



SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing 8/30/18
J. Horn

Memo to the Planning Commission

HEARING DATE: AUGUST 30, 2018

Continued from the February 22, 2018, April 19, 2018 May 24, 2018 and July 26, 2018 Hearings

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

Reception:
415.558.6378

Fax:
415.558.6409

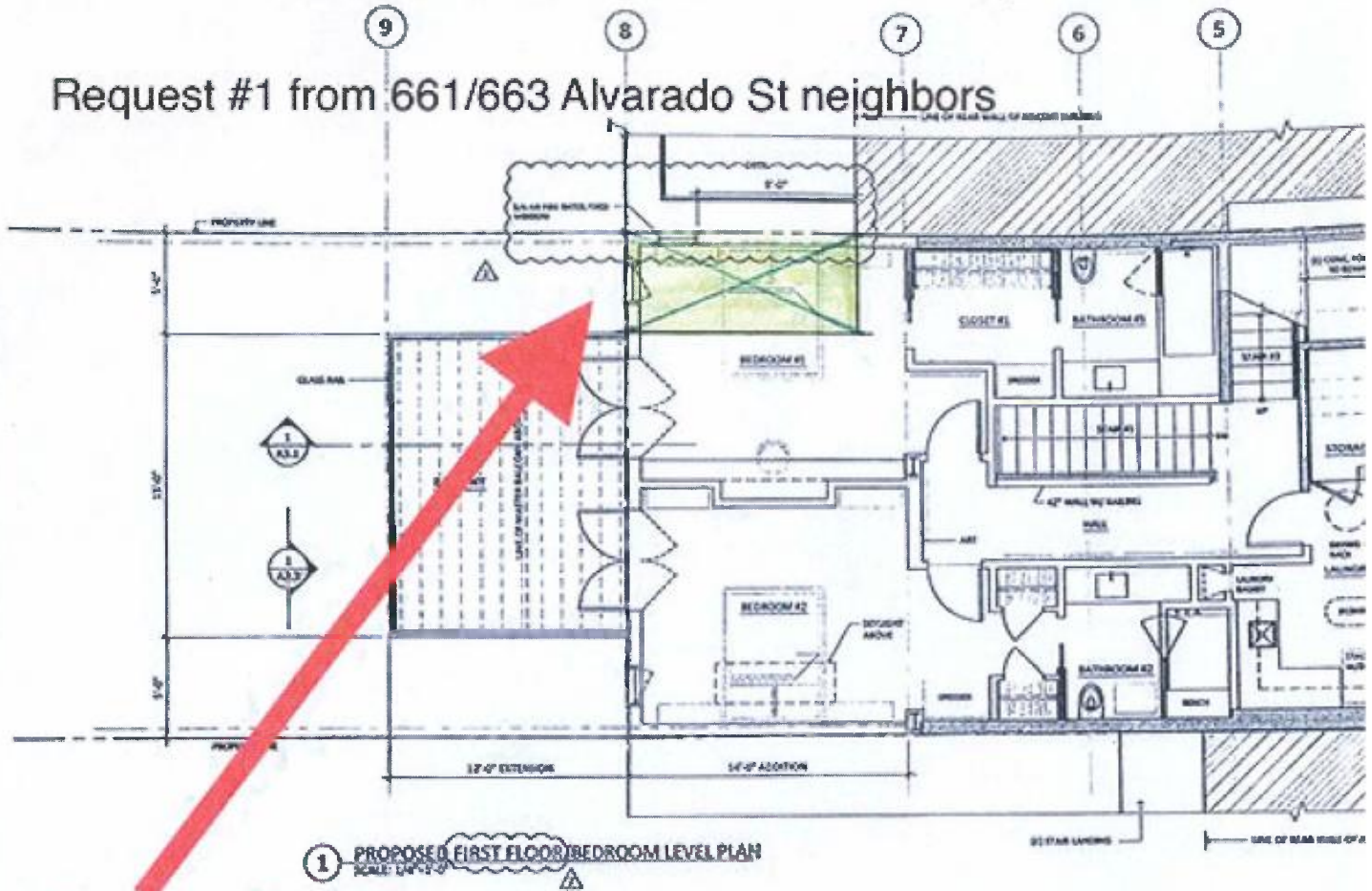
Planning
Information:
415.558.6377

Date: August 30, 2018
Case No.: 2017-014841CUA
Project Address: 655 Alvarado Street
Zoning: RH-2 (Residential-House, Two-Family)
40-X Height and Bulk District
Block/Lot: 2803/028C
Project Sponsor: John Kevlin
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Jeff Horn – (415) 575-6925
jeffrey.horn@sfgov.org

