



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis

HEARING DATE: MARCH 19, 2015

*(Continued from the February 26, 2015, hearing)*

*Date:* March 9, 2015  
*Case No.:* **2014-000348DRP**  
*Project Address:* **981 Grove Street**  
*Permit Application:* 2014.05.14.5715  
*Zoning:* RH-2 (Residential House, Two-Family)  
40-X Height and Bulk District  
*Block/Lot:* 0803/024  
*Project Sponsor:* Jim Westover  
28 O'Farrell Street, 2<sup>nd</sup> Floor  
San Francisco, CA 94108  
*Staff Contact:* Alexandra Kirby – (415) 575-9133  
[alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The project proposes to construct a one-story vertical addition at the rear of the one-story over garage, single-family residence. The proposed addition would be set back 15'-9" from the front façade of the residence and extend 3'-2" above the existing front parapet. The proposal additionally includes a subgrade rear addition extending beneath the rear yard, a 3' horizontal addition at the rear of the first floor, regrading of the driveway, and replacement of the existing front stairs, including the addition of a 3'-wide planter to the east of the driveway.

The subject property is located in the Alamo Square Historic District and the project was granted a Certificate of Appropriateness for the proposed scope of work on August 6, 2014 (Case No. 2014.0425A). The project was granted a variance for the proposed one-story horizontal addition at the rear on October 2, 2014 (Case No. 2014.0425V).

The proposed project was subject to Section 311 notification from September 22, 2014, through October 22, 2014, and a Request for Discretionary Review was filed on October 22, 2014.

### SITE DESCRIPTION AND PRESENT USE

The subject property is located on Lot 024 in Assessor's Block 0803 on the south side of Grove Street between Steiner and Fillmore Streets in the Alamo Square Historic District, within the Western Addition neighborhood. The project site contains a one-story over garage single-family dwelling constructed circa 1889 on a 25-foot wide by 137.5-foot deep lot.

## 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 multi-unit buildings. The subject block-face is zoned RH-2 (Residential, House, Two-Family). To the immediate south is an RM-2 (Residential, Mixed, Moderate Density) Zoning District.

## BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 Days	September 22, 2014 – October 22, 2014	October 22, 2014	February 26, 2015	127 Days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	March 8, 2015	March 8, 2015	10 days
Mailed Notice	10 days	February 15, 2015	February 15, 2015	10 days

The item was continued from the February 26, 2015, hearing. Revised posted notice was required.

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	N/A	2 (DR Requestors)	N/A
Other neighbors on the block or directly across the street	N/A	N/A	N/A
Neighborhood groups	N/A	N/A	N/A

## DR REQUESTOR

Frances Campra, owner and resident of 718 Steiner Street, and Erinne and John Morse, owners and residents of 720 Steiner Street, located to the immediate west of the subject property.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated October 22, 2014, and supplemental documents.

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated January 28, 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) reviewed the project following the submittal of the Request for Discretionary Review and found that the proposed project meets the standards of the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances for the following reasons:

- The mass and height of the proposed addition is sensitively scaled. The vertical addition is of a minimal height (8.5 foot floor-to-ceiling) and the rear portion of the addition is set back 3'-7 ½" from the west property line. The addition is also separated from the adjacent rear buildings walls to the west by those properties' rear yards, resulting in a 20' separation between the addition and the main rear walls of the adjacent buildings and a 12'-6" separation from the two-story extension at the rear of 718 Steiner Street. Additionally, the adjacent properties to the west are situated higher than the subject property. Per the shadow study provided by the project sponsor, the new shading to the adjacent properties will be minimal.
- The windows at the third floor proposed addition are separated from the adjacent rear building walls to the west by approximately 20' and from the adjacent extension at 718 Steiner Street by approximately 12'-6". The proposed addition will not have an unusual effect on privacy to the neighboring buildings' interior spaces.

**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:**

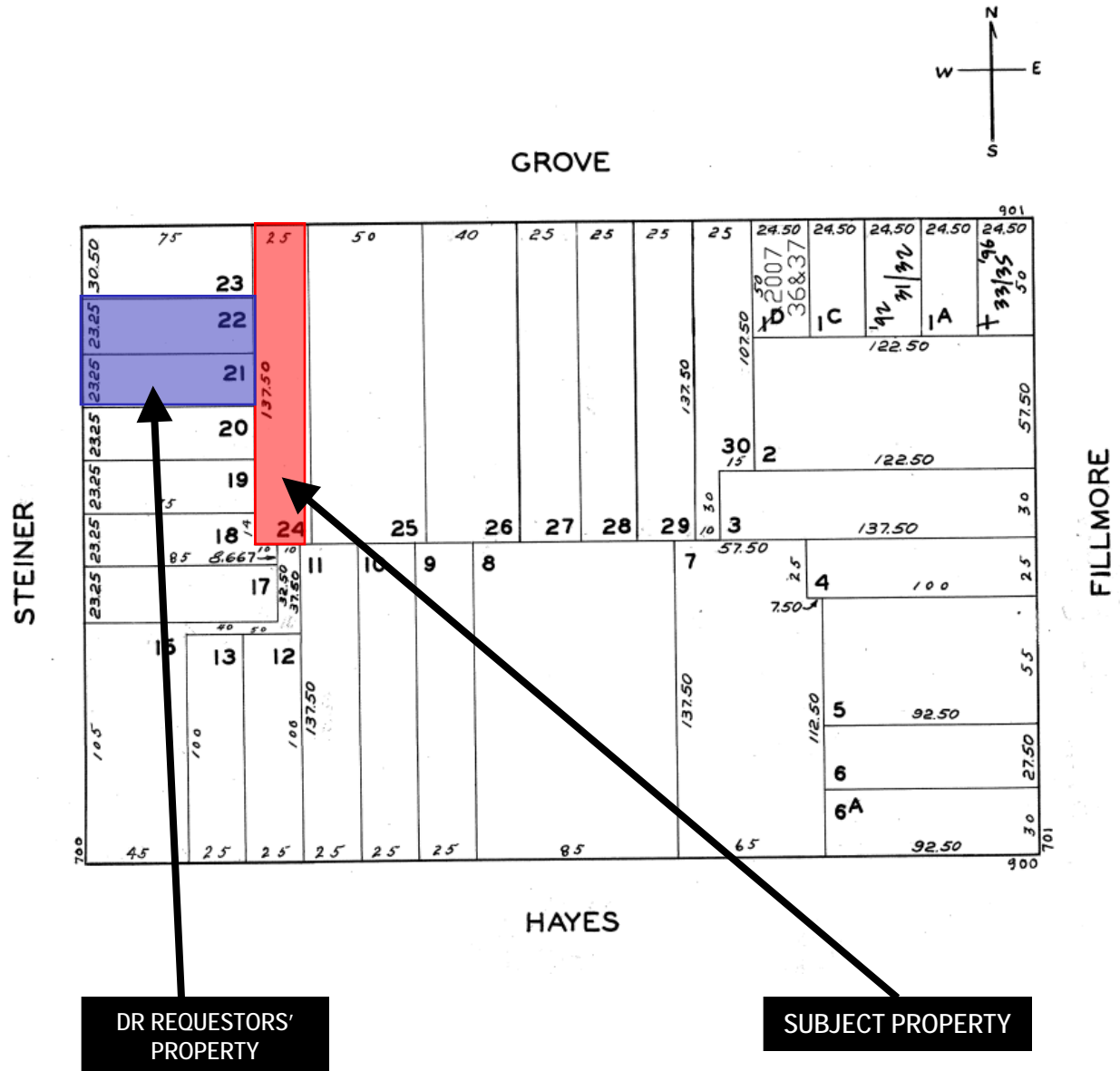
Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
DR Application  
Response to DR Application dated August 16, 2014  
Reduced Plans

AK: G:\Building Permits\981 Grove\DR Hearing\981 Grove -DR\_Abbreviated analysis.doc



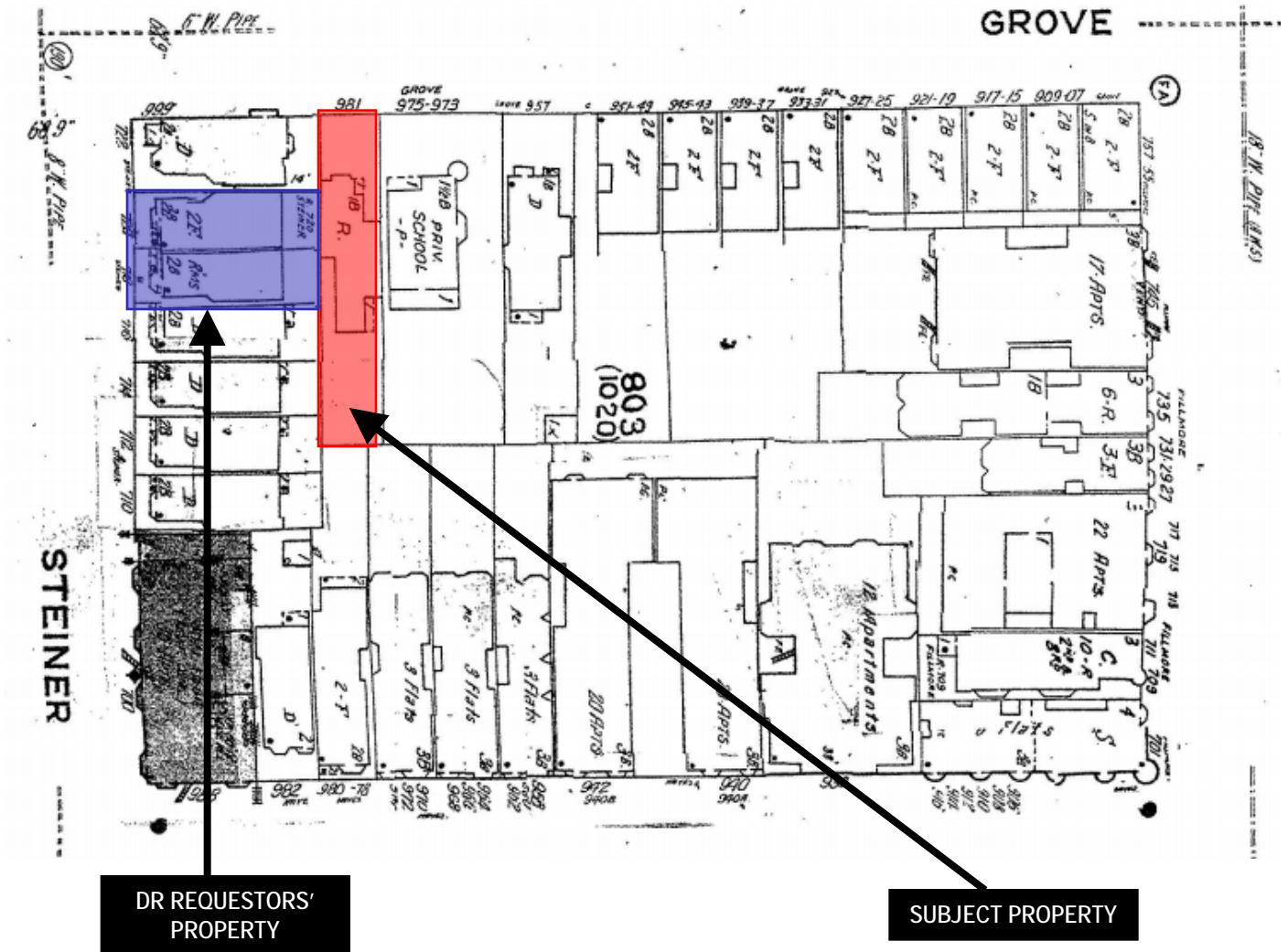


# Parcel Map



Discretionary Review Hearing  
Case Number 2014-000348DRP  
981 Grove Street  
Block 0803 Lot 024

# Sanborn Map\*

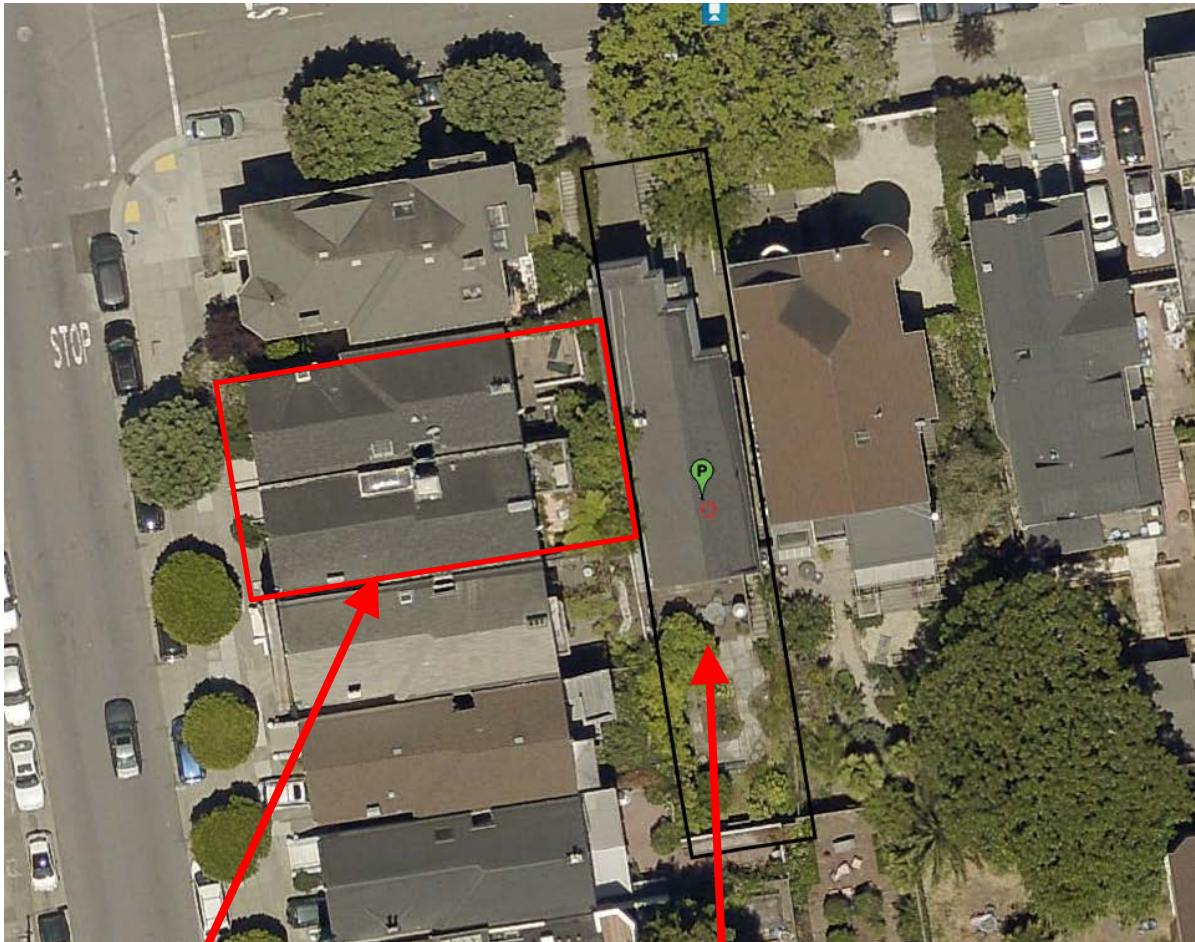


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2014-000348DRP  
981 Grove Street  
Block 0803 Lot 024

# Aerial Photo



DR REQUESTORS'  
PROPERTY

SUBJECT PROPERTY

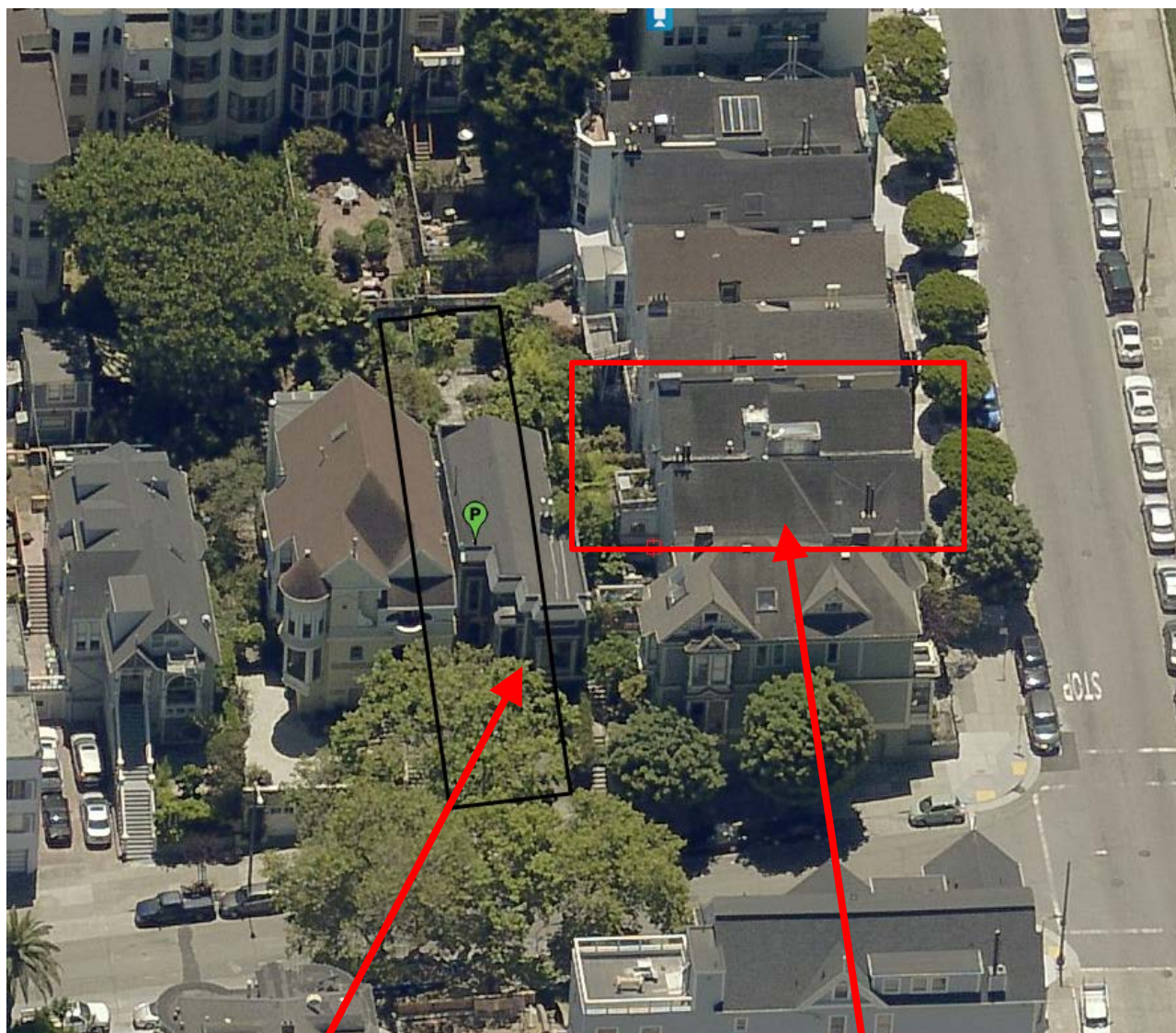


Discretionary Review Hearing  
Case Number 2014-000348DRP  
981 Grove Street  
Block 0803 Lot 024



# Aerial Photo

## View to the east



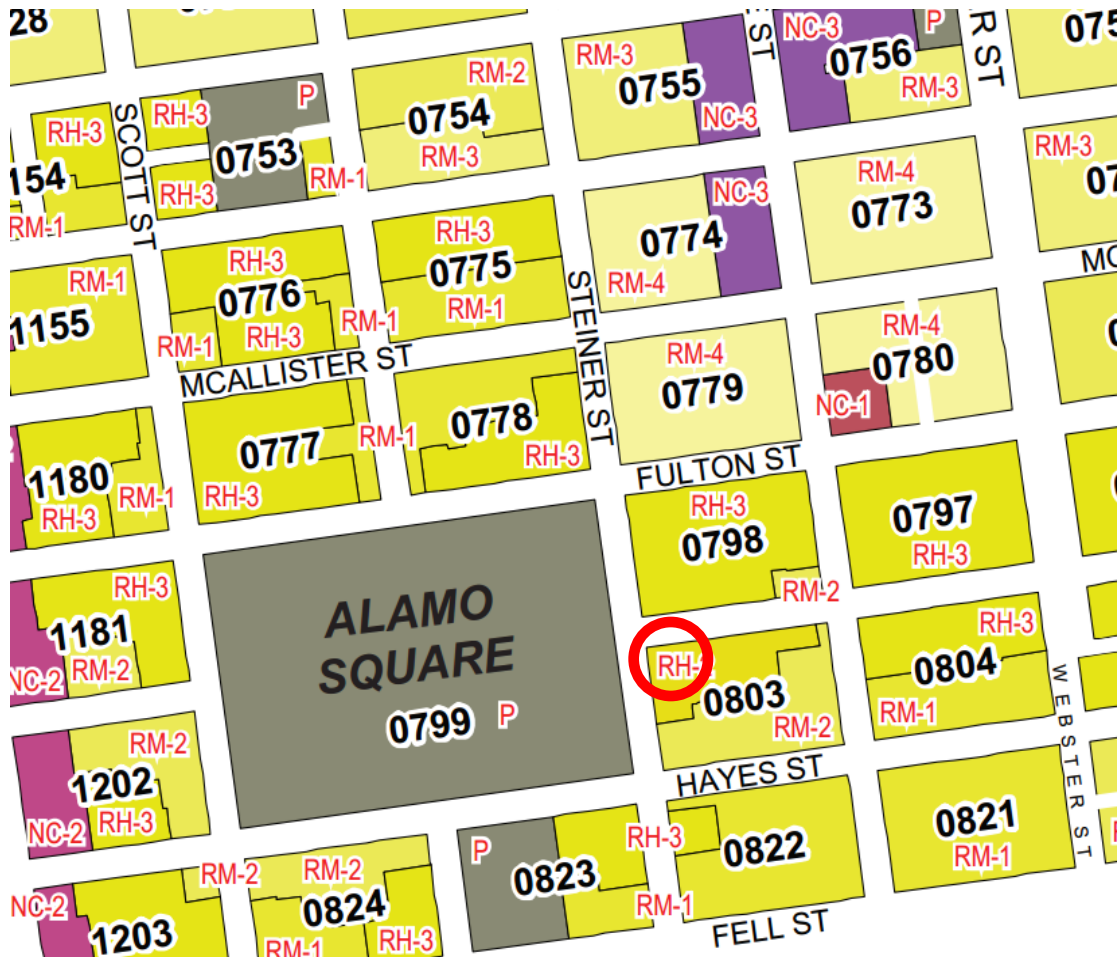
SUBJECT PROPERTY

DR REQUESTORS'  
PROPERTY



Discretionary Review Hearing  
Case Number 2014-000348DRP  
981 Grove Street  
Block 0803 Lot 024

# Zoning Map



Discretionary Review Hearing  
Case Number 2014-000348DRP  
981 Grove Street  
Block 0803 Lot 024



# Site Photo



Discretionary Review Hearing  
**Case Number 2014-000348DRP**  
981 Grove Street  
Block 0803 Lot 024



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **May 14, 2014**, the Applicant named below filed Building Permit Application No. **2014.05.14.5715** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>981 Grove Street</b>	Applicant:	<b>Phoebe Lam</b>
Cross Street(s):	<b>Steiner and Fillmore Streets</b>	Address:	<b>26 O'Farrell Street, 2<sup>nd</sup> Floor</b>
Block/Lot No.:	<b>0803/024</b>	City, State:	<b>San Francisco, CA 94108</b>
Zoning District(s):	<b>RH-2 / 40-X</b>	Telephone:	<b>(415) 371-0900</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 type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	20 feet, 6 inches	No Change
Side Setbacks	None	No Change
Building Depth	65 feet	80 feet, 4 ¾ inches
Rear Yard	51 feet, 7 ¼ inches	48 feet, 7 inches
Building Height	36 feet, 9 ½ inches	40 feet
Number of Stories	1	Two over basement
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
<p>The proposal is to construct a vertical addition set back 15'-9" from the front of the residence and extending 3'-2" above the existing parapet; a subgrade rear addition extending beneath the existing rear yard; a 3' horizontal addition at the rear of the first floor; regrading of the driveway; replacement of the existing front stairs including addition of a 3'-wide planter to the east of the driveway. See attached plans for details.</p> <p>The project required a Certificate of Appropriateness before the Historic Preservation Commission (Case 2014.0425A, approved on 8/6/2014), as well as a Variance for the rear horizontal addition, which necessitated a rear yard variance (Variance Case # 2014.0425V, approved on 08/27/2014).</p>		

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

Planner: Alexandra Kirby

Telephone: (415) 575-9133

E-mail: alexandra.kirby@sfgov.org

Notice Date: **9/22/2014**

Expiration Date: **10/22/2014**

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](http://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](http://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](http://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](http://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.



RECEIVED

OCT 22 2014

Application for Discretionary Review

CASE NUMBER:  
For Staff Use only

2014-000348DRP

# APPLICATION FOR CITY & COUNTY OF S.F. PLANNING DEPARTMENT Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME:

Frances Campra/ John and Erinne Morse

DR APPLICANT'S ADDRESS:

718 Steiner Street/ 720 Steiner Street

ZIP CODE:

94117

TELEPHONE:

( 415 ) 474-8496

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

Timothy Crudo

ADDRESS:

981 Grove Street

ZIP CODE:

94117

TELEPHONE:

( 415 ) 673-4723

CONTACT FOR DR APPLICATION:

Same as Above ☒

ADDRESS:

ZIP CODE:

TELEPHONE:

( )

E-MAIL ADDRESS:

elcmorse@aol.com, jmmorse@aol.com, fcampra@aol.com

## 2. Location and Classification

STREET ADDRESS OF PROJECT:

981 Grove Street

ZIP CODE:

94117

CROSS STREETS:

Steiner Street and Fillmore Street

ASSESSORS BLOCK/LOT:

0803 / 024

LOT DIMENSIONS:

25'x137.5'

LOT AREA (SQ FT):

3437 sf

ZONING DISTRICT:

RH-2/40-X

HEIGHT/BULK DISTRICT:

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:

Residential

Proposed Use:

Residential

Building Permit Application No. 2014.05.14.5715

Date Filed: 5/14/2014

#### 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.

The removal of one bathroom window on the 2nd story vertical addition, ( with the widening of existing proposed 2nd story bathroom window). The proposed use of obscured glass for the remaining bathroom window.

The Permit applicant will consult abutting neighbors on paint colors and will provide attractive roof covering such as gravel.

## 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.

~~Please See attached:~~

- 1a. Reasons for requesting Discretionary Review. (page 1 of attachment)
- 1b. Exceptional and extraordinary circumstances. (page 1 of attachment)
- 1c. Description of Applicants' properties with respect to subject site. (page 2 & 3 of attachment)

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: Unreasonable Impacts~~

- 2a. Loss of Light and Air (page 4 - 6 of attachment)
- 2b. Loss of Privacy # of Windows (page 7 of attachment)  
Drawings for proposed windows (page 8)
- 2c. Compatible Rooflines (page 9)
- 2d. Deep Excavation for basement level potentially destabilizes properties abutting subject site. (Page 9 & 10)

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:~~

Page 11

## 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: Frances Campa / Erin Morse Date: 10/22/14  
*owner* *owner*  
718 Steiner 720 Steiner

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

Frances Campa and Erinne Morse  
☒ Owner / ☐ Authorized Agent (circle one)

## 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)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>

— signed last  
sheet. Owners

### 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.

For Department Use Only

Application received by Planning Department:

By:

*[Signature]*

Date:

10/22/14



**Discretionary Review Application for Permit Application 2014.05.14.5715**  
**981 Grove Street**

**1a. Reasons for requesting Discretionary Review.** After having discussed our concerns and opposition to aspects of Mr. Crudo's project at 981 Grove Street on several occasions, with no consideration or meaningful alteration to his design plans, we are seeking a Discretionary Review in order that our concerns be addressed and made part of the permanent and public record.

