



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: FEBRUARY 4, 2016

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 22, 2016
Case No.: **2015-003411DRP**
Project Address: **21 Rosemont Place**
Permit Application: 2014.07.03.0471
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 3534/020
Project Sponsor: Curtis Hollenbeck
575 Columbus Avenue #2
San Francisco, CA 94133
Staff Contact: Nancy Tran – (415) 575-9174
nancy.h.tran@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project proposes to demolish a detached accessory garage structure, construct horizontal and vertical additions (new third floor) and increase the dwelling count on-site from one to two units. Other modifications include: interior remodeling, façade alterations, new roof decks, stair penthouse, partial building removal for a ground floor patio and creation of a second off-street parking space. The expansions will be appropriately set back to respect front and rear yard requirements.

SITE DESCRIPTION AND PRESENT USE

The project site is situated at the northeast end of Rosemont Place, a cul-de-sac between 14th Street and Clinton Park. It is located on Lot 020 in Assessor's Block 3534, within the RTO (Residential Transit Oriented) Zoning District and the 40-X Height and Bulk District. The ~2,500 SF lot has 35' of frontage and a depth of 72.5'. The subject property is a developed two-story ~ 2,175 GFA single-family structure with a one-car detached garage (~640 SF) on the ground floor and was constructed circa 1908.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Mission District and within proximity to NCT-3 (Moderate Scale Neighborhood Commercial Transit) and NC-1 (Neighborhood Commercial, Cluster) zoning districts. Parcels within the immediate vicinity are residential and vary from single, two, to 3+ dwelling units of mixed visual character.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	September 15, 2015 – October 15, 2015	October 14, 2015	February 4, 2016	113 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 25, 2016	January 12, 2016	23 days
Mailed Notice	10 days	January 25, 2016	January 22, 2016	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	14 (including DR Requestor)	-
Other neighbors on the block or directly across the street	-	37	-
Neighborhood groups	-	-	-

DR REQUESTOR

Todd Esker (for North Dolores Neighbors Association), 233 Clinton Park, San Francisco, CA 94103
Requestor is the abutter located directly behind (east) of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated October 14, 2015.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated December 13, 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). Upon review of Environmental Application No. 2015.1145E, the property was determined to be ineligible for local listing or designation and therefore, reclassified as not a historic resource.

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:

1. With respect to light and air concerns, the proposed massing is appropriate as it provides a 5-foot side setback to the adjacent rear yards.
2. The project and privacy issues are within the tolerances to be expected when living in a dense, urban environment like San Francisco. The second and third floor decks located along the northerly property line provide privacy for adjacent rear yards by proposing solid wall/railing.
3. The building scale, massing and materials are appropriate as the project is located in a neighborhood of mixed visual character with regard to both scale and architecture.
4. A previously proposed 4th floor was eliminated and the stair penthouse is designed to be sloped and setback to provide a minimal structure needed for roof access.

In response to the DR requestor's concern with respect to form, RDT instructed the project sponsor to make modifications to the project. The plans have been satisfactorily revised to address RDT's design request listed below and are the official plans submitted to the Commission.

1. Improve window/glazing proportions to better relate to the vertically oriented proportions found on better examples of architecture on the block-face and across the street.

Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

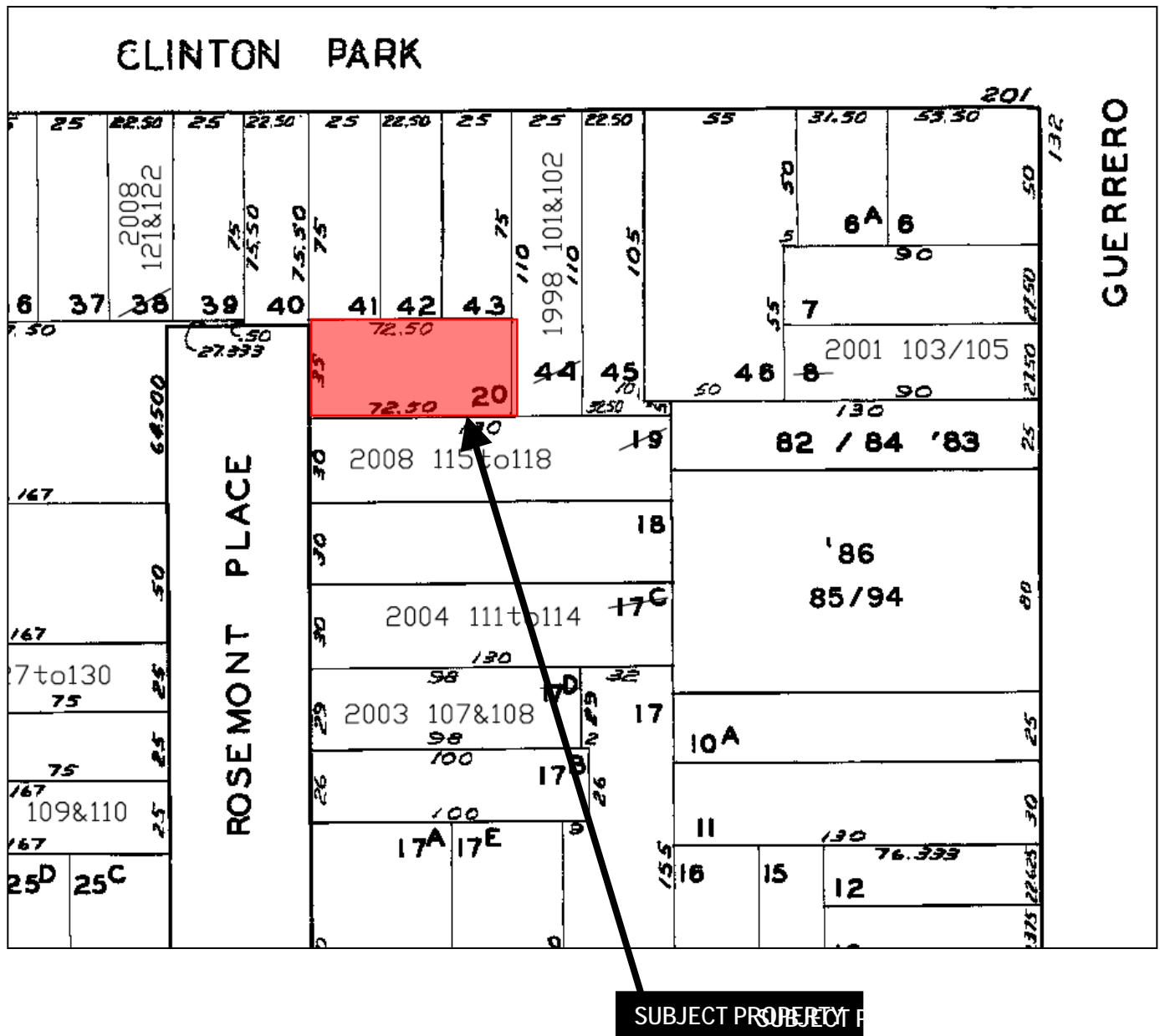
RECOMMENDATION:	Do not take DR and approve project as proposed
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
CEQA Categorical Exemption Determination
Section 311 Notice & Plans
DR Notice
DR Application
Public Comment
Response to DR Application dated December 13, 2015
Revised Plans per RDT Comments
Rendering & Material Palette

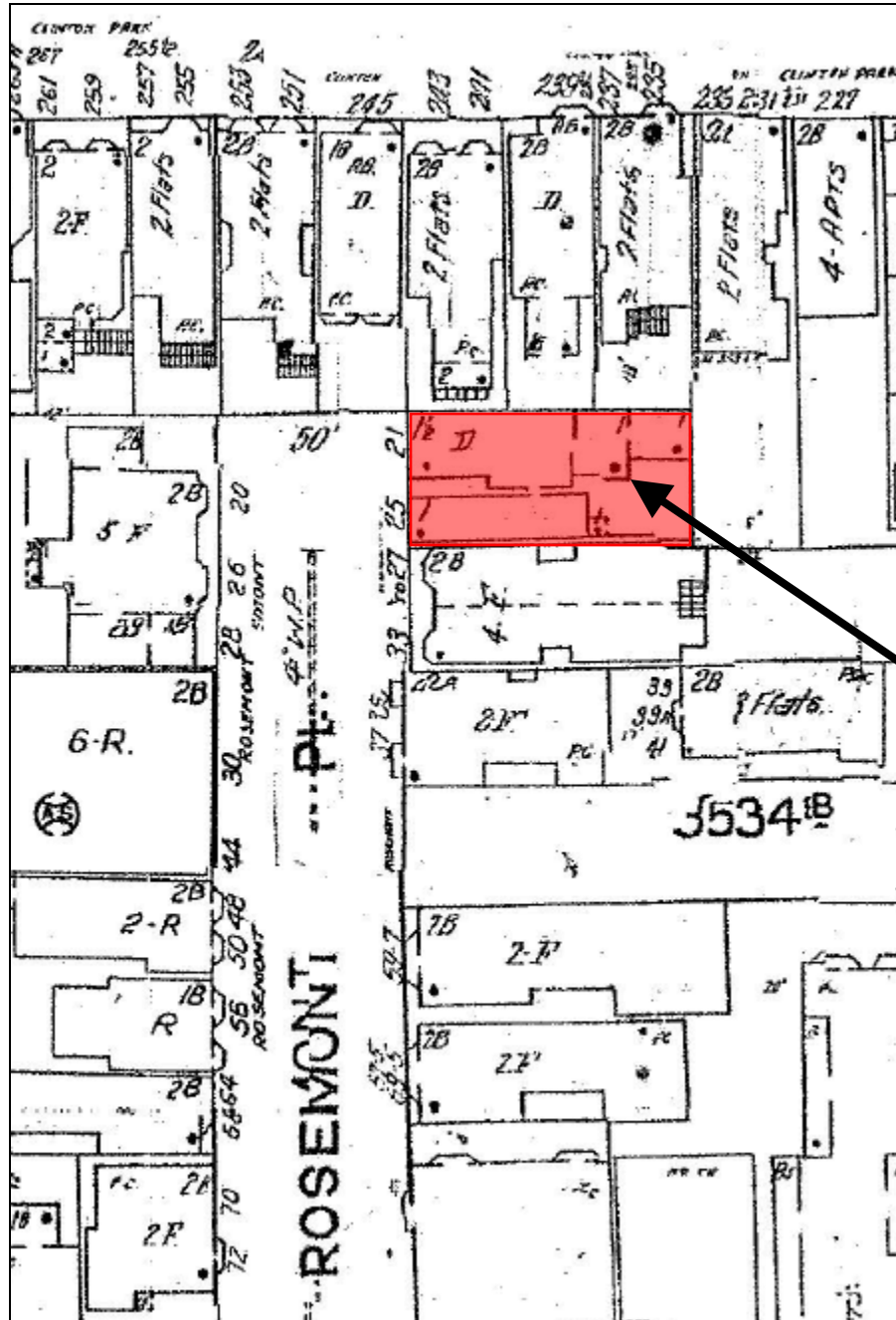
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Block Book Map



Discretionary Review Hearing
Case Number 2015-003411DRP
 21 Rosemont Place

Sanborn Map*



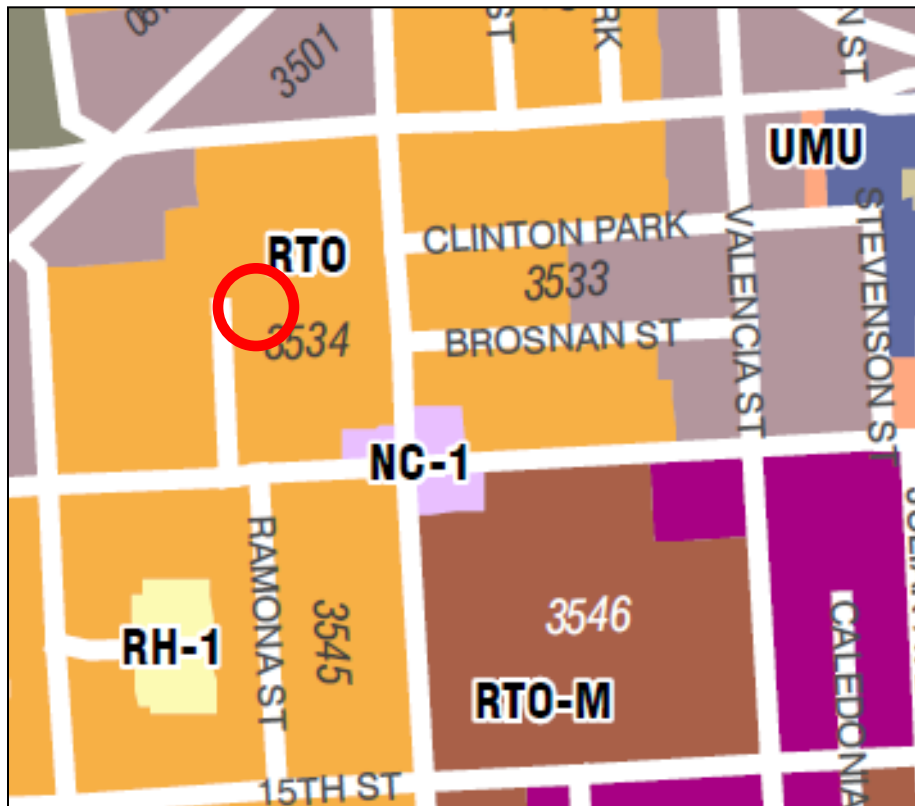
SUBJECT PROPERTY

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



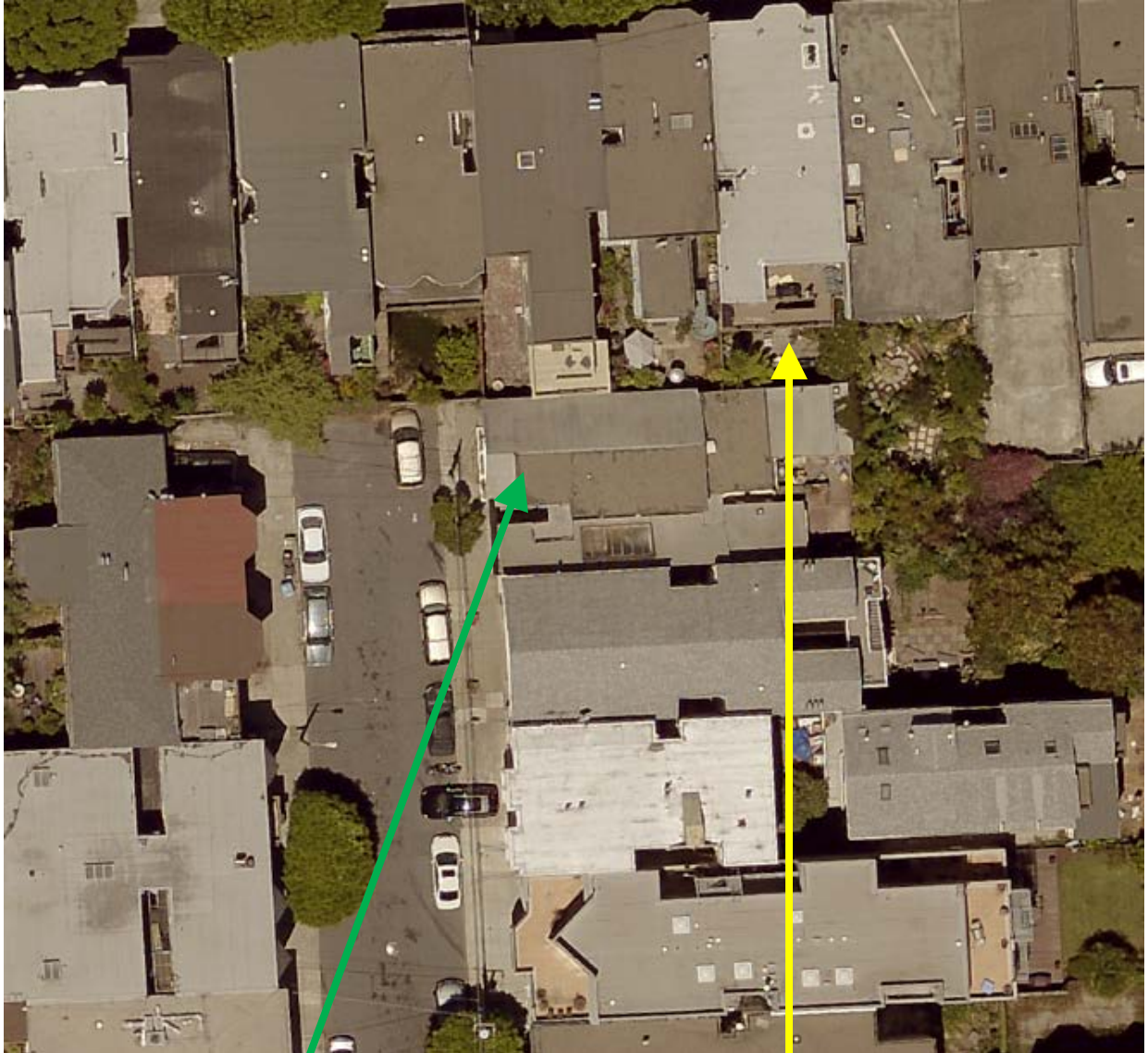
Discretionary Review Hearing
Case Number 2015-003411DRP
21 Rosemont Place

Zoning Map



Discretionary Review Hearing
Case Number 2015-003411DRP
21 Rosemont Place

Aerial Photo



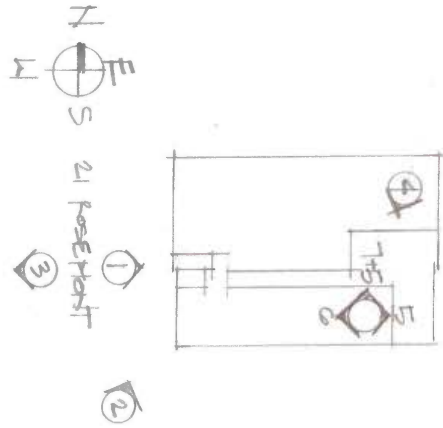
SUBJECT PROPERTY

DR REQUESTOR



Discretionary Review Hearing
Case Number 2015-003411DRP
21 Rosemont Place

Context Photographs



①

21 Rosemont Pl. West Elev
Front Elev

21 Rosemont Pl.



②

21 Rosemont Pl.
West Elev. Front Elev





④ VIEW FROM BACK ROOF LOOKING SOUTH-WEST



③ VIEW OPPOSITE SUBJECT PROPERTY LOOKING WEST ACROSS HOUSING



5 VIEW FROM FLAT ROOF LOOKING NORTH-EAST

2. FOSTER PT.



⑦ View from Back Roof Looking North



⑧ View from Back Roof Looking North-East

21 November 2012



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
21 Rosemont Pl.		3534/020	
Case No.	Permit No.	Plans Dated	
2014.1145E		Received 7/3/14	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. RENOVATE (E) 2 STORY SINGLE FAMILY HOME TO (4) UNIT - 4 STORY BUILDING OVER BASEMENT/GARAGE WITH (3) PARKING SPACES.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>

