



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis

HEARING DATE: FEBRUARY 12, 2015

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* January 26th, 2015  
*Case No.:* **2013.0772D**  
*Project Address:* **3332 FOLSOM STREET**  
*Permit Application:* 2013.11.01.0935  
*Zoning:* RH-2 [Residential House, Two-Family]  
40-X Height and Bulk District  
*Block/Lot:* 5544/007  
*Project Sponsor:* Joram Altman  
819 Alvarado Street  
San Francisco, CA 94114  
*Staff Contact:* Jeffrey Speirs – (415) 575-9106  
[jeffrey.speirs@sfgov.org](mailto:jeffrey.speirs@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

### PROJECT DESCRIPTION

The proposed project is a rear horizontal addition, a side infill at the front, and a vertical addition, and raising the existing building 42 inches to accommodate a new garage. The rear addition is 8 feet 8 inches deep and 17 feet 10 inches wide at the first story, with a roof deck above. At the second story, the rear addition is 9 feet 2 inches deep and a maximum of 22 feet 6 inches wide. On the primary façade, the side addition is 25 feet in height, 4 feet wide and 14 feet deep. Additional work includes a new entry stair at the front and interior work. The project is also seeking a rear yard variance for the rear addition.

### SITE DESCRIPTION AND PRESENT USE

The existing lot contains a two-story single family dwelling constructed circa 1906, and has a lot area of approximately 1,800 square feet. The existing single-family dwelling is on a laterally sloping (from south to north), and slightly up-sloping lot that is 22 feet 6 inches wide and 80 feet deep. The subject lot is located on the west side of Folsom Street between Stoneman Street and Ripley Street in the Bernal Heights Neighborhood.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

On the subject block-face and opposite block-face, the majority of the buildings are two to three story single-family and two-family buildings. The majority of the subject block-face is zoned RH-2 (Residential, House, Two-Family), with a southern portion zoned RH-1 (Residential, House – One-Family). The block-face across the street is zoned RH-2 (Residential, House, Two-Family). The subject lot is located within the Bernal Heights Special Use District.

### BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	August 28, 2014 – September 27, 2014	September 29th, 2014	February 12, 2015	103 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	February 2, 2015	February 2, 2015	10 days
Mailed Notice	10 days	February 2, 2015	February 2, 2015	10 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

## ISSUES

On August 27, 2014, the project was reviewed by the Zoning Administrator for a variance from the front and rear yard requirements (Planning Code Section 132 and 242). The Zoning Administrator was inclined to grant the variance; however, the decision letter is still pending.

## DR REQUESTOR

Darragh Howard, located at 3334 Folsom Street, filed a Discretionary Review (DR) application on September 29, 2014. The DR Requestor's house is adjacent to and directly south of the subject property.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated September 26, 2014.

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated January 15, 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**

The Residential Design Team (RDT) supports the project as proposed. The new deck has a side setback of 3 feet, which is comparable to the DR Requestor's side setback of approximately 3 feet. The proposed deck is approximately 6 feet below the DR Requestor's north-facing window. The project would cause no unusual privacy impacts on neighboring properties, as some loss of privacy can be expected from a building expansion located within a dense urban environment. The RDT's review found no exceptional or extraordinary circumstances created by the project; as such, the project shall be processed as an Administrative Discretionary Review.

**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.**

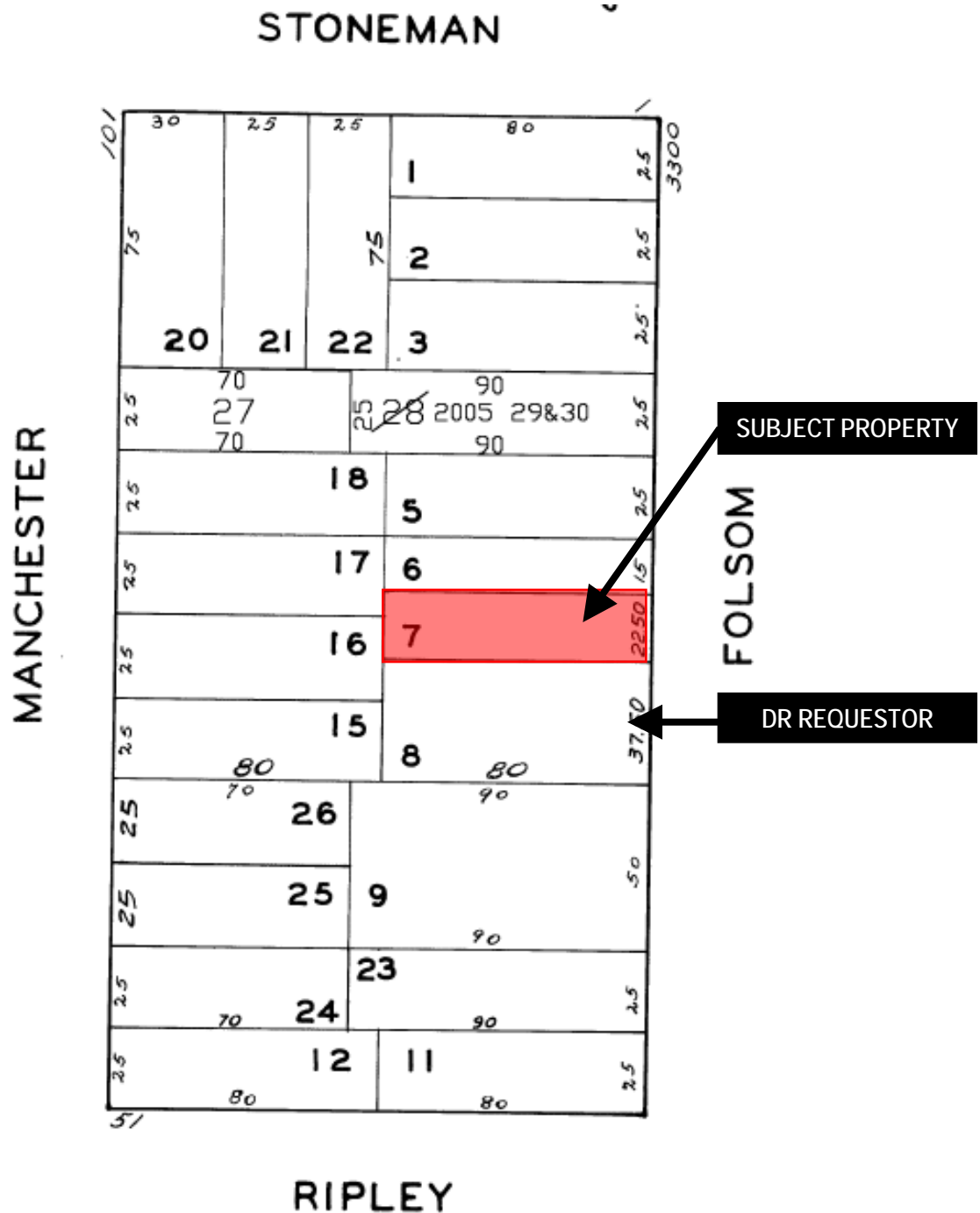
<b>RECOMMENDATION:</b>	<b>Do not take DR and approve project as proposed</b>
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### **Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
DR Application  
Response to DR Application dated January 15, 2015  
Reduced Plans

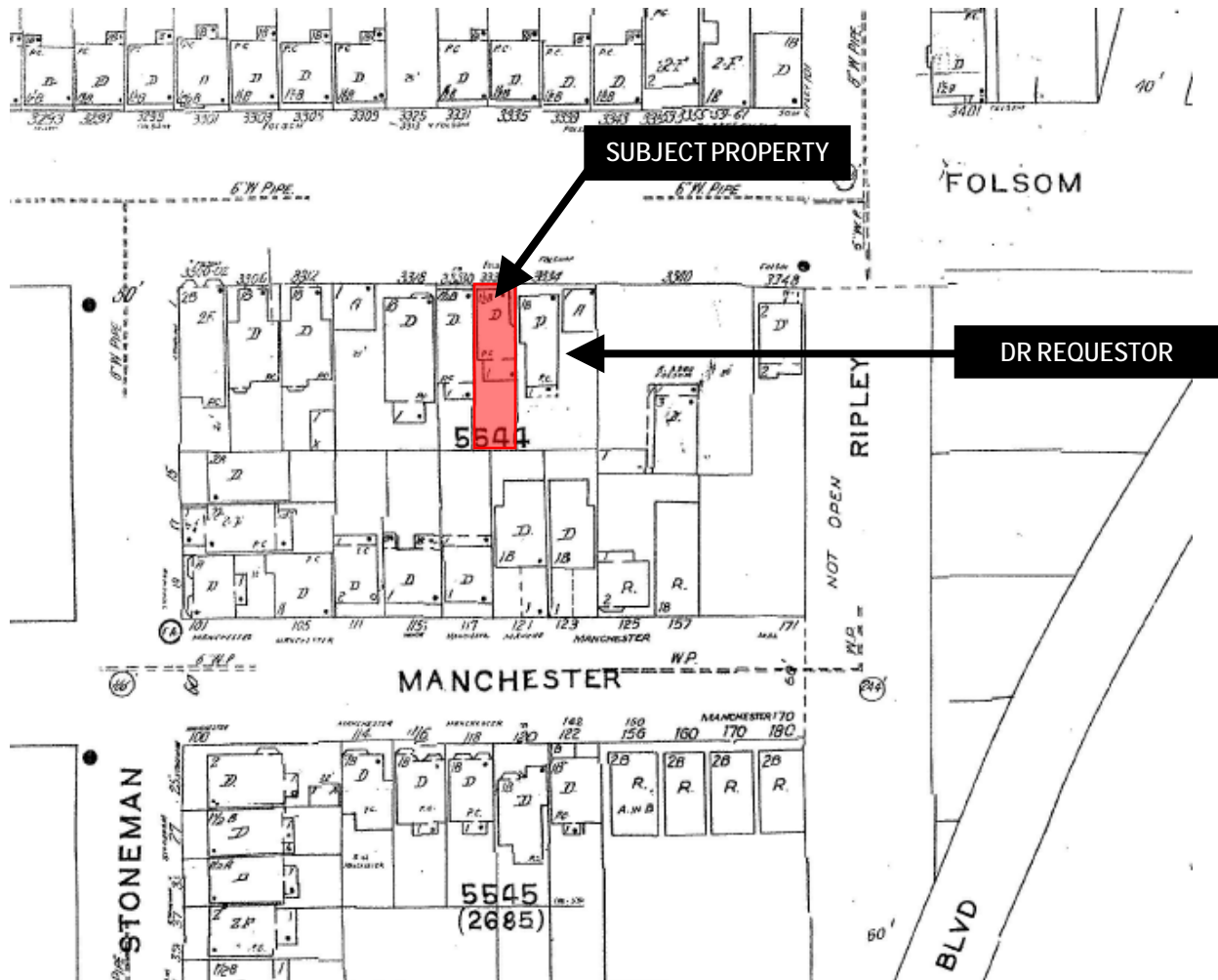
*JS: G:\Documents\DRs\3332 Folsom Street\DR Analysis - Abbreviated.doc*