Meetings with Mr. Crudo, his architects and contractor

- **3/19/2014** - @ 981 Grove Street Pre-Application Meeting
- **6/30/2014** - @ 981 Grove Street
- **8/6/2014** - Historic Preservation Hearing, voiced concerns (were told that our concerns were not in the purview of the hearing.)
- **8/27/2014** - Variance Hearing, voiced concerns (were told that our concerns were not in the purview of the hearing.) Spoke with Mr. Crudo following the hearing as well.
- **9/15/2014** - @ 981 Grove Street

After several meetings with Mr. Crudo, we determined that attempting mediation with Community Boards would be futile because Mr. Crudo, his architects and his contractor made it very clear that they had no intentions of altering the proposed roofline.

**1b. Exceptional & extraordinary circumstances.** The proposed project significantly impacts the applicants' access to light and privacy and thus is in conflict with the City's Planning Code Sec. 101 (c) and in conflict with the Residential Design Guidelines for **Light, Building Scale at the Mid-Block Open Space and Compatible Rooflines**. Specifically, the vertical addition and flat roof design, the number of windows proposed on the 2<sup>nd</sup> story vertical addition, the 1<sup>st</sup> floor story and the proposed windows and French doors on the basement level, and the deep excavation required for the basement level have impacts that are in conflict with the City's Planning Code Sec. 101 (c) and in conflict with the Residential Design Guidelines for **Light, Building Scale at the Mid-Block Open Space and Compatible Rooflines**.

**1c. Description of Applicants' properties to the subject site.** Mrs. Campra has resided at 718 Steiner Street for 40 years since 1974 and the Morse family has resided at 720 Steiner for 13 years since 2001. Both properties are situated in west/east configuration on Steiner Street and are adjacent to subject site on their eastern property line. **It should be noted that both 718 & 720 properties have substandard rear yards with limited access to the mid-block open space where residents typically derive light and open air.** 718 Steiner home is 10' from the fence separating the property line from the subject site. 720 Steiner house is approximately 17' from the subject site, which is built to property line abutting 720 Steiner Street. (See attached drawing and photographs illustrating proximity to subject site, page 2 and 3.)







Discretionary Review Application for Permit Application 2014.05.14.5715  
981 Grove Street

Photos demonstrating proximity to subject site.



Subject Site: 981 Grove

Rear 2nd Story deck and  
1st Story Addition 718 Steiner



718 and 720  
Steiner Street

981 Grove  
street in relation  
to adjacent  
properties

**Discretionary Review Application for Permit Application 2014.05.14.5715**  
**981 Grove Street**

**2. Unreasonable Impacts.**

**2a. Loss of Light and Air.** The proposal is to take a single story house with a sloped roof to a 3-story house with a flat roof. This is described in the permit application as a net vertical increase of 3' 1/2" from the existing parapet. The actual impact to our property is a 9'-11' vertical increase from the bottom of the sloped existing roofline that abuts 718 Steiner and a 5' vertical increase from the roofline that abuts 720 Steiner.

The current sloped roofline has provided mid-block access to air and space for our properties, which if the proposed design is implemented, will be eclipsed by a vertical wall with a flat roof. The combined effect of the addition "boxes-in" the properties and eliminates most of the direct eastern sunlight to our homes in the morning hours. In both homes, the kitchen, dining room and family rooms are the most utilized rooms where our families congregate and we rely on the light and warmth provided by the direct sunlight in the morning hours. In an already limited rear yard with practically no mid-block open space, this loss is devastating to us. (See attached photos illustrating light that will be lost).

*Section 101(c) states that owners should be provided adequate light, air, privacy and convenience of access to property, and to secure safety from fire and other dangers. In addition, the Residential Design Guidelines on page 16 notes that there are design modifications that can be made to reduce impacts on light, including a sloped roof form in the design.*



*720 Steiner Morning light which will  
be lost due to vertical addition  
w/ Flat roof construction*



Discretionary Review Application for Permit Application 2014.05.14.5715  
981 Grove Street

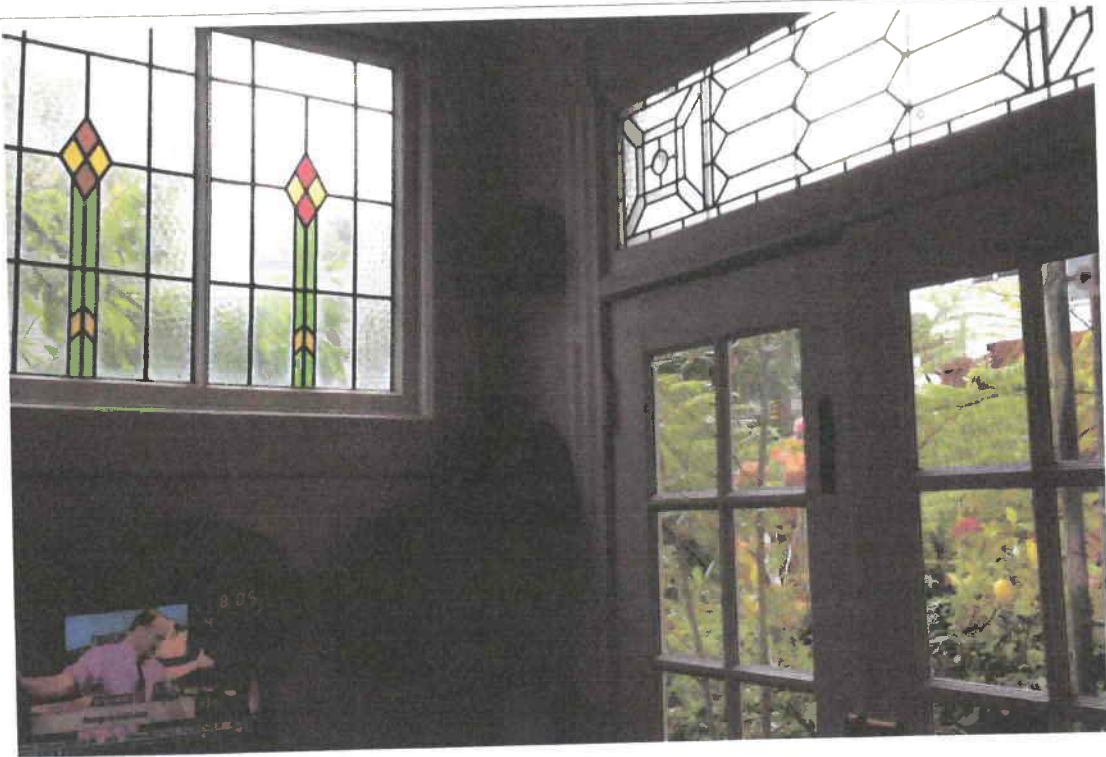


9:30 am 8/6/14  
720 Steiner Street



Kitchen morning direct light 720 Steiner<sup>5</sup>

Discretionary Review Application for Permit Application 2014.05.14.5715  
981 Grove Street



718 Steiner  
kitchen light  
will be blocked  
by vertical  
addition of  
Flat Roof  
Construction



← View of  
existing 981  
Grove St  
SLOPED  
Roofline

From  
718  
Steiner

**Discretionary Review Application for Permit Application 2014.05.14.5715**  
**981 Grove Street**

**2b. Loss of Privacy.** All of the proposed new windows will face directly into the 718 Steiner Street property and will have views into the 720 Street property by virtue of the height and placement of the windows.

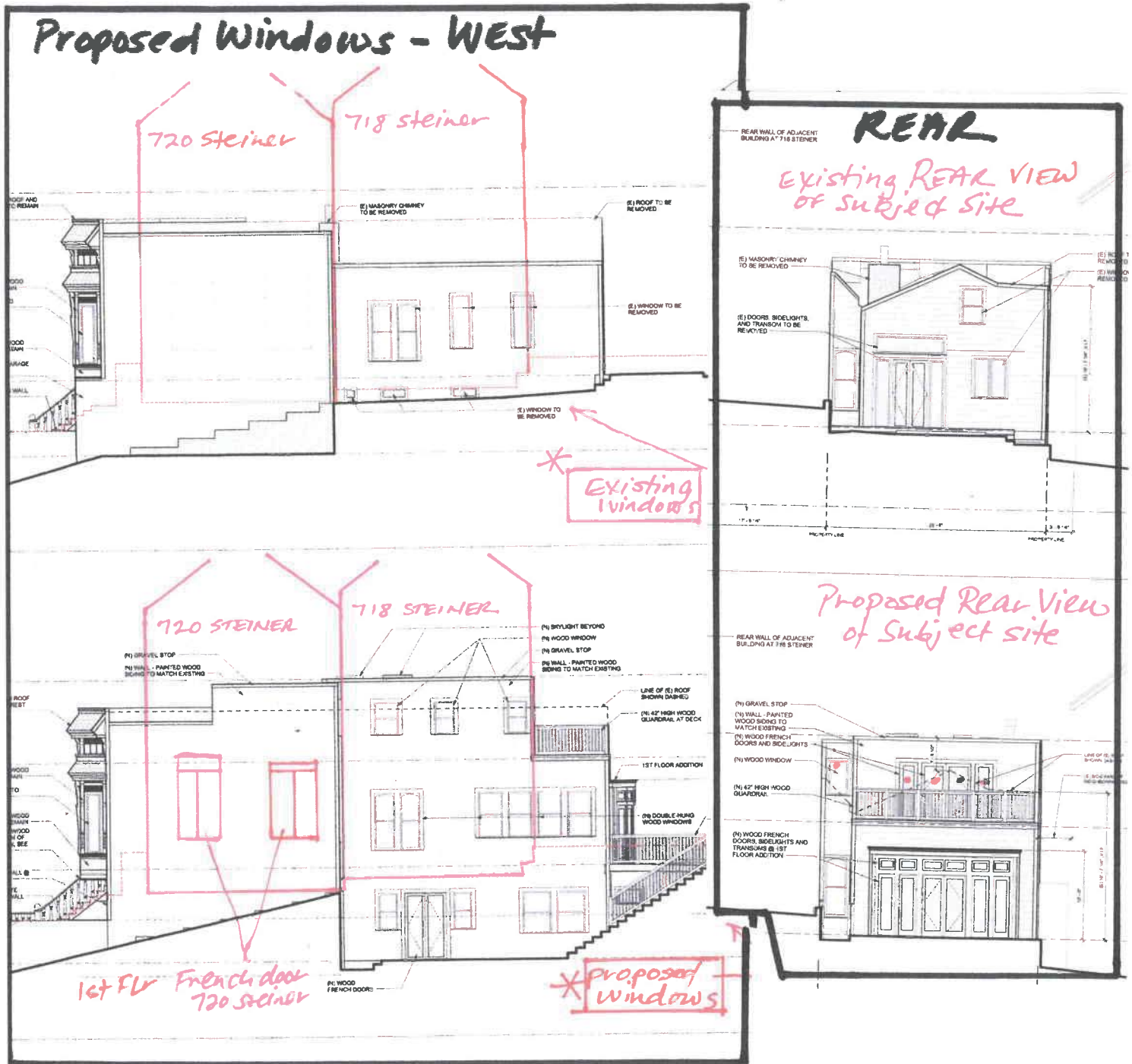
The proposal includes adding 3 windows to the 2<sup>nd</sup> story vertical addition. One smaller window was removed in a modification and the existing proposed bathroom window will have obscured glass, but the additional 2 Master Bedroom windows have no plans to be obscured.

On the 1<sup>st</sup> floor, the plans call for the removal of two widely-spaced tall windows in the kitchen which will be replaced by what can only be described as a 'wall' of 4 windows. These proposed windows face directly into 718 Steiner Street and will result in a loss substantial privacy. The subject property will also be able to access views directly into the 1<sup>st</sup> floor French doors of 720 Steiner Street from the 2<sup>nd</sup> story vertical addition. (See plans below).

In addition to the 7 new windows Mr. Crudo is planning on the west side of his remodel, he is also adding an abundance of windows and doors to the rear of the vertical story and 1<sup>st</sup> story which will provide substantial light to both stories. (See attached Rear plans below.)

The loss of the privacy to the rear of our home is especially stinging considering the very public nature of the western face of these historic Steiner Street homes. We readily accept our role as care-takers of this iconic City view and its public nature, yet, this makes the loss of privacy and light of the rear of our homes and our very small rear yards extremely painful to us.





Discretionary Review Application for Permit Application 2014.05.14.5715  
981 Grove Street

**2c. Compatible Rooflines.** All of the rooflines of the properties *directly* adjacent to 981 Grove Street are sloped rooflines. (See attached Google satellite photo.) The extremely close proximity to the adjacent properties renders a flat roof design even less desirable from a compatibility standpoint. A sloped roof would allow for more light to adjacent properties.

Sloped roofs  
of Eastern adjacent  
neighbors

981 Grove Street  
"Subject Site"

All adjacent  
steiner Victorians  
have sloped  
roofs



**2d. Basement Level Excavation.** The proposal calls for the excavation of 11' to 16' to create the basement level with a 16' retaining wall, replacing the 1' retaining wall in existence now between the two properties. We are concerned that the new excavation will destabilize our properties and will pose a specific threat to the stability of the 718 Steiner Street yard and garden.

718 +  
720  
Steiner

Priority Policy #6 of the General Plan requires that "the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;". The proposed plan will essentially create a 3 foot tunnel between the two properties accessed by 17 stairs - which will make the properties vulnerable to earthquake damage in the event of east/west or north/south earthquake movement.





**Discretionary Review Application for Permit Application 2014.05.14.5715**  
**981 Grove Street**

**3. Proposed Alternatives.**

- While we do not oppose Mr. Crudo's proposal of increasing the vertical height of his property to 40'-X, we have been dismayed that given the tight proximity to the surrounding properties and the limited mid-block open space, that he considers the impact on our property to be minimal. He has maximized and increased his own light by adding a number of windows on his property directly adjacent to ours in addition to adding numerous windows and French doors to the rear of his home on both levels providing ample light, while at the same time he has drastically reduced our already limited light and air by his design.
- We have proposed on several occasions that he alter his plans to incorporate a sloped roof that will allow for light and air to reach our properties, a substantial property right possessed by other properties in the same class of the district. (All of the homes on Steiner Street on Alamo Square have 3<sup>rd</sup> floors attics that are converted to habitable space with sloped roofs and eaves.) A sloped roof will also reduce the number of windows facing our properties on the 2<sup>nd</sup> story.





# SAN FRANCISCO PLANNING DEPARTMENT

## RESPONSE TO DISCRETIONARY REVIEW

Case No.: 2014-000348DRP

Building Permit No.: 201405145715

Address: 981 Grove St.

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: Jim Westover (Architect representing the homeowner)

Telephone No.: 415 371 0900 (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.)

Please see attached written response.

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.

Please see attached written response.

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.

Please see attached written response.

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>1</u>	<u>2</u>
Basement levels (may include garage or windowless storage rooms) .....	<u>1</u>	<u>1</u>
Parking spaces (Off-Street) .....	<u>N/A</u>	<u>N/A</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>1,171 SQ FT</u>	<u>1,896 SQ FT</u>
Height .....	<u>36'-9 1/2"</u>	<u>40'-0"</u>
Building Depth .....	<u>63'-7 1/4"</u>	<u>80'-4 3/4" (including basement improvements)</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>N/A</u>	<u>                    </u>
Projected value (sale price) after completion of project (if known) .....	<u>                    </u>	<u>UNKNOWN</u>

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



02/10/2015

JIM WESTOVER

Signature

Date

Name (please print)

**Question 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).**

The proposed project is a renovation of an existing 1 story with a non-habitable attic and basement to a 2 story with a habitable basement. The project is scaled appropriately to the neighborhood. Once completed, the project will continue to be one of the smallest homes within the block. *Please see diagram A.*

The proposed project complies with the intent of the San Francisco Planning Code and meets the standards of the Residential Design Guidelines. The project does not present or create unusual or extraordinary circumstances. As discussed within the Residential Design Guidelines, in areas with a dense building pattern, some reduction of privacy and light to neighboring buildings can be expected with a building expansion. The following reasons demonstrate the proposed project is in compliance with the code.

1. **Adequate clearances exist between neighboring structures & the proposed project. The proposed vertical addition does not change the existing footprint of the building. *Please see Diagram B.***
  - A. @ 720 Steiner: 17'-9" between the neighbor's rear facade and both the existing and proposed subject property per legal survey
  - B. @ 718 Steiner: 17'-9" between the neighbor's main/original rear facade and both the existing and proposed subject property per the legal survey. There is also 13'-7 1/2" clearance between the neighbor's existing non-conforming two story rear addition within the required rear yard setback and both the existing and proposed subject property per the legal survey.
2. **The proposed project maintains existing setbacks along the west side yard. *Please see Diagram B.***
  - A. RH-2 zone allows for buildings to be built to the side property line with zero clearance. However, the proposed project and vertical addition do not infill the otherwise buildable area between existing home and the property line adjacent to 718 Steiner St. The proposed vertical addition follows existing setbacks and building footprints.
3. **The proposed vertical addition does not change the building footprint and has no effect on midblock open space. *Please see Diagram B.***
4. **There is minimal height addition on top of the existing roof and parapet to replace existing nonhabitable attic with a habitable 2<sup>nd</sup> floor. *Please see Diagram C.***
  - A. Proposed vertical height addition adjacent to 720 Steiner is 4'-5 1/4".
  - B. Proposed vertical height addition adjacent to 718 Steiner is 3'-8 1/2" from the existing roof ridge (8'-10 1/2" from existing roof eave).
  - C. The proposed 2<sup>nd</sup> floor ceiling height is kept at the minimal height of 8'-0" and 8'-6" and is typical for low ceiling heights.
5. **The proposed vertical addition creates a very minimal and incremental impact to the existing shadows cast onto the neighbors' rear façade and does not create unusual or extraordinary circumstances. Outside of a limited timeframe in the morning, there is no change to the existing shadows. The vertical addition also does not impact the natural ambient light that flows into the neighbors' windows.**
  - A. The existing building on the subject property already casts shadows onto the neighbors' rear façades every morning after sunrise.
  - B. The proposed vertical addition would cast some additional shadows onto a portion of the neighbors' rear façades during a 1.5 hour timeframe in the morning (approx. 8:00 – 9:30 AM in the summer and 8:30 – 10:00 AM in the winter). There is no impact on the neighbors'

rear windows during any other time. After 12pm every day, the sun moves to the west and the neighbors' buildings cast shadows onto the subject property for the remainder of the day. ***Please see Exhibit D.***

- C. Within this 1.5 hour timeframe, the changes are only incremental. The neighbors' 1st floor windows and French doors will continue to receive direct sunlight even within this timeframe. The incremental effects are (1) new shadows may appear during a portion of this timeframe on a part of a window where there was none, (2) some shadows may appear a few minutes earlier than in the existing condition and (3) some shadows may linger a few minutes longer than in the existing conditions. ***Please see Exhibit D (page 2, 3, 6 & 7).***
- D. The change in shadows as described above affects only two 1st floor windows of 718 Steiner Street and two 1st floor French doors at 720 Steiner Street. All other east facing windows on both properties (total of 10 above the 1st floor) are unaffected by the proposed vertical addition.

**6. Existing condition of the neighbor's building and the location of the vertical addition already limit impact to the neighbors.**

- A. Proposed vertical addition does not significantly reduce the light to the neighbor's kitchen at 718 Steiner Street. The neighbor's kitchen space is partially within the upper floor of the non-conforming rear addition. There is one window facing east that is impacted by the incremental shadows cast by the proposed vertical addition. However, there is also one window on the north wall and a set of French doors with a transom above on the south wall of that same room. Both windows are not impacted by the proposed vertical addition and provide light into the same space. ***Please see Exhibit E.***
- B. There are currently two sets of French doors on the 1<sup>st</sup> floor of 720 Steiner St. During the summer months, the more northern set of French doors will not be impacted by the proposed vertical addition because the proposed vertical addition does not span the full width of 720 Steiner's lot. ***Please see Exhibit B & Exhibit D's page 1 thru 4.***

**7. The proposed project's west facing windows do not negatively impact the privacy of the adjacent neighbors.**

- A. There are no existing and proposed west facing windows on subject property that are adjacent to the rear façade of 720 Steiner St. ***Please see Exhibit A.***
- B. All proposed west facing new windows on the subject property are offset both horizontally and vertically from the neighbor's existing east facing windows at 718 Steiner Street. This breaks the line of sight between homes as suggested by RDG. ***Please see Exhibit F.***
- C. The new west facing bathroom window at the vertical addition is to be translucent glass to provide additional privacy to the neighbors. The homeowner will also use window treatments at new bedroom windows at the vertical addition to assist in addressing privacy concerns.
- D. Privacy for the kitchen at 718 Steiner St. is not impacted. The existing east facing window at the neighbor's kitchen has existing textured obscure art glass and is offset from any new proposed windows on subject property. ***Please see Exhibit E.***
- E. The proposed first floor and basement windows will have minimal impact on the neighbors' privacy because most of those windows will be obscured by the proposed retaining wall and the proposed fence (both replace existing elements on site). ***Please see Exhibit F.***
- F. There will be no more windows on the first floor facing 718 Steiner St. in the proposed project than in the existing home. Subject property's existing 1<sup>st</sup> floor kitchen has two windows facing 718 Steiner St. In the proposed condition, there are two windows facing 718 Steiner St. and two windows facing 716 Steiner St. (not part of the DR). Therefore, there is the same number of windows in the existing and the proposed conditions. ***Please see Exhibit F.***

8. **There is no impact to open air or ventilation for neighboring properties.**
  - A. The proposed project is within the existing building footprint. There is no infringement of airspace or air lost for the neighboring properties.
9. **Seismic safety will be thoroughly address by the structural engineer and will meet the standards of California Building Code and San Francisco Building Code. The proposed retaining wall will be engineered by licensed and experienced structural engineer (Holmes Culley) and installed by licensed general contractor and subcontractor. Retaining walls are also quite common within the residential neighborhoods of San Francisco given the topography of this city. For example, there are at least 5 recent projects on Green Street, Leavenworth Street, Washington Street and Spruce Street with greater or equal length and depth of retaining walls at lot lines between neighbors.**
  - A. As mentioned below in question 3, the homeowner has offered to replace the existing retaining wall between the neighbors' properties and the subject property to retain the neighbors' soil. This would be done as part of the proposed project. If the neighbors are concerned with the structural integrity of the new retaining wall, the wall can be even thicker if the neighbors will agree to place the subgrade retaining wall straddling the property line instead of being entirely on the subject property. The existing retaining wall straddles the property line between the neighbors' property and the subject property.
10. **Excavation for the project will be done by a licensed contractor. A licensed shoring engineer, Benjamin Lai, will be performing work to ensure excavation is performed per code with no negative impact to neighbors' structure.**

**Question 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.**

- ☐ Homeowner is amenable to reducing the two 1<sup>st</sup> floor kitchen windows adjacent to 718 Steiner to one window to address the homeowner's concern for privacy.

**Question 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.**

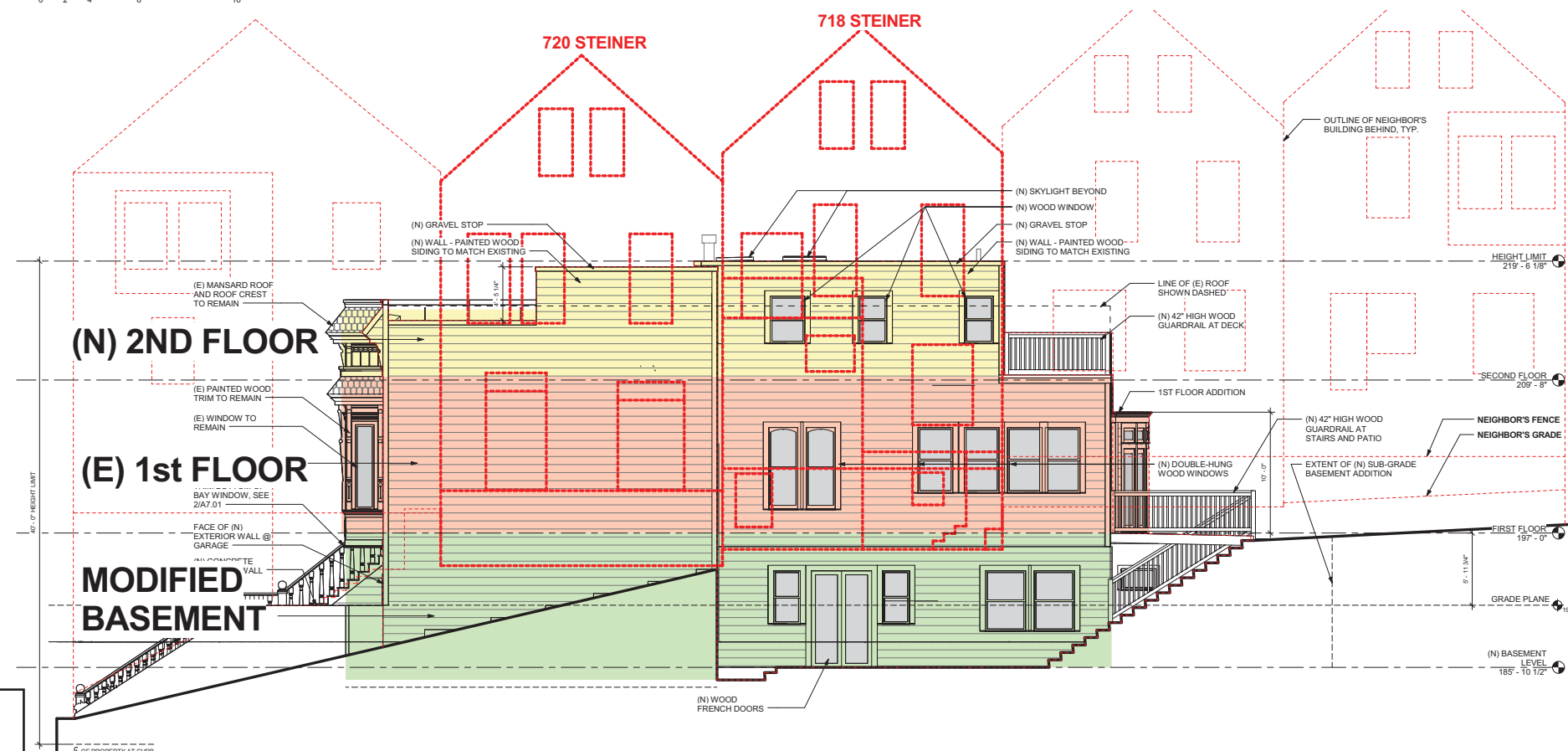
1. **The subject property is bound by stringent restrictions, which make it difficult to provide additional east setback for the proposed 2<sup>nd</sup> floor addition.**
  - A. Due to the requirement to preserve the historic character of the building, the subject property is required to setback the 2<sup>nd</sup> floor addition to comply with the historical preservation guidelines. That buildable area between the existing front façade and the front façade of the proposed vertical addition cannot be used by the subject property for improvements.
  - B. The existing front facade of the property is significantly setback from the required front yard setback. Since the front façade needs to be preserved to comply with the historic preservation guidelines, all of the buildable area between the existing building façade and the front yard setback line cannot be used for improvements.
  - C. Because the subject property is near a corner, it cannot use averaging to determine setbacks since there is only one adjacent property facing the same street. This limits the potential buildable area that the subject property can work with.