<input checked="" type="checkbox"/>	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input checked="" type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling <div style="float: right; font-size: small;"> Digitally signed by Jean Poling DN: cn=Jean Poling, o=San Francisco Planning and Urban Design Department, ou=City/Planning, ou=Environmental Planning, email=Jean.Poling@sfplanning.org Date: 2014.07.25 10:27:30 -0700 </div>	
Archeo clearance. Construction activities are subject to the Dust Control Ordinance requirements contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6. Requirements of the Dust Control Ordinance include, but are not limited to, watering to prevent dust from becoming airborne, sweep or vacuum sidewalks, and cover inactive stockpiles of dirt. These measures ensure that serpentine does not become airborne during construction	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input checked="" type="checkbox"/>	9. Reclassification of property status to Category (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): CHRSC 6L = Category C.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Tina Tam authorized Jeanie Poling to reclassify the property on 7/24/14.	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Project Approval Action: Building Permit <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	Signature or Stamp: <div style="display: flex; align-items: center;"> <div style="font-size: 2em; margin-right: 10px;">Jean Poling</div> <div style="font-size: 0.8em;"> Digitally signed by Jean Poling DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Jean Poling, email=jeanie.poling@sfgov.org Date: 2014.07.25 10:28:46 -07'00' </div> </div>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **July 3, 2014** the Applicant named below filed Building Permit Application No. **2014.07.03.0471** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	21 Rosemont Place	Applicant:	Curtis Hollenbeck
Cross Street(s):	14th Street	Address:	575 Columbus Ave #2
Block/Lot No.:	3534/020	City, State:	San Francisco, CA 94133
Zoning District(s):	RTO / 40-X	Telephone:	(415) 544-9883

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 checked="" type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input checked="" type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback (measured to house)	0 feet	No Change
Side Setback	none	No Change
Building Depth	72 feet, 6 inches	No Change
Rear Yard	0 feet	No Change
Building Height (measured above curb)	23 feet, 2 inches	31 feet, 8 inches
Number of Stories	2	3
Number of Dwelling Units	1	3
Number of Parking Spaces	1	2 (car lift)
PROJECT DESCRIPTION		
The proposal is to demolish the detached accessory garage structure with ancillary rooms located on the southern half of the lot and extensively alter the interior and exterior of the building including façade alterations. The project would result in a distinctly different building with a modern vernacular and three dwelling units. The proposed new floors will be set back at the front and rear to respect the front setback and rear yard requirements. A portion of the building will be removed at the ground floor to create a patio on grade. See attached plans.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Nancy Tran
Telephone: (415) 575-9174
E-mail: nancy.h.tran@sfgov.org

Notice Date: 9/15/15
Expiration Date: 10/15/15

中文詢問請電: (415) 575-9010

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

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

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

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

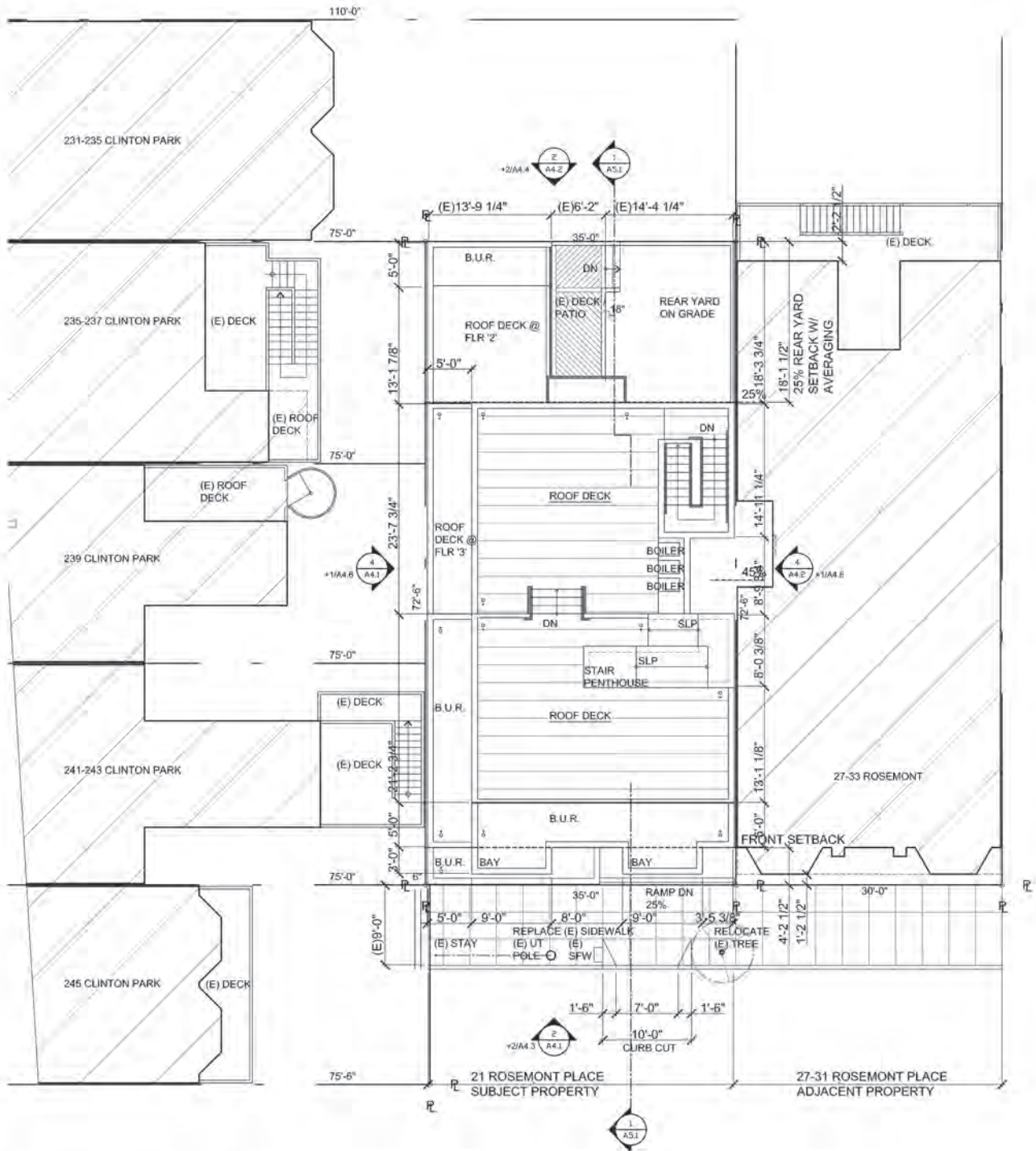
ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

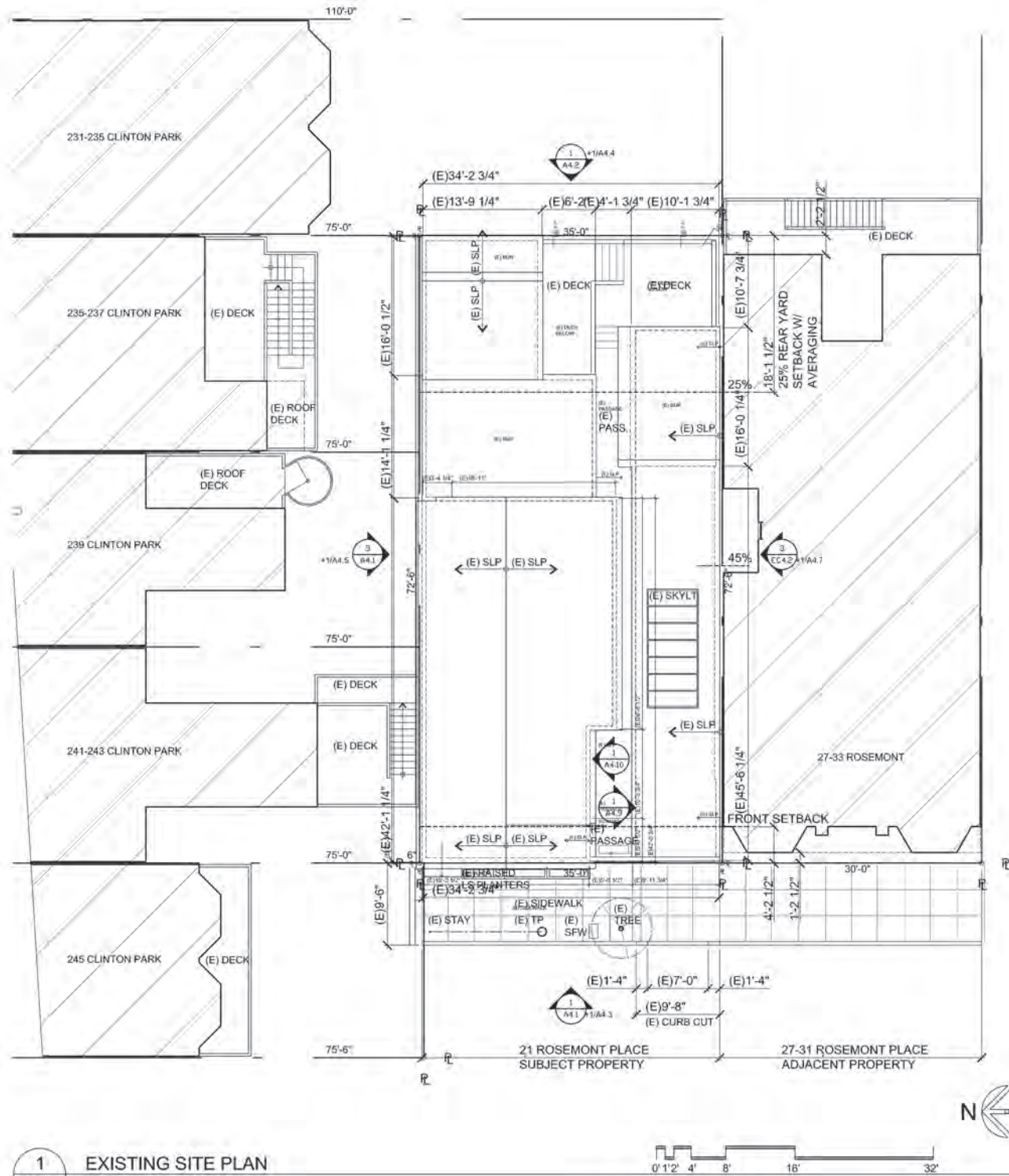
Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

§311 Plans

Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryad@yahoo.com



2 PROPOSED SITE PLAN
A1.1 1/8"=1'-0"



1 EXISTING SITE PLAN
A1.1 1/8"=1'-0"

06/25/15	RDY COMM
07/03/14	SITE PERMIT
06/09/14	NEIGHS. REV
05/19/14	N. PRE-APP
04/15/14	PROJ. REV.

Revisions:
FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DISCREPANCIES TO
ARCHITECT.

21 ROSEMONT PLACE
SAN FRANCISCO, CALIFORNIA
LOT 020 / BLOCK 3334

Drawing Title
(E) / PROPOSED
SITE PLAN

By CH
Date
Scale AS NOTED
Drawing No.

A1.1

08/12/15	PLNG CDM
06/25/15	RDT CDM
07/03/14	SITE PERMIT
06/09/14	NEIGHS. REV
05/19/14	N. PRE -APP
04/15/14	PRDJ. REV.

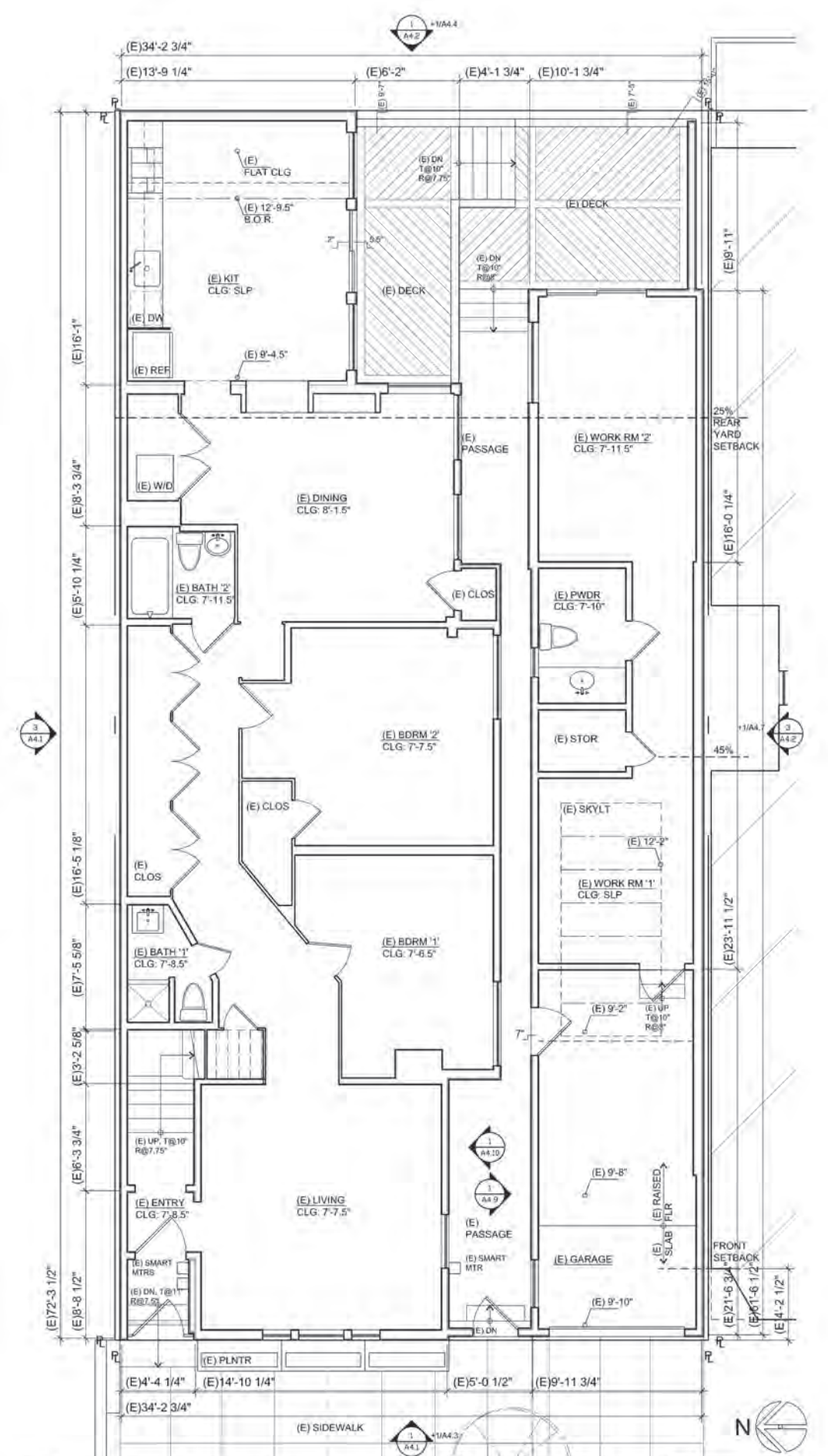
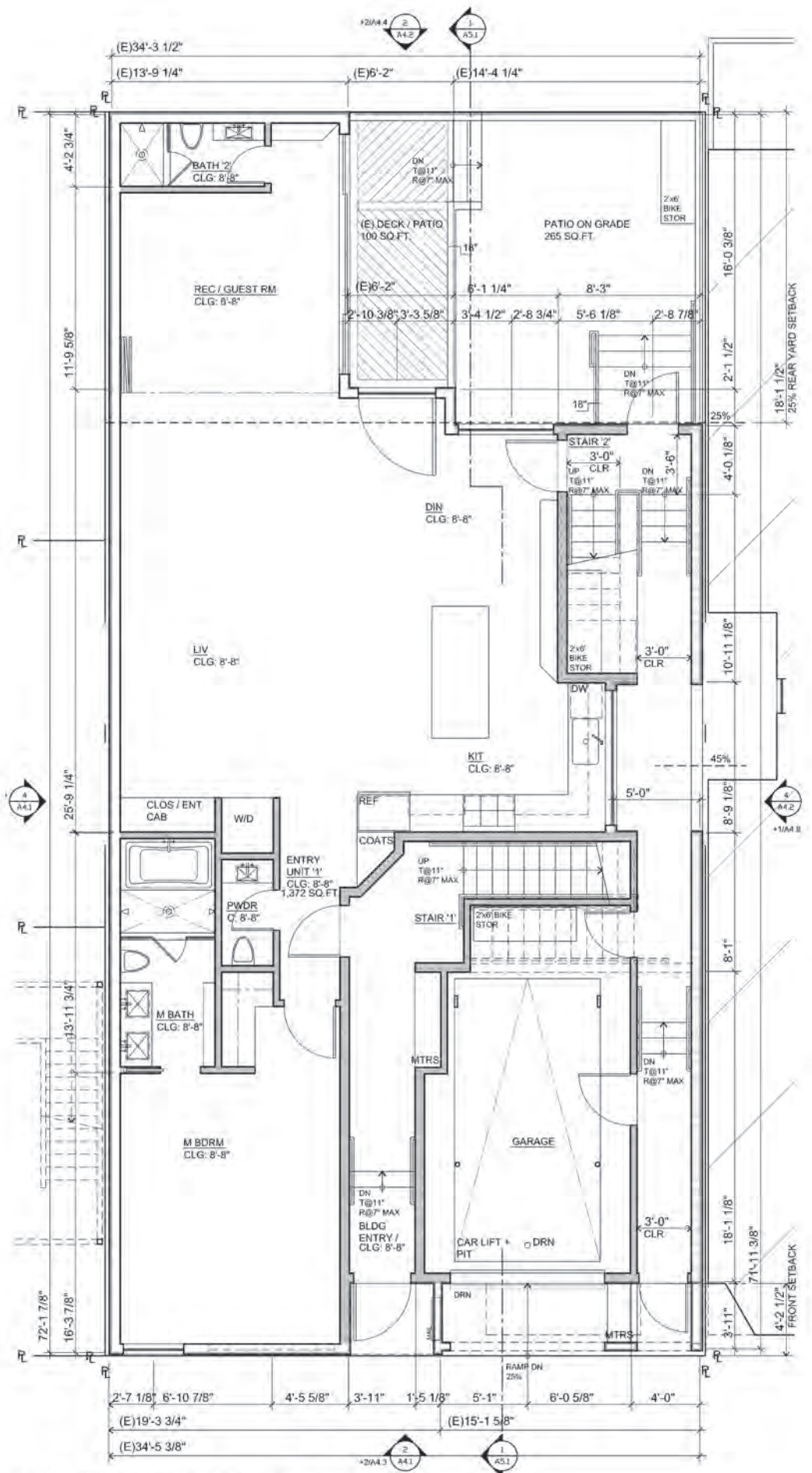
Revisions:
FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DISCREPANCIES TO
ARCHITECT.

21 ROSEMONT PLACE
SAN FRANCISCO, CALIFORNIA
LOT 020 / BLOCK 3534

Drawing Title
(E) / PROPOSED
FLR '1' PLAN

By CH
Date
Scale AS NOTED
Drawing No.

A2.1



08/12/15	PLNG. COMM.
06/25/15	RDT. COMM.
07/03/14	SITE. PERMIT
06/09/14	NEIGHB. REV.
05/19/14	N. PRE-APP.
04/15/14	PRD.J. REV.