# Parcel Map



Discretionary Review Hearing  
February 12, 2015  
Case Number 2013.0772D  
3332 Folsom Street

# Sanborn Map\*



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





# Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR

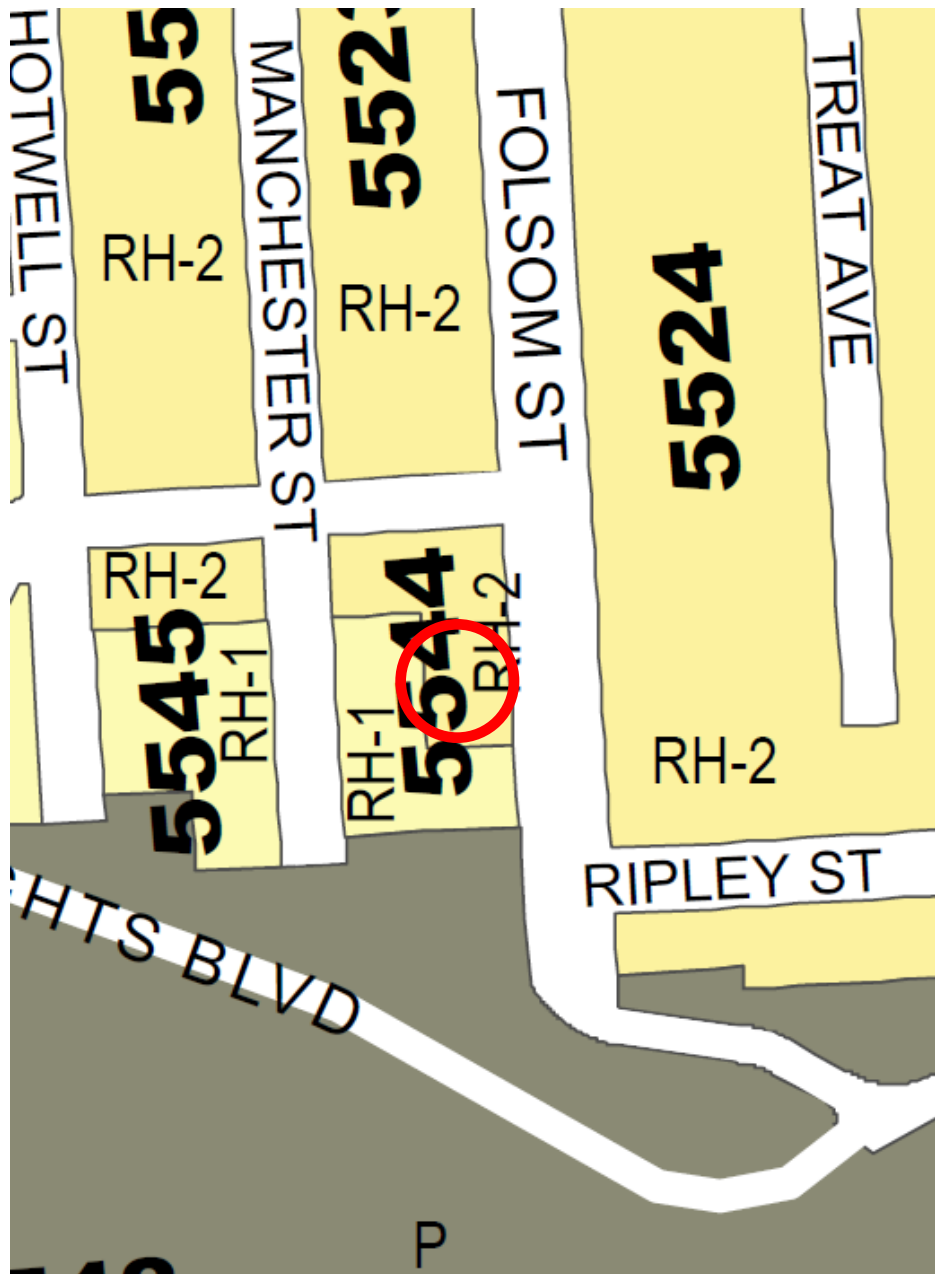


Discretionary Review Hearing  
February 12, 2015  
Case Number 2013.0772D  
3332 Folsom Street

# Aerial Photo



# Zoning Map



Discretionary Review Hearing  
February 12, 2015  
Case Number 2013.0772D  
3332 Folsom Street



# Site Photo



# Site Photo



Discretionary Review Hearing  
February 12, 2015  
**Case Number 2013.0772D**  
3332 Folsom Street





# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **November 1, 2013**, the Applicant named below filed Building Permit Application No. **2013.11.01.0935** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>3332 Folsom Street</b>	Applicant:	<b>Joram Altman</b>
Cross Street(s):	<b>Ripley Street</b>	Address:	<b>819 Alvarado Street</b>
Block/Lot No.:	<b>5544/007</b>	City, State:	<b>San Francisco, CA 94114</b>
Zoning District(s):	<b>RH-2 / 40-X</b>	Telephone:	<b>(415) 282-2626</b>

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 checked="" type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single-Family Residential	No Change
Front Setback	0 feet	No Change
Side Setbacks	0 feet	No Change
Building Depth	39 feet 6 inches	+/- 48 feet 0 inches
Rear Yard	+/- 35 feet 0 inches	27 feet 5 inches
Building Height	25 feet 5 inches (to ridge)	29 feet 10 inches (to ridge of addition)
Number of Stories	2 story	2 story over garage
Number of Dwelling Units	1	1
PROJECT DESCRIPTION		
The proposed project is a rear addition, a side infill at the front, and a vertical addition which includes raising the existing building 42 inches to accommodate a new garage. The existing single-family dwelling is on an up-sloping lot with dimensions of 22 feet 6 inches and 80 feet deep. The rear addition is 8 feet 8 inches deep and 17 feet 10 inches wide at the first story, with a roof deck above. At the second story, the rear addition is 9 feet 2 inches deep and 22 feet 6 inches wide at its widest. The side addition at the front is 25 feet in height, 4 feet wide and 14 feet deep. Additional work includes a new entry stair at the front, and interior work. The proposed project will require a Variance Hearing, which is tentatively scheduled for August 27 as Case Number 2013.0772 V. See attached plans.		

**For more information, please contact Planning Department staff:**

Planner: Jeffrey Speirs  
Telephone: (415) 575-9106  
E-mail: jeffrey.speirs@sfgov.org

Notice Date:  
Expiration Date:

# GENERAL INFORMATION ABOUT PROCEDURES

**Reduced copies of the site plan and elevations (exterior walls), and floor plans (where applicable) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information.** Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any **general questions** concerning this **application review process** may be answered by the **Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m.** Please phone the Planner listed on the reverse of this sheet with **questions specific to this project.**

If you determine that the impact on you from this proposed development is significant and you wish to seek to change the proposed project, there are several procedures you may use. We strongly urge that steps 1 and 2 be taken.

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. **Call the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org)** for a facilitated discussion in a safe and collaborative environment through mediation. Community Boards acts as a neutral third party and has, on many occasions, helped parties 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, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review 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 over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the **Planning Department, 1660 Mission Street, 1st Floor**, or on-line at [www.sfplanning.org](http://www.sfplanning.org)). You must submit the application to the **Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m.**, with all required materials, and a check, **for each Discretionary Review request 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](http://www.sfplanning.org) or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. If the project includes multi 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 decision of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of 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.

13.07720

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME:

DARRAGH HOWARD

DR APPLICANT'S ADDRESS:

3334 FOLSOM ST, SAN FRANCISCO CA 94110

ZIP CODE:

TELEPHONE:

(415) 3071778

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

SEAN KENNEDY

ADDRESS:

c/o JORAM ALTMAN, 819 ALVARADO ST, 94114

ZIP CODE:

TELEPHONE:

(415) 2822626

CONTACT FOR DR APPLICATION:

Same as Above ☒

ADDRESS:

ZIP CODE:

TELEPHONE:

( )

E-MAIL ADDRESS:

## 2. Location and Classification

STREET ADDRESS OF PROJECT:

3332 FOLSOM ST

ZIP CODE:

94110

CROSS STREETS:

RIPLEY ST.

