



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: APRIL 4, 2019

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Date: March 21, 2019
Case No.: **2018-001541DRP**
Project Address: **2963 22nd Street**
Permit Application: 2017.1226.7384
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 3639/014
Project Sponsor: Rodrigo Santos
2451 Harrison St.
San Francisco, CA 94110
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do not take DR and approve**

PROJECT DESCRIPTION

The project consists of excavation for a 2-car garage and a basement level bedroom; a 5'-3" horizontal side addition and removal of a gable roof at the ground floor; and a 12' horizontal rear expansion of the second floor to an existing 2-story single-family house for a total of 550 s.f. additional square feet. A 2'-6" side yard is to be retained.

SITE DESCRIPTION AND PRESENT USE

The site is a 25'-0" x 95'-0" key lot with an existing 2-story, one- family house built in 1900. The building is listed as a category 'B' historic resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of 22nd Street and Folsom has a pattern of 2--story houses fronting the street, and a slightly irregular mid-block pattern. The building pattern along Folsom consists of 3-stories and an extremely consistent mid-block open space pattern of rear yards.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	November 26, 2018 – December 26, 2019	12.21. 2018	4.4.2019	104 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	March 16, 2019	March 16, 2019	20 days
Mailed Notice	20 days	March 16, 2019	March 16, 2019	20 days
Newspaper Notice	20 days	March 16, 2019	March 16, 2019	20 days

PUBLIC COMMENT

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

DR REQUESTOR

Robert Trumbull of 2607 Folsom Street, adjacent neighbor to the East of the proposed project.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

1. The addition will block or reduce visual access to mid-block open space.
2. The roof deck will create undue impacts to privacy.
3. The addition will diminish morning light to DR requestor's property.

Proposed alternatives:

1. Expand into basement space, and eliminate second story addition
2. Keep slope of existing roof.
3. Eliminate or restrict roof deck.

See attached *Discretionary Review Applications*, dated December 21, 2018.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Residential Design Team (RDAT) recommendations enumerated below, in relation to building massing at the rear to address issues related to scale, light and privacy.

See attached *Response to Discretionary Review*, dated March 21, 2019.

ENVIRONMENTAL REVIEW

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

DEPARTMENT REVIEW

RDAT review found that the scale and massing of the proposed new building is compatible with adjacent buildings, and that the following issues raised by the DR requestor are not exceptional or extraordinary. Specifically:

1. The height and depth of the first and second floor additions are modestly sized and conform to the Residential Design Guideline to be compatible with the existing building scale at the mid-block open space.
2. The orientation of the proposed building and its windows and distance to the adjacent neighboring properties is also sufficient to minimize impacts to light and privacy.
3. The proposed roof deck at the second level, is sized and set back 5' from the side lot lines to help ensure and maintain privacy.

RECOMMENDATION: Do not take DR and approve
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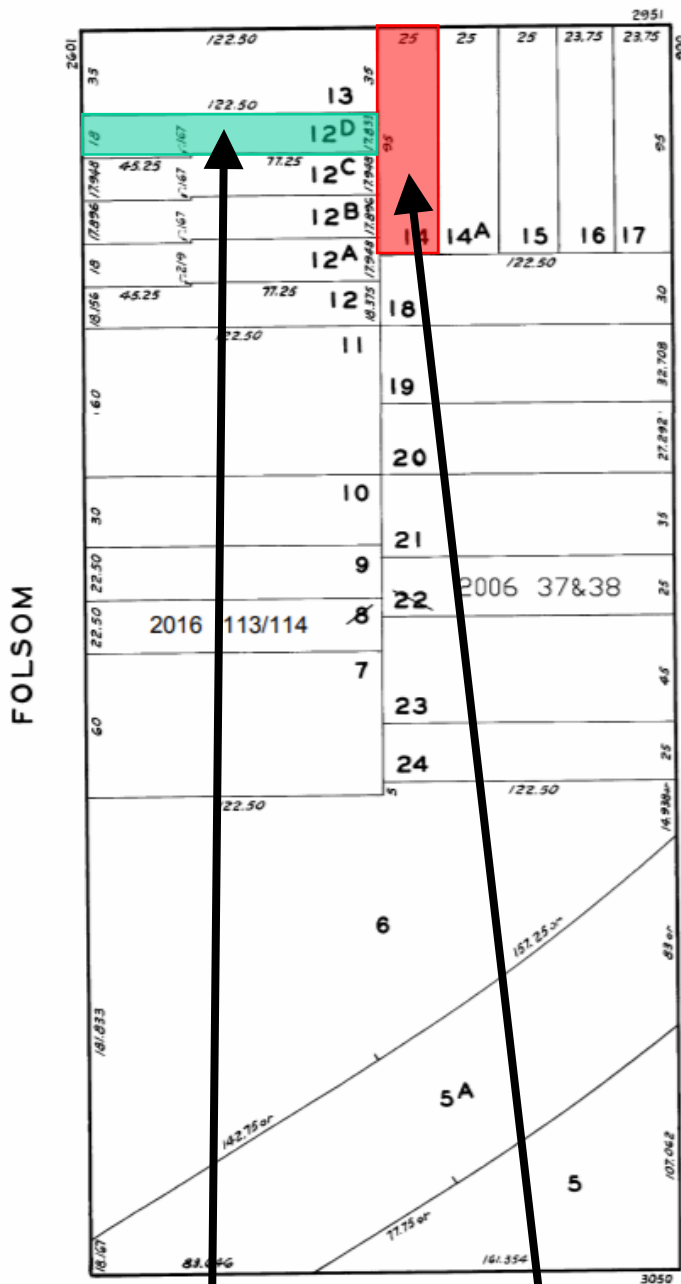
Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application dated March 21, 2019
Reduced Plans