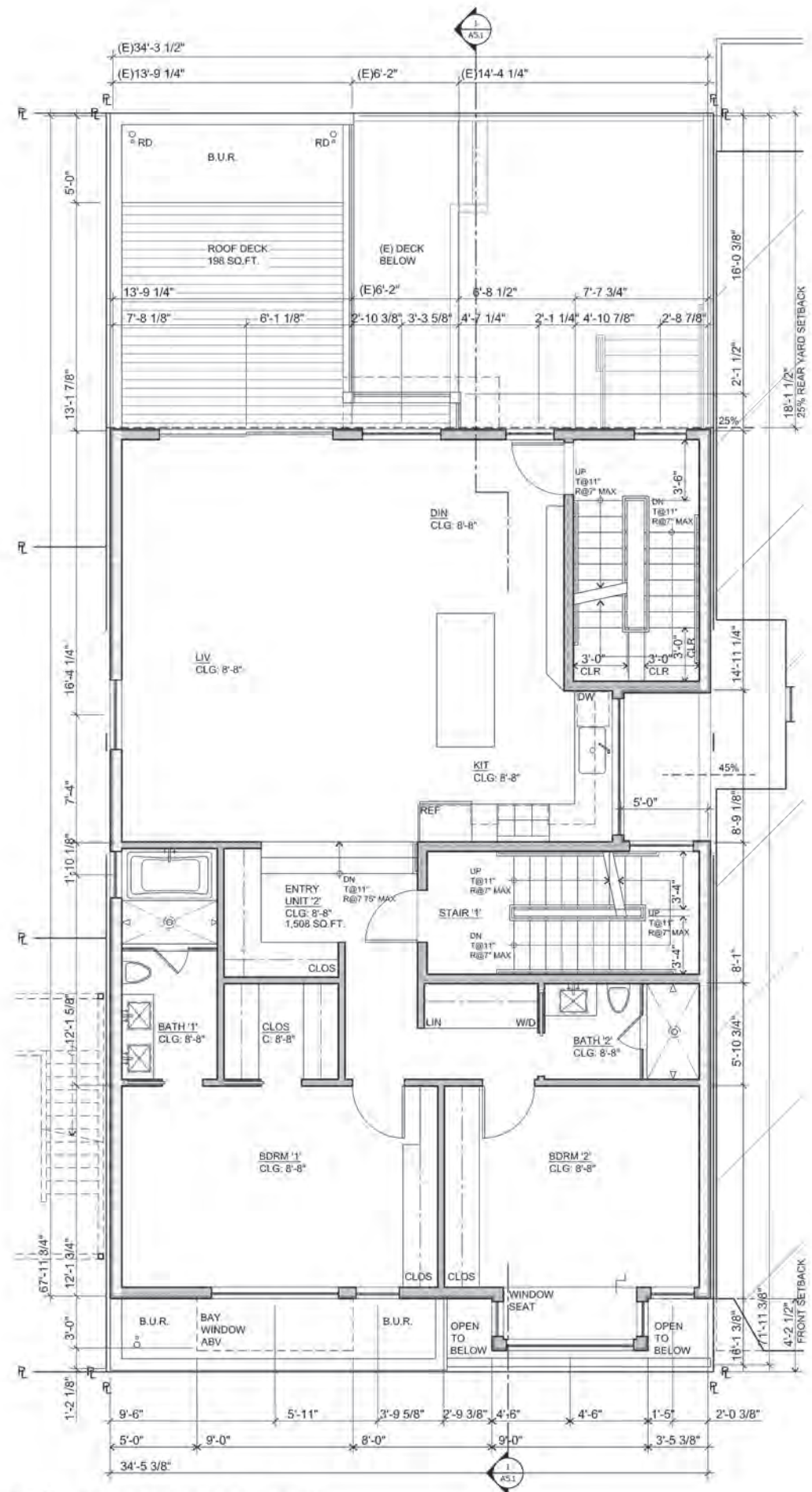
Revisions:
FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DISCREPANCIES TO
ARCHITECT.

21 ROSEMONT PLACE
SAN FRANCISCO, CALIFORNIA
LOT 020 / BLOCK 3534

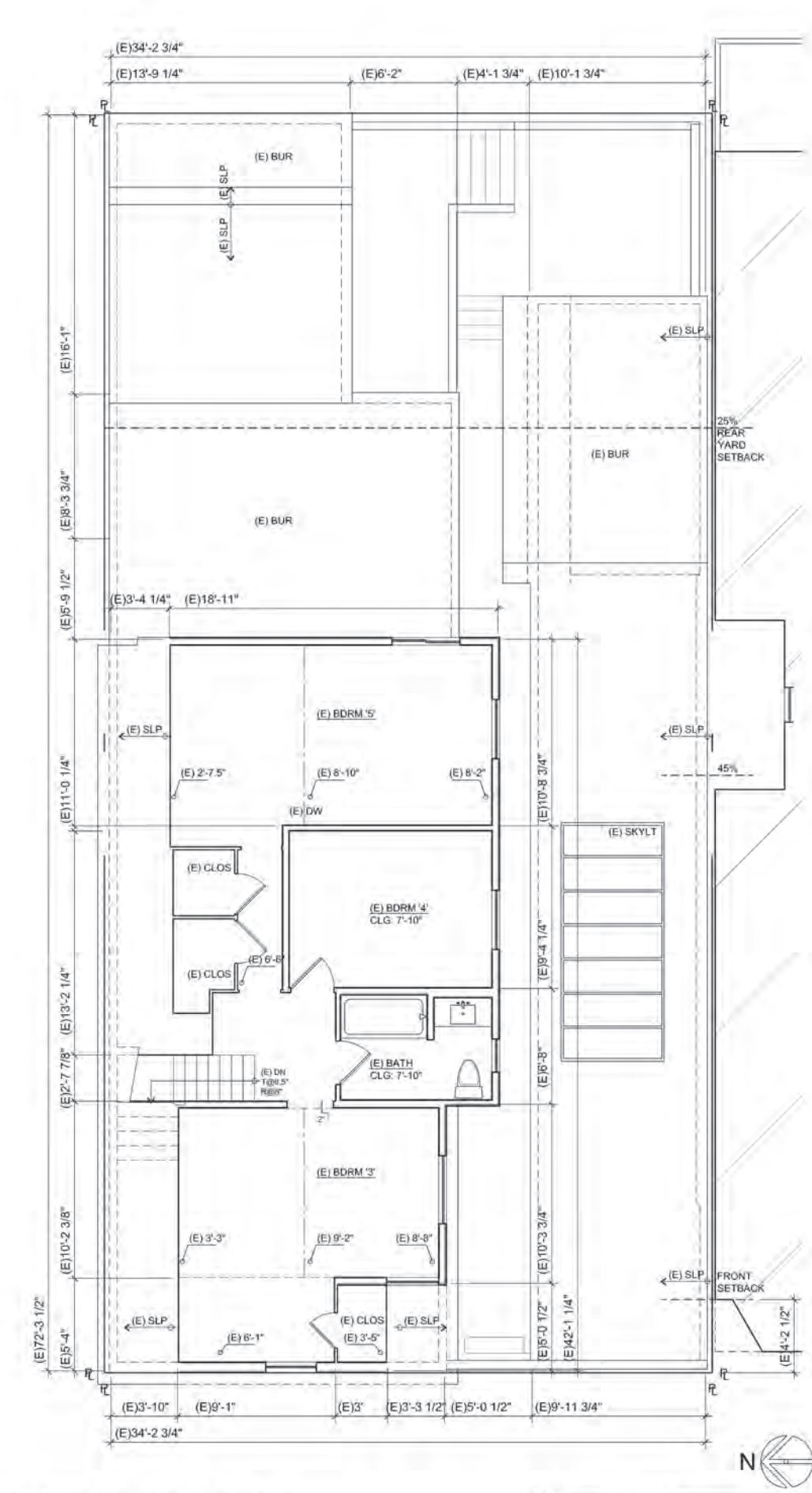
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**(E) / PROPOSED
FLR '2' PLAN**

By: CH
Date:
Scale: AS NOTED
Drawing No.

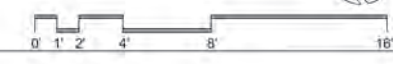
A2.2



2
A2.1 PROPOSED FLOOR '2' PLAN
1/4"=1'-0"



1
A2.1 EXISTING FLOOR '2' PLAN
1/4"=1'-0"



Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matteryad@yahoo.com

06/25/15	RDT COMM
07/03/14	SITE PERMIT
06/09/14	NEIGHB. REV
05/19/14	N. PRE-APP
04/15/14	PROJ. REV.

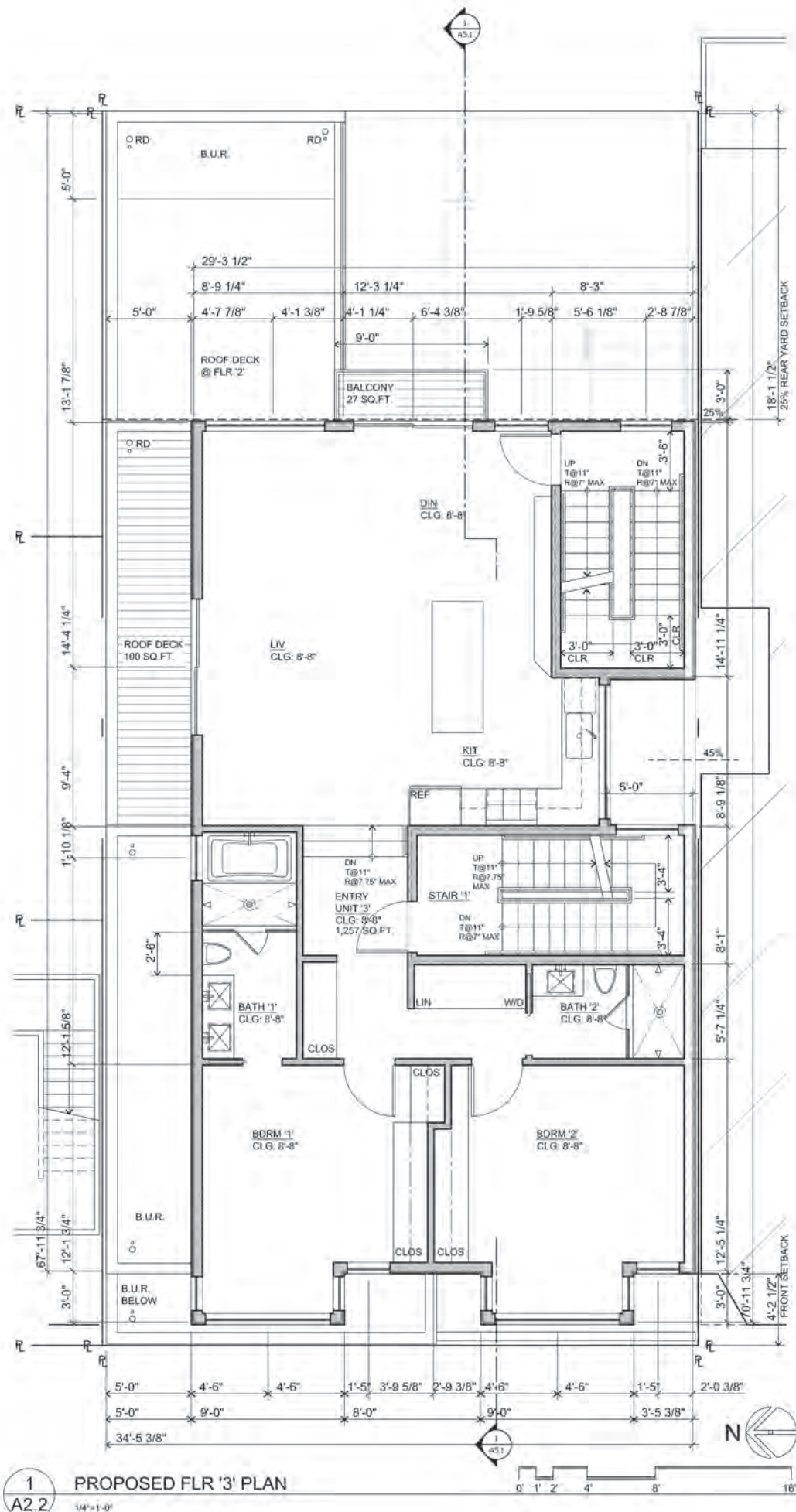
Revisions:
FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DISCREPANCIES TO
ARCHITECT.

21 ROSEMONT PLACE
SAN FRANCISCO, CALIFORNIA
LOT 020 / BLOCK 3334

Drawing Title
PROPOSED
FLR '3' PLAN

By CH
Date
Scale AS NOTED
Drawing No.

A2.3



1
A2.2
PROPOSED FLR '3' PLAN
1/4"=1'-0"



08/12/15	PLNG COMM
06/25/15	RDT COMM
07/03/14	SITE PERMIT
06/09/14	NEIGHS. REV
05/19/14	N. PRE-APP
04/15/14	PROJ. REV.
Revisions	
FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT.	

21 ROSEMONT PLACE
SAN FRANCISCO, CALIFORNIA
LOT 020 / BLOCK 3334

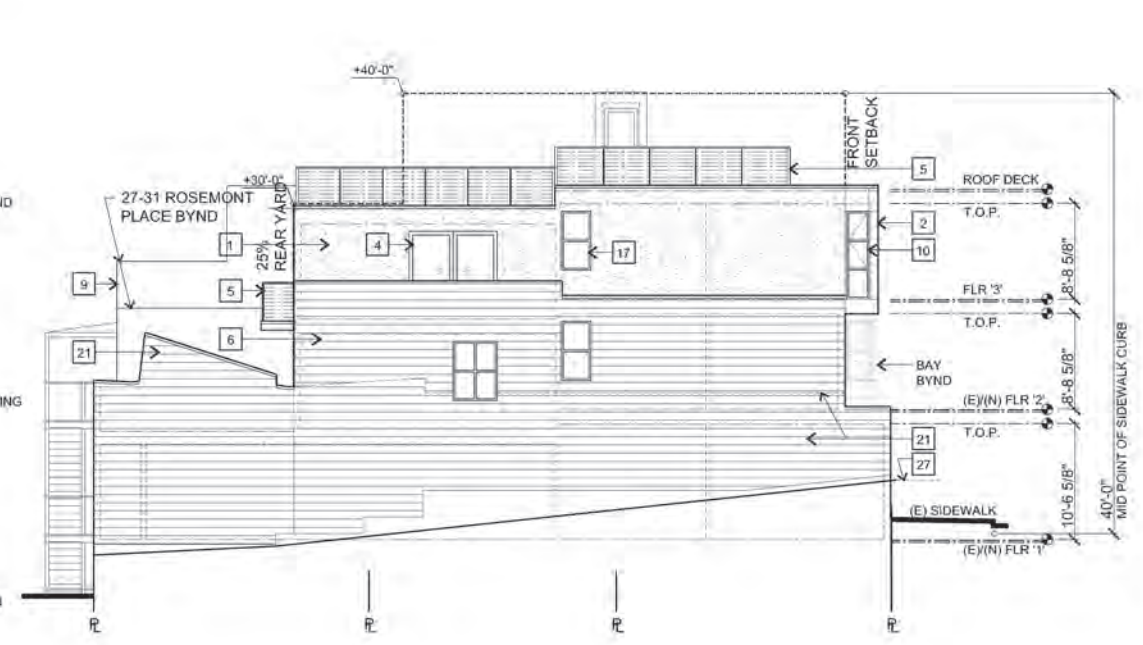
Drawing Title
EXISTING /
PROPOSED
FRONT & SIDE
ELEVATIONS

By CH
Date
Scale AS NOTED
Drawing No.

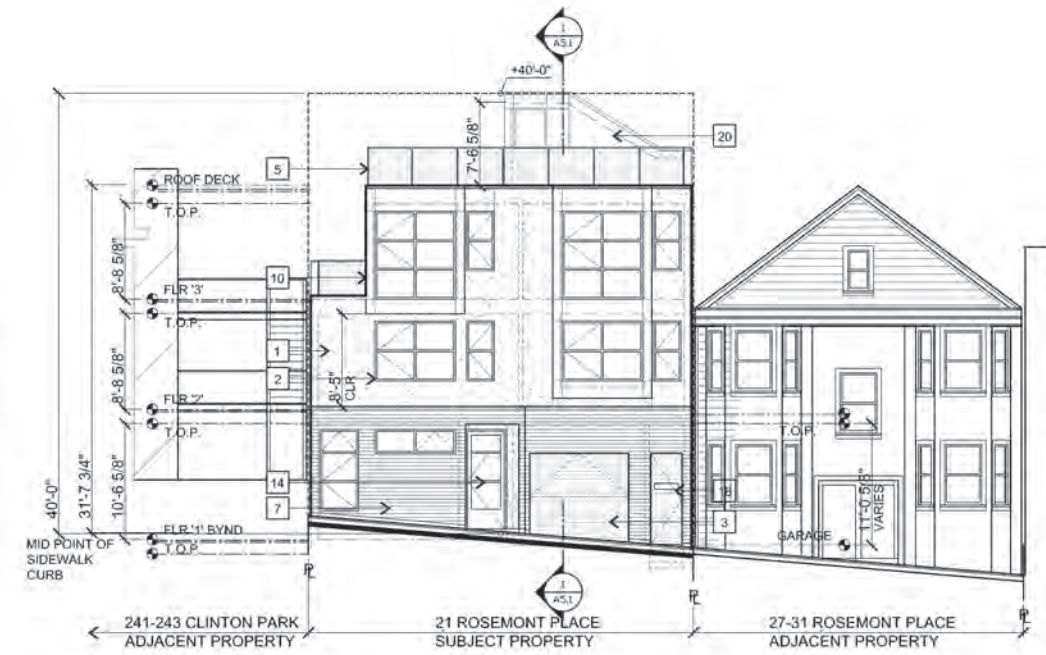
A4.1

SHEET A4.1 NOTES

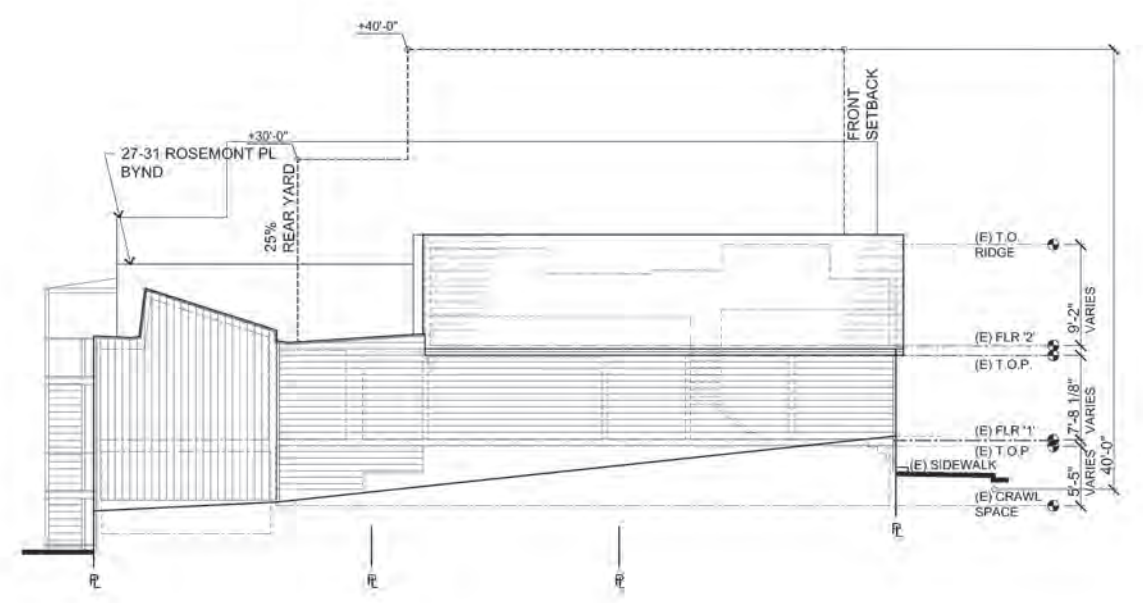
- 7/8" CEMENT PLASTER O/ 30# PAPER BACK MTL LATH O/ STRUCT PLYWD O/ 5/8" TYPE 'X' GYP BD O/ 2x STUDS W/ 5/8" TYPE 'X' GYP BD @ UNDERSIDE.
- ALUMINUM DUAL PANE WINDOWS
- CEMENT BOARD CLAD OVERHEAD GARAGE DOOR
- ALUMINUM DOOR SYSTEM
- GALVANIZED FLAT IRON GUARD RAIL @ + 42" ABV DECK
- CEMENT BOARD SIDING @ SIDE PROPERTY LINE WALLS
- CEMENT BOARD SIDING
- DASHED LINE INDICATES ADJACENT BUILDING IN FOREGROUND TO SOUTH
- ADJACENT BUILDING TO SOUTH BEYOND
- ALUMINUM CLAD BAY WINDOW PROJECTION
- EXTERIOR LIGHT FIXTURE
- DASHED LINES INDICATE STAIR BYND
- GALVANIZED FLAT IRON GUARD RAIL @ + 42" ABV STAIR LANDING @ ACCESS TO ROOF
- ALUMINUM ENTRY DOOR
- GALVANIZED GUARD RAIL AND BALCONY
- GALVANIZED FLASHING CAP
- PROPERTY LINE WINDOWS
- CEMENT BOARD CLAD WORKMANS PASSAGE DOOR W/ VISION PANEL
- (E) RETAINING WALL
- STAIR PENTHOUSE BYND
- (E) PROPERTY LINE WALL TO REMAIN. DACHED LINE INDICATES HEIGHT OF EXISTING WALL, SEE DEMOLITION PLANS
- (E) FRONT FACADE TO REMAIN, SEE DEMOLITION PLANS
- (E) REAR FACADE TO REMAIN, SEE DEMOLITION PLANS
- (E) ADJACENT BUILDING WINDOWS AT LIGHT WELL IN FOREGROUND
- (E) ADJACENT BUILDING BAY WINDOWS IN FOREGROUND
- 1-HR FIRE RATED WALL/GUARDRAIL @ PROPERTY LINE SHOWN DASHED @ 42" ABV LANDING / STAIRS / REAR YARD
- (E) RETAINING WALL IN FOREGROUND



