



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: FEBRUARY 26, 2015

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: February 26, 2015
Case No.: **2013.0560DRP**
Project Address: **417 30th STREET**
Permit Application: 2014.03.07.0155
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 6653/032
Project Sponsor: George Klumb
Gk Architecture
417 30th Street
San Francisco, CA 94131
Staff Contact: Eiliesh Tuffy – (415) 575-9191
eiliesh.tuffy@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

Expand the existing single family dwelling by excavating for new habitable space in the basement and constructing new vertical and horizontal additions. A front and rear deck are included in the proposal.

SITE DESCRIPTION AND PRESENT USE

The subject property is a 1BR single family dwelling on the south side of 30th Street located one lot east of Harper Street. The lot dimensions are 25' x 125'. The existing structure is one story in height over a raised basement as viewed from 30th Street. At the rear of the building, the first floor is at grade and opens onto a rear patio bounded by a low retaining wall in the upsloping rear yard.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

With Noe Valley to the north and Glen Park to the south, 30th Street serves as a border between the two neighborhoods. This block of 30th Street is high on the west end and slopes down towards the east, placing the subject property uphill from the adjacent building at 415 30th Street. The neighboring wall at 415 30th Street is devoid of windows and the roofline sits below the subject property.

Historically, the 25'x 125' corner lot to the west of the subject property at Harper Street had only one building on the north end of the lot. By 1915, the 3 existing structures occupied the same original lot, leaving each building with little to no open space. The land is currently subdivided as 3 nonconforming lots (#3, #9, and #11 Harper St.).

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	Nov. 14, 2014 – Dec. 15, 2014	Dec. 15, 2014	Feb. 26, 2015	73 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	Feb. 16, 2015	Feb. 16, 2015	10 days
Mailed Notice	10 days	Feb. 16, 2015	Feb. 13, 2015	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		3	
Other neighbors on the block or directly across the street			
Neighborhood groups			

The neighboring buildings on Harper Street have windows and open space that, as a result of the proposal, will be put into shade and/or located adjacent to new upper-floor deck areas. The concerns relate to a diminishment of light, air and privacy caused by the current proposal.

DR REQUESTOR

Saran Oki of 9 Harper Street, on behalf of #3, #9, and #11 Harper Street. The three existing houses are located immediately to the west of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated December 15, 2014.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated February 2, 2015.

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).

RESIDENTIAL DESIGN TEAM REVIEW

In response to neighbors' concerns about loss of light, the RDT instructed the project sponsor to remove the 6-foot tall privacy fence at the rear deck and to construct nothing above the required safety railing height at that location. Those measures, along with the proposed side setback from #9 Harper's property line windows were felt to be sufficient to avoid creating any exceptional or extraordinary hardships.

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
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Attachments:

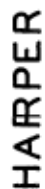
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
DR Application
RDT Review Comments, dated January 21, 2015
Response to DR Application dated February 2, 2015
Reduced Plans

ET: G:\Documents\DRs\417 30th St\417 30th St_DR Analysis - Abbreviated.doc

SUBJECT PROPERTY

30 TH

5



SANCHEZ

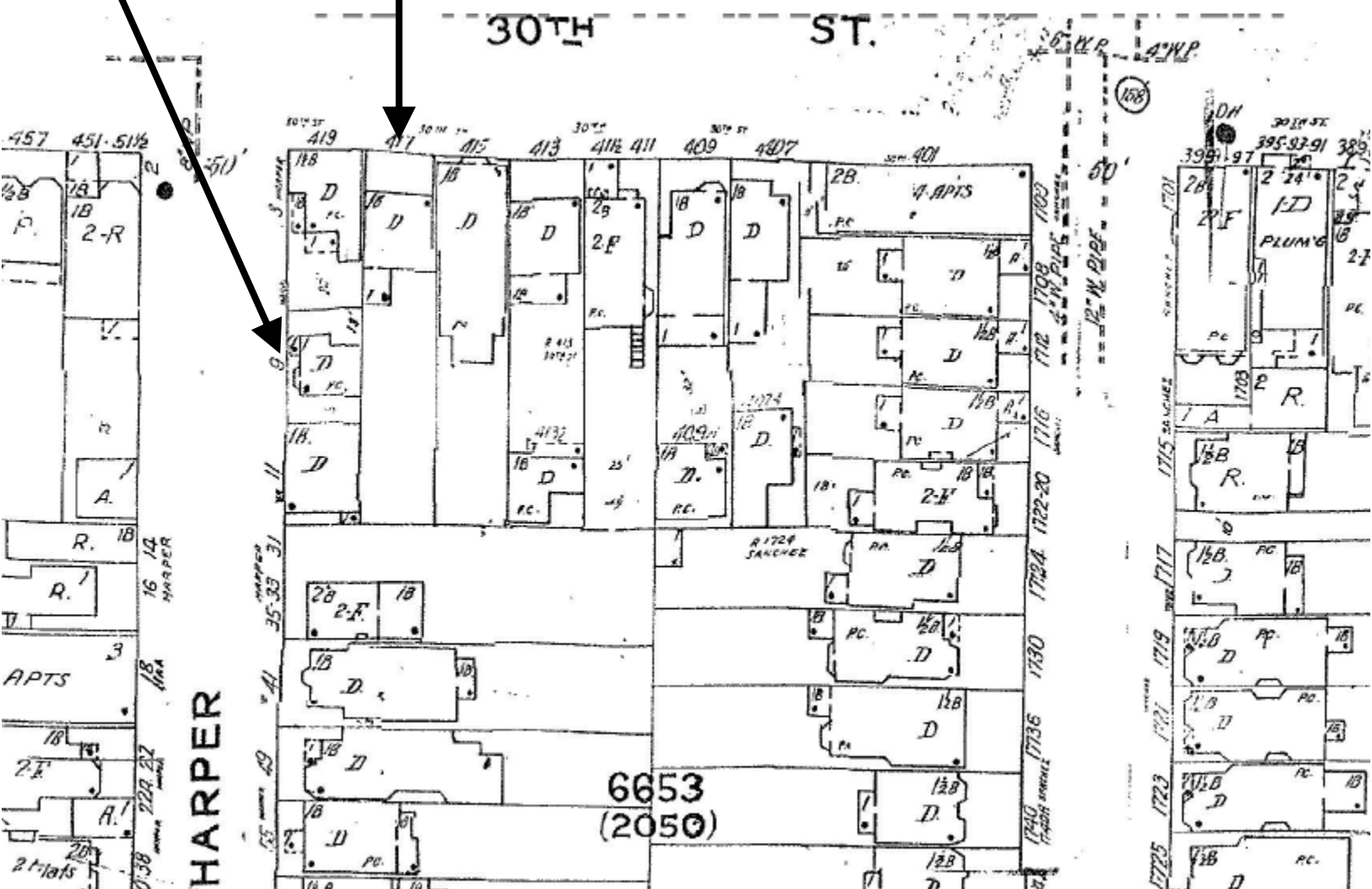


**SAN FRANCISCO
PLANNING DEPARTMENT**

Sanborn Map

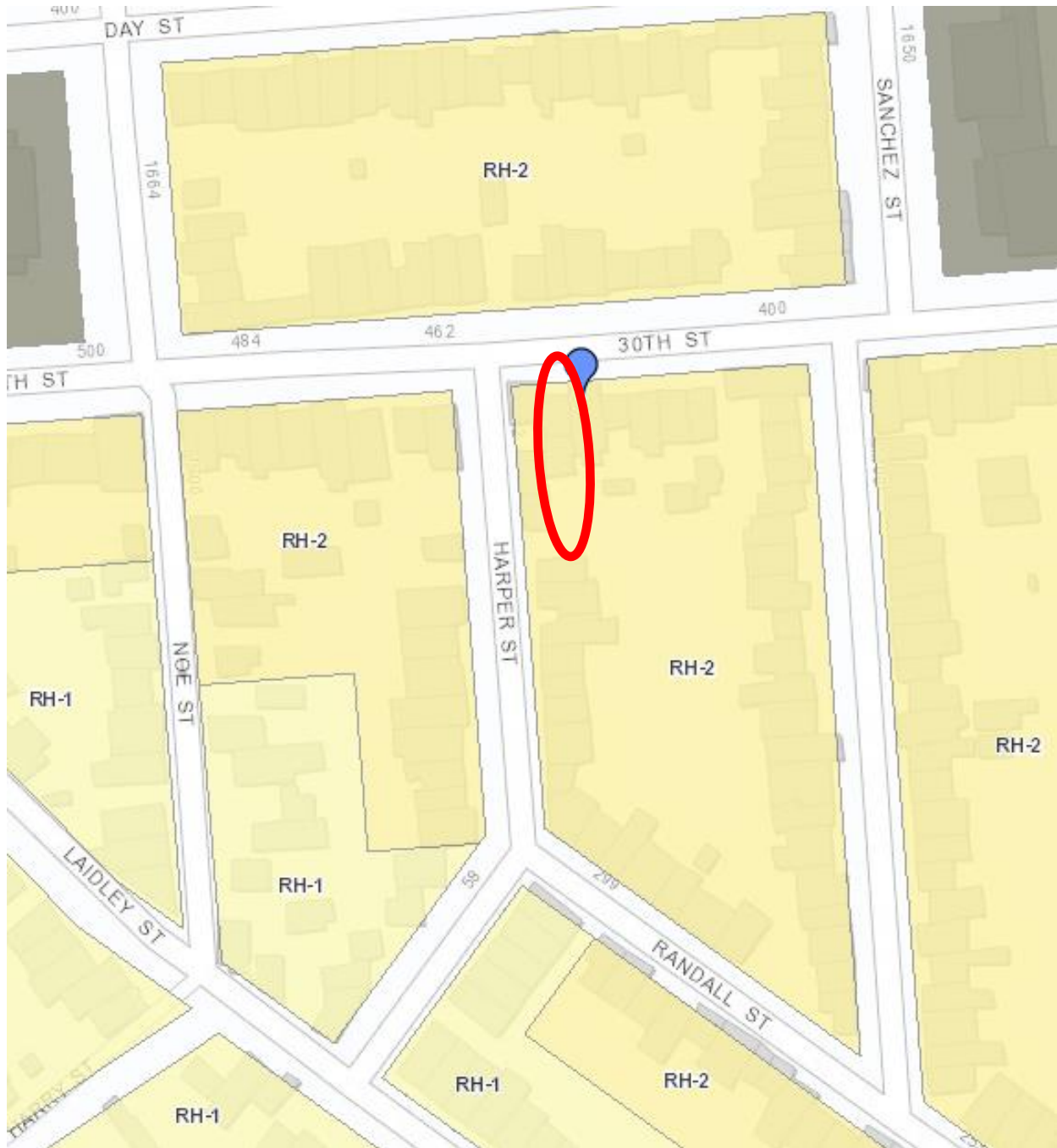
**DR
REQUESTOR**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2013.0560DRP
417 30th Street

Zoning Map (RH-2/40-X)



Discretionary Review Hearing
Case Number 2013.0560DRP
417 30th Street

Aerial Photo, looking West

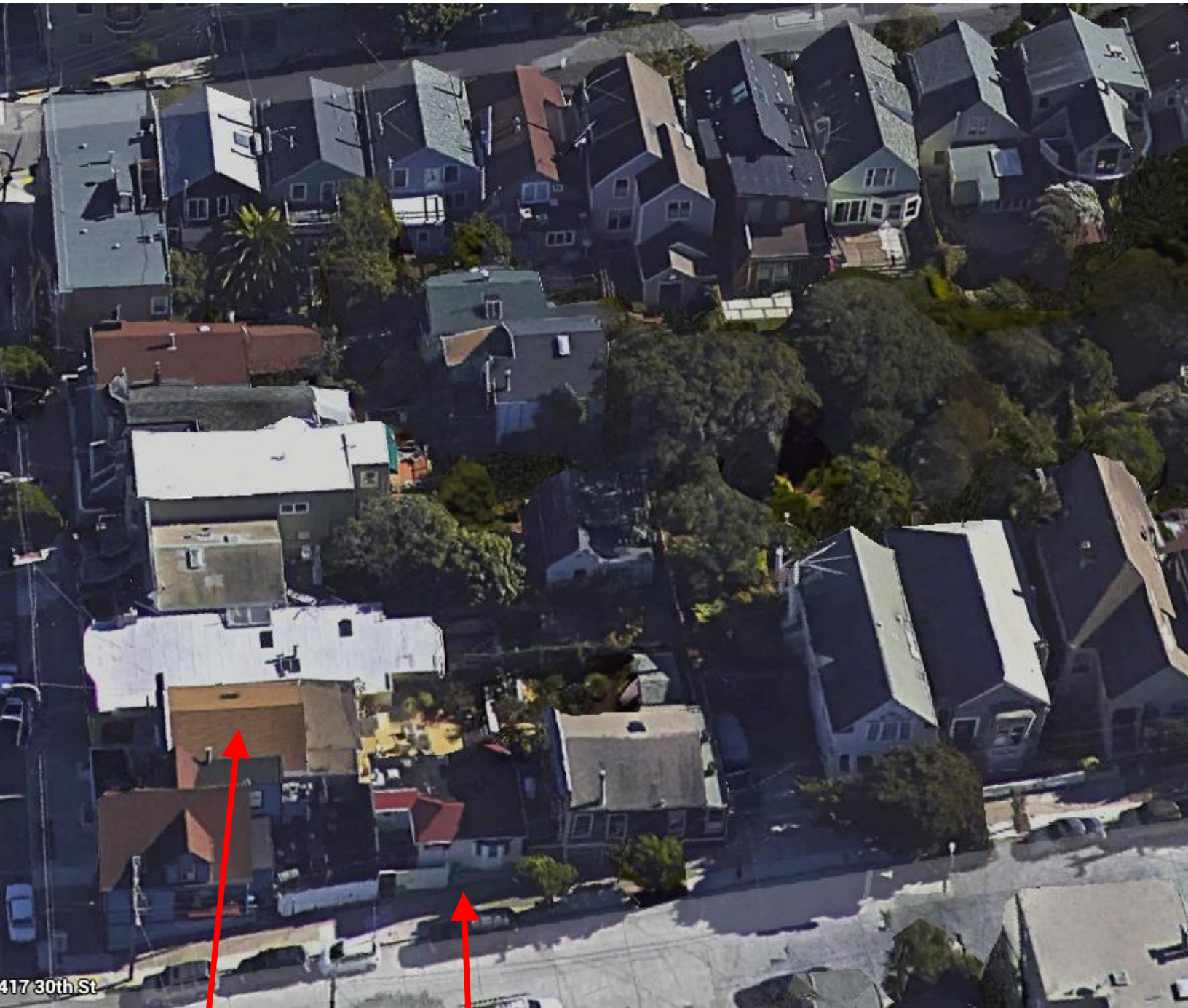
DR REQUESTOR



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2013.0560DRP
417 30th Street

Aerial Photo, looking East



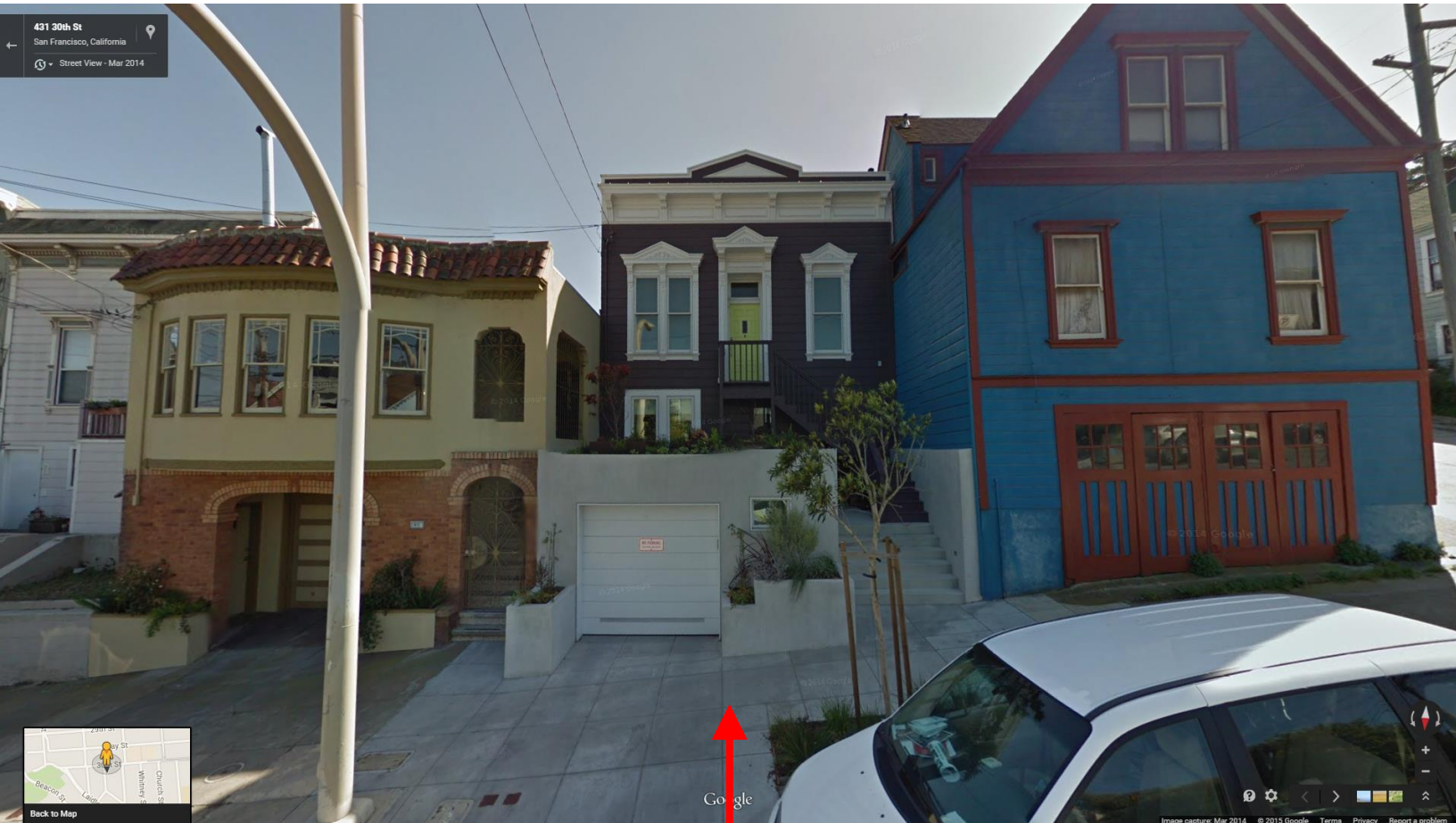
SUBJECT PROPERTY

DR REQUESTOR

Discretionary Review Hearing
Case Number 2013.0560DRP
417 30th Street

Context Photo

417 30th Street, Front Elevation



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2013.0560DRP
417 30th Street

