



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE MAY 18, 2017

Continued from the April 6, 2017 and March 16, 2017 Hearings

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Date: May 11, 2017
Case No.: 2016-000017DRP
Project Address: 43 EVERSON STREET
Permit Application: 2016.0127.8097
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 7542/024
Project Sponsor: Jennifer Butler
Rodgers Architecture
227 Guerrero Street
San Francisco, CA 94103
Staff Contact: Ella Samonsky – (415) 575-9112
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Recommendation: **Do not take DR and approve as proposed**

BACKGROUND

On March 16, 2017, the Planning Commission continued the proposed project at 43 Everson Street to April 6, 2017. Subsequently, on April 6, 2017, the Planning Commission continued the proposed project to May 18, 2017 to allow the Project Sponsor and Discretionary Review (DR) Requestor additional time to discuss revisions to the project design.

CURRENT PROPOSAL

Since the April 6, 2017 hearing the Project Sponsor has continued discussions with Mr. Cowfer (DR Requestor). As of April 29, 2017, the Project Sponsor has proposed the following additional changes: 1) lower the height of the rear addition/ main level deck by 2 feet -6 inches to better align with Mr. Cowfer's lower deck; 2) change the western deck guardrail from glass to solid material to improve privacy; 3) change the rear fold-up glass door to a four-panel sliding glass door, wherein two panels are fixed; and 4) engage Salter and Associates to prepare a sound report, which will recommend measures to reduce sound transmission from the recreation space.

As of May 11, 2017, the Planning Department has received four additional letters in opposition and one letter in support of the proposed Project.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must approve the Building Permit Application to construct a three-story horizontal rear addition and remodel the front facade of a single family dwelling located at 43 Everson Street.

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| RECOMMENDATION: | Do not take DR and approve project as proposed |
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Attachment:

Project Sponsor Proposal, April 29, 2017



EXHIBIT C
PROPOSED AERIAL VIEW FROM EAST WITH 3RD FLOOR ROOF DECK LOWERED 2'-6"



EXHIBIT D
PROPOSED AERIAL VIEW FROM WEST WITH 3RD FLOOR ROOF DECK LOWERED 2'-6"



EXHIBIT E
PROPOSED AERIAL VIEW FROM SOUTH WITH 3RD FLOOR ROOF DECK LOWERED 2'-6"