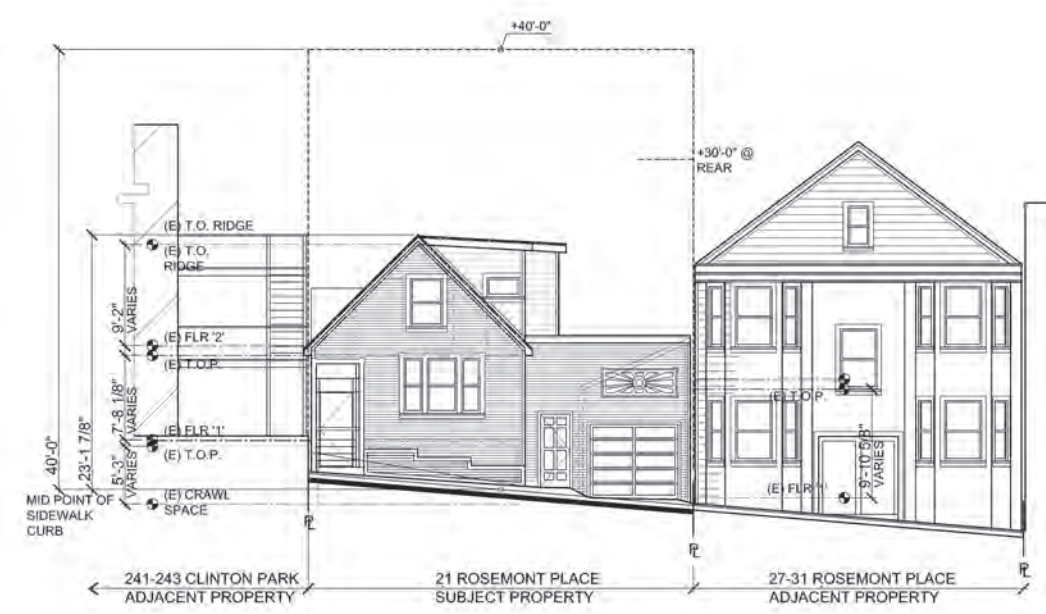
4
A4.1
PROPOSED SIDE ELEV (NORTH)
1/8"=1'-0"



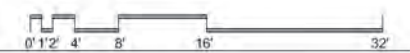
2
A4.1
PROPOSED FRONT ELEV (WEST)
1/8"=1'-0"



3
A4.1
EXISTING SIDE ELEV (NORTH)
1/8"=1'-0"



1
A4.1
EXISTING FRONT ELEV (WEST)
1/8"=1'-0"



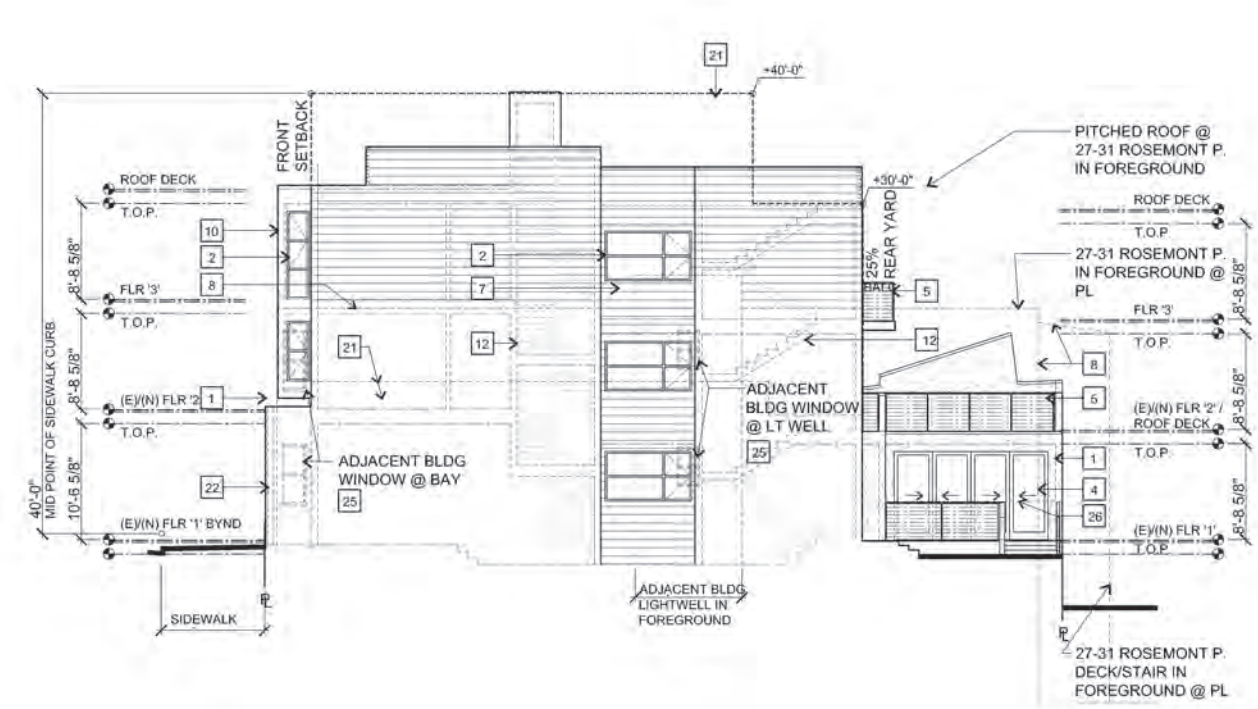
06/25/15	RDT CDM
07/03/14	SITE PERMIT
06/09/14	NEIGHS. REV
05/19/14	N. PRE-APP
04/15/14	PROJ. REV.
Revisions: FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT.	

21 ROSEMONT PLACE
SAN FRANCISCO, CALIFORNIA
LOT 020 / BLOCK 3534

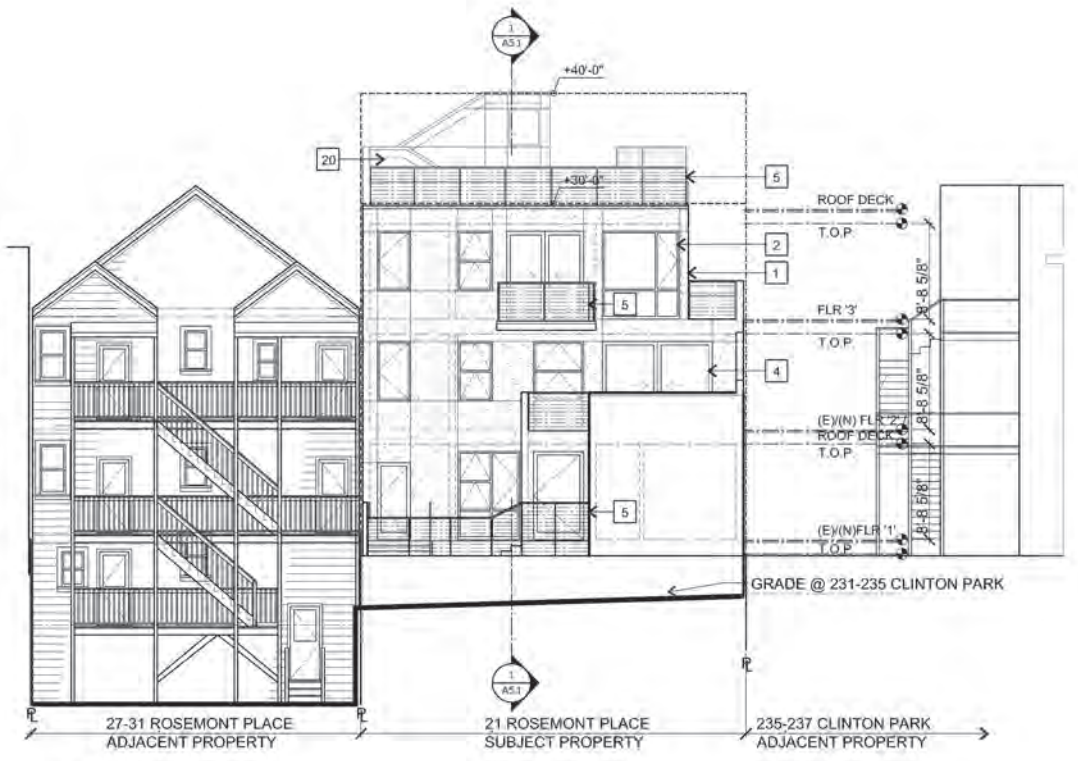
Drawing Title
EXISTING /
PROPOSED
REAR & SIDE
ELEVATIONS
By CH
Date
Scale AS NOTED
Drawing No.

A4.2

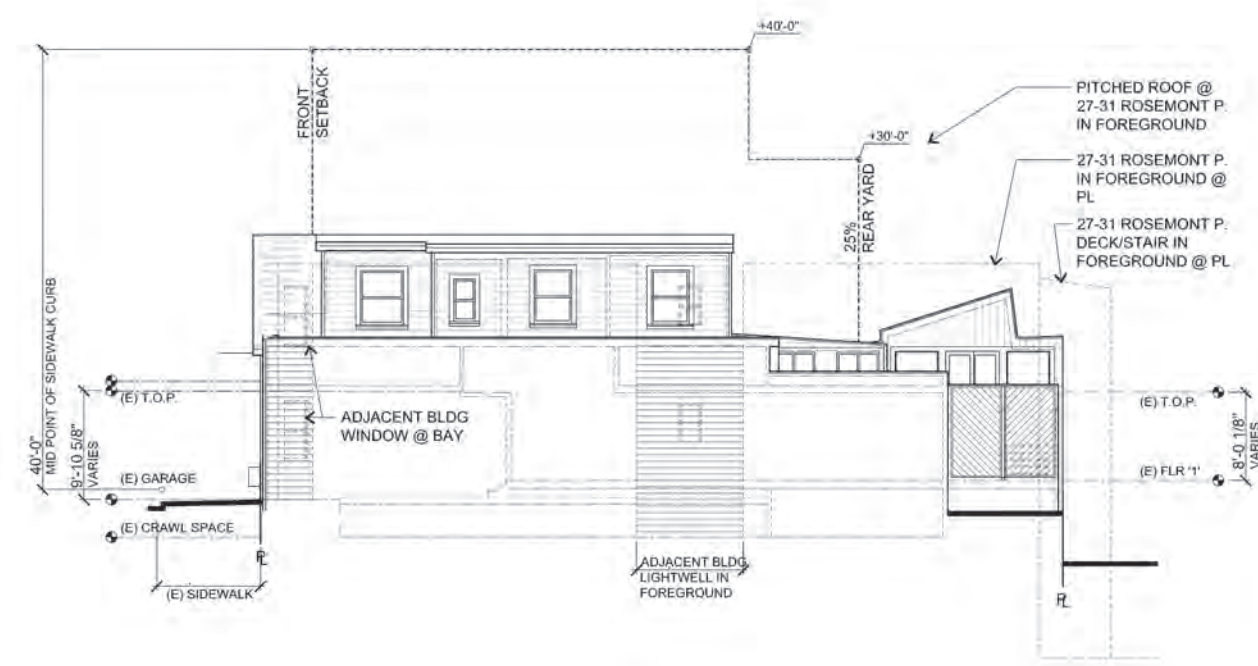
SHEET NOTES
SEE SHEET A4.1 FOR SHEET NOTES



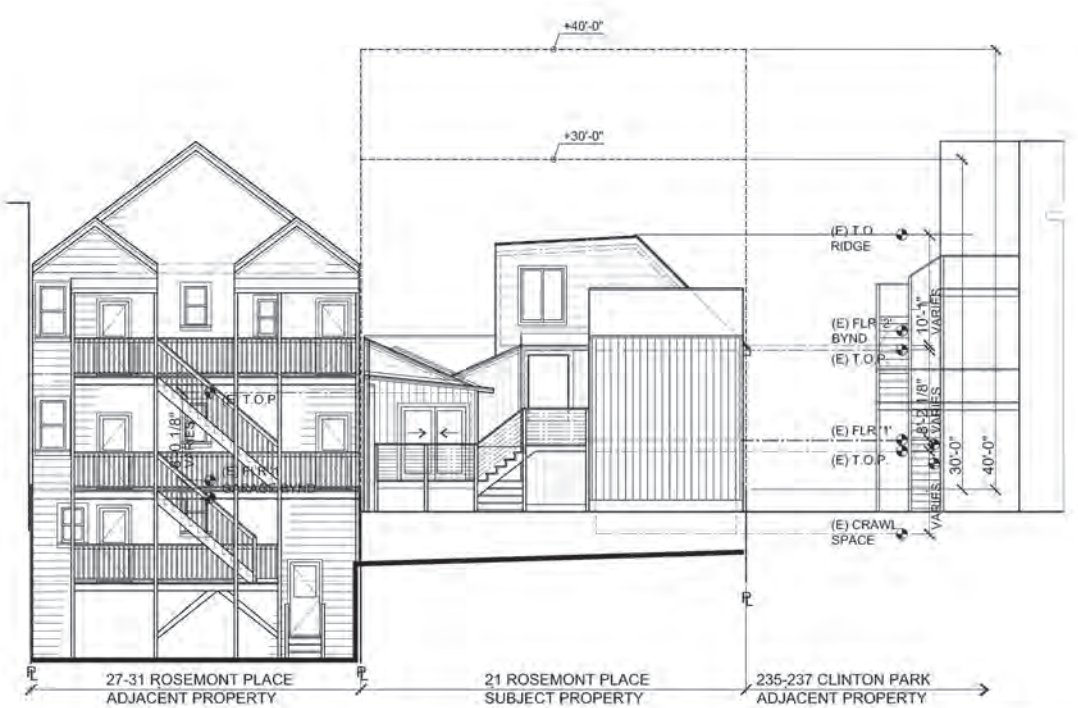
4 PROPOSED SIDE ELEV (SOUTH)
A4.2 1/8"=1'-0"



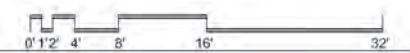
2 PROPOSED REAR ELEV (EAST)
A4.2 1/8"=1'-0"



3 EXISTING SIDE ELEV (SOUTH)
A4.2 1/8"=1'-0"



1 EXISTING REAR ELEV (EAST)
A4.2 1/8"=1'-0"





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, February 4, 2016**
Time: **12:00 PM (noon)**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Discretionary Review**
Hearing Body: **Planning Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 21 Rosemont Place	Case No.: 2015-003411DRP
Cross Street(s): 14th St	Building Permit: 2014.07.03.0471
Block /Lot No.: 3534/020	Applicant: Curtis Hollenbeck
Zoning District(s): RTO / 40-X	Telephone: (415) 544-9883
Area Plan: N/A	E-Mail: matteryard@yahoo.com

PROJECT DESCRIPTION

The request is for a Discretionary Review of Building Permit Application No. 2014.07.03.0471 proposing to demolish a detached accessory garage structure, construct horizontal and vertical additions (new third floor) and increase the dwelling count on-site from one to two units. Other modifications include: interior remodeling, façade alterations, new roof decks, stair penthouse, partial building removal for a ground floor patio and creation of a second off-street parking space.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available one week prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org>

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.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Nancy Tran** Telephone: **(415) 575-9174** E-Mail: nancy.h.tran@sfgov.org

中文詢問請電: (415) 575-9010

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

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

APPEAL INFORMATION

An appeal of the approval (or denial) 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.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

中文詢問請電: (415) 575-9010

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

APPLICATION FOR Discretionary Review

RECEIVED

OCT 14 2015

1. Owner/Applicant Information

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

DR APPLICANT'S NAME: North Dolores Neighbors Association		
<i>in care of: Todd Esker</i>		
DR APPLICANT'S ADDRESS: 233 Clinton Park	ZIP CODE: 94103	TELEPHONE: (415) 626-2201

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: 2220 Castro Street LLC c/o Curtis Hollenbeck		
ADDRESS: 575 Columbus Ave., #2	ZIP CODE: 94133	TELEPHONE: (415) 544-9883

CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Todd Esker		
ADDRESS: 233 Clinton Park	ZIP CODE: 94103	TELEPHONE: (415) 626-2201
E-MAIL ADDRESS: ctrane7@yahoo.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 21 Rosemont Place		ZIP CODE: 94103
CROSS STREETS: 14th Street		
ASSESSORS BLOCK/LOT: 3534 /020	LOT DIMENSIONS: 35 ft x 72.5 ft	LOT AREA (SQ FT): 2535
ZONING DISTRICT: RTO		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 ☒
Residential

Present or Previous Use:

Proposed Use: Residential

Building Permit Application No. 2014.07.03.0471

Date Filed: July 3, 2014

ORIGINAL

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 Latest Plans still do not comply with the Notice of Planning Department Requirements #1 or the Residential Design Guidelines. Once there is a code compliant project available for review, we are willing and eager to continue in discussion/mediation about project changes.

ORIGINAL

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.

See Supplemental Paper.

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:

See Supplemental Paper.

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?

See Supplemental Paper.

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: _____

Todd W. Esker

Date: _____

Oct 14 2015

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

Todd Esker

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

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

OCT 14 2015

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

For Department Use Only

Application received by Planning Department:

By: Kurt Botn

Date: 10/14/15

October 13, 2015

North Dolores Neighbors Association
233 Clinton Park
San Francisco, CA 94103

Re: Letter of authorization for agent

To whom it may concern:

We hereby authorize Todd Esker to file an application for Discretionary Review regarding Building Permit Application No. 2014.07.03.0471 (regarding 21 Rosemont Place) on our behalf.