2. The proposed project includes remodeling of the existing basement to locate as much habitable space below grade as possible, which reduces impact to the neighborhood and midblock open space while keeping the scale of the building as minimal as possible. The proposed project when completed will be lower in height than all homes adjacent to it on the east, west, and south sides.
3. Based on information provided on SF property maps, the existing home is one of the smallest on the block and the proposed project brings the habitable area of the subject property to what is typical in the neighborhood.
  - A. The existing subject property has 2 bedrooms and 2 baths. The proposed subject property will have 3 bedrooms and 3 1/2 baths with a den.
  - B. The height of the proposed project will be lower than neighbors' homes by 17'-0 1/2" or more.
4. During previous meetings, the neighbors' have suggested that a sloped roof matching existing rear sloped roof should be used for the project instead of a flat roof. Unfortunately, pitching the roof is not a viable option for this project because it will materially limit usable area and create ceiling heights that are not legal under the California Building Code. *Please see Exhibit G.*
  - A. A pitched roof will create non-compliant ceiling heights at both Bathrooms & Bedroom Closets on the 2<sup>nd</sup> floor.
  - B. A pitched roof will significantly limit usable floor area within the Master Bedroom.
  - C. Flat roof is appropriate to the neighborhood since the district has a variety of roof slopes throughout. At least 40% or more of the homes within a one block radius have flat roofs or low sloped roofs (sloped minimally for drainage only).
5. After three meetings with the neighbors, the homeowner proposed the following changes and alternate accommodations to address the neighbors' concerns in August 2014. The neighbors declined the offers below.
  - A. Paint the west exterior wall with a light color paint to help maximize reflected light into the neighbors' rear yard space
  - B. Reduced the two bathroom windows to one window and provide translucent glazing at that window to maximize privacy.
  - C. Provide upgraded gravel roof material to beautify the neighbors' view of the new roof.
  - D. Provide financial support to the neighbors for installing additional or larger windows or transom windows at the rear façade if desired.
  - E. Replace the existing fence with new fence to provide privacy to both the neighbors and the homeowner.
  - F. Replace the existing retaining wall with a new fully engineered retaining wall. The homeowner will also assume responsibility for maintenance of the retaining wall through an easement agreement that will be recorded with the city and assume responsibility for paperwork fees necessary to complete this task. This is extended to both neighbors.
  - G. Provide financial support to the neighbors for adding or replacing existing plants if desired.





E ELEVATION - WEST ②



P ELEVATION - WEST ①

981 GROVE ST. -  
EXHIBIT PACKAGE

EXHIBIT A



## EXISTING CONDITION

(E) INSET BELOW TO BE FILLED IN

RIDGE: 237.9

RIDGE: 239.5

15' - 0" FRON.

CONCRETE  
DRIVEWAY

12" CHERRY

STE

CONCRET

RIDGE: 226.1'

RIDGE: 228.6'

RIDGE 235.1

RIDGE: 236.6

720 STEINER ST

718 STEINER ST

RIDGE: 237.3'

RIDGE: 238.8'

716 STEINER ST

981 GROVE ST. - EXHIBIT PACKAGE

53' - 7 1/4" (E) BUILDING DEPTH

**981 GROVE ST**

1 STORY + BASEMEN

215' - 9 1/2" RIDGE

COG  
94.1

APPROXIMATE LOCATION & SIZE	DESCRIPTION
1	...
2	...
3	...
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100	...

37.50'

137 50'

RIDGE: 235.0'

**973/975 GROVE ST**

RIDGE: 226.1'

RIDGE: 228.6'

(F) DECK

EXHIBIT B

1 of 2

02/10/2015



722 STEINER ST.

RIDGE: 237.9'

RIDGE: 239.5'

15' - 0" FRONT SET

CONCRETE DRIVEWAY

184.54

184.05

12" CHERRY

187.73

(W) EXTERIOR STAIR WITH WOOD RAILING  
(N) PLANTING AREA WITH CURB

(N) RETAINING WALL ALIGNS W/ CONCRETE LANDING

PT. #6

(E) STAIR TO REMAIN

(N) RETAINING WALL

PT. #7

216' - 3 1/2" PARAPET

FLAT ROOF BELOW

PT. #8

17' - 9"

RIDGE: 236.6'

RIDGE 235.1'

720 STEINER ST.

FLAT ROOF

981 GROVE ST.

2 STORIES + BASEMENT

973/975 GROVE ST.

PROPOSED SKYLIGHT

PT. #5

PT. #4

PROPOSED SKYLIGHT

PT. #9

10' - 0"

3' - 7 1/2"

17' - 9"

21' - 4 1/2"

137.50'

219' - 6" PARAPET

FLAT ROOF

137.50'

PT. #3

RIDGE: 235.0'

137' - 6"

718 STEINER ST.

RIDGE: 237.3'

RIDGE: 238.8'

716 STEINER ST.

981 GROVE ST. - EXHIBIT PACKAGE

RIDGE: 241.1'

DECK ABOVE FIRST FLOOR

3' - 0 1/4"

12' - 0"

EXHIBIT B

2 of 2

02/10/2015





EXISTING CONDITION  
ADJACENT TO 718 STEINER ST.

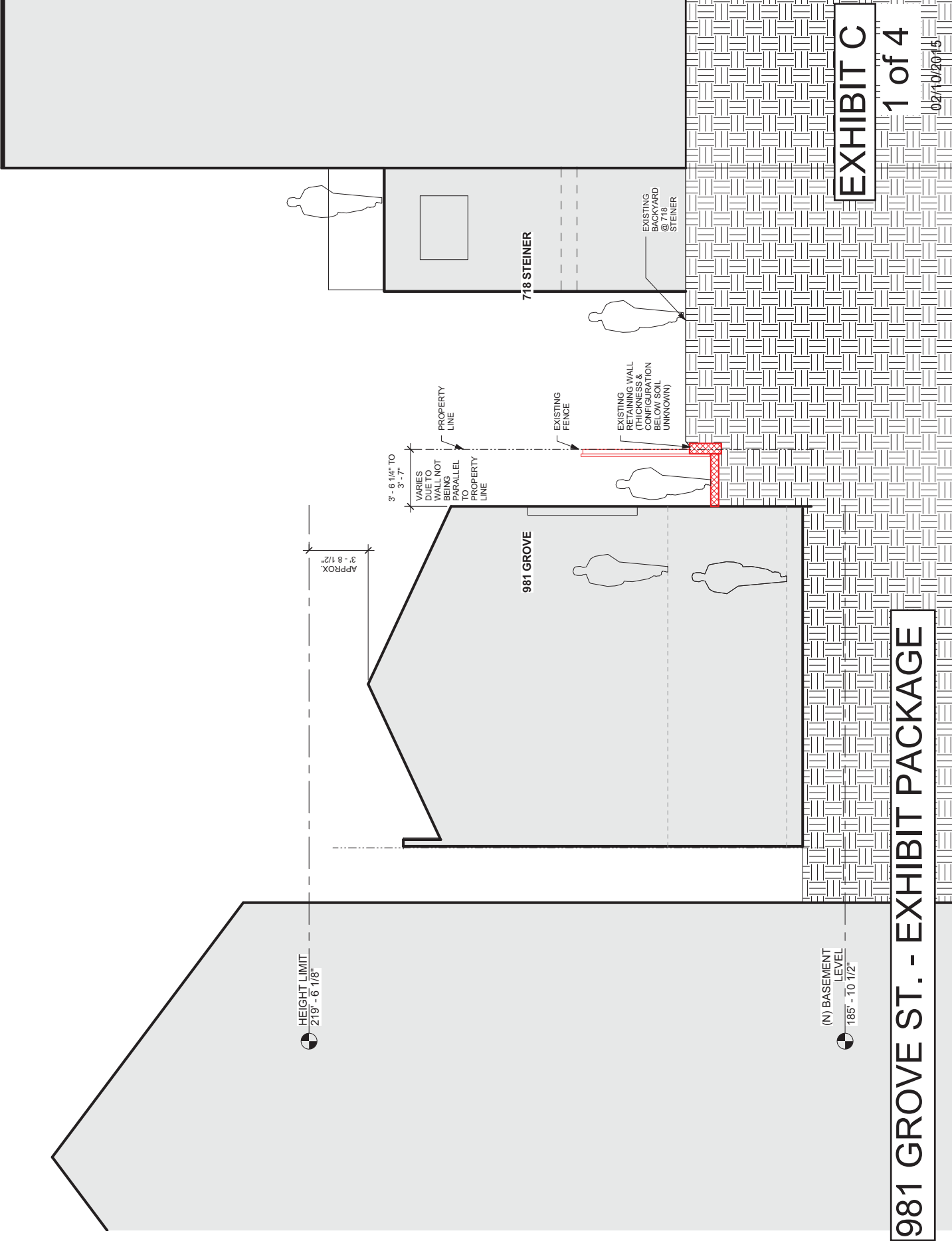


EXHIBIT C

1 of 4

02/10/2015

981 GROVE ST. - EXHIBIT PACKAGE

981 GROVE ST. - EXHIBIT PACKAGE

973/975 GROVE

981 GROVE

718 STEINER

HEIGHT LIMIT  
219' - 6 1/8"

(N) BASEMENT  
LEVEL  
185' - 10 1/2"

APPROX. 3' - 8 1/2"

8' - 10 1/2"

3' - 6 1/4" TO 3' - 7"

VARIES DUE TO WALL NOT BEING PARALLEL TO PROPERTY LINE

PROPERTY LINE

ADDITION

NEW FENCE

MINIMAL CHANGE FROM EXISTING TO NEW RETAINING WALL WHERE VISIBLE

EXISTING RETAINING WALL SHOWN IN RED

EXISTING BACKYARD STEINER

ESTIMATED 1" TO 3" FROM WEST EDGE OF EXISTING RETAINING WALL

NEW RETAINING WALL

ESTIMATED 2" TO 6" FROM WEST EDGE OF EXISTING RETAINING WALL

EXHIBIT C

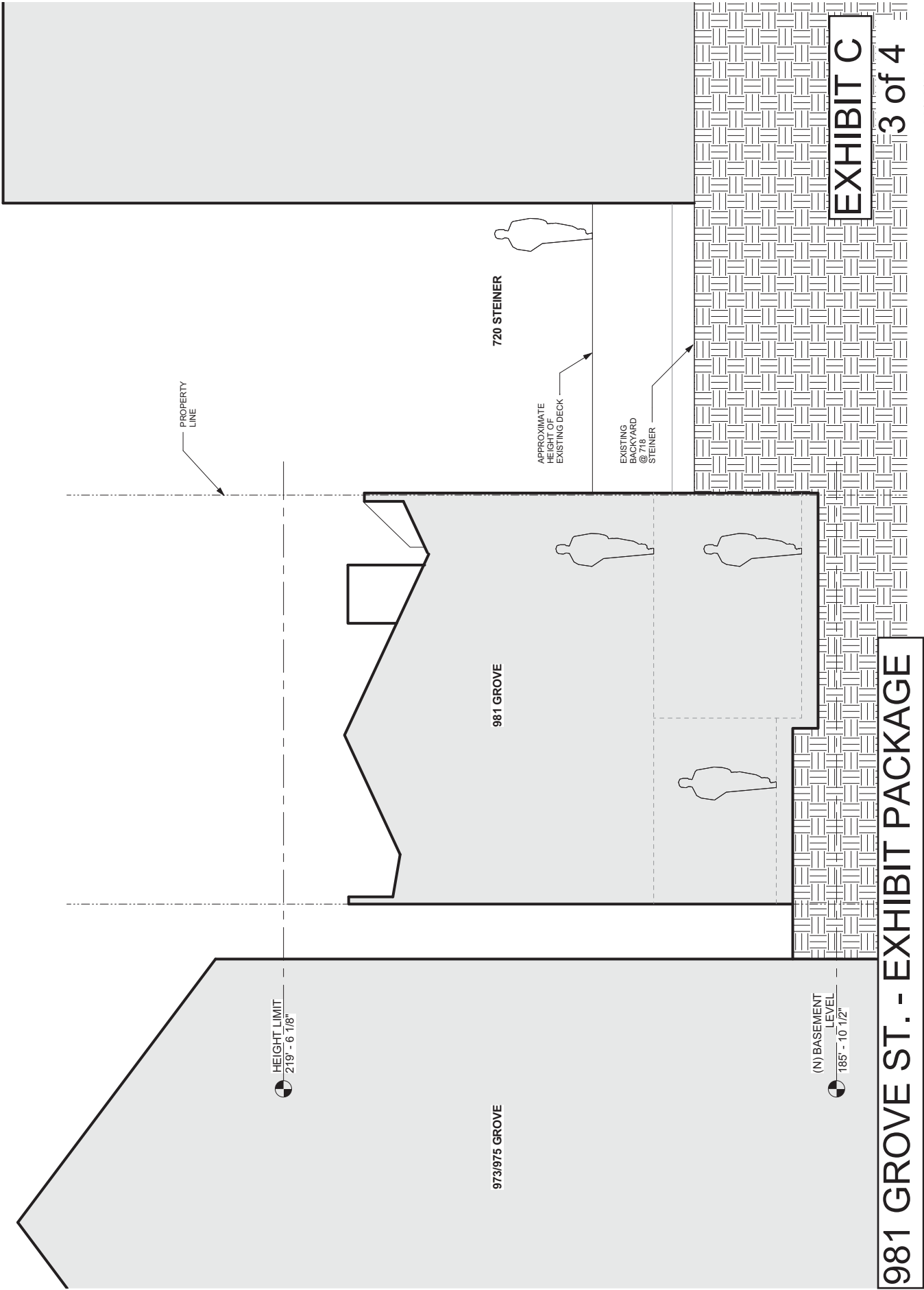
2 of 4

2 of 4

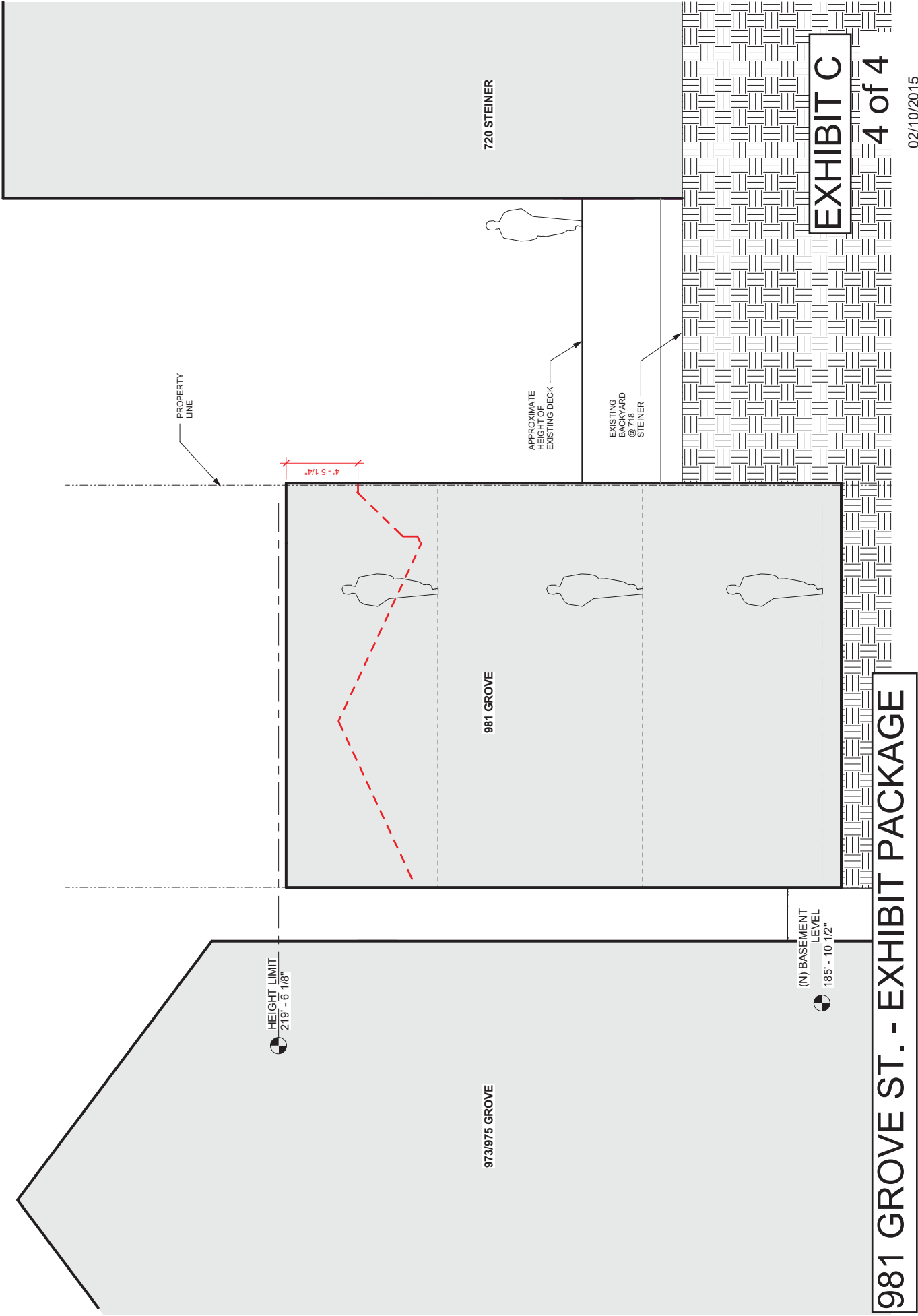
981 GROVE ST. - EXHIBIT PACKAGE



EXISTING CONDITION  
ADJACENT TO 720 STEINER ST.

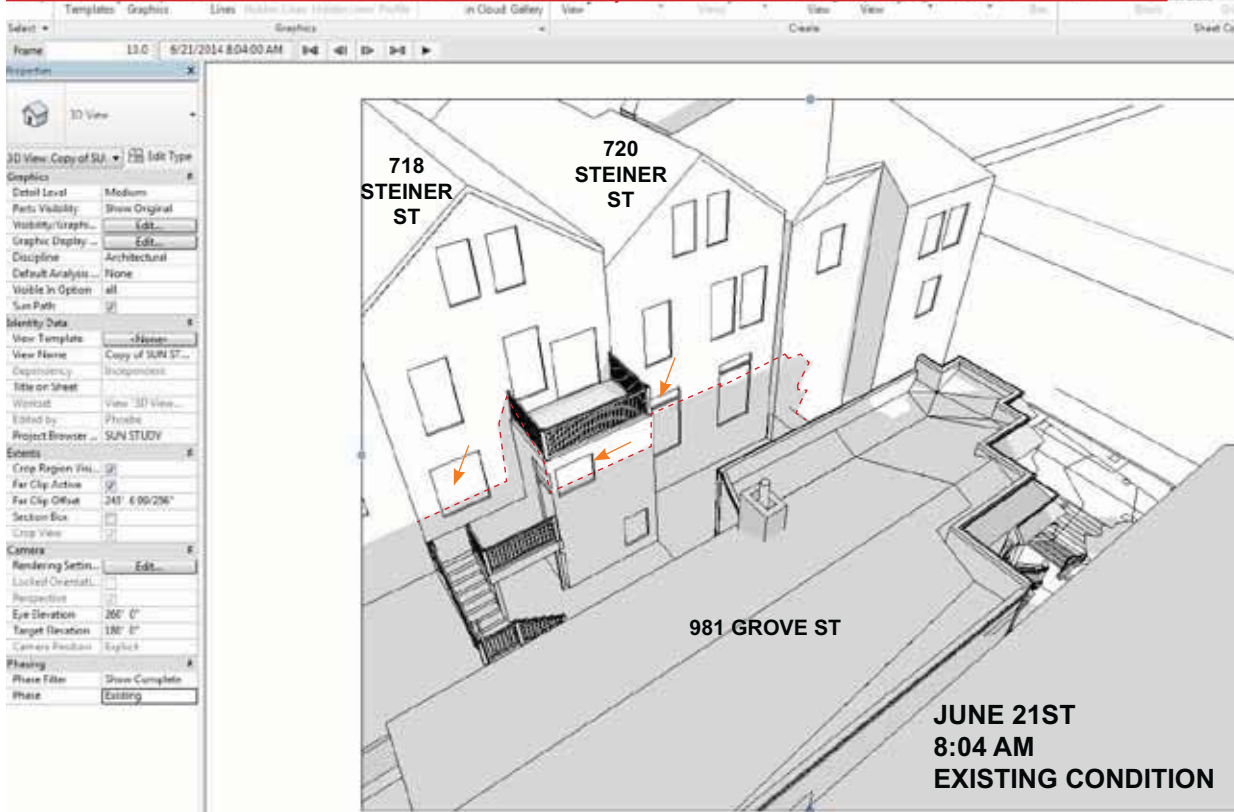


PROPOSED CONDITION  
ADJACENT TO 720 STEINER ST.



**INCREMENTAL CHANGES TO SHADOWS STARTS AT 8.04 AM.  
(PRIOR TO 8:04 AM THERE IS NO CHANGE IN SHADOWS BETWEEN  
EXISTING AND PROPOSED CONDITION)**

**SUN STUDY  
SUMMER**



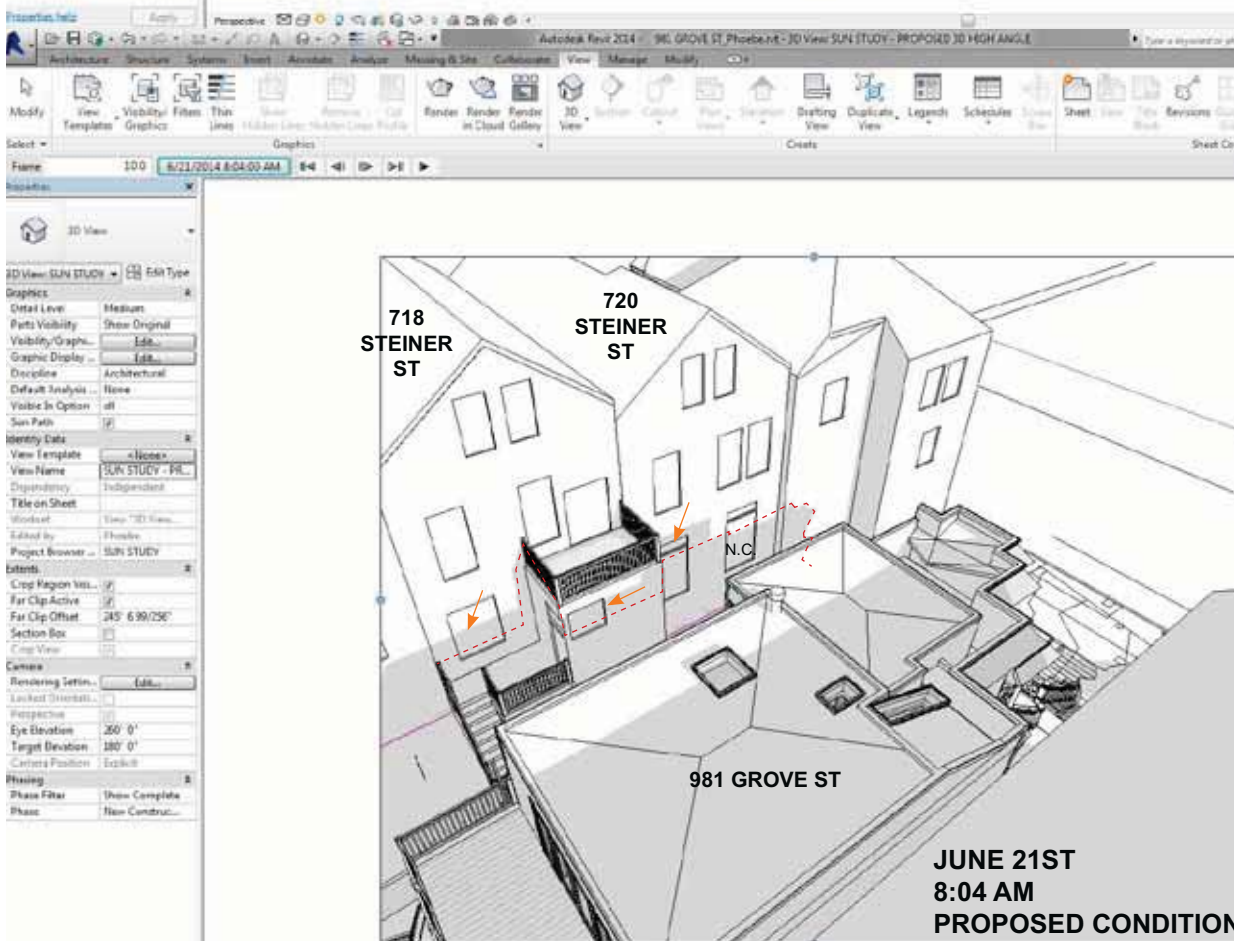
**LEGEND**

N.C. NO CHANGE TO THE AMOUNT OF SHADOWS ON A WINDOW BETWEEN EXISTING & PROPOSED CONDITIONS

← WINDOW AREAS WHERE THERE ARE INCREMENTAL CHANGES TO THE SHADOWS IN THE PROPOSED CONDITION

--- EDGE OF SHADOW THAT IS CAST BY THE EXISTING SUBJECT PROPERTY WITHOUT THE VERTICAL ADDITION

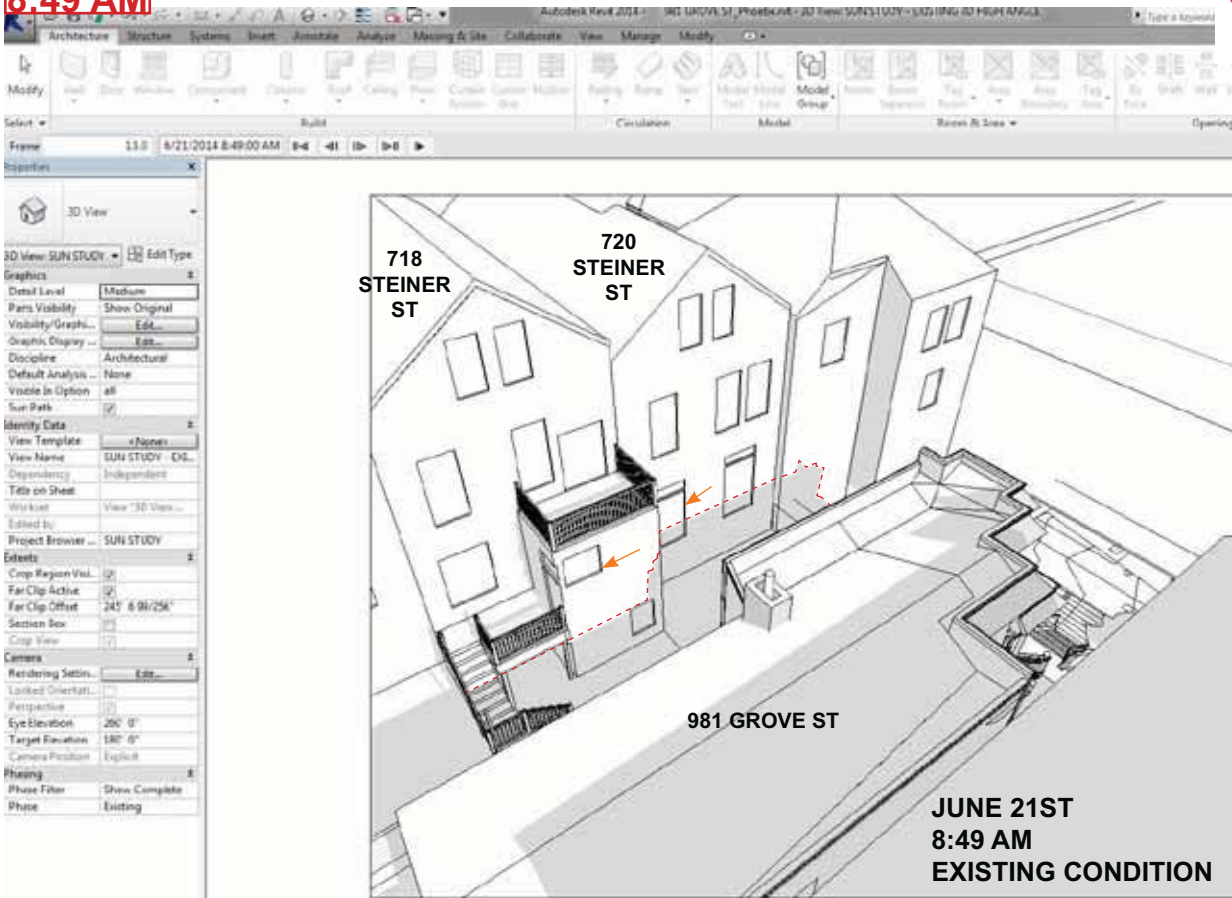
\*\* SUN STUDY IS ACCURATE WITHIN 5 MINUTES