ASSESSORS BLOCK/LOT:

5544 / 007

LOT DIMENSIONS:

LOT AREA (SQ FT):

ZONING DISTRICT:

RH2/40-X

HEIGHT/BULK DISTRICT:

## 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:

Proposed Use:

Building Permit Application No. 2013.11.01.0935

Date Filed: 11/1/2013

## 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"/>

## 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.

I have discussed the project with Sean and his architect, Joram Altman, and invited them into my house to show them how someone standing on the proposed rear deck would be looking straight into our master bedroom. We discussed some solutions and the latest one, the drawing for which is attached, was not satisfactory (sight line drawing attached) which forces us into this discretionary review process. The drawings for this project were not sent to me during the variance procedure.



## Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

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

Someone standing on the proposed deck will be looking straight into our master bedroom.

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:

Our privacy and view would be adversely affected.

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?

I have discussed alternatives with Sean and Toram. We even discussed one-way glass as a solution but that was not feasible. The drawings with fencing and trellis that were proposed were not sufficient to protect our privacy.

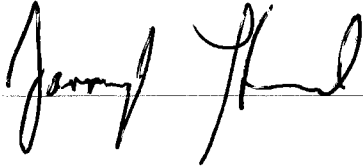
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## Applicant's Affidavit


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: \_\_\_\_\_



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

DARRAGH HOWARD

☒ Owner ☐ Authorized Agent (circle one)

13.0772D

# Discretionary Review Application Submittal Checklist

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

**REQUIRED MATERIALS** (please check correct column)

- Application, with all blanks completed
- Address labels (original), if applicable
- Address labels (copy of the above), if applicable
- Photocopy of this completed application
- Photographs that illustrate your concerns
- Covenant or Deed Restrictions
- Check payable to Planning Dept.
- Letter of authorization for agent
- Other: Section Plan, Detail drawings (i.e. windows, door entries, trim),  
Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new  
elements (i.e. windows, doors)

**DR APPLICATION****NOTES:**☐ Required Material.☒ Optional Material.☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.**RECEIVED**

SEP 29 2014

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

For Department Use Only

Application received by Planning Department:

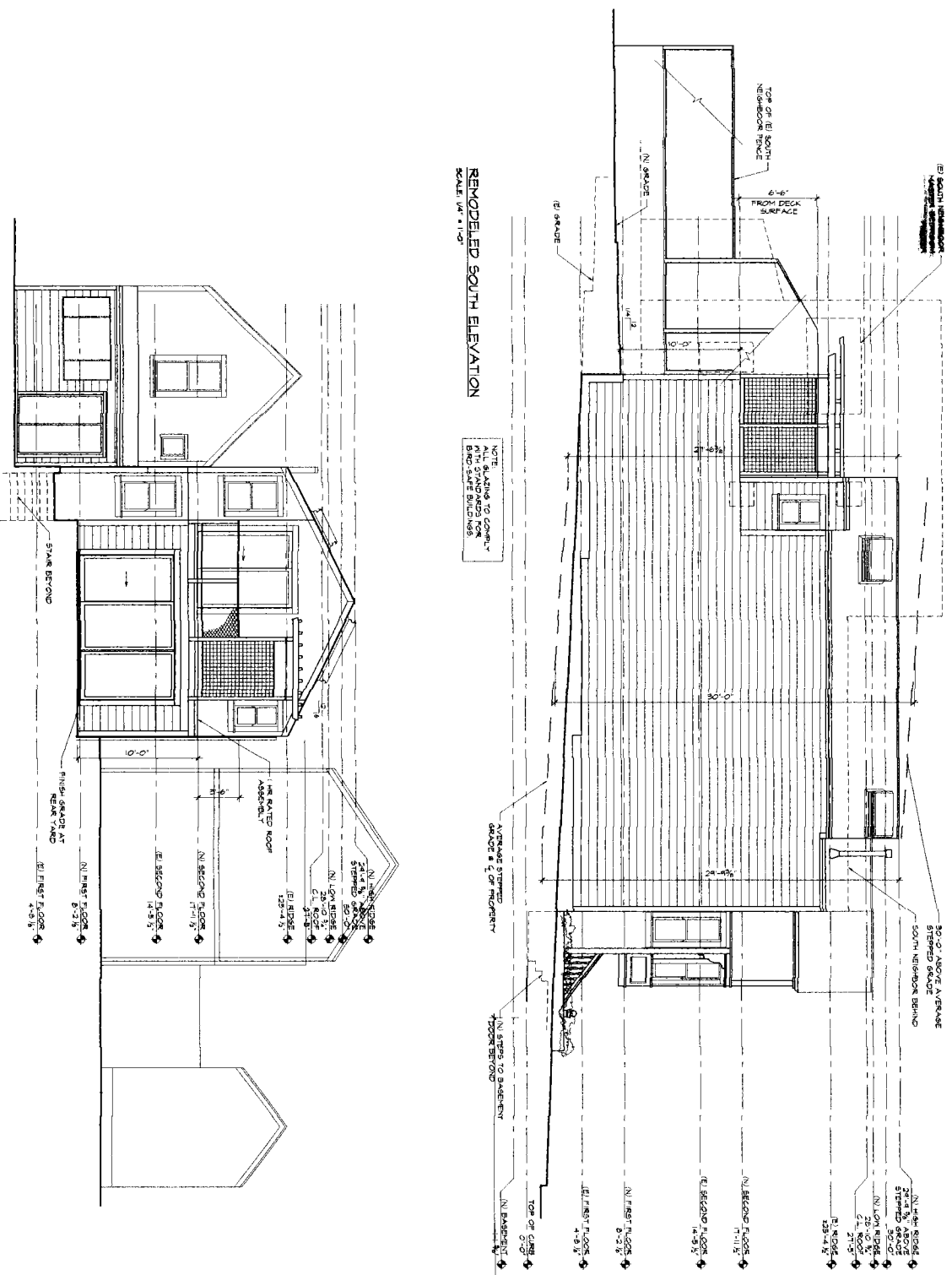
By: M. Cornette

13.0772D

30'-0" ABOVE AVERAGE  
STEPPED ROOF  
SOUTH NEIGHBOR BEHIND

REMODELED SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

NOTE:  
ALL SKATING TO COMPLY  
WITH CALIF. BLDG. CODE  
AND ALL APPLICABLE  
BUDGET BUILDING



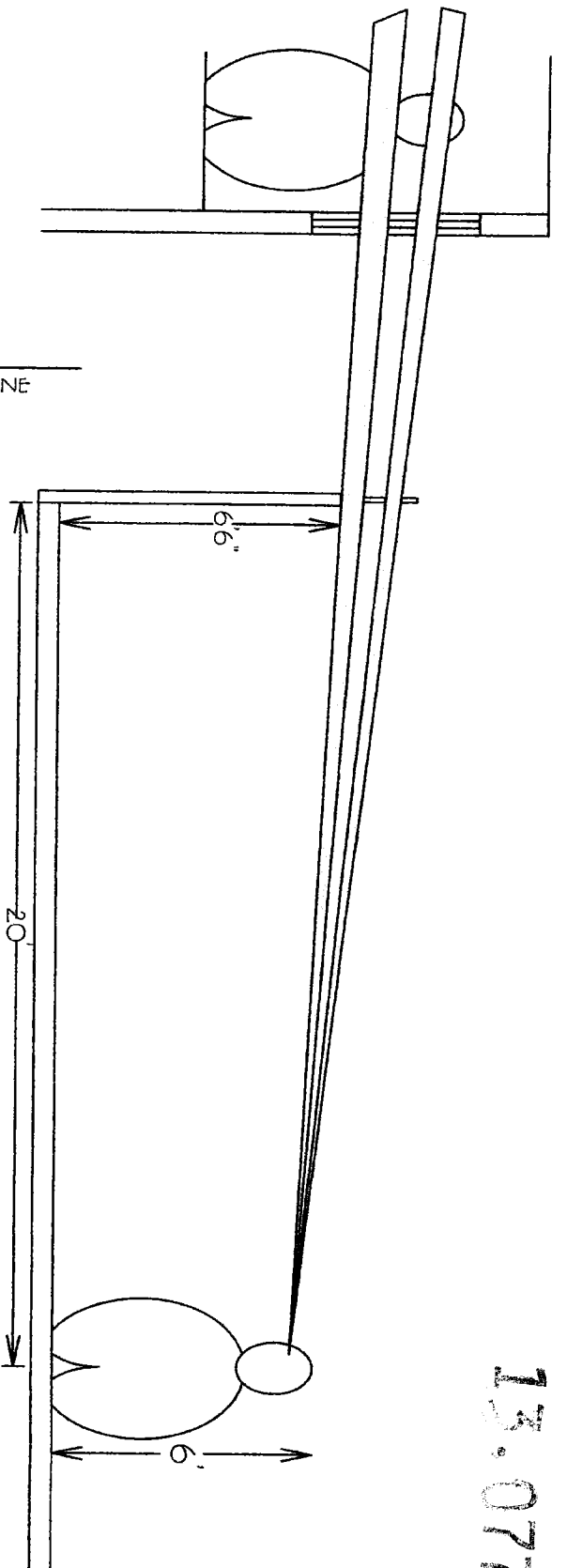
JORAN S. ALTMAN  
ARCHITECT  
1010 Folsom Street  
San Francisco, CA 94110  
415.262.2834  
jordan@jordanaltman.com

