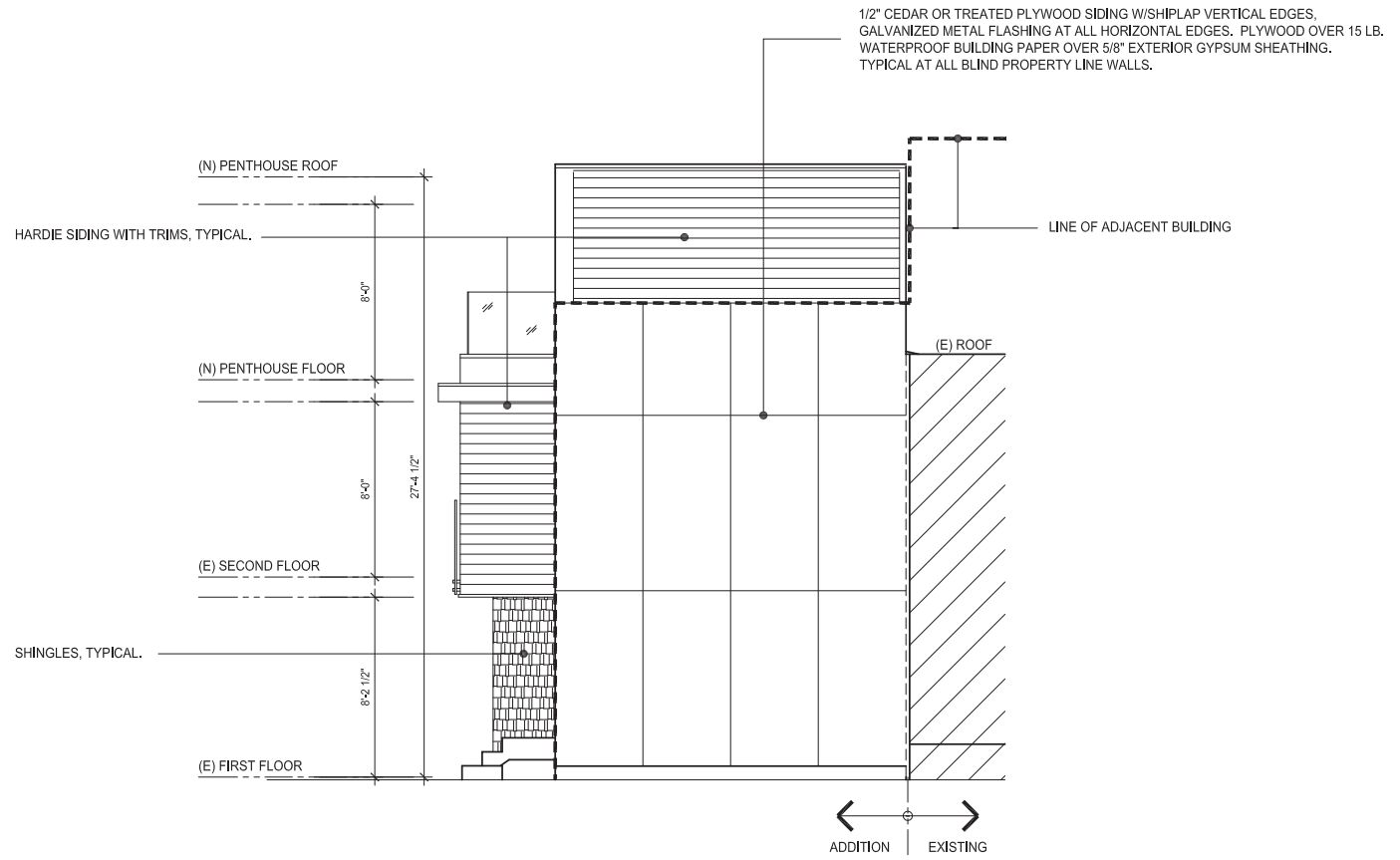
Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 03.18.16
	ISSUED FOR REVIEW 03.31.16
	ISSUED FOR PRE-APPL. MTG. 11.02.16
	ISSUED FOR SITE PERMIT 11.03.16
	ISSUED FOR PLANNING REV. 10.16.17
1	ISSUED FOR PLANNING REV. 11.28.17
	ISSUED FOR REVIEW 04.03.18



