



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis HEARING DATE: JULY 6, 2017

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* June 26, 2017  
*Case No.:* 2016-001796DRP  
*Project Address:* 4-6 DIVISADERO STREET  
*Permit Application:* 2016.08.12.4850  
*Zoning:* RM-1 [Residential-Mixed, Low Density]  
40-X Height and Bulk District  
*Block/Lot:* 2611/019  
*Project Sponsor:* Grant Lee  
Grant Takahashi Lee Architects  
P.O. Box 16721  
San Francisco, CA 94116  
*Staff Contact:* Natalia Kwiatkowska – (415) 575-9185  
[natalia.kwiatkowska@sfgov.org](mailto:natalia.kwiatkowska@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

### PROJECT DESCRIPTION

The proposal includes a renovation and addition to an existing two-story-over-basement, four-unit building. The project consists of a one-story vertical addition with a roof deck, façade modifications, and the addition of an accessory dwelling unit at the basement level of a four-unit building. The existing building is two-stories-over-basement and includes a one-story vertical addition resulting in a three-story-over-basement building. The overall height will increase from approximately 28 feet, as measured to the midpoint of the pitched roof, to 34 feet, as measured to the top of the proposed flat roof. The existing building depth will not increase as part of this project.

### SITE DESCRIPTION AND PRESENT USE

The project site is located on the east side of Divisadero Street between Duboce Avenue and 14<sup>th</sup> Street in the Castro/Upper Market neighborhood. The subject parcel measures 35 feet wide by 91 feet deep with an area of approximately 3,185 square feet. The property is located on a downsloping lot and the street slopes laterally slightly. The property is developed with a two-story-over-basement, four-unit building constructed in 1905.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

This portion of the Castro/Upper Market neighborhood is characterized by two- to four-story, single- and multi-family residential buildings. The adjacent properties to the north are located within the RH-3 Zoning District. The McKinley Elementary School is located directly across 14<sup>th</sup> Street to the south.

## BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	February 22, 2017 – March 24, 2017	March 24, 2017	July 6, 2017	104 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 26, 2017	June 26, 2017	10 days
Mailed Notice	10 days	June 26, 2017	June 26, 2017	10 days

## PUBLIC COMMENT

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

No other neighborhood comments have been received regarding this project.

## DR REQUESTORS

Kristina Almquist, Andrew McLoughlin, and Carolynn Martin, owners of 12-14 Divisadero Street, adjacent to the subject property.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated March 24, 2017.

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated June 12, 2017.

## ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

## RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Advisory Team (RDAT) reviewed the project prior to and 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. Due to its corner lot siting, the top floor expansion and overall composition and proportions are well designed and compatible with the neighborhood context.

Upon further review, RDAT instructed the project sponsor to make modifications to the project. The plans have been satisfactorily revised to address RDAT's design request listed below and are the official plans submitted to the Commission.

1. Setback the proposed roof deck a minimum of 3 feet from the interior building walls to respond to privacy concerns.
2. Eliminate the proposed glass windscreen on the roof deck, along all sides of the roof deck in order to minimize the overall visibility of the roof deck. The integrated parapet can serve as the deck guardrail along the street frontages; a transparent glass railing can be used along the setback, interior lot line portion.
3. Use a roof hatch instead of the penthouse for Unit #6's private roof deck in order to minimize the visibility and massing of the proposed roof deck.