KENNEDY REMODEL  
3332 Folsom Street, San Francisco, CA 94110  
APN: 5544/007

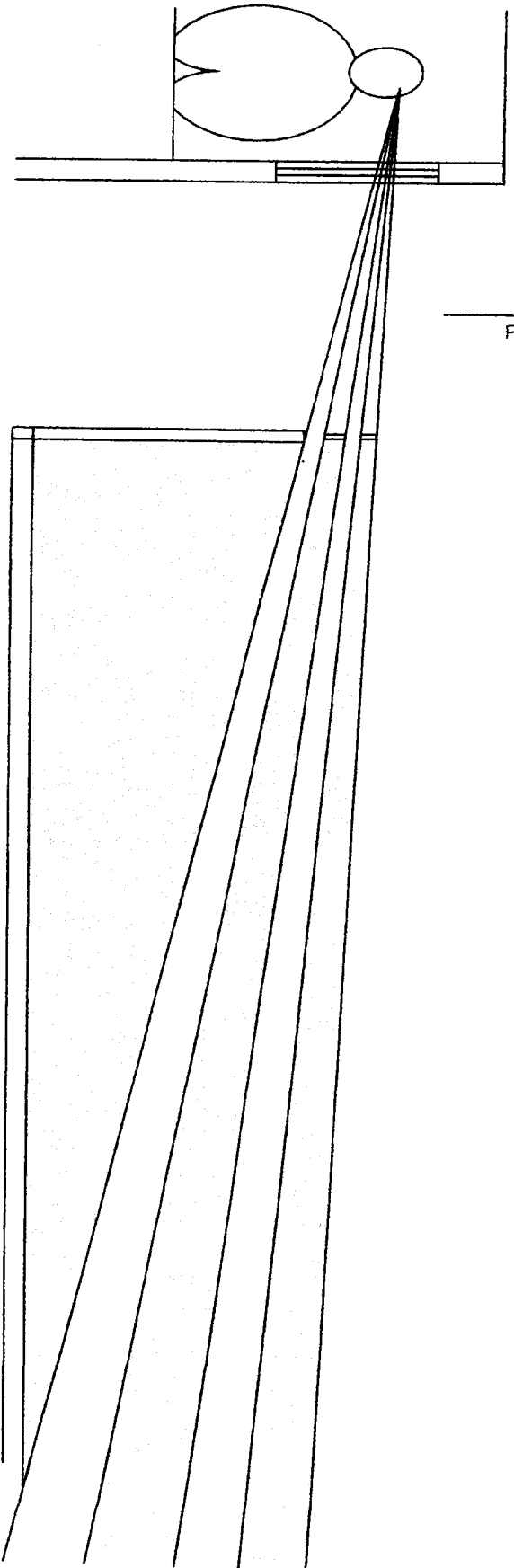
A3.4

REVISION	DATE	BY	REVISION
01	08/11/11	JSA	Initial Design
02	08/11/11	JSA	Final Design
03	08/11/11	JSA	Final Design
04	08/11/11	JSA	Final Design
05	08/11/11	JSA	Final Design
06	08/11/11	JSA	Final Design
07	08/11/11	JSA	Final Design
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98	08/11/11	JSA	Final Design
99	08/11/11	JSA	Final Design
100	08/11/11	JSA	Final Design

13.07720



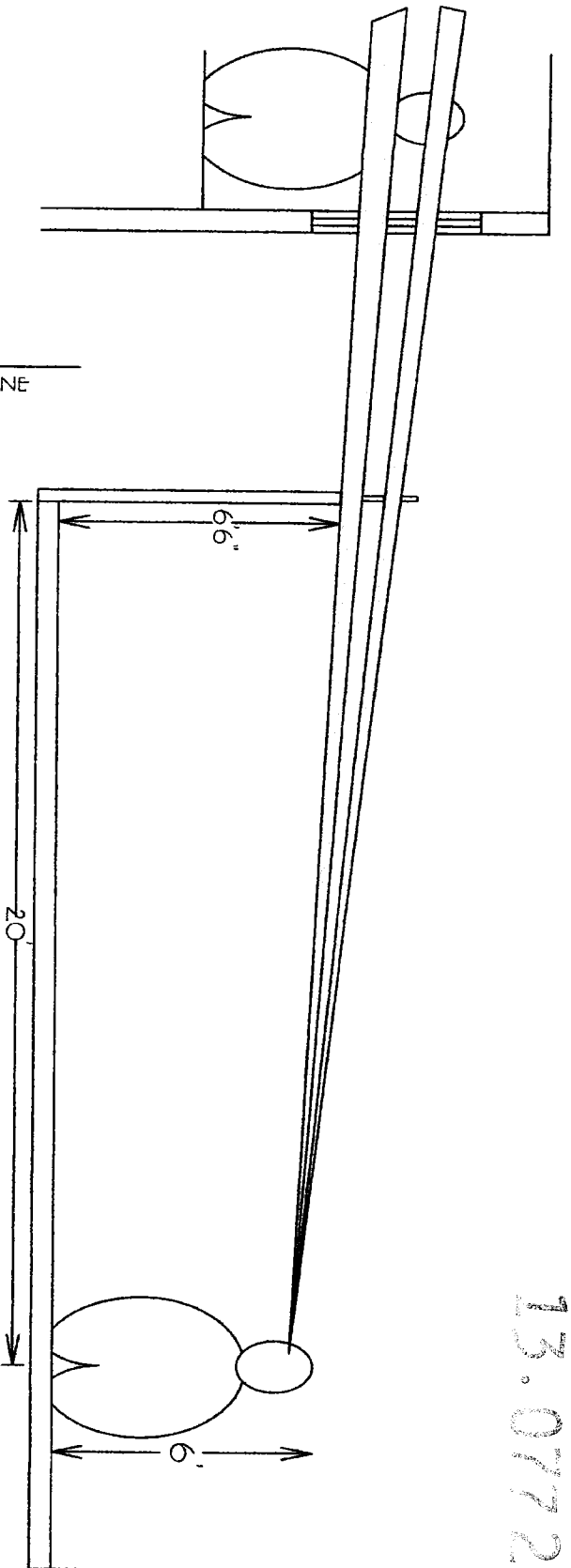
VIEW INTO BEDROOM FROM NORTH END OF PROPOSED DECK



VIEW BLOCKED FROM BEDROOM BY PROPOSED TRELLIS/PERGOLA

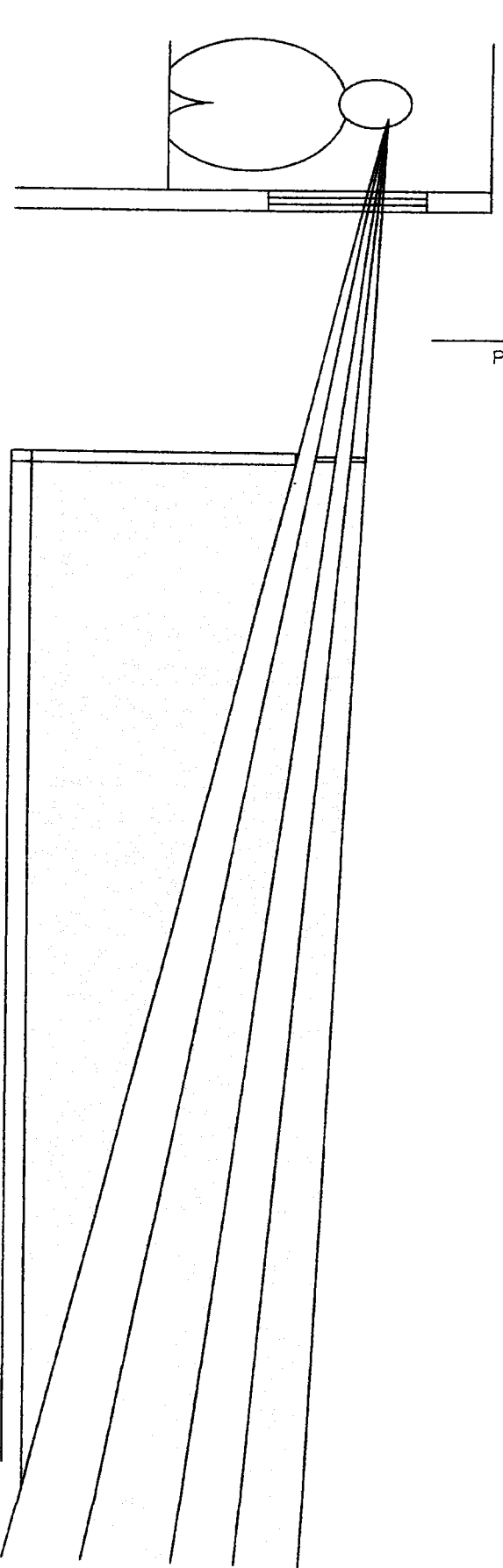
3332 FOLSOM ST

13.07720



VIEW INTO BEDROOM FROM NORTH END OF PROPOSED DECK

PROPERTY LINE

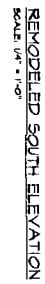


VIEW BLOCKED FROM BEDROOM BY PROPOSED TRELLIS/PERGOLA

3332 Folsom St



MASTER BEDROOM



GRADE 4 OF PROFICIENCY

DOOR BEYOND

1

0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5 5.5 6 6.5 7 7.5 8 8.5 9 9.5 10

1

NE  
stre  
AD

3332 Folsom Street, San Francisco, CA 94110  
APN: 5544/007

**JORAM S. ALTMAN**  
ARCHITECT  
819 Alvarado Street  
San Francisco CA 94114  
415.262.2626 hel  
joram@joramarchitect.com



1	02/27/14	Rev. 2013 Penetration
2	02/06/14	Rev. 2013 Penetration
3	04/01/14	Sup. 2013 Penetration

## OBJECTIVE

### Remodeled Elevators

JOB # : 21212  
DATE: 6/27/92  
DRAWN BY: GSK/CC  
SCALE: AS NOTED

### A3.4

REMODELED WEST (REAR) ELEVATION  
SCALE 1/4" = 1'-0"

NOTE:  
ALL GLAZING TO COMPLY  
WITH STANDARDS FOR  
BIRD-SAFE BUILDINGS.