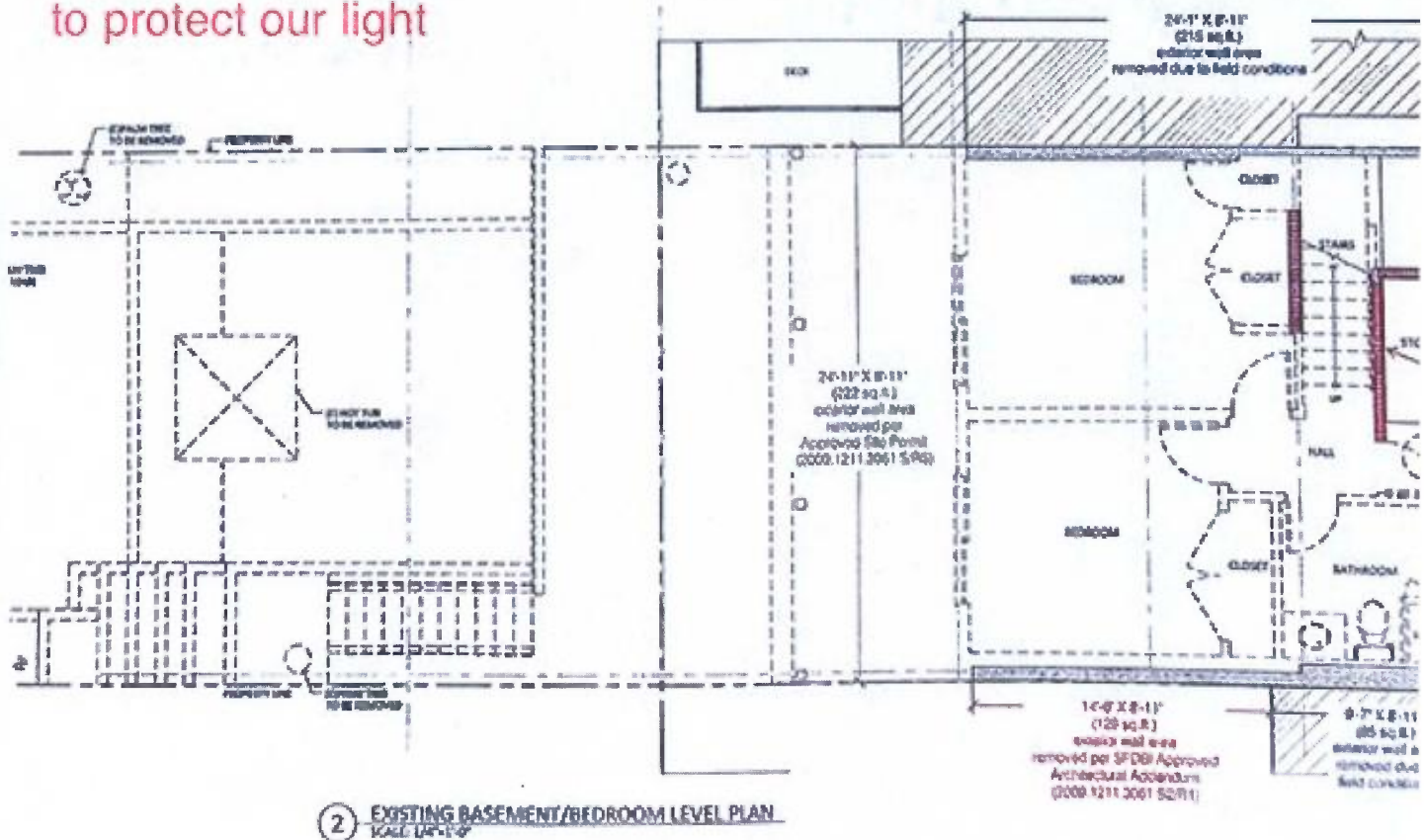
BACKGROUND

The attached materials were submitted by the owner of 661-663 Alvarado Street, the property adjacent to the west of the subject property.