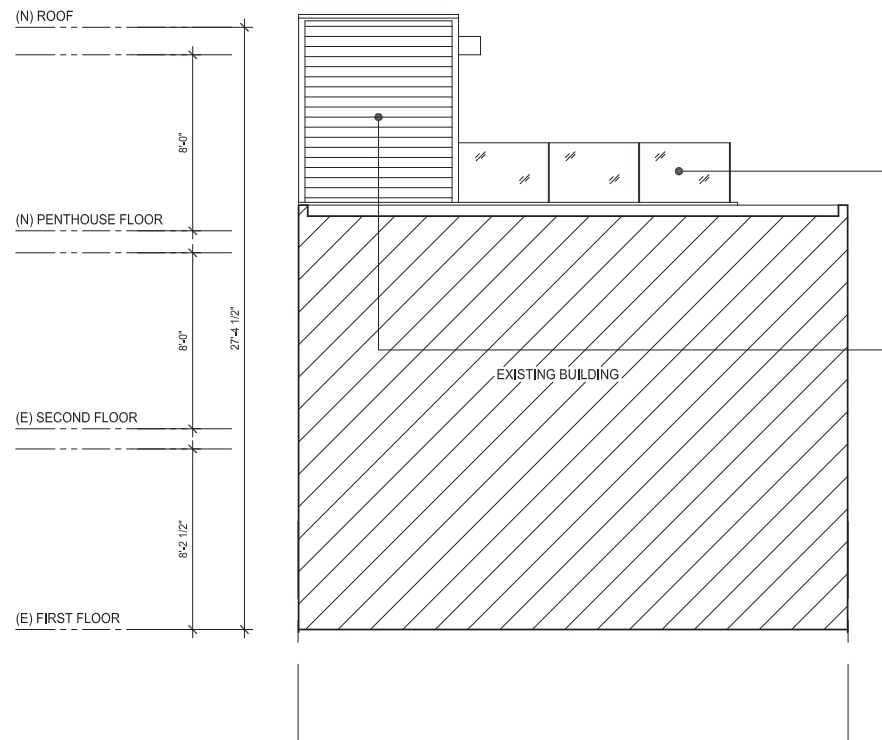
1 NEW STAIR SECTION

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



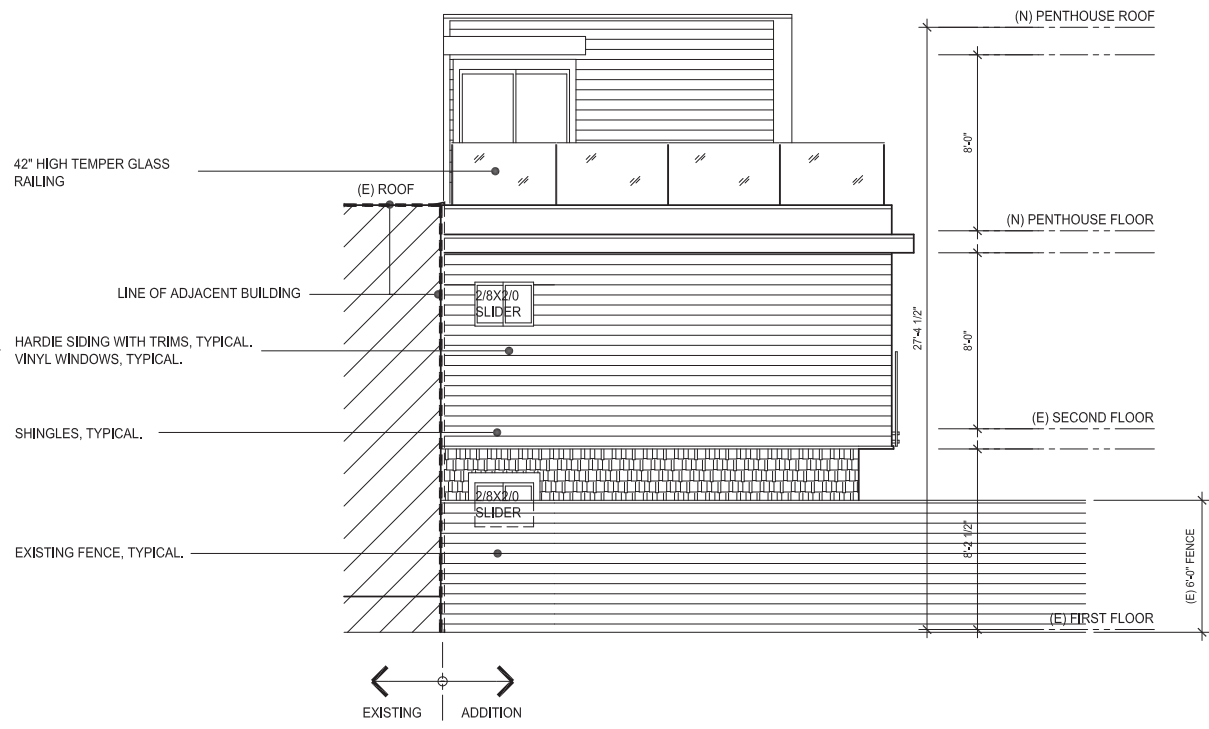
PROPOSED SOUTH ELEVATION

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



1 PROPOSED EAST ELEVATION

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



1 PROPOSED NORTH ELEVATION

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

2131

41 St. Avenue

A Residential Remodel

San Francisco • California

**GARY
GEE
AIA**

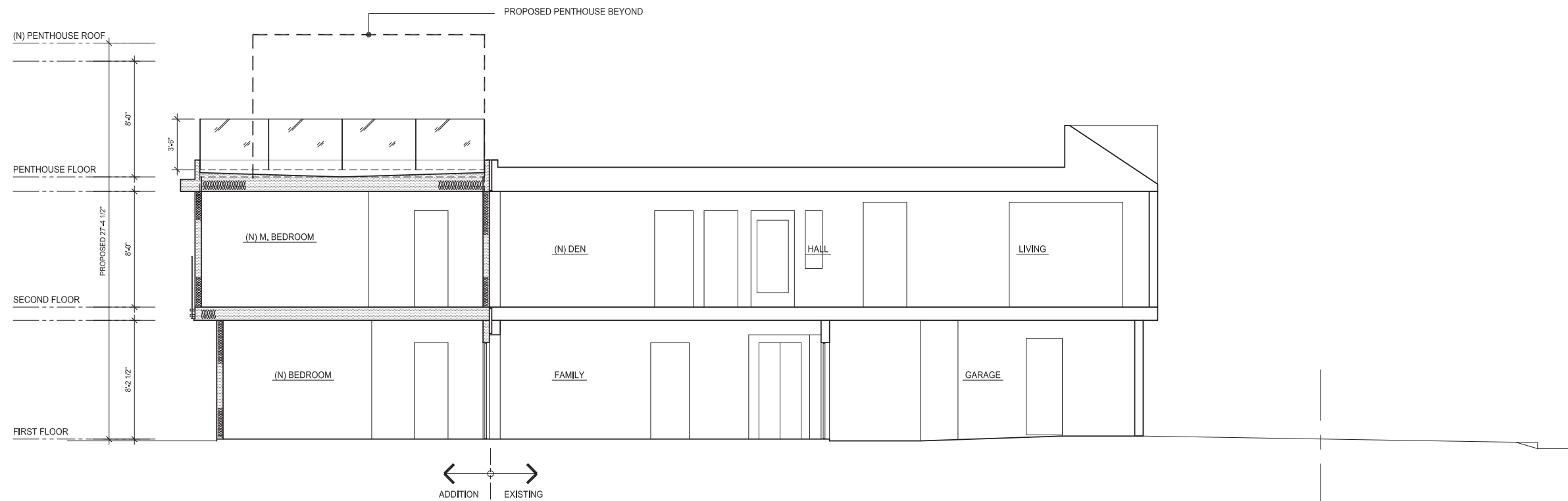
GARY GEE ARCHITECTS, INC.
98 Brady Street, #8
San Francisco, CA 94103
Tel 415/863-8881
Fax 415/863-8879

COPYRIGHT 1984 - 2018 BY GARY GEE ARCHITECTS, INC. ALL RIGHTS RESERVED. DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF GARY GEE ARCHITECTS, INC.

Project No. 16-014 Date 03.09.16

Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 03.18.16
	ISSUED FOR REVIEW 03.31.16
	ISSUED FOR PRE-APPL. MTG. 11.02.16
	ISSUED FOR SITE PERMIT 11.03.16
	ISSUED FOR PLANNING REV. 10.16.17
1	ISSUED FOR PLANNING REV. 11.28.17
	ISSUED FOR REVIEW 04.03.18

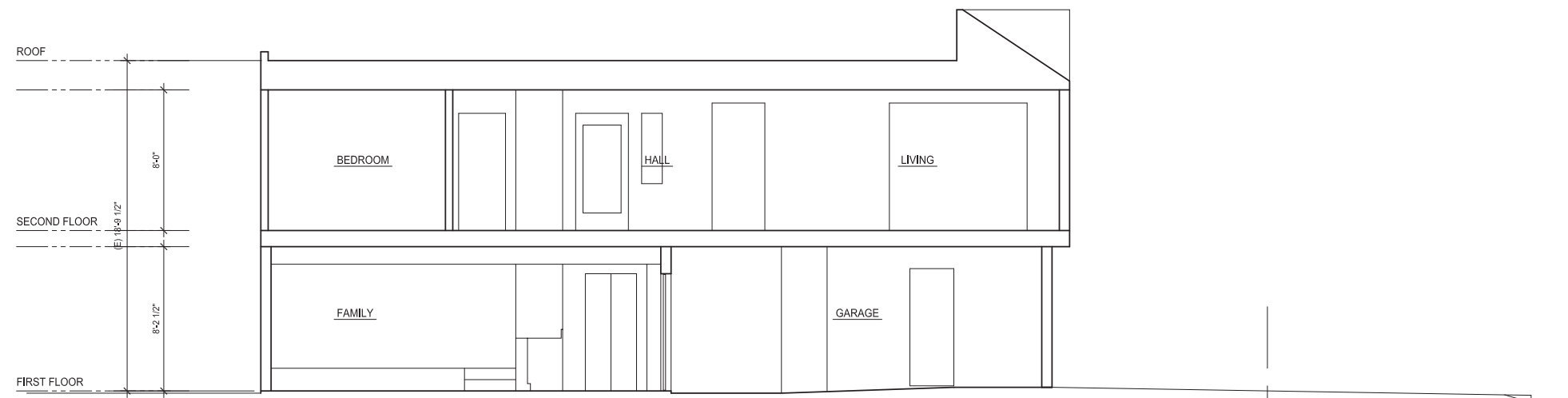


1 PROPOSED SECTION A-A

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

LEGEND

==== ADDITION
==== EXISTING



EXISTING SECTION

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

Section

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

A4.0

August 13, 2018

To: The San Francisco Planning Commission

From: Joel F. Sturm

Subject: Information Package for the August 23, 2018 Discretionary Review Hearing