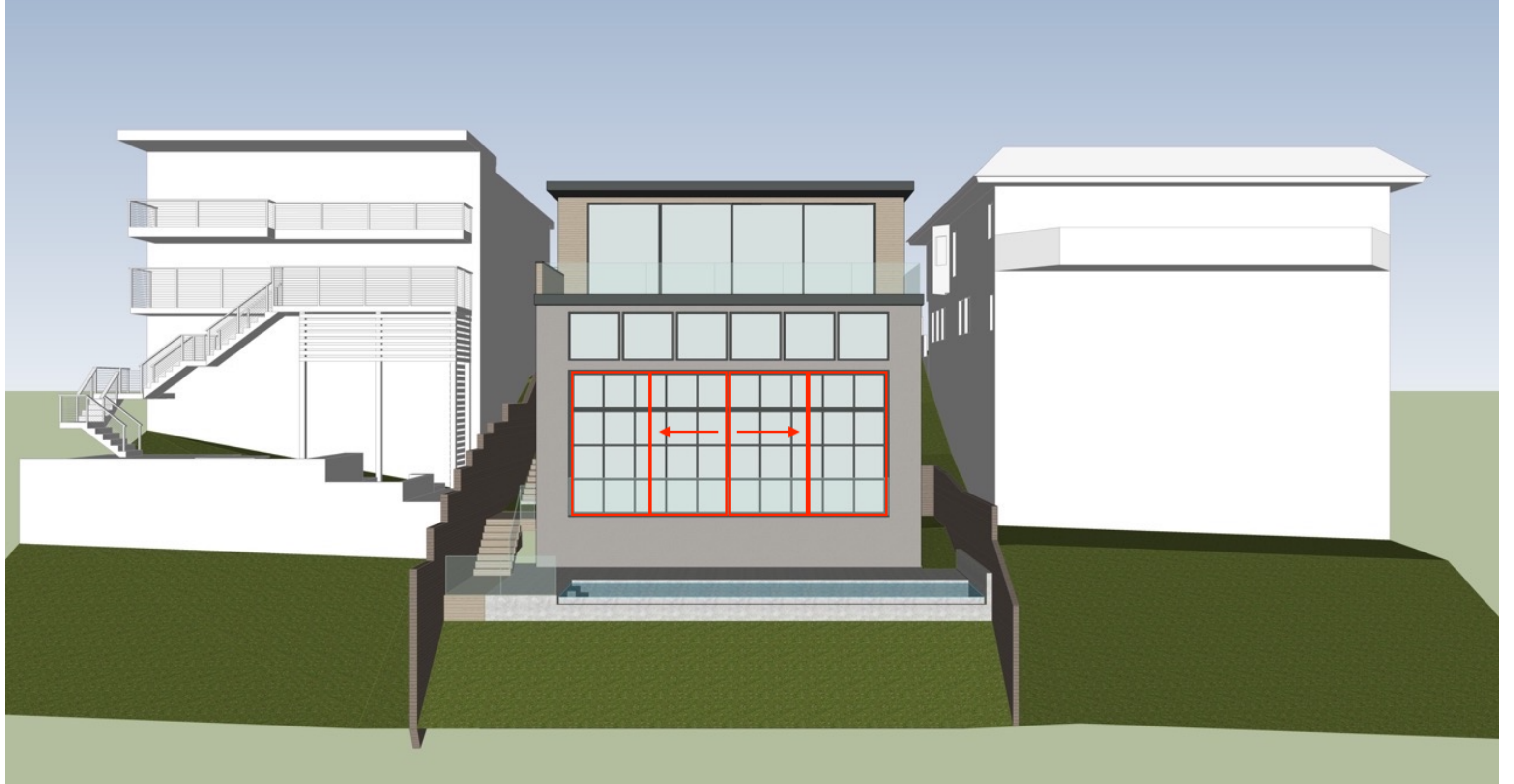


EXHIBIT F1
PROPOSED AERIAL VIEW FROM SOUTH WITH SLIDING GLASS DOOR OPTION (CLOSED POSITION)

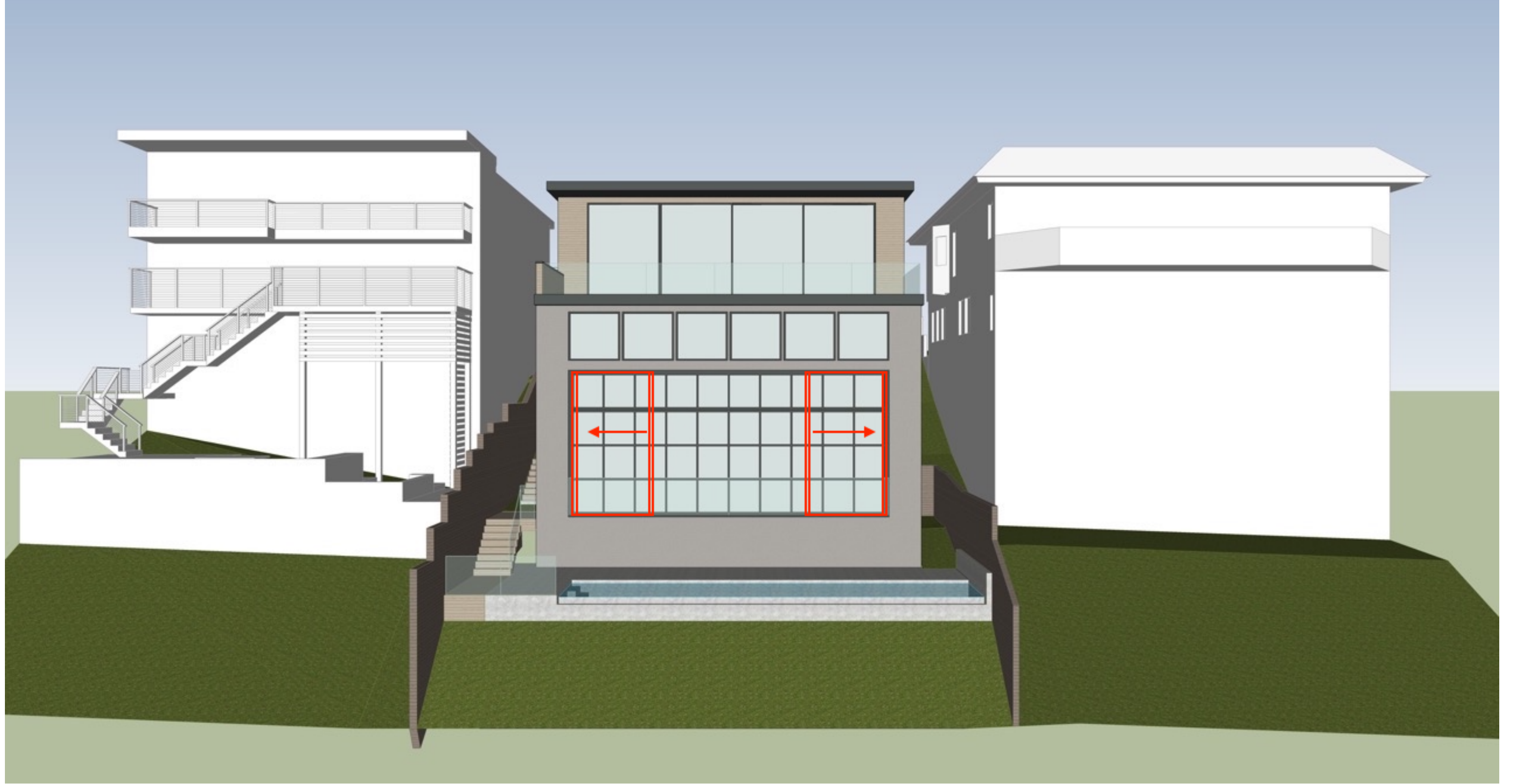


EXHIBIT F2
PROPOSED AERIAL VIEW FROM SOUTH WITH SLIDING GLASS DOOR OPTION (OPEN POSITION)