Sincerely,



Todd Esker
President/Secretary
North Dolores Neighbors Association



Ken Hansen
Vice-President
North Dolores Neighbors Association

Supplemental Paper for Question #1
Discretionary Review re: Bldg Permit App. No. 2014.07.03.0471
Project Address: 21 Rosemont Place
October 14, 2015

- 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 DR 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 ("RDG")? Please be specific and site specific sections of the RDG.**

The Latest Plans conflict with a number of aspects of the Residential Design Guidelines ("RDGs"), including at least the following:

Light:

One of the Design Principles in the RDGs is "to maintain light to adjacent properties by providing adequate setbacks." (RDGs, p.5). More specifically, there may be situations where a proposed project will have a greater impact on neighboring buildings. (RDGs, p.16). In these cases, design modifications should be implemented to minimize impacts on light.

Development on this property will have this greater impact on the surrounding buildings. This is acknowledged in the Notice of Planning Department Requirements #1 ("NOPDR1") issued regarding this Bldg. Permit App. NOPDR1 mandates,

The subject property is located in a unique location at the end of a narrow street within very close proximity to the rear walls of the adjacent buildings to the north that front on Clinton Park.

Requirement 9b, NOPDR1

The existing structure is one story tall on the northern edge of the property. The existing structure has a sloping roof on the western half of the property, and a dwelling on the 2nd Floor which is set back significantly from the northern edge of the property. These components aid in providing light exposure to the adjacent buildings to the north that front on Clinton Park.

Building beyond the height of the existing structure will block southern sunlight exposure to the rear of these adjacent buildings. This is also acknowledged in the NOPDR1,

The proposed building needs to make special considerations that acknowledge its unique location relative to the adjacent buildings to the north.

Requirement 9b, NOPDR1

Supplemental Paper for Question #1
Discretionary Review re: Bldg Permit App. No. 2014.07.03.0471
Project Address: 21 Rosemont Place
October 14, 2015

Specifically,

any new building mass at the northern third of the property should be limited to two stories.

Requirement 9b, NOPDR1

In other words, new building mass above two stories must be limited, at a minimum, to the southern 66% of the property. The Latest Plans do not comply. New building mass over two stories in the Latest Plans extend into the southern 85% of the property. Additionally, the areas of this northern third which are free of a dwelling unit are occupied with outdoor decking. These aspects of the Latest Plans are further discussed in response to question 2 below.

The Latest Plans conflict with the RDGs concerning light, and also conflict with Requirement 9b of the NOPDR1.

Privacy:

The RDGs state, “there may be situations where a proposed project will have an unusual impact to neighboring interior living spaces”. (RDGs, p. 17). As with light mentioned above, the subject property has a unique position towards adjacent properties regarding privacy, including windows, decks and location of the social centers within the dwellings.

The Latest Plans are insufficient to safeguard the privacy of the adjacent neighbors as well as the privacy of the future occupants of the Rosemont property. The Latest Plans are in conflict with the RDGs concerning privacy.

Specific details of the unreasonable impacts are provided in response to question 2 below.

Building Scale at the Street:

The RDGs state, "If a proposed building is taller than surrounding buildings, or a new floor is being added to an existing building, it may be necessary to modify the building height or depth to maintain the existing scale at the street." (RDGs, p. 24).

Rosemont Place is a unique street. It is less than 30 feet wide, and slopes upward from 14th Street before dead-ending at the southern edge of the properties to the north that front on Clinton Park.

21 Rosemont is at the top of Rosemont Place and the scale of the building at the street affects both Rosemont properties as well as Clinton Park properties.

The Latest Plans call for a 3 story structure reaching over 31 feet at the street face, at the top of the narrow street. A rooftop deck and stair penthouse extend the mass of the building to 40 feet. The Latest Plans are taller at the street wall than any other building on the block face, greatly impacting both Rosemont properties as well as Clinton Park properties. The mass in the Latest Plans is out of character.

The Latest Plans are in conflict with the RDGs concerning building scale at the street.

Rooftop Architectural Features:

The RDGs instruct Project Sponsors to, "design rooftop features with the smallest possible overall dimensions that meet the requirements of the Building and Planning Codes." (RDGs, p. 38).

The proposed 3rd Floor rooftop on the Latest Plans is almost completely covered with a rooftop deck which appears to be approximately 720 sq ft, as well as a stair penthouse.

The Latest Plans already provide 265 sq ft of common open space through the Patio on Grade. The Patio on Grade alone would almost meet the 266 sq ft of common open space required by the Building and Planning Codes for the two new dwellings in the Latest Plans.

A much smaller 3rd Floor rooftop deck would both meet the requirements of the Building and Planning Codes, as well as reduce impact both on the adjacent properties, as well as the properties within earshot.

The Latest Plans are in conflict with the RDGs concerning rooftop architectural features.

Mixed Visual Character:

The RDGs state, "...In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual context." (p. 10, RDGs). It goes on to state, "Designs should draw on the best features of surrounding buildings. Existing incompatible or poorly designed buildings on the block face do not free the designer from the obligation to enhance the area through sensitive development." (p. 10, RDGs).

The Notice of Building Permit Application (Section 311), dated Sept. 15, 2015, ("311 Notice") provides that the Latest Plans will result, "...in a distinctly different building with a modern vernacular and three dwelling units." (Project Description, 311 Notice). We agree with this description, and believe strongly the Latest Plans do not comply with the RDGs regarding Mixed Visual Character.

It is unclear from the 311 Notice whether the Project Sponsor has complied with required changes 4 and 6 from NOPDR1.

Item 4 required the Project Sponsor to provide evidence that the nonconforming additions which are proposed to be retained were constructed with the proper permits.

Item 6 required the Project Sponsor to provide information to determine whether the project constitutes residential demolition.

We have no evidence that the project now complies with Items 4 and 6. We respectfully ask for information on compliance with these items.

Significant environmental concerns during construction have not been clearly addressed.

It is unclear whether our concerns about environmental impacts surrounding construction are addressed. These environmental impacts include the disturbance of serpentine rock as well as any harmful materials from the years in the 20th century when 21 Rosemont functioned as a printing shop.

We respectfully ask for information on this item. Project Sponsor should affirmatively demonstrate these environmental risks have been addressed.

2. The RDG 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:

The Latest Plans will cause unreasonable impacts, and will adversely affect the properties of others and the neighborhood as follows:

Light and airflow:

There is no analogous structure in the existing structure to the Proposed 3rd Floor and Proposed 2nd Floor on the Latest Plans.

On the Proposed 3rd Floor of the Latest Plans, facing north, there is:

- a dwelling unit occupying at least the southern 85% of the property; and
- a 100 sq ft private roof deck occupying the remaining northern 15%.

In contrast, the existing structure does not have a 3rd Floor.

This increase in height and width in the Latest Plans will result in considerable reduction in sunlight exposure and airflow to the rear yards and buildings on Clinton Park, including at least 231, 233, 235, 237, 239, 241, 243, 245, 251 and 253 Clinton Park.

21 Rosemont occupies a top position above the mid-block open space in the block bordered by Rosemont Place, 14th Street, Guerrero Avenue, and Clinton Park. The Proposed 3rd Floor will reduce sunlight exposure and airflow to this mid-block open space. The Proposed 3rd Floor will also reduce sunlight exposure and airflow to the rear yards and buildings to the east. Affected properties include 231, 233, 227, and 219 Clinton Park, as well as 27-31 Rosemont, as well as 142, 144, 146, 150, 152, 154, 156, 158, 160, and 170 Guerrero.

On the Proposed 2nd Floor of the Latest Plans, facing north, there is a dwelling unit which occupies 100% of the north/south width of the property. A 198 sq ft private roof deck sits on the northern property line in the northeast corner.

In contrast, the 2nd floor of the existing structure has a much smaller 2nd floor. The existing structure is one story high at the northern edge of the property, and its western half has a roof that slopes upward to reach approximately two stories at the roof apex. No roof deck is located on the existing structure 2nd floor.

This increase in width in the Latest Plans will result in considerable reduction in sunlight exposure and airflow to the rear yards and buildings on Clinton Park, including at least 231, 233, 235, 237, 239, 241, 243, 245, 251 and 253 Clinton Park.

Privacy:

There is more than one aspect to the unreasonable privacy impacts.

Private Roof Decks/Balconies:

Each of the 3 dwelling units in the Latest Plans have:

- between 100-198 sq ft of private roof decks/balconies;
- accessed through the combined living room/dining room/kitchen via large sliding glass doors; and
- at least one private roof deck/balcony sitting on the north or east property line.

This significant amount of private open space is in addition to the approx. 985 sq ft of common open space afforded in the Latest Plans.¹

The existing structure, in contrast, possesses no outdoor decks, public or private, above the 1st Floor.

The size of these private roof decks/balconies, their access through the social center of the dwelling units, and their placement right on the north and eastern property lines create exceptional privacy concerns. These are essentially dwelling units without privacy, spilling out noise and visual impacts into directly adjacent properties and the surrounding neighborhood.

Privacy impacts for each of the private roof decks/balconies, and for at least a minimum of the affected properties, are provided below:

Proposed 3rd Floor:

- Roof Deck--100 sq ft (5 ft wide and 20 ft long) abutting the northern property line. This will enable occupants to look down (directly in some cases) into the rear yards of 231, 233, 235, 237, 239, 241, 243, 245, 251, and 253 Clinton Park, and (directly in some cases) into the living quarters of 231, 233, 235, 237, 239, 241, 243, 245, 251, 253, 255, 257 Clinton Park. The eastern edge of this deck looks east over 231 and 233 Clinton Park and into the mid-block open space, causing privacy impacts to the properties listed in the 'Light and airflow' section above. The western edge of the deck enables views into 20, 26, and 28 Rosemont. Views of these adjacent properties from the combined living room/dining room/kitchen can occur through the sliding glass doors.
- Balcony--27 sq ft (9 ft wide by 3 ft deep) facing east. This will enable occupants to look into the bedrooms of 231 and 233 Clinton Park as well as down into the rear yard of 231 and 233 Clinton Park through an open railing. The northern edge of this balcony will enable views into 235 and 237 Clinton Park. The balcony also looks over the rear yards and buildings to the east in the mid-block open space, causing

¹ 985 sq ft common open space is split between the 265 sq ft of common open space in the 1st Floor Patio On Grade and the approximately 720 sq ft of common open space in the rooftop deck on top of the Proposed 3rd Floor.

privacy impacts to the properties listed in the 'Light and airflow' section above. Views of these adjacent properties from the combined living room/dining room/kitchen will occur through the sliding glass doors.

Proposed 2nd Floor:

- Roof Deck—198 sq ft abutting the northern property line and with a shallow setback from the eastern property line. This will enable occupants to look into the bedrooms of 231 and 233 Clinton Park. The northern edge of this balcony will enable views into 235, 237, 239, 241, 243, and 245 Clinton Park. The balcony also looks over the rear yards and buildings to the east in the mid-block open space, causing privacy impacts to the properties listed in the 'Light and airflow' section above. Views of these adjacent properties from the combined living room/dining room/kitchen will occur through the sliding glass doors.

Proposed 1st Floor:

- The 100 sq ft private deck/patio abutting the eastern property line. This will enable occupants to look directly into the rear yards of 231 and 233 Clinton Park through an open railing. The balcony also looks into the rear yards and buildings to the east in the mid-block open space, causing privacy impacts to the properties listed in the 'Light and airflow' section above. Views of these adjacent properties from the combined living room/dining room/kitchen will occur through the sliding glass doors.

The impacts of these private roof decks/balconies will extend to the entire neighborhood through the noise from the decks, and the living room/dining room/kitchen to which they are attached.

Windows/Doors:

The Latest Plans introduce a number of windows and doors on the northern and eastern sides of the property which will create privacy impacts on the surrounding properties.

On the Proposed 3rd Floor, facing north, double sliding glass doors are being introduced. As mentioned above, views into adjacent properties to the north will occur through the sliding glass doors. It is unclear from the drawings whether this door configuration is offset from windows and doors of adjacent properties. We would like confirmation of this from the Project Sponsor.

On the Proposed 3rd Floor, facing east, the wall is composed of a large window, sliding glass doors, and another smaller window. The wall facing east is essentially a glass wall for which there is nothing comparable in the existing structure. This will enable occupants in the living room/dining room/kitchen to look into the surrounding properties and mid-block open space to the east mentioned above.

On the Proposed 2nd Floor, facing north, a large window is being introduced. As mentioned above, views into adjacent properties to the north will occur through this window. It is unclear from the drawings whether this window configuration is offset from windows and doors of adjacent properties. We would like confirmation of this from the Project Sponsor.

On the Proposed 2nd Floor, facing east, the wall is composed of sliding glass doors, a large window and another smaller window. Like the Proposed 3rd Floor, this wall facing east is essentially a glass wall for which there is nothing comparable in the existing structure. The existing 2nd floor has a glass window facing east which is located 12 ft back from the wall of glass doors and windows of the Proposed 2nd Floor. This will enable occupants in the living room/dining room/kitchen to look into the surrounding properties and mid-block open space to the east mentioned above.

Building Scale at the Street:

The adjacent properties to 21 Rosemont on the north, south, east, and west sides will all be impacted by the increase in the mass of the building outlined in the Latest Plans.

Rooftop Architectural Features:

The proposed 3rd Floor rooftop on the Latest Plans is almost completely covered with a rooftop deck which appears to be approximately 720 sq ft. Alone, the amount of open space from this 3rd Floor rooftop provides 2.7 times the required amount of open space (133 sq ft for 2 new dwellings = 266 sq ft) for the entire building. This does not even take into account the 265 sq ft of common open space on the 1st Floor Patio On Grade.

Having such a large deck on the top of the building will increase privacy impacts on all the adjacent properties on all sides. Because this common open space roof deck will be at the highest point on the street, and unobstructed by surrounding buildings, privacy impacts will extend to the surrounding neighborhood.

Mixed Visual Character:

The modern vernacular of this building will affect those at 245, 251, 253, 255, 257, 259 and 261 Clinton Park, as well as 20, 26, 28, 27-31, 30, 44, 48 and 50 Rosemont.

Supplemental Paper for Question #3
Discretionary Review re: Bldg Permit App. No. 2014.07.03.0471
Project Address: 21 Rosemont Place
October 14, 2015

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?

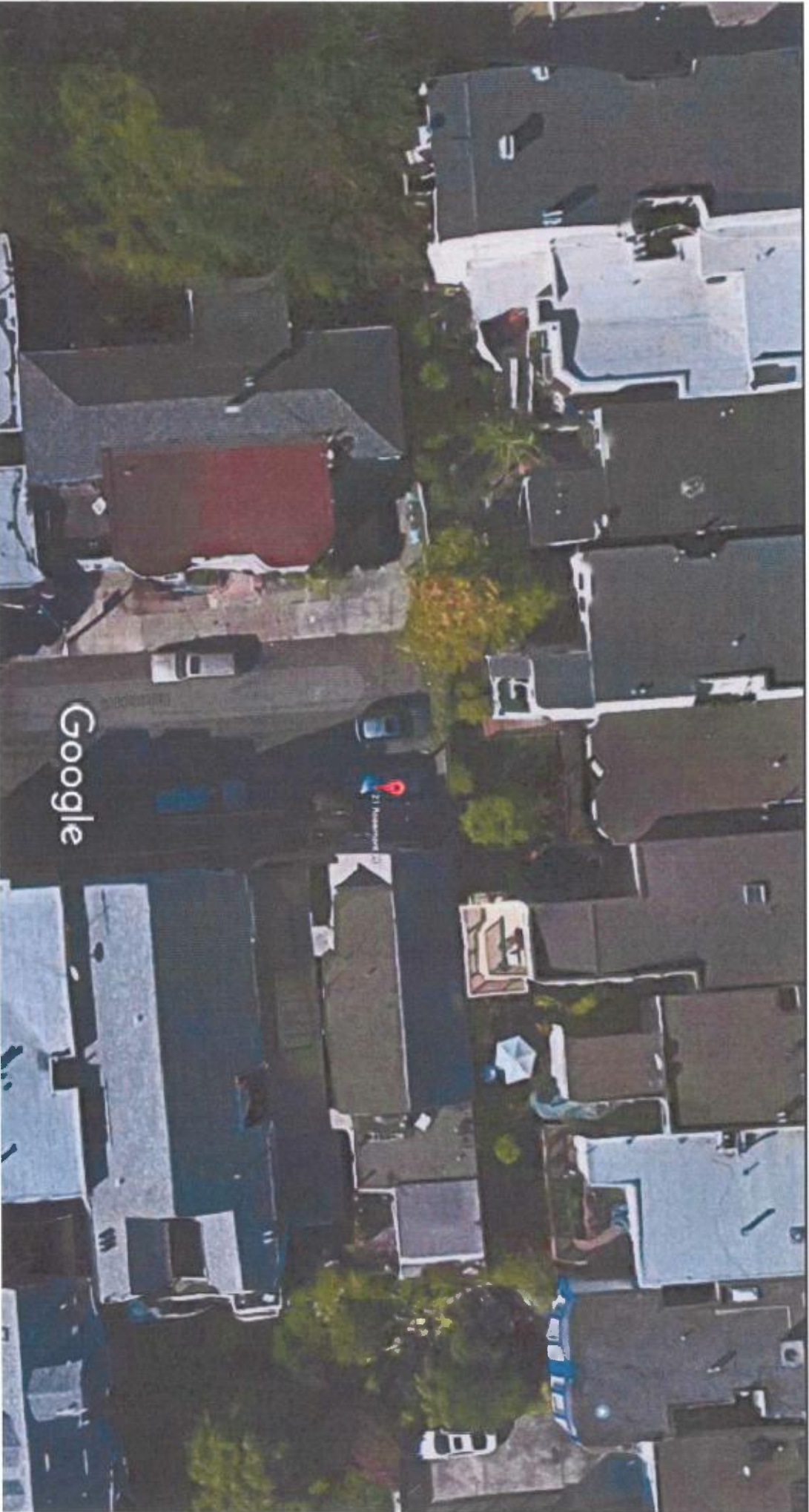
The Latest Plans are so far out of compliance with the RDGs that the entire project should be redesigned.

If a project larger than the existing structure is built, it should comply with the RDGs regarding light, privacy, building scale on the street, rooftop architectural features, and mixed visual character of the block. The project should also fully comply with the NOPDR1.

At a minimum:

- Any new building mass above two stories in height should be kept to the southern 66% of the property, if not further back. See Requirement 9b of NOPDR1.
- Open space should only be from the common open space located on the 1st Floor Patio On Grade, and the common open space located on the rooftop deck on top of the Proposed 3rd Floor. These common open spaces alone comply with the usable open space requirements of the Planning Code.
- The common open space rooftop deck on top of the Proposed 3rd Floor should be reduced from its current size of approximately 720 sq ft.
- Privacy measures (landscaping, privacy screens, noise abatement, solid railings on decks, translucent glazing on windows and doors, window configurations that break the line of sight between houses) should be installed in appropriate locations on the property.
- The building scale at the street should be brought into conformity with the size and character of the surrounding Rosemont and Clinton Park properties. A sloping roof would conform to the character of the surrounding properties.

Thank you for considering our application.