The attached information package is respectfully provided in support of our Request for Discretionary Review Hearing. As stated in the Application Packet for Discretionary Review we present information as follows:

- Concerns and Impacts
- Applicable sections of the Residential Design Guidelines
- Proposed Alternative Design
- Plans dated June 2017, November 2017 and May 2016
- Comments on a Response to DR by Mr. Gee dated May 29, 2018

Thanks for your consideration,

Joel and Andrew Sturm
Owner and Resident
2127 41st Ave
San Francisco, CA

APPLICATION PACKET FOR **Discretionary Review**

- List concerns
- Explain impacts
- Site specific sections of the Residential Design Guidelines
- Suggest reasonable alternatives

NOTICE OF BUILDING PERMIT APPLICATION

If you believe that the impact on your from the proposed project is significant and you wish to change the project...**We strongly urge that steps 1 and 2 be taken.**

NOTICE OF BUILDING PERMIT APPLICATION

- **Request a meeting with the project applicant**
 - Meeting held on 9/25/2017 at request of project developer.
- **Mediation**
 - Community Boards contacted on 1/11/2018 and on 2/24/18. Case No. 18-0030.
 - Notified that on April 12, 2018 that developer declined to participate.
- **Contact planner**
 - Met with planner on Meeting on 9/11/2017

CONCERNS AND IMPACTS



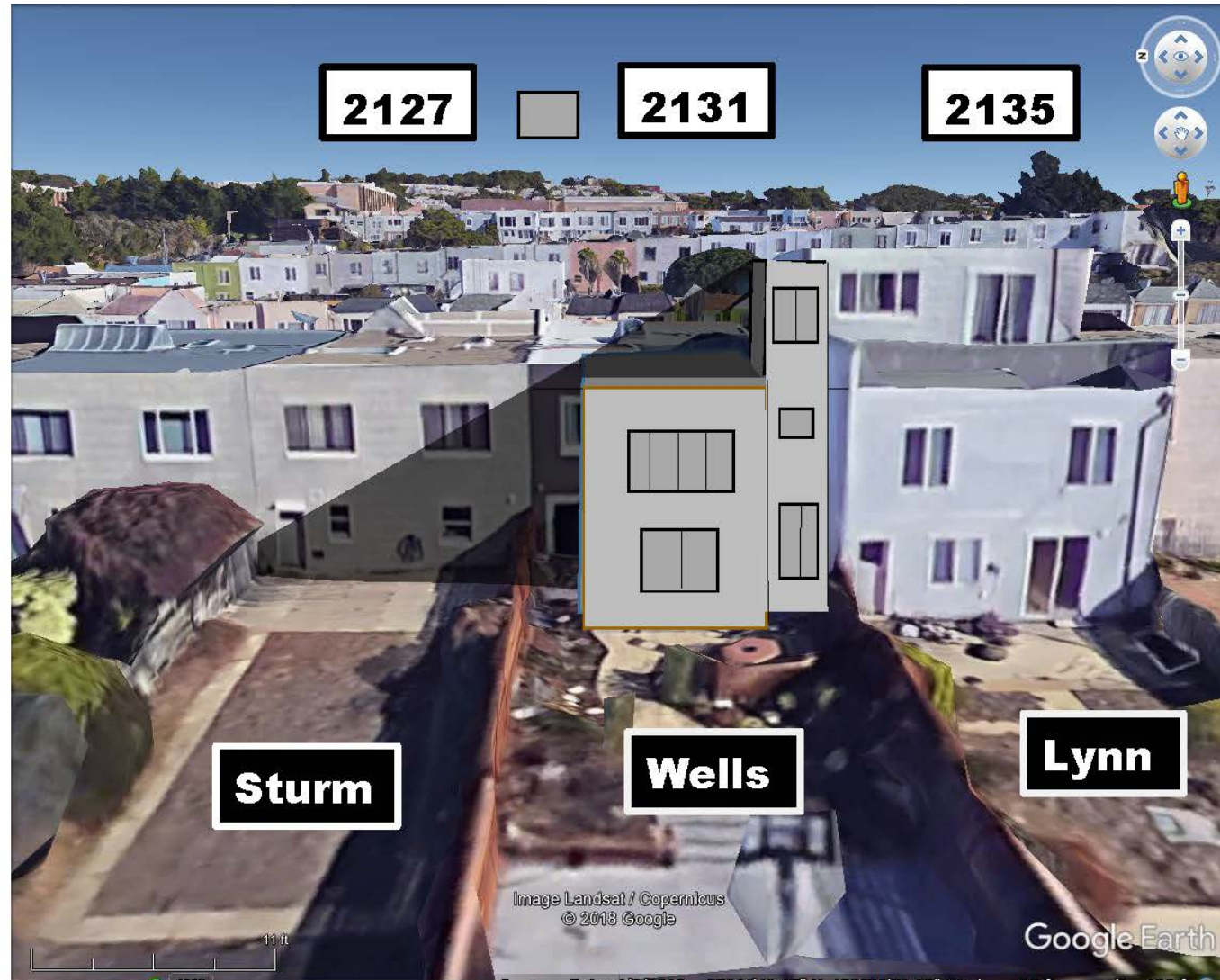
EXISTING CONDITIONS

Looking East on January 20, 2018



EXISTING CONDITIONS

Looking East on September 1, 2017



WITH PROPOSED 2-STORY REAR YARD ADDITION

RESIDENTIAL DESIGN GUIDELINES

RDG, Building Scale and Form, Pg. 23

IV. Building Scale and Form

DESIGN PRINCIPLE: Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character.

BUILDING SCALE

GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings.

NEIGHBORHOOD

- 56 homes
- 7 additions (12%)
 - 4, 3rd story additions on existing structure
 - 3, 15-20 ft rear yard addtions

3-story (5 ft) / (3rd story (30 ft H) 1-story (10 ft) / 3rd story (30 ft)

2-story (15 ft) / 3rd story

1-story (15 ft)



2131 41st Ave

2-story (15 ft) / 3rd story

42nd Ave

2-story (22 ft)

2-story (15 ft)

Neighborhood Additions

RDG, Building Scale and Form, Pg. 25

In modifying the height and depth of the building, consider the following measures;