### A3.4

Darragh Howard  
3334 Folsom St.  
San Francisco  
CA 94110

Joram Altman  
819 Alvarado St.  
San Francisco  
CA 94114

13.07720

3334 Folsom St.  
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# SAN FRANCISCO PLANNING DEPARTMENT

## RESPONSE TO DISCRETIONARY REVIEW

Case No.: **13.0772D**

Building Permit No.: **2013.11.01.0935**

Address: **3332 Folsom**

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: **Joram Altman, Architect**

Telephone No.: **415-282-2626** (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.

**See Attached**

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.

**See Attached**

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.


**See Attached**

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</u>
Occupied stories (all levels with habitable rooms) ...	<u>2</u>	<u>3</u>
Basement levels (may include garage or windowless storage rooms) .....	<u>0</u>	<u>1</u>
Parking spaces (Off-Street) .....	<u>0</u>	<u>2</u>
Bedrooms .....	<u>2</u>	<u>3</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>1448</u>	<u>2120</u>
Height <b>(average slope height)</b> .....	<u>22'-4"</u>	<u>27'-5"</u>
Building Depth .....	<u>42'-9"</u>	<u>51'-0"</u>
Most recent rent received (if any) .....	<u>\$2500</u>	
Projected rents after completion of project .....	<u>NA, Owner Occupied</u>	
Current value of property <b>(last appraised value, 2013)</b> .....	<u>\$700,000</u>	
Projected value (sale price) after completion of project (if known) .....	<u>Unknown</u>	

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

	<u>1/15/2015</u>	<u>Joram Altman</u>
Signature	Date	Name (please print)

Attachment to Response to Discretionary Review

3332 Folsom Street

Case No. 13.0772D

1/15/2015

1. The subject property has a very small rear yard and no views. The proposed roof deck off the master bedroom will provide Sean and Jane Kennedy (property owners) much needed additional outdoor space and a narrow view of the city to the north. Since this deck is off the master bedroom, its use will be limited and occasional, and since the view is to the north, the functional layout of the deck and furniture will focus the orientation to the north, the opposite direction of the DR requester's window.

Darragh Howard's (DR requester) bedroom window sill is 6' higher than the subject deck surface and view into this room from the deck will be limited and can be easily blocked with draw-up blind. Darragh will also be able to look from his bedroom window into the subject property bedroom, and the Kennedy's intend to install a blind on their window.

It should also be noted that the Howard property and residence is substantially larger than the Kennedy's. The lot is 37.5' wide (vs. 22.5' subject) and has a wide and deep side yard/open space on the south side almost the entire length of the lot. The house occupies the north side of the lot and most of the depth of the property, encroaching almost to the rear lot line. The bedroom with the window in question overlooks the Kennedy's back yard and contributes to much of the shading of their yard.

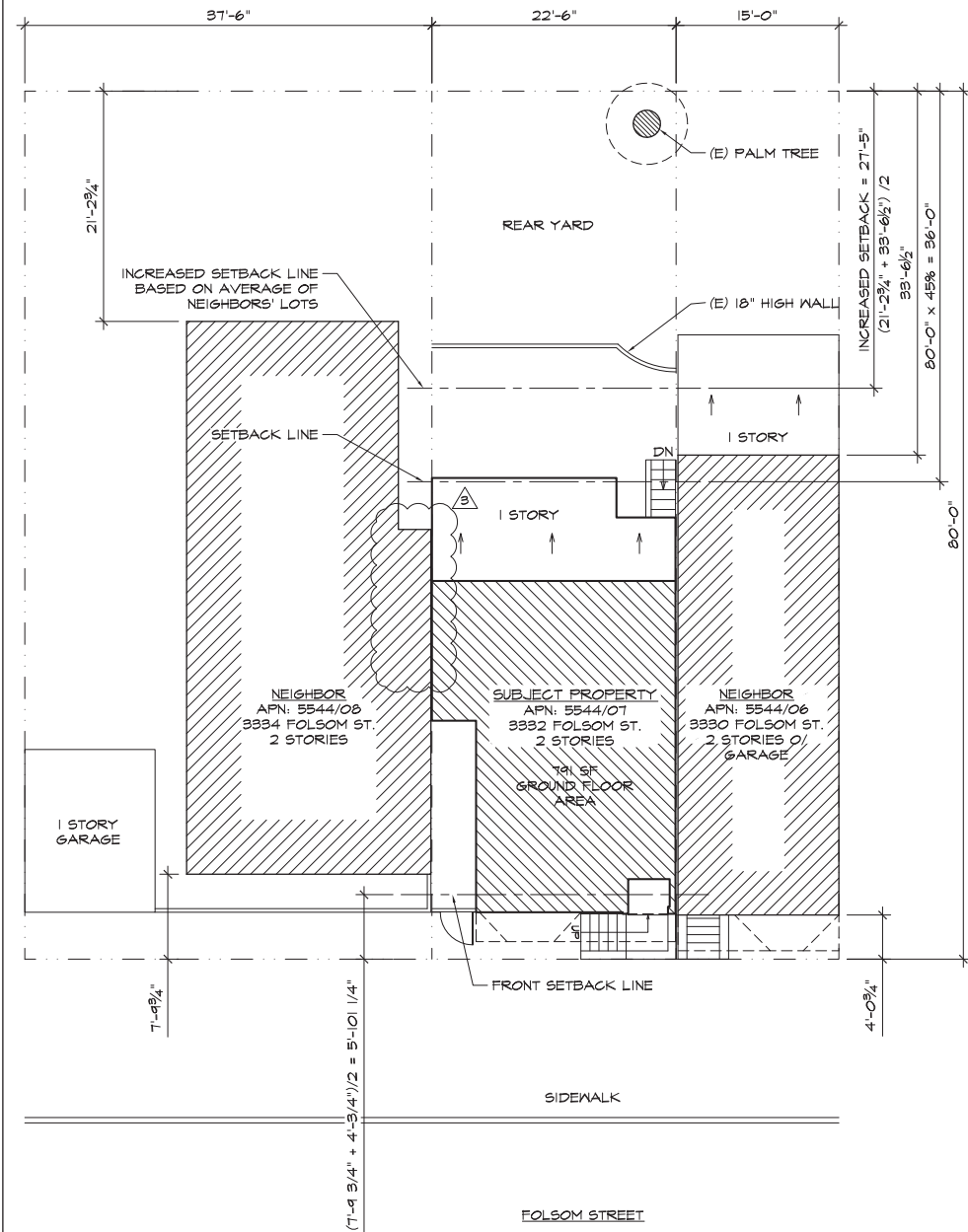
2. Darragh did not attend the pre-application meeting and did not inform us of his concerns until well into the 30-day notice period. We did meet with him and looked from his bedroom window. The Kennedys offered to reduce the deck depth by 2' (with planter boxes at the edge) and to install a privacy screen/trellis on the south and west corner of the deck to screen the view towards Darragh's bedroom window. Drawings of the proposed change were provided to Darragh (attached), but he was not convinced that these measures would help so he rejected this proposal and the permit application was not changed.

3. Sean and Jane are willing to make changes, but Darragh has stated that he will only accept a solution that eliminates the roof deck entirely. Since both the house and lot of the subject property are small, the Kennedy's believe that the roof deck is an important element of the project and is needed for their use and enjoyment of their residence. The roof deck will not have an adverse effect on any of the surrounding properties. The privacy concern raised by the DR requester is easily solved with a shade, given that the window in question is a bedroom where window shades are commonly used for privacy.