21 Rosemont
and Adjacent
Properties

BIRD'S-EYE
VIEW



Image capture: Jan 2015 © 2015 Google

21 Rosemont
Place

Front



21 Rosemont and
Adjacent Properties

Bird's Eye
View

Public Comment

	Address	Neighbor		Address	Neighbor
1	219 Clinton Park, #6	Josh Ehrenreich	31	122 Guerrero St, #2	Ana Quinonez
2	219 Clinton Park, #9	Eric Jones	32	136 Guerrero St, #202	Carmen Ausserer
3	226 Clinton Park	Rob Tan	33	136 Guerrero St, # 303	Elizabeth Moseley
4	231 Clinton Park	Len Silva	34	142 Guerrero St	Masoud Foudeh
5	231 Clinton Park	Mathew Roginiski	35	152 Guerrero St	Dan Hinton
6	231 Clinton Park	Linsey Thornton	36	152 Guerrero St	Sharon Kuester
7	233 Clinton Park ^A	Todd Esker (DR Requestor)	37	170 Guerrero St, Unit A	Becky Newman
8	235 Clinton Park ^A	Kate Swanson	38	170 Guerrero St, Unit F	Patricia Moll
9	235 Clinton Park ^A	Stephanie Thoma	39	170 Guerrero St, Unit H	Heather Regan
10	235A Clinton Park ^A	Chi Wei Chou	40	188A Guerrero St	Hector Pazos
11	237 Clinton Park ^A	Ken Hansen			
12	237 Clinton Park ^A	Will Rivera	41	22 Rosemont Pl	Marty Osborne
13	239A Clinton Park ^A	Michael Wells	42	26 Rosemont Pl	Anne Angelone
14	239A Clinton Park ^A	Laura Gandy	43	27 Rosemont Pl ^A	Michael Starkman
15	239B Clinton Park ^A	Jeff Bedsole	44	31 Rosemont Pl	Shelley Sandusky
16	239B Clinton Park ^A	Ralph Boethling	45	33 Rosemont Pl	Aaron Kimball
17	239C Clinton Park ^A	Sharon Houston	46	33 Rosemont Pl	Juliet Houghland
18	243 Clinton Park ^A	John Craig	47	48 Rosemont Pl	Gloria Smith
19	243 Clinton Park ^A	Laura Craig	48	52 Rosemont Pl	Carol Gigliotti
20	245 Clinton Park	Brandon Middleton	49	54 Rosemont Pl	Patrick Molnar & Kara Furlong
21	245 Clinton Park	Tim Kettering			
22	251 Clinton Park	Hugh Lurie	50	556 14th St	Donna Esteban Lee
23	251 Clinton Park	Nina Grotch	51	558 14th St	Ellen Lee
24	251 Clinton Park	Robin Grotch			
25	255 Clinton Park	Lisa Gallagher			
26	255 Clinton Park	Michael Gallagher			
27	257 Clinton Park	Augusta Maher			
28	257 Clinton Mark	Matthew Maher			
29	263 Clinton Park	Bart Snowfleet		^A :Adjacent Neighbor	
30	277 Clinton Park	David Diaz			



To whom it may concern:

I, Josh Ehrenreich, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,



Name: Josh Ehrenreich

Date: 1/15/16

Address:

219 Clinton Park #6

SF CA 94103

To whom it may concern:

I, ERIC JONES, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

Name:



Date:

1/16/16

Address:

ERIC JONES

219 CLINTON PK #9

SF, CA 94103

To whom it may concern:

I, Rob Tan, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,



Name: Rob Tan

Date: 1/19/2016

Address:

226 Clinton Park

San Francisco

CA 94103

To whom it may concern:

I, Len Silva, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Len Silva".A handwritten date in blue ink, "10/31/15".

Len Silva

Date:

Len Silva
231 Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Matthew Roginski, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Roginski", written in a cursive style.

Matthew Roginski

Date:

1/18/2016

Matthew Roginski
231 Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Linsey Thornton, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "Linsey Thornton", with a stylized flourish at the end.

Linsey Thornton

Date: 1/18/2016

Linsey Thornton
231 Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Todd Esker, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,



Todd Esker

Date: *OCT 30, 2015*

Todd Esker
233 Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Chi Wei Chou, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in black ink, appearing to be 'Chi Wei Chou', written in a cursive style.

Chi Wei Chou

Date: 11/1/15

Chi Wei Chou
235A Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Kate Swanson, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kate Swanson', written over a horizontal line.

Kate Swanson

Date: Nov 1, 2015

Kate Swanson
235 Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Stephanie Thoma, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steph Thoma', written over a horizontal dotted line.

Stephanie Thoma

Date: 11-1-15

Stephanie Thoma
235 Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Ken Hansen, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in black ink, appearing to be 'KH' followed by a stylized surname.

Ken Hansen

Date:

10/31/2015

Ken Hansen
237 Clinton Park
San Francisco, CA 94103

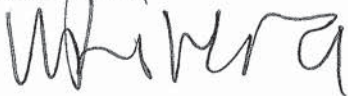
To whom it may concern:

I, Will Rivera, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

Will Rivera

A handwritten signature in black ink, appearing to read "Will Rivera", written over the printed name.

Date:

10-31-15

Will Rivera
237 Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Michael Wells, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in cursive script that reads "Michael Wells".

Michael Wells

Date: 11/1/15

Michael Wells
239A Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Laura Gandy, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in cursive script that reads "Laura Gandy". The ink is dark and the signature is fluid.

Laura Gandy

Date: 11-1-15

Laura Gandy
239A Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Jeff Bedsole, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Bedsole", written in a cursive style.

Jeff Bedsole

Date:

1 Nov 2015

Jeff Bedsole
239B Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Ralph Boethling, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in black ink, appearing to be 'R. Boethling', with a horizontal line extending to the right.

Ralph Boethling

Date: 12/1/11

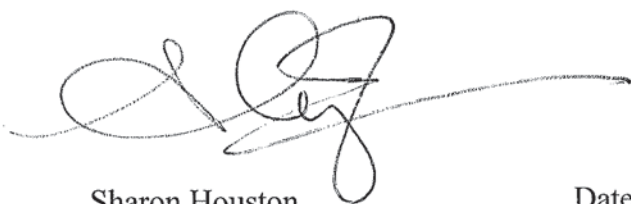
Ralph Boethling
239B Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Sharon Houston, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in black ink, appearing to be 'Sharon Houston', with a long horizontal line extending to the right.

Sharon Houston

Date:

Sharon Houston
239C Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, John Craig, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in cursive script that reads "John A. Craig". The signature is written in dark ink and is positioned above a horizontal dashed line.

John Craig

Date: 11/7/15

John Craig
243 Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Laura Craig, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in cursive script that reads "Laura Craig".

Laura Craig

Date:

11/7/15

Laura Craig
243 Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Brandon Middleton, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in black ink, appearing to be 'B. Middleton', written over a horizontal dashed line.

Brandon Middleton

Date: 11/7/2015

Brandon Middleton
245 Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Tim Kettering, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in dark ink, appearing to read "Hally", written over a horizontal dotted line.A handwritten date "11/7/2015" in dark ink, written to the right of the signature and over a horizontal dotted line.

Tim Kettering

Date:

Tim Kettering
245 Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Hugh Lurie, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in black ink, appearing to be 'H. Lurie', written over a horizontal line.

Hugh Lurie

11/7/15
Date:

Hugh Lurie
251 Clinton Park
San Francisco, CA 94103

To whom it may concern:

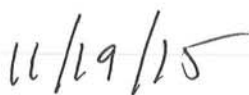
I, Nina Grotch, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nina Grotch".

Nina Grotch

A handwritten date in cursive script, appearing to read "11/19/15".

Date:

Nina Grotch
251 Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Robin Grotch, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robin Grotch", with a stylized, flowing script.

Robin Grotch

Date: 11/7/15

Robin Grotch
251 Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Lisa Gallagher, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa Gallagher", with a stylized, cursive script.

11/30/15

Lisa Gallagher

Date:

Lisa Gallagher
255 Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Michael Gallagher, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,


Michael Gallagher

11/30/15

Date:

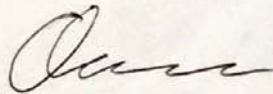
Michael Gallagher
255 Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Augusta Maher, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,



Augusta Maher

12-01-2015

Date:

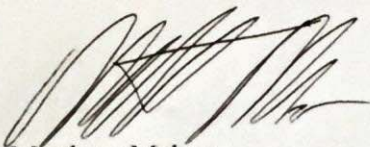
Augusta Maher
257 Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Matthew Maher, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Maher', with a stylized, cursive script.

Matthew Maher

12-1-2015

Date:

Matthew Maher
257 Clinton Park
San Francisco, CA 94103

To whom it may concern:

I, Elizabeth Moseley, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood. !!!

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

Name: Elizabeth A Moseley Date: 1/15/16

Address:

136 Guerrero #303
San Francisco, CA 94103

To whom it may concern:

I, Masoud Foudeh, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

Masoud Foudeh

Date:

1/13/2016

Masoud Foudeh
142 Guerrero
San Francisco, CA 94103

To whom it may concern:

I, Dan Hinton, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in blue ink that reads "Dan Hinton". The signature is written in a cursive, flowing style.

Dan Hinton

Date: 12/29/2015

Dan Hinton
152 Guerrero
San Francisco, CA 94103

To whom it may concern:

I, Sharon Kuester, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

Sharon B. Kuester

Sharon Kuester

Date: *12/29/2015*

Sharon Kuester
152 Guerrero
San Francisco, CA 94103

To whom it may concern:

I, Becky Newman, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in dark ink, appearing to be 'BN' with a long horizontal stroke extending to the right.

Becky Newman

Date:

12/21/2015

Becky Newman
170 Guerrero, Unit A
San Francisco, CA 94103

To whom it may concern:

I, Patricia Moll, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,



Patricia Moll

Date: [Dec-17-2015](#)

Patricia Moll
170 Guerrero, Unit F
San Francisco, CA 94103

To whom it may concern:

I, Heather Regan, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in black ink, appearing to be 'H. Regan'.

Heather Regan

12/16/15

Date:

Heather Regan
170 Guerrero, Unit H
San Francisco, CA 94103

To whom it may concern:

I, Hector Pizarro, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

Name:

Hector Pizarro

Date:

1/18/14

Address:

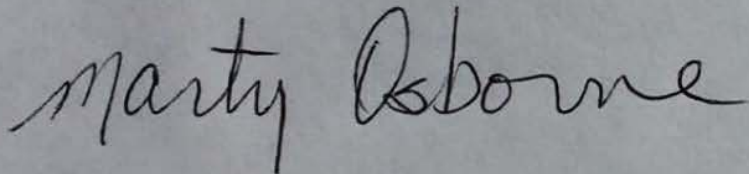
1884 Guerrero St
San Francisco,
CA 94103

To whom it may concern:

I, Marty Osborne, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in cursive script that reads "Marty Osborne".

Marty Osborne

Date: 11-1-2015

Marty Osborne
22 Rosemont Place
San Francisco, CA 94103

To whom it may concern:

I, Anne Angelone, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'A' followed by a long horizontal line.

Anne Angelone

Date: 11/1/15

Anne Angelone
28 Rosemont Place
San Francisco, CA 94103

To whom it may concern:

I, Michael Starkman, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

Michael Starkman

Michael Starkman

Date: *November 1, 2015*

Michael Starkman
27 Rosemont Place
San Francisco, CA 94103

To whom it may concern:

I, Shelley Sandusky, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,



11/1/15

Shelley Sandusky

Date:

Shelley Sandusky
31 Rosemont Place
San Francisco, CA 94103

To whom it may concern:

I, Aaron Kimball, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

A handwritten signature in dark ink, appearing to be 'A. Kimball', written in a cursive style.

Aaron Kimball

Date: 10/31/15

Aaron Kimball
33 Rosemont Place
San Francisco, CA 94103

To whom it may concern:

I, Juliet Houglan, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

Juliet Houglan



Juliet Houglan
33 Rosemont Place
San Francisco, CA 94103

Date:

1/1/2015

January 19, 2016

Honorable Commissioners
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco CA 94103

RE: 21 Rosemont Place (Permit App. No. 2014.07.03.0471)

Dear Commissioners:

I live at 48 Rosemont Place and have reviewed the plans for the multi-family building proposed for 21 Rosemont. I have also met with the parcel owner and discussed the project with the neighborhood. While I support modifying the existing structure, the applicant seeks approval for a project that far exceeds the carrying capacity of this particular lot and Rosemont Place itself, a narrow and tiny street.

Given that the parcel is smaller than a standard residential lot, and it is located at the end of a narrow street, an oversized, multi-family dwelling is completely out of scale and character with Rosemont Place. Specifically, the proposed project would exceed the height of the other homes on that side of the street and its bulk would completely extend to the sidewalk line. It appears the structure would occupy essentially the entire lot. Traffic and emergency vehicle access are a concern for me and my neighbors given the size of the street and the size of the proposed project.

I support urban density, but when projects threaten safety and quality of life for nearby residents, a reduction in size is required. It is just this type of project the Planning Commission is authorized to scale back and modify. Thank you for your help in this matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Anita Sm", is written above the address.

48 Rosemont Place
San Francisco CA 94013

To whom it may concern:

I, CAROL GIGLIOTTI, support the Discretionary Review filed for Building Permit Application No. 2014.07.03.0471 [Project Address: 21 Rosemont Place]. As currently proposed, this project will have serious impacts on the neighborhood.

I ask the Planning Commission to have the project substantially redesigned or to have the permit disapproved as currently proposed.

Sincerely,

Name: Carol Gigliotti Date: 1/15/2016

Address:

52 ROSEMONT PLACE
SAN FRANCISCO, CA
94103

Response to 21 Rosemount Place DR (Received December 13, 2015)

1. Light: The building was originally 4 stories. It was reduced to 3 stories in consideration of the Clinton Park neighbors.

Privacy: Privacy screens will be installed on decks adjacent to neighbor's rear yards. All lot line windows will be frosted.

Building scale at the Street: The scale of the building matches the majority structures on the street. Most of the buildings are already three stories.

Rooftop: We propose reducing the roof deck by 270 sq. ft., by reducing it 10' back from the north property line

Mixed Visual Character: The street is a mixture of different architectural features. We believe our design fits the neighborhood character.

The 3R report states that the nonconforming structure at the rear was constructed with permits. We have reviewed the demo calcs and have proved this is not a demo.

Environmental report was exempt, and there is no excavation on the site.

2. Light: The building was originally 4 stories, which was reduced to 3 stories to minimize the impact on the Clinton Park Residences. None of the structures on Rosemount or Guerrero are effected by the 3rd story. The Guerrero buildings are at least 100' distance from 21 Rosemont. Many of the existing structures on Rosemont impact Guerrero, not 21 Rosemount.

Privacy: Fronted Glass Privacy screens will be installed on decks adjacent to the neighbor's rear yards. All lot line windows will be frosted.

We propose eliminating the rear balcony.

Windows and Doors: All windows on Property Line will be frosted. All windows on the rear façade are similar to all other buildings looking into the center of the block, which does not allow 100% privacy.

Building scale at the Street: The scale of the building matches the majority structures on the street. Most of the buildings are three stories

Rooftop: We propose reducing the roof deck by 270 sq. ft., by reducing it 10' back from the north property line.

Mixed Visual Character: The street is a mixture of different architectural features. We believe our design fits the neighborhood character.

3. Neighborhood suggestions for changes to proposed project:

Building Mass: We feel we have made the appropriate setback on the top floor

Open Space: The open space at the rear is a private space for the lower unit. The 1st floor unit would have no privacy.

Rooftop: We propose reducing the roof deck by 270 sq. ft., by reducing it 10' back from the north property line

Privacy Measures: Fronted Glass Privacy screens will be installed on decks adjacent to neighbors rear yard. All lot line windows will be frosted. We propose eliminating rear balcony.

Building Scale: All the surrounding structures are 3 stories. The only property with an existing sloped roof is 27-31 Rosemount Place.

Revised Plans per RDT Comments

Curtis Hollenbeck
Architect
575 Columbus Ave. #2
San Francisco, CA 94133
p: 415.544.9883
matteryad@yahoo.com

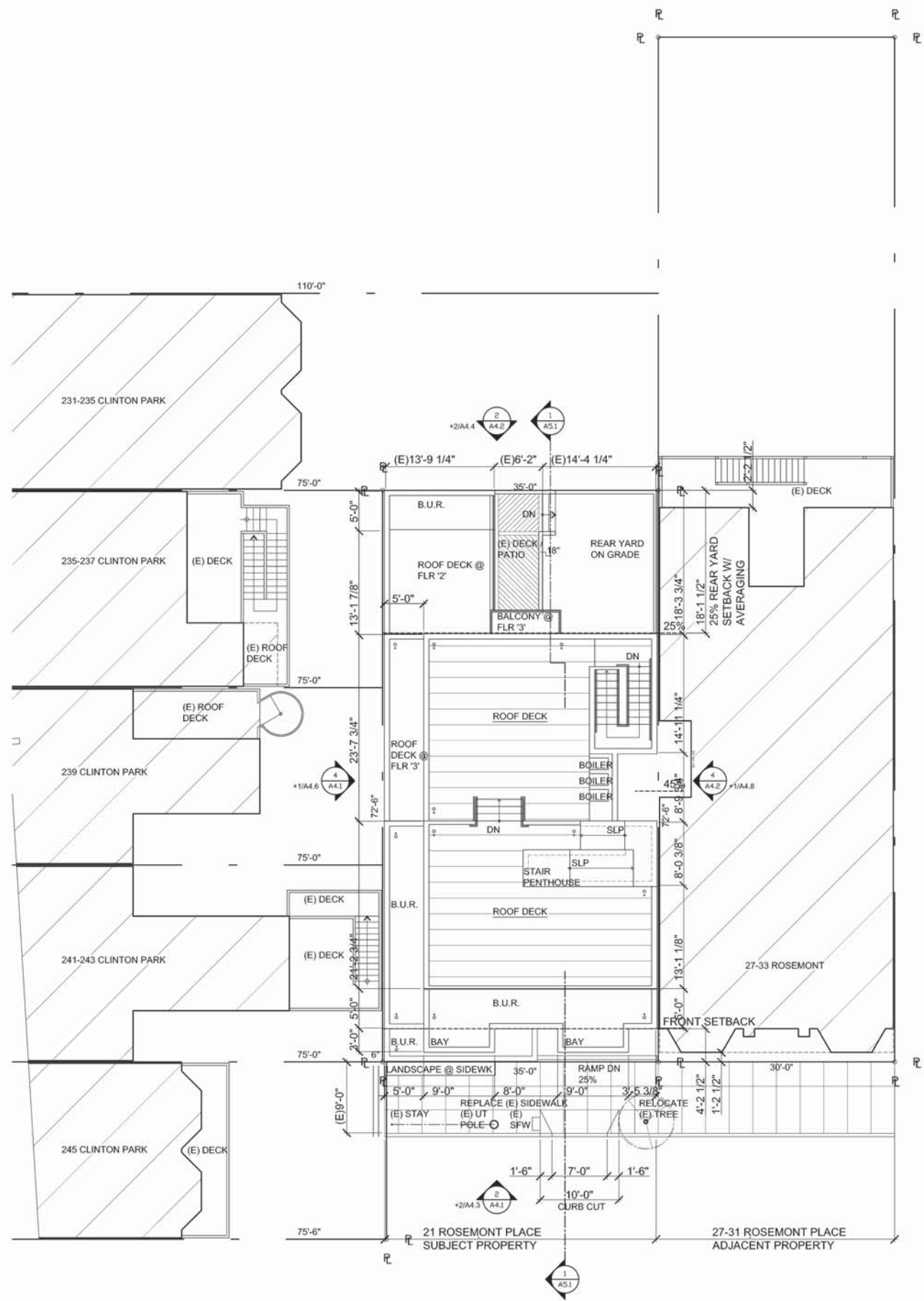
06/25/15	RDT COMM
07/03/14	SITE PERMIT
06/09/14	NEIGHB. REV
05/19/14	N. PRE-APP
04/15/14	PRDJ. REV.
Revisions	
FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT.	