- **Eliminate the upper story**

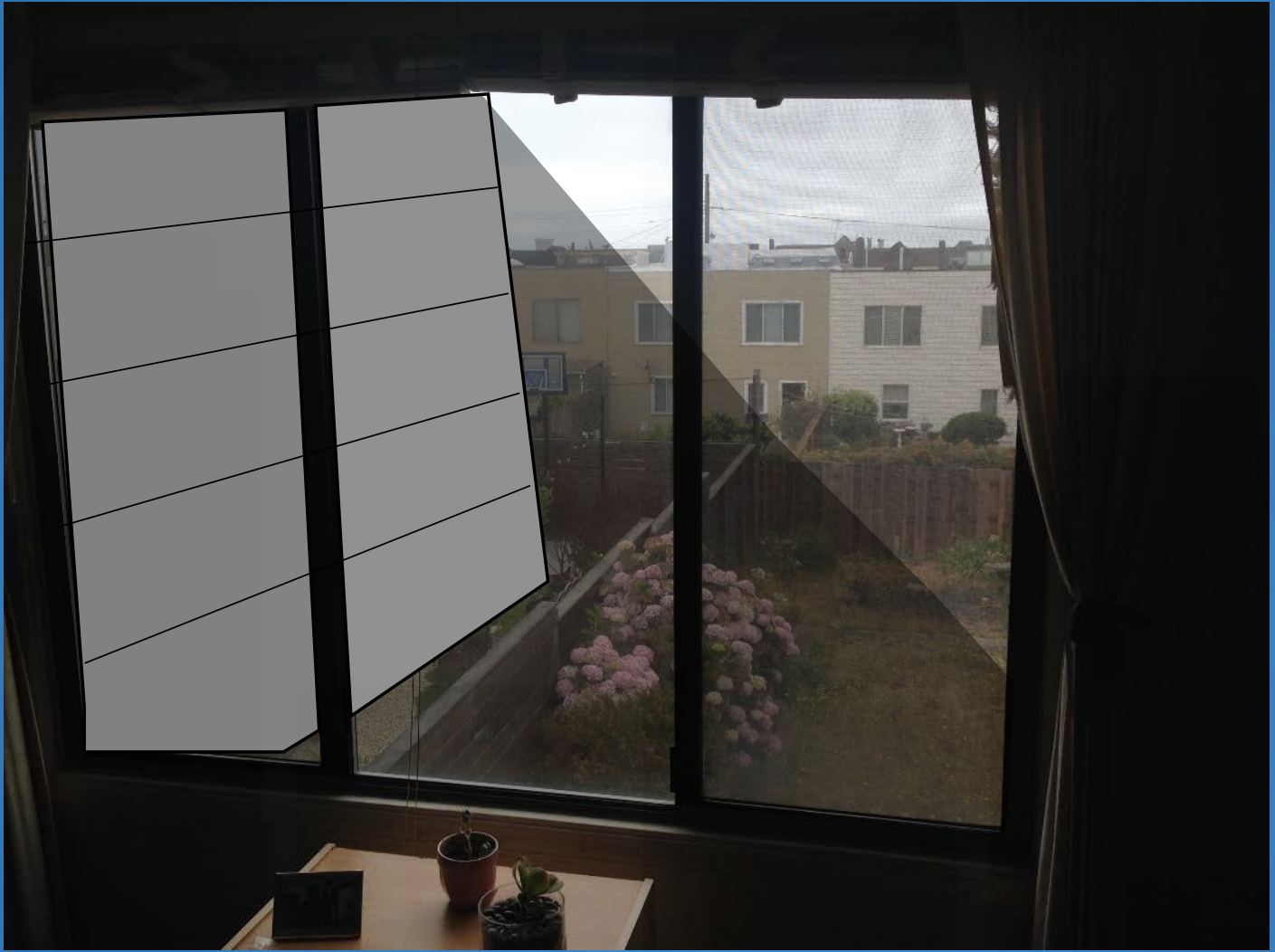
RDG, Building Scale and Form, Pg. 26

Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are **uncharacteristically deep or tall**, depending on the context of the other buildings that define the mid-block open space.

An out-of-scale rear yard addition can leave surrounding residents feeling **“boxed-in”** and cut-off from the mid-block open space.



Looking Southwest from Sturm's Master Bedroom



Looking Southwest from the Sturm's Master Bedroom with Proposed 2-Story Rear Yard Addition

RDG, Building Scale and Form, Pg. 27



A **two-story addition** with a pitched roof lessens the impacts of the addition



This addition ... is set back at the **second floor...**

3-Story Neighborhood --- 2-Story Rear Yard Addition

RDG, Building Scale and Form, Pg. 27



... the addition is **substantially out scale** with surrounding buildings...



... the addition has been scaled back to **two stories**

3-Story Neighborhood --- 2-Story Rear Yard Addition

As shown on RDG, Pg. 27, All recommended rear yard addition designs are **2 stories in 3 story neighborhood.**

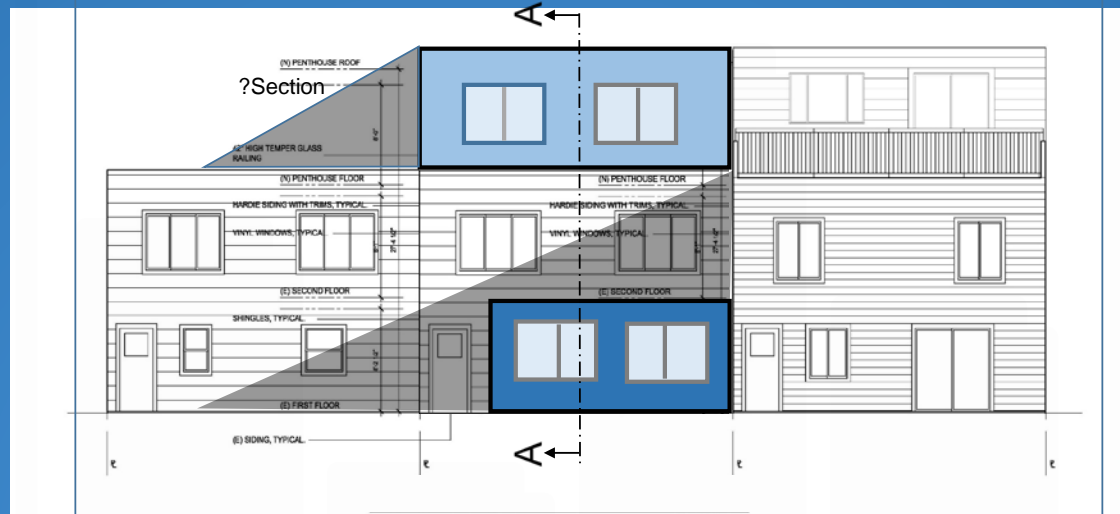
3 story neighborhood → 2 story rear yard addition

2 story neighborhood → 1 story rear yard addition

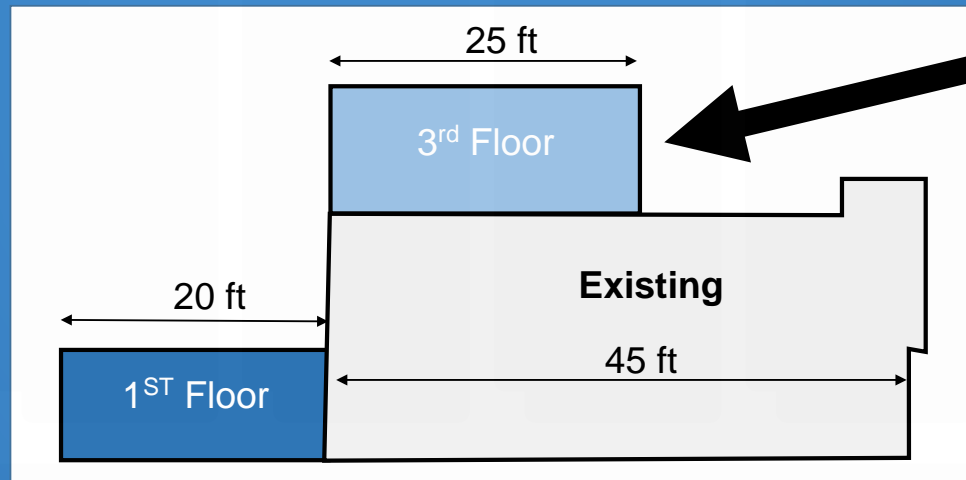


RDG illustration modified to show proposed addition relative to a neighborhood of 2-story homes.