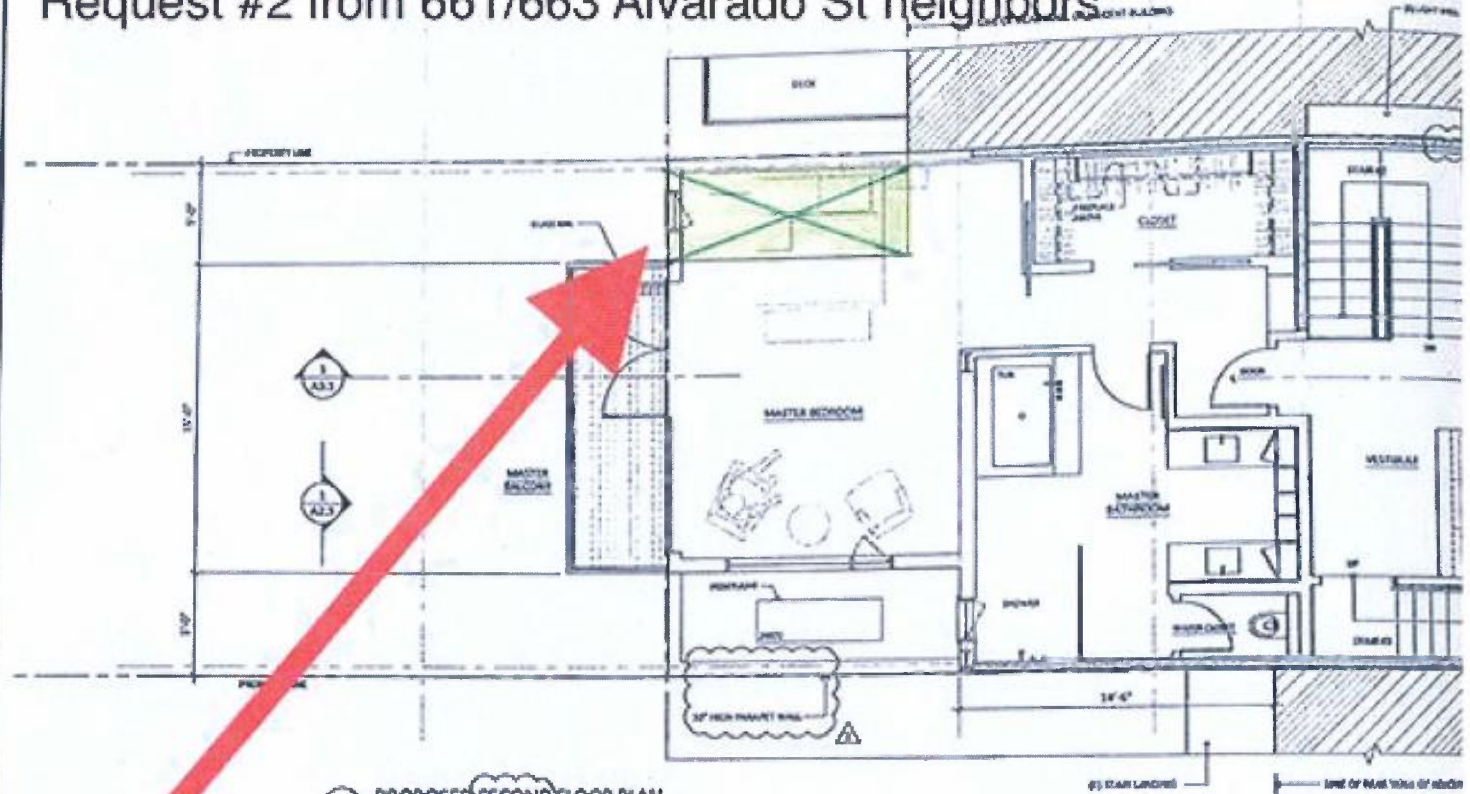
Request #1 from 661/663 Alvarado St neighbors



Proposed First Floor:
Please have SETBACK of 5 feet from property line
to protect our light