21 ROSEMONT PLACE
SAN FRANCISCO, CALIFORNIA
LOT 020 / BLOCK 3534

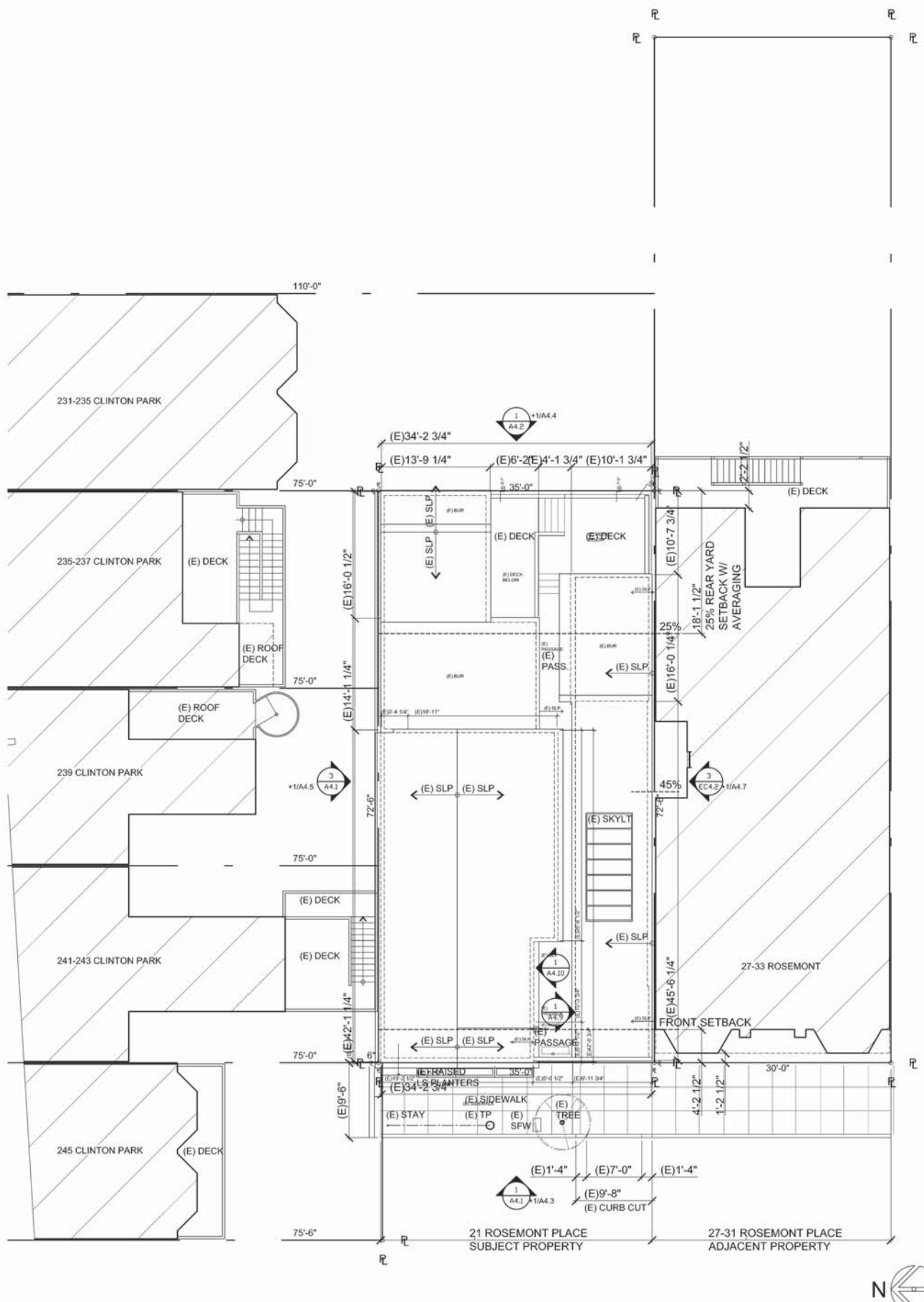
Drawing Title
(E) / PROPOSED
SITE PLAN

By CH
Date
Scale AS NOTED
Drawing No.

A1.1



2 PROPOSED SITE PLAN
A1.1 1/8"=1'-0"



1 EXISTING SITE PLAN
A1.1 1/8"=1'-0"



08/12/15	PLNG COMM
06/25/15	RDT COMM
07/03/14	SITE PERMIT
06/09/14	NEIGHB. REV
05/19/14	N. PRE-APP
04/15/14	PRDJ. REV.

Revisions
FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DISCREPANCIES TO
ARCHITECT.

21 ROSEMONT PLACE
SAN FRANCISCO, CALIFORNIA
LOT 020 / BLOCK 3534

Drawing Title

(E) / PROPOSED
FLR '1' PLAN

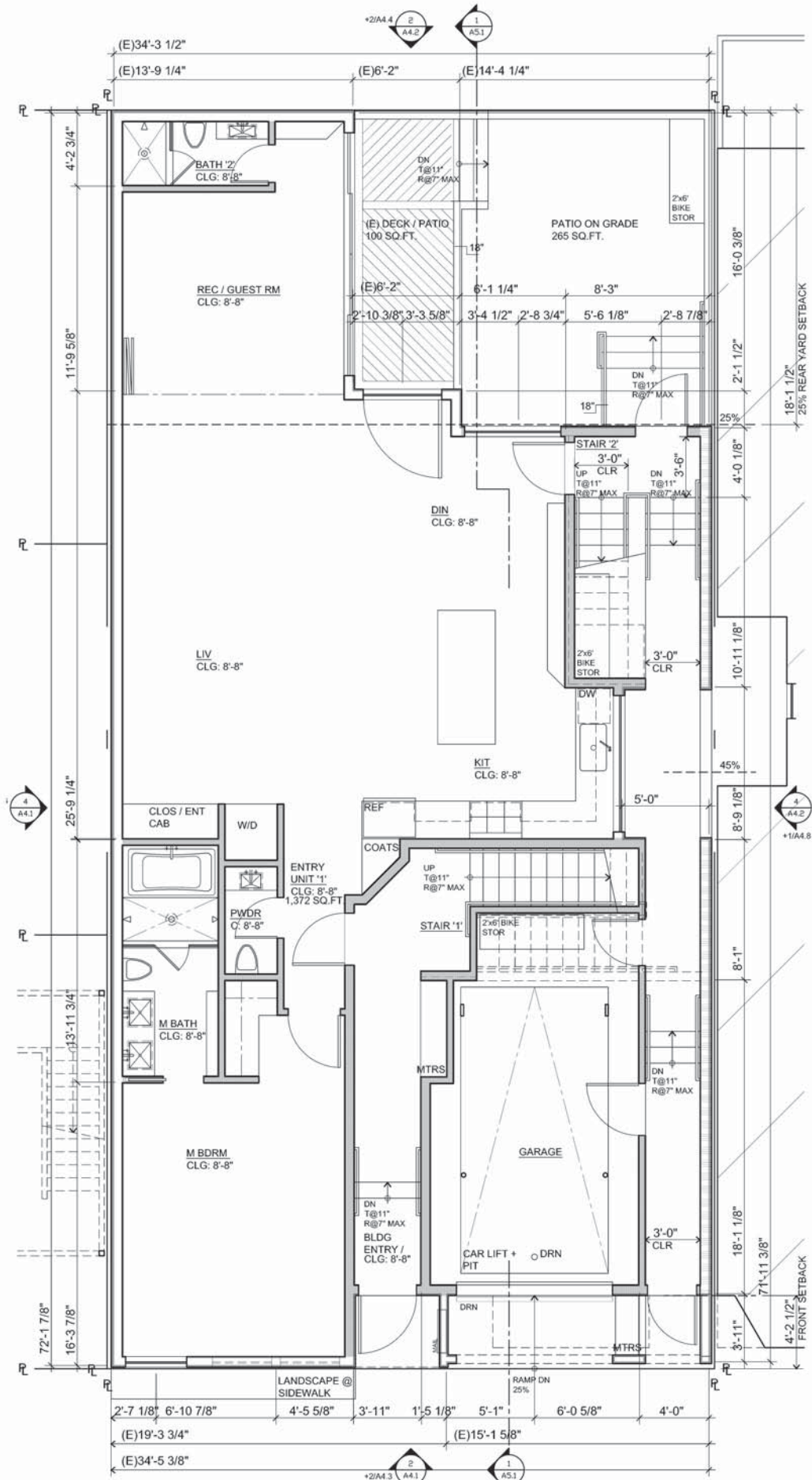
By CH

Date

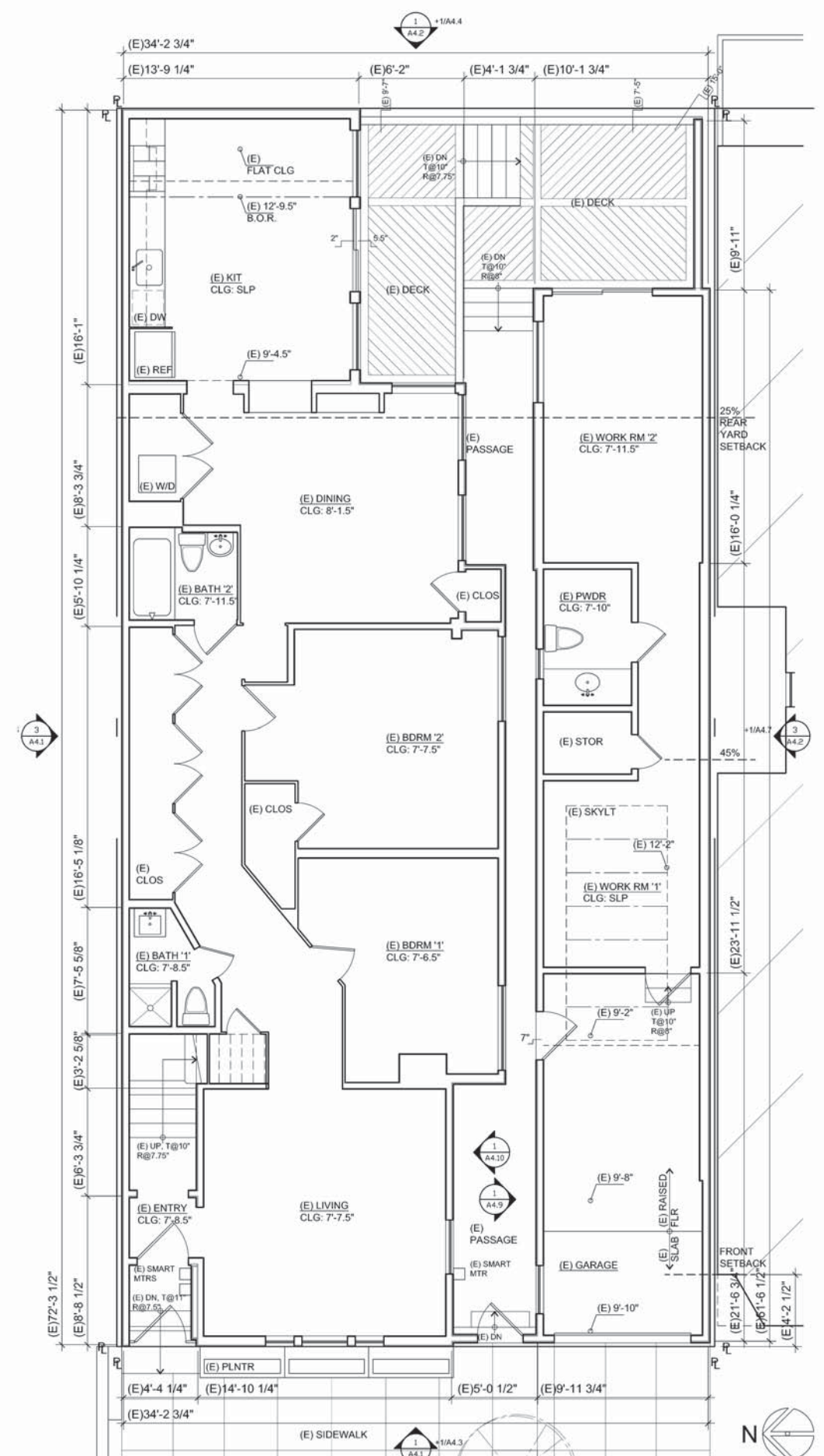
Scale AS NOTED

Drawing No.

A2.1



2
A2.1
PROPOSED FLOOR '1' PLAN
1/4"=1'-0"



1
A2.1
EXISTING FLOOR '1' PLAN
1/4"=1'-0"

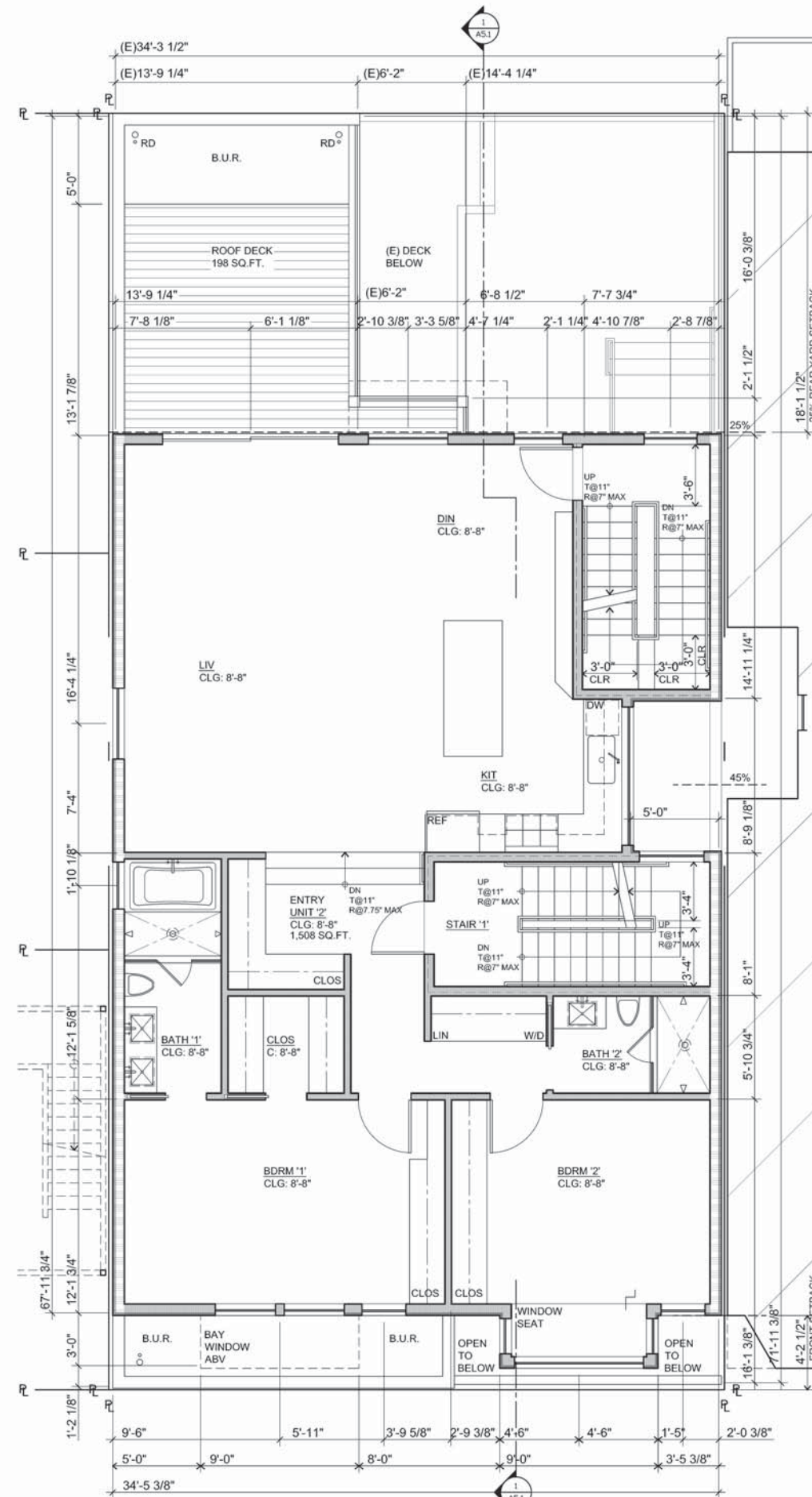
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06/25/15	RDT COMM
07/03/14	SITE PERMIT
06/09/14	NEIGHB. REV
05/19/14	N. PRE-APP
04/15/14	PRD.J. REV.
Revisions	
FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT.	

21 ROSEMONT PLACE
SAN FRANCISCO, CALIFORNIA
LOT 020 / BLOCK 3534

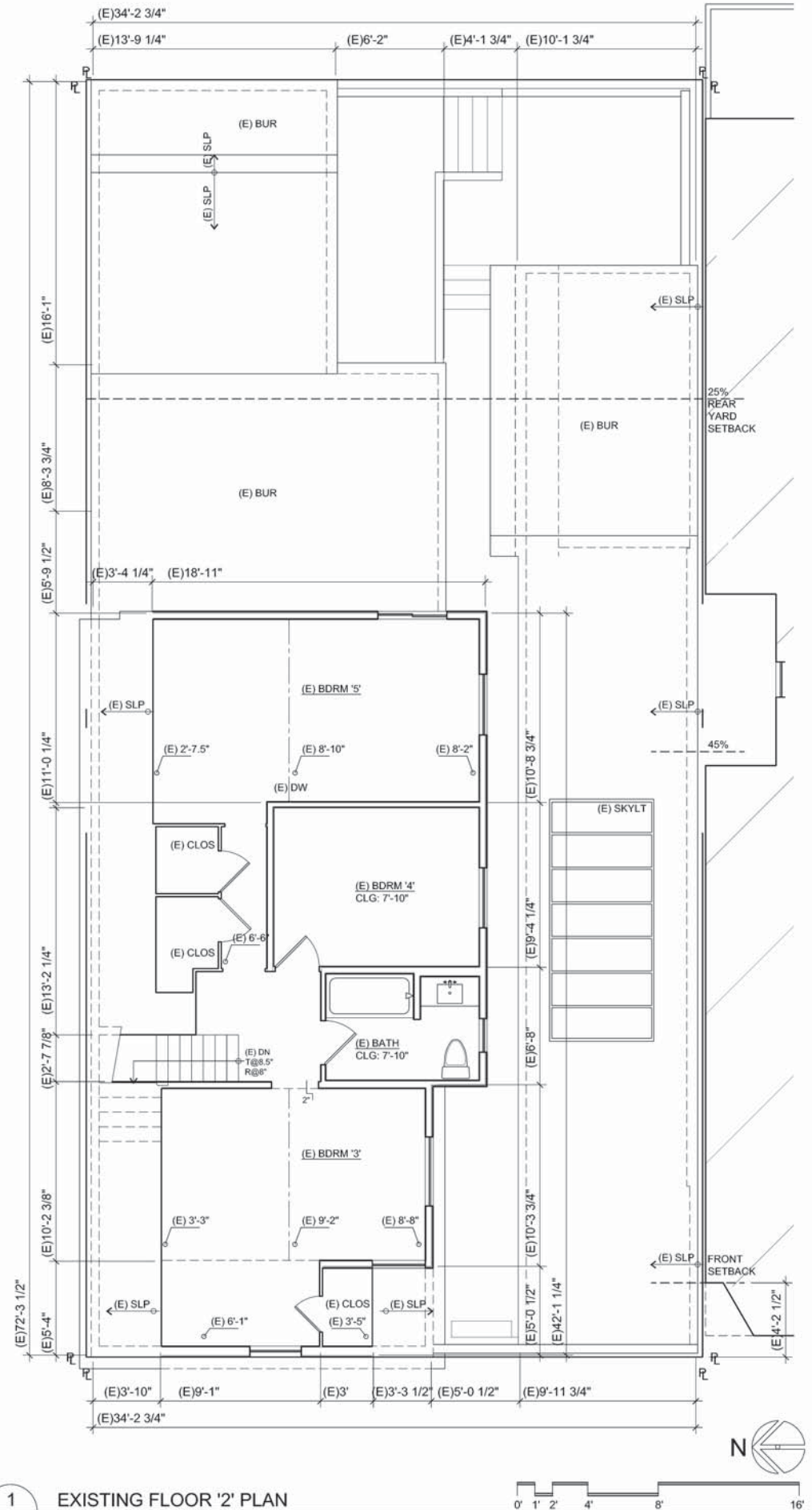
Drawing Title
(E) / PROPOSED
FLR '2' PLAN

By CH
Date
Scale AS NOTED
Drawing No.