Exhibits

Parcel Map

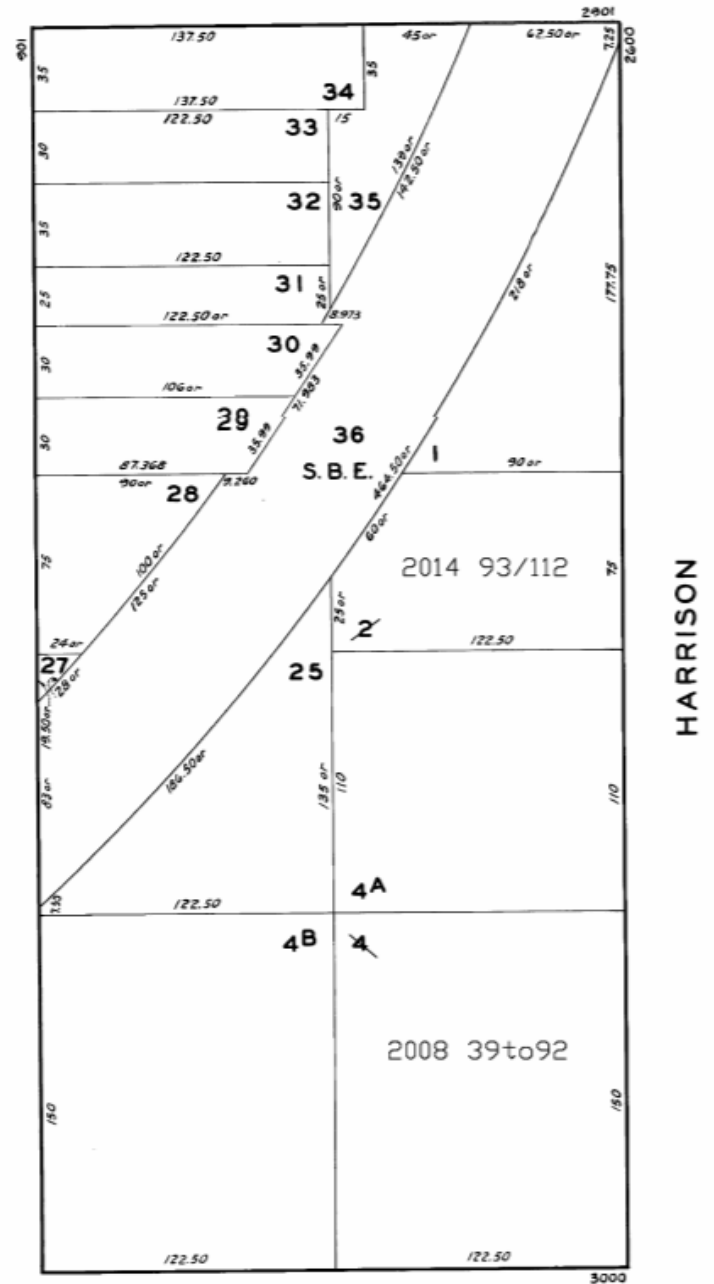
22ND



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY

23RD

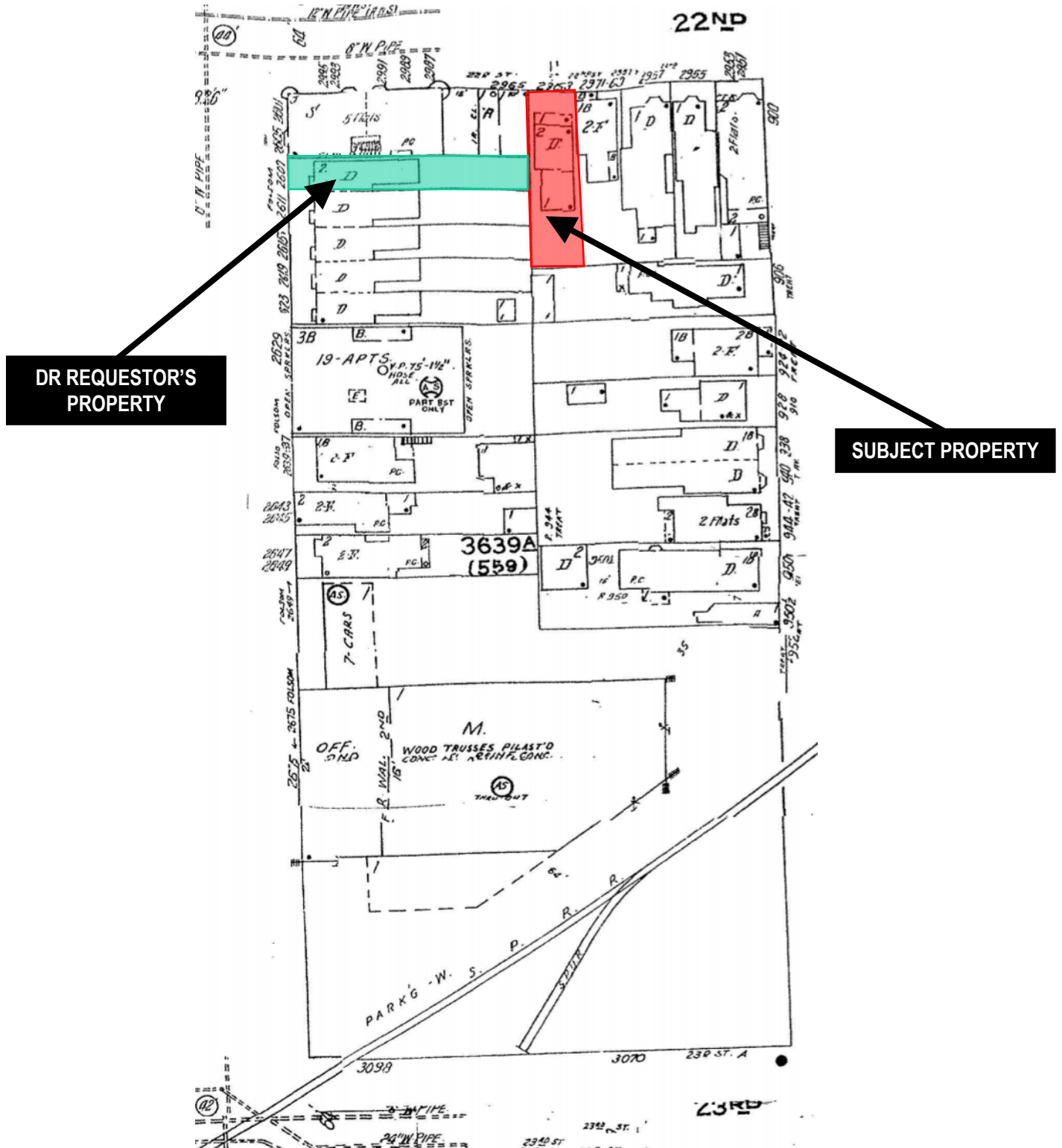


HARRISON



Discretionary Review Hearing
Case Number 2018-001541DRP
2963 22nd Street

Sanborn Map*

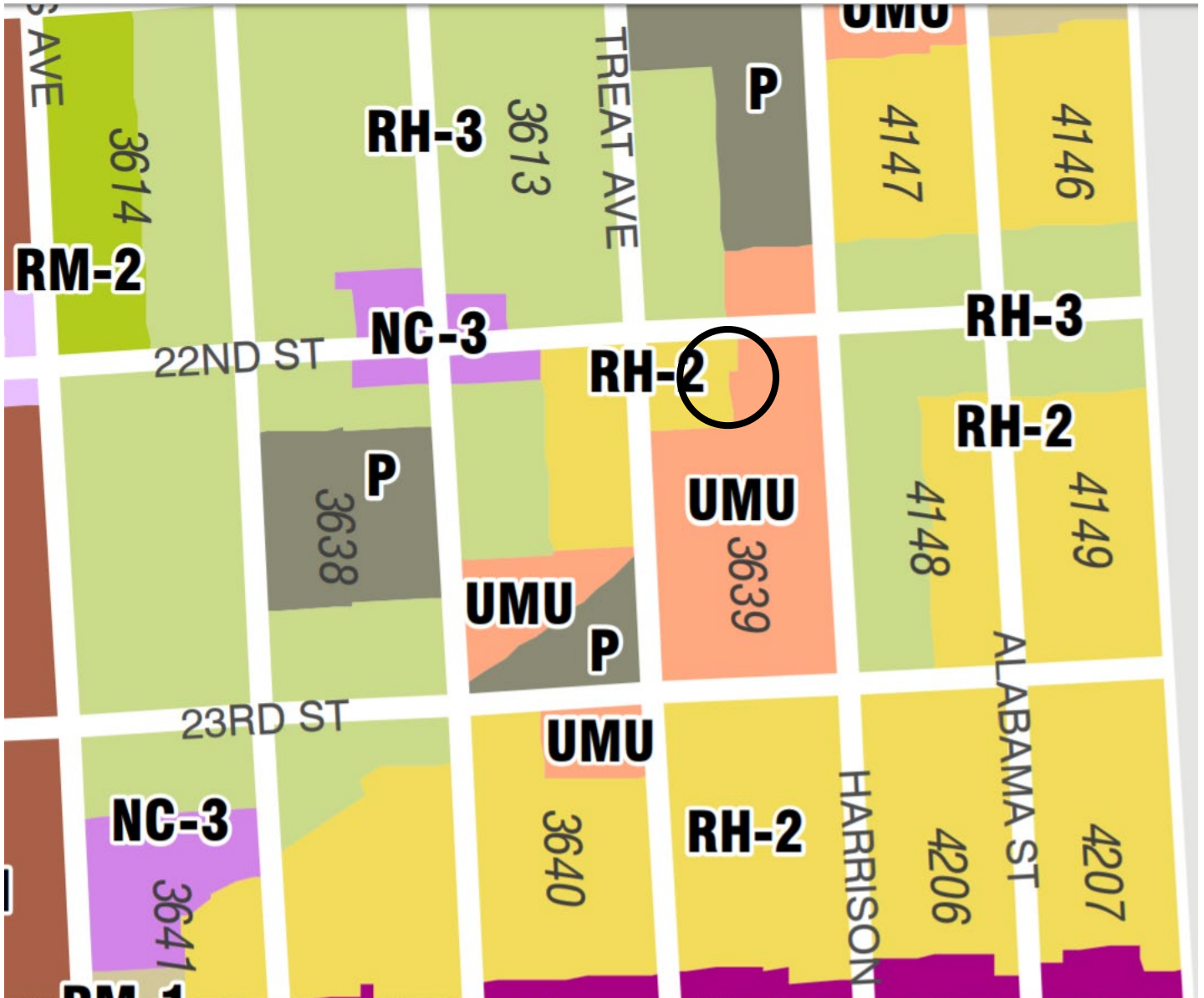


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2018-001541DRP
2963 22nd Street

Zoning Map



Discretionary Review Hearing
Case Number 2018-001541DRP
2963 22nd Street

Aerial Photo



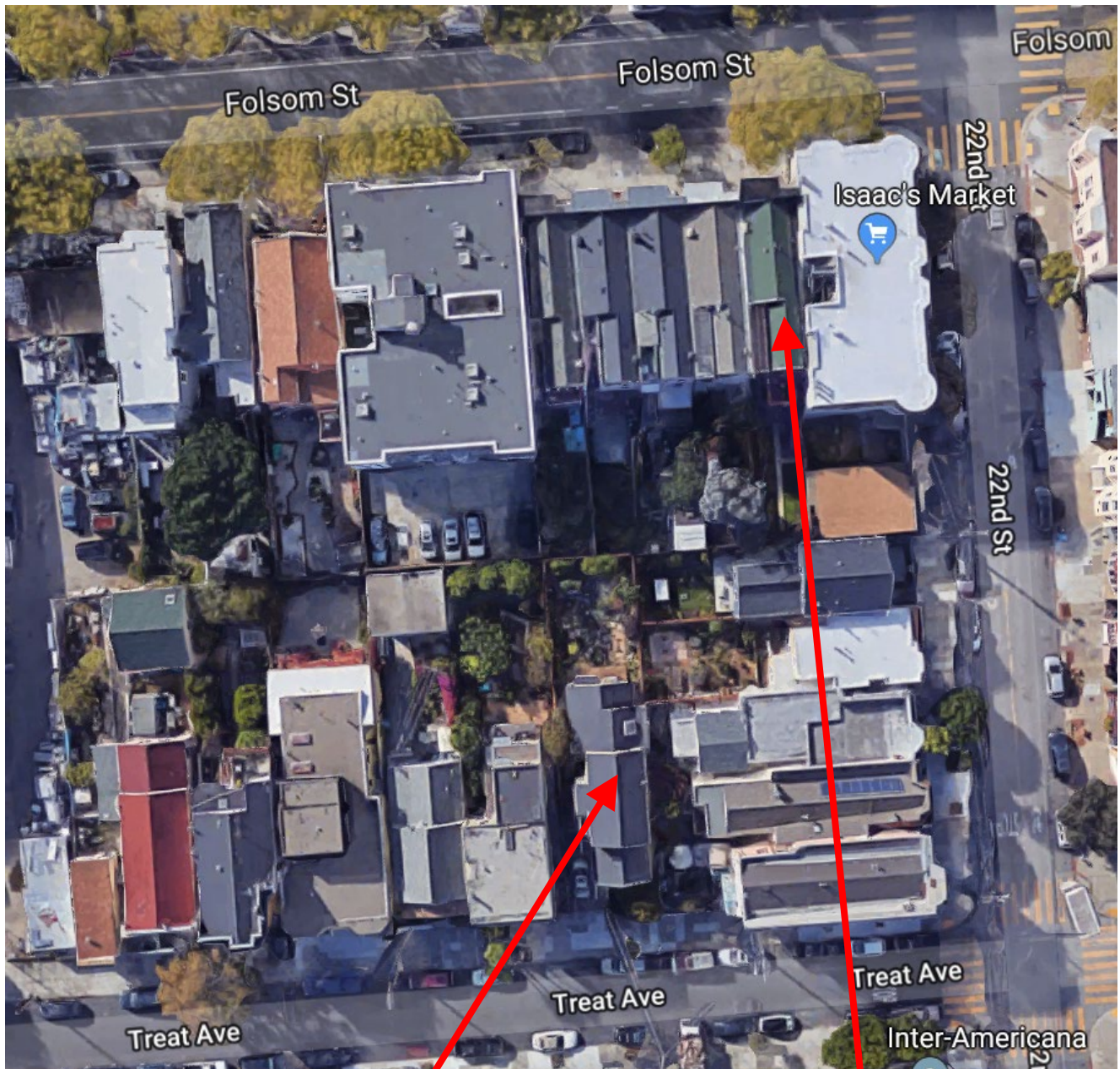
DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-001541DRP
2963 22nd Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2018-001541DRP
2963 22nd Street

Aerial Photo



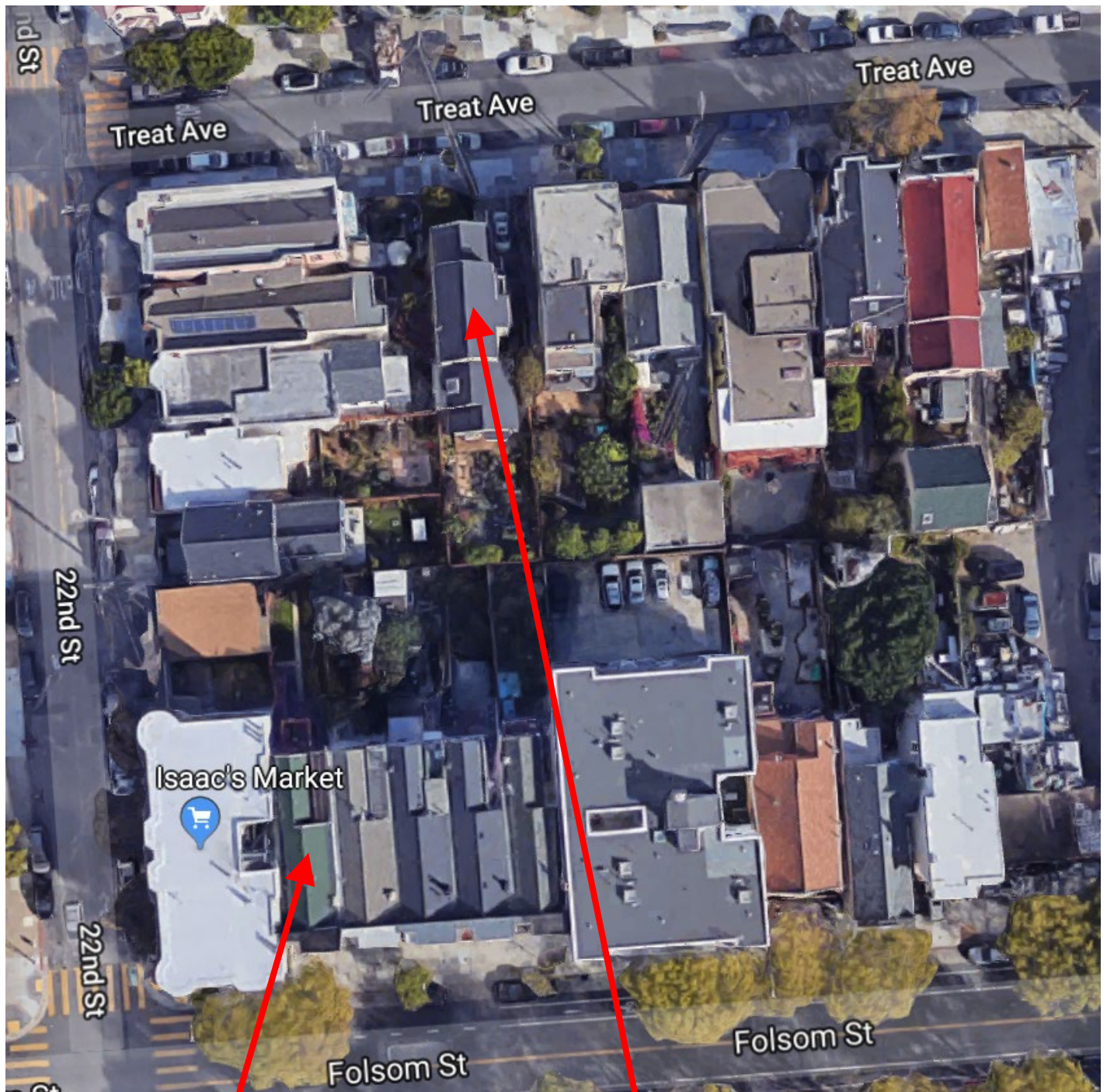
SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2018-001541DRP
2963 22nd Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-001541DRP
2963 22nd Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2018-001541DRP
2963 22nd Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **December 26, 2017**, the Applicant named below filed Building Permit Application No. **2017.12.26.7384** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	2963 22nd Street	Applicant:	Rodrigo Santos
Cross Street(s):	Folsom and Treat Streets	Address:	2451 Harrison Street
Block/Lot No.:	3639/014	City, State:	San Francisco, CA 94110
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 642-7722
Record No.:	2018-001541PRJVAR	Email:	rsantos@santosurrutia.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		
☐ Demolition	☐ New Construction	☒ Alteration
☐ Change of Use	☒ Façade Alteration(s)	☐ Front Addition
☒ Rear Addition	☒ Side Addition	☐ Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single Family Dwelling	No Change
Front Setback	13' 10"	No Change
Side Setback (rear east side)	7' 9"	2' 6"
Building Depth (first floor)	46' 4" feet	No Change
Building Depth (second floor)	26'	38'
Rear Yard (first floor)	34' 10" feet	No Change
Rear Yard (second floor)	54' 9"	42' 9"
Building Height	30 feet	No Change
Number of Stories	2	2 over excavated basement
Number of Dwelling Units	1	1
Number of Parking Spaces	0	2
PROJECT DESCRIPTION		
The proposal is to construct a minor horizontal expansion at the rear (east) wall, expand the second story, and to add a new below-grade garage and habitable area. PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of 42 feet 9 inches. The proposed addition would encroach approximately 8 feet into the required rear yard. Therefore, the project requires a rear yard Variance which is scheduled for hearing on December 6, 2018. 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: Kimberly Durandet
Telephone: (415) 575-6816
E-mail: Kimberly.durandet@sfgov.org

