

COALITION FOR SAN FRANCISCO NEIGHBORHOODS

LAND USE COMMITTEE

WWW.CSFN.NET * P.O. BOX 156616 * SAN FRANCISCO, CA 94115-6616 * EST. 1972

Comments re 7/17/18 "Residential Roof Decks" DRAFT Planning Commission Policy Document (in order as presented in Planning's Document) & on Associated Planning Website Info

1. Page 1, "Introduction," 1st Paragraph, "Roof decks are...to augment open space...":

Decks should emphasize the nature of open space and be open to the sky rather than have appurtenances or features that prevent that.

2. Page 1, "Planning Commission, "Quality of life impacts" bulleted items:

Design features should be the primary means to mitigate sight line, noise, and light intrusions. Living materials should be used as an ancillary to architectural / design materials.

In re "adjacent windows" for sight lines, roof decks may impact those *beyond* just the "adjacent neighbors" (Adjacent meaning only parcels with shared lot lines.) See also #6 below.

3. Page 3: "Greening of Rooftops"

San Francisco should implement state law requirements for existing buildings as well as new ones to support alternative power sources.

4. Page 4: "Access"

Delete the 1st paragraph (starts with "Recommendation...").

Reword the 2nd paragraph as follows:

The Department recommends creating a hierarchy of preferred means of access; prioritizing less obtrusive means such as roof hatches and internalized stairwells, while as a last resort allowing for minimally-sized, not-visible-from-the-street-or-adjacent-properties stair or elevator penthouse (maximum of one) in circumstances where said stair or elevator penthouse would have minimal impacts on access to neighbors' light and air, as well as visual clutter.

5. Page 5: "Implementation"

CSFN requests the checklist/matrix for review to determine compliance with issues addressed in this comment letter.

6. Planning website link information, <http://sf-planning.org/roof-decks>:

A. Roof deck notifications shall be given to occupants having a line of sight to the deck project that could intrude upon the occupants' privacy.

B. Concern with "adjacent" -- Website states, "...However, because of their elevated location, they also represent a potential increase of uses that can negatively impact **adjacent** <emphasis added> residents....": Occupants farther away than only "adjacent" residents are affected because the roof decks are located up high.

C. Concern with Notification -- Website states, "**Neighborhood Notification requirement**

The **Neighborhood Notification** requirement is dependent upon whether the roof deck, and the access to it, is within the buildable area of your lot (see below). If your deck requires "notification," a mailing notifying the nearby neighbors of your proposed project is sent to **adjacent neighbors only** and they are given a period of **10 days** to respond with concerns (as compared to a **30-day notice** to owners and occupants within 150 feet of the site, as is done with the *standard* Neighborhood Notification process).":

This proposed 10-day notification is not sufficient for roof decks allowed with OTC permits.

Submitted by,
/s

Rose Hillson (Chair), CSFN-LUC