Context Photo

South side of 30th Street, looking downhill



SUBJECT PROPERTY

DR REQUESTOR

Discretionary Review Hearing
Case Number 2013.0560DRP
417 30th Street

Context Photo

Harper St., looking east

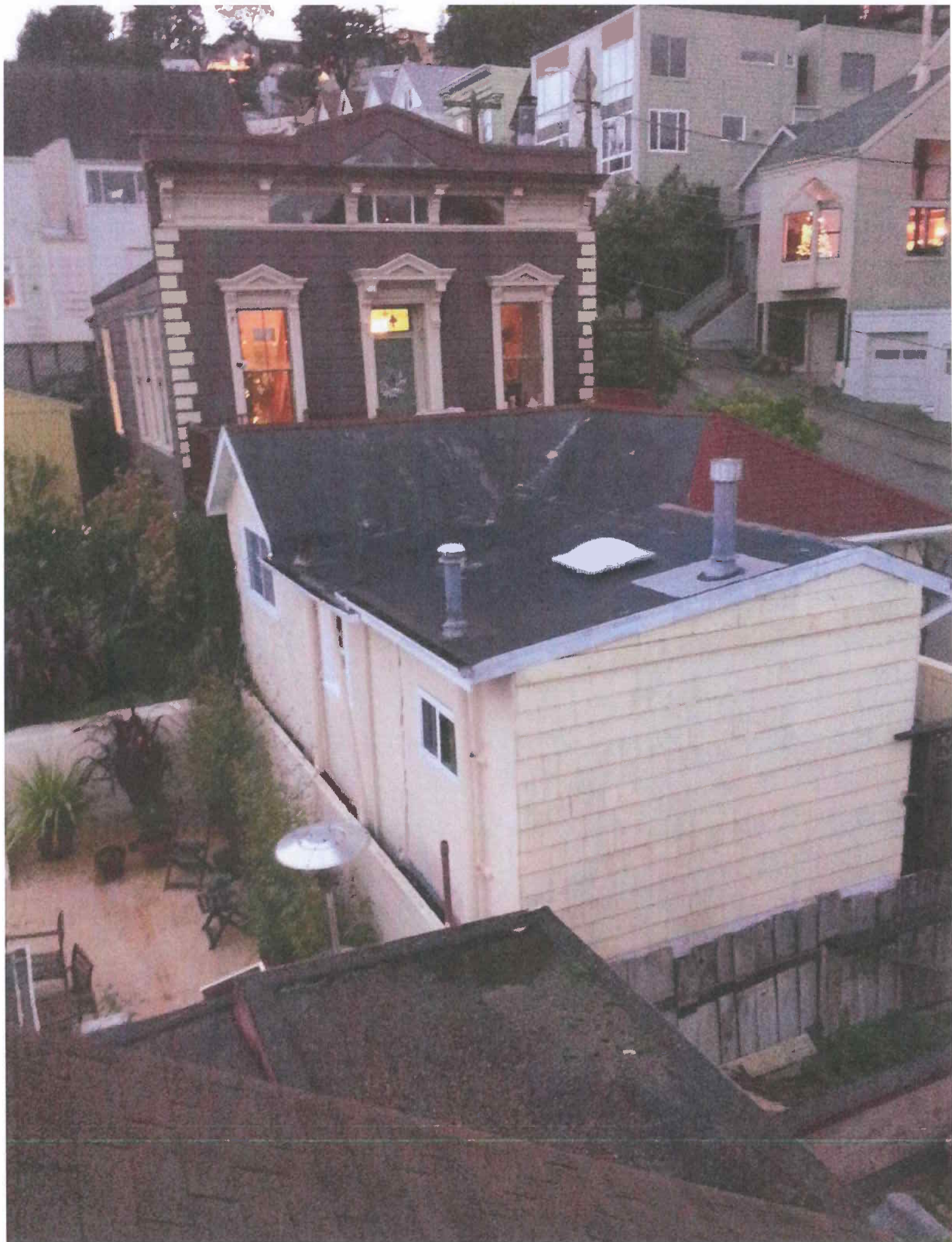
SUBJECT PROPERTY

DR REQUESTOR



Discretionary Review Hearing
Case Number 2013.0560DRP
417 30th Street





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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **March 7, 2014**, the Applicant named below filed Building Permit Application No. **2014.03.07.0155** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	417 30th Street	Applicant:	George Klumb
Cross Street(s):	Harper Street	Address:	417 30th Street
Block/Lot No.:	6653/032	City, State:	San Francisco, CA 94131
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 420-8589

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 checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single Family Dwelling	No Change
Front Setback	14 feet 7 inches	No Change
Side Setbacks	0 feet (west); 0 feet (east)	5 feet at 2 nd floor (west); 0 feet (east)
Building Depth	40 feet 4 inches	66 feet 1 inch
Rear Yard	70 feet 1 inch	44 feet 4 inches
Building Height	33 feet (to roof ridge)	35 feet 8 inches (to new flat roof)
Number of Stories	1, over raised basement	2, over habitable basement at front
Number of Dwelling Units	1	No Change
PROJECT DESCRIPTION		
<p>The proposal is to expand the existing 1-bedroom, single family dwelling by creating habitable space in the existing basement, adding a full-height second story set back 8 feet from the front building wall, and a rear addition. The proposal includes a full interior rehabilitation. Changes to the street-facing façade include a new door and windows at the raised basement level and a reconfigured wood staircase from the existing 90-degree run to a straight-run from the original entrance door down to the planting area over the garage.</p> <p>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.</p>		

For more information, please contact Planning Department staff:

Planner: Eiliesh Tuffy
Telephone: (415) 575-9191
E-mail: eiliesh.tuffy@sfgov.org

Notice Date: 11/14/14
Expiration Date: 12/15/14

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

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.

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:		
SARAN OKI		
DR APPLICANT'S ADDRESS:	ZIP CODE:	TELEPHONE:
9 HARPER STREET, SAN FRANCISCO, CA	94131	(617) 909 - 4379
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:		
GEORGE KLUMB & MICHAEL STEELE		
ADDRESS:	ZIP CODE:	TELEPHONE:
417 30TH STREET, SAN FRANCISCO, CA	94131	(415) 420 - 8589
CONTACT FOR DR APPLICATION:		
Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE:
		()
E-MAIL ADDRESS:		
SARAN.OKI@GMAILCOM		

2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:		
417 30TH STREET, SAN FRANCISCO, CA		94131		
CROSS STREETS:				
HARPER STREET				
ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
6653 / 032	25' x 125'	3125 SQFT	RH-2	40-X

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: SINGLE FAMILY DWELLING

Proposed Use: SINGLE FAMILY DWELLING

Building Permit Application No. 2014.03.07.0155

Date Filed: MARCH 7, 2014

RECEIVED

DEC 15 2014

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/> *

* I plan to participate in outside mediation while awaiting a discretionary review hearing.

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.

As a result of the initial neighbourhood notification in February 2014, the applicant has made the following changes:

1. Increased the light well between 9 Harper Street and 417 30th Street by one foot from a width of four feet to a width of five feet. This was also a requirement made by the city planner.
2. The applicant added a 6' privacy screen between the two properties. This privacy screen was not fully accepted by 9 Harper Street as it increased shading into the living spaces and blocked all eastern exposure to all of 9 Harper's windows. 9 Harper Street requested an alternative method to increase privacy without compromising light and air.

As a result of discussions following the 311 report the applicant has made the following offers on December 14, 2014. The proposed changes are still in discussion and not yet agreed upon by both parties:

1. Eliminate the privacy fence and shorten the southern deck by four feet from twelve feet to eight feet in depth. However, this would necessitate adding a privacy film to 9 Harper's windows. This would be acceptable for only the bottom panes--not to all of the panes of 9 Harper's bedroom windows.
2. Applicant has offered a \$2000 payment to help with installation of privacy films and a skylight to the most compromised northernmost room of 9 Harper Street to compensate for the cut off of light.
3. Applicant would ensure a nine inch gap between 9 Harper's northernmost wall and their building.

The owners of 3, 9, and 11 Harper Street fully intend to continue conversations with the building permit applicant while awaiting a hearing. The above listed proposed changes by the applicant require further study.

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 cite specific sections of the Residential Design Guidelines.

Please see attached.

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:

Please see attached.

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?

Please see attached.

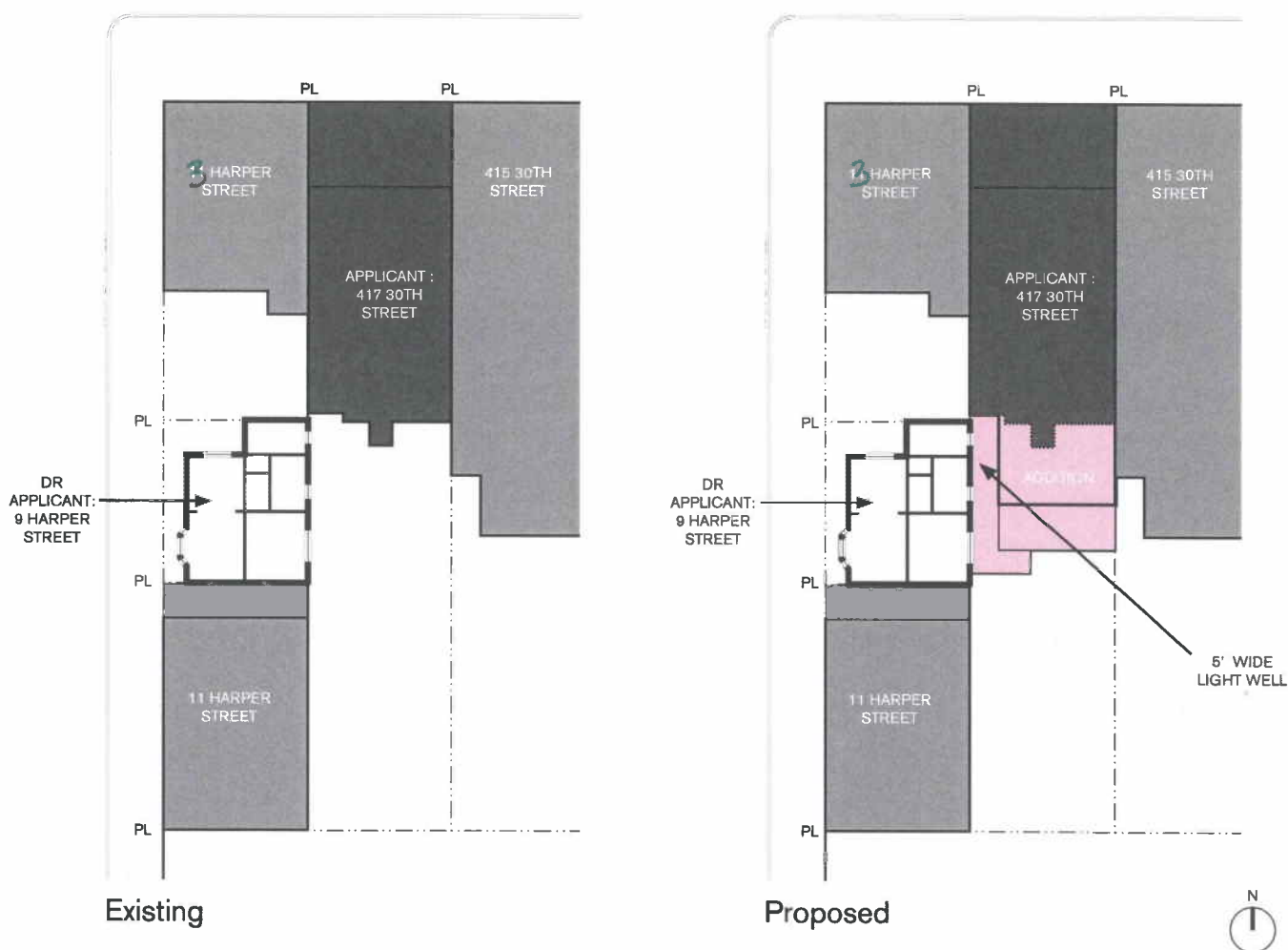
1. Reasons for requesting a Discretionary Review.

A. The three abutting properties on Harper Street are nonconforming lots. The 417 30th Street lot extends the entire length of the three Harper Street lots.

B. 9 Harper Street is a zero lot line home with no possible setback on the northern, eastern, and southern sides.

C. 9 Harper Street has five standard windows, four of which are operable. Of the four operable windows, three face 417 30th Street. If developed to the proposal outlined in the 311 report, natural light and ventilation will be compromised to all three of 9 Harper Street's east facing windows.

D. Natural light to 3 Harper Street's southern facade as well as to their garden will be greatly reduced.



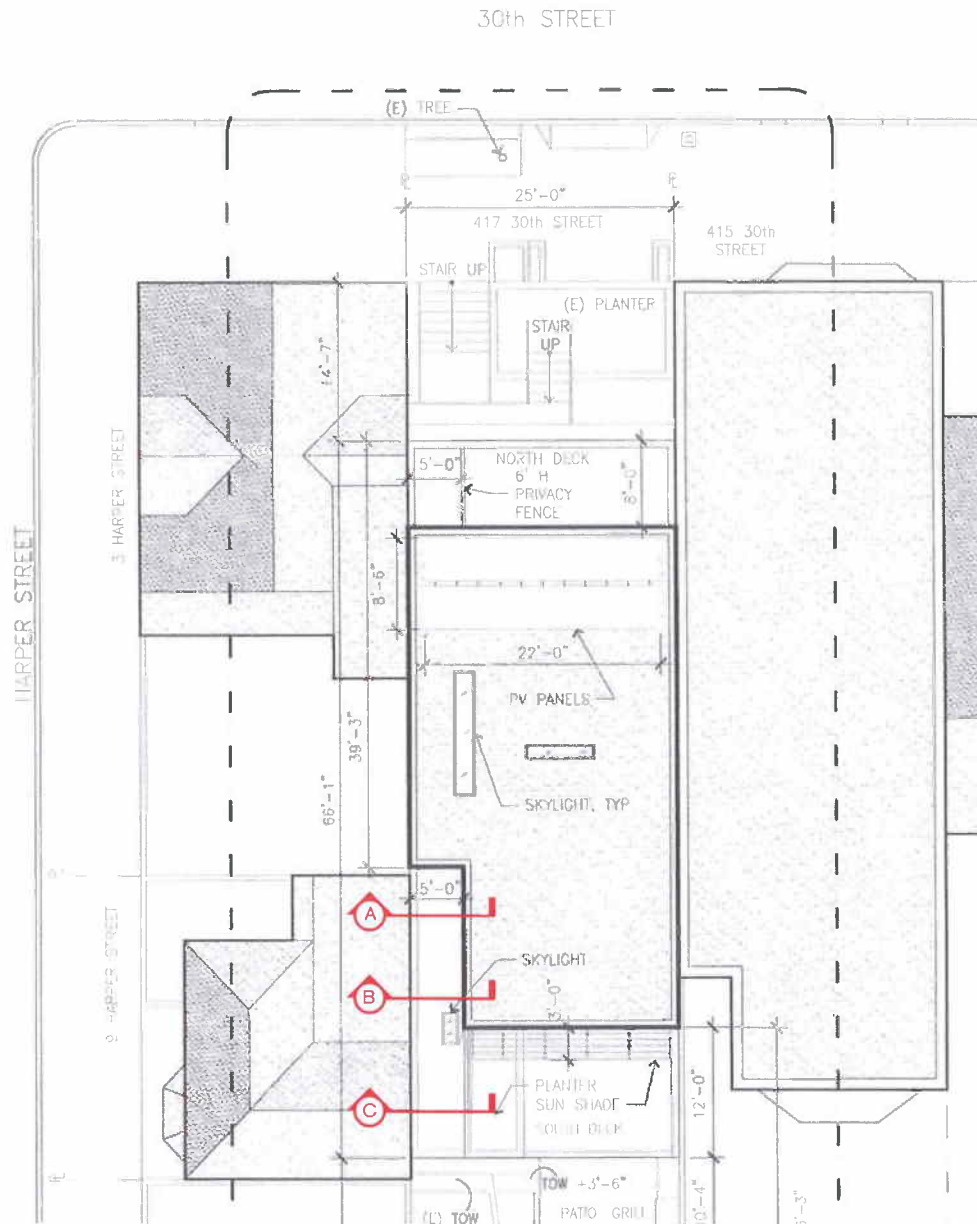
2. Unreasonable impacts beyond those expected as part of construction as outlined by the 2033 Residential Design Guidelines

A. Rear Yard

The proposed project conflicts with the guidelines listed in the section pertaining to rear yards where proposed buildings should be articulated to minimize impacts on light and privacy to adjacent properties.

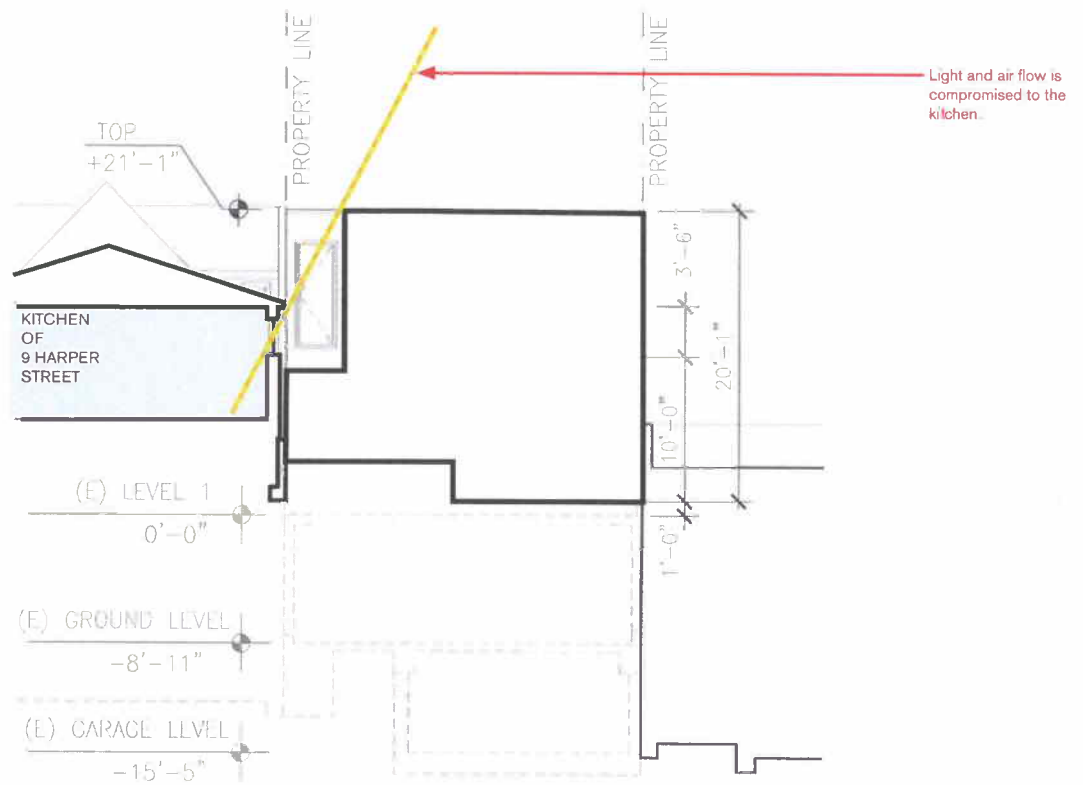
a. Natural lighting will be blocked for 3 Harper Street's south facing rooms and garden for much of the day.

b. Natural lighting and cross ventilation will be blocked for 9 Harper Street's three out of five standard windows. Sections have been taken at the three windows at section A, B, C (see plan below). All three windows receiving light from the east are blocked.





Kitchen Window of 9 Harper Street (Proposed addition shown in pink.)

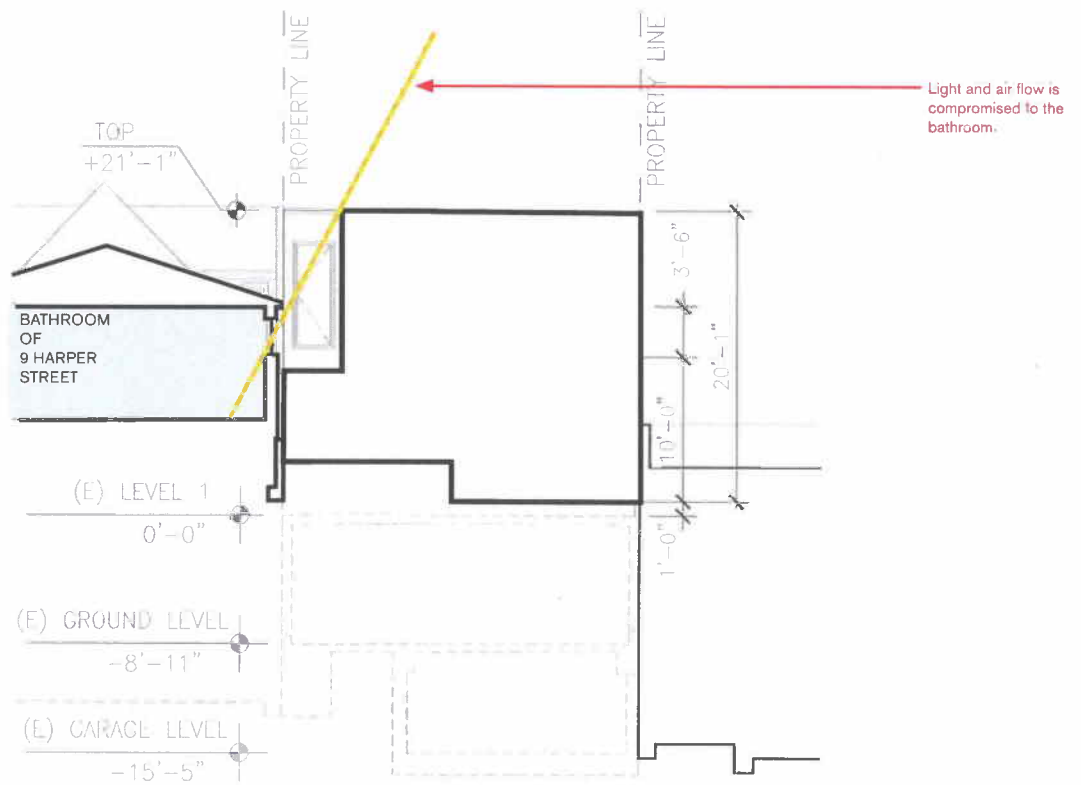


Section A : Section through Kitchen Window of 9 Harper Street





Bathroom Window of 9 Harper Street (Proposed addition shown in pink.)