Notice Date: 11/26/18
Expiration Date: 12/26/18

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)
2963 22ND ST		3639014
Case No.		Permit No.
2018-001541PRJ		201712267384
☒ Addition/ Alteration	☐ Demolition (requires HRE for Category B Building)	☐ New Construction
Project description for Planning Department approval. HORIZONTAL EXPANSION TO REAR PORTION OF BLDG. ADD 2ND FL @ REAR. NEW BASEMENT TO ACCOMMODATE GARAGE		

STEP 1: EXEMPTION CLASS

Note: If neither class 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. Up to three new single-family residences or six 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 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	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>
☐	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?
☐	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)
☐	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)
☐	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (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 *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional):

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	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.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☒	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.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	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.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☒	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	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.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☒	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

☐	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> .
☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
☐	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation ☐ Reclassify to Category A a. Per HRER dated b. Other (specify): ☐ Reclassify to Category C (attach HRER)
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	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.
☒	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): Approved per Rich Sucre'	
Preservation Planner Signature: Kimberly Durandet	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 - CEQA Impacts ☐ Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	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.	Signature: Kimberly Durandet 03/05/2019
	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. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

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)
2963 22ND ST		3639/014
Case No.	Previous Building Permit No.	New Building Permit No.
2018-001541PRJ	201712267384	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	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

☐	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:	Date:

2018-001541DRP



San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

RECEIVED

DEC 21 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

Discretionary Review Requestor's Information

Name: Robert Trumbull

Address: 2607 Folsom Street

Email Address: Robert.trumbull@gmail.com

Telephone: 415-559-9221

Information on the Owner of the Property Being Developed

Name: Rodrigo Santos

Company/Organization: Santos & Urrutia

Address: 2451 Harrison Street

Email Address: rsantosurrutia.com

Telephone: 415-642-7722

Property Information and Related Applications

Project Address: 2963 22nd Street

Block/Lot(s): 3639/014

Building Permit Application No(s): 2018-001541PRJVAR / 201712267384

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	X	
Did you discuss the project with the Planning Department permit review planner?	X	
Did you participate in outside mediation on this case? (including Community Boards)		X

I oppose the rear vertical addition and roof top decks proposed by this project.

In late November of this year I was notified of a Variance hearing. Prior to Variance hearing I contacted the applicant by phone. I was told that office hours are 5 A.M. - 7A.M. I was unable to accomodate those hours and filed my opposition through the Planning Dept per mailer.

I attended the hearing but learned that the variance request had been withdrawn and the matter was removed from the daily calendar.

I then received an identical set of drawings with an expiration date to file a Discretionary Review within 2 weeks of time of receipt, and during holiday season.

I was not given enough time to mediate this prior to the expiration date.

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 standards of the Planning Code and the Residential Design Guidelines. 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.

Access to mid-block openspace: The rear vertical extension impedes the visual access of my building as well as the corner apartment complex at 2601 Folsom.

No 5 foot setback for rooftop deck: No rooftop should be allowed to be built flat due to poor drainage and illegal rooftop deck.

Negative impact on Quality of life: The rear vertical extension boxes in my property, creates a visual impairment to my East facing backyard (sunrise), and eliminates any type of privacy with roof top decks or flat rooftops.

-
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 unreasonably affected, please state who would be affected, and how.

The impacts on 2601-2607 Folsom Street are not reasonable. 2601 and 2607 Folsom street will suffer from reduced access to mid block open Space.

2601, 2607, and 2611 Folsom Street will suffer from an unreasonable decrease in privacy with the allowance of one or more flat roofs or roof-top deck(s)

-
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?

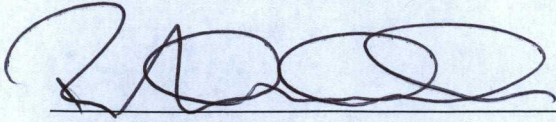
Reconfiguration of floor plan. Allow variance for rear setback for single story expansion keeping same slope on roof as existing. No second story extension, no roof top decks.

Allow for elimination of basement parking and space to be used for addition. As opposed to expanding up, expand down.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The information presented is true and correct to the best of my knowledge.
- b) Other information or applications may be required.



Signature

Robert Trumbull

Name (Printed)

Adjacent property owner

415-559-9221

Robert.Trumbull@gmail.com

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: 

Date: DEC 21 2018



Date: 11/09/18
 Scale: 1/4" = 1'-0"
 Drawn by: R.S.
 Job No: 10162
 Sheet: A6
 Of 13 Sheets

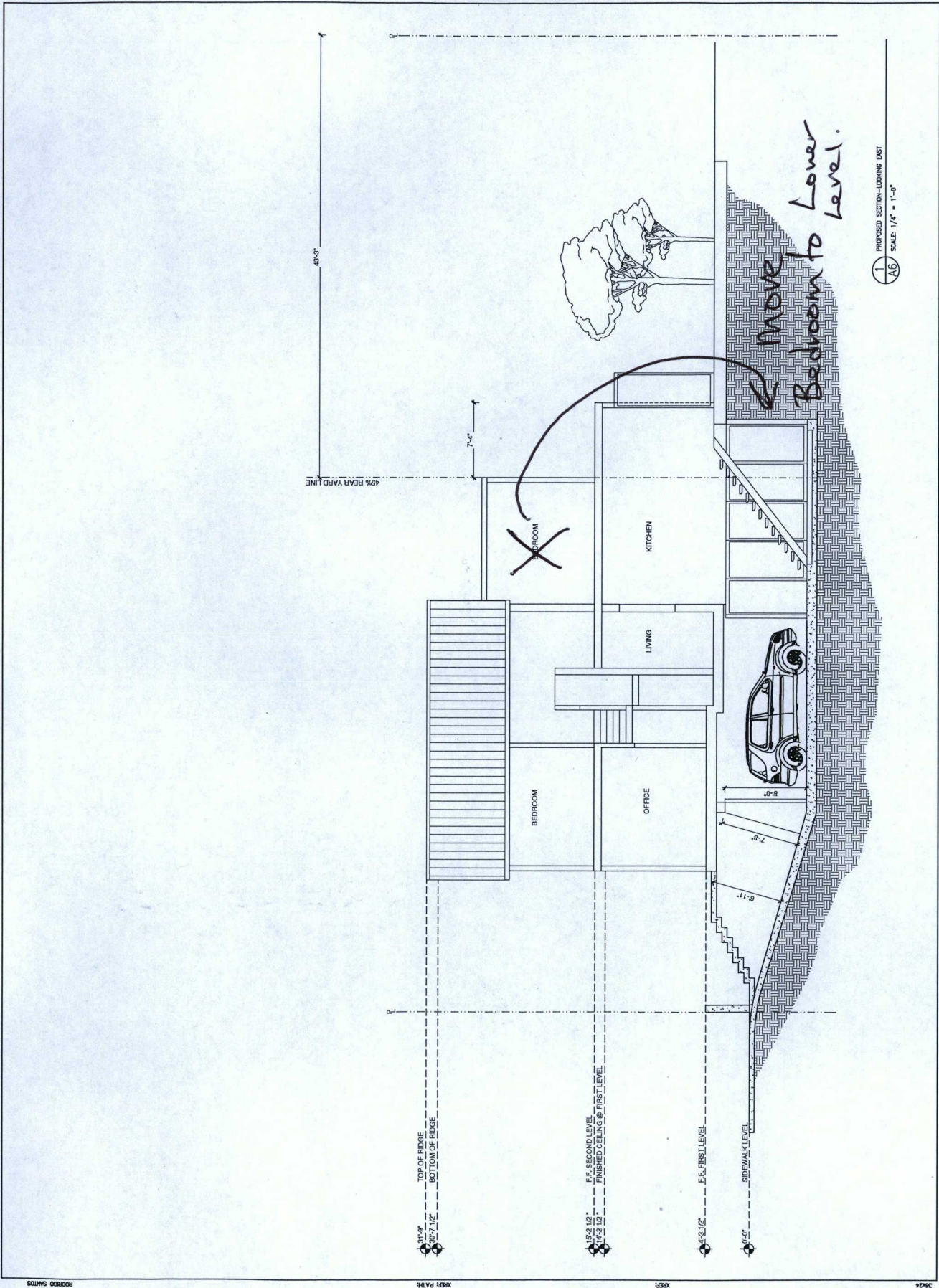
REAR ADDITION AND NEW BASEMENT
 2963 22ND STREET
 SAN FRANCISCO, CALIFORNIA

PROPOSED LONGITUDINAL SECTION

SANTOS & URRUTIA
 STRUCTURAL
 ENGINEERS
 2401 HARRISON STREET
 SAN FRANCISCO, CA 94110
 TELEPHONE: (415) 842-7722
 FAX: (415) 842-7880



REVISIONS	



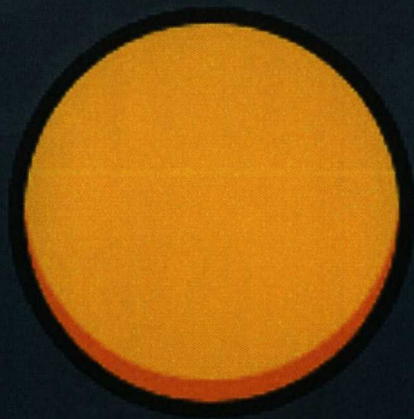


On Tue, Nov 27, 2018 at 17:02 Sucre, Richard (CPC) <richard.sucre@sfgov.org> wrote:

Hi Robert,



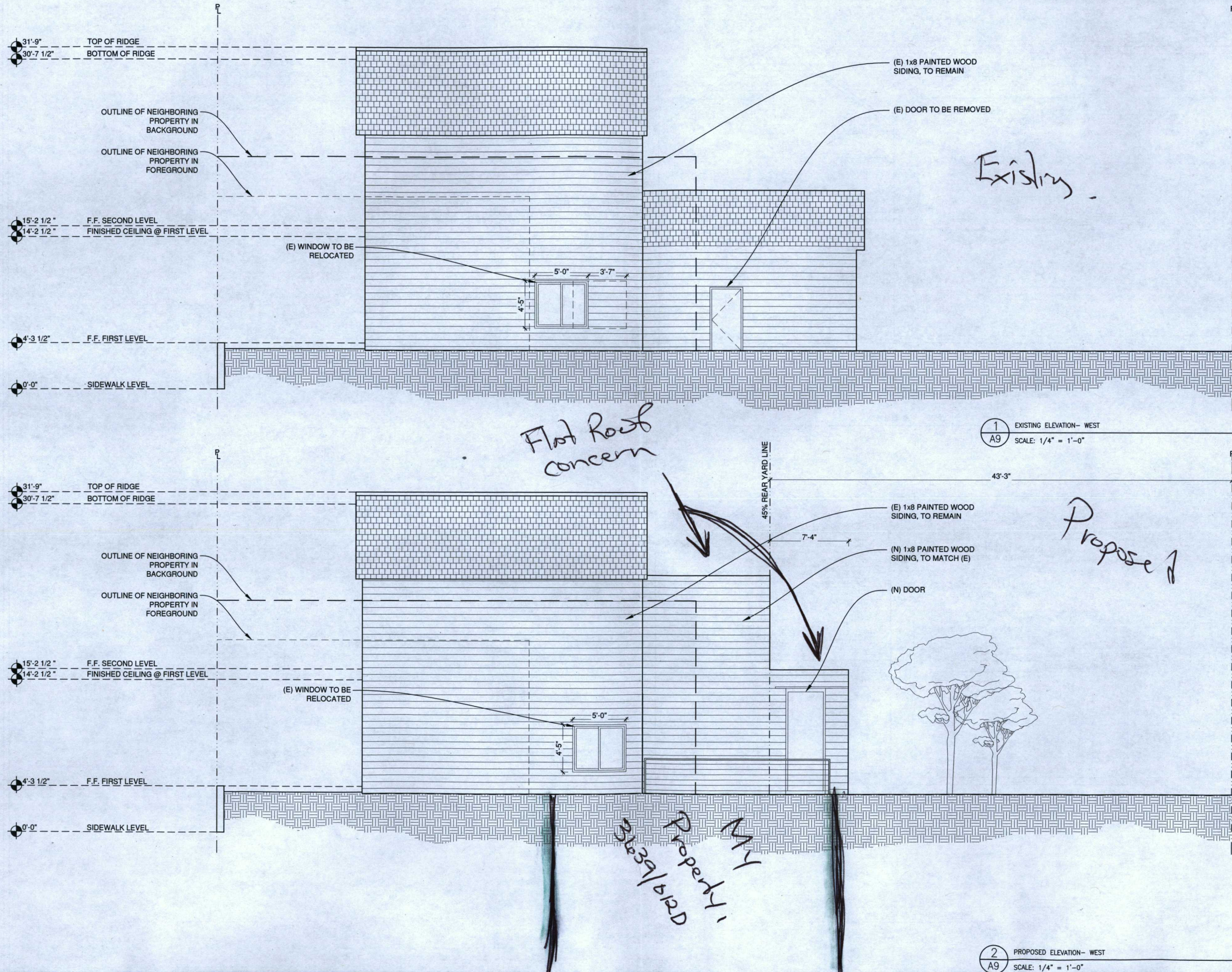
San Francisco, California, USA — Sunrise, Sunset, and Daylength, November 2018