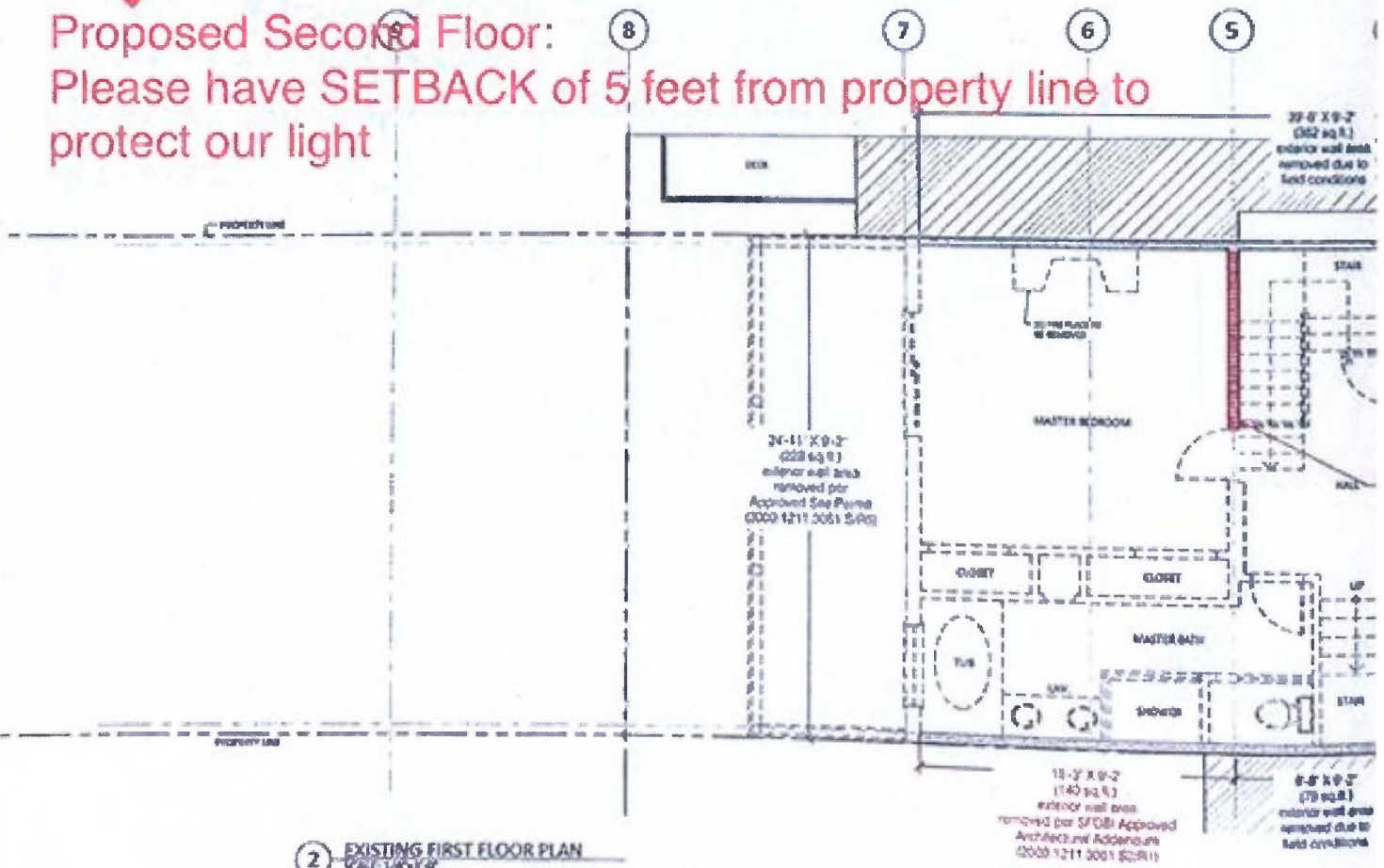


Request #2 from 661/663 Alvarado St neighbors



1 PROPOSED SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

Proposed Second Floor:
Please have SETBACK of 5 feet from property line to
protect our light