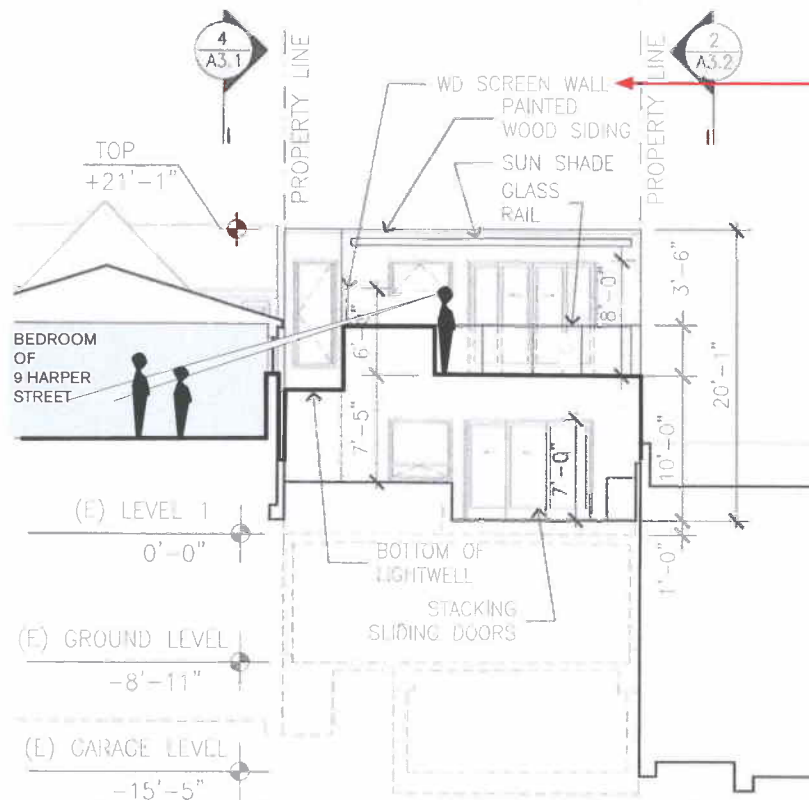
Section B : Section through Bathroom Window of 9 Harper Street



c. Privacy and light will be compromised for 9 Harper's only bedroom.



Bedroom Window of 9 Harper Street (Profile of proposed addition shown in pink.)

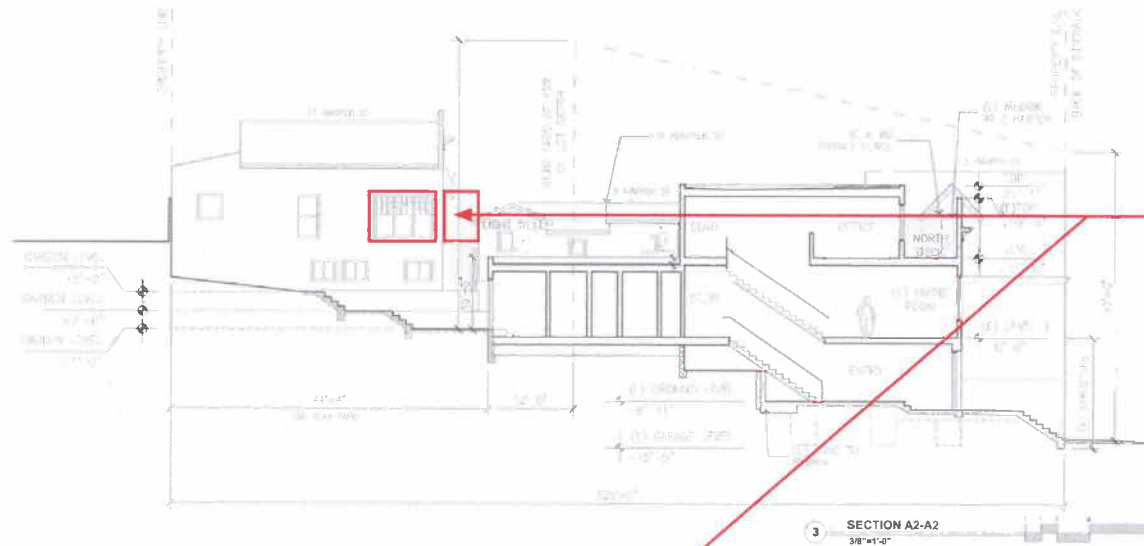


Per latest correspondence between Building Permit Applicant George Klumb and DR Applicant Saran Ok dated December 14, 2014, there is conversation to eliminate the privacy screen to increase light, scale back the lower floor addition, and provide a privacy film on 9 Harper Street's windows.

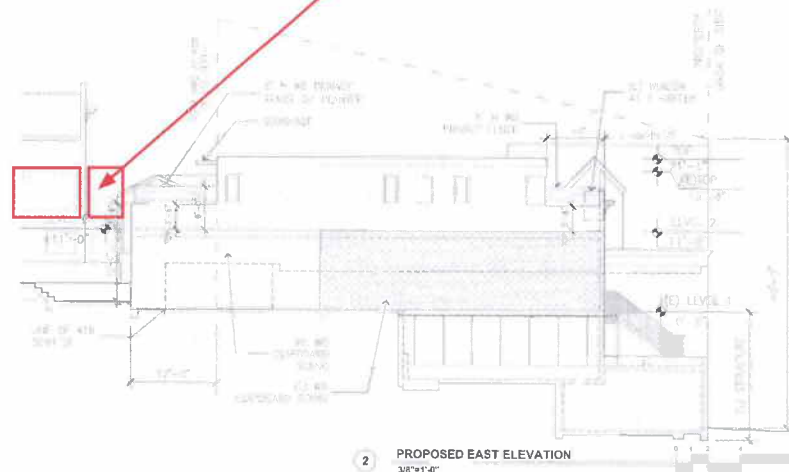
Section C : Section through Bedroom Window of 9 Harper Street



d. Privacy will be compromised for 11 Harper's living space as the living space will look directly onto the southern deck and bedroom of 417 30th Street.



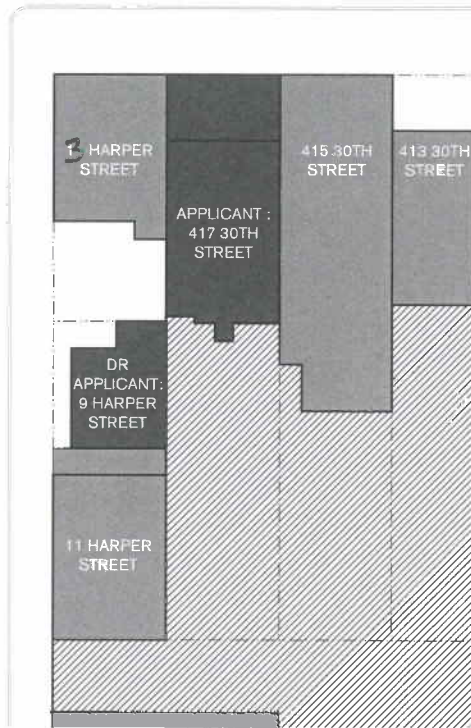
Owners of 11 Harper Street have expressed concerns for privacy of their main living space and outdoor deck.



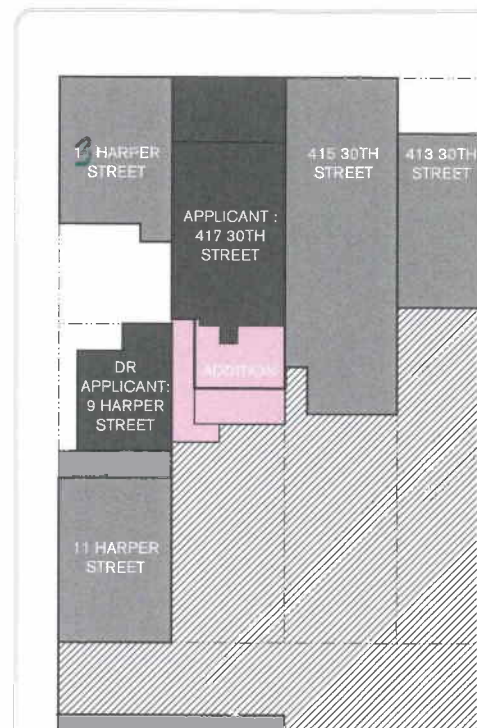
Per latest correspondence between Building Permit Applicant George Klumb and DR Applicant Saran Oki dated December 14, 2014, there is conversation to shorten the southern building mass at level 1 and the accompanying deck by four feet. The lower level building mass does not affect the DR applicant or the residents of 11 Harper Street. As the presence of the occupiable space and its direct adjacency is the primary concern. Negotiations are still in progress.

B. Building scale at the mid-block open space

The proposed project conflicts with the guidelines listing in the section pertaining to maintaining the building scale at the mid-block open space. Heights and depths of the proposed design should be compatible and in scale with the existing structures.



Existing Roof Plan



Proposed Roof Plan

- The two corner properties are cut off from the mid-block open space, a community amenity.
- 9 Harper Street is boxed in on three sides with no setback.
- The depth of the proposed project is uncharacteristically deep in relation to the properties on Harper Street.
- The uncharacteristically large size of the development in relation to Harper Street makes 417 30th Street visible from the street elevation of 3 and 9 Harper Street as well as from the corner of 30th street and Harper Street.

Excerpt from “Residential Design Guidelines: December 2003: Building Scale and Form” pp. 25 - 26.

In modifying the height and depth of the building, consider the following measures; other measures may also be appropriate depending on the circumstances of a particular project:

- Set back the upper story. The recommended setback for additions is 15 feet from the front building wall.
- Eliminate the building parapet by using a fire-rated roof with a 6-inch curb.
- Provide a sloping roofline whenever appropriate.
- Eliminate the upper story.

On this block face of two-story buildings, it is possible to preserve the building scale at the street by setting back the third floor. However, an additional setback for a proposed fourth floor is not sufficient. The fourth floor must be eliminated to respect the neighborhood scale.



The three-story scale of the block face is maintained by setting the fourth floor back so it is subordinate to the primary facade.

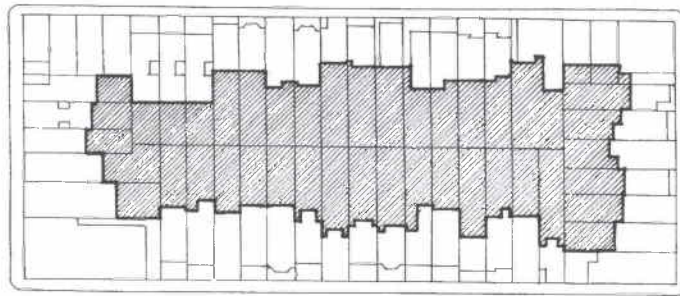


Building Scale at the Mid-Block Open Space

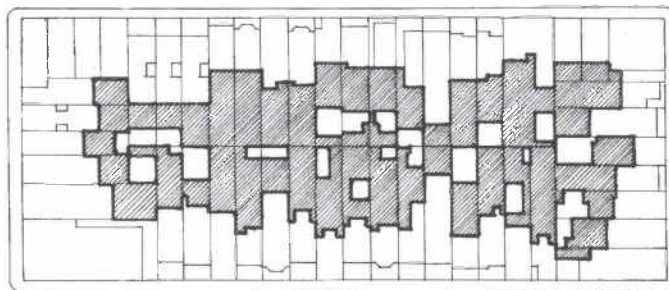
GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.

Rear yards provide open space for the residences to which they are attached, and they collectively contribute to the mid-block open space that is visible to most residents of the block. This visual open space can be a significant community amenity.

Block with a strong mid-block open space pattern.



Block with an irregular mid-block open space pattern. The rear yards of many of the parcels are developed with structures.



The height and depth of a building expansion into the rear yard can impact the mid-block open space. 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.

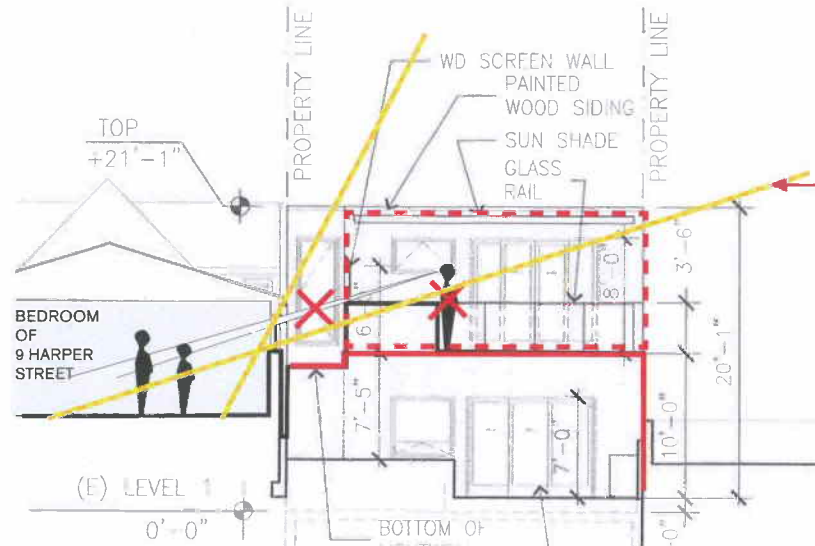
The following design modifications may reduce the impacts of rear yard expansions; other modifications may also be appropriate depending on the circumstances of a particular project:

- Set back upper floors to provide larger rear yard setbacks.
- Notch the building at the rear or provide setbacks from side property lines.
- Reduce the footprint of the proposed building or addition.

Planning Code Section 134 establishes minimum depths for required rear yards in all residential districts. Planning Code Section 136 summarizes permitted rear yard projections.

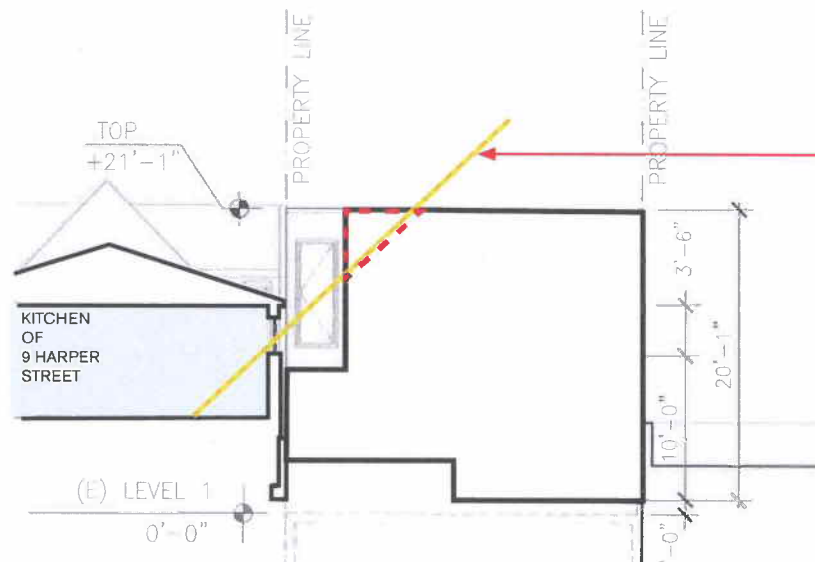
3. Proposed alternatives and changes.

a. Relocate the rear deck to the eastern facade of the proposed building, in between the two bedrooms. This will allow more light into the bedroom of 9 Harper Street. This would also allow privacy to all parties as well as a view of the bay to the building permit applicants. Alternatively the deck could also be relocated to the roof or the northern deck could be enlarged further south.



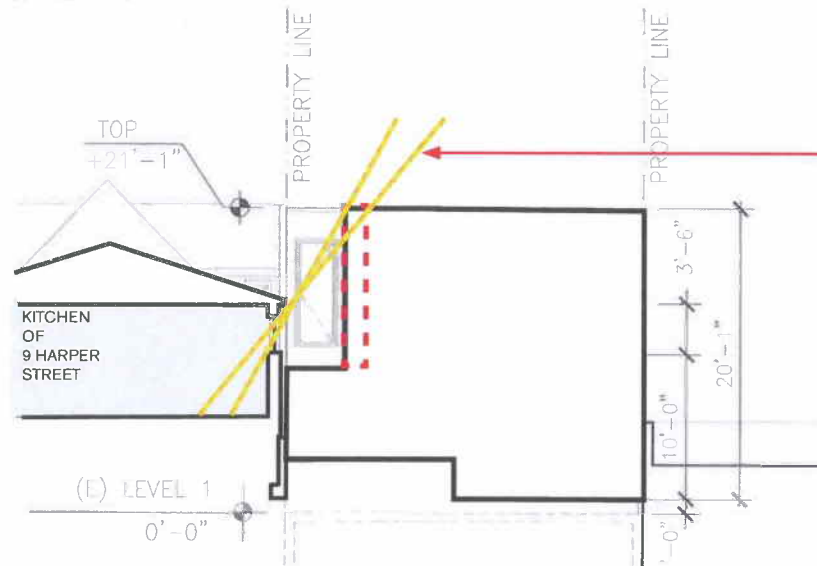
Section through Bedroom Window of 9 Harper Street

b. Slope or lower the hallway ceiling/roof to allow more light and air into 9 Harper Street's living spaces.



Section through Kitchen Window of 9 Harper Street

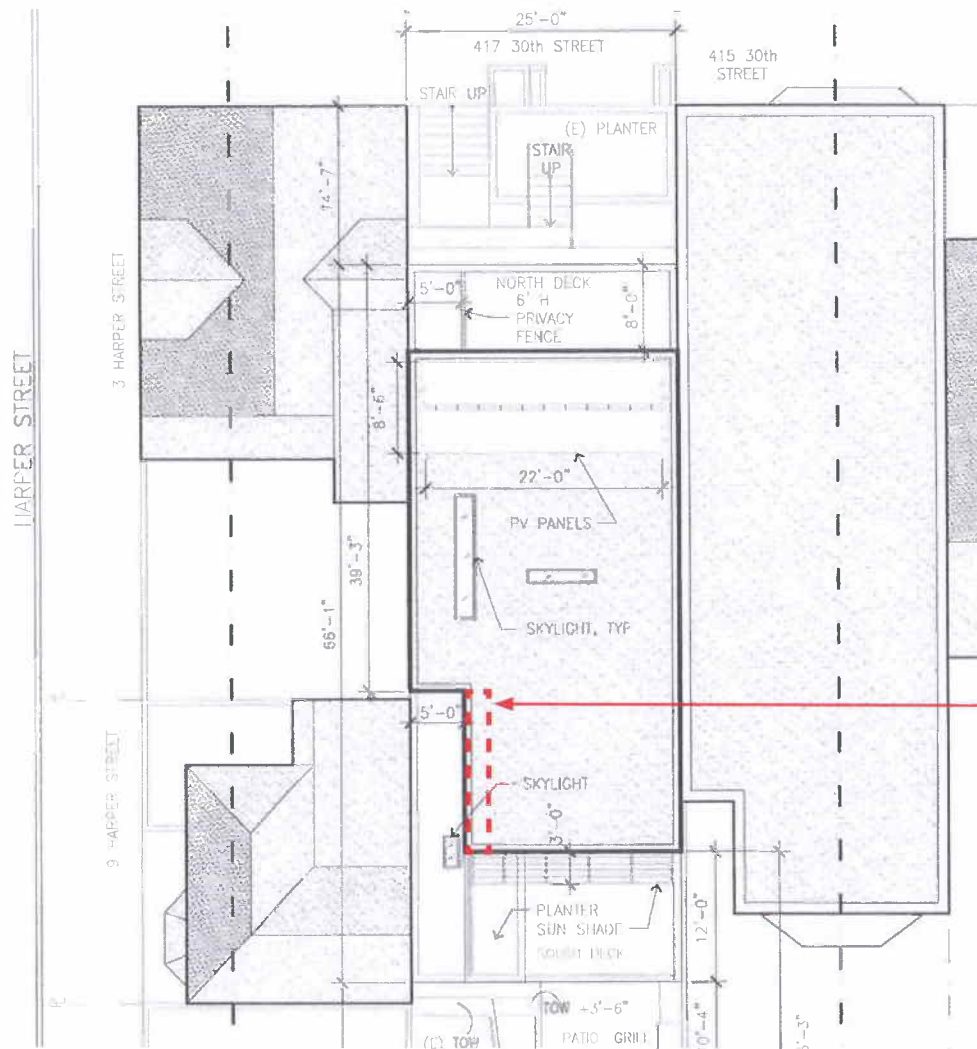
c. Setback the second floor living space further north and east to allow more light and air into 9 Harper Street.