**981 GROVE ST. - EXHIBIT PACKAGE EXHIBIT D**

8:49 AM

# SUN STUDY SUMMER



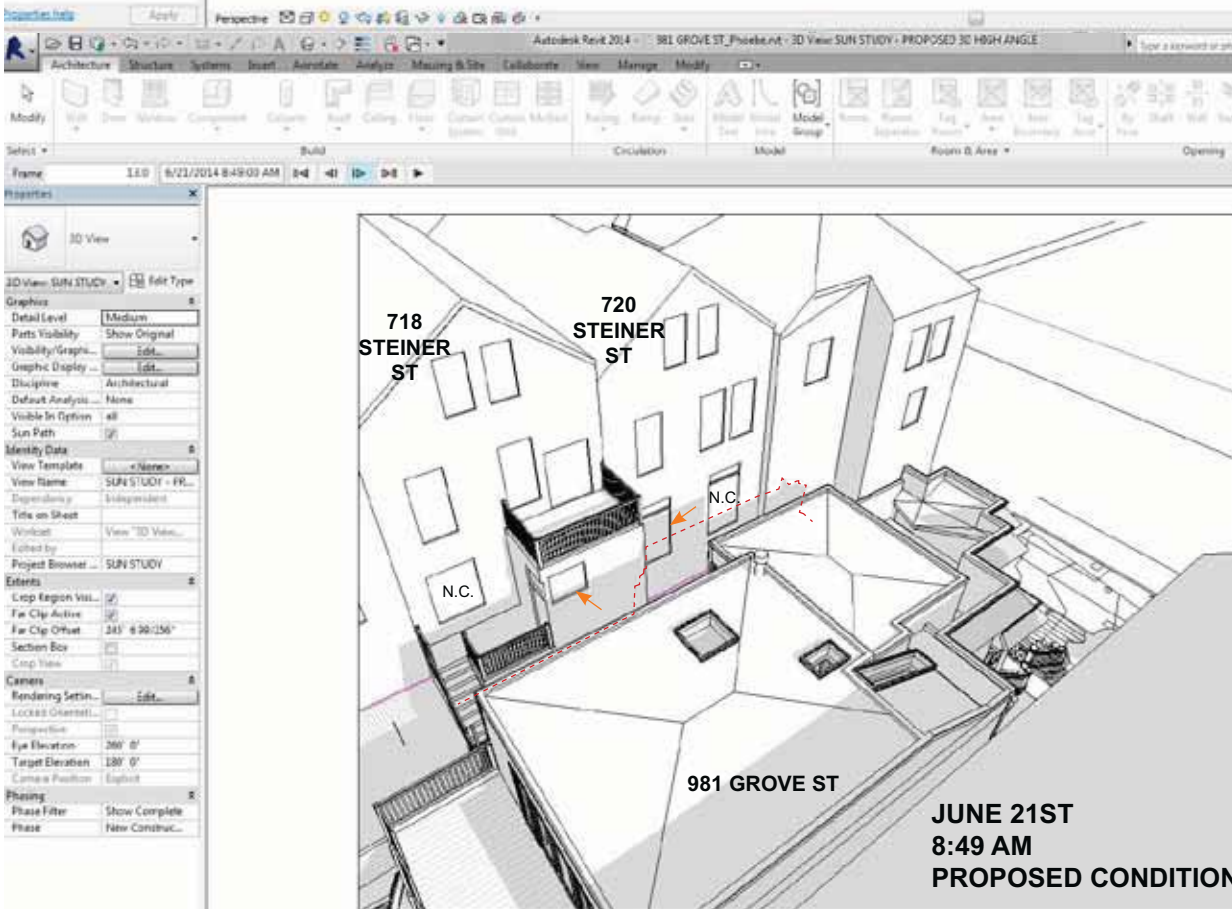
## LEGEND

N.C. NO CHANGE TO THE AMOUNT OF SHADOWS ON A WINDOW BETWEEN EXISTING & PROPOSED CONDITIONS

— WINDOW AREAS WHERE THERE ARE INCREMENTAL CHANGES TO THE SHADOWS IN THE PROPOSED CONDITION

--- EDGE OF SHADOW THAT IS CAST BY THE EXISTING SUBJECT PROPERTY WITHOUT THE VERTICAL ADDITION

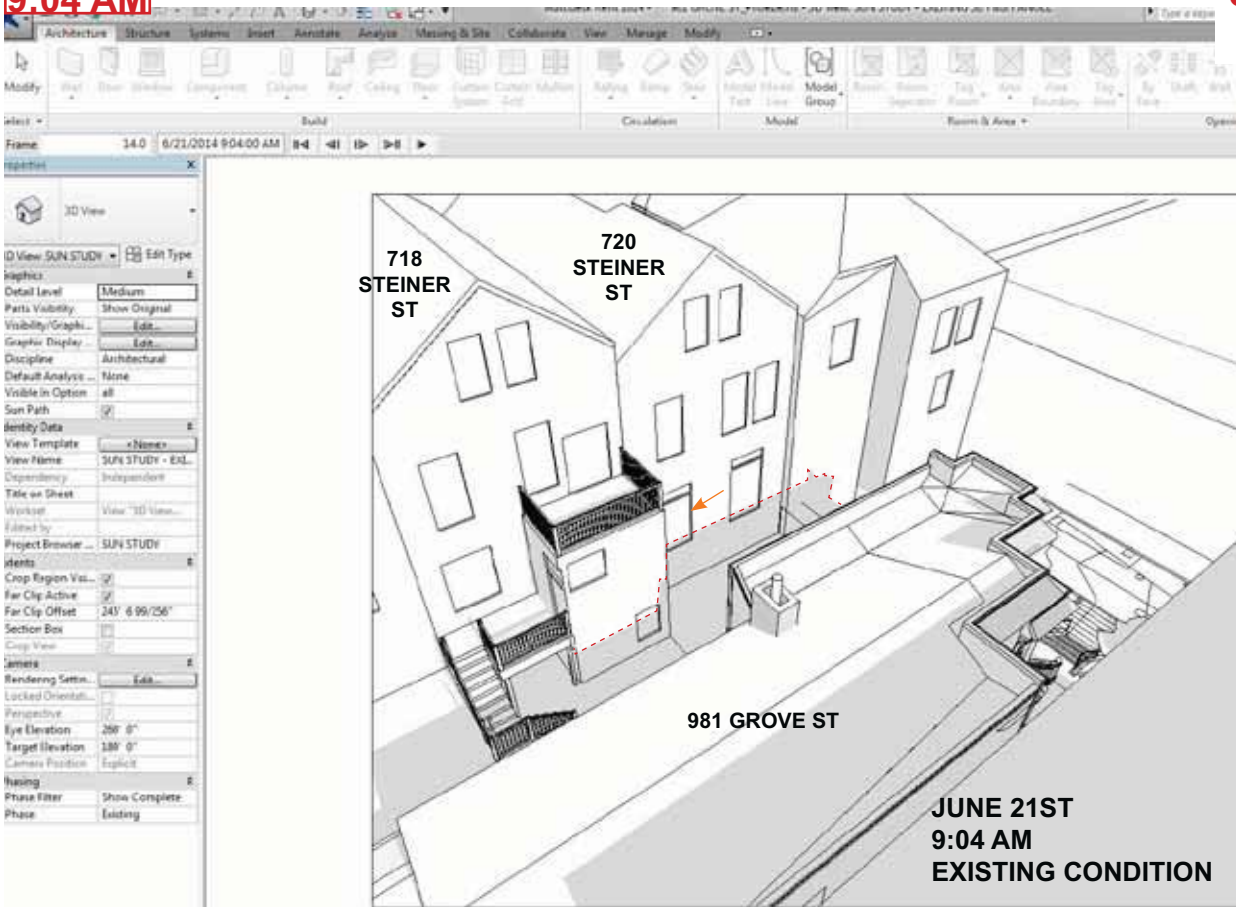
\*\* SUN STUDY IS ACCURATE WITHIN 5 MINUTES





9:04 AM

## SUN STUDY SUMMER



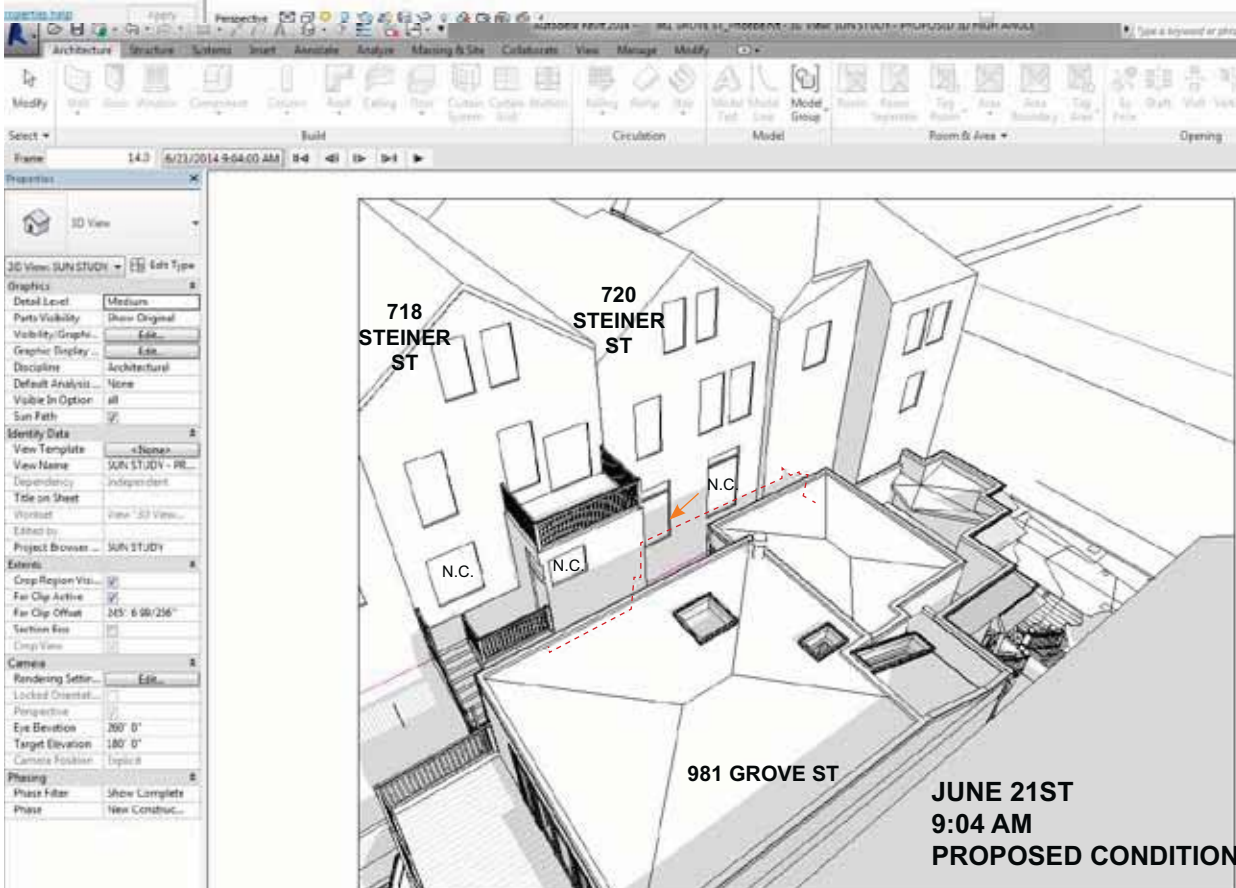
### LEGEND

N.C. NO CHANGE TO THE AMOUNT OF SHADOWS ON A WINDOW BETWEEN EXISTING & PROPOSED CONDITIONS

← WINDOW AREAS WHERE THERE ARE INCREMENTAL CHANGES TO THE SHADOWS IN THE PROPOSED CONDITION

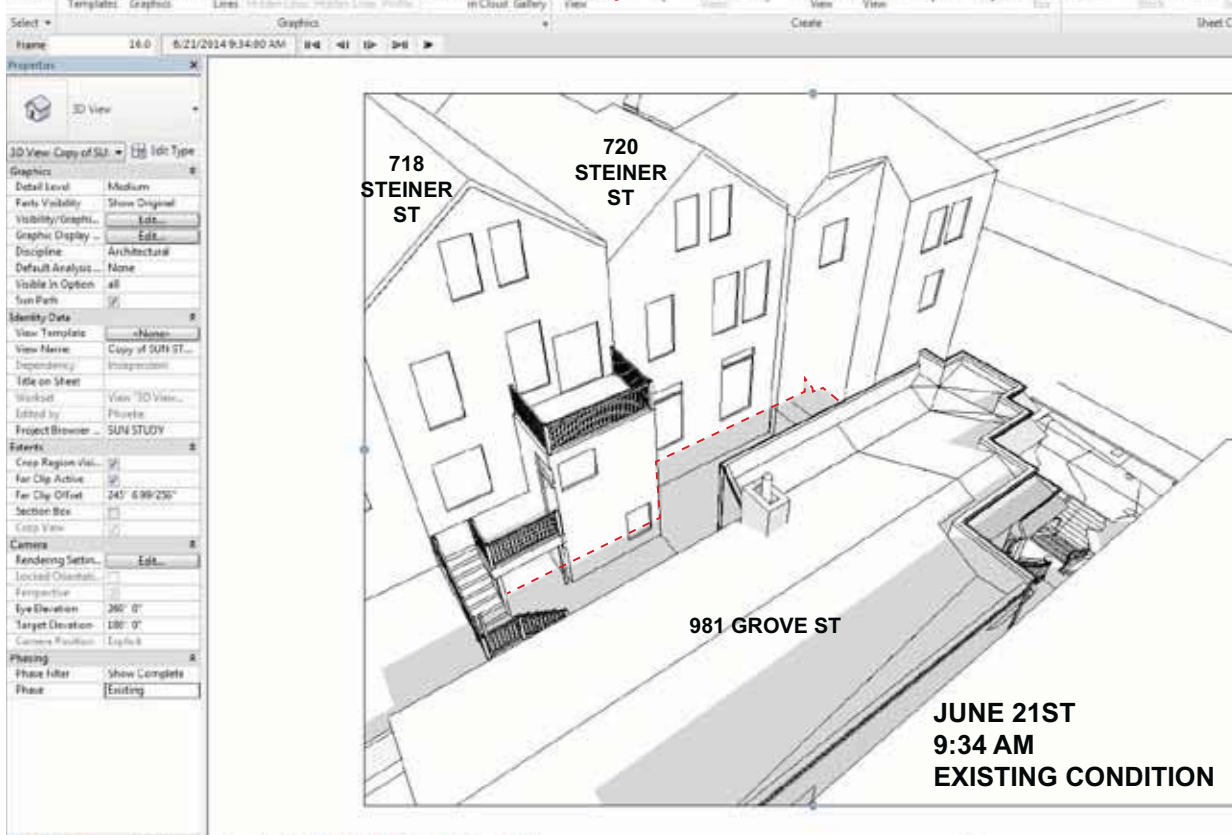
--- EDGE OF SHADOW THAT IS CAST BY THE EXISTING SUBJECT PROPERTY WITHOUT THE VERTICAL ADDITION

\*\* SUN STUDY IS ACCURATE WITHIN 5 MINUTES



**INCREMENTAL CHANGES TO SHADOWS STOPS AT 9.34 AM.  
(AFTER TO 9:34 AM THERE IS NO CHANGE IN SHADOWS BETWEEN  
EXISTING AND PROPOSED CONDITION)**

**SUN STUDY  
SUMMER**



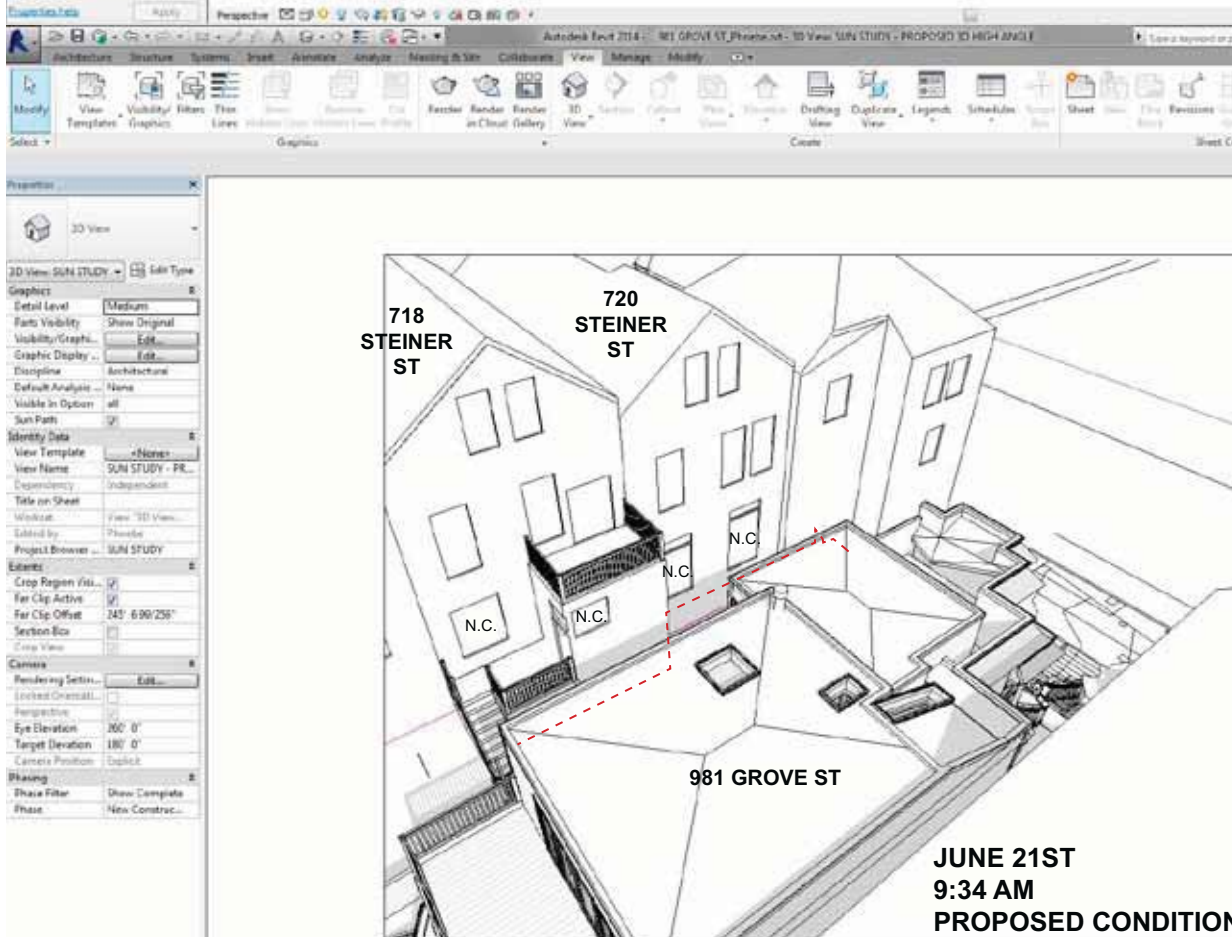
**LEGEND**

N.C. NO CHANGE TO THE AMOUNT OF SHADOWS ON A WINDOW BETWEEN EXISTING & PROPOSED CONDITIONS

← WINDOW AREAS WHERE THERE ARE INCREMENTAL CHANGES TO THE SHADOWS IN THE PROPOSED CONDITION

--- EDGE OF SHADOW THAT IS CAST BY THE EXISTING SUBJECT PROPERTY WITHOUT THE VERTICAL ADDITION

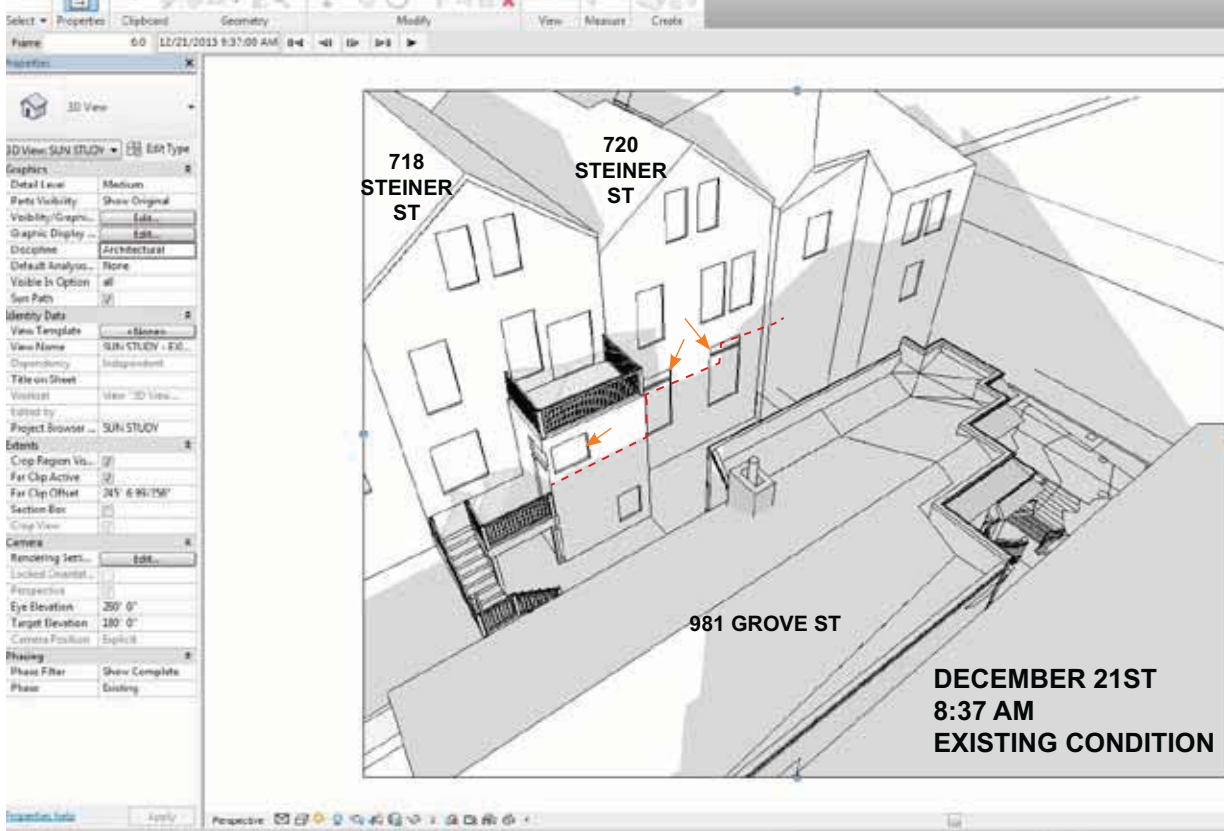
\*\* SUN STUDY IS ACCURATE WITHIN 5 MINUTES





**INCREMENTAL CHANGES TO SHADOWS STARTS AT 8.37 AM.  
(PRIOR TO 8:37 AM THERE IS NO CHANGE IN SHADOWS BETWEEN  
EXISTING AND PROPOSED CONDITION)**

## SUN STUDY WINTER



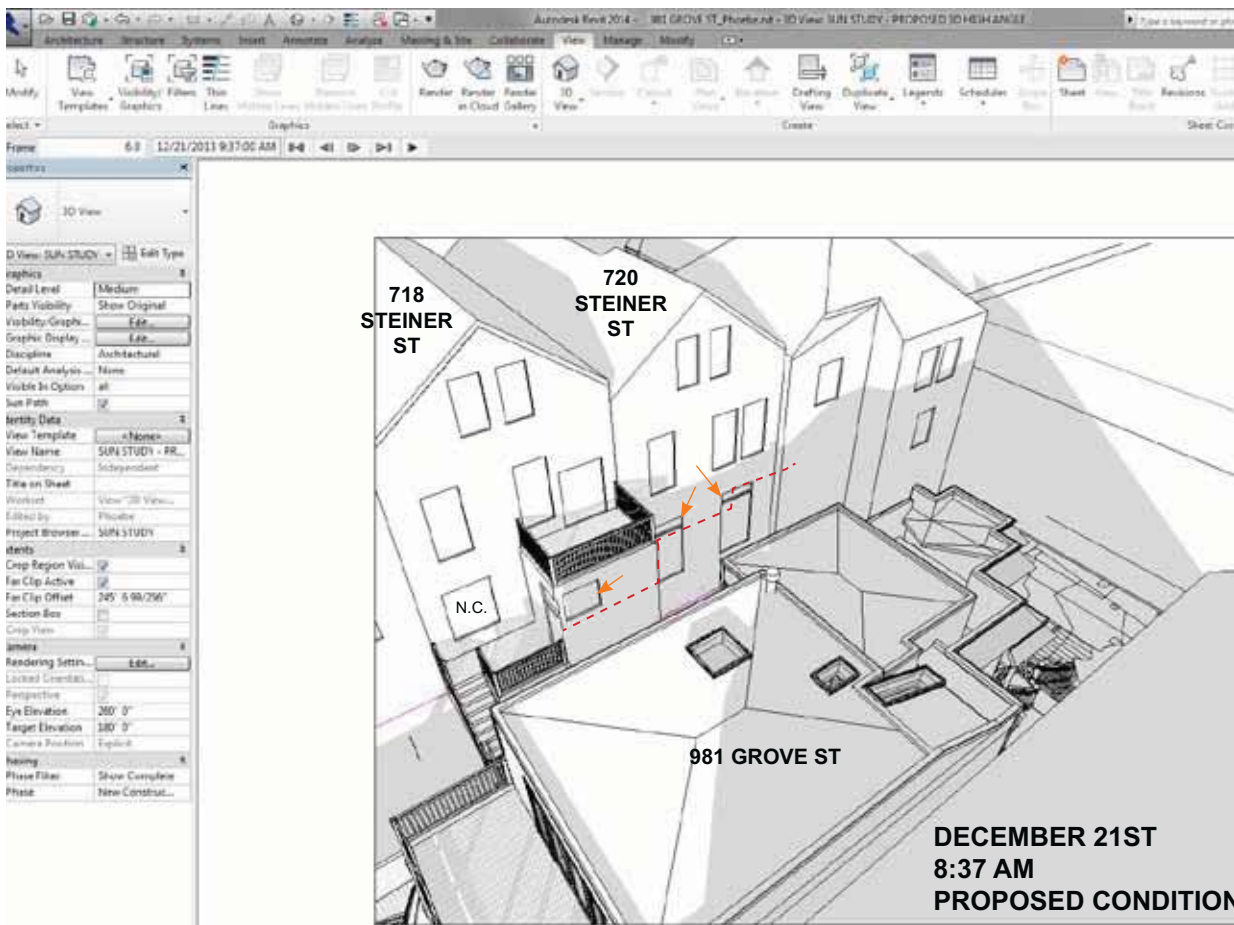
### LEGEND

N.C. NO CHANGE  
TO THE  
AMOUNT OF  
SHADOWS ON  
A WINDOW  
BETWEEN  
EXISTING &  
PROPOSED  
CONDITIONS

← WINDOW  
AREAS WHERE  
THERE ARE  
INCREMENTAL  
CHANGES TO  
THE SHADOWS  
IN THE  
PROPOSED  
CONDITION

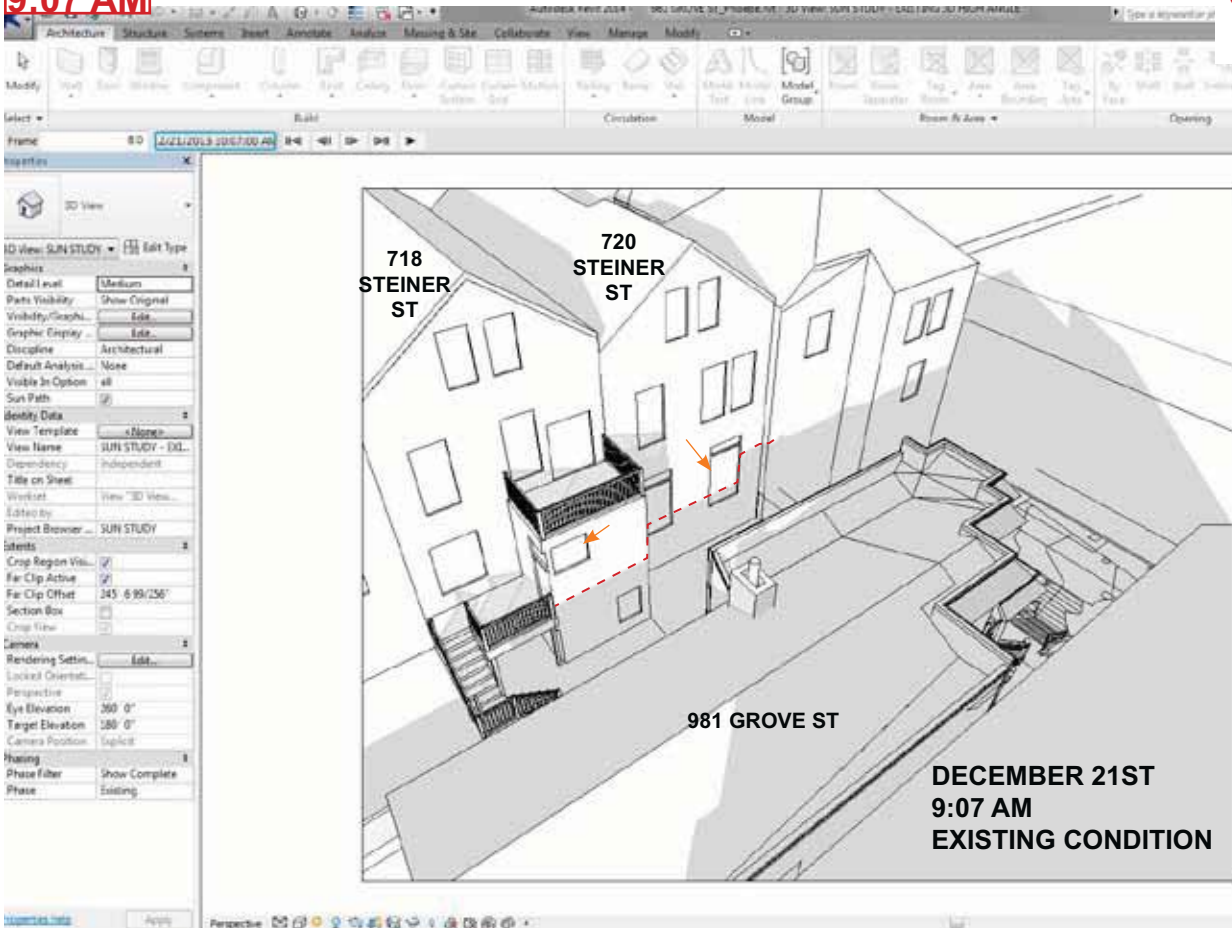
--- EDGE OF  
SHADOW THAT  
IS CAST BY  
THE EXISTING  
SUBJECT  
PROPERTY  
WITHOUT THE  
VERTICAL  
ADDITION