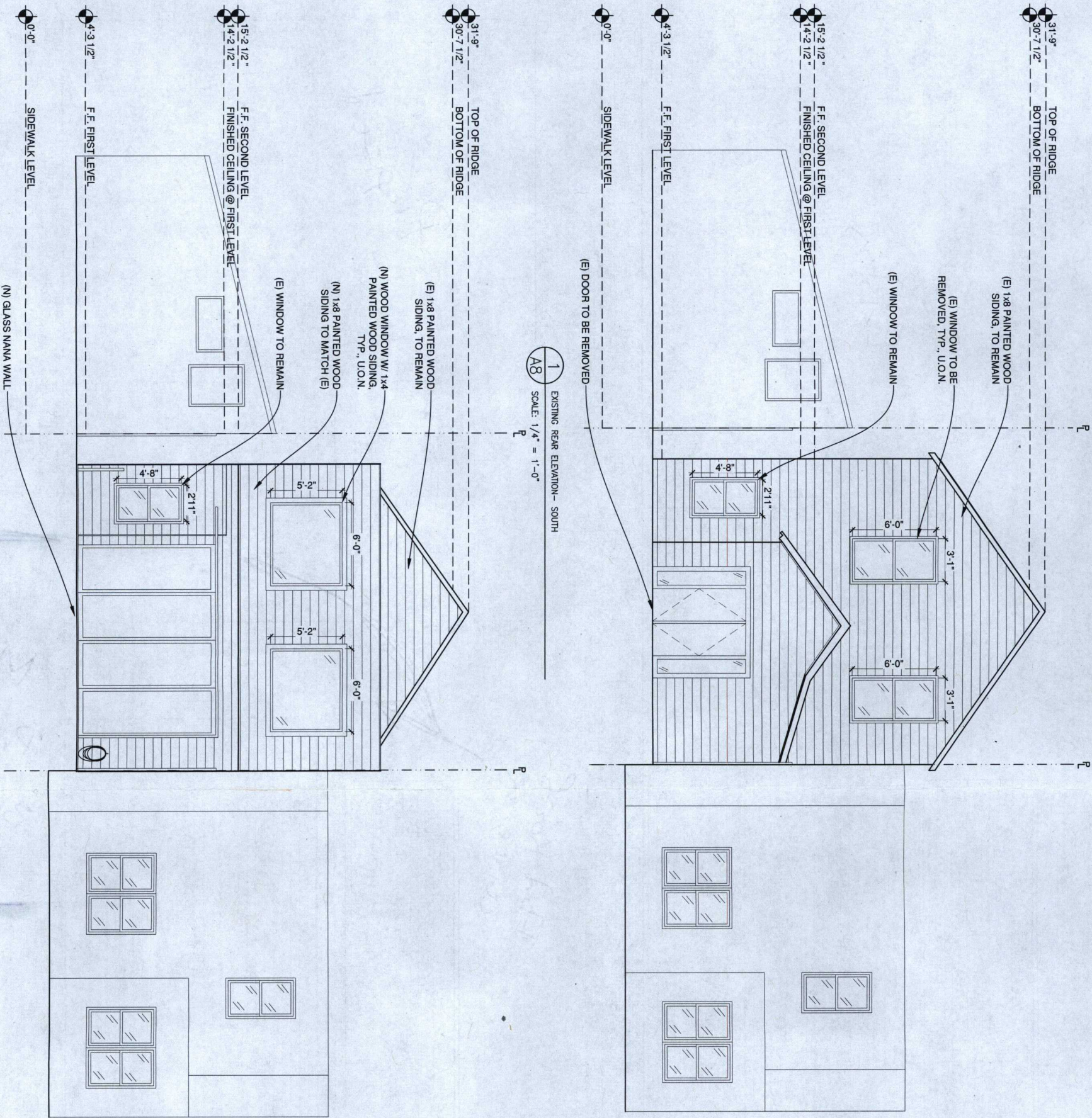
Daylight

7:04 am – 4:51 pm
9 hours, 46 minutes

Current Time:	Nov 29, 2018 at 1:45:17 am		
Sun Direction:	62.47° ENE	↗	
Sun Altitude:	-61.72°		
Sun Distance:	91.691 million mi		
Next Solstice:	Dec 21, 2018 2:22 pm (Winter)		
Sunrise Today:	7:04 am	↘	117° Southeast
Sunset Today:	4:51 pm	↙	243° Southwest



REVISIONS		BY
SANTOS & URRUTIA STRUCTURAL ENGINEERS 2451 HARRISON STREET SAN FRANCISCO, CA 94110 TELEPHONE (415) 842-7722 FAX (415) 842-7590		
PROFESSIONAL ENGINEER NO. 52984 EX. 6/20/18 STATE OF CALIFORNIA		
SIDE ELEVATIONS		
REAR ADDITION AND NEW BASEMENT		
2963 22ND STREET		
SAN FRANCISCO, CALIFORNIA		
Date:	11/09/18	
Scale:	1/4"=1'-0"	
Drawn By:	R.S.	
Job No:	10162	
Sheet	A9	
Of 13 Sheets		



REAR ADDITION AND NEW BASEMENT
2963 22ND STREET
SAN FRANCISCO, CALIFORNIA

REAR ELEVATIONS



SANTOS & URRUTIA
STRUCTURAL
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2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590



March 21, 2019

Mr. David Winslow, Principal Architect
Design Review, Citywide and Current Planning
San Francisco Department of City Planning
1650 Mission Street, suite 400
San Francisco, CA 94103

Re: 2963 22nd Street, San Francisco, CA 94110
Santos & Urrutia Job No.: 10162
SFDBI Permit Application No.: 2017/1226/7384
Subject: Response to Discretionary Review for proposed addition

Dear Mr. David Winslow:

This letter is in response to the discretionary review ("DR") filed on the proposed addition for 2963 22nd Street. We would like to state that there are no variances we are applying for and all proposed elements are compliant with the current SF Planning Code.

During our meeting with the appellant and yourself, we offered numerous alterations to the plans that would satisfy the neighbor (which has been reflected in the current drawings dated 3-21-19), they are as follows:

- Install a roof deck over the horizontal addition with the guardrail setback 5'-0" from property line. The composition of the guardrails will be transparent material (most likely glass).
- Slope the 2nd floor roof to a minimum 1/12 (8.33%) slope so it cannot be used as an additional roof deck.

These concessions represent our willingness to work with our neighbors and limit obstructions as much as possible, especially to the neighbors immediately adjacent to us.

If you have any questions, please do not hesitate to contact my office at (415) 642-7722.

Sincerely,



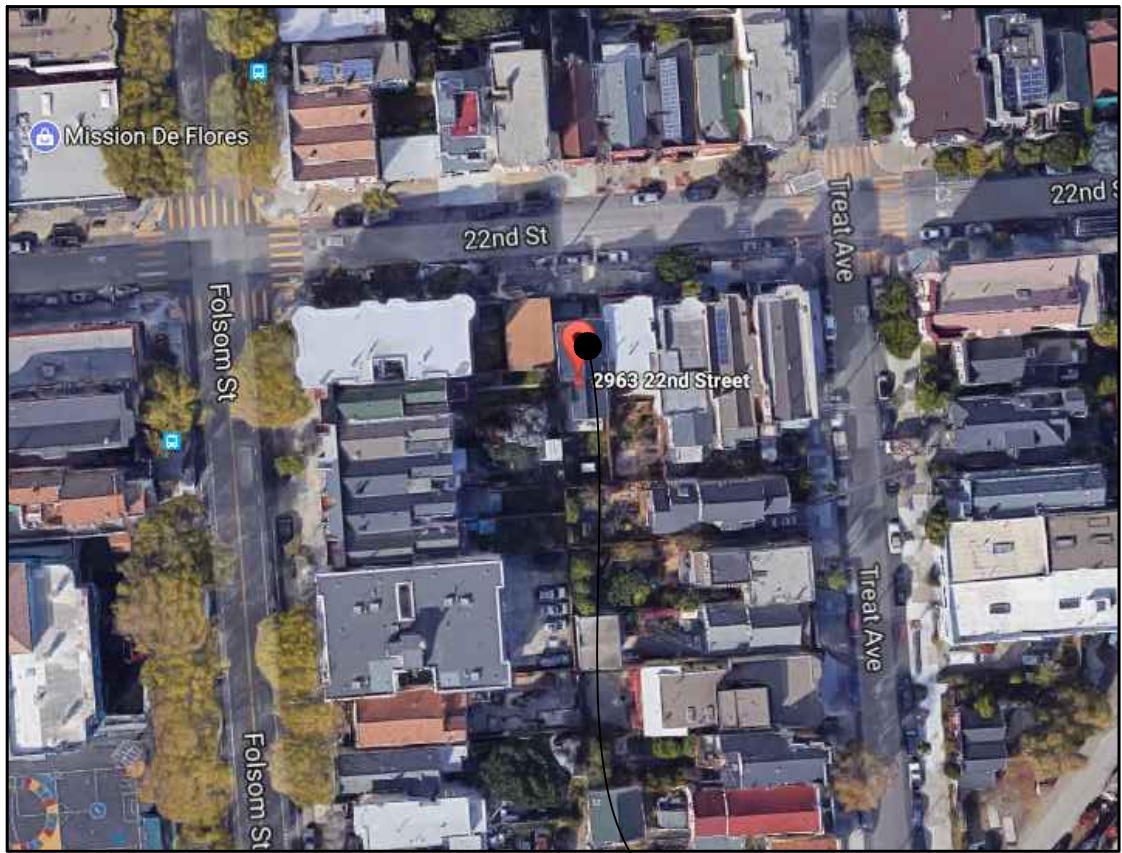
Rodrigo Santos, S.E.
Santos & Urrutia Structural Engineers, Inc.

REAR ADDITION AND NEW BASEMENT
2963 22ND STREET
SAN FRANCISCO, CA 94110

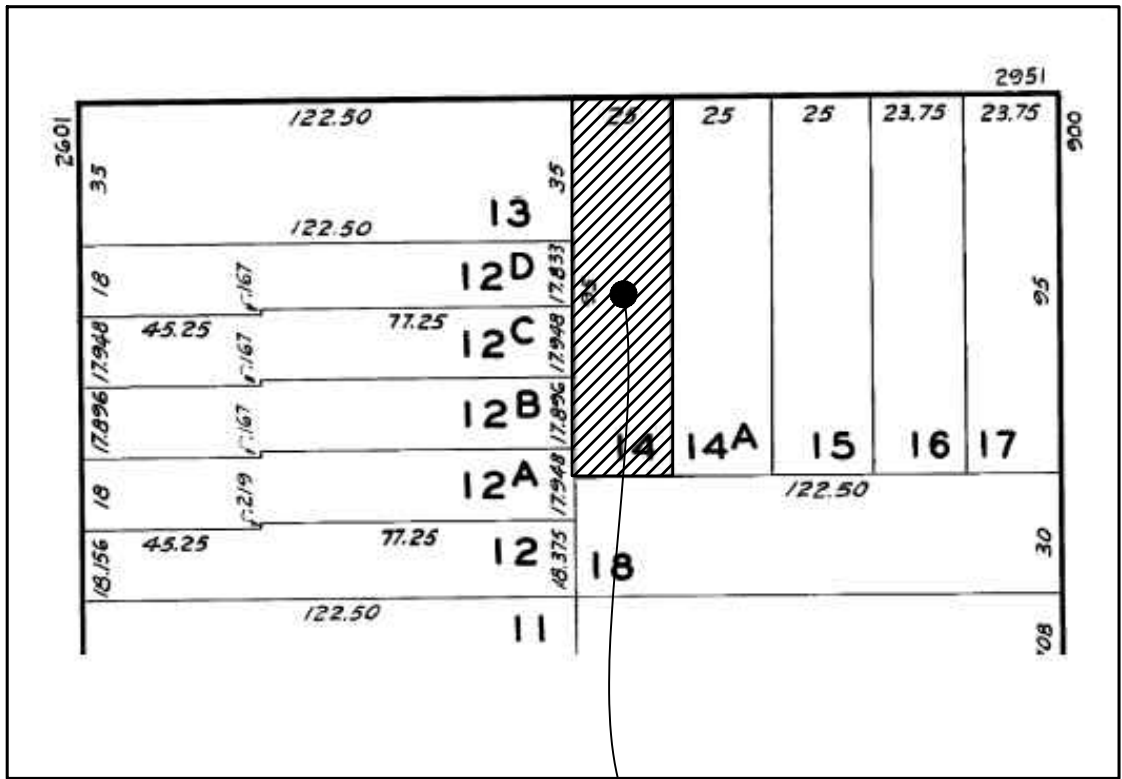
AERIAL VIEW



VICINITY MAP



ASSESSOR MAP



PROJECT INFO

OWNER: KUNAL SARKAR
2963 22ND STREET
SAN FRANCISCO, CALIFORNIA 94110

PROJECT CONTACT: SANTOS & URRUTIA
STRUCTURAL ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CALIFORNIA 94110
(415) 642-7722
(415) 642-7590