Setting back the second floor allows more light and air into 9 Harper Street.

9 Harper would prefer this change to any reduction on the first floor. The reduction on the first floor does not affect 9 Harper Street's light and air.

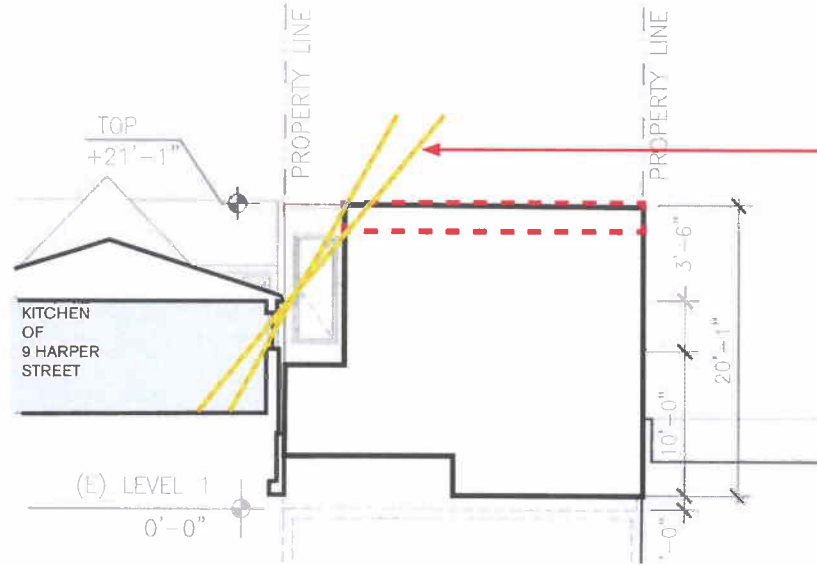
Section through Kitchen Window of 9 Harper Street



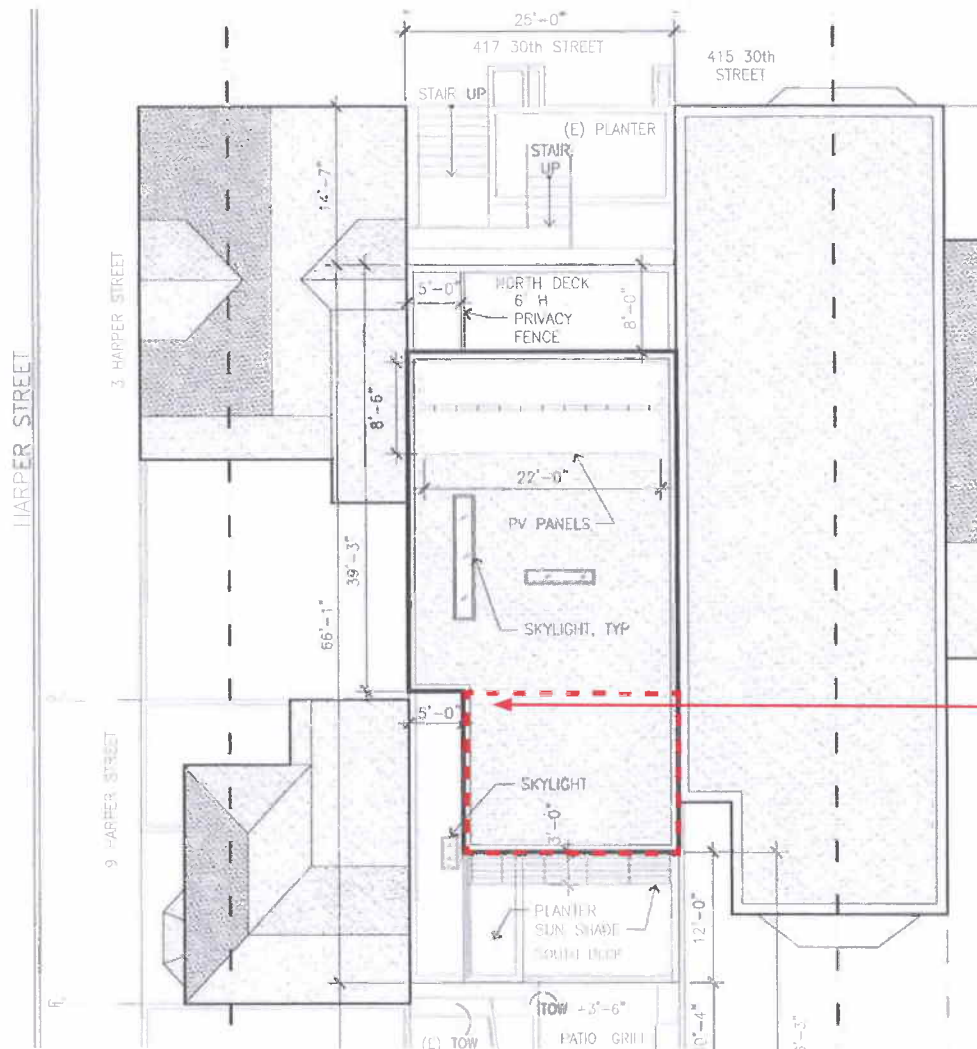
Setting back the second floor allows more light and air into 9 Harper Street.

9 Harper would prefer this change to any reduction on the first floor. The reduction on the first floor does not affect 9 Harper Street's light and air.

d. Lower the ceiling height of the second floor portion blocking the three windows to 9 Harper Street.



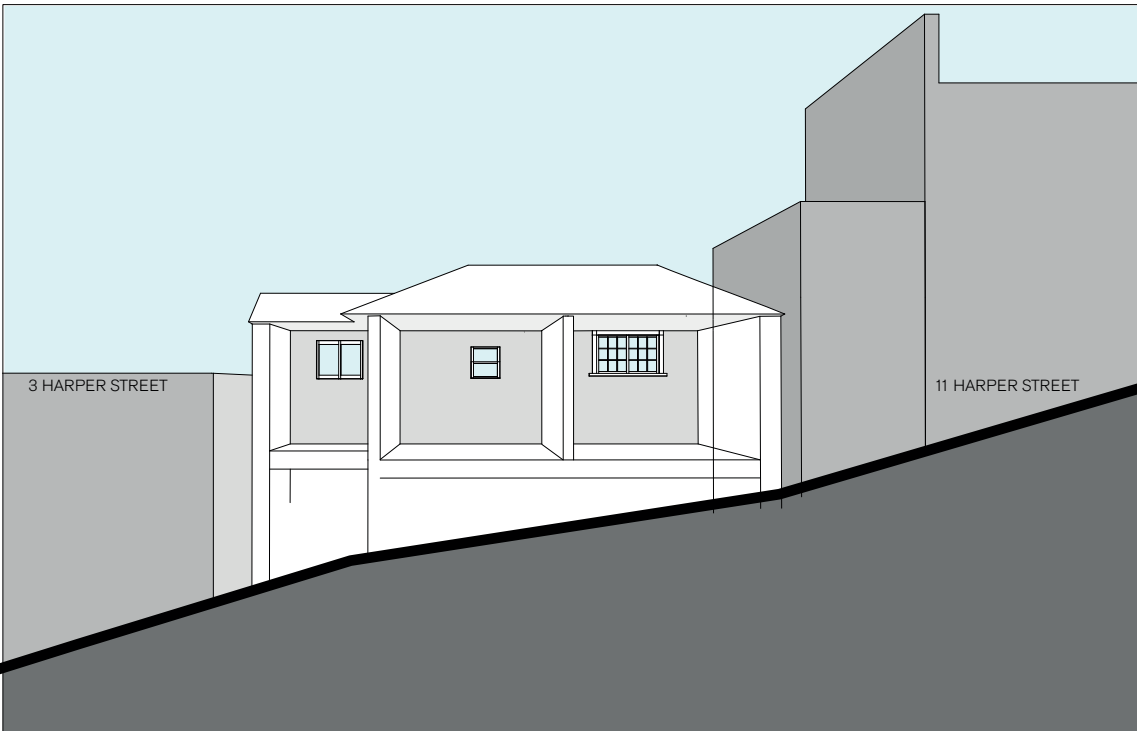
Section through Kitchen Window of 9 Harper Street



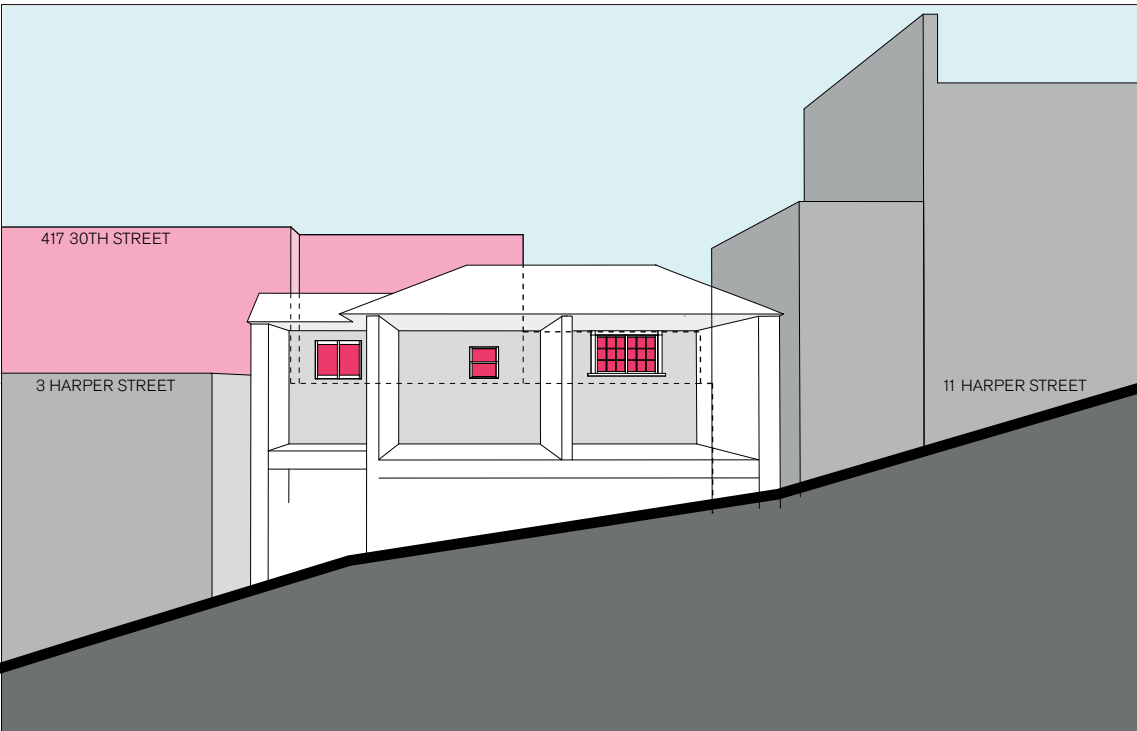
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STREET VIEW - EXISTING



INTERIOR VIEW - EXISTING

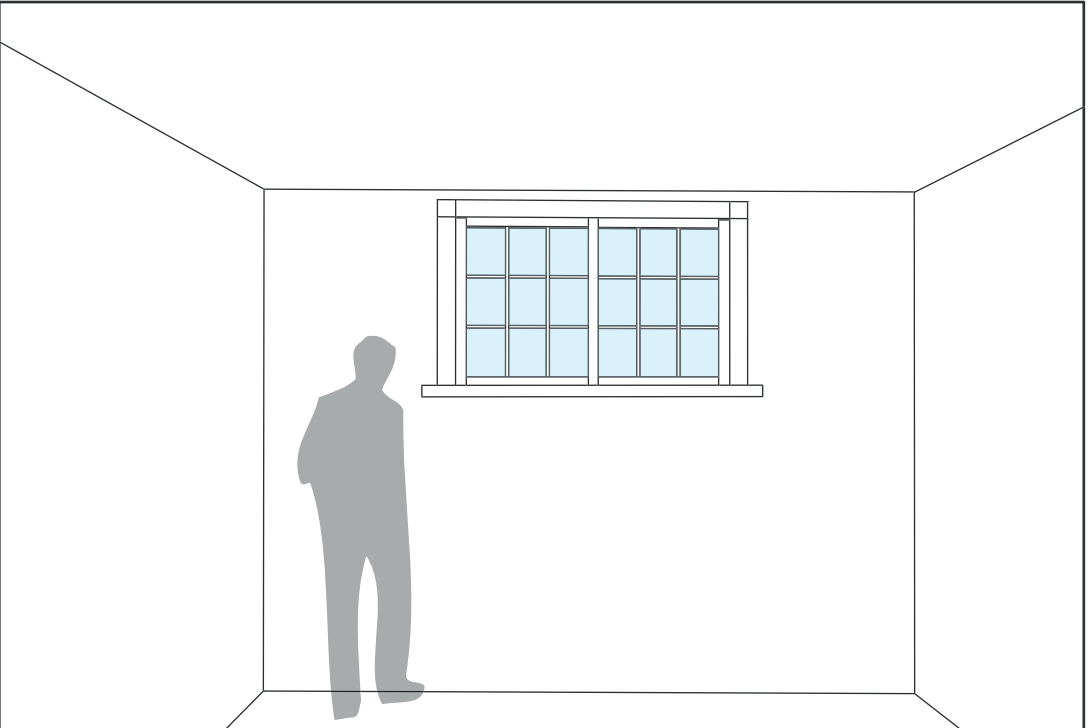


INTERIOR VIEW - WITH PROPOSED ADDITION

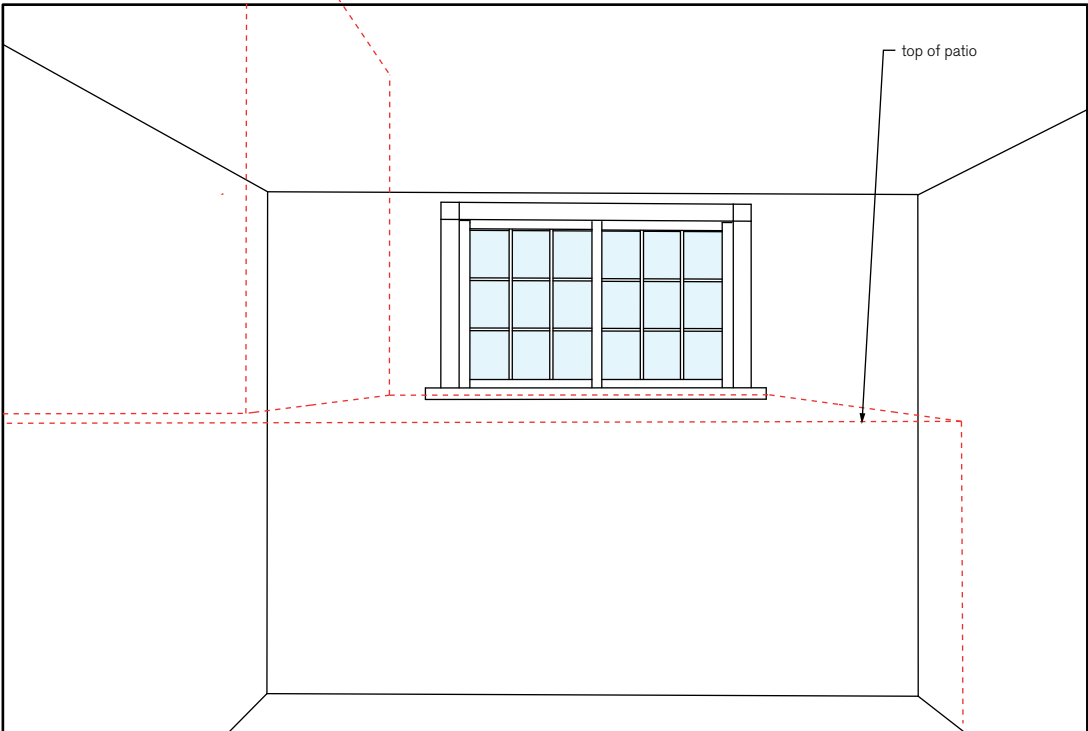
VIEWS OF THREE INTERIOR SPACES ADJACENT 417 30TH ST.



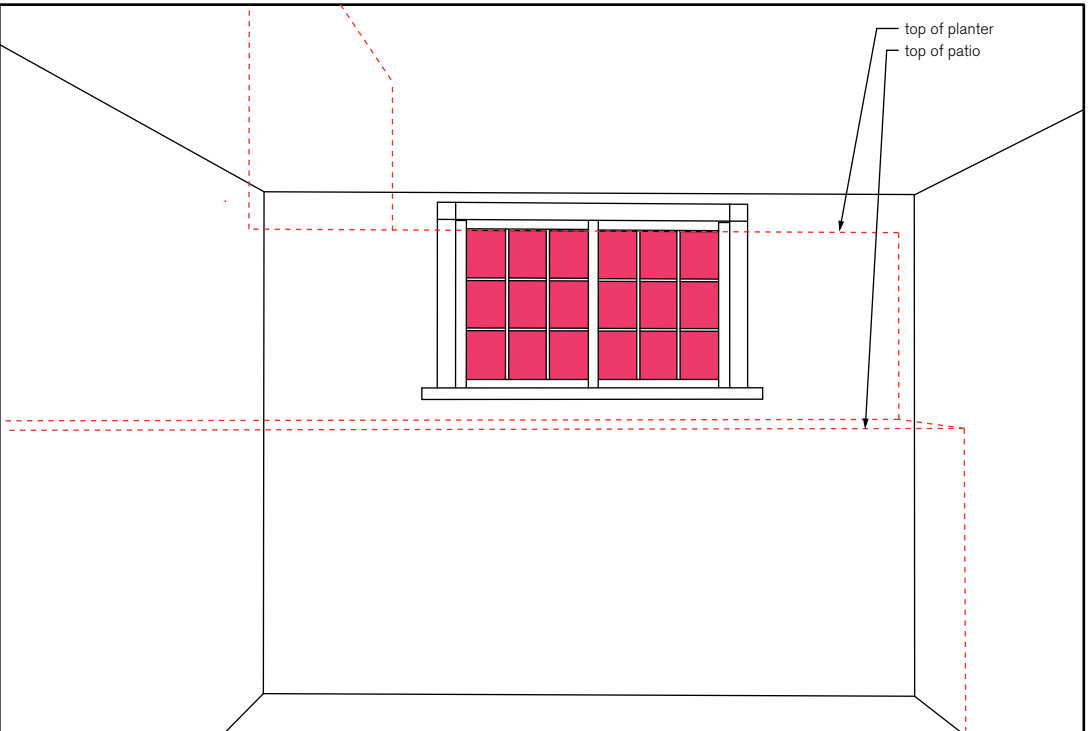
INTERIOR VIEW - EXISTING



INTERIOR VIEW - EXISTING



INTERIOR VIEW - PROPOSED ADDITION WITHOUT 3' 6" PLANTER



INTERIOR VIEW - PROPOSED ADDITION AS APPROVED

9 HARPER STREET BEDROOM INTERIOR VIEWS

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: 12.15.2014

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

SARAN OKI
☒ Owner ☐ Authorized Agent (circle one)

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SAN FRANCISCO PLANNING DEPARTMENT

RESIDENTIAL DESIGN TEAM REVIEW

DATE: Jan 21, 2015

RDТ MEETING DATE: Jan 21, 2015

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT INFORMATION:

Planner: Eiliesh Tuffy
Address: 417 30th Street
Cross Streets: Harper Street
Block/Lot: 6653/032
Zoning/Height Districts: RH-2/40-X
BPA/Case No. 2014.03.07.0155
Project Status ☐ Initial Review ☐ Post NOPDR ☒ DR Filed
Amount of Time Req. ☐ 5 min (consent) ☒ 15 minutes
☐ 30 minutes (required for new const.)

Project Description:

Expand (e) 1BR single-family dwelling by creating habitable space in the basement, adding a second story through vertical addition, and a horizontal addition with a 1-story, 12-foot deep allowable bump-out. The deck over the rear bump-out is set back 5 feet from the west property line, which is shared with the concerned Harper Street neighbors who are in support of a DR.