\*\* SUN STUDY IS  
ACCURATE WITHIN  
5 MINUTES



9:07 AM

## SUN STUDY WINTER



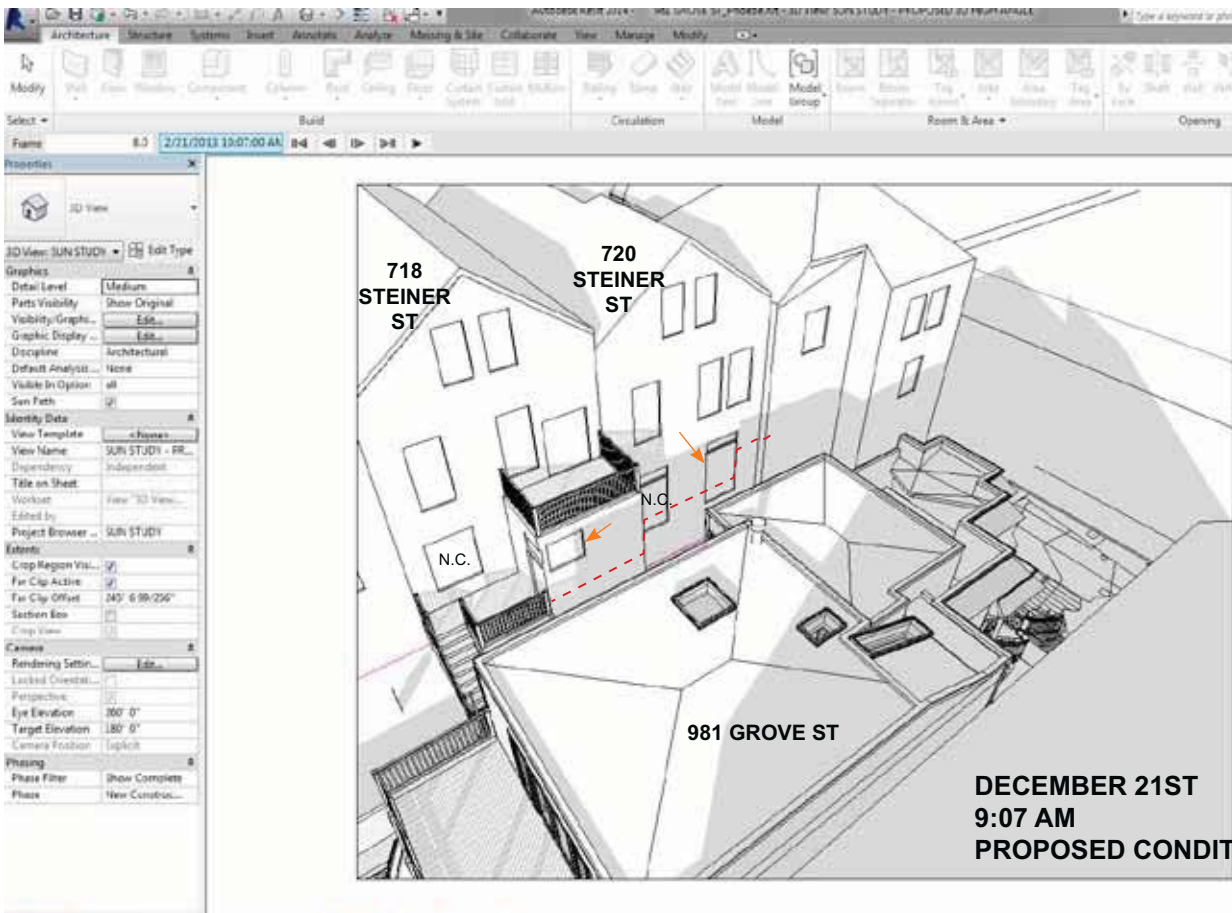
### LEGEND

N.C. NO CHANGE TO THE AMOUNT OF SHADOWS ON A WINDOW BETWEEN EXISTING & PROPOSED CONDITIONS

← WINDOW AREAS WHERE THERE ARE INCREMENTAL CHANGES TO THE SHADOWS IN THE PROPOSED CONDITION

--- EDGE OF SHADOW THAT IS CAST BY THE EXISTING SUBJECT PROPERTY WITHOUT THE VERTICAL ADDITION

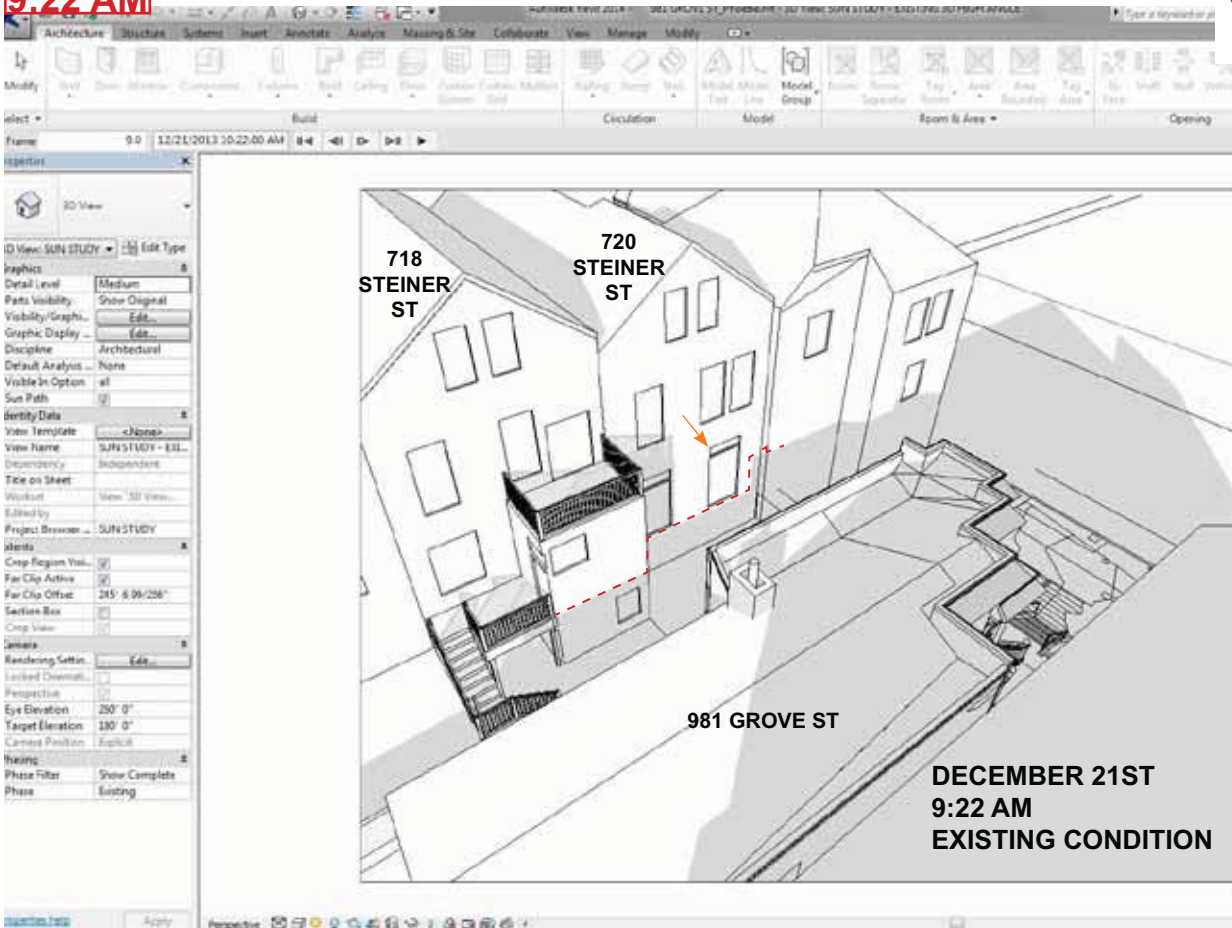
\*\* SUN STUDY IS ACCURATE WITHIN 5 MINUTES





9:22 AM

## SUN STUDY WINTER



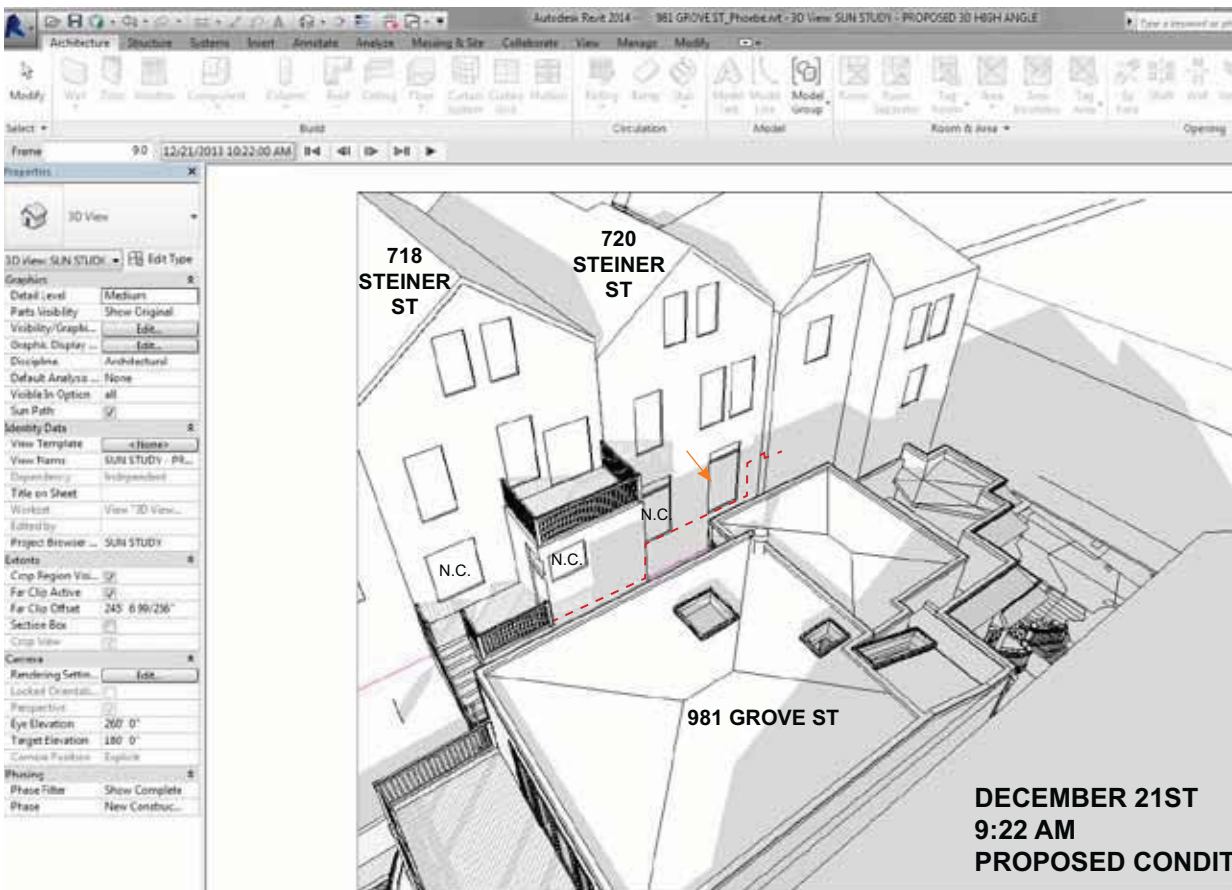
### LEGEND

N.C. NO CHANGE TO THE AMOUNT OF SHADOWS ON A WINDOW BETWEEN EXISTING & PROPOSED CONDITIONS

WINDOW AREAS WHERE THERE ARE INCREMENTAL CHANGES TO THE SHADOWS IN THE PROPOSED CONDITION

--- EDGE OF SHADOW THAT IS CAST BY THE EXISTING SUBJECT PROPERTY WITHOUT THE VERTICAL ADDITION

\*\* SUN STUDY IS ACCURATE WITHIN 5 MINUTES



DECEMBER 21ST  
9:22 AM  
PROPOSED CONDITION

**INCREMENTAL CHANGES TO SHADOWS STOPS AT 10:07 AM.  
(AFTER TO 10:07 AM THERE IS NO CHANGE IN SHADOWS BETWEEN  
EXISTING AND PROPOSED CONDITION)**

**SUN STUDY  
WINTER**



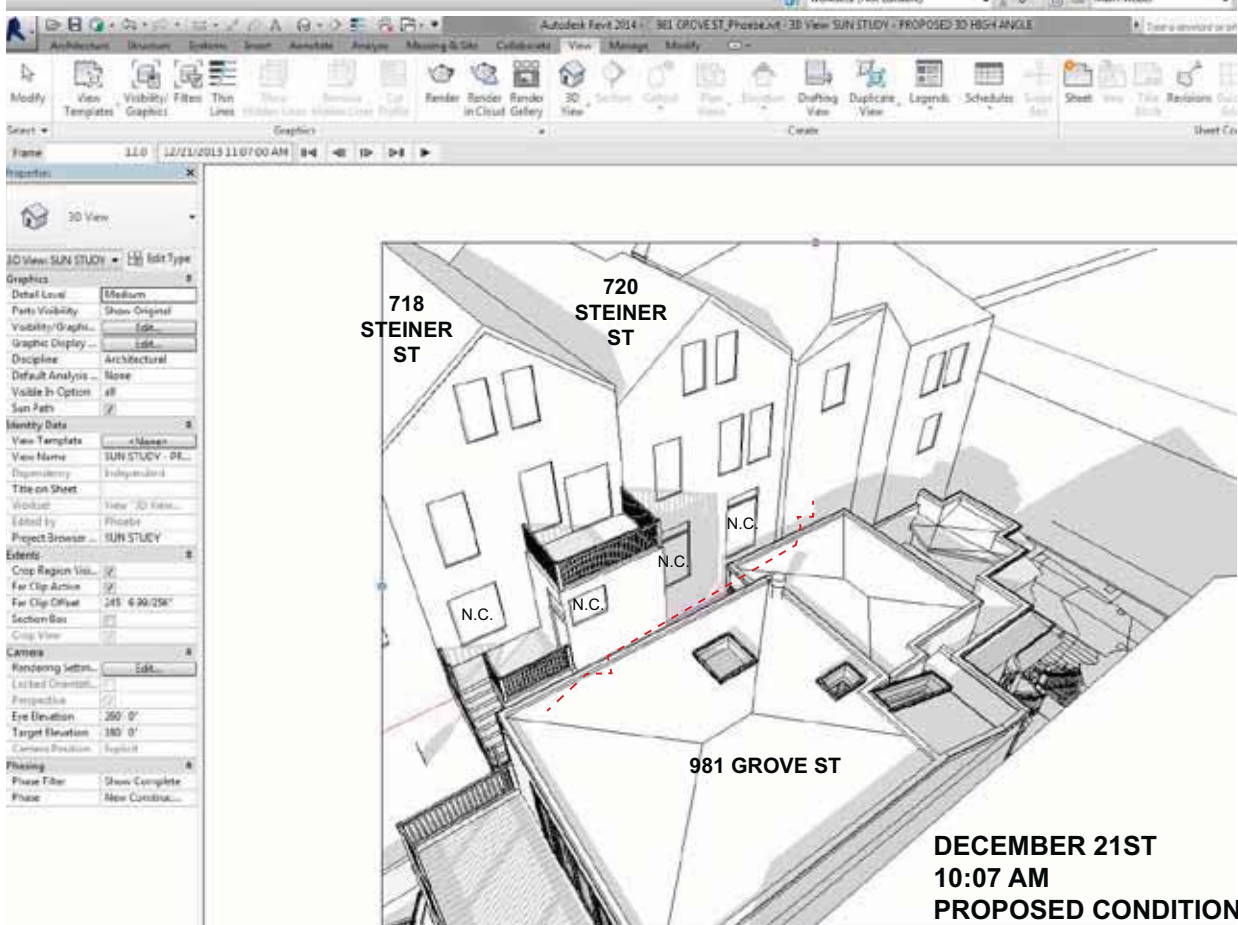
**LEGEND**

N.C. NO CHANGE TO THE AMOUNT OF SHADOWS ON A WINDOW BETWEEN EXISTING & PROPOSED CONDITIONS

← WINDOW AREAS WHERE THERE ARE INCREMENTAL CHANGES TO THE SHADOWS IN THE PROPOSED CONDITION

--- EDGE OF SHADOW THAT IS CAST BY THE EXISTING SUBJECT PROPERTY WITHOUT THE VERTICAL ADDITION

\*\* SUN STUDY IS ACCURATE WITHIN 5 MINUTES





**EAST FACING WINDOW (FACING 981 GROVE ST.)**

Discretionary Review Application for Permit Application 2014.05.14.5715  
981 Grove Street



718 Steiner  
Kitchen light  
will be blocked  
by vertical  
addition of  
Flat Foot  
Construction

**SOUTH  
FACING  
WINDOW @  
ADDITION**

**973/975 GROVE ST.**



← View of  
existing 981  
Grove St  
sloped  
Roofline

From  
718  
Steiner

**981 GROVE ST. - EXHIBIT PACKAGE**

**EXHIBIT E**

6 1 OF 2



Discretionary Review Application for Permit Application 2014.05.14.5715  
981 Grove Street

Photos demonstrating proximity to subject site.



Subject Site: 981 Grove

Rear 2nd Story deck and 1st Story addition 718 Steiner

SUBJECT PROPERTY'S WEST WALL ADJACENT TO 718 STEINER ST. CANNOT BE SEEN IN THIS PHOTO



981 Grove street in relation to adjacent properties

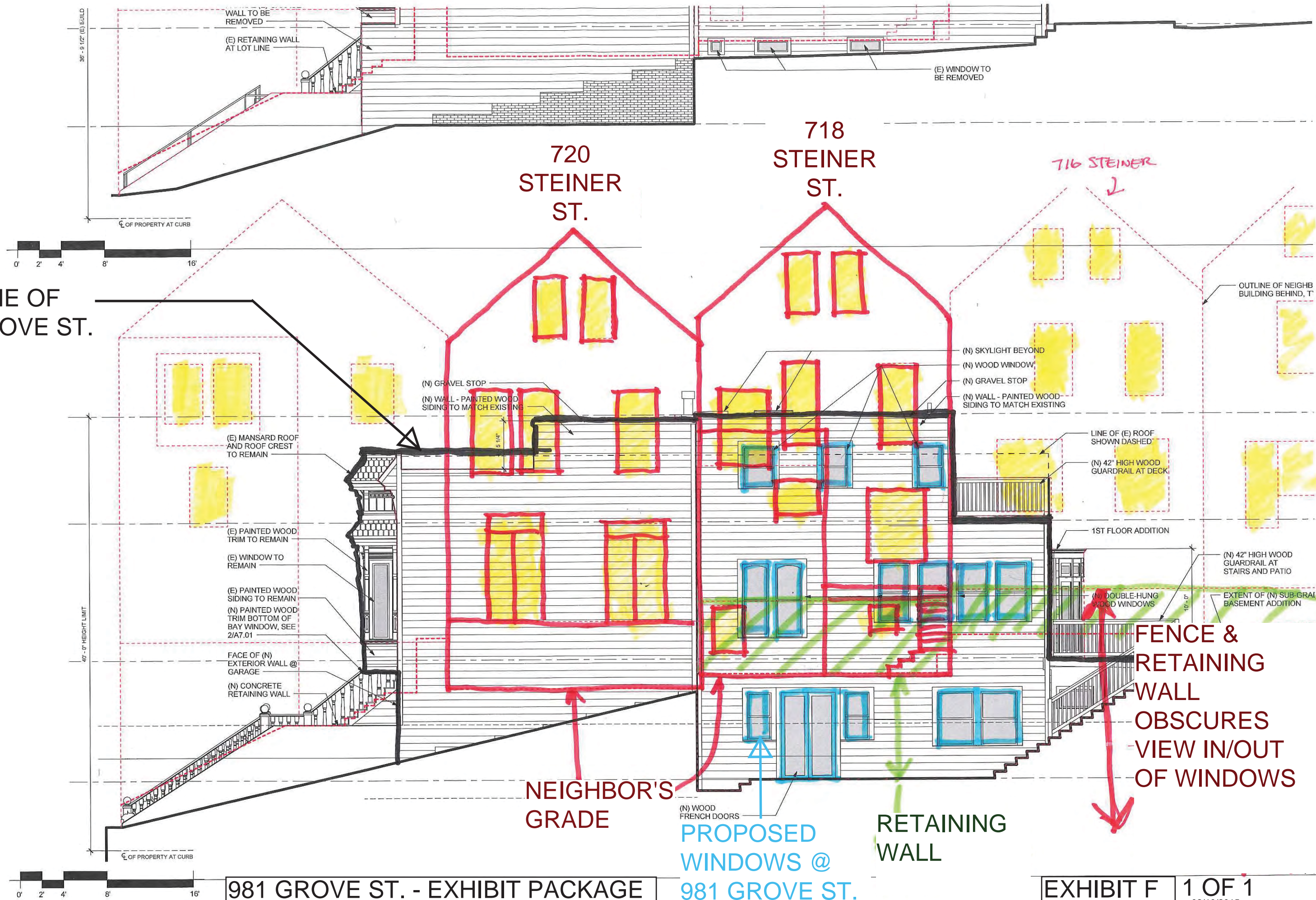
981 GROVE ST. - EXHIBIT PACKAGE

EXHIBIT E

2 OF 2



OUTLINE OF  
981 GROVE ST.