PROPOSED ALTERNATIVE



West Elevation



Section A-A

PROPOSED ALTERNATIVE



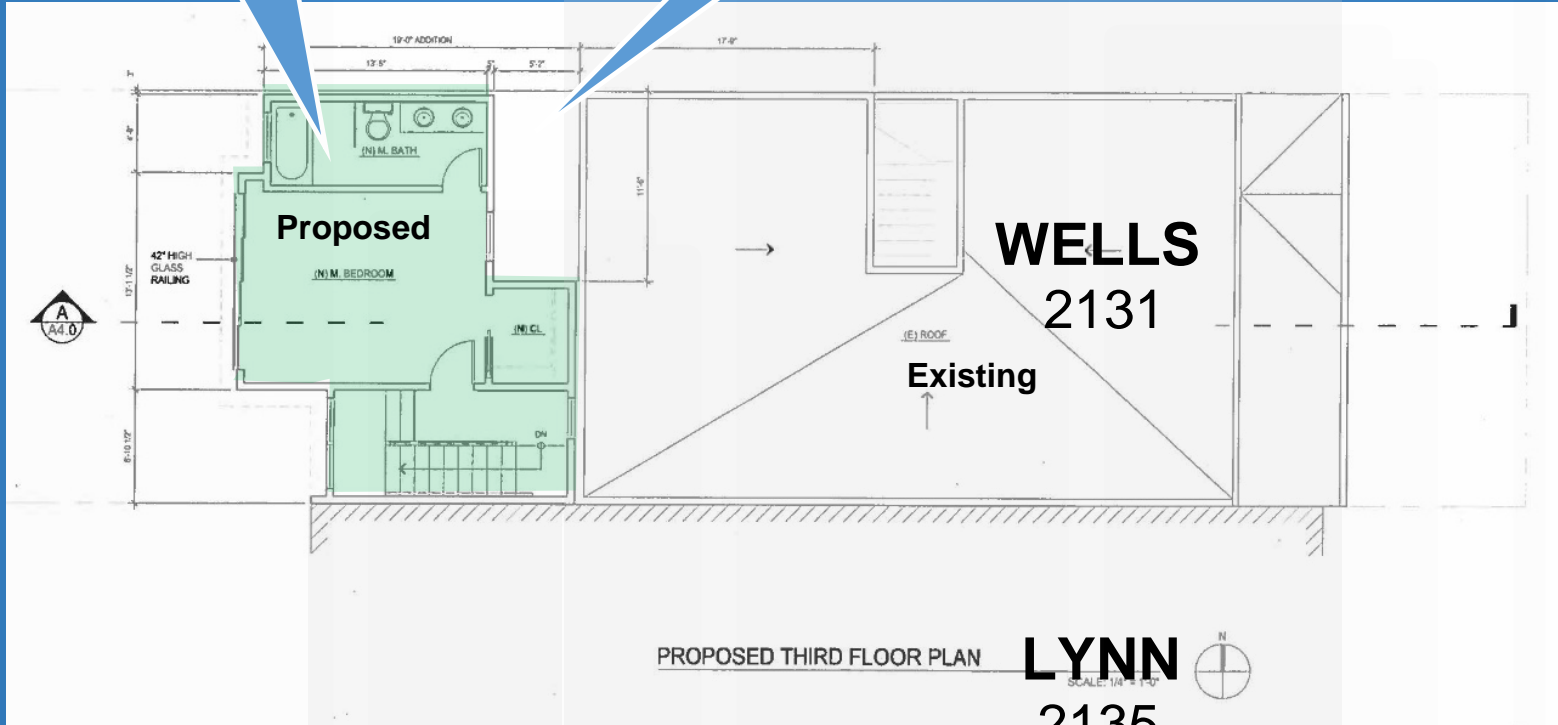
PROPOSED ALTERNATIVE – 1ST Story and 3rd Story