2 EXISTING FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

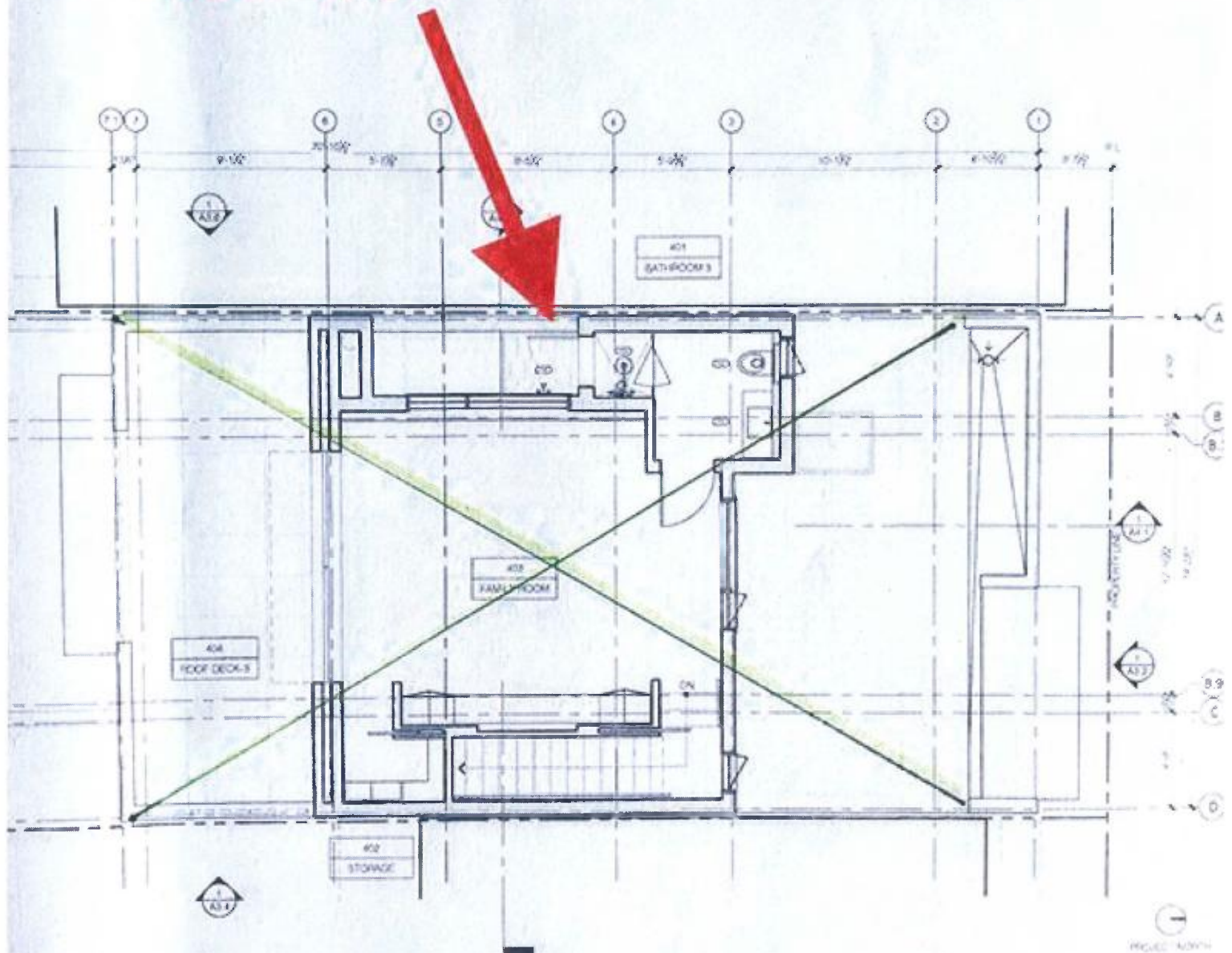
Request #3 from 661/663 Alvarado St neighbors

The diagram is a detailed architectural floor plan for a proposed third floor. It features several rooms and areas: a large 'STORAGE' area at the top left, a 'LIVING ROOM' in the center, a 'DINING ROOM' to the right, a 'KITCHEN' at the bottom right, and a 'TERRACE' on the left side. The plan includes dimensions such as '10'-0" DECK', '8'-0" STAIR LANDING', and '10'-0"'. A red arrow points to a specific area labeled 'STORAGE'.