Context w/Harper Street: Historically, the 25'x125' corner lot to the west of the subject property had only one building at the front, facing 30th St. By 1915, the 3 existing structures occupied the same 25'x125' lot, leaving each residential structure with little to no open space. These are currently subdivided as 3 nonconforming lots (#3, #9 & #11 Harper St).

Project Concerns (If DR is filed, list each concern.):

Note: The Harper Street neighbors requested, and were provided with, a shadow study of the proposed additions. The sponsor has offered to reduce the depth of the ground floor by 4 feet and pay for privacy film and a roof skylight at #9 Harper.

DR Concerns:

Mid-block Open Space

- #9 Harper is built out to 3 of its 4 property lines, with no possible setbacks for yards or open space given the adjacent lot configurations. The proposal cuts off #3 & #9 Harper from the mid-block open space. (RDGs, pgs. 25-26)

Light & Air

- Of the 5 standard windows on #9 Harper, 3 face onto the subject property's open rear yard. The DR filer felt the proposed addition compromises light and air to those 3 windows. All three windows receiving eastern light would be blocked. (RDGs, pg. 16)
- Shadows would be cast on the east wall of #9 Harper and the rear yard of #3 Harper. (RDGs, Pg. 16)

- DR request suggests a setback greater than the proposed 5-feet from the west property line and a lowered roof form.

Privacy

- Privacy concerns were raised over the rear deck's proximity to #9 Harper's east-facing bedroom and bathroom as well as #11 Harper's front room and outdoor deck. However, the proposed 6-foot privacy screen was felt to cast additional shadows on #9 & #3 Harper. Given the project sponsor's access to a new front deck and rear yard open space at grade, the DR request asks for the removal of the raised rear deck and planter. (RDGs, pg. 17)

RDT Comments:

- The proposed project should reduce the proposed 6'-0" tall privacy screen and adjacent planter to the minimum height required for a railing under the Building Code in order to minimize the loss of light on the adjacent property.
- With that change, the RDT supports the project as proposed, and finds the project to be compatible with the existing development pattern on the block (RDG, pg. 16-17; 25-27)
- Although the adjacent noncomplying structure's property line windows are not protected, the proposed Project includes side setbacks to minimize the loss of light into these windows. (RDG, pg. 16-17)
- The RDT finds that the project as proposed does not create or contain any exceptional or extraordinary circumstances, and as such, shall be processed as an **Abbreviated DR**.



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 2014.03.07.0155

Building Permit No.: 2014.03.07.0155

Address: 417 30th Street

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: George Klumb

Telephone No.: 415 420-8589 (for Planning Department to contact)

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.

We have worked hard to be sure our project stays well within the Planning and Building Code limits. We have also been subject to Historic Preservation requirements which included a significant setback at the front facade. We have designed the project with a flat roof to minimize the impact of neighbor's views. Our project is respectful of the neighboring properties while protecting our privacy and personal enjoyment of our property.

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

We have met with the DR requester, Ms Oki, and discussed the project at length to understand her concerns as much as possible. During our discussions we changed the construction of a privacy fence to respond to her concerns. We are willing to remove it as she has further requested. We have also changed the width of the lightwell adjacent to her house from 4' (as shown in the Pre-Application Meeting) to 5' (as shown in the final Planning Submittal).

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. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

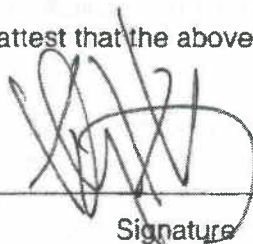
Our shadow studies show that Ms. Oki's east facing windows will receive sunlight throughout the year (the windows are naturally shaded by her roof after noon regardless of our project). Her skylight is unaffected by our project. Furthermore, the proposed 5' wide lightwell exceeds the standard 3' width that many San Franciscans live with. Our project also improves on the privacy of both properties. The back of our house and yard is currently completely exposed to Ms. Oki's house. We can touch her windows when standing on our patio. The 5' wide lightwell and planter at our 2nd floor deck provides a 12' wide separation from Ms Oki's windows. Our views into her windows will be dramatically reduced with our project.

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

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>1</u>	<u>1, No Change</u>
Occupied stories (all levels with habitable rooms) ...	<u>2</u>	<u>3</u>
Basement levels (may include garage or windowless storage rooms)	<u>1</u>	<u>1, No Change</u>
Parking spaces (Off-Street)	<u>1</u>	<u>1, No Change</u>
Bedrooms	<u>2</u>	<u>3, No Change</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>1,670 SF</u>	<u>3,393 SF</u>
Height	<u>33</u>	<u>35'-8"</u>
Building Depth	<u>40'-4"</u>	<u>66'-1"</u>
Most recent rent received (if any)	<u>N/A</u>	<u>N/A</u>
Projected rents after completion of project	<u>N/A</u>	<u>N/A</u>
Current value of property	<u>\$800K</u>	<u>\$1,300K</u>
Projected value (sale price) after completion of project (if known)	<u>N/A</u>	<u>N/A</u>

I attest that the above information is true to the best of my knowledge.

	<u>Feb 2, 2015</u>	<u>George Klumb</u>
Signature	Date	Name (please print)



9 HARPER ST
WEST ELEVATION FROM TOP OF (E) RETAINING WALL



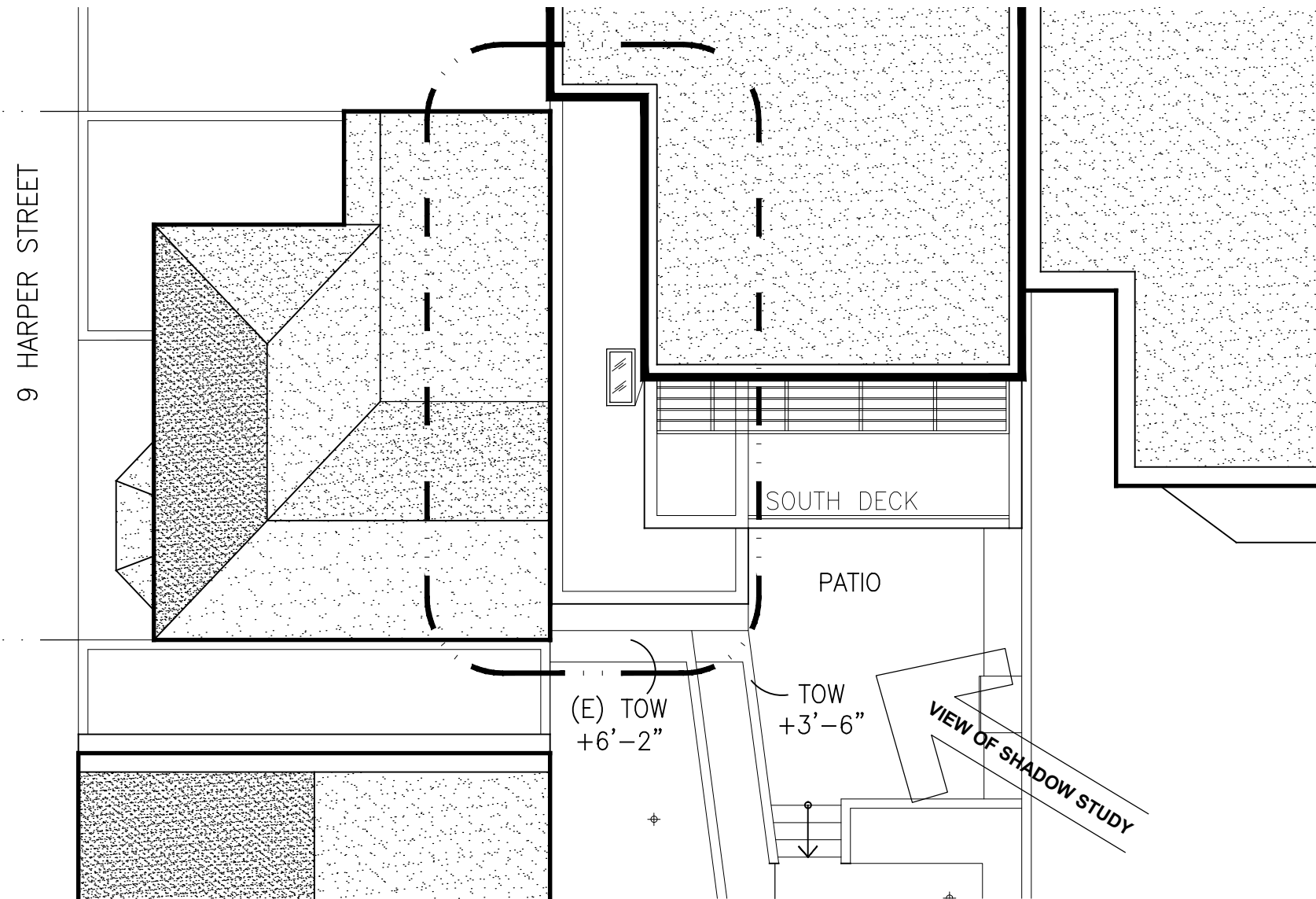
9 HARPER ST
WEST ELEVATION FROM TOP OF (E) RETAINING WALL



9 HARPER ST
BEDROOM WINDOW



9 HARPER ST
BATHROOM WINDOW (LEFT) AND KITCHEN WINDOW (RIGHT)



1 ROOF PLAN
1/8"=1'-0"



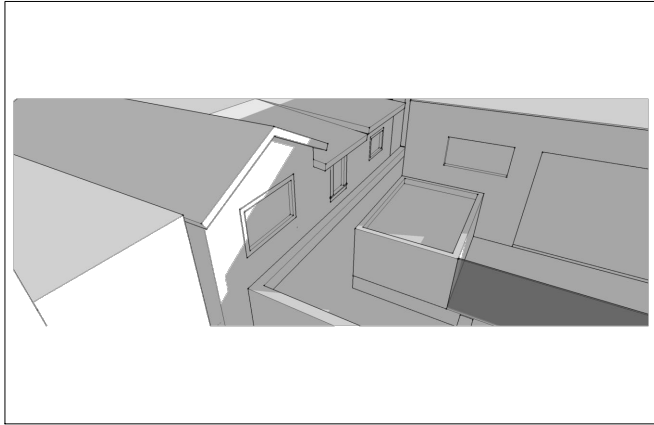
DATE: DEC 10, 2014

SS-01

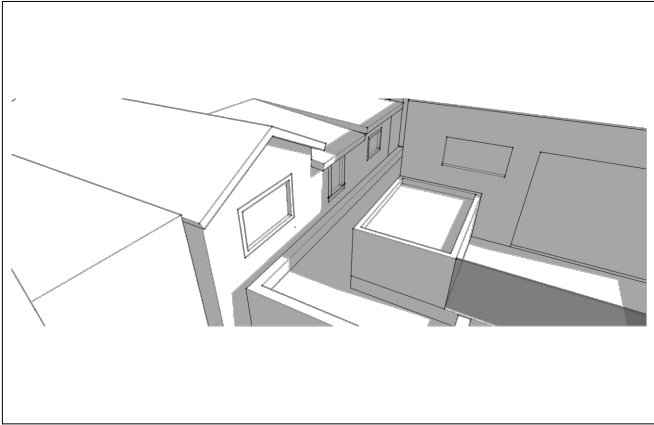
30th STREET
RESIDENCE
417 30th ST
SAN
FRANCISCO, CA

9 HARPER ST
SHADOW STUDY, DECEMBER 15, 2014
APN BLOCK/LOT: 6653-032

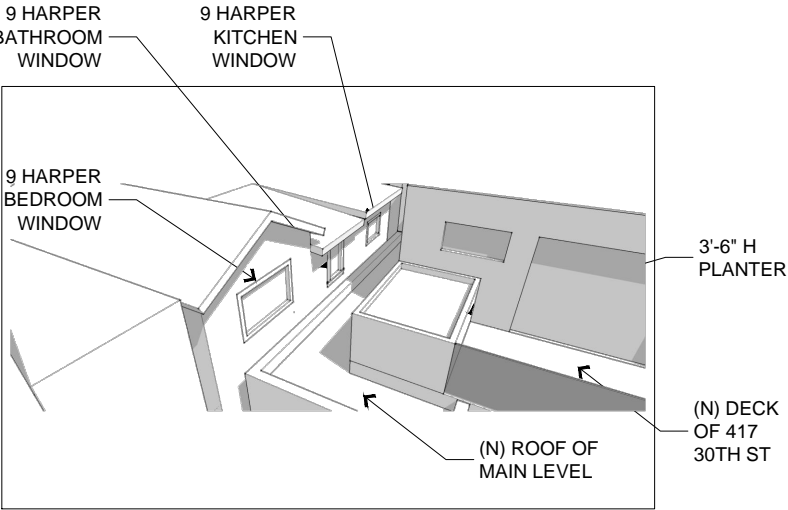




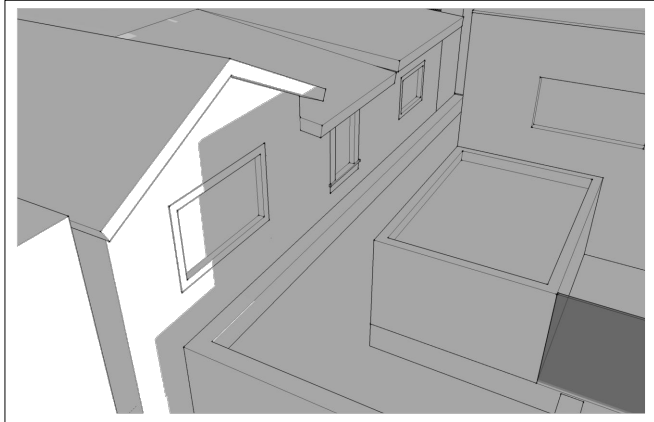
JUNE 21, 6:00 AM (FIRST LIGHT)
SUNRISE IS AT 5 AM



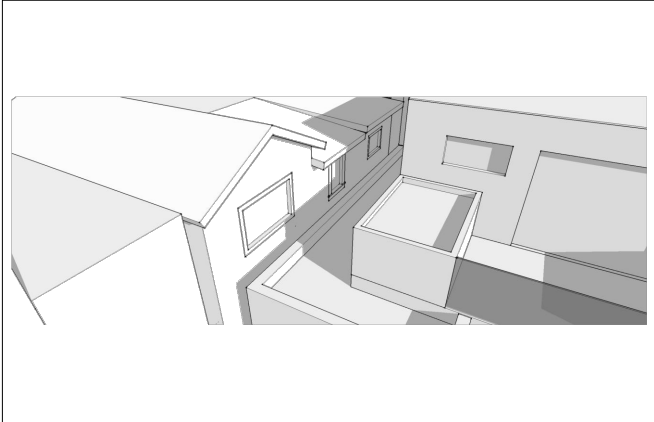
JUNE 21, 8 AM



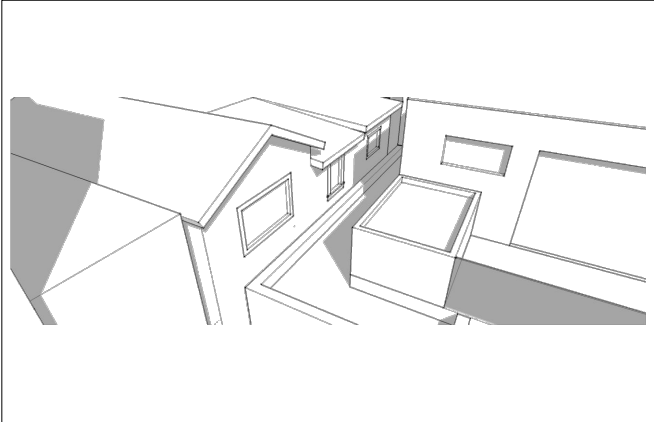
JUNE 21, 10 AM



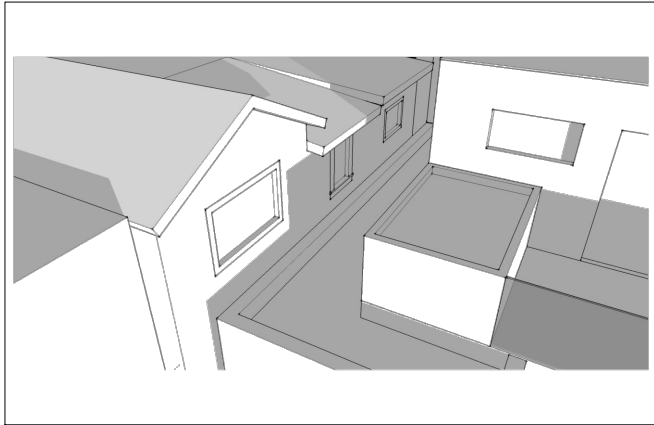
SEPT 21, 6:17 AM (SUNRISE)
MARCH SIMILAR