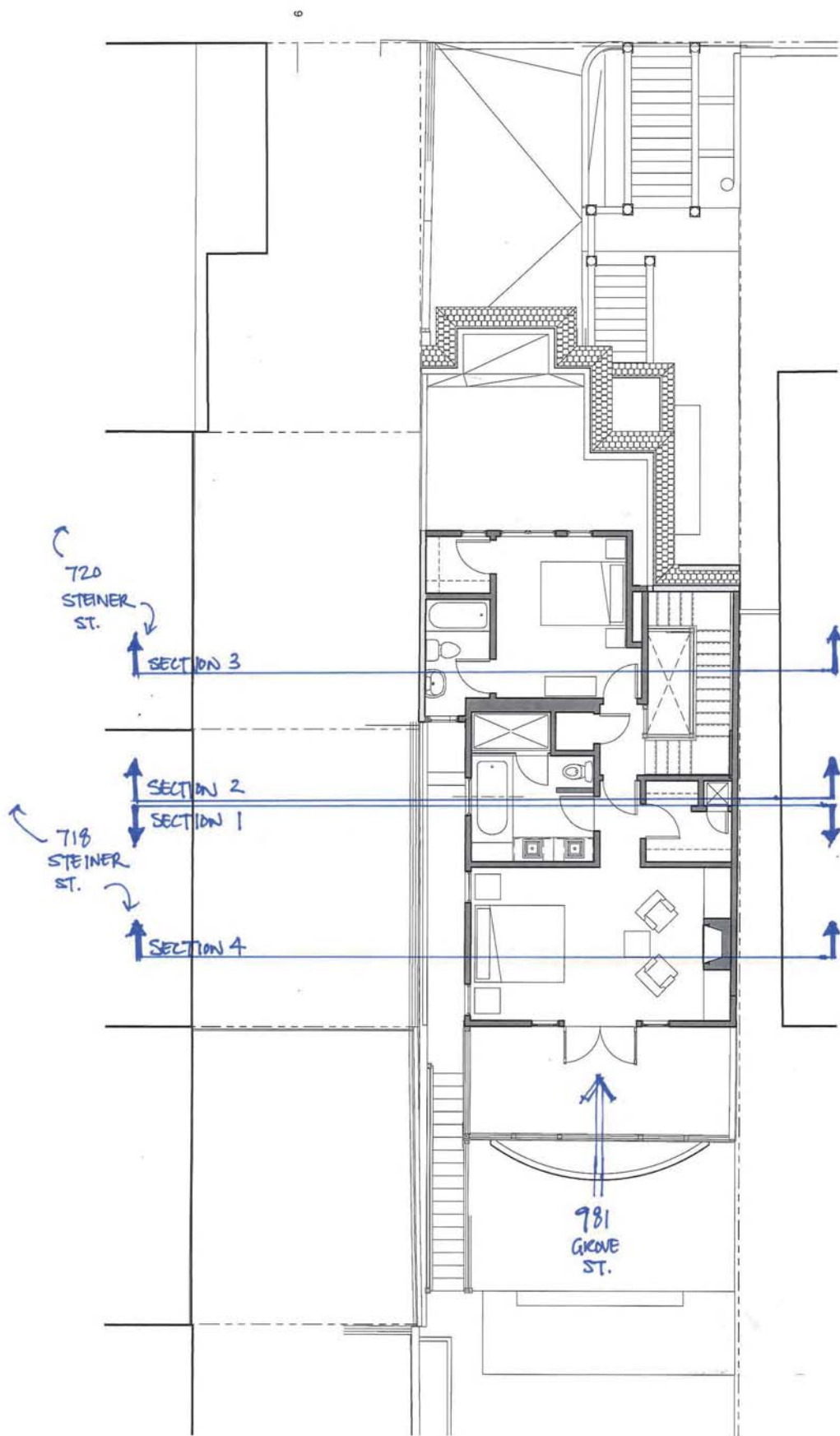
981 GROVE ST. - EXHIBIT PACKAGE

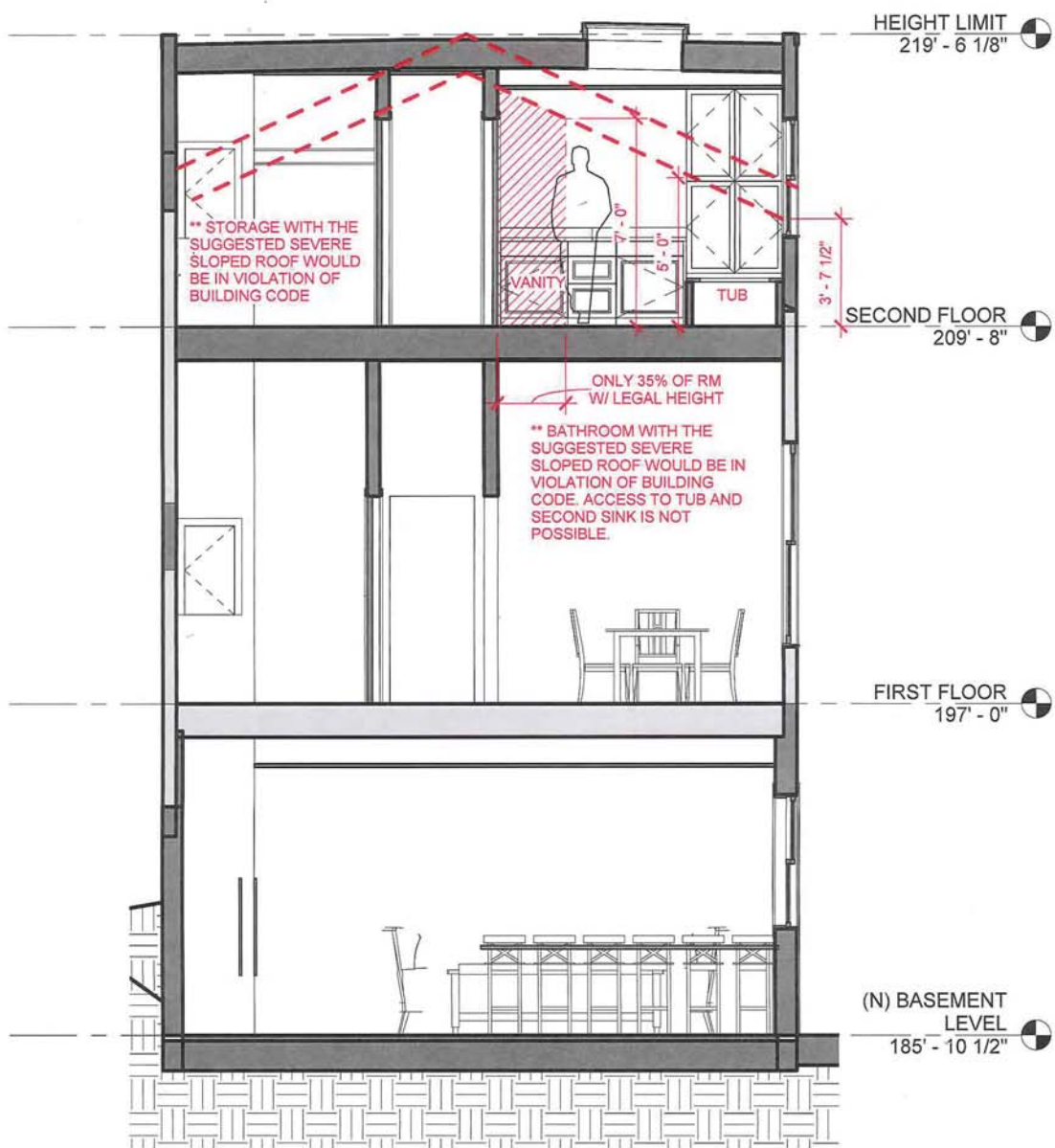
PROPOSED  
WINDOWS @  
981 GROVE ST.

EXHIBIT F 1 OF 1  
02/10/2015

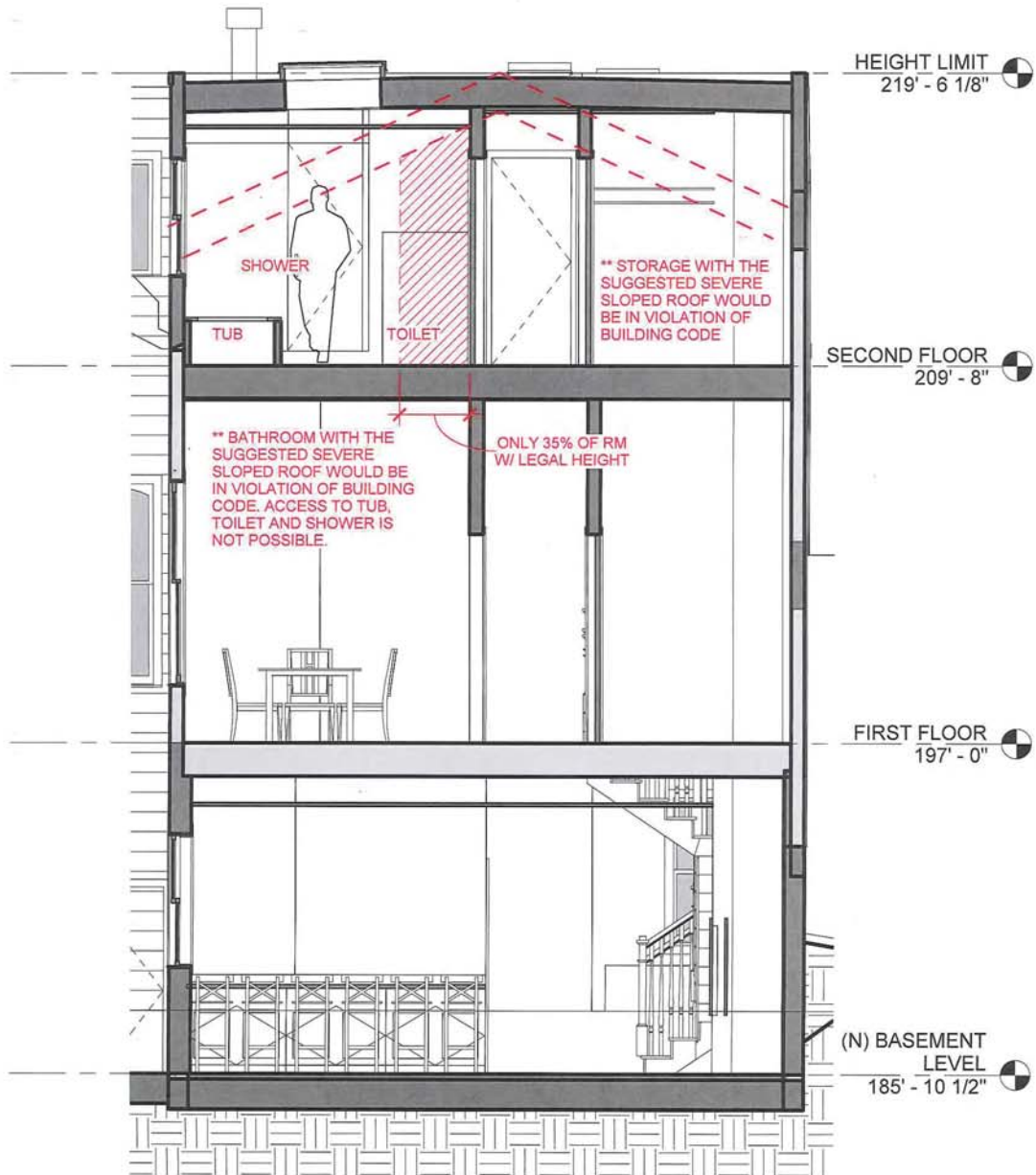






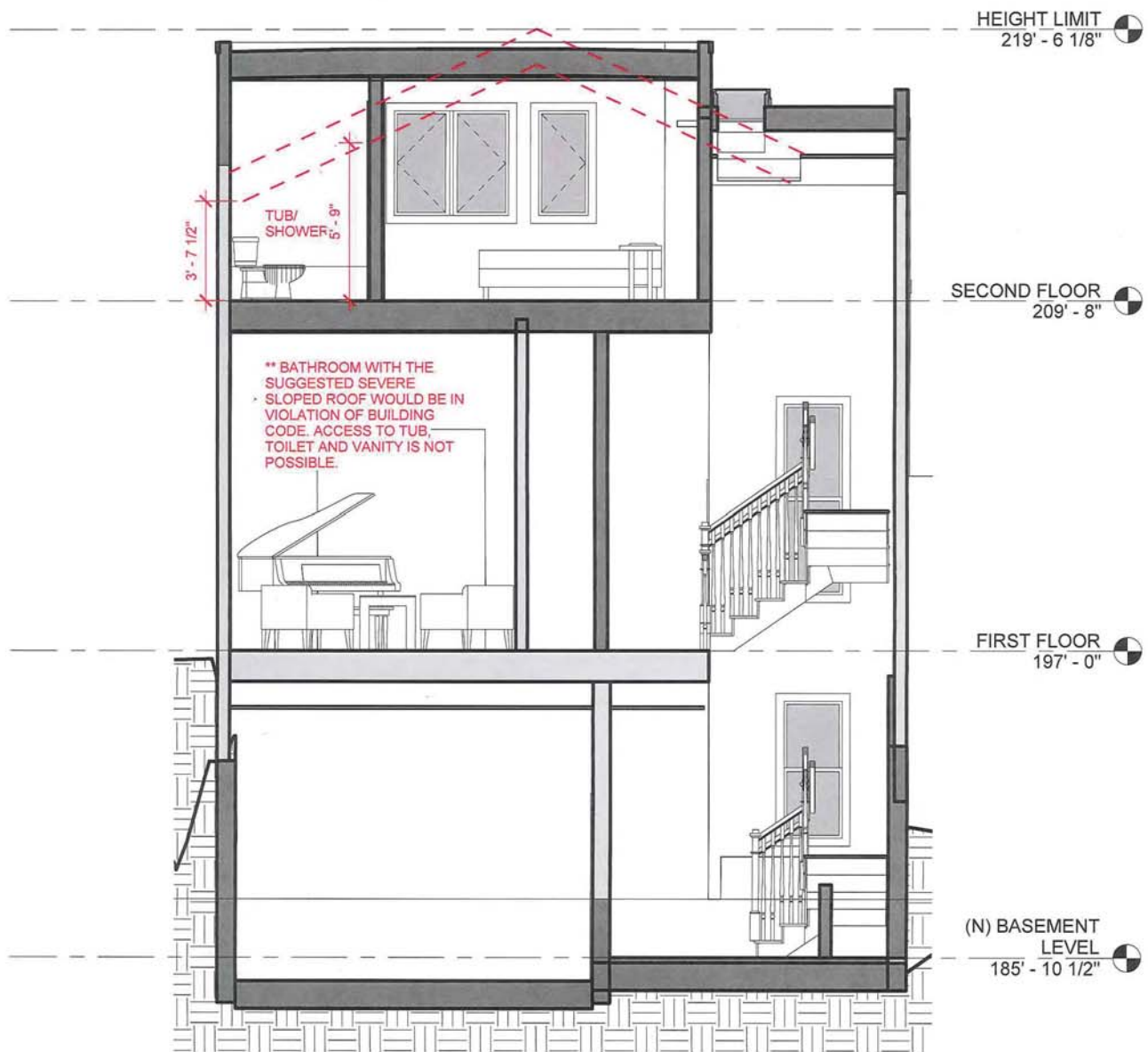


SECTION 1

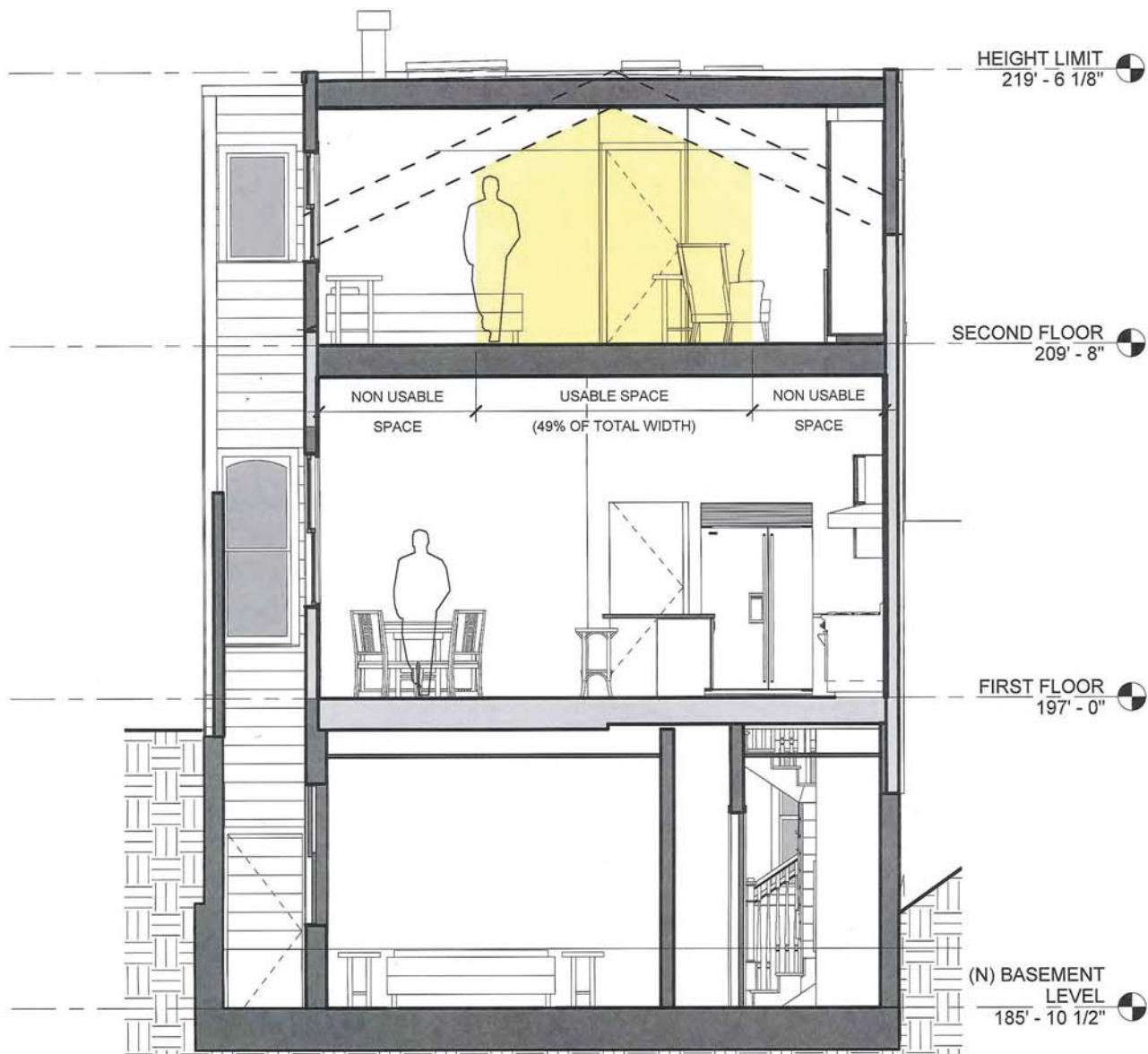


SECTION 2



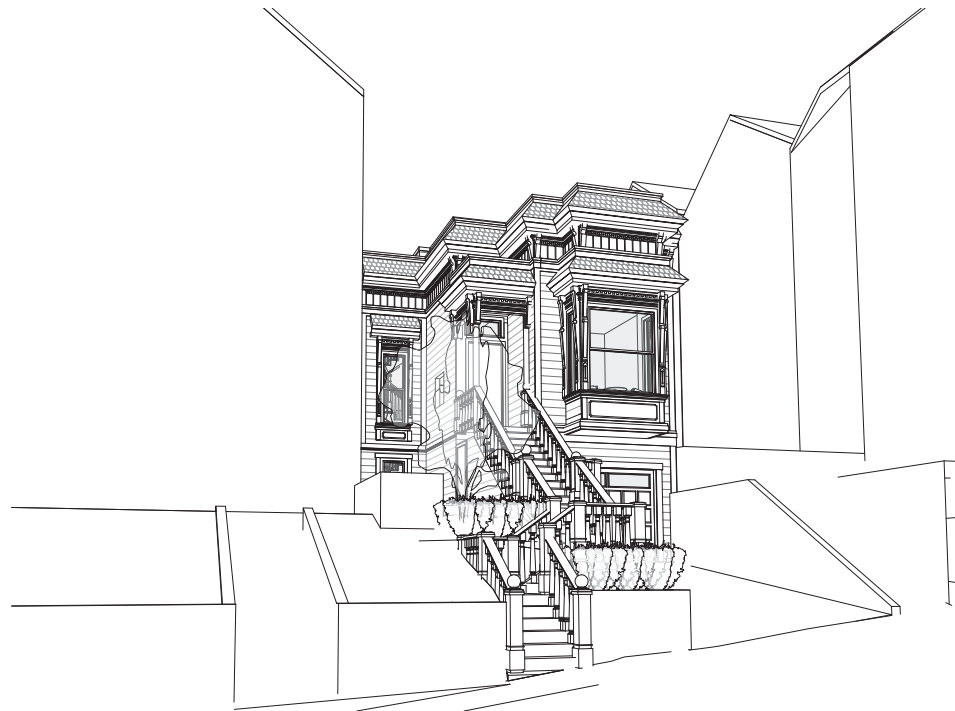


SECTION 3



## SECTION 4





981 GROVE ST.

981 Grove Street,  
San Francisco, CA 94117

CERTIFICATE OF APPROPRIATENESS

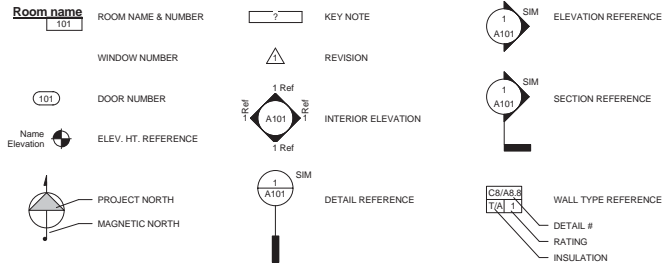
03.25.14

**WDA**  
WILLIAM DUFF ARCHITECTS

William Duff Architects, Inc.  
T 415 371 0900 F 415 371 0800  
26 O'Farrell Street, 2nd Fl. San Francisco, CA 94108



## SYMBOLS



## VICINITY MAP



## ABBREVIATIONS

& (E) (N) (S)	AND EXISTING NEW AT	M.D.F. MACH. MAX. MECH. MEZZ. MFG. MGR. MIN. MISC. MTD. MTL.	MEDIUM DENSITY FIBERBOARD ROOM MAXIMUM MECHANICAL MEZZANINE MANUFACTURER MANAGER MINIMUM MISCELLANEOUS MOUNTED METAL METAL
BD BLDG. B.O. B.O.H. BULL.	BOARD BUILDING BOTTOM OF BACK OF HOUSE BULLETTIN	N N.T.S. N/A NIC	NORTH NOT TO SCALE NOT APPLICABLE NOT IN CONTRACT
C.L. C.O. CLG. CLR. CMJ. COL. CONC. CONT. COORD. CORR. CTR.	CENTER LINE CLEAN OUT CEILING CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE CONTINUED OR CONTINUOUS COORDINATE CORRIDOR CENTER	O.C. O.D. O OPP. PART. PJ PLUMB. PLYWD.	ON CENTER OUTSIDE DIAMETER OVER OPPOSITE PARTITION PROJECT PLUMBING PLYWOOD
DEMO. DF DIA. DIM. DTL. DR. DWG(S).	DEMOLITION DRINKING FOUNTAIN DIAMETER DIMENSION DETAIL DOOR DRAWING(S)	R R.C.P. REF. REQD REV. RM.	RADIUS REFLECTED CEILING PLAN REFERENCE REQUIRED REVISION ROOM
E ELEC. ELEV. EQ. ETCETERA	EAST ELECTRICAL ELEVATION EQUAL ETCETERA	S S.C. S.F. S.S. SCH. SECT. SHT. SIM. SPEC. SQ. SSD STD. STL. STOR. STRUCT.	SOUTH SUSPENDED CEILING SQUARE FEET STAINLESS STEEL SCHEDULE SECTION SHEET SIMILAR SPECIFICATION (S) SQUARE SEE STRUCTURAL DRAWINGS STANDARD (S) STEEL STORAGE STRUCTURE OR STRUCTURAL SUSPENDED
F.T. FF. FIN. FIXT. FLR. FT.	FIRE TREATED FLOOR FINISH FINISH OR FINISHED FIXTURE FLOOR FOOT / FEET	T & G TBD T.O. TEL. TEMP. TYP.	TONGUE AND GROOVE TO BE DETERMINED TOP OF TELEPHONE TEMPERED OR TEMPORARY TYPICAL
GA. GALV. GEN. G.W.B. GYP.	GAUGE GALVANIZED GENERAL GYPSUM BOARD GYPSUM	U.B.C. U.S. UCON UC	UNIFORM BUILDING CODE UNDER SIDE UNLESS OTHERWISE NOTED UNDER COUNTER
H.C. H.M. H.V.A.C. HDWR. HR. HT.	HANDICAPPED OR HOLLOW CORE HEATING, VENTILATION & AIR COND. HARDWARE HOUR HEIGHT	VCT VIF VEST.	VINYL COMPOSITION TILE VERIFY IN FIELD VESTIBULE
IN. INT. L.L. LAV. LBS.	INCHES INTERIOR LANDSCAPE OR LEASELINE LAVATORY POUNDS		

## PROJECT DIRECTORY

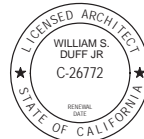
**ARCHITECT:**  
WILLIAM DUFF ARCHITECTS, INC.  
38 OFARRELL ST., 2ND FLOOR  
SAN FRANCISCO, CA 94108  
  
**CONTACT:** JIM WESTOVER  
PHONE: 415.371.0900  
FAX: 415.371.0800  
EMAIL: JWESTOVER@WDARCH.COM  
  
**OWNER:**  
TIM CRUDO  
981 GROVE ST.  
SAN FRANCISCO, CA 94117  
  
**CONTACT:** TIM CRUDO  
PHONE: 415.613.4723  
  
**GENERAL CONTRACTOR:**  
UNION PIERCE CONSTRUCTION, INC.  
2914 JACKSON STREET  
SAN FRANCISCO, CA 94115  
  
**CONTACT:** BUCK WHITAKER  
PHONE: 415.310.8828  
  
**STRUCTURAL ENGINEER:**  
HOLMES CULLEY  
235 MONTGOMERY ST. #1250  
SAN FRANCISCO, CA 94104  
  
**CONTACT:** DENNY KWAN  
PHONE: 415.693.1600

## DRAWING INDEX

ARCHITECTURAL	
A0.00	COVER SHEET
A0.01	PROJECT DATA
A1.01	EXISTING SITE PLAN
A1.02	PROPOSED SITE PLAN
A1.03	3D VIEWS
A1.04	EXISTING PHOTOS
A2.01	BASEMENT FLOOR PLANS
A2.02	FIRST FLOOR PLANS
A2.03	SECOND FLOOR PLANS
A2.04	ROOF PLAN
A3.01	NORTH ELEVATIONS
A3.02	WEST ELEVATIONS
A3.03	SOUTH ELEVATIONS
A3.04	EAST ELEVATIONS
A7.01	C OF A DETAILS

**WDA**  
WILLIAM DUFF ARCHITECTS

William Duff Architects, Inc.  
7415 371 0900 F 415 371 0800  
26 Ofarrell Street, 2nd Fl, San Francisco, CA 94108

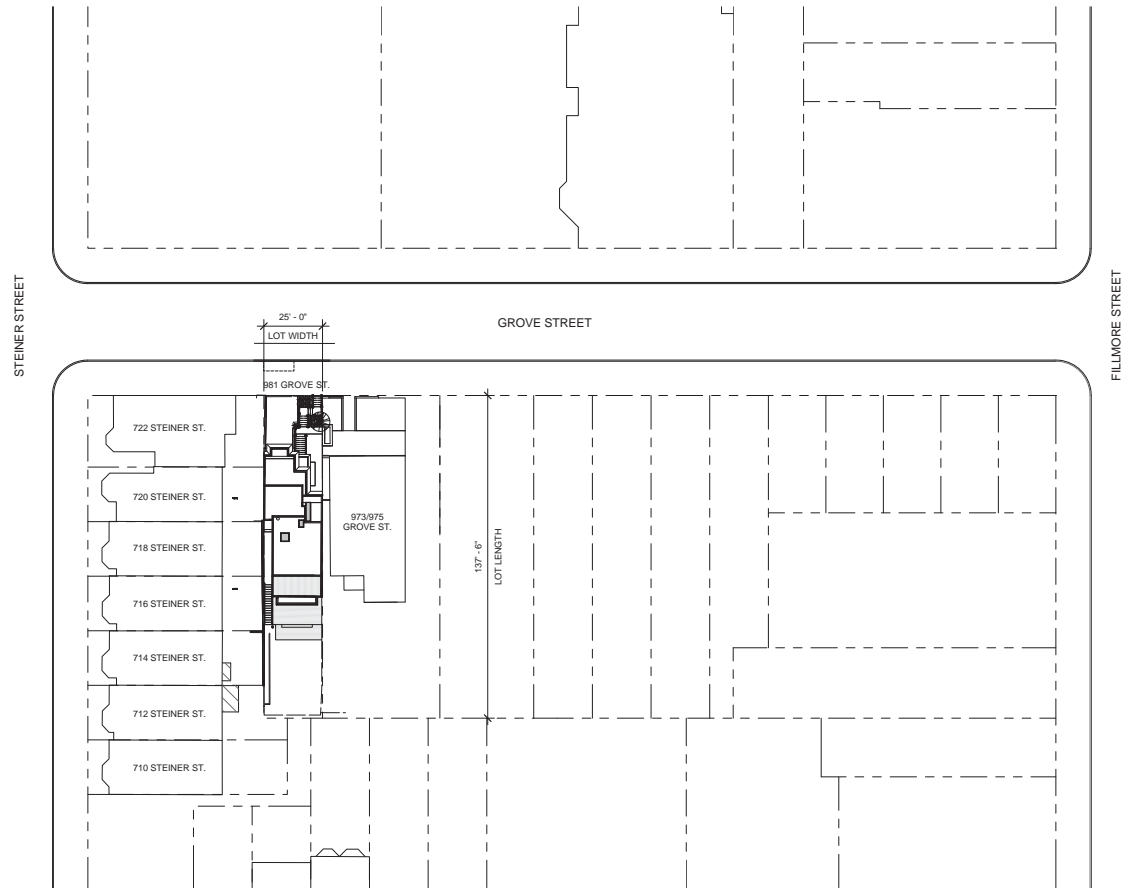


Revision No. DATE

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## PLOT PLAN

SCALE: 1" = 30'-0"



## PROJECT DATA

## SITE INFORMATION

ADDRESS: 981 GROVE STREET  
SAN FRANCISCO, CA 94117

## SCOPE OF WORK:

THE PROPOSED PROJECT INVOLVES THE REMODEL OF AND ADDITION TO A SINGLE STORY SINGLE-FAMILY RESIDENCE WITH BASEMENT. SCOPE OF WORK INCLUDES THE FOLLOWING: REGRADING OF EXISTING DRIVEWAY AND EXCAVATION OF EXISTING GARAGE TO REDUCE SEVERE SLOPE; WIDENING OF DRIVEWAY TO ALLOW FOR OPENING OF CAR DOORS; RECONFIGURATION OF CONCRETE STAIR AND REPLACEMENT OF STEEL RAILING IN FRONT YARD; NEW GARAGE EXTERIOR WALL AND DOOR IN NEW LOCATION; REPLACEMENT OF DOOR TO THE BASEMENT WITH A NEW WINDOW; VERTICAL ADDITION OF A SECOND FLOOR NOT VIEWABLE FROM THE STREET; A SINGLE STORY REAR HORIZONTAL ADDITION AT THE FIRST FLOOR; AND, AN ENTIRELY SUBGRADE REAR HORIZONTAL ADDITION AT THE BASEMENT LEVEL.