A2.2



2
A2.2
PROPOSED FLOOR '2' PLAN
1/4"=1'-0"



1
A2.2
EXISTING FLOOR '2' PLAN
1/4"=1'-0"

06/25/15	RDT COMM
07/03/14	SITE PERMIT
06/09/14	NEIGHB. REV
05/19/14	N. PRE-APP
04/15/14	PRDJ. REV.
Revisions	
FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT.	

21 ROSEMONT PLACE
SAN FRANCISCO, CALIFORNIA
LOT 020 / BLOCK 3534

Drawing Title

PROPOSED
FLR '3' PLAN

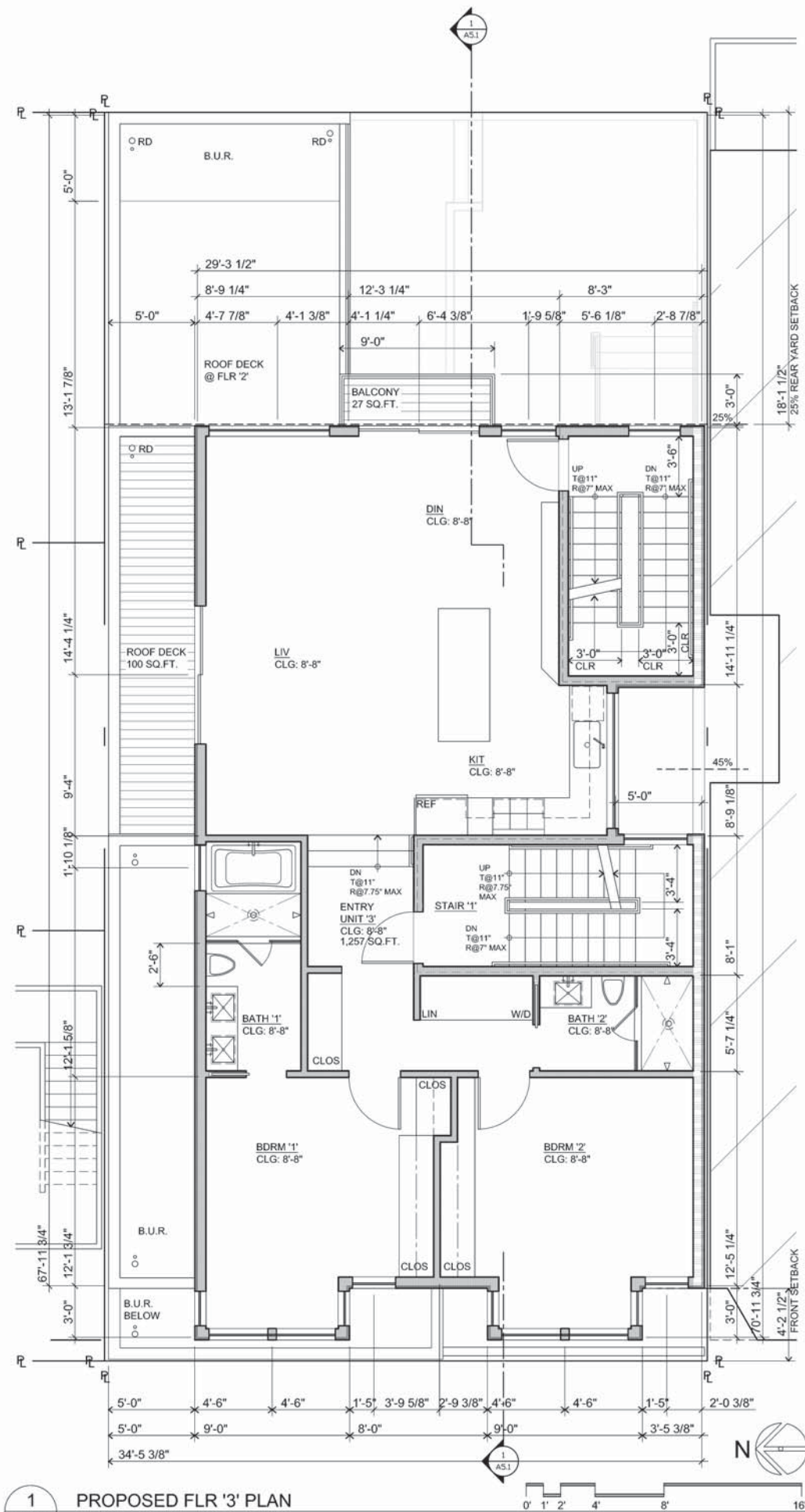
By CH

Date

Scale AS NOTED

Drawing No.

A2.3



SHEET A4.1 NOTES

- 1

7/8" CEMENT PLASTER O/ 30# PAPER BACK MTL LATH O/ STRUCT
PLYWD O/ 5/8" TYPE 'X' GYP BD O/ 2x STUDS W/ 5/8" TYPE 'X' GYP
BD @ UNDERSIDE.
- 2

ALUMINUM DUAL PANE WINDOWS
- 3

CEMENT BOARD CLAD OVERHEAD GARAGE DOOR
- 4

ALUMINUM DOOR SYSTEM
- 5

GALVANIZED FLAT IRON GUARD RAIL @ + 42" ABV DECK
- 6

CEMENT BOARD SIDING @ SIDE PROPERTY LINE WALLS
- 7

CEMENT BOARD SIDING
- 8

DASHED LINE INDICATES ADJACENT BUILDING IN FOREGROUND
TO SOUTH
- 9

ADJACENT BUILDING TO SOUTH BEYOND
- 10

ALUMINUM CLAD BAY WINDOW PROJECTION
- 11

EXTERIOR LIGHT FIXTURE
- 12

DASHED LINES INDICATE STAIR BYND
- 13

GALVANIZED FLAT IRON GUARD RAIL @ + 42" ABV STAIR LANDING
@ ACCESS TO ROOF
- 14

ALUMINUM ENTRY DOOR
- 15

GALVANIZED GUARD RAIL AND BALCONY
- 16

GALVANIZED FLASHING CAP
- 17

PROPERTY LINE WINDOWS / OBSCURE GLAZING
- 18

CEMENT BOARD CLAD WORKMANS PASSAGE DOOR W/ VISION
PANEL
- 19

(E) RETAINING WALL
- 20

STAIR PENTHOUSE BYND
- 21

(E) PROPERTY LINE WALL TO REMAIN. DACHED LINE INDICATES
HEIGHT OF EXISTING WALL, SEE DEMOLITION PLANS
- 22

(E) FRONT FACADE TO REMAIN, SEE DEMOLITION PLANS
- 23

(E) REAR FACADE TO REMAIN, SEE DEMOLITION PLANS
- 24

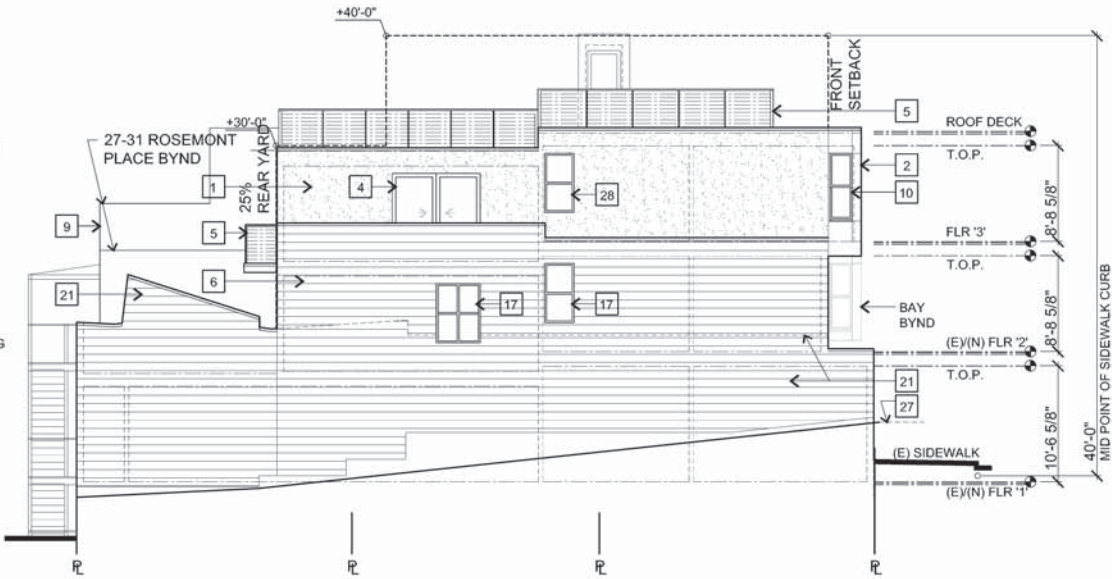
(E) ADJACENT BUILDING WINDOWS AT LIGHT WELL IN
FOREGROUND
- 25

(E) ADJACENT BUILDING BAY WINDOWS IN FOREGROUND
- 26

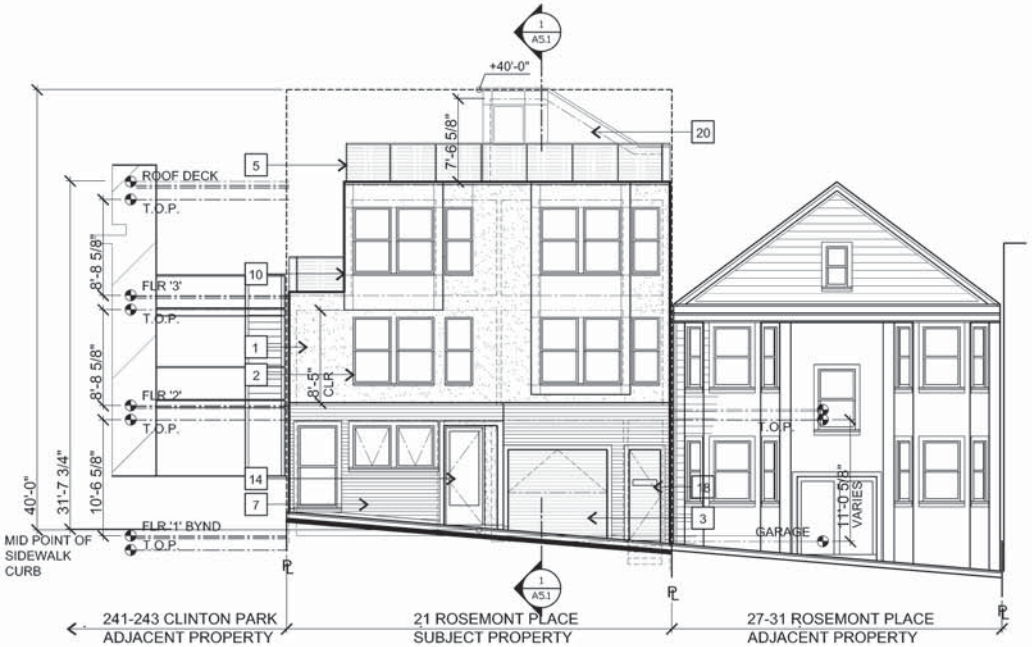
1-HR FIRE RATED WALL/GUARDRAIL @ PROPERTY LINE SHOWN
DASHED @ 42" ABV LANDING / STAIRS / REAR YARD
- 27

(E) RETAINING WALL IN FOREGROUND
- 28

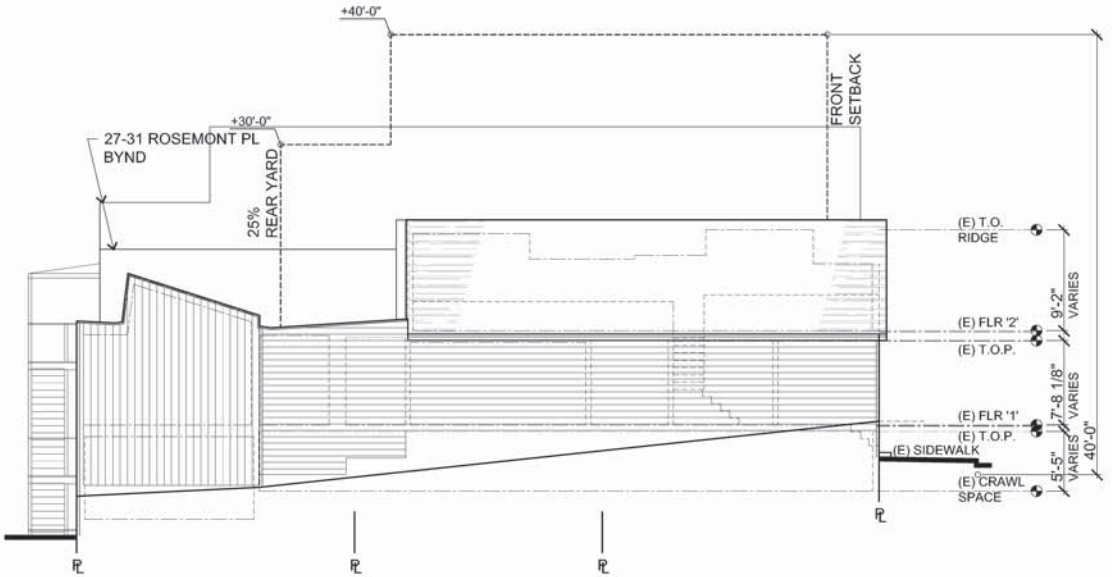
OBSCURE GLAZING



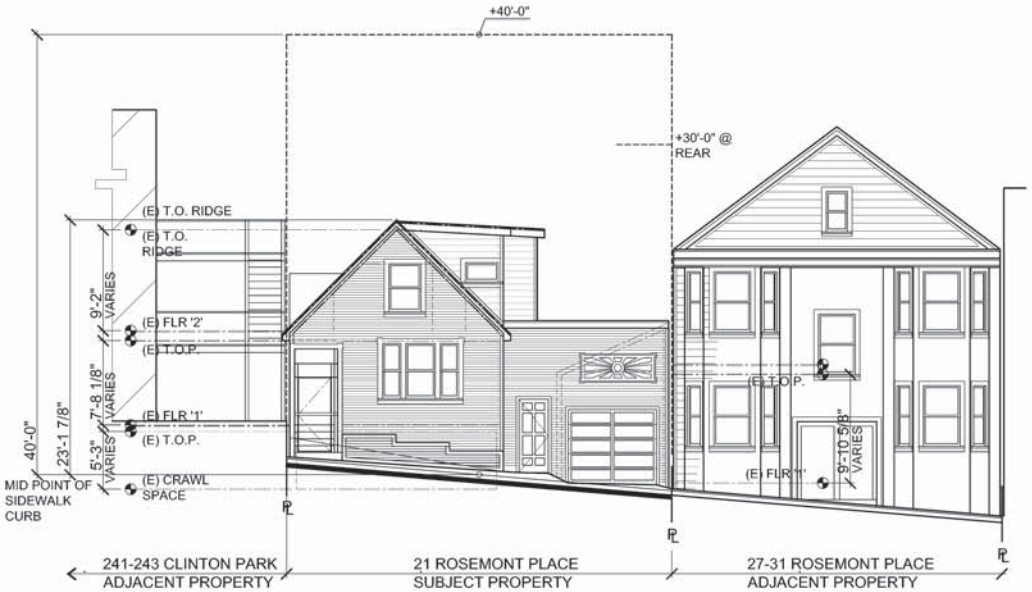
4
A4.1
PROPOSED SIDE ELEV (NORTH)
1/8"=1'-0"



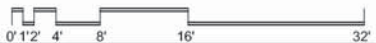
2
A4.1
PROPOSED FRONT ELEV (WEST)
1/8"=1'-0"



3
A4.1
EXISTING SIDE ELEV (NORTH)
1/8"=1'-0"



1
A4.1
EXISTING FRONT ELEV (WEST)
1/8"=1'-0"



Curtis Hollenbeck
Architect
575 Columbus Ave. #2
San Francisco, CA 94133
p: 415.544.9883
matteryard@yahoo.com

01/12/16	RDT COMM
08/12/15	PLNG COMM
06/25/15	RDT COMM
07/03/14	SITE PERMIT
06/09/14	NEIGHB. REV
05/19/14	N. PRE-APP
04/15/14	PRDJ. REV.
Revisions	
FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT.	

21 ROSEMONT PLACE
SAN FRANCISCO, CALIFORNIA
LOT 020 / BLOCK 3534

Drawing Title
EXISTING /
PROPOSED
FRONT & SIDE
ELEVATIONS

By CH
Date
Scale AS NOTED
Drawing No.

A4.1

☐ SEE SHEET A4.1 FOR SHEET NOTES

6/25/15	RDT COMM
6/03/14	SITE PERMIT
5/09/14	NEIGHB. REV
5/19/14	N. PRE-APP
4/15/14	PROJ. REV.

Revisions

FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DISCREPANCIES TO
ARCHITECT.

Drawing Title

KISTING /
PROPOSED
ROAD & SIDE
ELEVATIONS

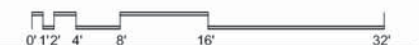
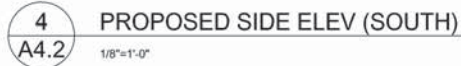
CH

Date

Scale

AS NOTED

Drawing No.



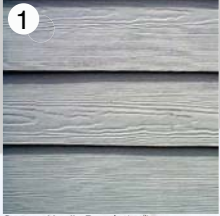
A4.2

Rendering of 21 Rosemont Pl



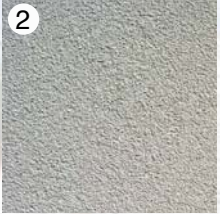
Material Palette for 21 Rosemont Pl

1



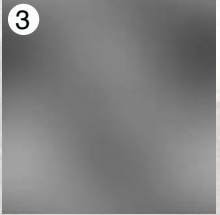
Cement Hardie Boards (+4")
- Washed Out Grey

2



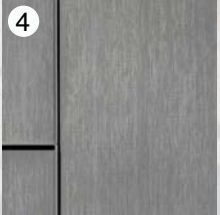
Cement Plaster (Smooth Finish)
- Off White

3



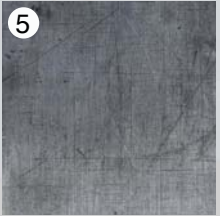
Aluminum Doors & Windows
- Grey

4



Aluminum Clad with Joints
- Grey

5



Steel Flat Bar Railing
- Galvanized