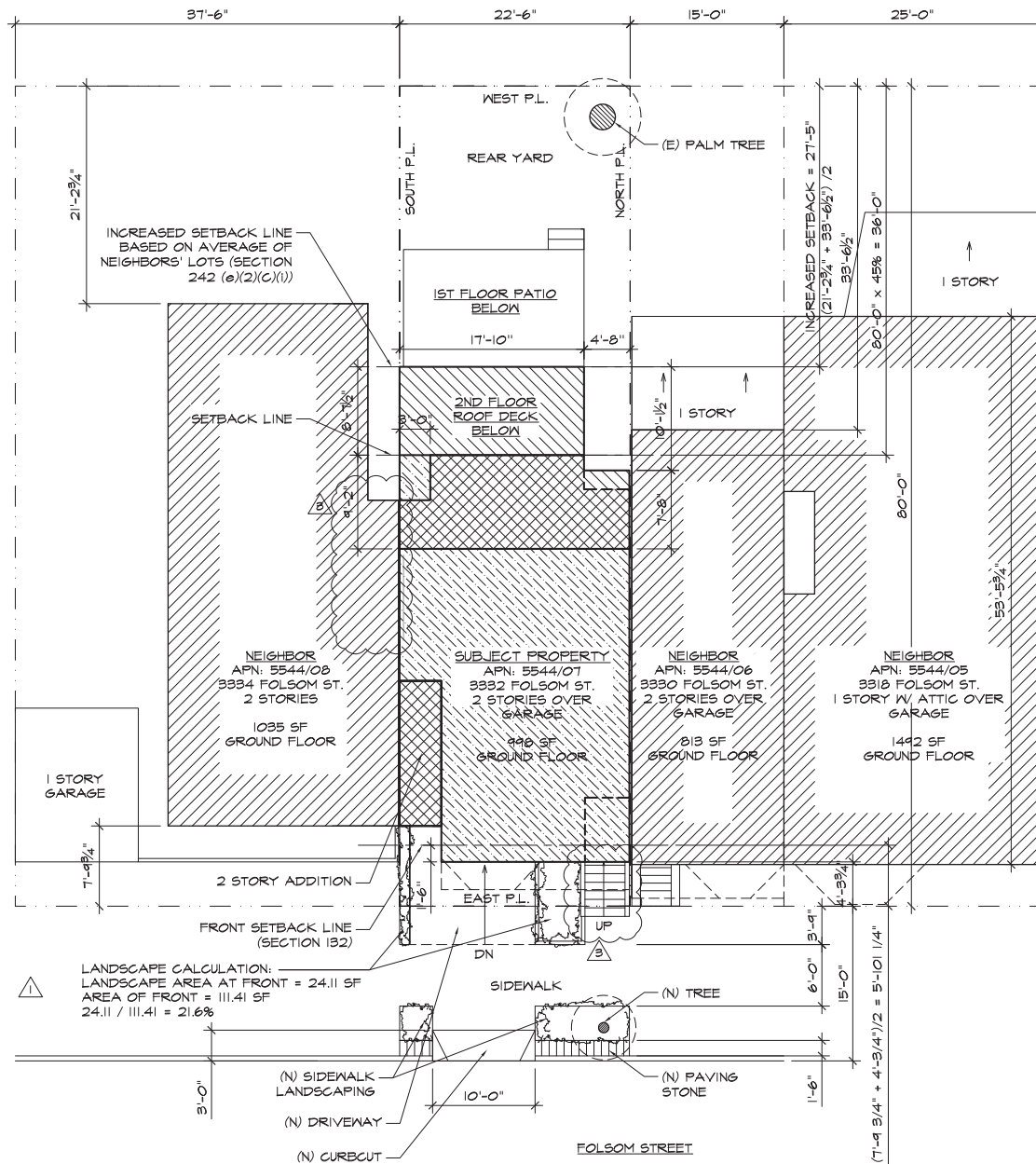








EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



NEW SITE PLAN  
SCALE: 1/8" = 1'-0"

- LEGEND
- LEVEL 1 ONE STORY ADDITION
  - LEVEL 2 SECOND STORY ADDITION
  - (E) ROOF RAISED 3'-0"



LOCATION MAP

SHEET INDEX

- ARCHITECTURAL:
- A0.1 SITE PLAN & PROJECT DATA
  - A1.1 EXISTING / DEMO PLANS
  - A1.2 EXISTING / DEMO ROOF PLAN & SECTIONS
  - A1.3 DEMOLITION CALCULATION
  - A2.1 REMODELED PLANS
  - A2.2 REMODELED PLANS
  - A3.1 EXISTING ELEVATIONS
  - A3.2 EXISTING ELEVATIONS
  - A3.3 REMODELED ELEVATIONS
  - A3.4 REMODELED ELEVATIONS
  - A4.1 REMODELED SECTIONS
  - A4.2 REMODELED SECTIONS

PROJECT SCOPE OF WORK

The rear bedroom and kitchen expanded into the rear yard. New roof deck over the expanded kitchen. The building raised 42" to accommodate new required parking. Existing side yard in-filled at the front of the building. Entry stair replaced. New master suite, bath and laundry room.

PROJECT INFORMATION

APPLICABLE CODES: 2010 CALIFORNIA CBC W/SAN FRANCISCO AMENDMENTS, CPC, CMC, CEC AND SFBC

OCCUPANCY GROUP: R-3 & U

CONSTRUCTION TYPE: V-B

STORIES: (N) BASEMENT/(E) 2 STORIES

SF AREA TABLE					
	EXISTING	NEW		TOTAL	
		USABLE	GARAGE	USABLE	GARAGE
BASEMENT	0	205	778	205	778
FIRST FLOOR	741.5	204.3		945.8	
SECOND FLOOR	656.8	262.4		919.2	
TOTAL	1448.3	671.7	778	2120	778
TOTAL GROSS SF = 2908					

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KENNEDY REMODEL  
3332 Folsom Street, San Francisco, CA 94110  
APN: 5544/007

ISSUED FOR:	
9/27/12	As-built progress print
3/8/13	Client Mtg.
4/9/13	Historical Review/Client Issue
6/17/13	Pre-Application Mtg.
10/9/13	Issue for Site Permit
12/05/13	Rev. Site Permit/Variance
02/25/14	Rev. Site Permit/Variance
03/06/14	Rev. Site Permit/Variance
06/05/14	Rev. Site Permit/Variance
08/12/14	Section 311 Notice

SHEET TITLE

Site Plan & Project  
Details

JOB #: 21212  
DATE: 9/27/12  
DRAWN BY: GS, KC  
SCALE: AS NOTED

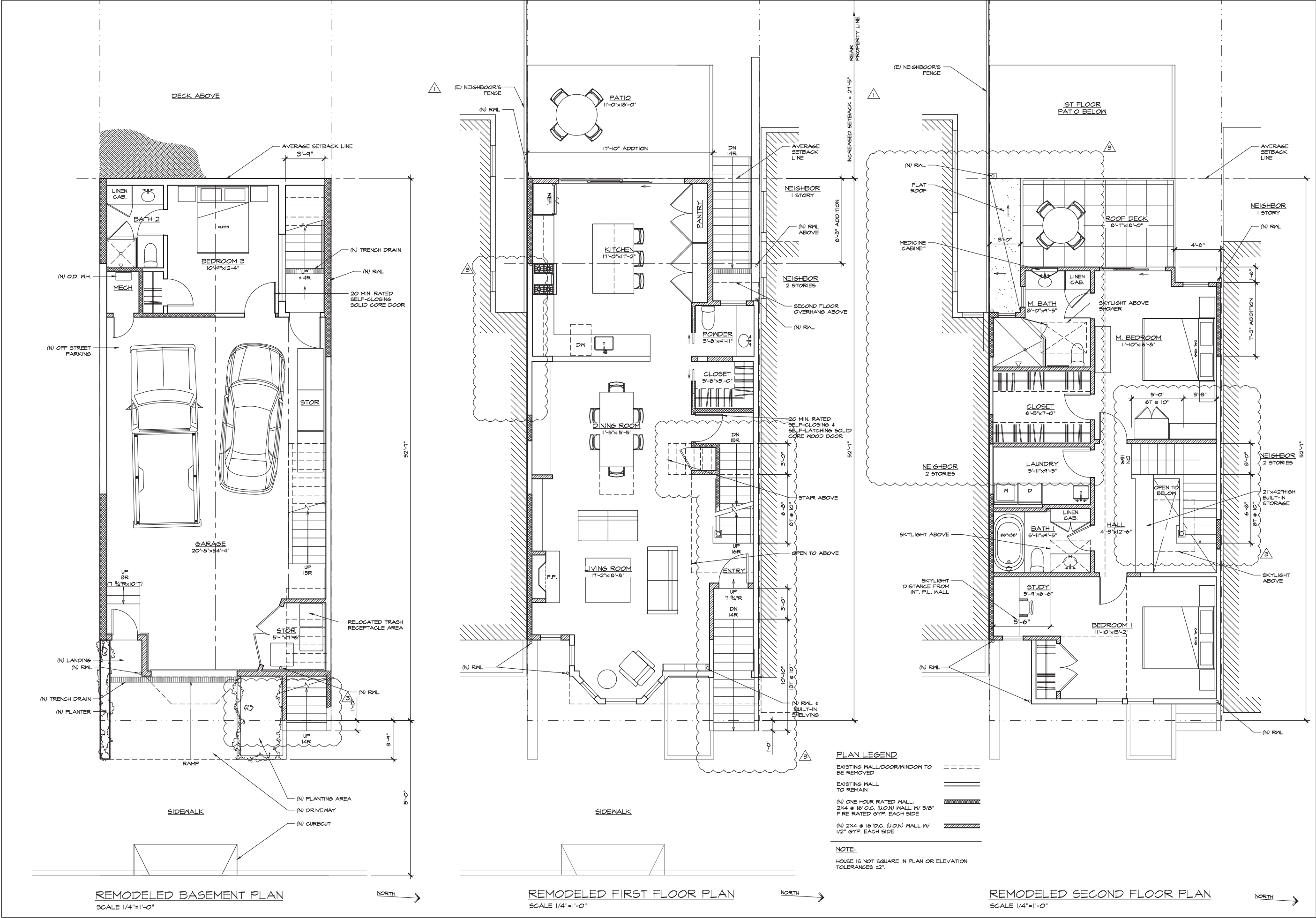
A0.1



EXISTING WALL  
TO REMAIN

EXISTING WALL/DOOR/WINDOW  
TO BE REMOVED

HOUSE IS NOT SQUARE IN PLAN OR ELEVATION  
TOLERANCES  $\pm 2"$ .