BUILDING INFO:

BLOCK: 3639
LOT: 014
OCCUPANCY: R-3
TYPE OF CONSTRUCTION: V-B
NUMBER OF STORIES: 2
NUMBER OF DWELLING UNITS: 1
ZONING DISTRICT: RH-2
HEIGHT/BULK DISTRICT: 40-X

APPLICABLE CODES:

2016 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS
2016 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS
2016 CALIFORNIA ELECTRICAL CODE WITH LOCAL AMENDMENTS
2016 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS
2016 GREEN BUILDING CODE WITH LOCAL AMENDMENTS
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS
2016 SAN FRANCISCO HOUSING CODE

FIRE DEPARTMENT NOTES:

- MAINTAIN ALL REQUIRED MEANS OF EGRESS, FIRE SPRINKLERS AND LIFE SAFETY AT ALL TIMES.
- MAINTAIN THE REQUIRED SEPARATION, FIRE RATED CONSTRUCTIONS AND SMOKE BARRIERS.
- SEAL ALL PENETRATIONS WITH APPROVED METHODS AND MATERIALS EQUAL TO EXISTING FIRE RATINGS.
- IF CONSTRUCTION COST EXCEEDS \$50,000, THE BUILDING HAS THREE OR MORE UNITS AND THE BUILDING HAS AN EXISTING FIRE ALARM SYSTEM, THE FIRE ALARM SYSTEM MUST BE UPGRADED TO COMPLY WITH SOUND LEVEL REQUIREMENTS FOR SLEEPING AREAS SET FORTH IN SECTION 18.4.5.1 OF NFPA 72 (2013 EDITION), UNLESS ALREADY COMPLIANT.

SHEET INDEX

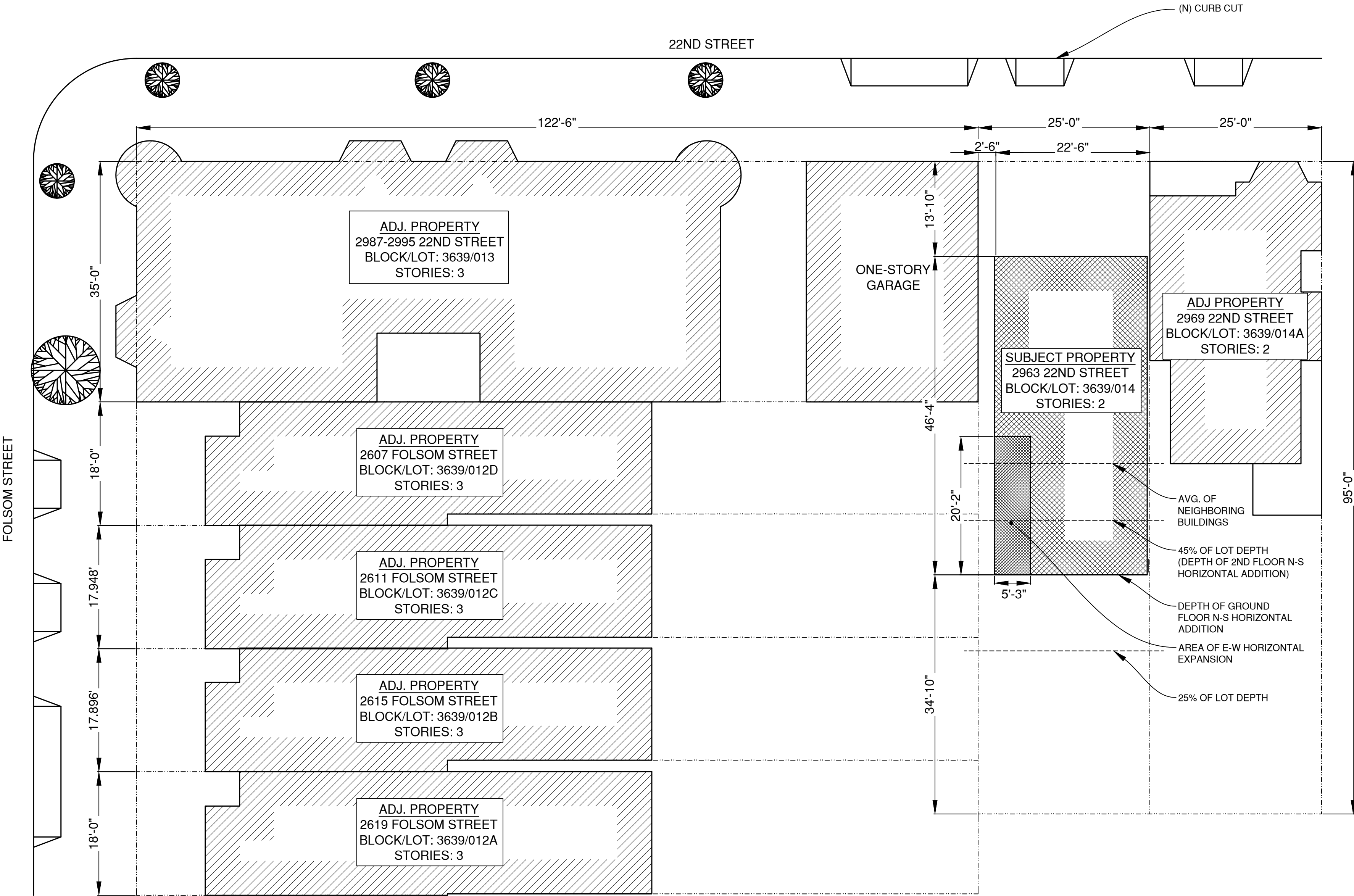
- A0 - TITLE SHEET, PROJECT INFO, AERIAL VIEW, VICINITY MAP, ASSESSOR MAP, GENERAL INFO SHEET INDEX, AND PROPOSED SITE PLAN
- A0.1 - EXISTING SITE PLAN
- A0.2 - SITE PHOTOGRAPHS
- A1 - PROPOSED BASEMENT PLAN
- A2 - FIRST FLOOR PLANS
- A3 - SECOND FLOOR PLANS
- A4 - ROOF PLANS
- A5 - EXISTING LONGITUDINAL SECTION
- A6 - PROPOSED LONGITUDINAL SECTION
- A7 - FRONT ELEVATIONS
- A8 - REAR ELEVATIONS
- A9 - SIDE ELEVATIONS
- A10 - SIDE ELEVATIONS

SCOPE OF WORK

- HORIZONTAL EXPANSION TO REAR PORTION OF BUILDING W/ ADDITIONAL SECOND FLOOR
- NEW BASEMENT TO ACCOMMODATE GARAGE

DRAWING SYMBOLS

- 1 A5 BUILDING ELEVATION TAG
- 1 A6 BUILDING SECTION TAG
- 8 WINDOW / STOREFRONT TAG
- 1 A9 DETAIL TAG
- 5a INT. WALL TYPE TAG (NUMBERS)
- 5a LOWER CASE LETTER DENOTES SUBCATEGORY
- 5a EXT. WALL TYPE TAG (LETTERS)
- 1 KEY NOTE
- 1 DOOR TAG



PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"

REVISIONS	BY

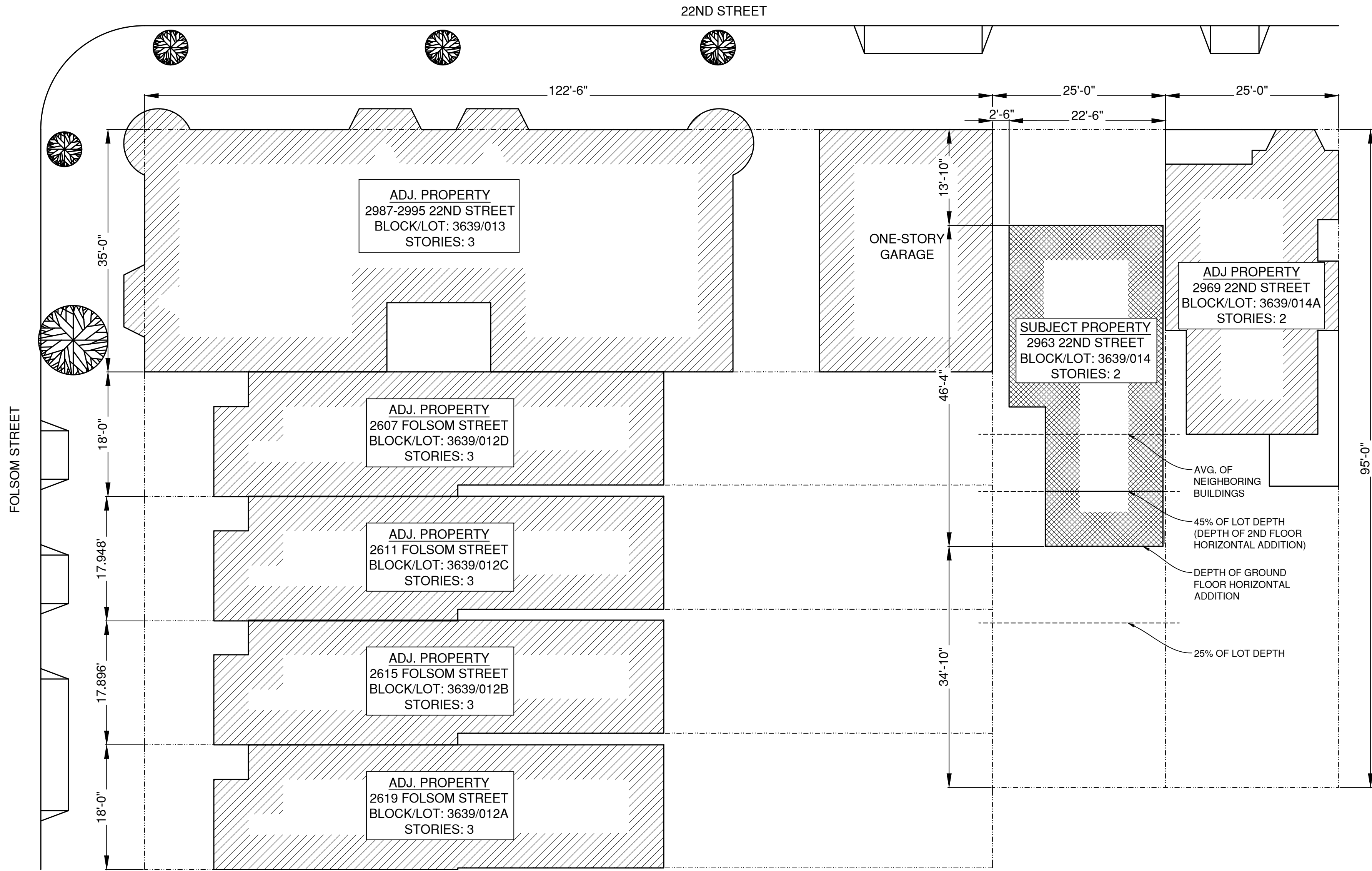
SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590

REGISTERED PROFESSIONAL ENGINEER
NO. S2984
EXP. 6/30/18
STATE OF CALIFORNIA

TITLE SHEET, PROJECT INFO, AERIAL VIEW, VICINITY MAP, ASSESSOR MAP, GENERAL INFO, SHEET INDEX, AND SITE PLAN

REAR ADDITION AND NEW BASEMENT
2963 22ND STREET
SAN FRANCISCO, CALIFORNIA

Date: 03/21/19
Scale: AS NOTED
Drawn By: R.S.
Job No: 10162
Sheet
AO
Of 13 Sheets



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SANTOS & URRUTIA STRUCTURAL ENGINEERS 2451 HARRISON STREET SAN FRANCISCO, CA 94110 TELEPHONE (415) 642-7722 FAX (415) 642-7590		
REGISTERED PROFESSIONAL ENGINEER RODRIGO SANTOS No. S2984 Exp. 6/30/18 STATE OF CALIFORNIA		
EXISTING SITE PLAN		
REAR ADDITION AND NEW BASEMENT 2963 22ND STREET SAN FRANCISCO, CALIFORNIA		
Date:	03/21/19	
Scale:	AS NOTED	
Drawn By:	R.S.	
Job No:	10162	
Sheet	AO.1	
Of 13 Sheets		



REAR FACADE AND 2987-2995 22ND STREET GARAGE
SCALE: N.T.S.