## APPLICABLE CODES:

2013 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS  
2013 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS  
2013 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS  
2013 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS  
2013 CALIFORNIA FIRE CODE  
2013 SAN FRANCISCO HOUSING CODE  
NATIONAL FIRE PROTECTION ASSOCIATION (BOOKLET 101)  
CALIFORNIA ENERGY COMMISSION TITLE 24  
2013 CALIFORNIA GREEN BUILDINGS STANDARDS CODE  
ALL OTHER APPLICABLE CITY AND COUNTY LAWS AND ORDINANCES

## ZONING DATA

ZONE:	RH2	(E) MAIN HOUSE HEIGHT:	36' - 9 1/2'
OCCUPANCY:	R-3	PROPOSED MAIN HOUSE HEIGHT:	40' - 0"
CONSTRUCTION TYPE:	V-8	(E) GARAGE HEIGHT:	N/A
FIRE SPRINKLERS:	NO	PROPOSED GARAGE HEIGHT:	N/A
(E) SQ. FT.:	2,392 SQ. FT.	(E) PARKING:	1 CAR GARAGE
PROPOSED SQ. FT.:	3,460 SQ. FT.	PROPOSED PARKING:	1 CAR GARAGE

## PARCEL AREA CALCULATIONS

PARCEL AREA:	3,437.5 SQ.FT.
FAR:	1.8:1
BUILDABLE AREA:	6,187.5 SQ.FT.
ACCESSORY FAR:	-
ACCESSORY BUILDABLE AREA:	-

## BUILDING AREA CALCULATIONS

EXISTING CONDITION		PROPOSED CONDITION	
(E) BASEMENT:	848 SQ.FT.	BASEMENT:	1,089 SQ. FT.
(E) FIRST STORY:	1,171 SQ.FT.	FIRST STORY:	1,204 SQ. FT.
(E) SECOND STORY:	-	SECOND STORY:	692 SQ. FT.
(E) GARAGE:	373 SQ. FT.	GARAGE:	425 SQ. FT.
(E) TOTAL:	2,392 SQ.FT.	TOTAL:	3,410 SQ. FT.
(E) ACCESSORY TOTAL:	N/A	ACCESSORY TOTAL:	N/A

\*PLEASE NOTE THAT (E) BASEMENT IS A NON-HABITABLE SPACE DUE TO LACK OF LEGAL HEAD HEIGHT.

## ARTICLE 10 - DEMOLITION CALCULATIONS

FRONT FACADE FACING PUBLIC		AREA OF (E) REMOVED IN PROPOSED CONDITION	
EXISTING CONDITION		(E) NORTH:	132 SQ. FT.
(E) NORTH:	662 SQ. FT.	(E) WEST:	32 SQ. FT.
(E) WEST:	100 SQ. FT.	(E) EAST:	23 SQ. FT.
(E) EAST:	542 SQ. FT.	(E) REMOVED TOTAL:	187 SQ. FT.
(E) TOTAL:	1,304 SQ. FT.		
PERCENTAGE OF (E) CONDITION REMOVED:	187 SQ. FT. / 1,304 SQ. FT. X 100 = 14%		

EXTERIOR WALL		AREA OF (E) REMOVED IN PROPOSED CONDITION*	
EXISTING CONDITION		(E) NORTH:	132 SQ. FT.
(E) NORTH:	662 SQ. FT.	(E) WEST:	32 SQ. FT.
(E) WEST:	1,387 SQ. FT.	(E) EAST:	116
(E) EAST:	1,575 SQ. FT.	(E) SOUTH:	385 SQ. FT.
(E) SOUTH:	633 SQ. FT.	(E) REMOVED TOTAL:	665 SQ. FT.
(E) TOTAL:	4,257 SQ. FT.		
PERCENTAGE OF (E) CONDITION REMOVED:	665 SQ. FT. / 4,257 SQ. FT. X 100 = 16%		

INTERNAL STRUCTURE		AREA OF (E) REMOVED IN PROPOSED CONDITION*	
FLOOR PLATE, LOAD BEARING WALLS AND ROOF STRUCTURE		(E) BASEMENT:	1,276 SQ. FT.
EXISTING CONDITION		(E) FIRST STORY:	100 SQ. FT.
(E) BASEMENT:	1,276 SQ. FT.	(E) CEILING STRUCTURE:	682 SQ. FT.
(E) FIRST STORY:	1,157 SQ. FT.	(E) GABLE ROOF:	1,422 SQ. FT.
(E) CEILING STRUCTURE:	1,157 SQ. FT.	(E) TOTAL:	3,480 SQ. FT.
(E) GABLE ROOF:	1,422 SQ. FT.		
(E) TOTAL:	5,012 SQ. FT.		
PERCENTAGE OF (E) CONDITION REMOVED:	3,480 SQ. FT. / 5,012 SQ. FT. X 100 = 69%		

Job Title  
981 GROVE ST.

Job Address  
981 Grove Street,  
San Francisco, CA 94117

Date

2014.03.25

Issued For  
CERTIFICATE OF  
APPROPRIATENESS  
Job No.  
13008

Drawn By: Checked By:  
CS PL

Sheet Title

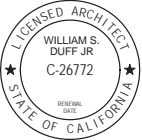
PROJECT DATA

Scale  
As indicated

Sheet No.

A0.01





Revision No.                      DATE

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PHOTO FROM NORTHWEST ⑥  
12" = 1'-0"



PHOTO FROM NORTHEAST ⑤



PHOTO FROM FRONT ④



3D VIEW NORTHWEST ③



3D VIEW FROM NORTHEAST ②



3D VIEW FROM FRONT ①

Job Title  
981 GROVE ST.

Job Address  
981 Grove Street,  
San Francisco, CA 94117

Date  
2014.03.25

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Job No.  
13008

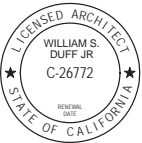
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CS                                      PL

Sheet Title  
**3D VIEWS**

Scale  
**12" = 1'-0"**

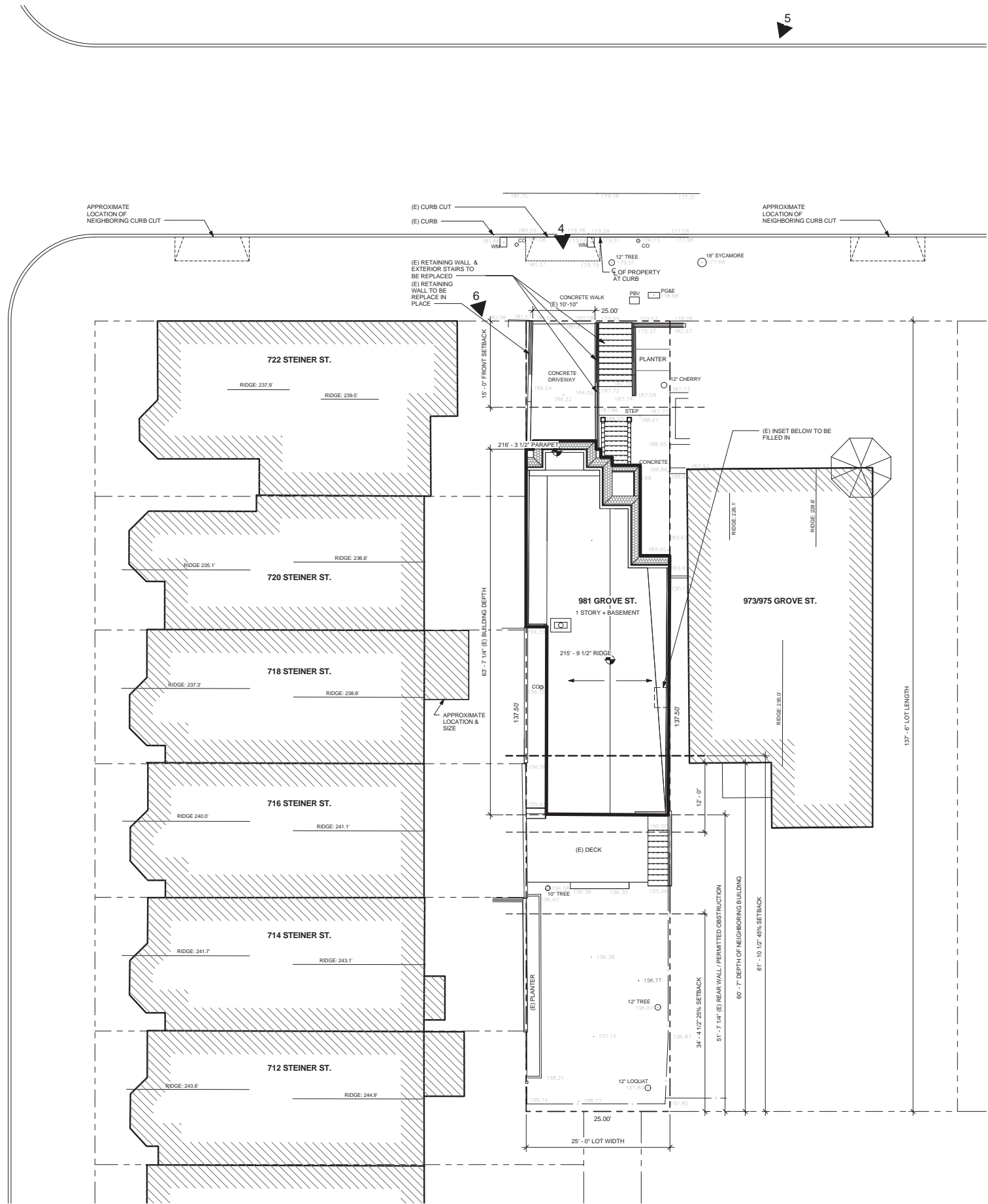
Sheet No.





Revision No. DATE

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LEGEND - SITE PLAN

1

3D VIEW LOCATION OR PHOTO LOCATION, SEE A1.03

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

Job Title  
981 GROVE ST.

Job Address  
981 Grove Street,  
San Francisco, CA 94117

Date  
2014.05.12

Issued For  
SITE PERMIT

Job No.  
13008

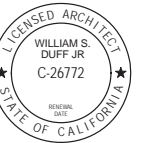
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Checked By: Checker

Sheet Title  
EXISTING SITE PLAN

Scale  
As indicated

Sheet No.

A1.01



Revision No. \_\_\_\_\_ DATE \_\_\_\_\_

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Job Title  
981 GROVE ST.

Job Address  
981 Grove Street,  
San Francisco, CA 94117

Date  
2014.05.12

Issued For  
SITE PERMIT

Job No.  
13008

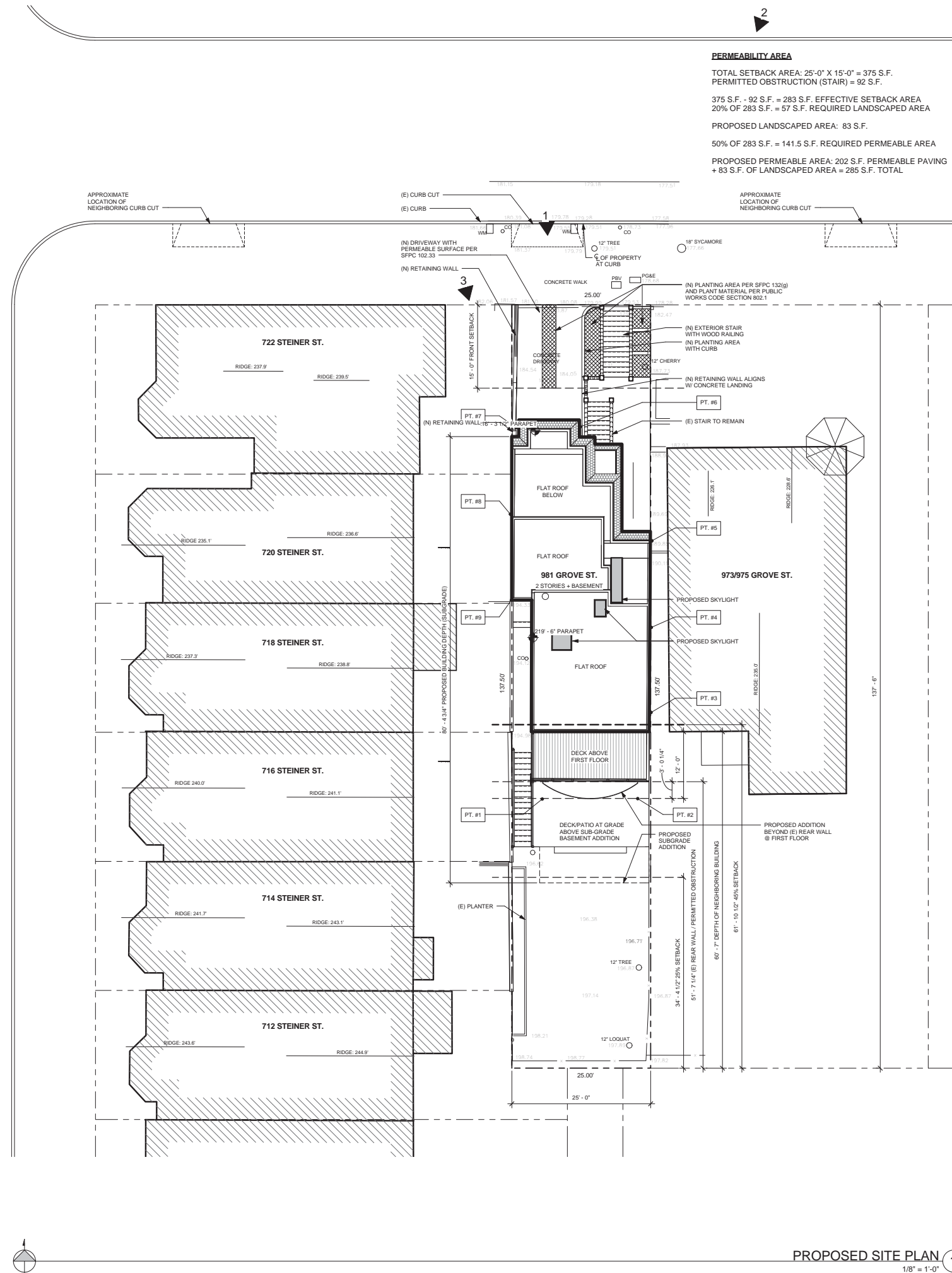
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**PROPOSED SITE PLAN**

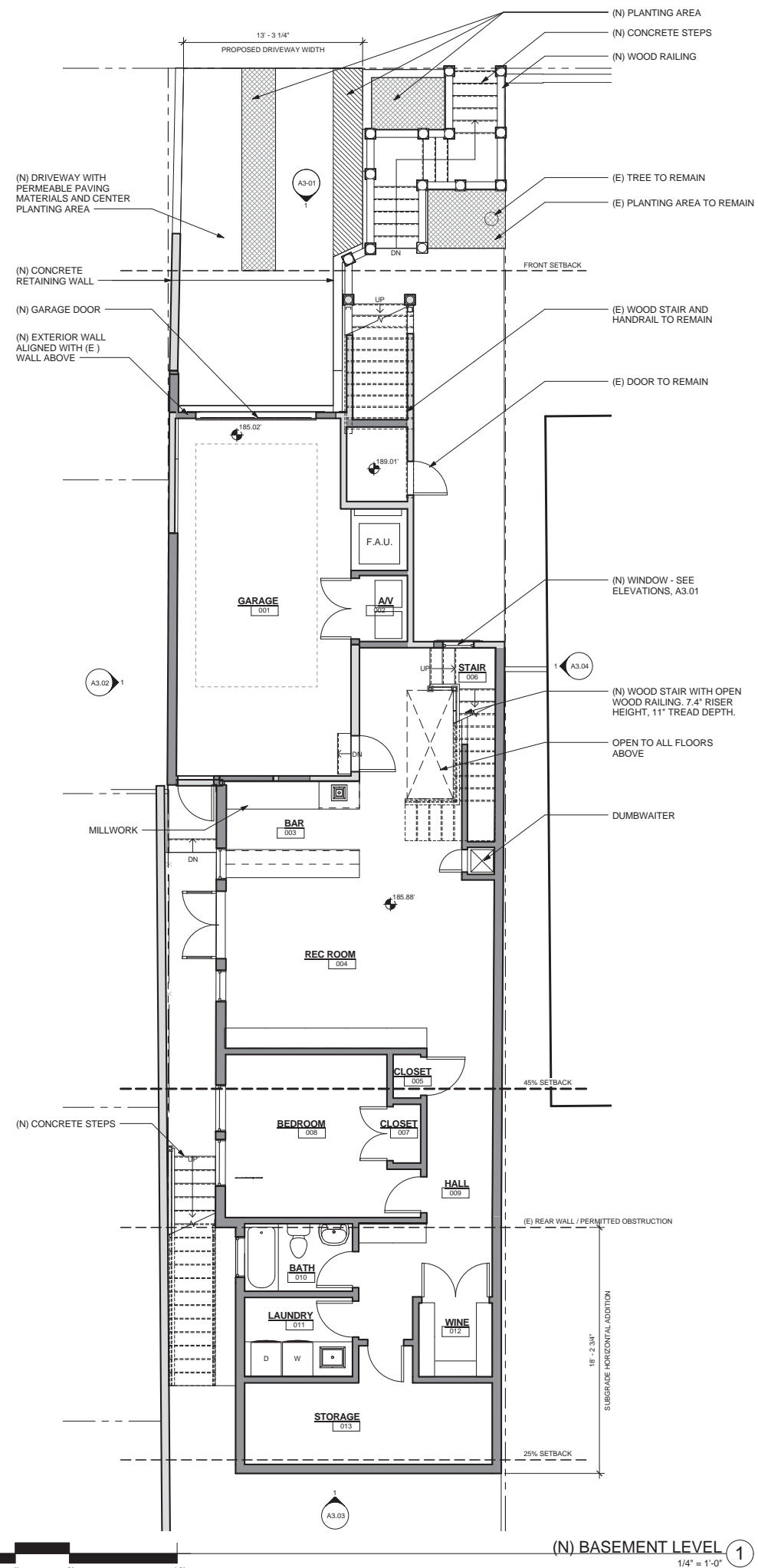
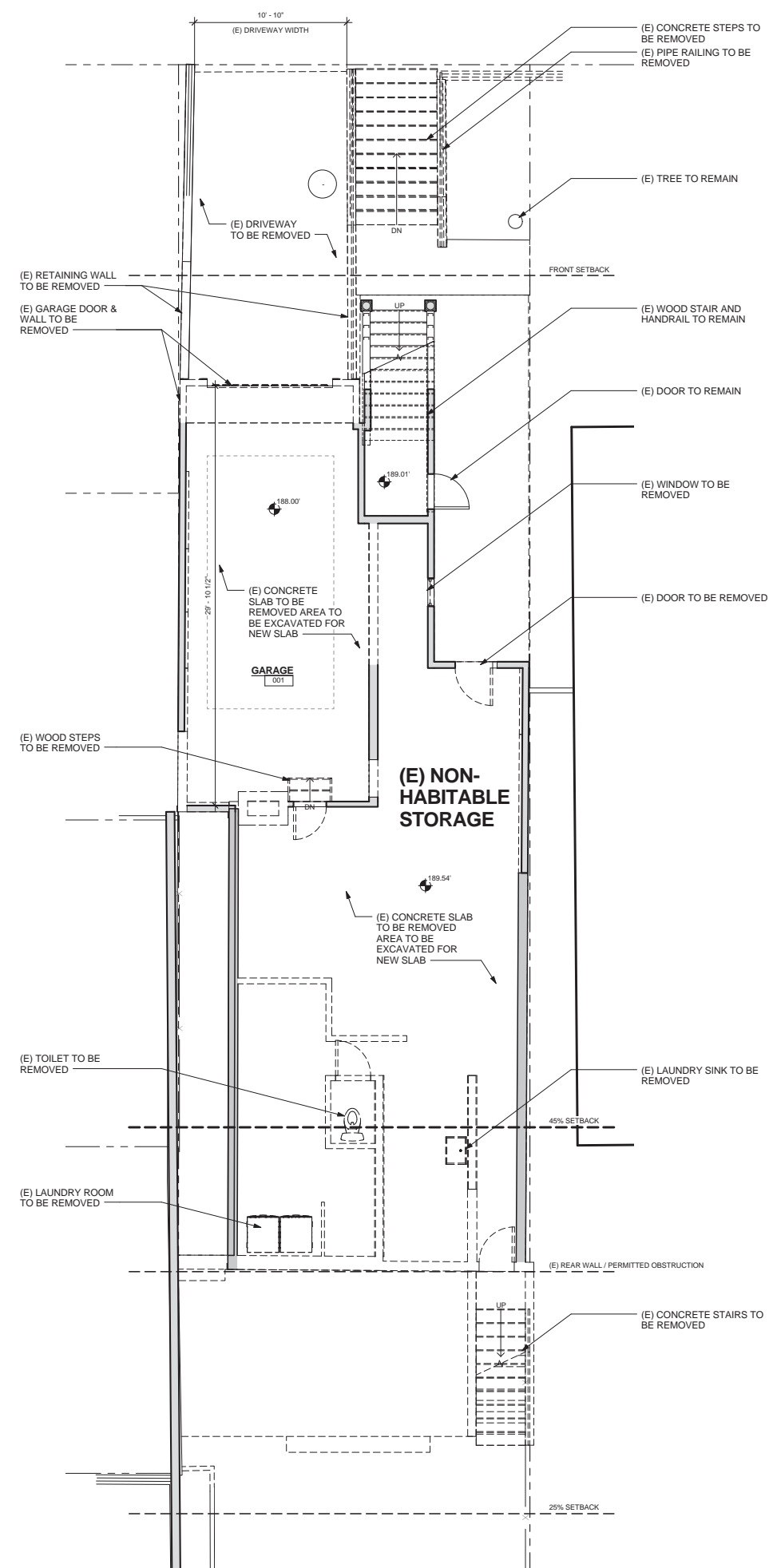
Scale  
**As indicated**

Sheet No.









## A1.02














## LEGEND - DEMOLITION

	(E) FLOOR TO BE REMOVED
	(E) PARTITION TO BE REMOVED
	(E) TO BE REMOVED
	(E) PARTITION TO REMAIN
	(E) DOOR TO BE REMOVED
	(E) DOOR TO REMAIN
	(E) WINDOW TO BE REMOVED
	(E) WINDOW TO REMAIN

## LEGEND - NEW CONSTRUCTION







	ABOVE OR BELOW
	(E) PARTITION TO REMAIN
	(N) PARTITION
	(E) DOOR TO REMAIN
	(N) DOOR
	(E) WINDOW TO REMAIN
	(N) WINDOW



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## LEGEND - DEMOLITION

LEGEND - NEW CONSTRUCTION	
---	ABOVE OR BELOW
	(E) PARTITION TO REMAIN
	(N) PARTITION
	(E) DOOR TO REMAIN
	(N) DOOR
	(E) WINDOW TO REMAIN
	(N) WINDOW

Job Title  
981 GROVE ST.

Job Address  
981 Grove Street,  
San Francisco, CA 94117

Date  
2014.03.25

Issued For  
**CERTIFICATE OF  
 APPROPRIATENESS**  
 Job No.  
 13008

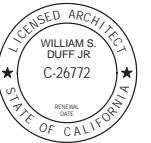
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Sheet Title

**FIRST FLOOR PLANS**

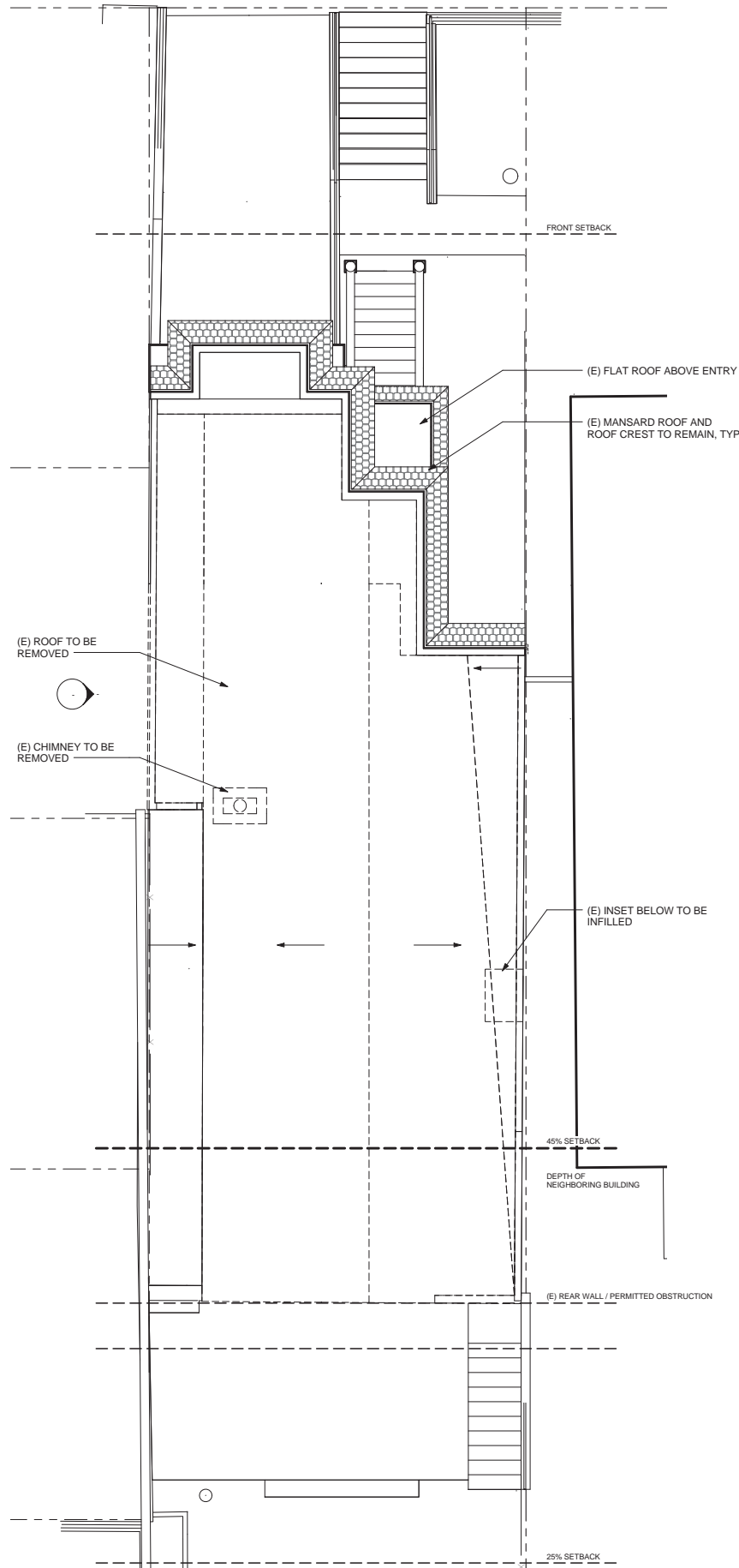
Scale  
**1/4" = 1'-0"**

Sheet No.