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

[illegible]

Proposed Fourth Floor/ Top Floor:
Please remove the top floor to protect our privacy
- it has a door thru the bathroom that access to
outdoor path that overlook our roof into our house
thru our skylight



Request #4 from 661/663 Alvarado St neighbors

A photograph of a backyard. In the foreground, there is a small, round, light blue metal table and two matching chairs. The ground is covered with grass and some small plants. In the background, there is a wooden fence made of horizontal planks. To the left of the wooden fence, there is a chain-link fence. The sky is blue and there are some trees and a palm tree in the background.

Request #5:
Please repair/
complete the
fence that
was tore
down in Aug
2017 (without
notification to
neighbors)





Received at CPC Hearing 8/30/18
M. Woods

8/30/2018 Planning Commission hearing on

Item 11b - 807 FRANKLIN STREET, 2013.1224CUA

Proposing a new condition to be added to "Exhibit A - Conditions of Approval" to address concerns expressed regarding the relocation process and who will be overseeing and assisting with the production of a relocation plan for the building.

"Relocation Plan Coordination: The Project Sponsor shall engage a qualified preservation professional in the production of a Relocation Plan that will ensure appropriate measures be taken to protect the Victorian building at 807 Franklin Street during the relocation process. This plan shall be reviewed and approved by the Planning Department in coordination with preservation professionals and preservation organizations including or led by San Francisco Heritage prior to the issuance of a Site Permit."

⑤ Minch
Received at CPC Hearing 8/30/18
D. Winslow

August 30, 2018

Regular Calendar item 10 – 2018-005411CRV

Request that the Commission incorporate three areas into the policy:

A. Re incorporate the following paragraphs from the Draft:

1. Greening
2. Appliances
3. Lighting
4. Screening

B. Re incorporate the 5 feet setback to the rear wall of the building.

C. *The emphasis on reducing Penthouse staircases needs to be more drastic.*

This single design element is the one that has the most disruptive effect on the overall roofline of a particular street. Remember that this element is big, not transparent and usually sticks up 10 to 12 foot above the roofline.

External staircases or hatches should be the ONLY allowed sources of access.

This may require revising the Building code, which is not keeping up with the changing San Francisco urban landscape.

Sincerely,

Maurice Franco, MCA Board, D2 resident

D. Nislov

August 30, 2018

Commissioners,

I am Maurice Franco, 40-year resident of the Marina and member of the MCA Board. I would like to thank the Planning Commission for requesting a new policy for Residential Rood Decks.

These decks have existed throughout the City but have traditionally been small, and unobtrusive. Since San Francisco is cold and foggy, they only get used maybe 4 to 6 weeks per year. In the last seven years, we have noticed a proliferation of roof decks, increasing not only in numbers, but also in size and impact. Some decks are so large that they are visible from the streets and neighboring windows; interfering with open spaces, light, air and privacy.

The Planning Department has been ineffective in controlling this cancerous growth.

The EXECUTIVE SUMMARY 2018-0411CRV is a response to the Commission's recognition of this problem.

Careful review of Planning's Draft dated July 17, 2018 is more comprehensive than the actual Executive Summary presented August 30, 2018.

We implore that the commission consider three areas that need to be incorporated into the Policy:

A. Re incorporate the following paragraphs into the Policy

1. Greening
2. Appliances
3. Lighting
4. Screening

B. Re incorporate the setback of 5 feet to the rear wall of the building.

C. *The emphasis on reducing Penthouse staircases needs to be more drastic.*

This single design element is the one that has the most disruptive effect on the overall roofline of a particular street. Remember that this element is big, not transparent and usually sticks up 10 to 12 foot above the roofline.

External staircases or hatches should be the ONLY allowed sources of access.

This may require revising the Building code, which is not keeping up with the changing San Francisco urban landscape.

Thank you for your attention.

Decks be open-to-the-sky vs. having appurtenances / features that prevent emphasizing nature of open space.

Design features as primary means to mitigate sightline, noise, light intrusions. Use living materials as ancillary to architectural / design materials.

Implement state law requirements to support alternative power sources for existing & new buildings.

Prioritize with less obtrusive means – roof hatches, internal stairwells. Last resort = stair or elevator penthouse (max 1) minimally-sized, not-visible-from-street or adjacent properties.

Penthouses – minimal impacts on neighbors' light access, air & visual clutter.

Occupants farther away than only "adjacent" residents are affected because the roof decks are located up high & affect those *beyond* next door neighbors.

CSFN requests checklist/matrix for review to determine compliance re issues in our letter.