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06/05/14 Rev. Site Permit/Variance  
08/12/14 Section 311 Notice

SHEET TITLE

Remodeled Plans

JOB #: 21212  
DATE: 9/27/12  
DRAWN BY: GS, KC  
SCALE: AS NOTED

A2.1





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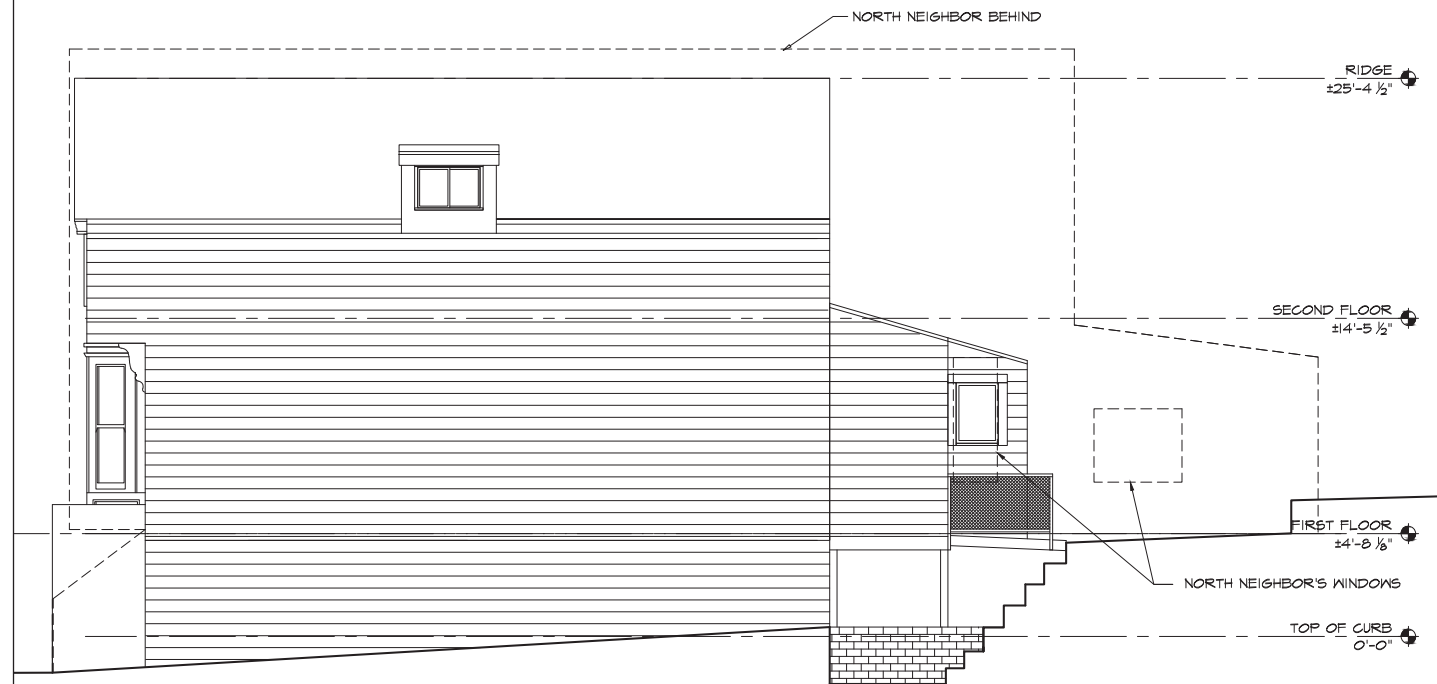
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SHEET TITLE

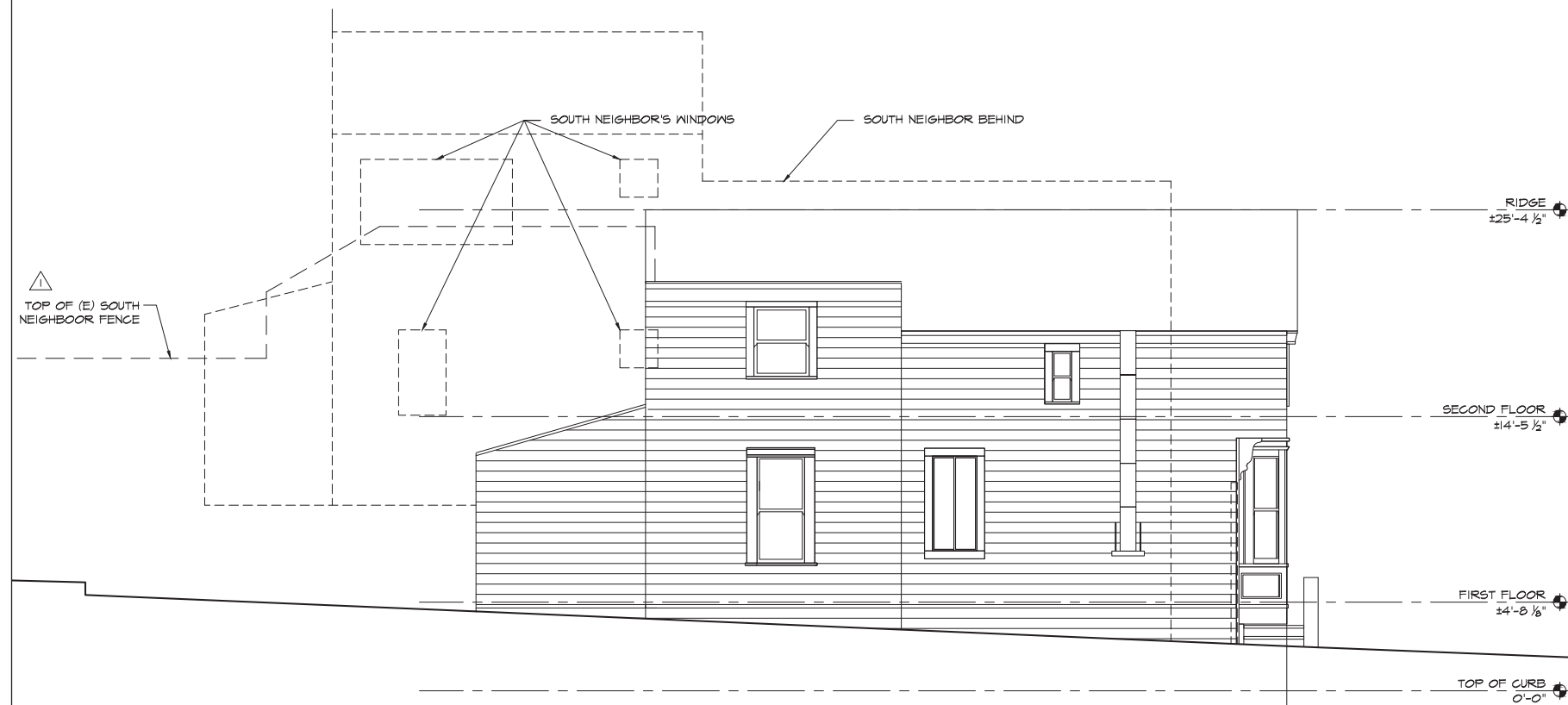
Existing Elevations

JOB #: 21212  
DATE: 9/27/12  
DRAWN BY: GS, KC  
SCALE: AS NOTED

A3.1



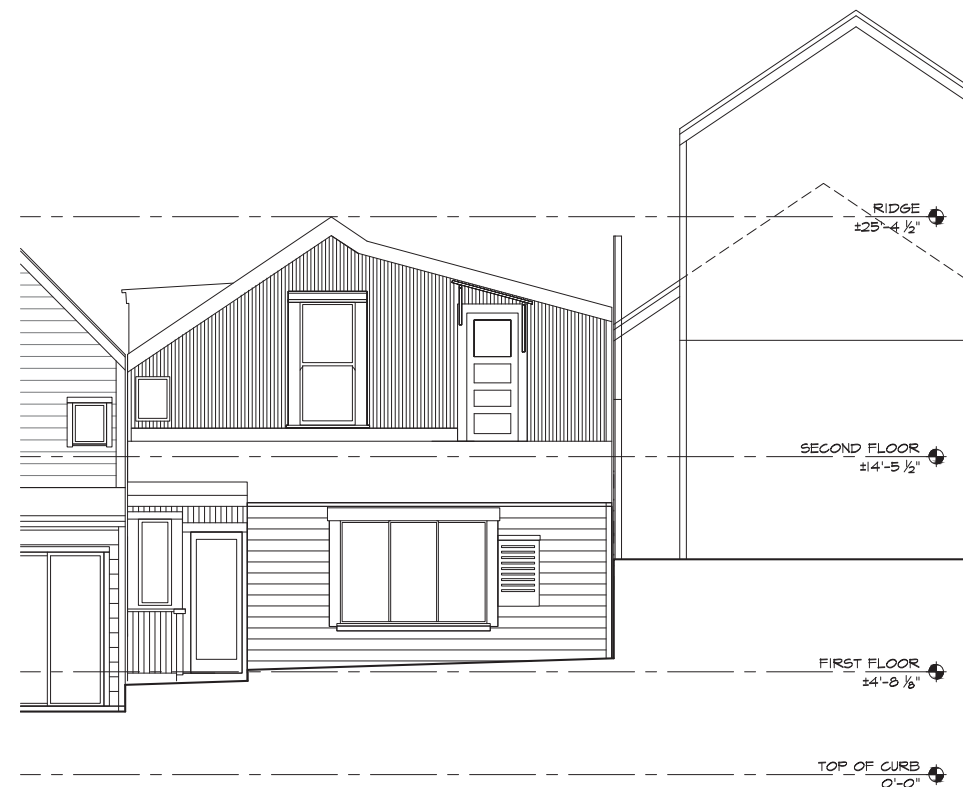
EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