REAR FACADE
SCALE: N.T.S.



REAR FACADE AND 2969 22ND STREET
SCALE: N.T.S.



FRONT FACADE AND 2969 22ND STREET
SCALE: N.T.S.

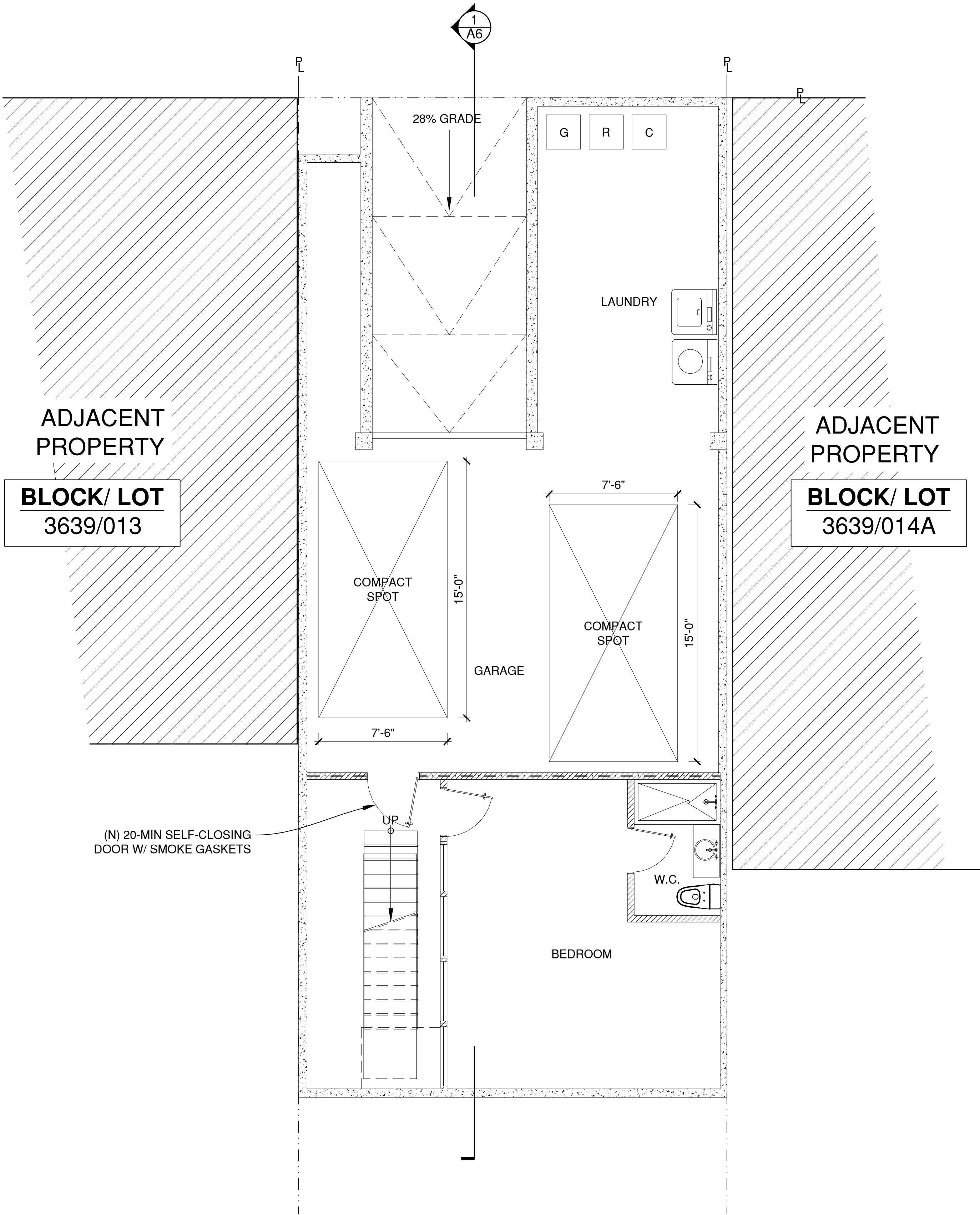


FRONT FACADE AND 2987-2995 22ND STREET GARAGE
SCALE: N.T.S.



FACADE FACING PROPERTIES
SCALE: N.T.S.

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PROFESSIONAL ENGINEER RODRIGO SANTOS NO. S2984 Exp. 6/30/18 STATE OF CALIFORNIA	
SITE PHOTOGRAPHS	
REAR ADDITION AND NEW BASEMENT 2963 22ND STREET SAN FRANCISCO, CALIFORNIA	
Date:	03/21/19
Scale:	N.T.S.
Drawn By:	R.S.
Job No:	10162
Sheet	A0.2
Of 13 Sheets	



1
A1 PROPOSED PLAN - BASEMENT
SCALE: 1/4" = 1'-0"

LEGEND	
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) 2x STUD WALL
	(N) 1-HR RATED 2x STUD WALL
	(N) CONCRETE WALL

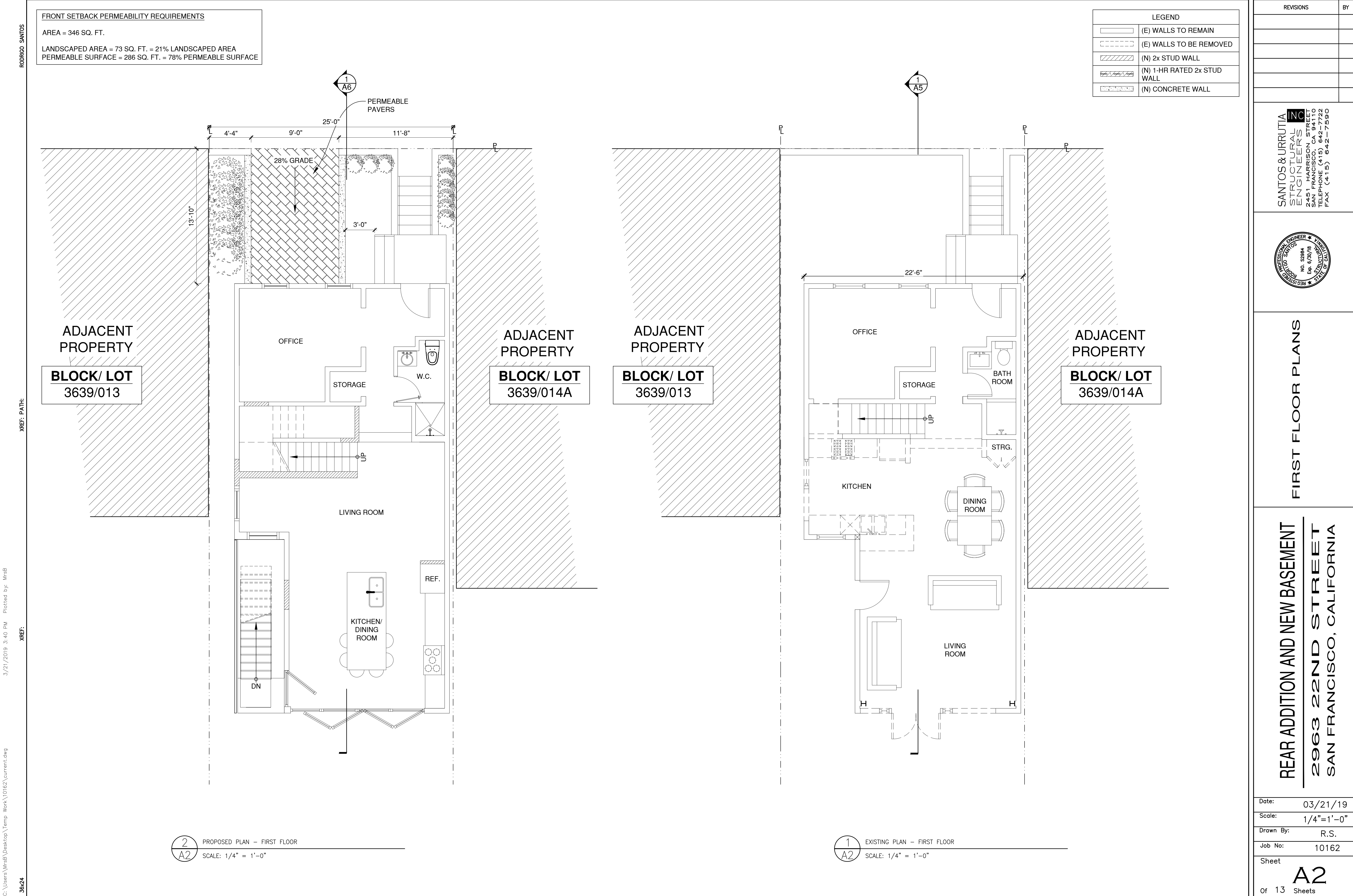
REVISIONS	BY

REAR ADDITION AND NEW BASEMENT
2963 22ND STREET
SAN FRANCISCO, CALIFORNIA

DATE: 03/21/19
SCALE: 1/4"=1'-0"
DRAWN BY: R.S.
JOB NO: 10162
SHEET
A1
Of 13 Sheets

BASEMENT/GARAGE PLAN

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590

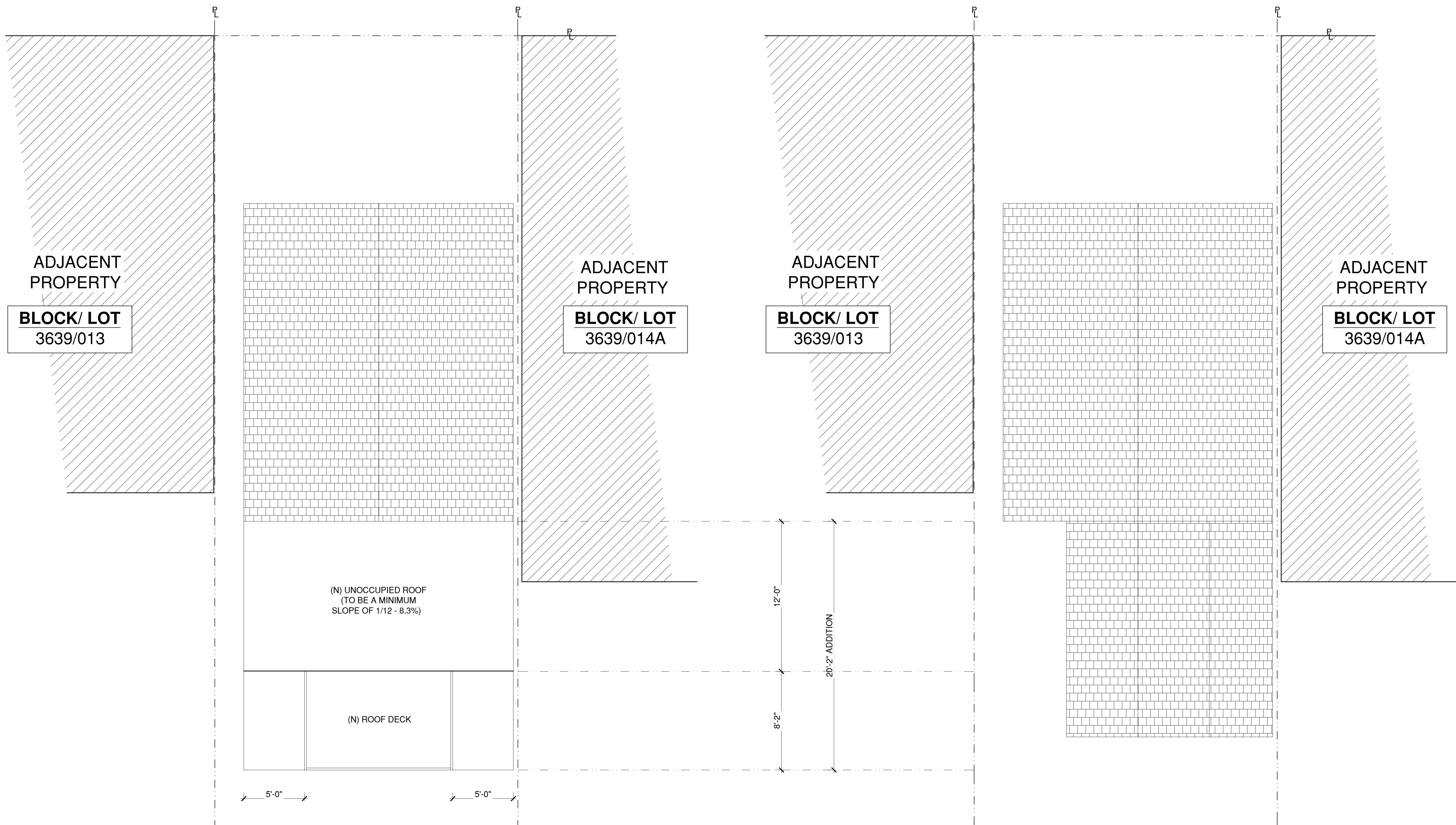


REVISIONS	BY

REAR ADDITION AND NEW BASEMENT
2963 22ND STREET
SAN FRANCISCO, CALIFORNIA

Date:	03/21/19
Scale:	1/4"=1'-0"
Drawn By:	R.S.
Job No:	10162
Sheet A3 Of 13 Sheets	