PLANS

3rd Floor Canilever to Northern Property Line
IMPACT: MAXIMUM SHADING

Alcove / Light Court
IMPACT: NOISE AMPLIFIER

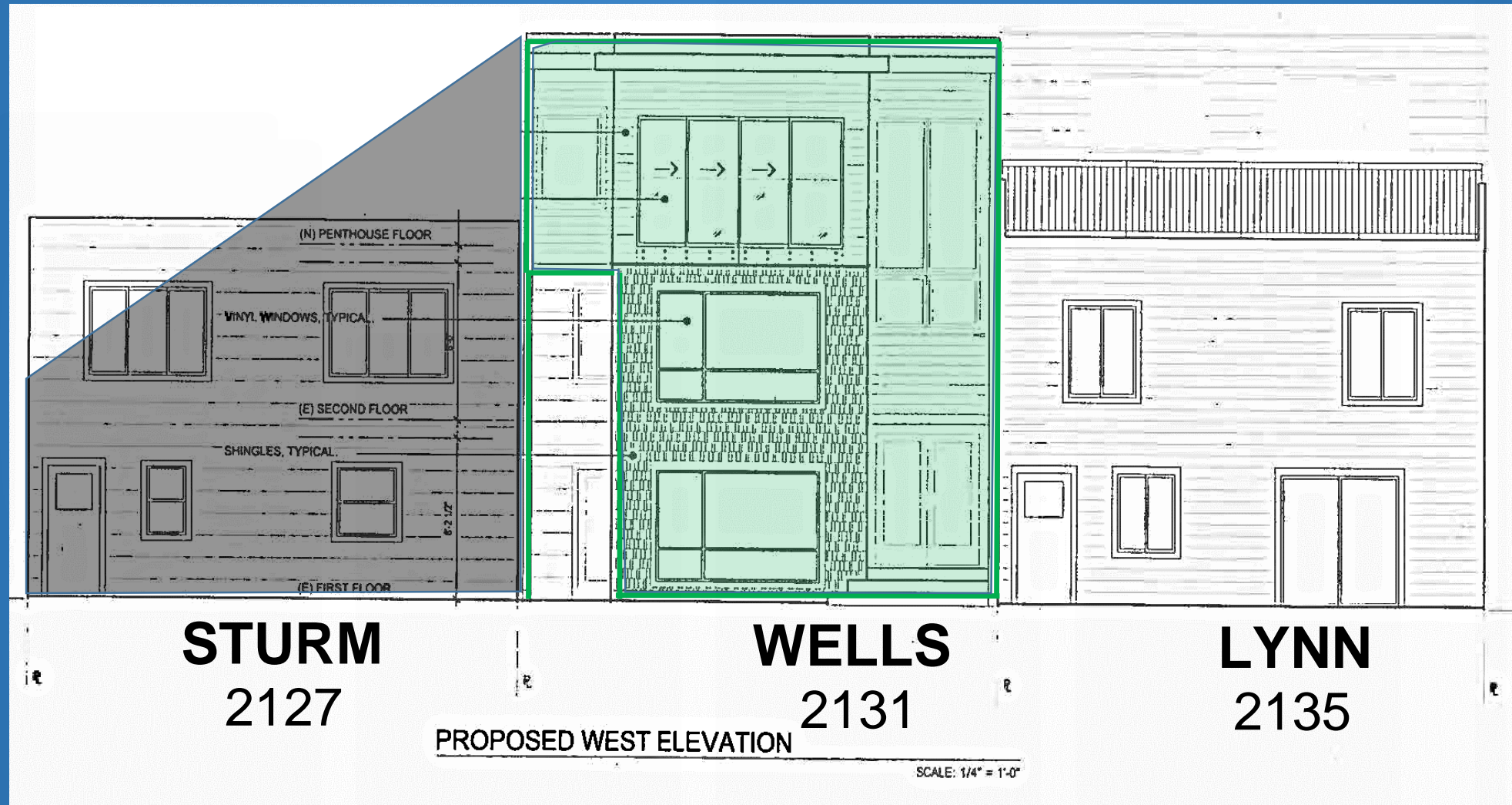
**STURM
2127**



JUNE 2017

Submitted with Building Permit Application

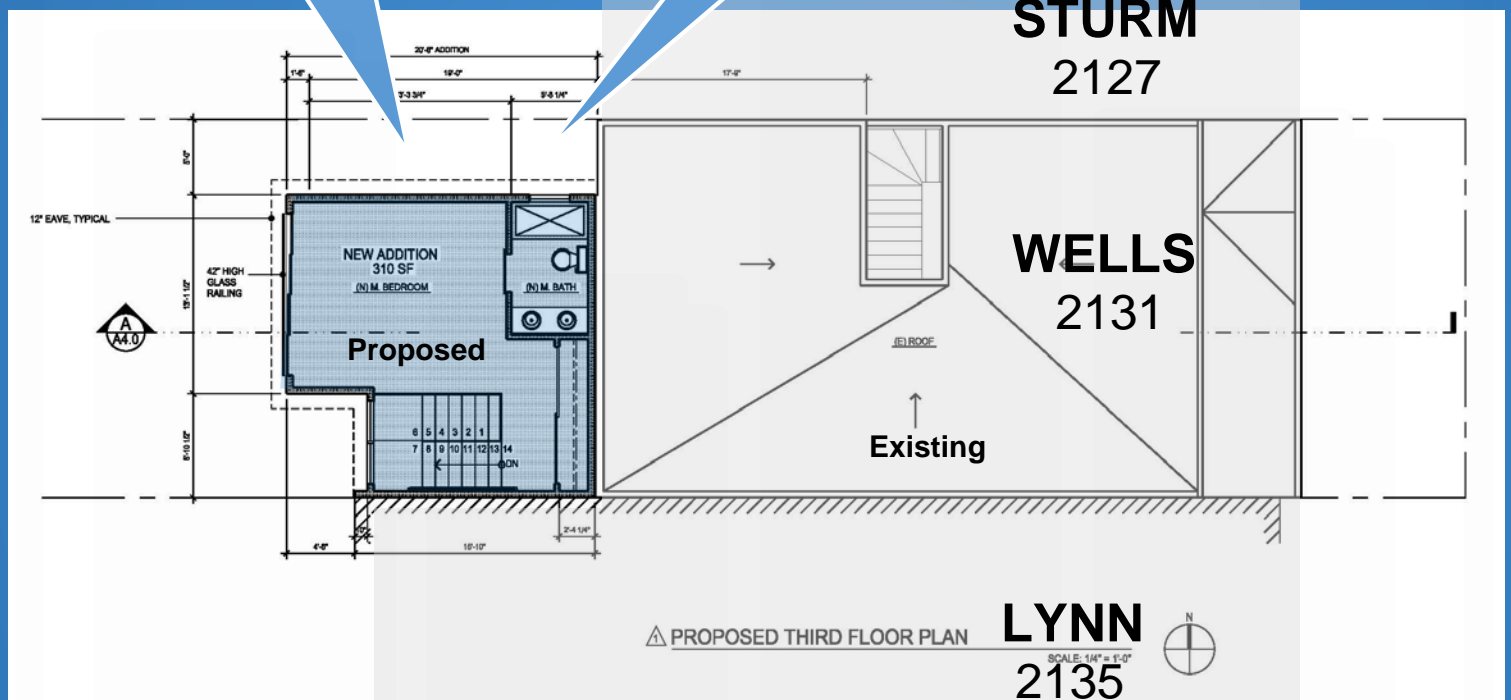
JUNE 2017



Submitted with Building Permit Application

3rd Floor Canilever to Northern Property Line
DELETED

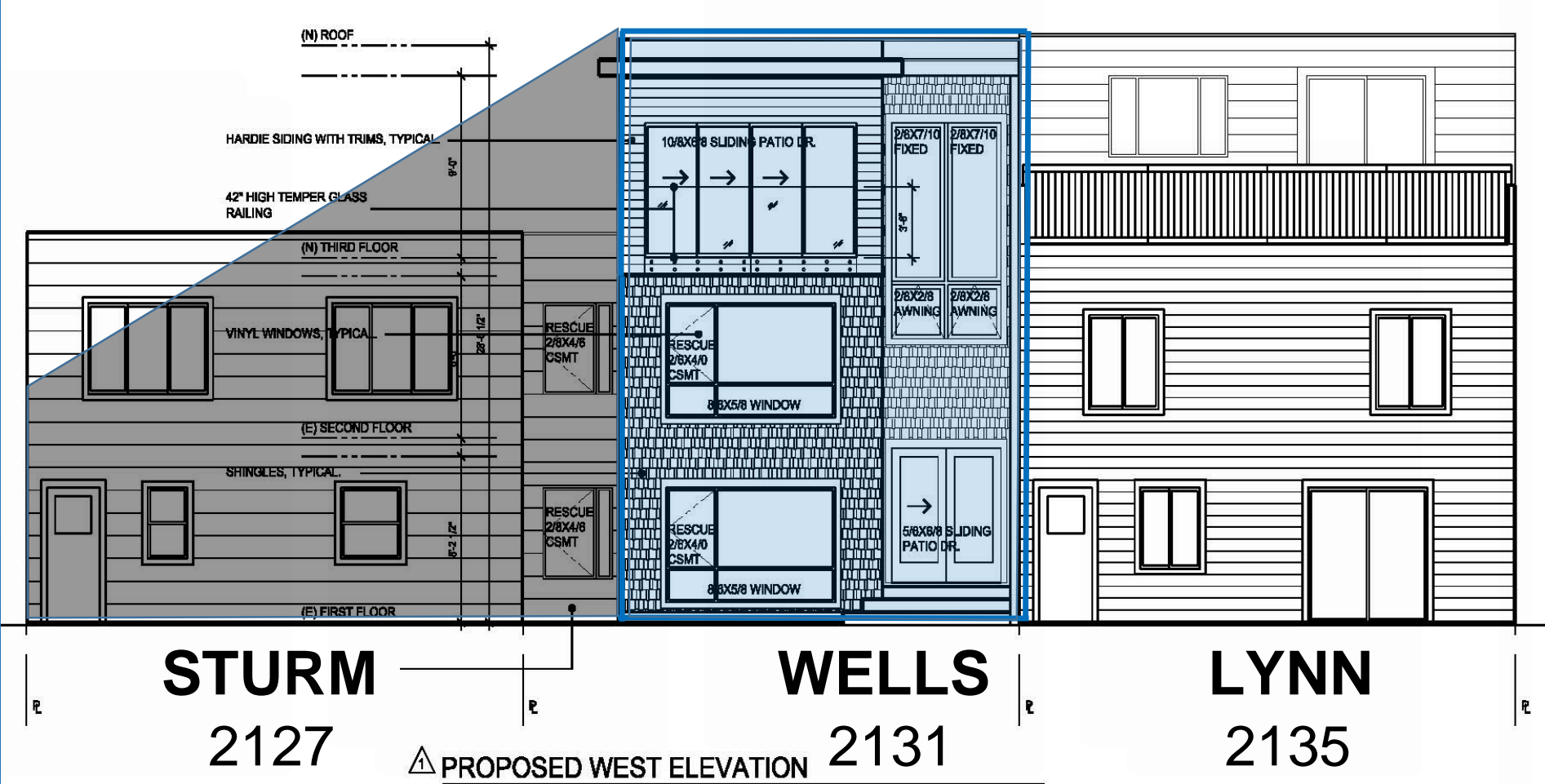
Alcove / Light Court
DELETED



NOVEMBER 2017

3rd Story Cantilever and Alcove/Light Court deleted from design, presumably in response to concerns expressed by Christy Alexander.