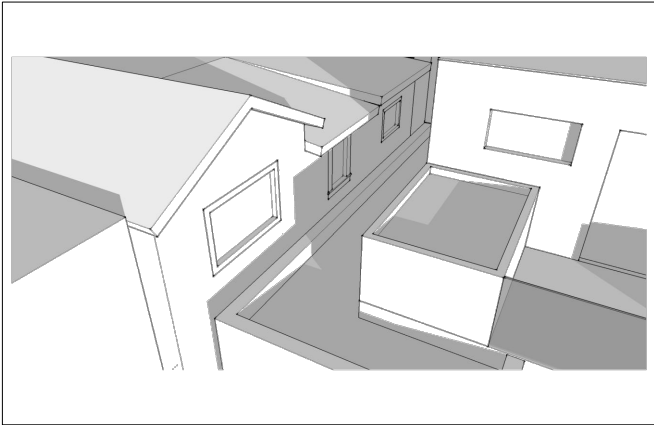
SEPT 21, 8 AM
MARCH SIMILAR



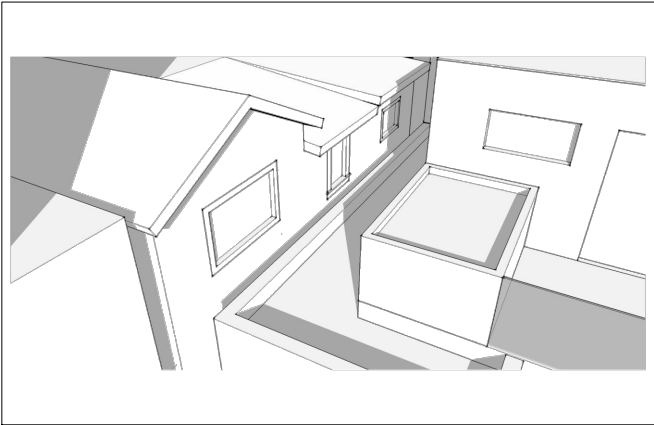
SEPT 21, 10 AM
MARCH SIMILAR



DEC 21, 7:21 AM (SUNRISE)
BEDROOM WIN RECEIVES FIRST LIGHT



DEC 21, 8 AM



DEC 21, 10 AM
KITCHEN WIN HAS PARTIAL DIRECT LIGHT

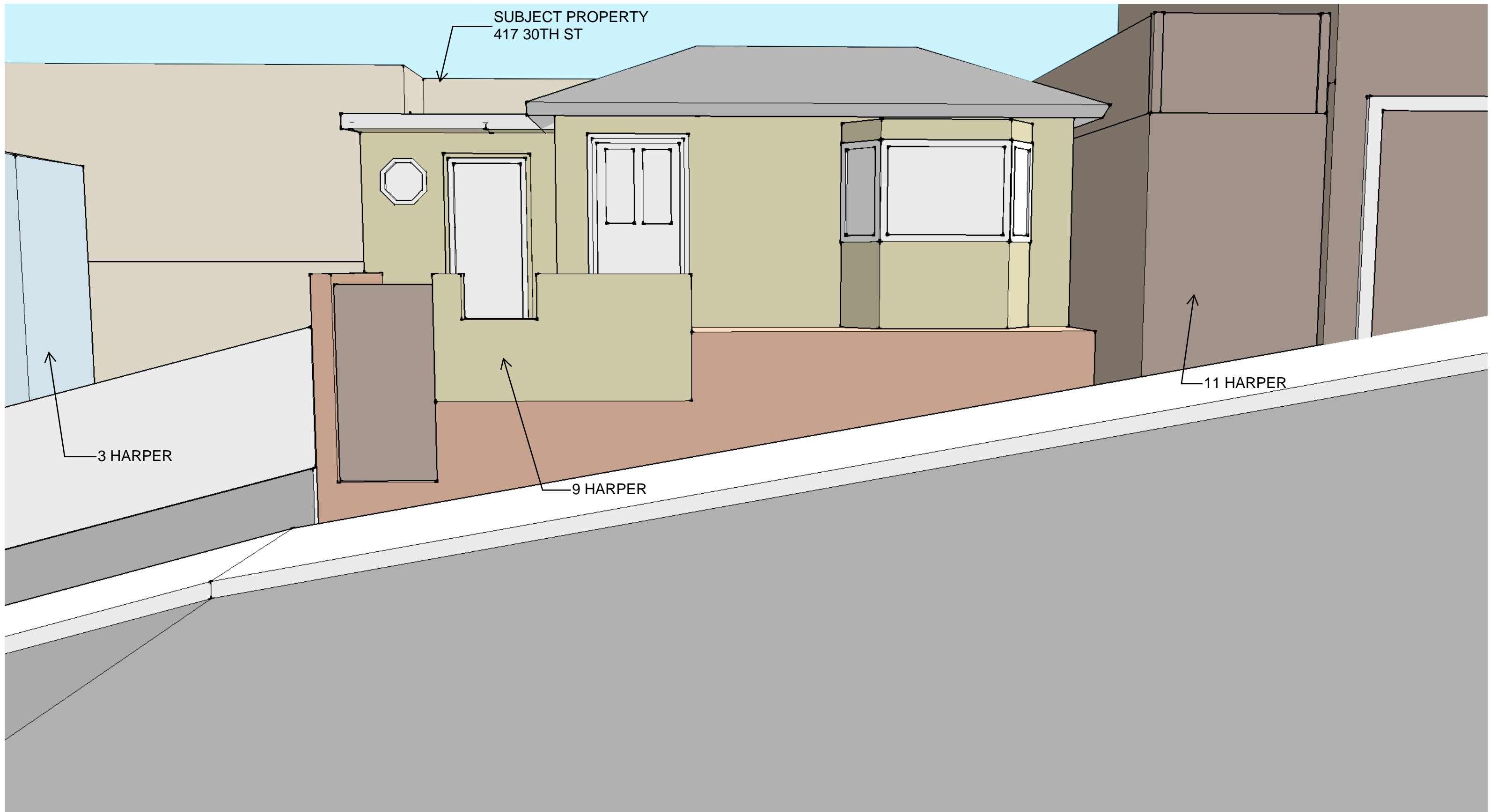


9 HARPER ST
SHADOW STUDY, DECEMBER 15, 2014
APN BLOCK/LOT: 6653-032

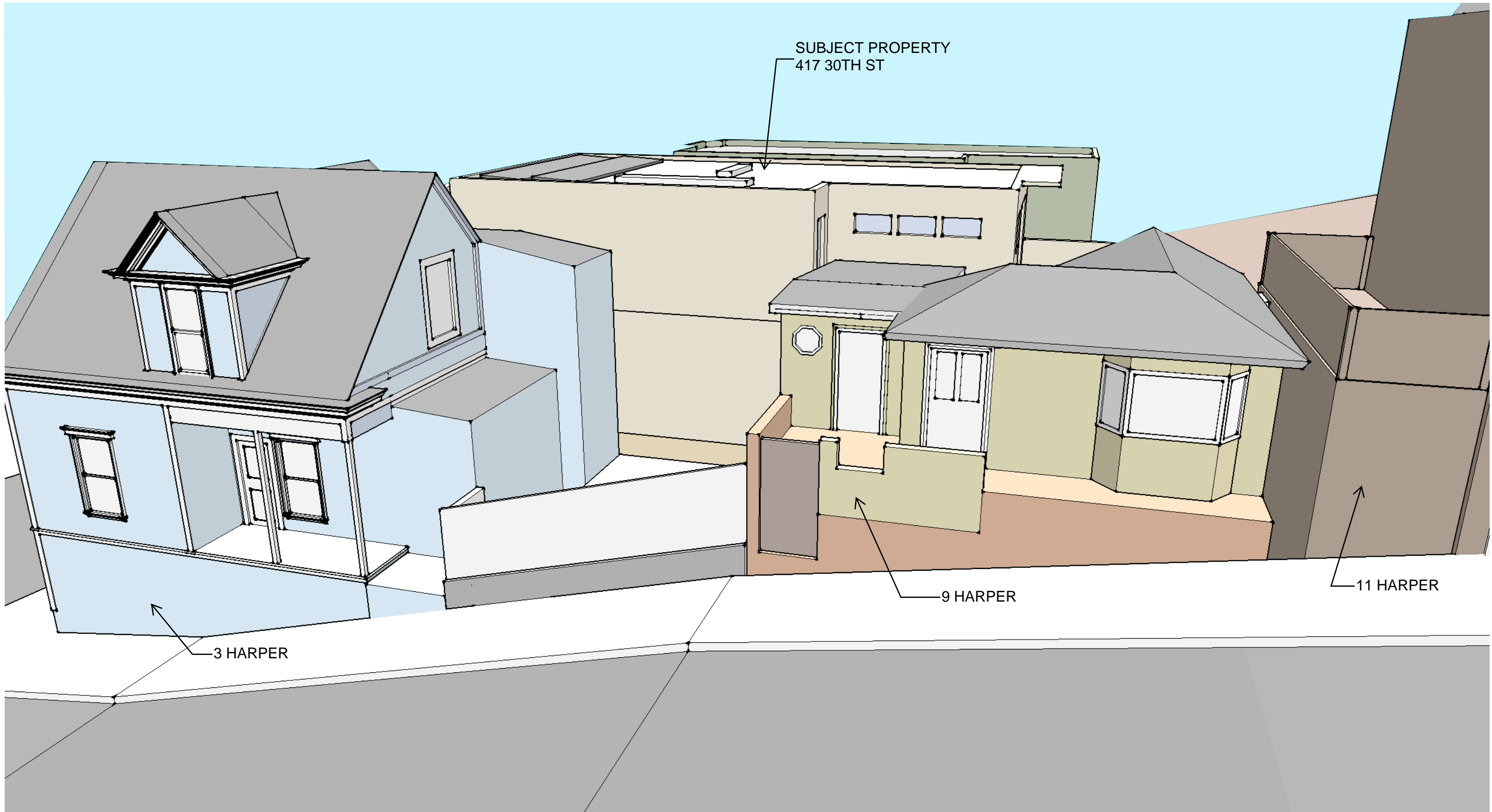
30th STREET
RESIDENCE
417 30th ST
SAN FRANCISCO, CA

DATE: DEC 10, 2014

SS-02



VIEW 1, HARPER STREET LEVEL VIEW (looking east)
417 30th Street, San Francisco, CA
GK Architecture, Inc February 15, 2015



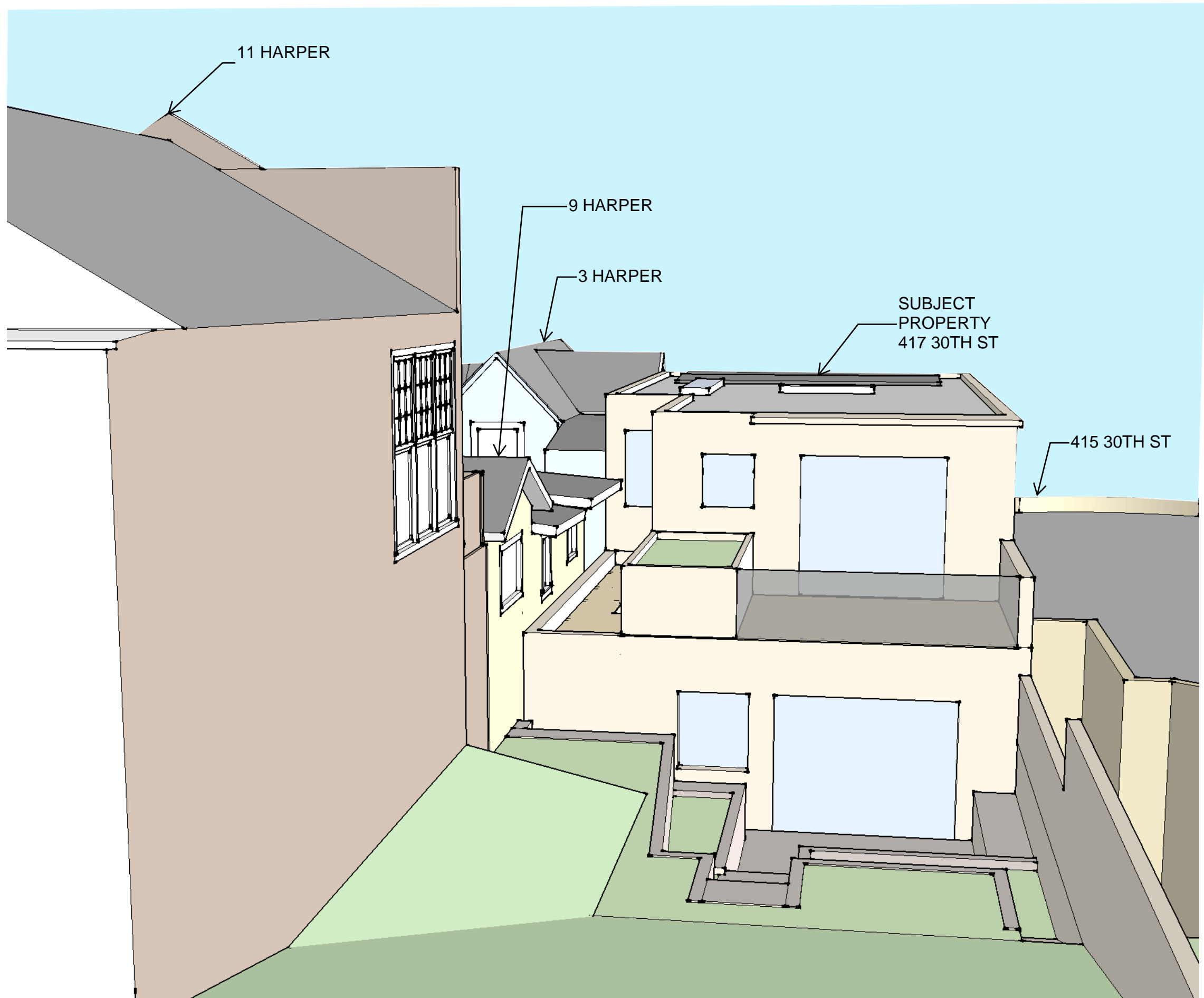
VIEW 2, HARPER STREET BIRDSEYE VIEW (looking north-east)
417 30th Street, San Francisco, CA
GK Architecture, Inc February 15, 2015



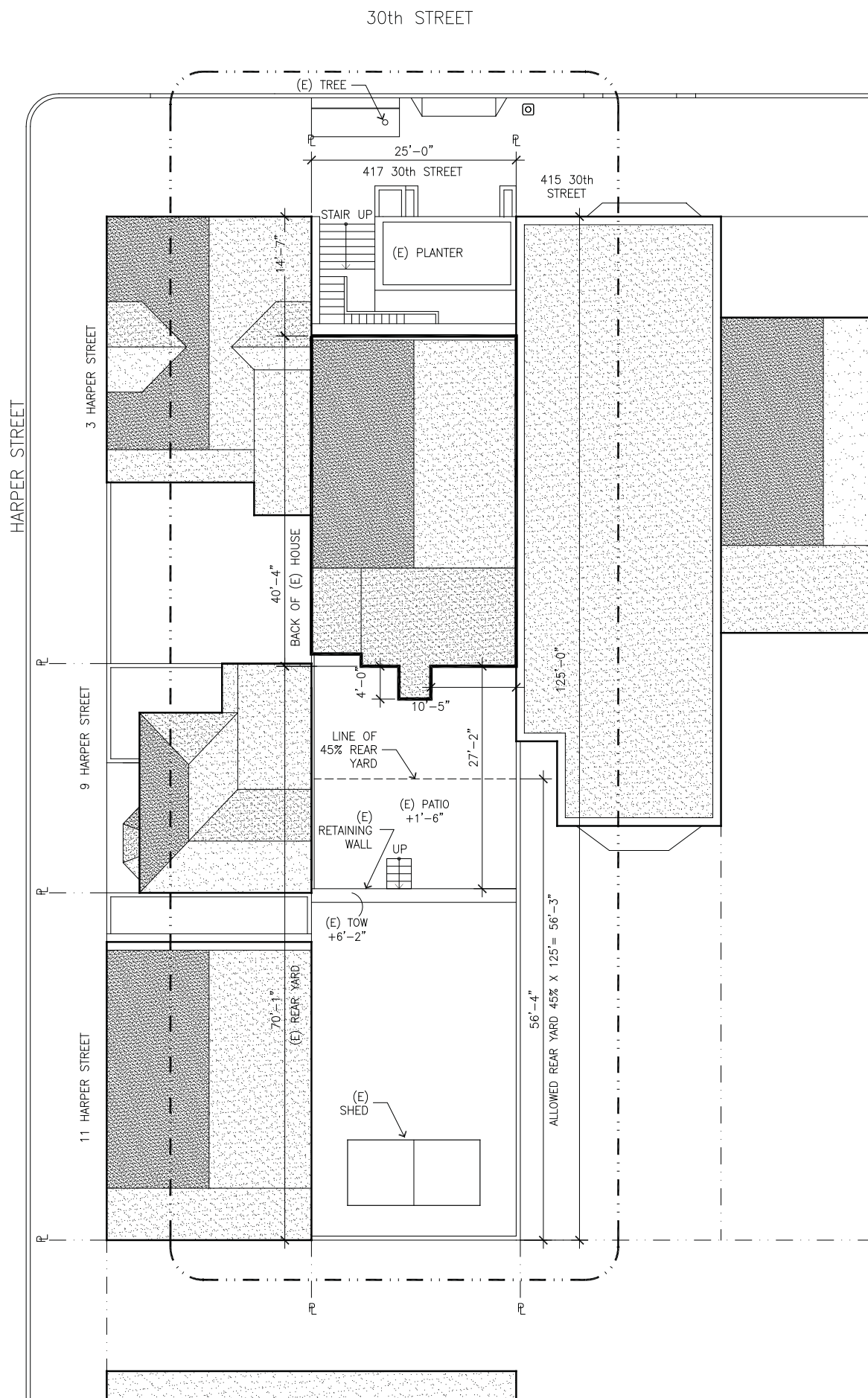
VIEW 3, HARPER STREET BIRDSEYE VIEW (looking north-east)

417 30th Street, San Francisco, CA

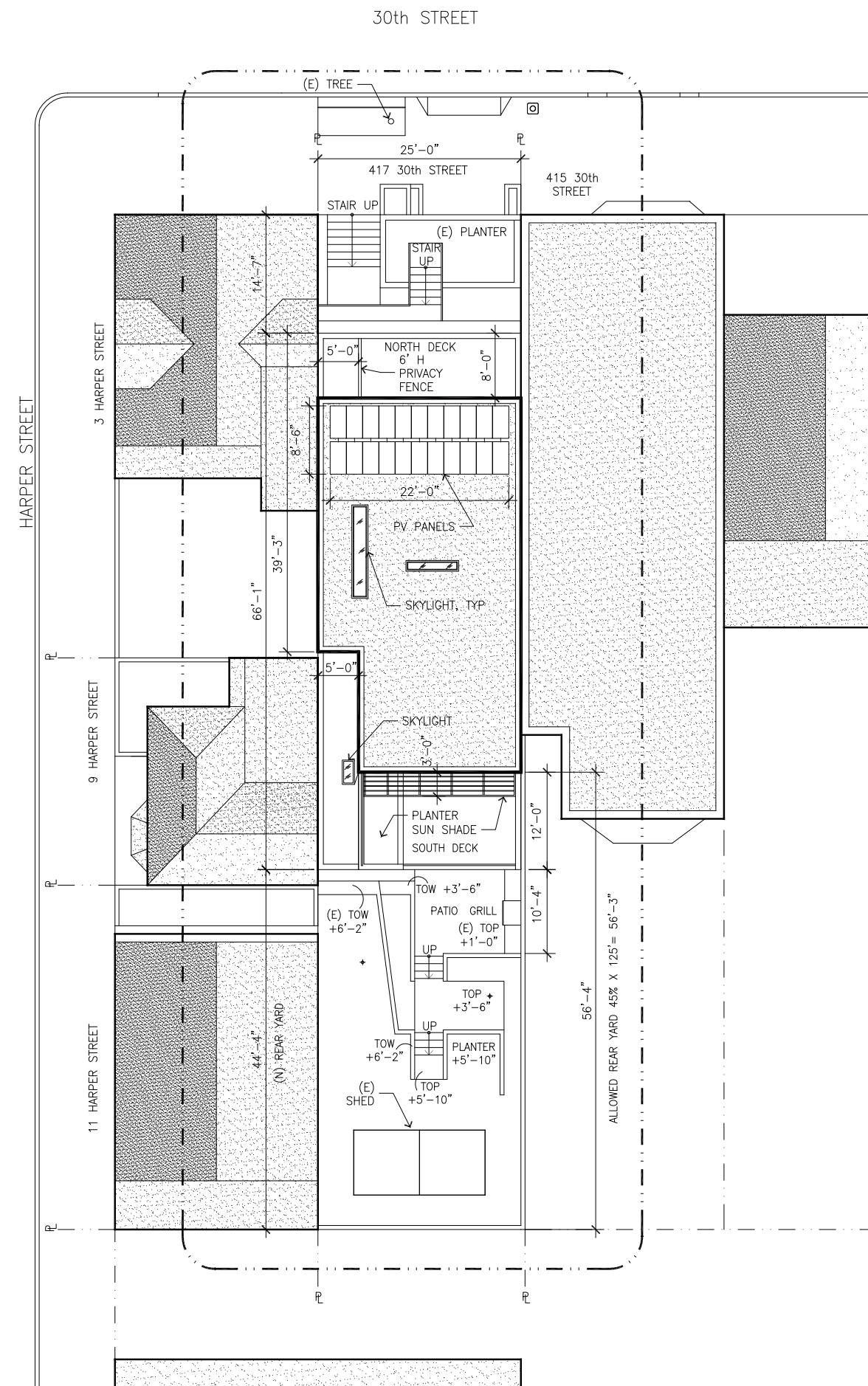
GK Architecture, Inc February 15, 2015



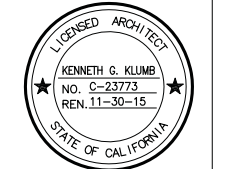
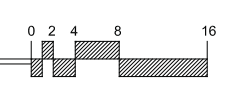
VIEW 4, REARYARD VIEW (looking north)
417 30th Street, San Francisco, CA
GK Architecture, Inc February 15, 2015