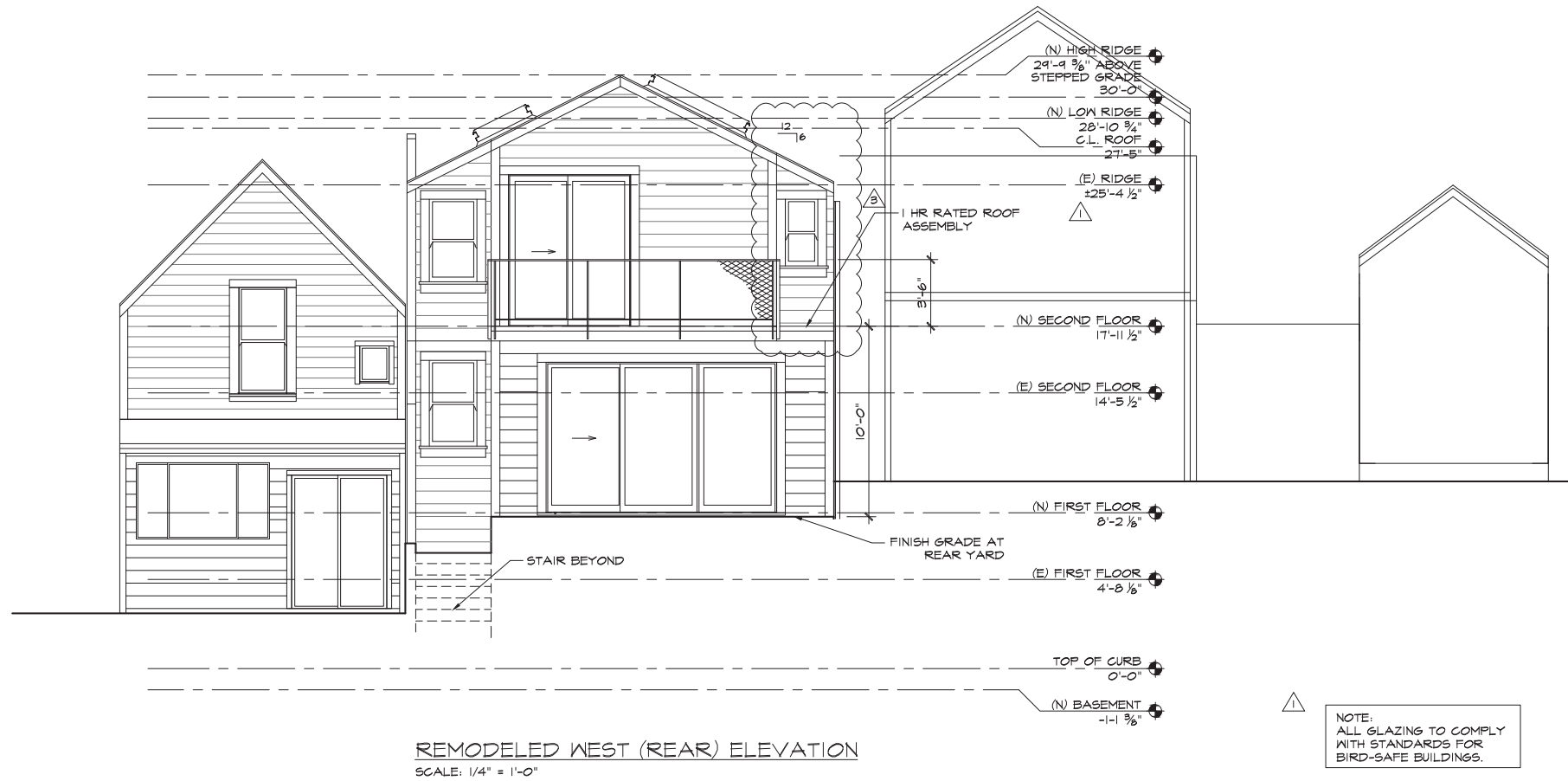
EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING EAST (FRONT) ELEVATION  
SCALE: 1/4" = 1'-0"



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



NOTE:  
ALL GLAZING TO COMPLY  
WITH STANDARDS FOR  
BIRD-SAFE BUILDINGS.

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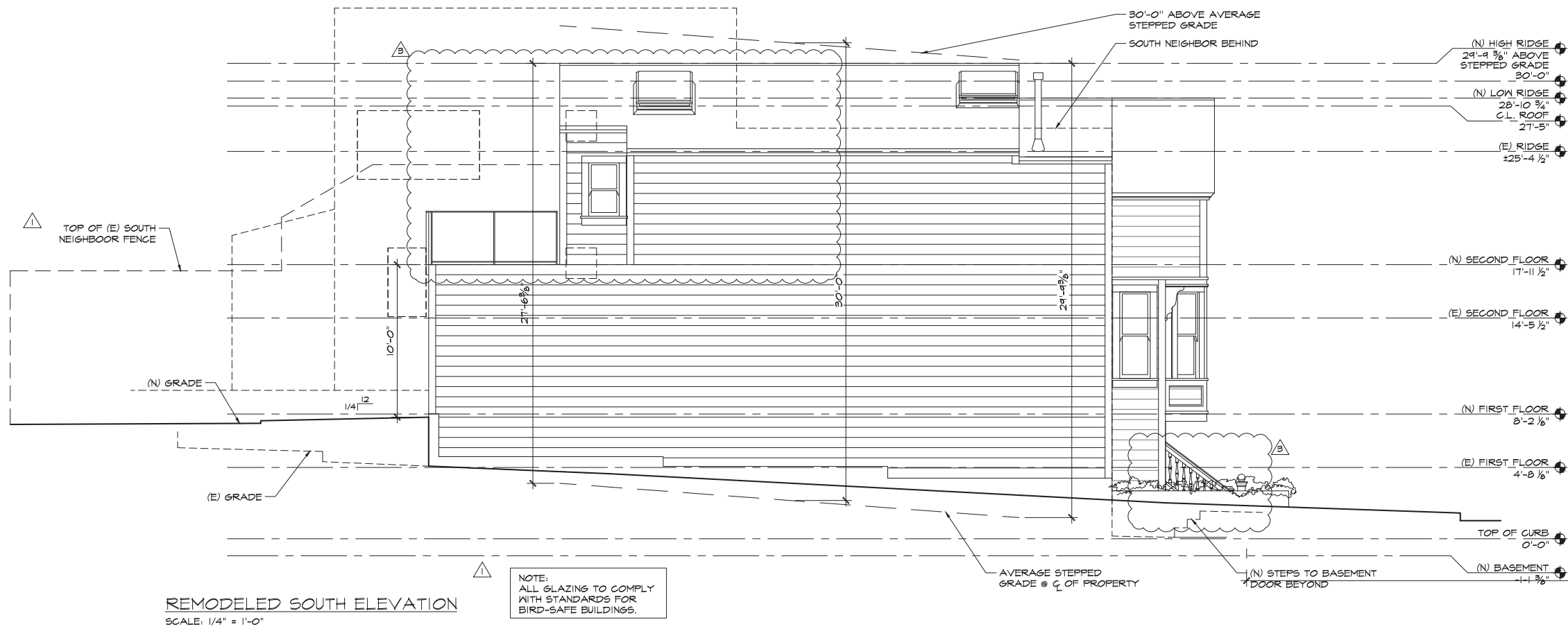
SHEET TITLE

Remodeled Elevations

JOB #: 21212  
DATE: 9/27/12  
DRAWN BY: GS, KC  
SCALE: AS NOTED

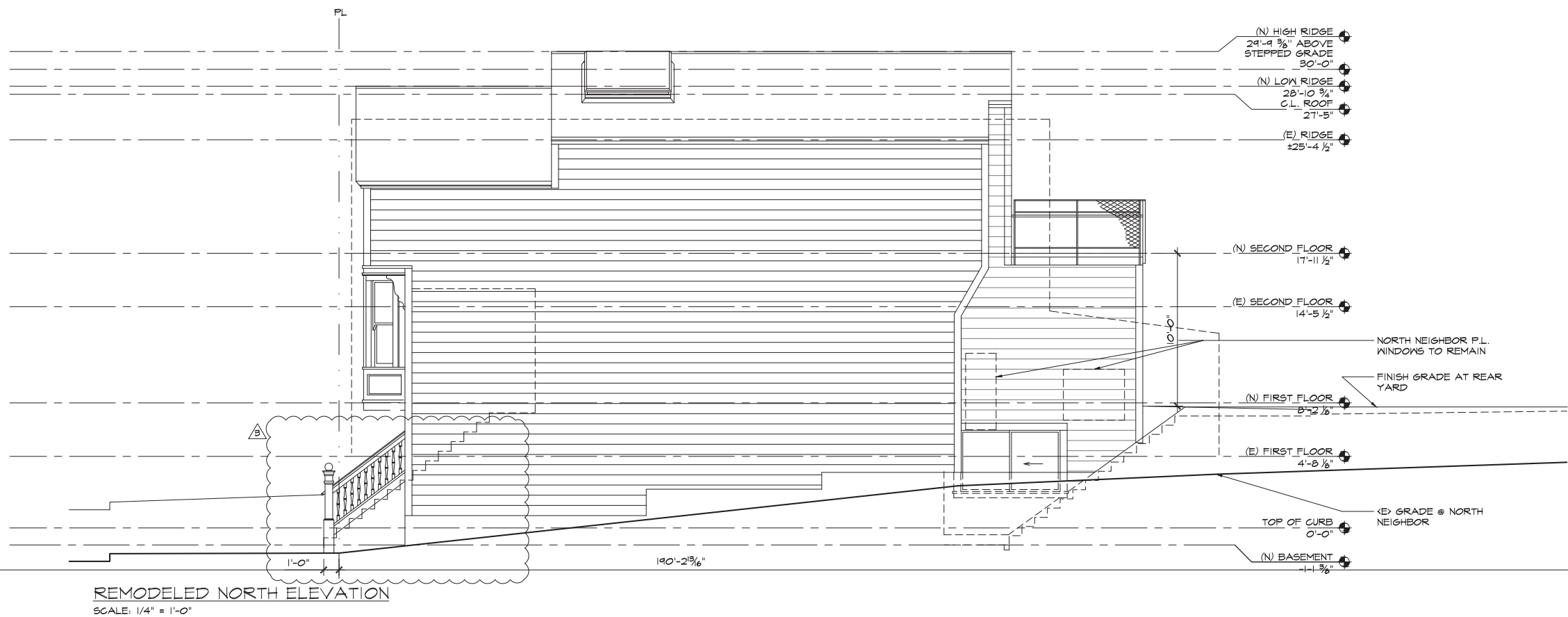
A3.3





REMODELED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

NOTE:  
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WITH STANDARDS FOR  
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REMODELED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

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DRAWN BY: GS, KC  
SCALE: AS NOTED

A3.4