NOVEMBER 2017

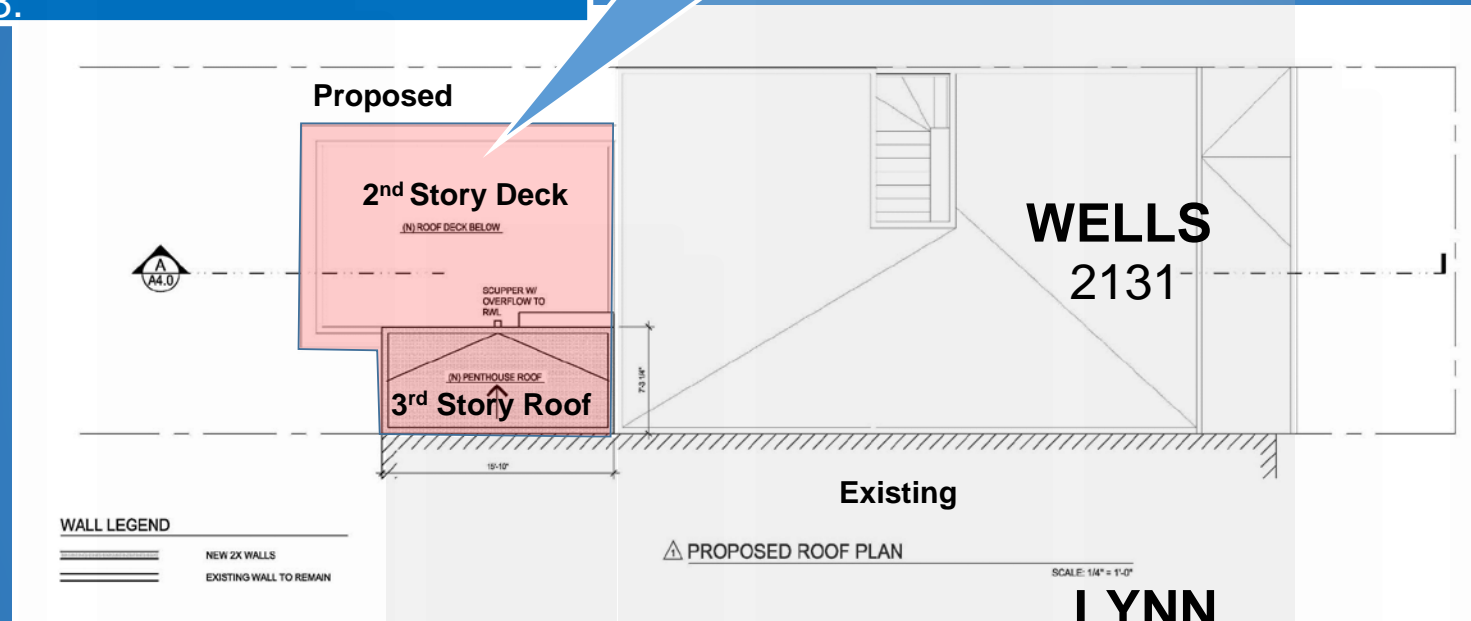


“...the third floor expansion at the rear should be limited to the existing building footprint.”

Comments from Residential Design Advisory Team (RDAT) Review on 1/24/2018.

MOST OF 3rd STORY REMOVED IN PARTIAL COMPLIANCE WITH RDAT RECOMMENDATION

STURM
2127



WELLS
2131

LYNN
2135

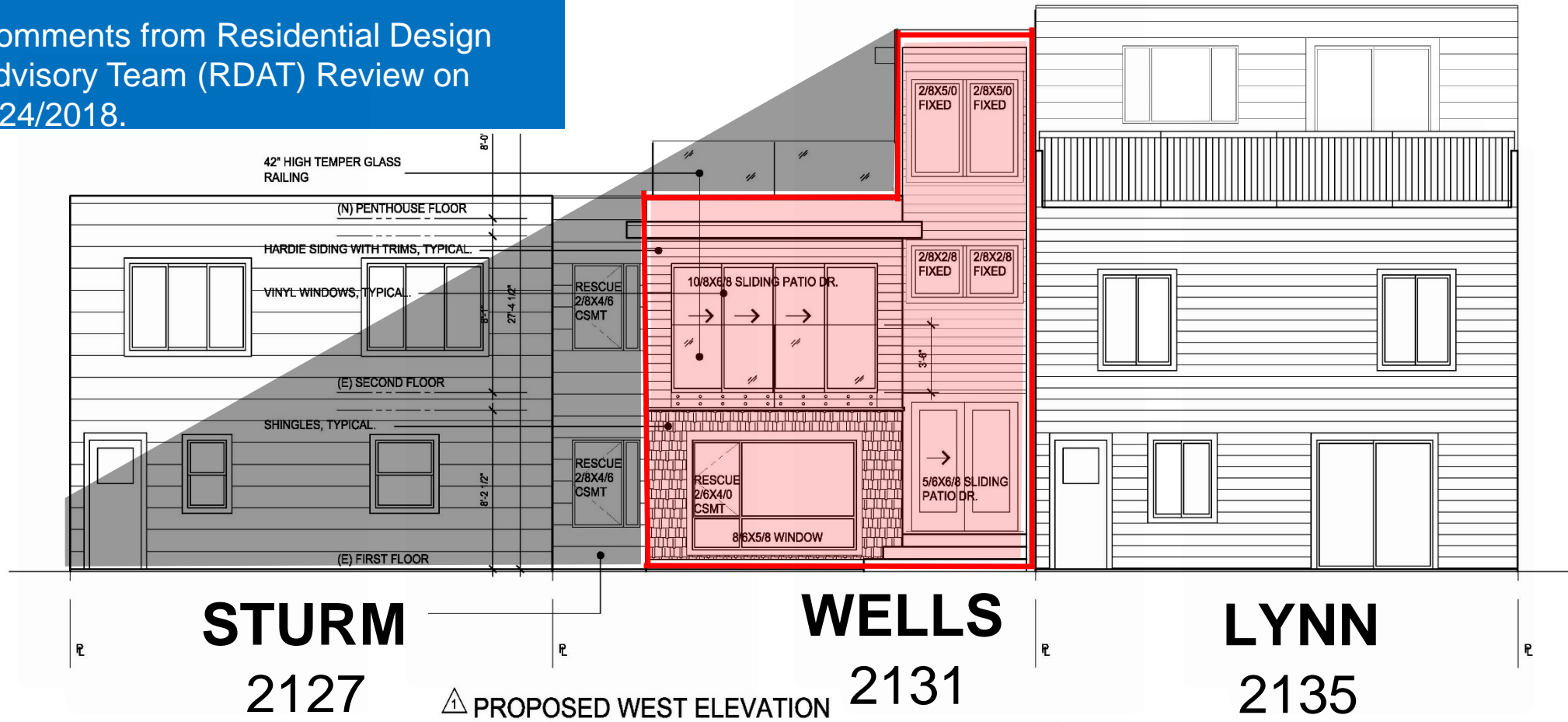
MAY 2018

Shading of Sturm Property still significant
(See Proposed West Elevation)

“...the third floor expansion at the rear should be limited to the existing building footprint.”

Comments from Residential Design Advisory Team (RDAT) Review on 1/24/2018.

MAY 2018



RESPONSE TO DISCRETIONARY REVIEW (DRP) MAY 29, 2018
2141 41ST AVENUE BUILDING PERMIT APPLICATION #2016-11-14-2536
2016-016222DRP

1. **Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?**

The project sponsor recently removed the third floor of the proposed rear addition and is now proposing a roof deck over the rear addition. There is a roof stair penthouse at the south property line.