2 EXISTING ROOF & SITE PLAN
1/8"=1'-0"



1 NEW ROOF & SITE PLAN
1/8"=1'-0"



KENNETH G. KLUMB, ARCHITECT

PLANNING SUBMITTAL, FEBRUARY 14, 2013

House Renovation & Addition

APN: BLOCK/LOT: 6653-032

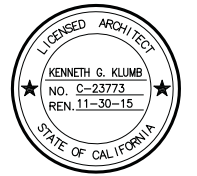
**30th STREET
RESIDENCE**

**417 30th ST
SAN
FRANCISCO, CA**

**EXISTING &
PROPOSED
ROOF & SITE
PLAN**

DATE: OCT 28, 2014

A0.1



KENNETH G. KLUMB, ARCHITECT

PLANNING SUBMITTAL, FEBRUARY 14, 2013
House Renovation & Addition

APN: BLOCK/LOT: 6653-032

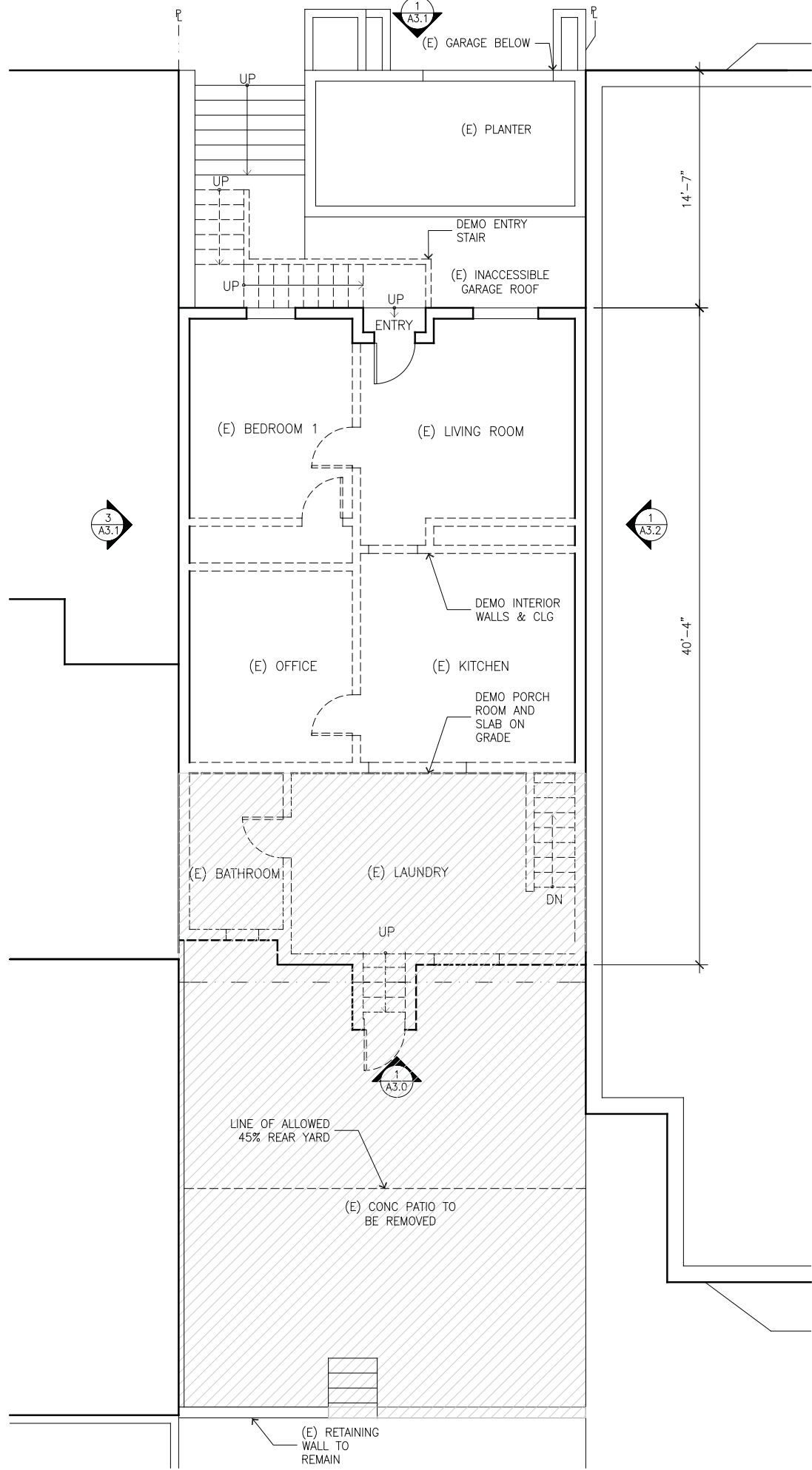
**30th STREET
RESIDENCE**

**417 30th ST
SAN
FRANCISCO, CA**

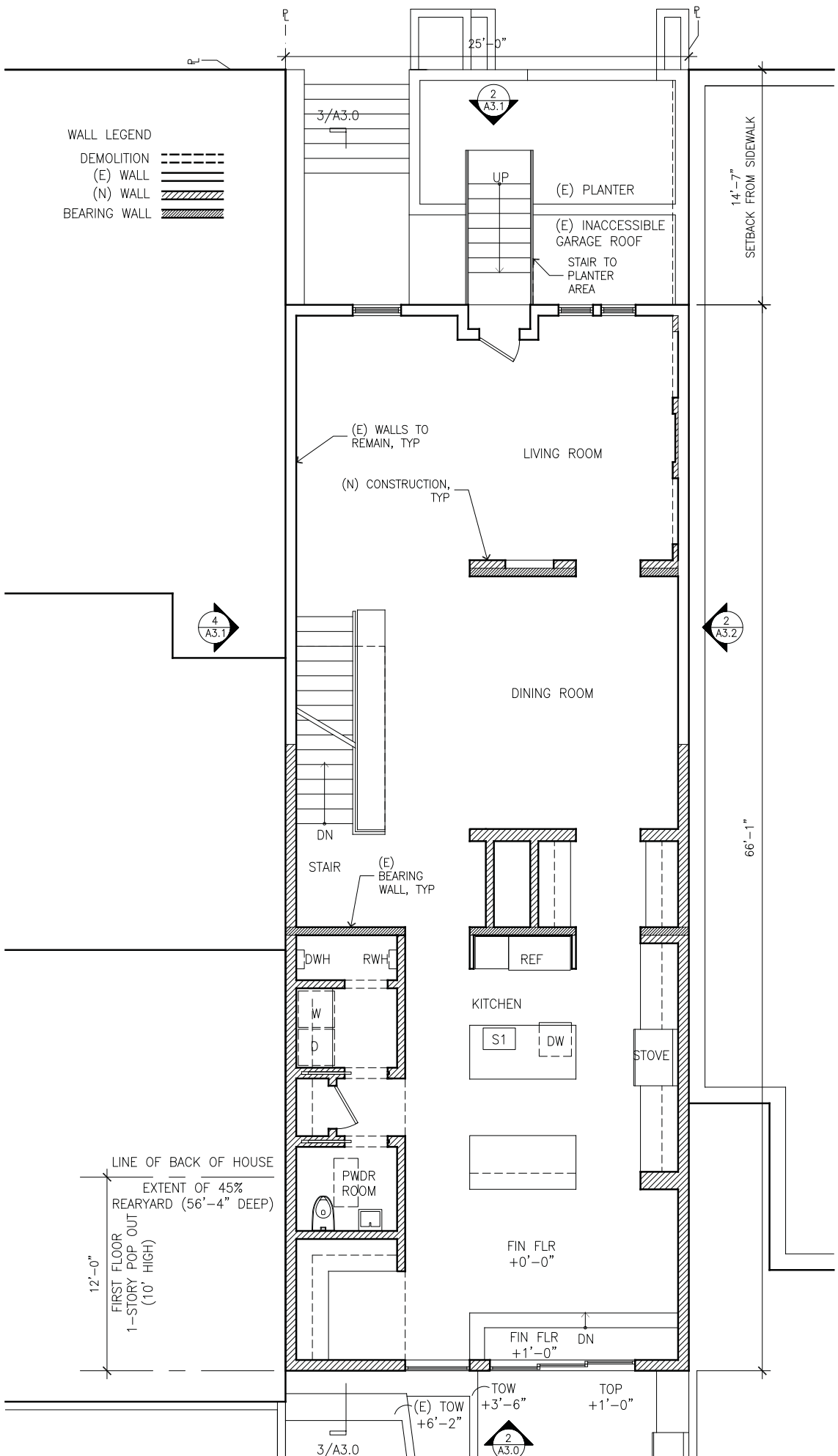
**EXISTING &
PROPOSED
FIRST FLOOR
PLANS**

DATE: OCT 28, 2014

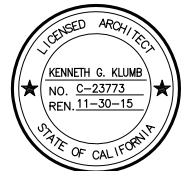
A1.2



2 **EXISTING FIRST FLOOR PLAN**
1/4"=1'-0"



1 **PROPOSED FIRST FLOOR PLAN**
1/4"=1'-0"