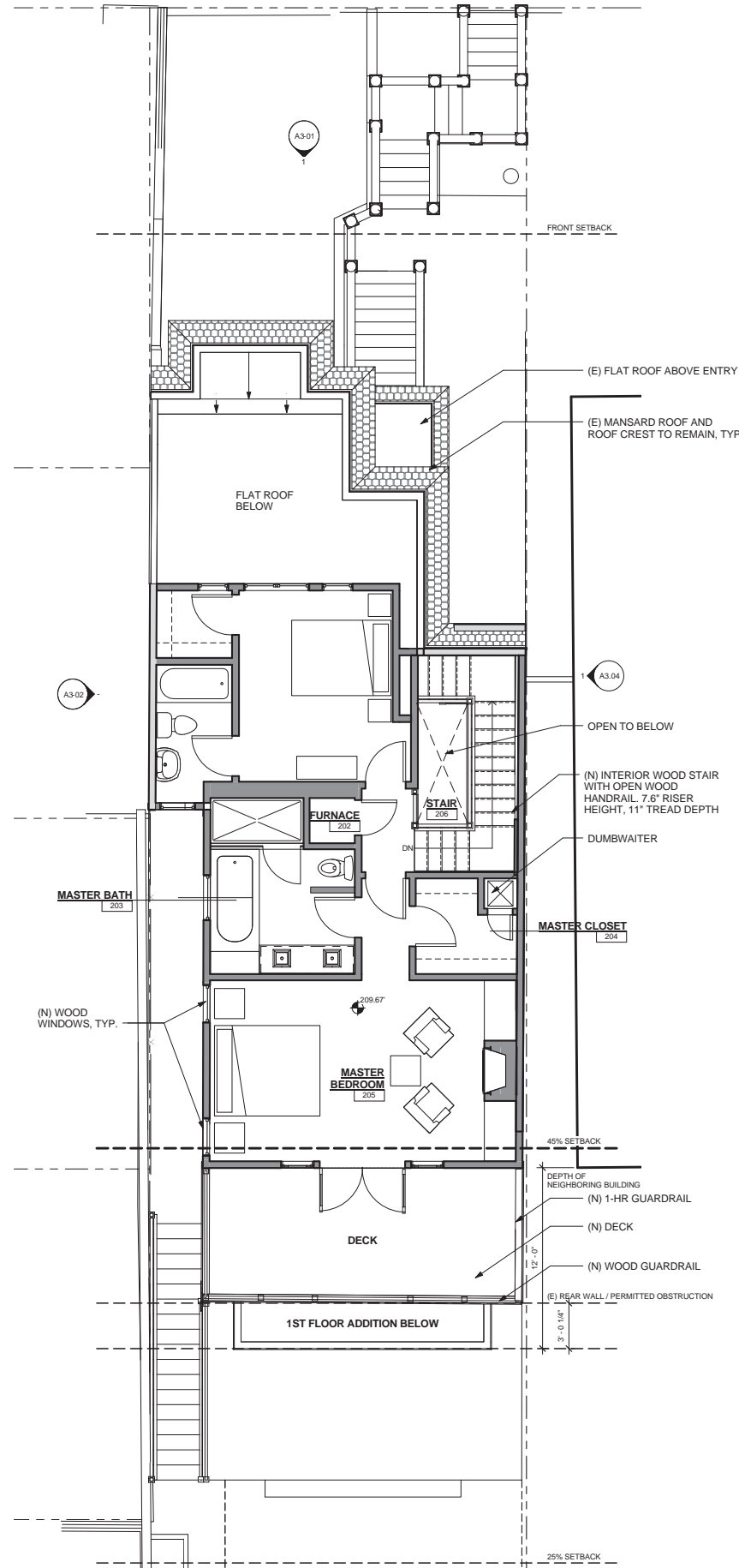


Revision No. DATE

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



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

LEGEND - DEMOLITION	
	(E) FLOOR TO BE REMOVED
	(E) PARTITION TO BE REMOVED
	(E) TO BE REMOVED
	(E) PARTITION TO REMAIN
	(E) DOOR TO BE REMOVED
	(E) DOOR TO REMAIN
	(E) WINDOW TO BE REMOVED
	(E) WINDOW TO REMAIN

LEGEND - NEW CONSTRUCTION	
	ABOVE OR BELOW
	(E) PARTITION TO REMAIN
	(N) PARTITION
	(E) DOOR TO REMAIN
	(N) DOOR
	(E) WINDOW TO REMAIN
	(N) WINDOW

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981 GROVE ST.

Job Address  
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San Francisco, CA 94117

Date  
2014.03.25

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Drawn By: CS  
Checked By: PL

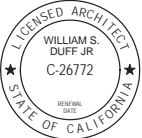
Sheet Title  
SECOND FLOOR PLANS

Scale  
1/4" = 1'-0"

Sheet No.

A2.03





Revision No.                      DATE

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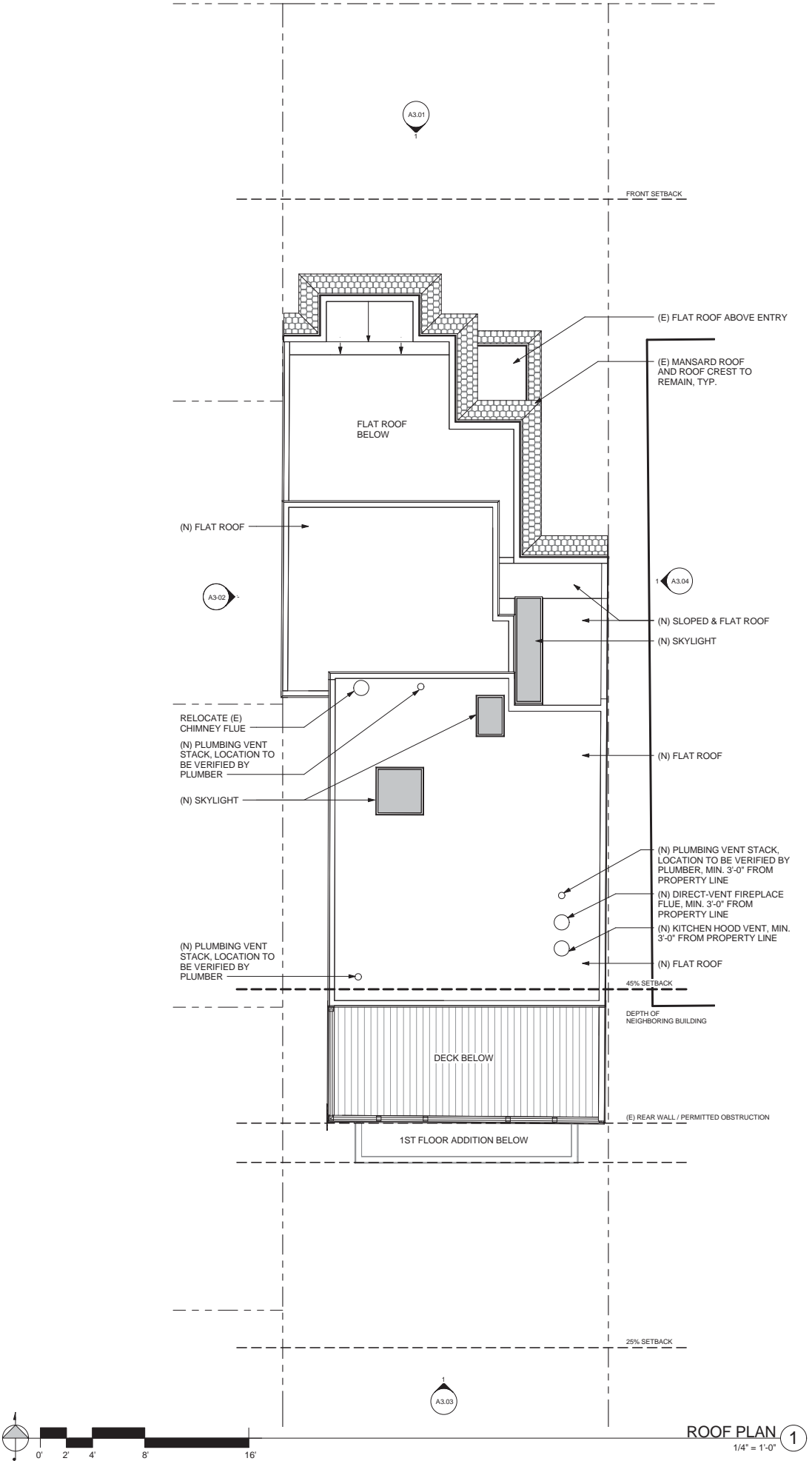
Drawn By:                      Checked By:  
CS                                      PL

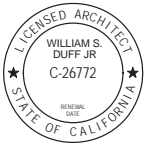
Sheet Title  
**ROOF PLAN**

Scale  
**1/4" = 1'-0"**

Sheet No.

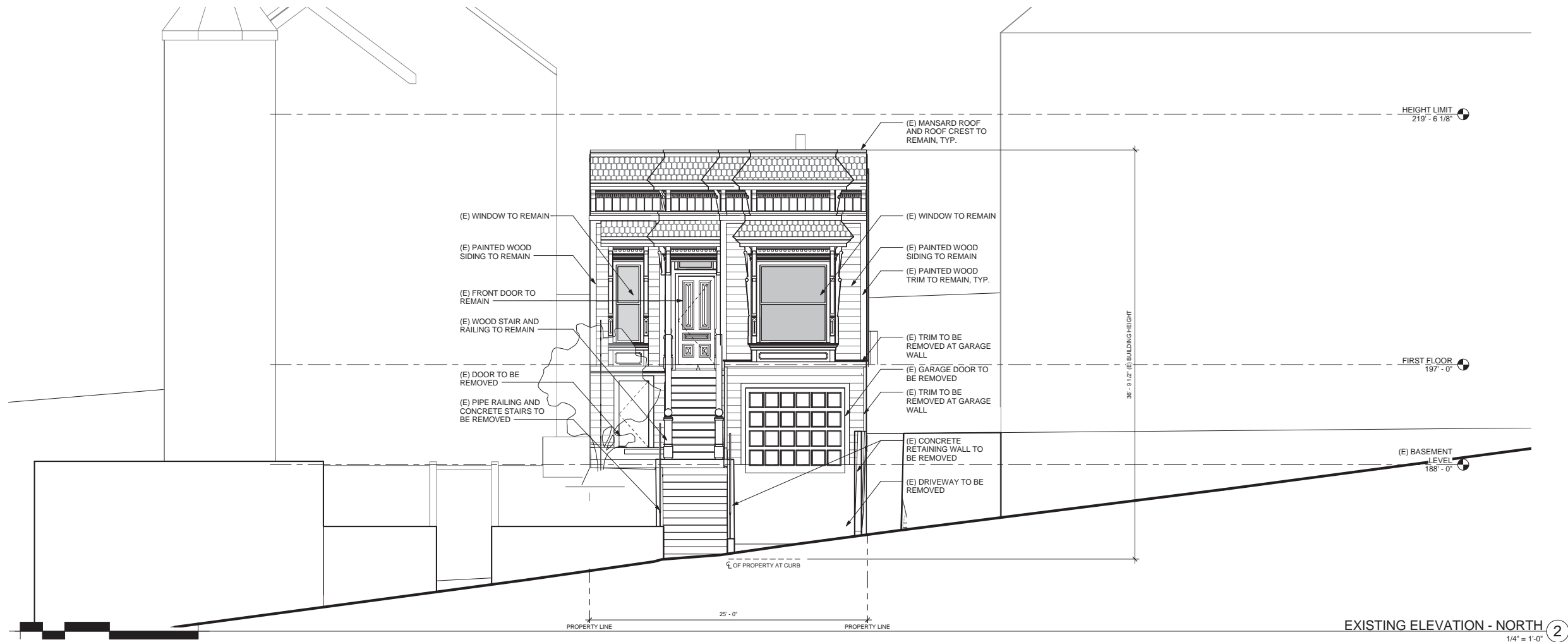
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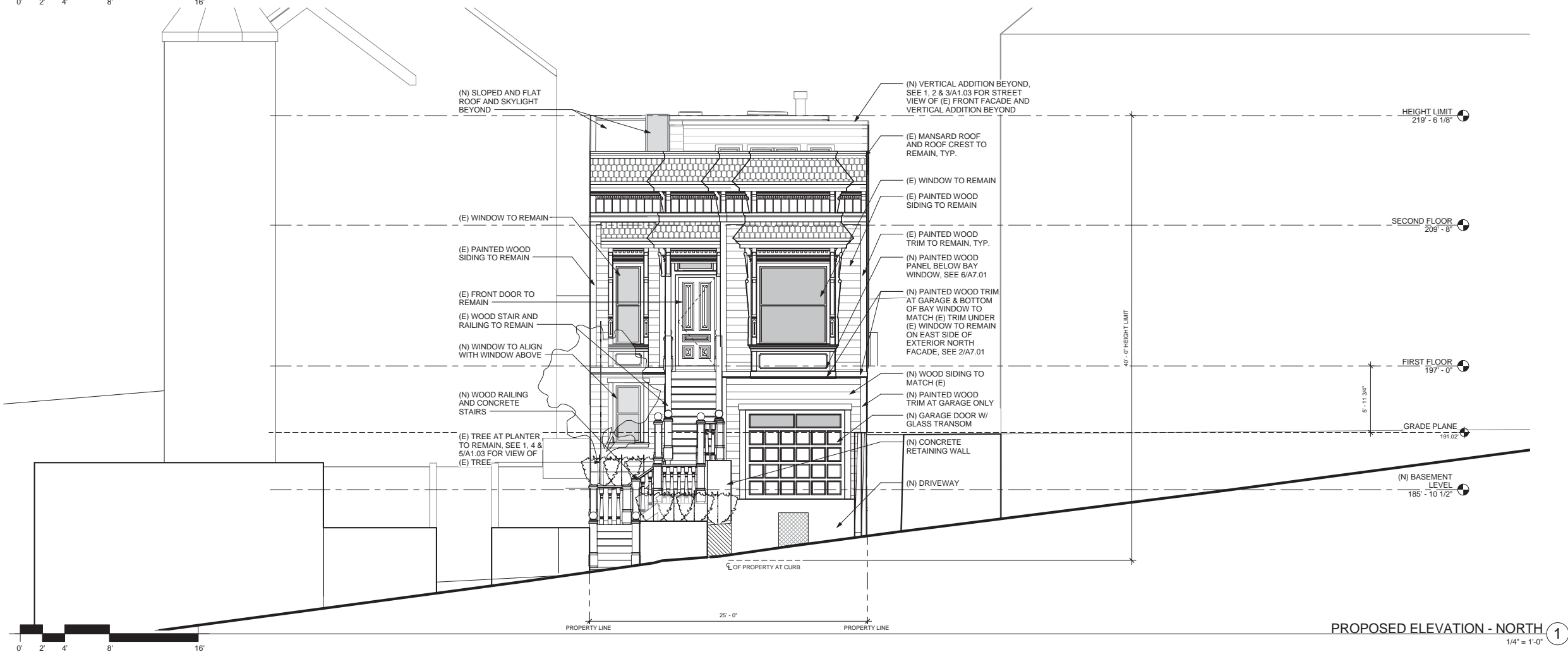


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EXISTING ELEVATION - NORTH ②  
1/4" = 1'-0"



PROPOSED ELEVATION - NORTH ①  
1/4" = 1'-0"

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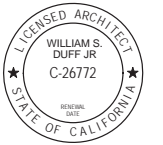
Drawn By: CS  
Checked By: PL

Sheet Title  
**NORTH ELEVATIONS**

Scale  
**1/4" = 1'-0"**

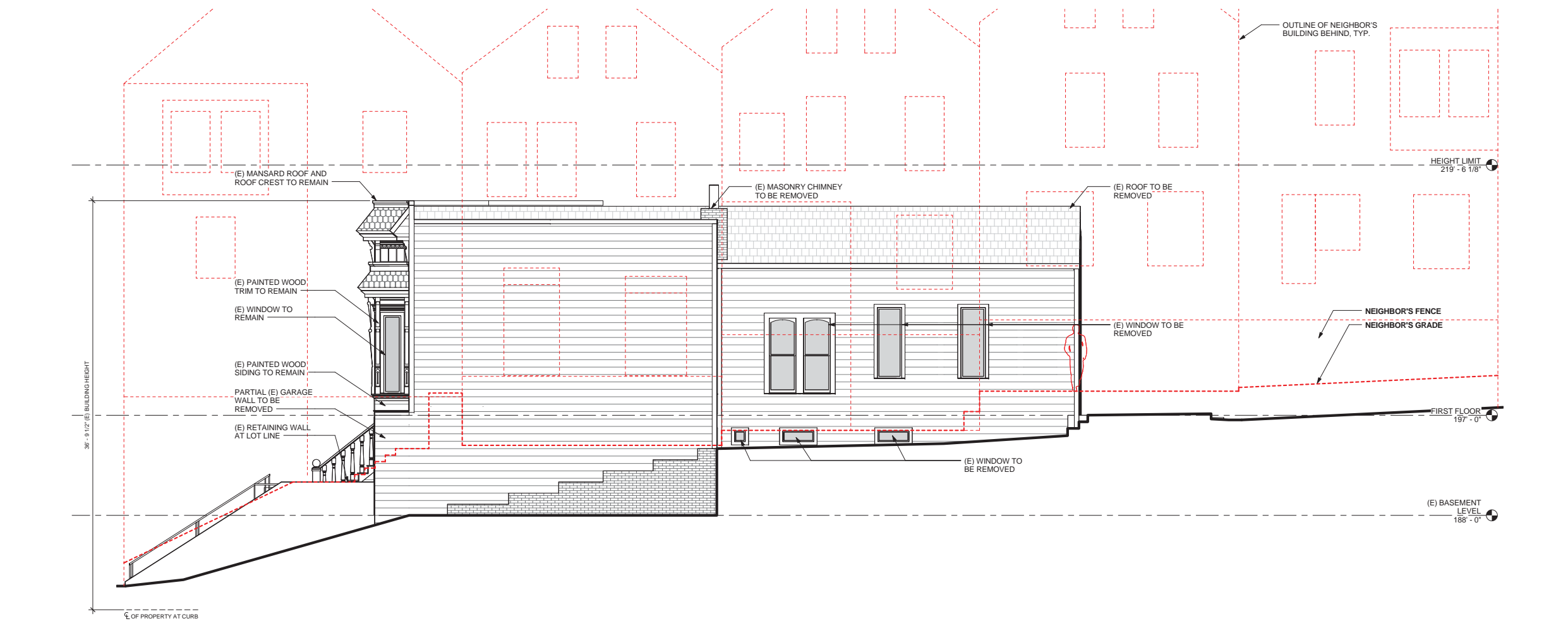
Sheet No.

**A3.01**

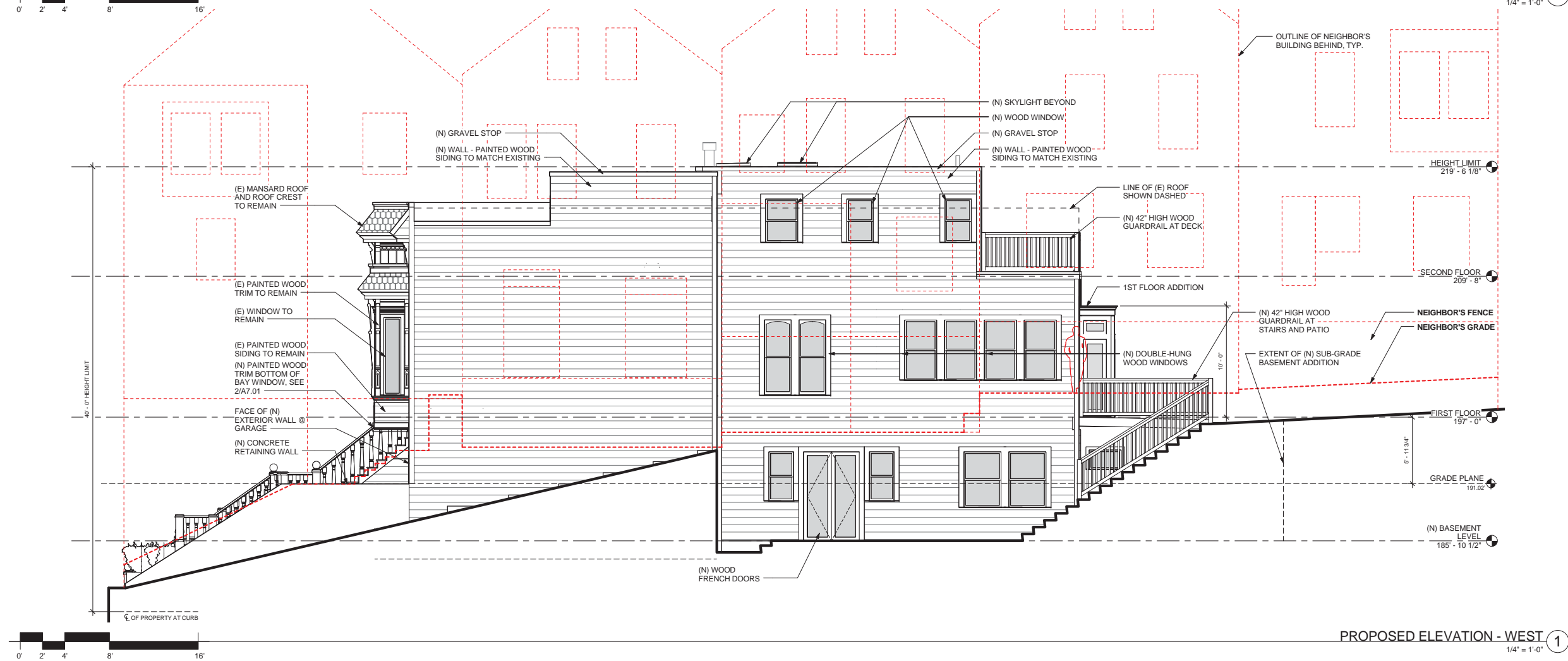


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EXISTING ELEVATION - WEST ②  
1/4" = 1'-0"



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

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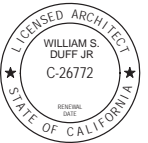
Sheet Title  
**WEST ELEVATIONS**

Scale  
**1/4" = 1'-0"**

Sheet No.

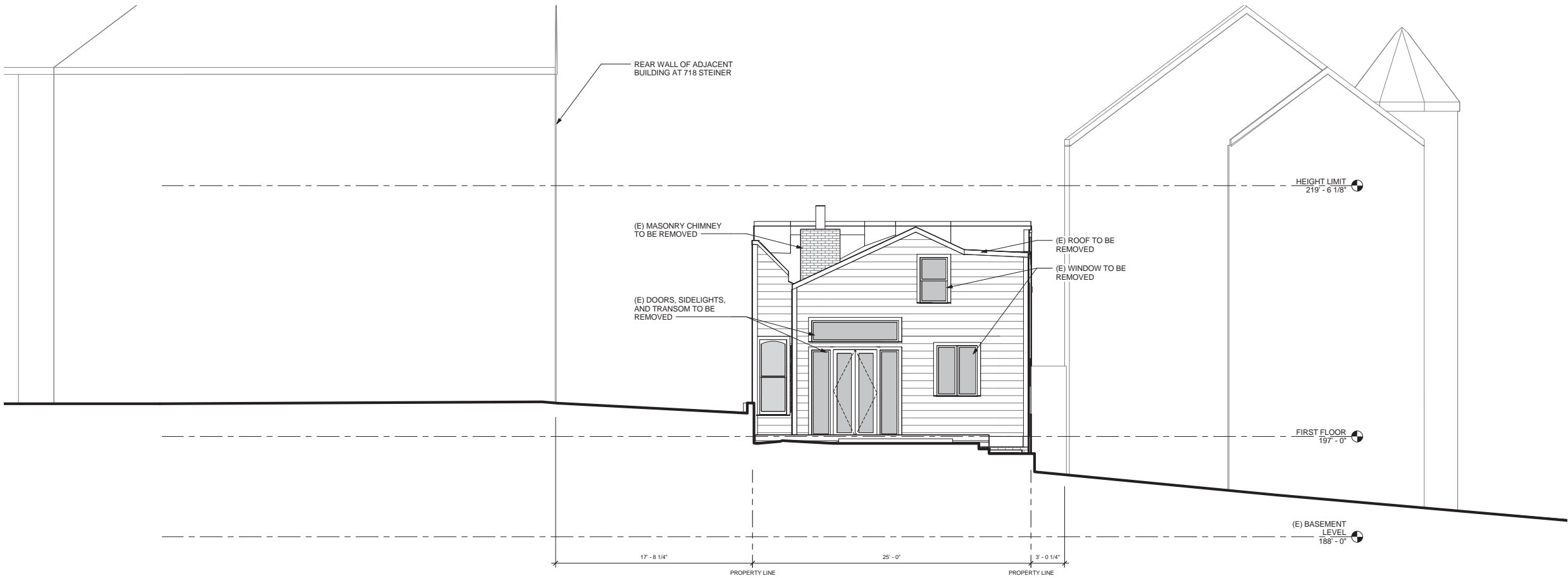
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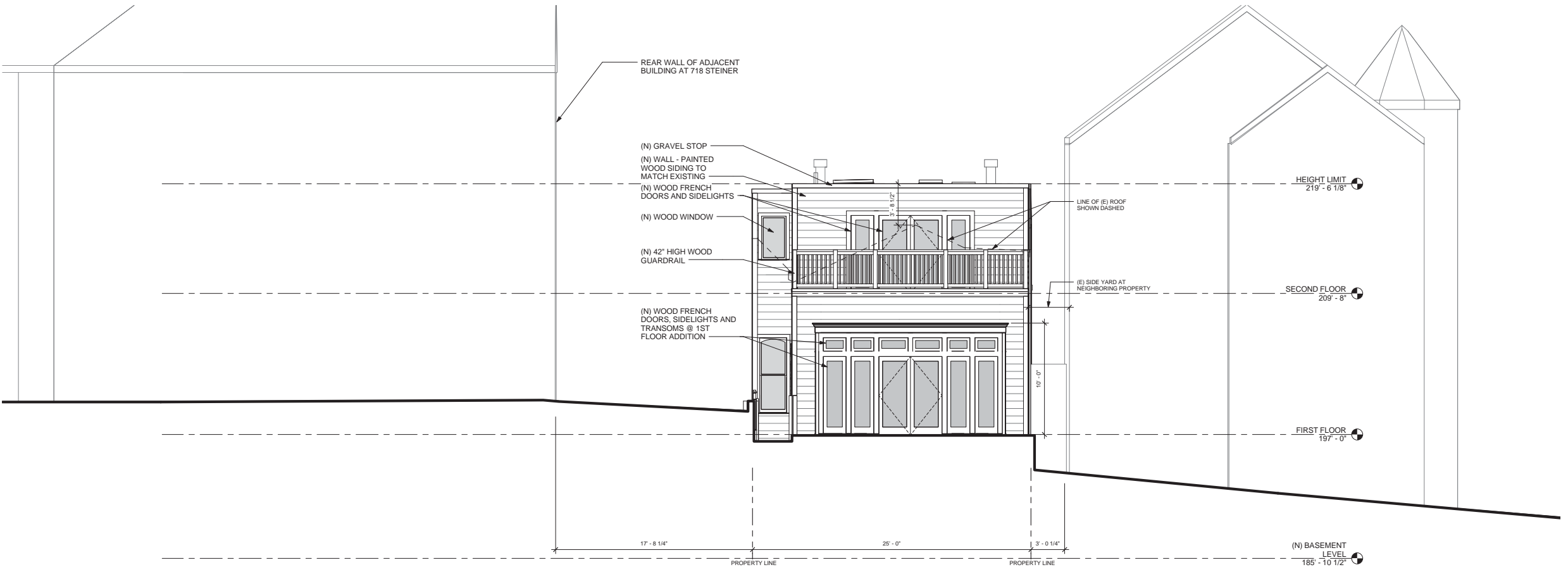


Revision No. DATE

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EXISTING ELEVATION - SOUTH ②  
1/4" = 1'-0"



PROPOSED ELEVATION - SOUTH ①  
1/4" = 1'-0"

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Sheet Title  
**SOUTH ELEVATIONS**

Scale  
**1/4" = 1'-0"**

Sheet No.

A3.03