Notifications to occupants having a line of sight to the deck that could intrude upon the occupants' privacy.

10-day notice insufficient with OTC roofdeck permits.

CSFN-LUC

To: JONAS IONIN
Commissions Secretary

(You will get this
electronically so
you won't have to
type it all.)

R

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

Subject: Roof decks and their stair penthouses.

Date: May 30, 2018 at 11:00 AM

To: david.winslow@sfgov.org

Dear David,

Thank you for sending the draft.

I saw on the advance calendar there will be a hearing in June. Here are a couple of thoughts.

Stair penthouses should not be allowed on single family homes (like this one at 437 Duncan Street) or in two unit buildings where the access is just for one unit (like the one proposed at 653 28th Street). They are too bulky and detract from the natural roofline of the block face, especially on hilly streets, and even if they are set back they are *seen*.

I think the standard should be strictly like the one illustrated on page 39 of the RDG where a stair penthouse is adjacent to a neighboring wall.

Roof decks that are not on the actual tippy-top of a structure, should not be labeled roof decks, even if they are on the roof of a floor below...I think it is confusing and clouds the issue of decks....a lot of architects label these type of decks as "roof decks".

I think the lighting of the deck and appliance

issue and the square footage are good items for a the “real” roof decks.

The glass railing issue actually does add mass as Director Rahaim mentioned a few weeks ago during some Commission discussion of a project, but I cannot remember which one....so glass railings are a problem.

I think fundamentally though, that roof decks should be discouraged on projects in the RH Districts.

Perhaps this is too tangential, but since the draft mentions green roofs, even beyond just space for solar panels, it would really be nice to somehow link the need to keep our rear yards as green as possible and not turn them into extensions of the interior space, particularly if a roof deck is to be allowed.

I understand their allure in multi unit buildings, but again they are problematic for those homes in the RH. Plus on speculative remodels or new buildings they add to the lack of relative affordability when the project is sold...I have heard that they add anywhere from \$50k to \$150k to the asking price of a project from various real estate agents...and

that was four years ago.

If you look at some of the older apartment buildings, many of the stair penthouse actually are very minimal....almost like a lean-to or a teepee....my assumption is that these are no longer code compliant? But they are certainly minimal.

Thanks again and take care.

Georgia Schuttish



OTHER COMMENTS



~~Sent from my iPad~~

ADDITIONALLY, OPEN SPACE REQUIREMENTS SHOULD BE ENCOURAGED TO BE MET IN THE REAR YARD. IF THEY ARE MET IN THE REAR YARD STAFF SHOULD NOT APPROVE ROOF DECKS AS THEY ARE NOT NECESSARY. →

ALSO ROOF DECKS SHOULD NOT BE FOR PERSONAL VIEWS.

NEUTRA HOUSE -

Received at CPC Hearing 8/30/18
Pub. Com.

90 WOODLAND AVENUE

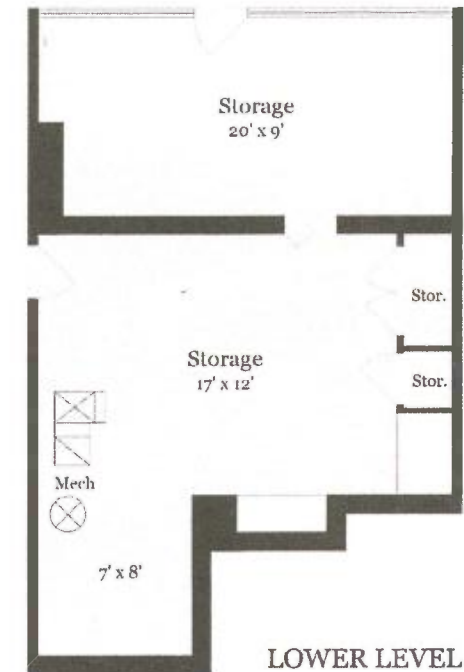
SAN FRANCISCO, CA 94117



MAIN LEVEL



UPPER LEVEL



LOWER LEVEL

COLDWELL BANKER

GLOBAL LUXURY



Rendering by Floor Plan Visuals.
All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

Presented by Mary Edwards, Coldwell Banker
Tel: 415.652.2566
Email: medwards@cbnocal.com

1,964 SQ. FEET = 3 bedrooms + 1 Bath