The proposed design follows the recommendation of the residential guidelines:

- A. The building has a 5'-2"x 11'-6" two (2) story high light court between the existing rear plane of the building and the new addition.
- B. This light court is located against the north property line and visually breaks up the massing along the north building elevation.
- C. The rear addition is sculptured along the rear building line. This was done too minimize the bulk of the rear addition and create visual interests.
- D. The second floor has a one foot six inch (1'-6") overhang that projects out beyond the 19' rear addition building plane.
- E. The design of the project addition incorporates many of the residential design guideline recommendations for minimizing the bulk respecting the adjacencies of the north existing 2127 41st Avenue building.

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

The project sponsor recently removed the third floor of the proposed rear addition and is now proposing a roof deck over the rear addition. There is a roof stair penthouse at the south property line.

The following architectural plan changes can be considered to the 311 notification floor plans:

- A. Reduce the size of the vertical columns along the north property line. We need to consult with our structural engineer is smaller columns can be engineered at this location to reduce the vertical mass of the two columns.
- B. Correct the scope of work on Sheet A1.0 to 19' addition with a 2' bay window addition at the third floor.

Changes were made to the plans prior to the neighborhood pre-application meeting:

- C. The project sponsor met with the owner's son who lives in the north adjacent property at 2127 41st Avenue. This adjacent owner's son expressed to the project sponsor concern for the proposed addition was against the adjoining property line. The project sponsor asked the architect to redesign the remodel/addition with a 5 foot setback at the first and second levels to create massing relief along the adjoining property line.
3. **If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requestor.**

The project sponsor recently removed the third floor of the proposed rear addition and is now proposing a roof deck over the rear addition. There is a roof stair penthouse at the south property line.

The project sponsor previously expressed his willingness to revise this design. He is also willing to meet with the DR requestor to discuss his concerns. The project sponsor has reached out to the adjacent north tenant (owner's son) and south property owner prior to sending out the pre-application meeting notice. The project sponsor revised the design after meeting with the north adjacent tenant and prior to sending out the neighborhood pre-application notice. The DR requestor was not at the neighborhood pre-application meeting.

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

Comments on Mr. Gee's Response to the Discretionary Review May 29, 2018 – Joel F. Sturm, August 13, 2013

1.A and 1.B. Mr. Gee submits the *Light Court* as an example of how the proposed design follows the recommendation of the residential design guidelines (RDG).

Comment: The light court is no longer part of the design as shown on the May 2018 plans. It was deleted from the design in November 2017.

2.A. Mr. Gee states that the following design change addresses the concerns of the DR requestor: *Reduce the size of the vertical columns along the north property line.*

Comment: The vertical columns are no longer part of the proposed design as shown on the May 2018 plans.

2.B. Mr. Gee submits that the *addition of a 2' bay window at the third floor* addresses the concerns of the DR requestor.

Comment: Item 1 of Mr. Gee's response states that "The project sponsor recently removed the third floor of the proposed rear addition."

2.C. This item discusses the 5-foot setback along the adjoining property line.

Comment: The owner's son never expressed the stated concern prior to the pre-application meeting or at any other meeting. The 5-foot setback at the first and second levels was shown on the plans provided to Joel and Andrew Sturm by Ms. Wells in April 2016. Andrew Sturm had no discussion with the project sponsor between April 2016 and the November 2, 2016 Pre-Application meeting. This mention of "first and second level" implies the existence of a third level at the adjoining property line. The current May 2018 design has no third story at this location.



Architecture/Planning/Interiors

98 Brady Street, #8 San Francisco, CA 94103-1239

Tel: 415/863-8881 Fax: 415/863-8879

August 15, 2018

Mr. Rich Hillis, President
Planning Commission
City & County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

**RE: 2131 41st Avenue Permit Application #2016-11-14-2536
San Francisco, CA**

Dear President Hillis:

We are the architects retained by the project sponsor Mr. Tony Wells in May 2016 to design an addition to his family home at 2131 41st Avenue.

EXISTING PROJECT SITE

- The project site is 25' wide and 120' deep lot with an existing two (2) story single family home.
- The existing house footprint is 25' in width, 45' in length and 18'-9-1/2" in height to the flat roof plane.

PROPOSED PROJECT

- The homeowner wishes to add a two (2) story rear addition that is 20' wide by 20'-6" deep and 19' high to the roof deck surface.
- The remodeled portion of the house will have four (4) bedrooms, four (4) bathrooms, a den and family room.
- There is a 16' long x 7'-10" wide x 9'-6" high roof stair penthouse that provides access to a 239 Sq.Ft. roof deck over the new addition. There is a 42" high glass rail around the open perimeter of this new deck.
- The new rear yard at grade will be 25' wide by 43'-9" deep.

OTHER DESIGN FEATURES OF THE NEW BUILDING ADDITION:

The building addition has a 5'-0" setback from the north adjacent property line against the DR requestor's property.

- The home owner agreed to insert this setback after the Planning Staff and DR requestor expressed concern over the loss of light and having the building addition against this adjoining property line. See Sheets A2.1 and A2.2.

The proposed addition was originally three (3) stories high.

- After the Planning RDT committee recommended the third story be located over the existing house, the home owner decided to remove this proposed third story. See Sheet A2.2 and A3.0.

The adjacent south house is three (3) stories in the rear and also has the roof deck at the rear.

- The proposed two (2) story addition for 2131 41st Avenue is similar to the depth and height of the adjacent south building. With the exception to the stair penthouse, the proposed two (2) story addition complements the existing building pattern on this blockface. See Sheets A3.0 and A3.1.

A Neighborhood Pre-Application Meeting was held on Wednesday, November 2, 2016 and a separate meeting with the DR Requestor on Monday, September 27, 2017.

- There were no negative concerns expressed during the Pre-Application Meeting.
- The project sponsor has made significant massing changes to his addition with the 5'-0" setback along the north property line and removal of the third floor.

CONCLUSIONS

The proposed home addition has been thoughtfully revised to respond to the concerns regarding loss of light and building mass adjacencies at the adjoining north properties. The project sponsor respectfully request the DR application be denied and approve the project as designed.

Very truly yours,

Gary S. Gee, AIA

cc: Tony Well, Project Sponsor
Joel Sturm, DR Requestor



Architecture/Planning/Interiors

98 Brady Street, #8 San Francisco, CA 94103-1239

Tel: 415/863-8881 Fax: 415/863-8879

2131 41ST AVENUE PROJECT MEETING WITH 2127 41ST AVENUE NORTH NEIGHBORS

DATE: Monday, September 25, 2017

TIME: 4:30pmPM

LOCATION: Gary Gee Architects, Inc. office 98 Brady Street/SF

ATTENDEES: Joel Sturm, Andrew Sturm, Tony Wells and Gary Gee

Items discussed:

1. We reviewed the drawings and Mr. Sturm pointed out inconsistencies in the dimensions and project description.
2. Gary Gee explained the depth of the building is taken from the footprint or where the ground floor is located at grade.
3. Joel Sturm expressed concern over the loss of light and view as a result of the proposed 2131 41st Avenue three story addition. We looked at the photos submitted in the Discretionary Review application to see how the addition would impact rear of the 2127 41st Avenue building.
4. Joel Sturm pointed out the 2131 41st Avenue proposed addition was three stories against the adjoining property line.
5. Gary Gee explained there was a covered walkway on the ground floor against the property line and the property line walls had two story openings to reduce the wall area.
6. Joel Sturm said he would accept a one (1) story addition into the rear yard at 2131 41st Avenue with the remaining addition over the existing building envelope. Gary Gee said he did not recall that position being mentioned in the DR request.
7. Joel and Andrew said they would be happy with what is there now and prefer no change.