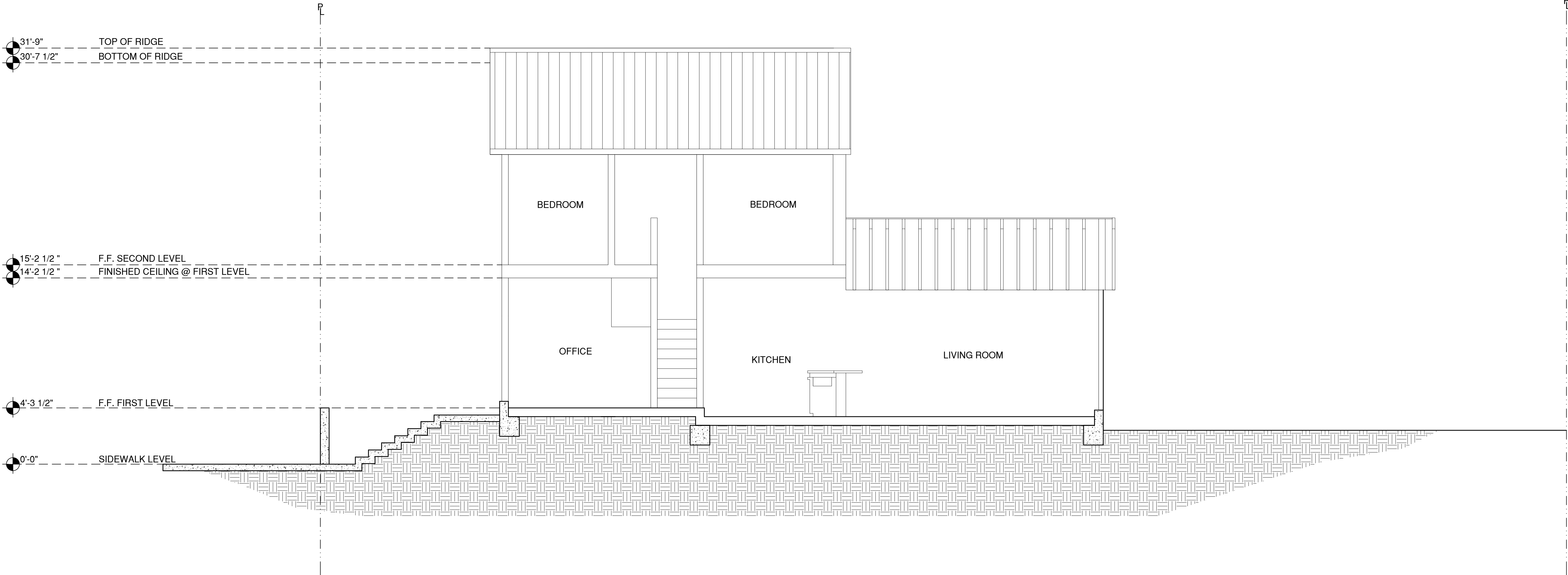
2 PROPOSED PLAN - ROOF
A4 SCALE: 1/4" = 1'-0"

1
A4

EXISTING PLAN - ROOF

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

[illegible]

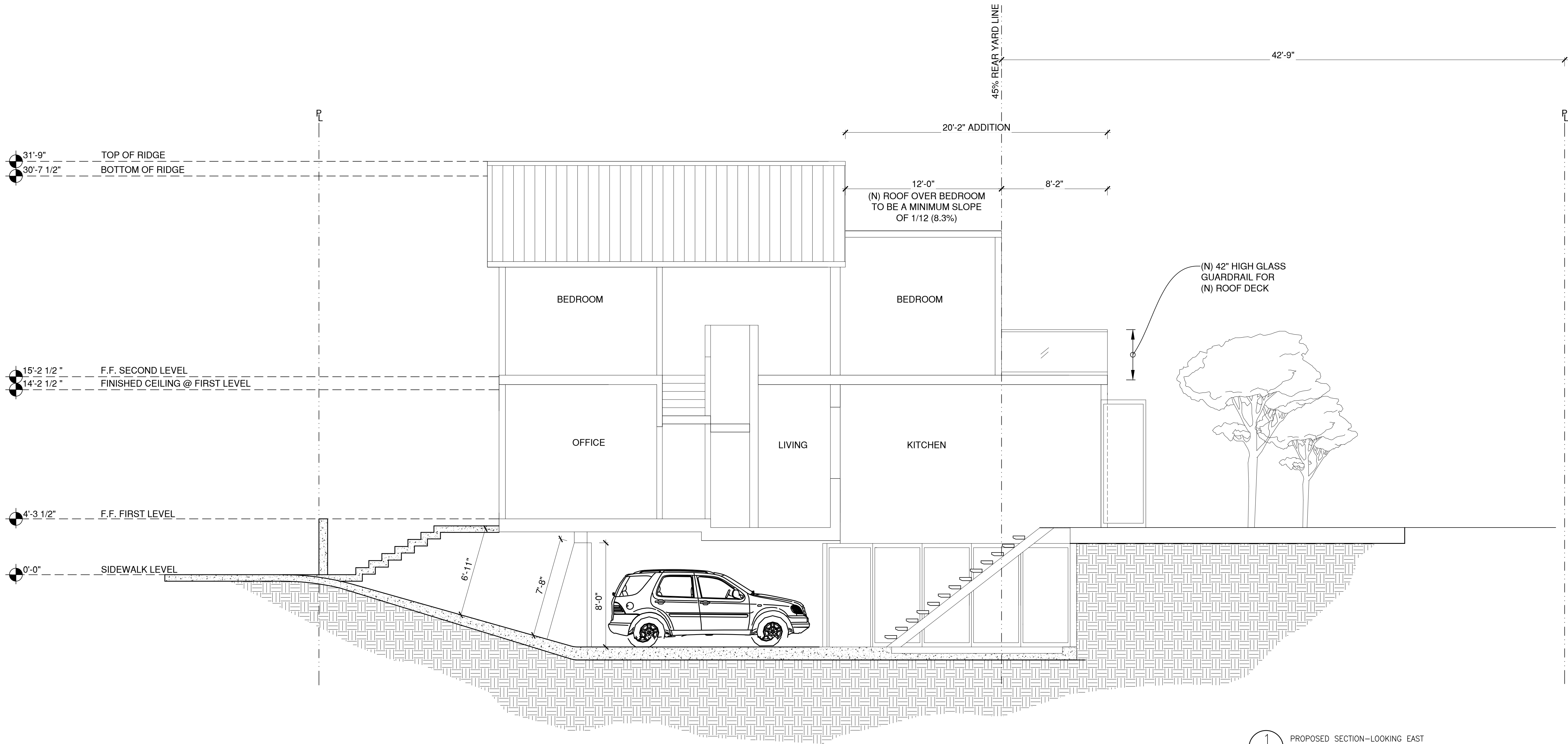


1
A5

EXISTING SECTION—LOOKING EAST

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

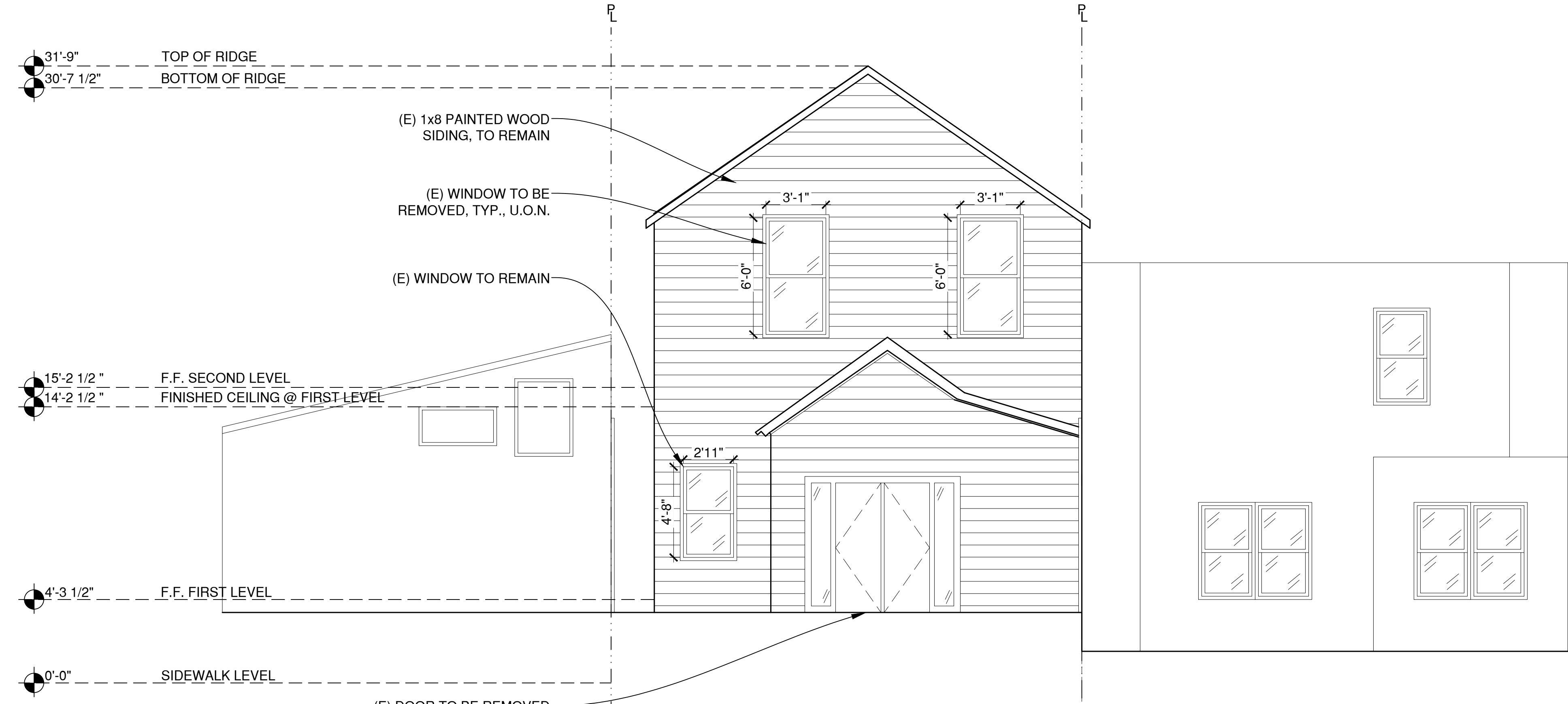
REVISIONS	BY
SANTOS & URRUTIA STRUCTURAL ENGINEERS 2451 HARRISON STREET SAN FRANCISCO, CA 94110 TELEPHONE (415) 642-7722 FAX (415) 642-7590	
EXISTING LONGITUDINAL SECTION	
REAR ADDITION AND NEW BASEMENT 2963 22ND STREET SAN FRANCISCO, CALIFORNIA	
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Scale:	1/4"=1'-0"
Drawn By:	R.S.
Job No:	10162
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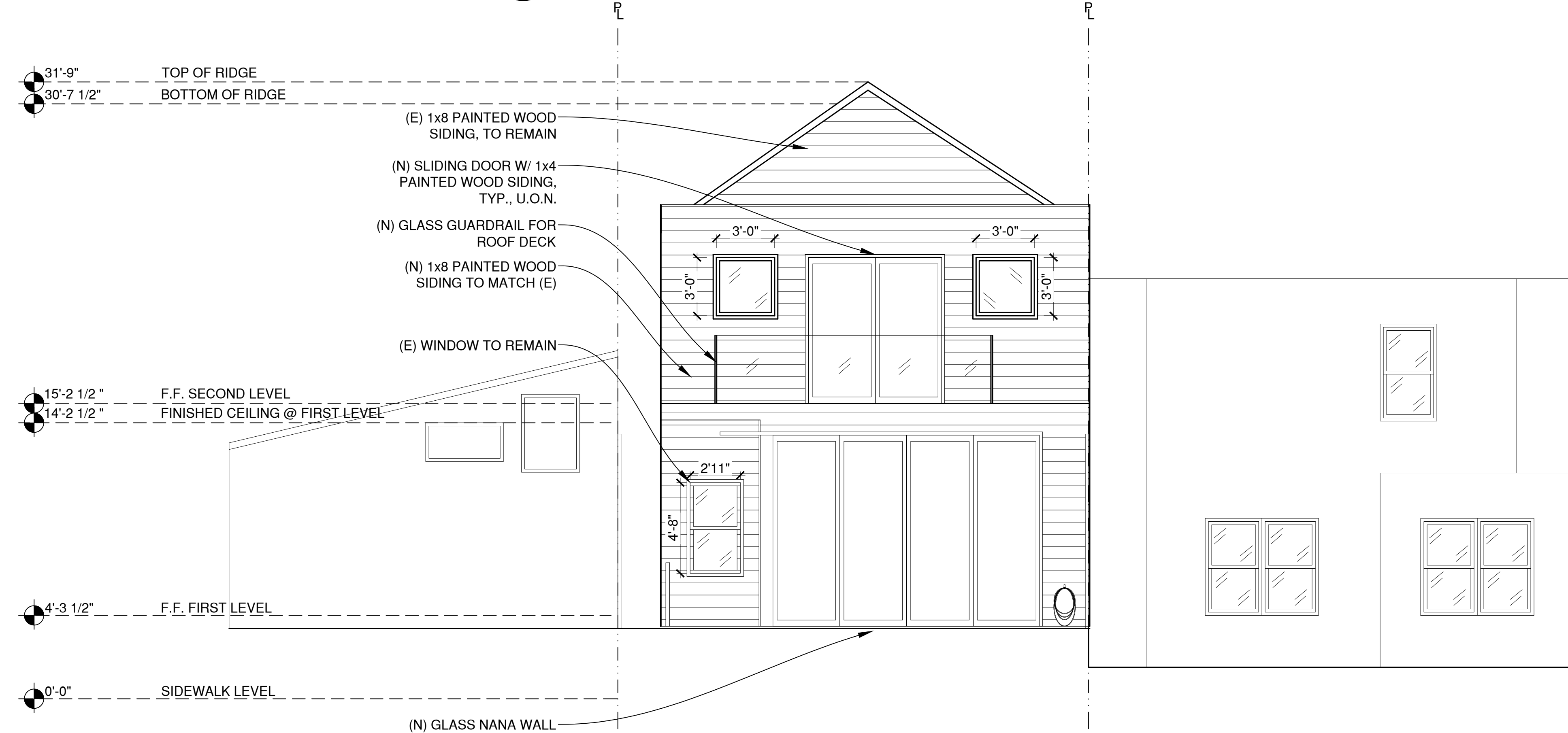
1
A6 PROPOSED SECTION—LOOKING EAST
SCALE: 1/4" = 1'-0"