KENNETH G. KLUMB, ARCHITECT

PLANNING SUBMITTAL, FEBRUARY 14, 2013

House Renovation & Addition

APN: BLOCK/LOT: 6653-032

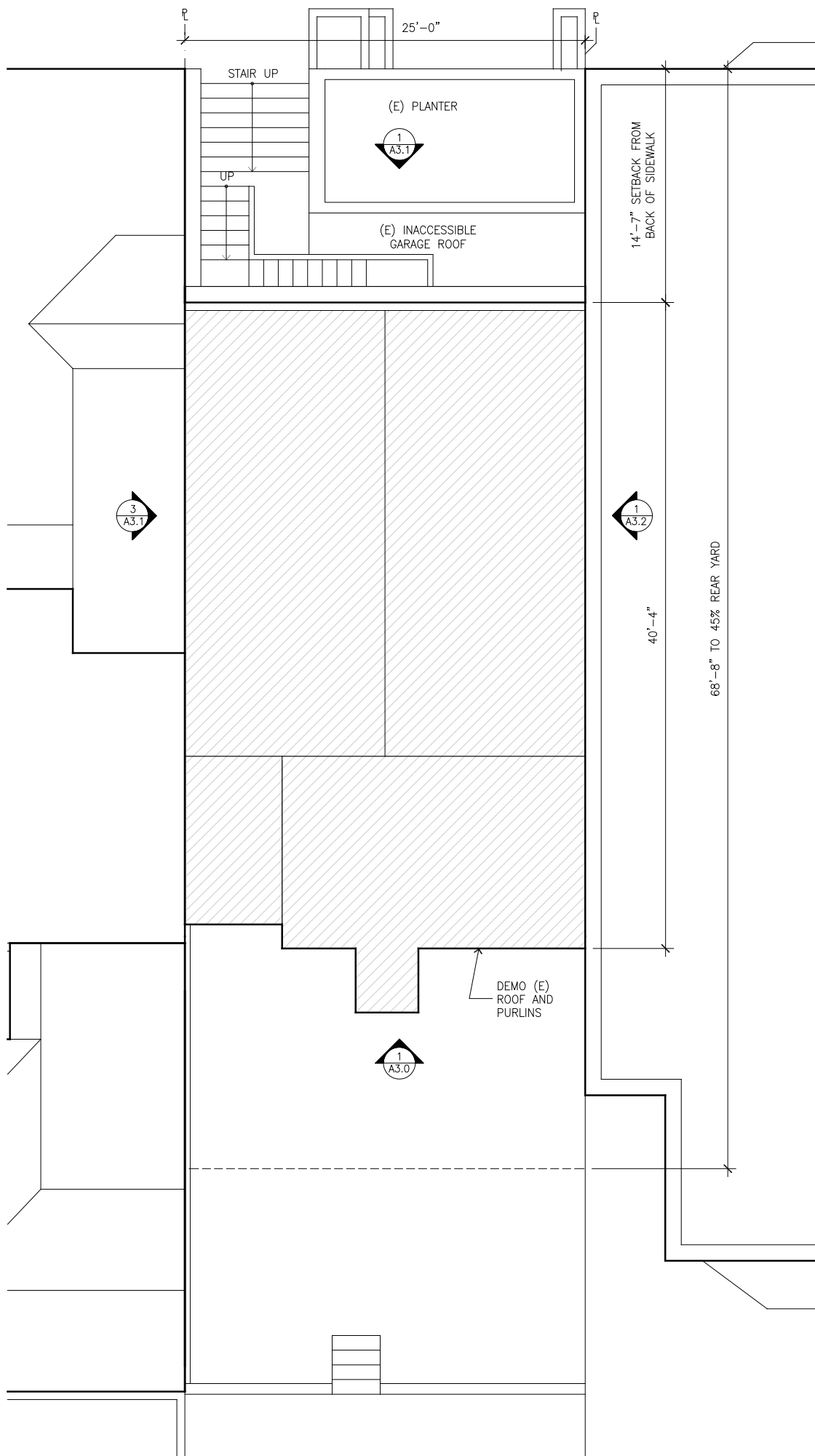
30th STREET
RESIDENCE

417 30th ST
SAN
FRANCISCO, CA

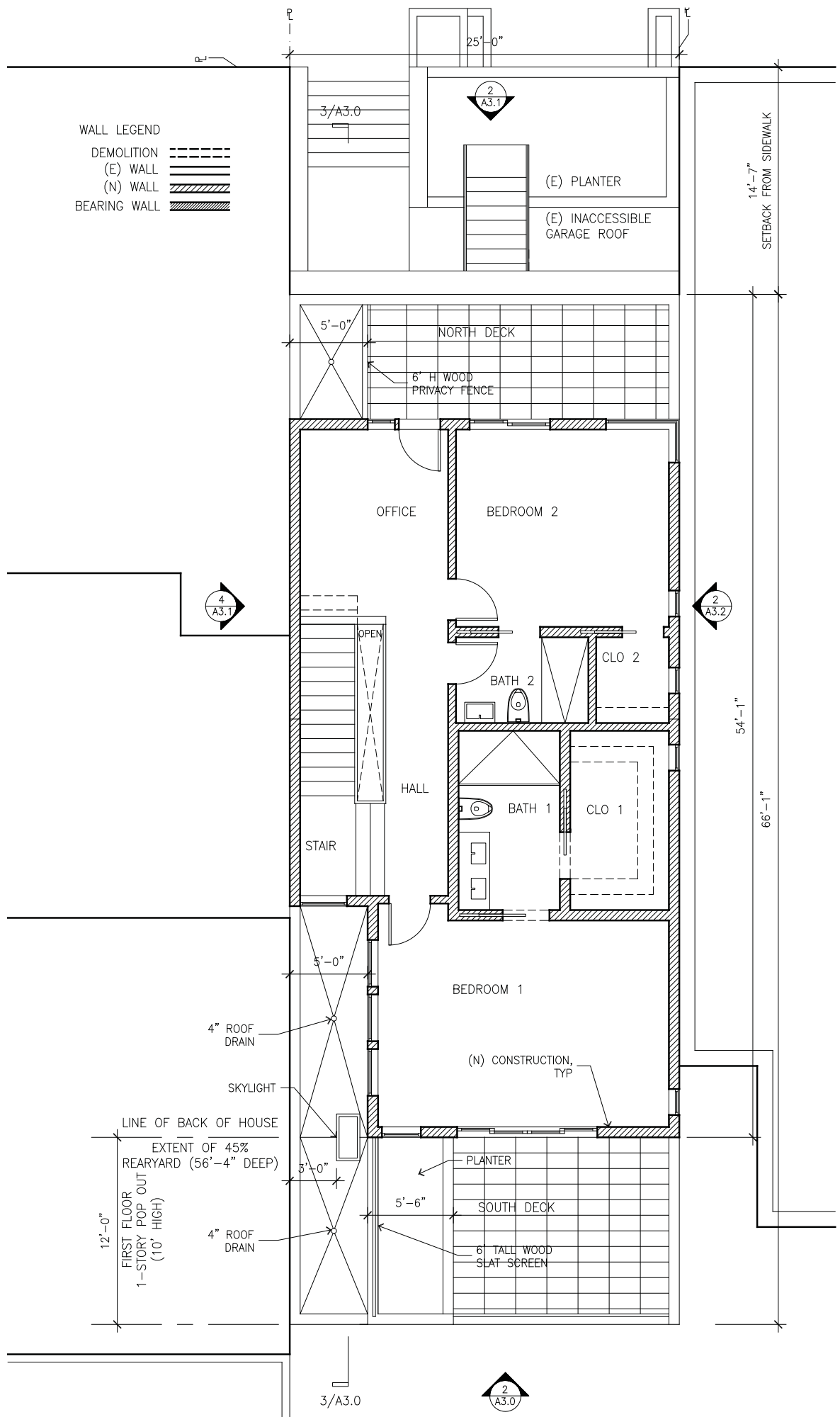
EXISTING &
PROPOSED
ROOF/SECOND
FLOOR PLANS

DATE: OCT 28, 2014

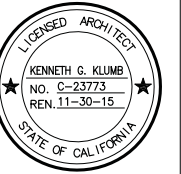
A1.3



2 EXISTING ROOF PLAN
1/4"=1'-0"



1 PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"



KENNETH G. KLUMB, ARCHITECT

PLANNING SUBMITTAL, FEBRUARY 14, 2013

House Renovation & Addition

APN: BLOCK/LOT: 6653-032

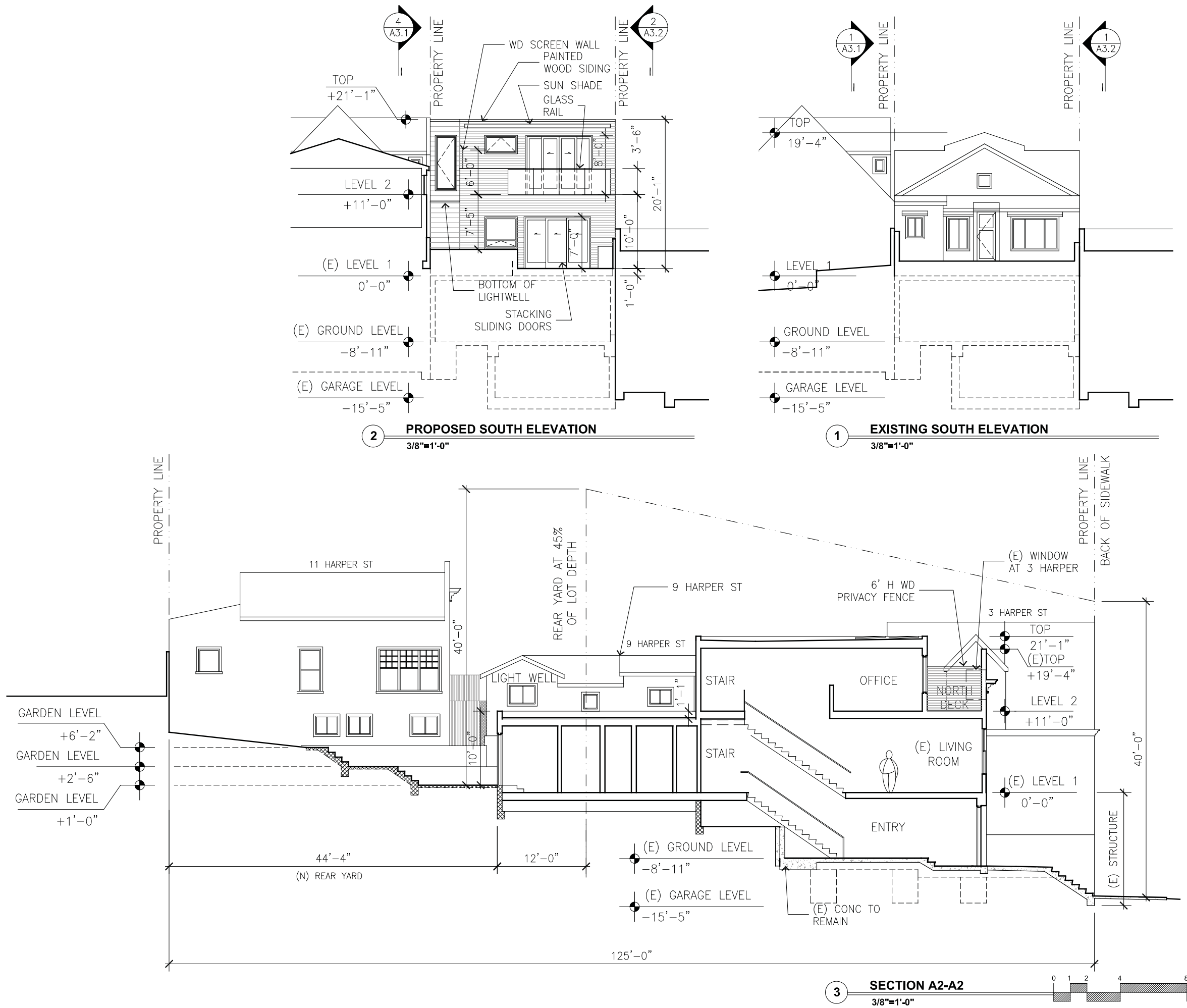
30th STREET
RESIDENCE

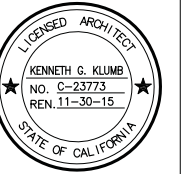
417 30th ST
SAN
FRANCISCO, CA

OVERALL SITE
SECTION &
ELEVATIONS

DATE: OCT 28, 2014

A3.0





KENNETH G. KLUMB, ARCHITECT

PLANNING SUBMITTAL, FEBRUARY 14, 2013
House Renovation & Addition

APN: BLOCK/LOT: 6653-032

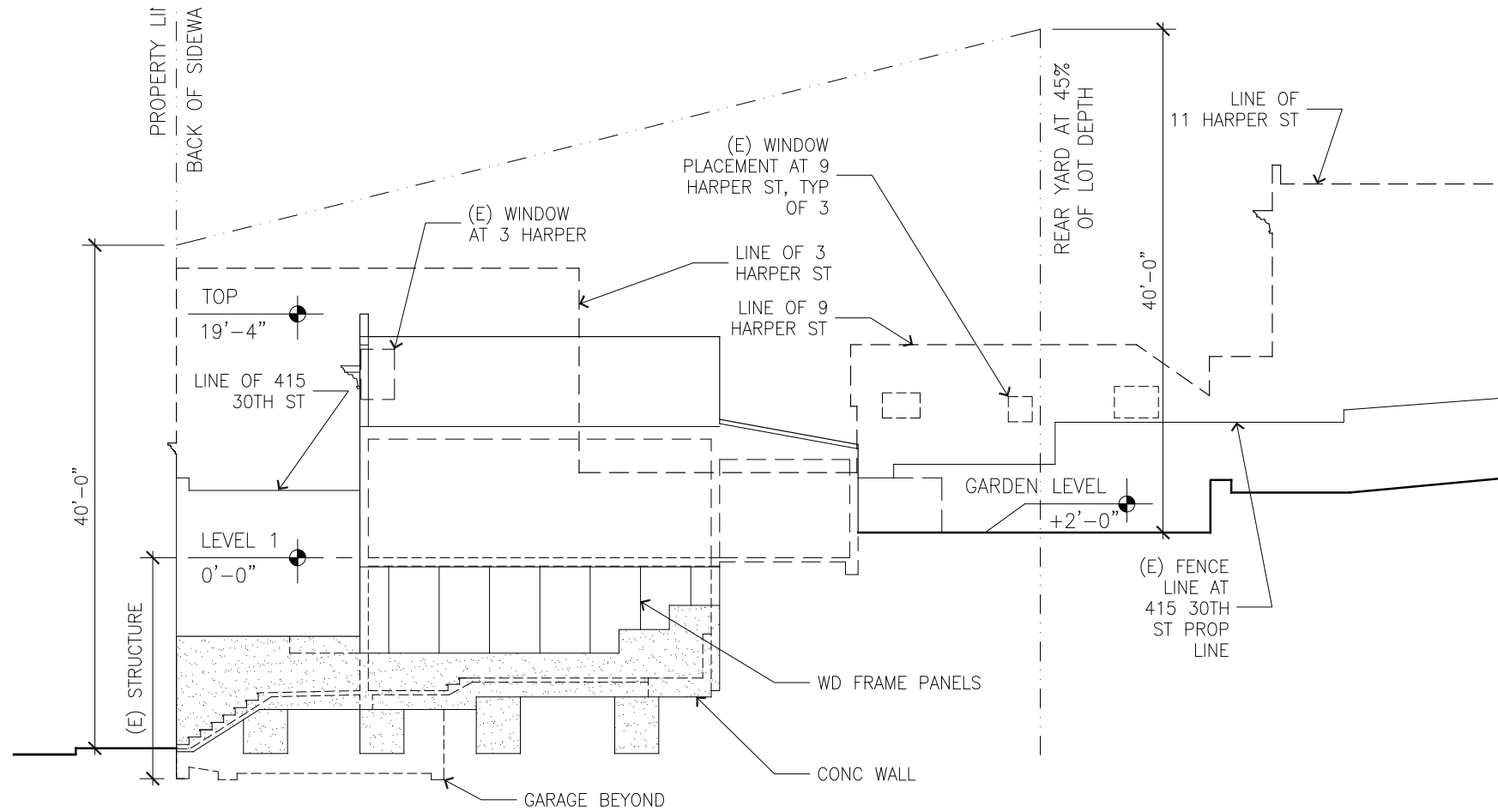
**30th STREET
RESIDENCE**

**417 30th ST
SAN
FRANCISCO, CA**

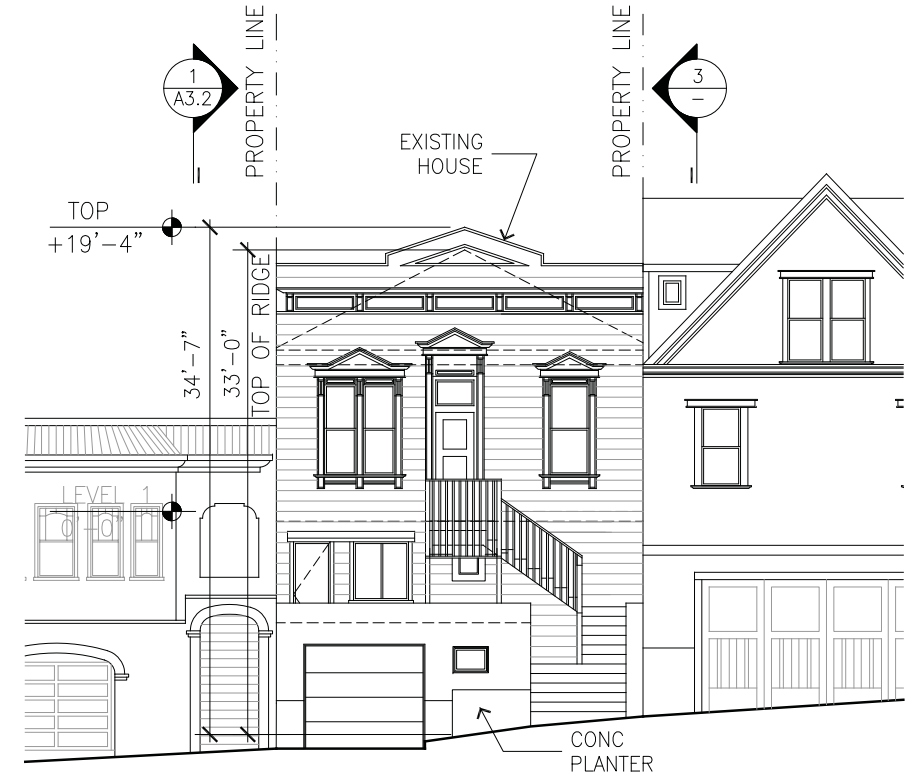
**EXISTING &
PROPOSED
ELEVATIONS**

DATE: OCT 28, 2014

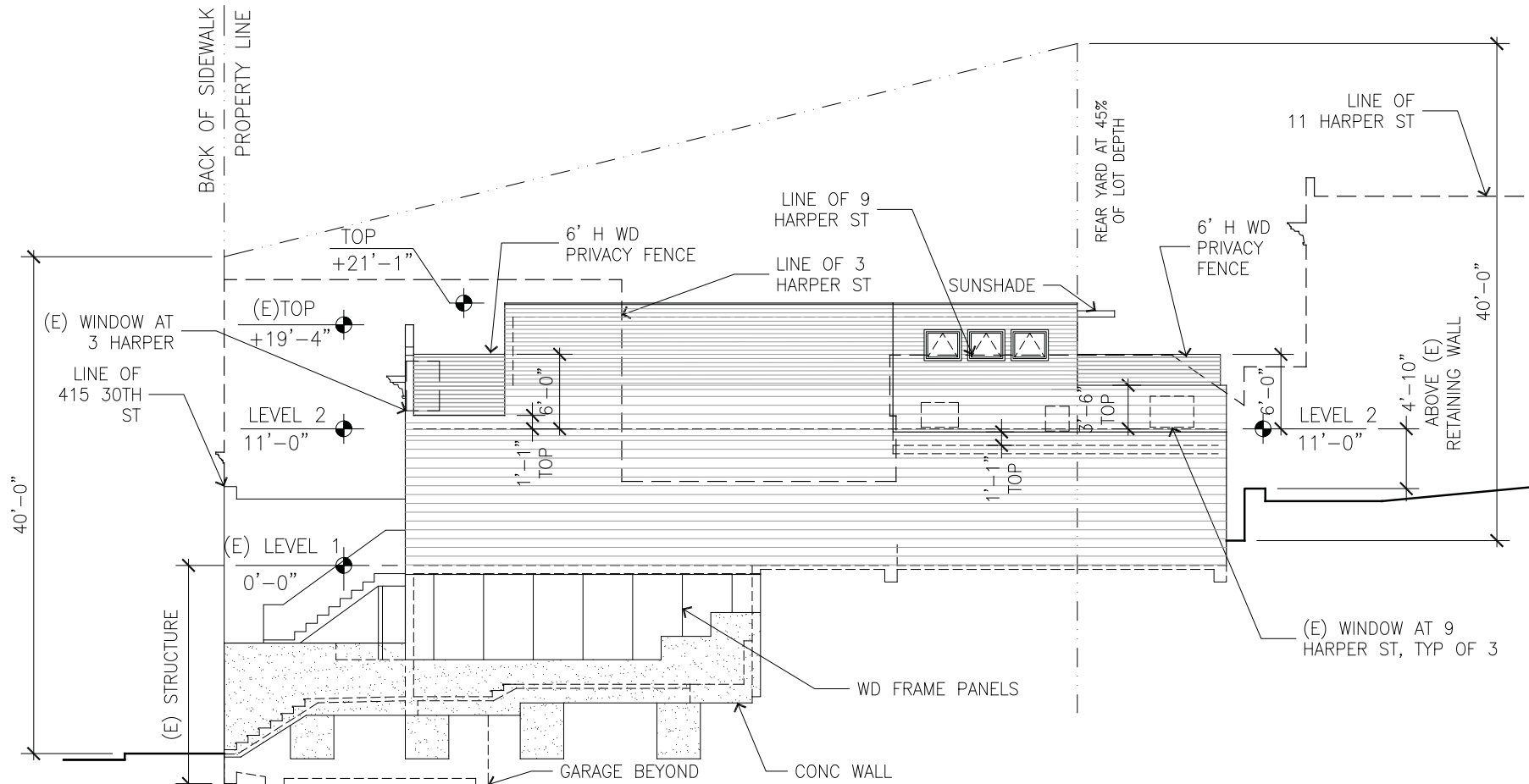
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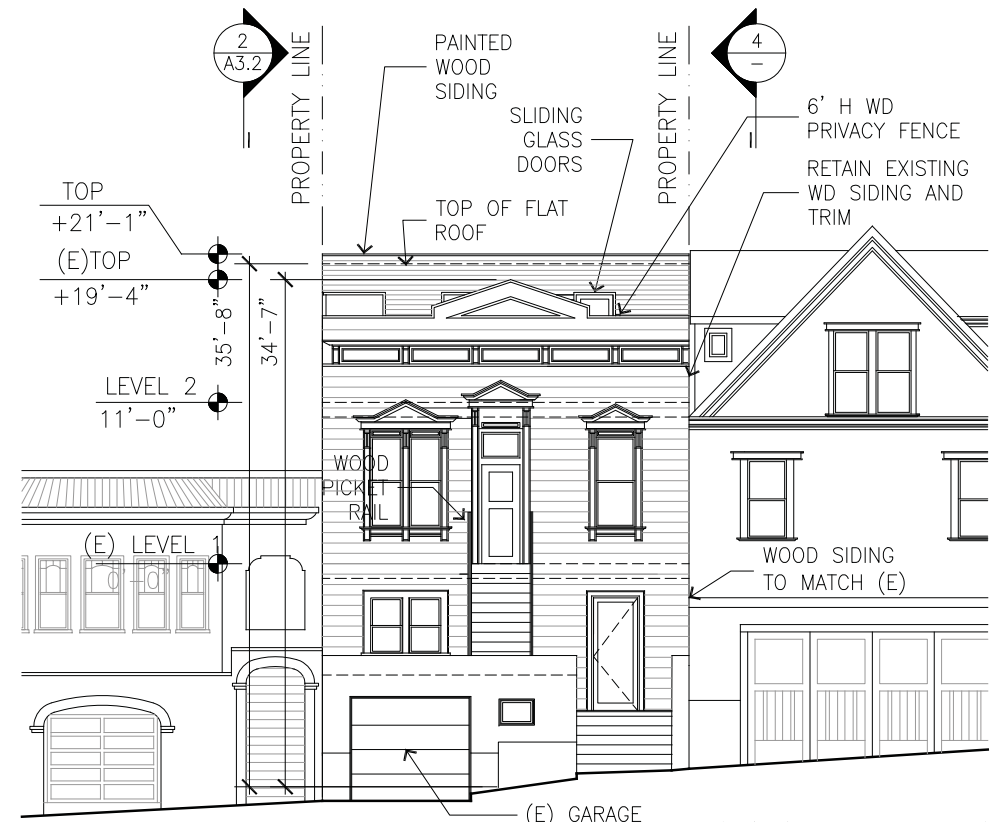
3 EXISTING WEST ELEVATION
3/8"=1'-0"



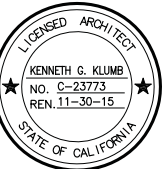
1 EXISTING NORTH ELEVATION
3/8"=1'-0"



4 PROPOSED WEST ELEVATION
3/8"=1'-0"



2 PROPOSED NORTH ELEVATION
3/8"=1'-0"



KENNETH G. KLUMB, ARCHITECT

PLANNING SUBMITTAL, FEBRUARY 14, 2013
House Renovation & Addition

APN: BLOCK/LOT: 6653-032

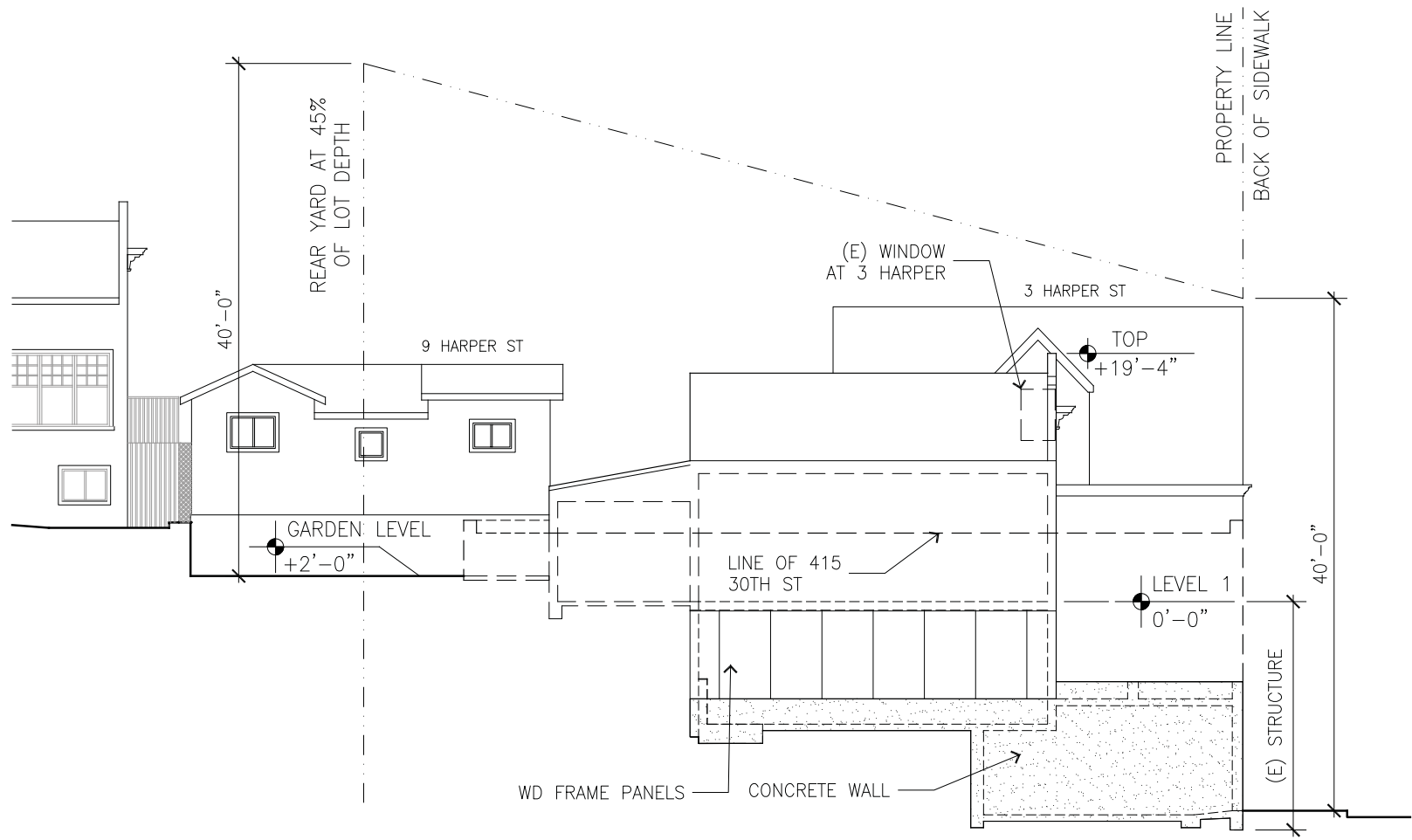
**30th STREET
RESIDENCE**

**417 30th ST
SAN
FRANCISCO, CA**

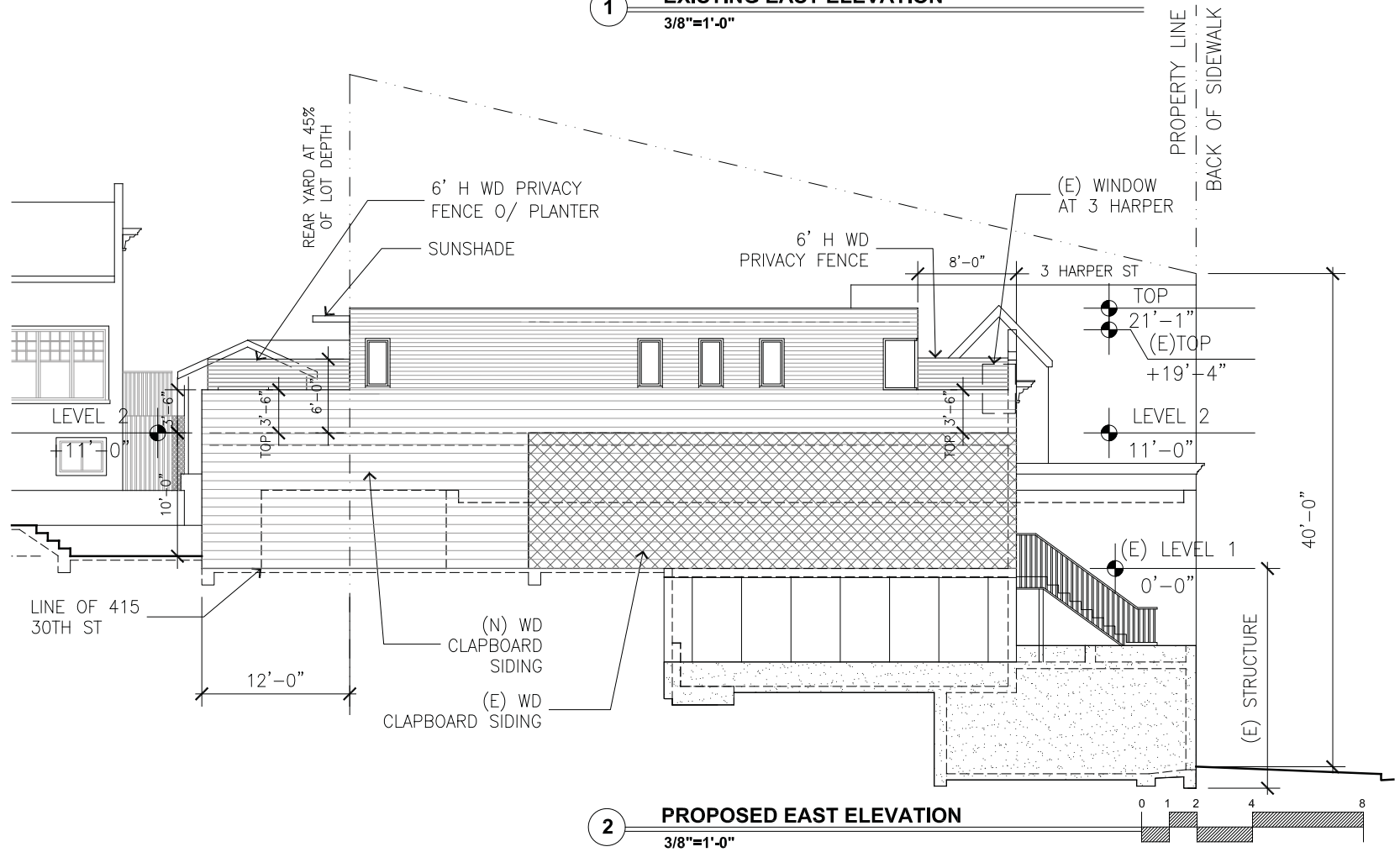
**EXISTING &
PROPOSED
ELEVATIONS**

DATE: OCT 28, 2014

A3.2



1 EXISTING EAST ELEVATION
3/8"=1'-0"



2 PROPOSED EAST ELEVATION
3/8"=1'-0"