REVISIONS	BY
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REGISTERED PROFESSIONAL ENGINEER NO. S2984 EXP. 6/30/18 STATE OF CALIFORNIA STRUCTURAL	
PROPOSED LONGITUDINAL SECTION	
REAR ADDITION AND NEW BASEMENT 2963 22ND STREET SAN FRANCISCO, CALIFORNIA	
Date:	03/21/19
Scale:	1/4"=1'-0"
Drawn By:	R.S.
Job No:	10162
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[illegible]



1
A8
EXISTING REAR ELEVATION— SOUTH
SCALE: 1/4" = 1'-0"



2
A8
PROPOSED REAR ELEVATION— SOUTH
SCALE: 1/4" = 1'-0"

REVISIONS	BY

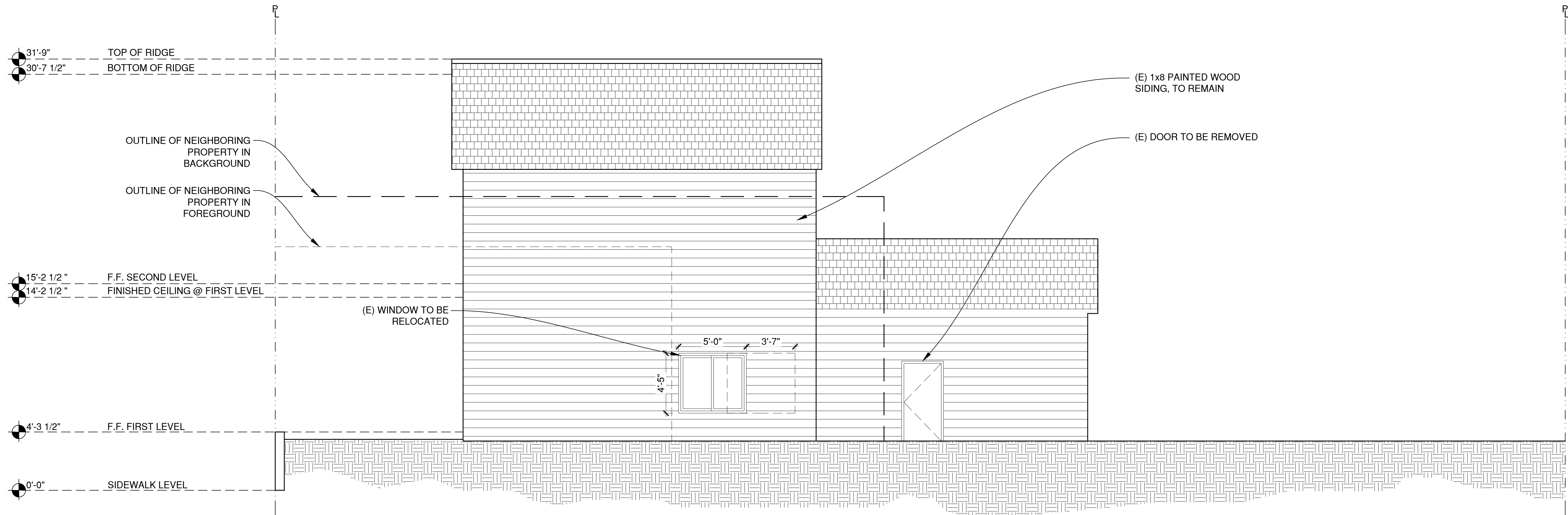
REAR ELEVATIONS

REAR ADDITION AND NEW BASEMENT
2963 22ND STREET
SAN FRANCISCO, CALIFORNIA

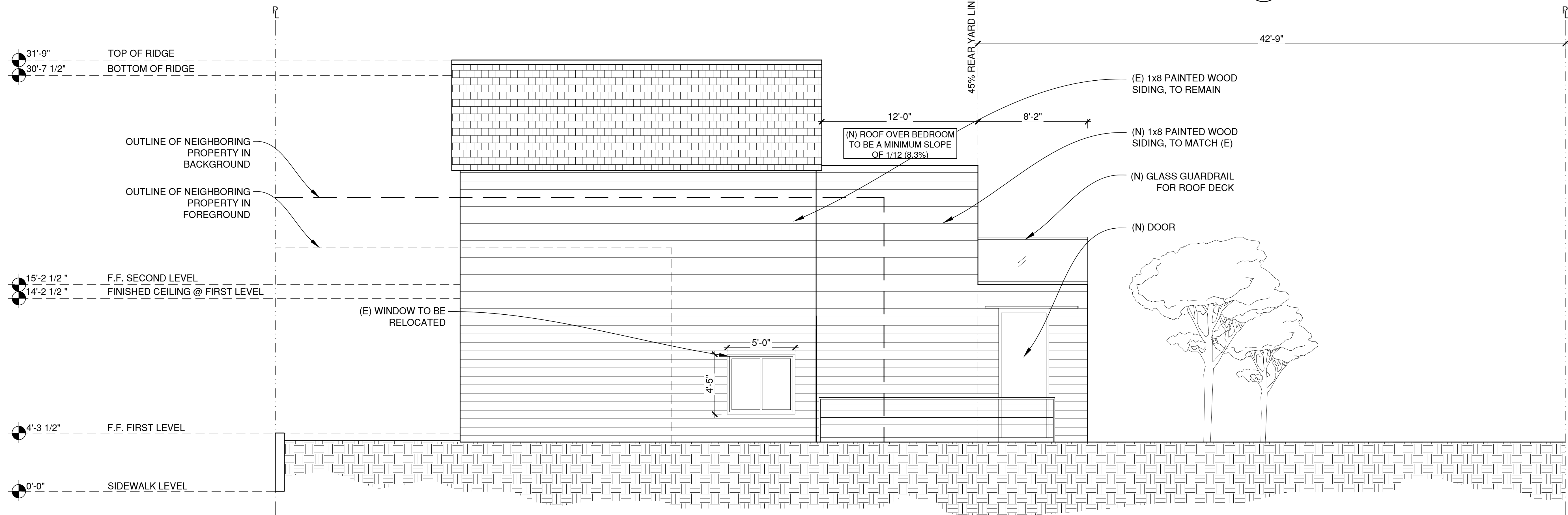
DATE: 03/21/19
SCALE: 1/4"=1'-0"
DRAWN BY: R.S.
JOB NO: 10162
SHEET: A8
OF 13 SHEETS

SANTOS & URRUTIA
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REGISTERED PROFESSIONAL ENGINEER
RODRIGO SANTOS
No. S2984
Exp. 6/30/18
STATE OF CALIFORNIA

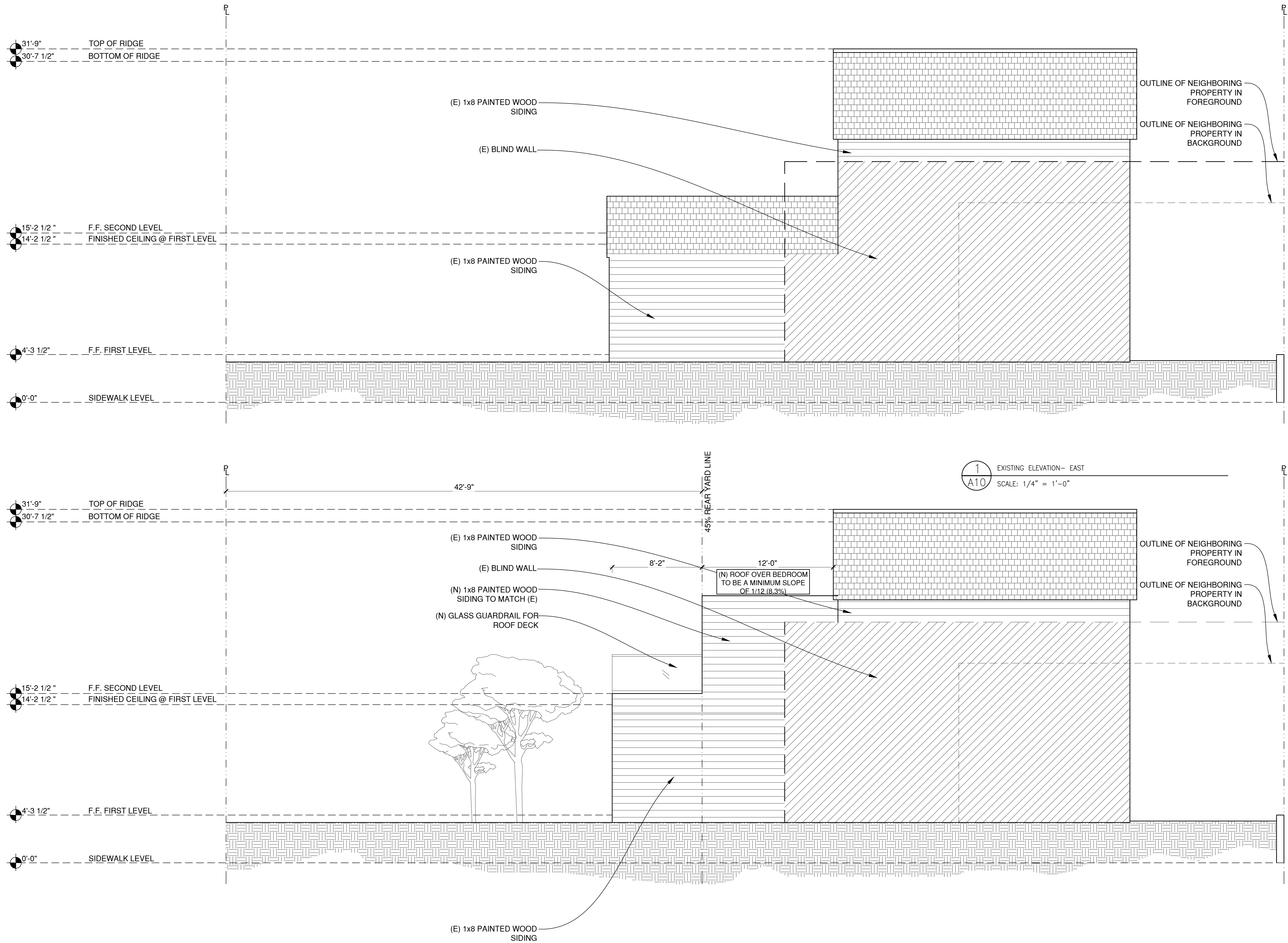


1
A9
EXISTING ELEVATION - WEST
SCALE: 1/4" = 1'-0"



2
A9
PROPOSED ELEVATION - WEST
SCALE: 1/4" = 1'-0"

REVISIONS	BY
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