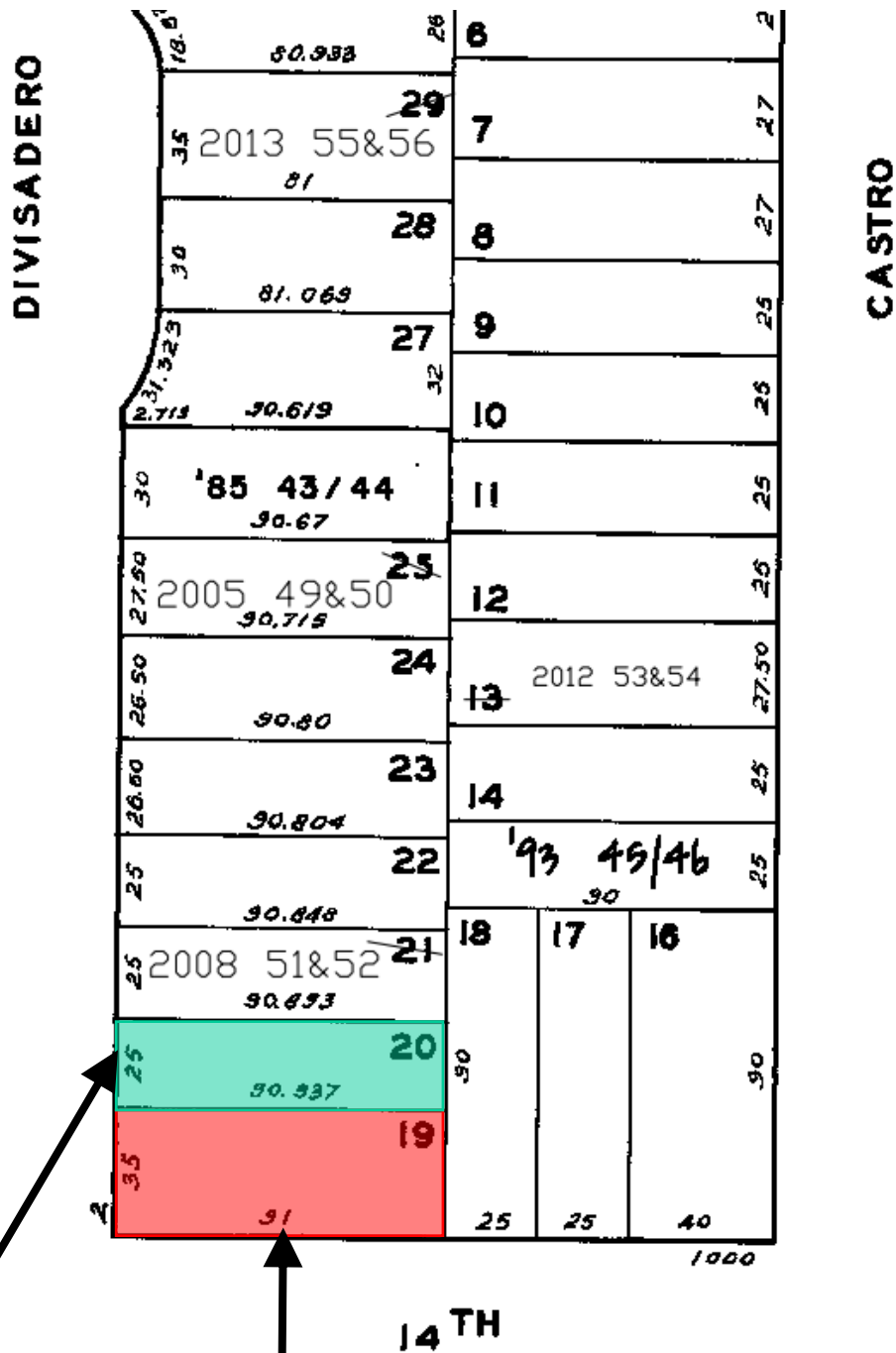
<b>RECOMMENDATION:</b> <b>Do not take DR and approve project as proposed</b>
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### Attachments:

Parcel Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photograph  
CEQA Determination  
Section 311 Notice  
DR Notice  
DR Application  
Response to DR Application dated June 12, 2017  
Project Sponsor Submittal, including:

- 311 Plans
- Reduced Plans
- Rendering

# Parcel Map



DR REQUESTOR'S  
PROPERTY

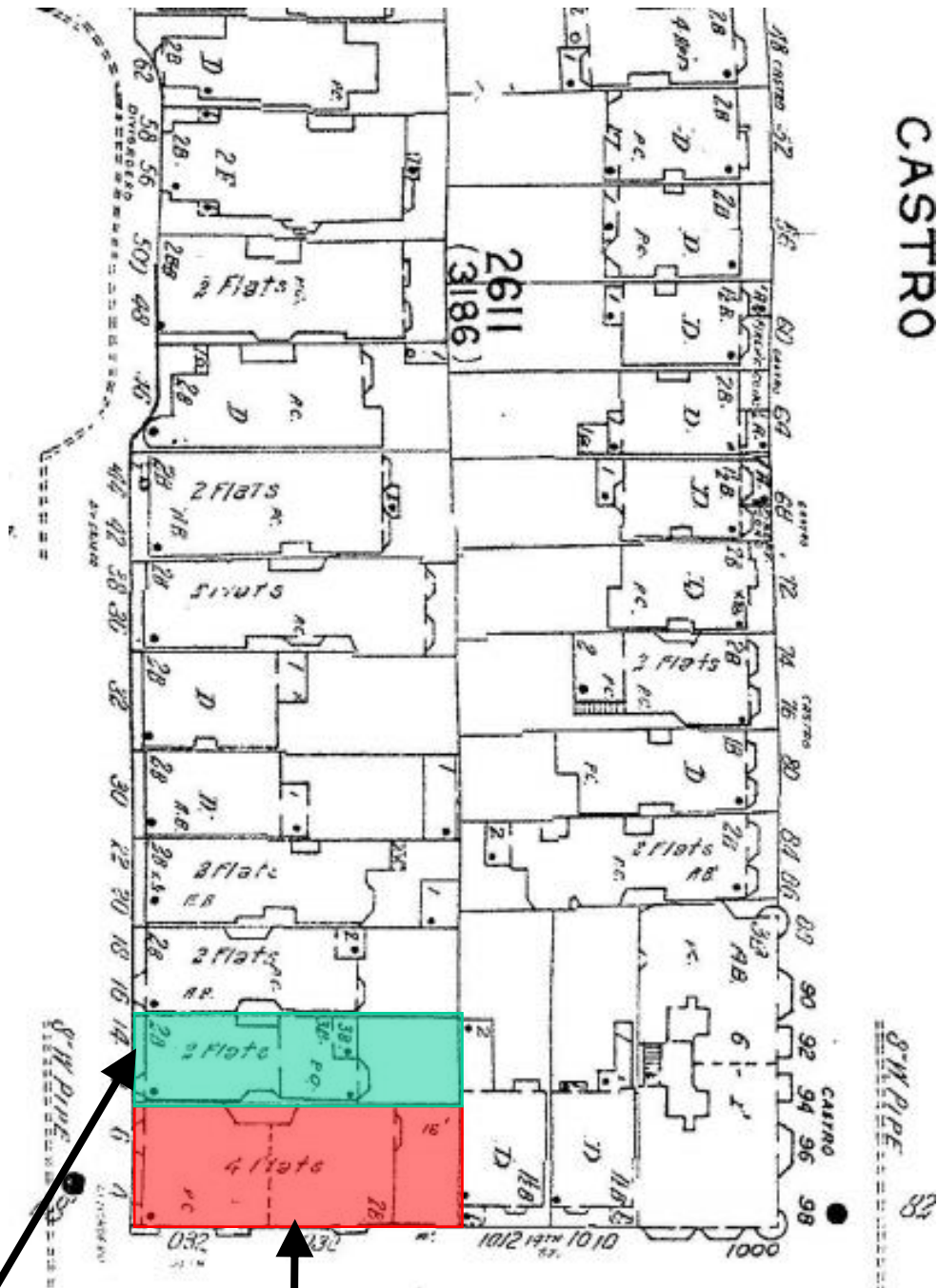
SUBJECT PROPERTY



Discretionary Review Hearing  
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4-6 Divisadero Street



# Sanborn Map\*



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

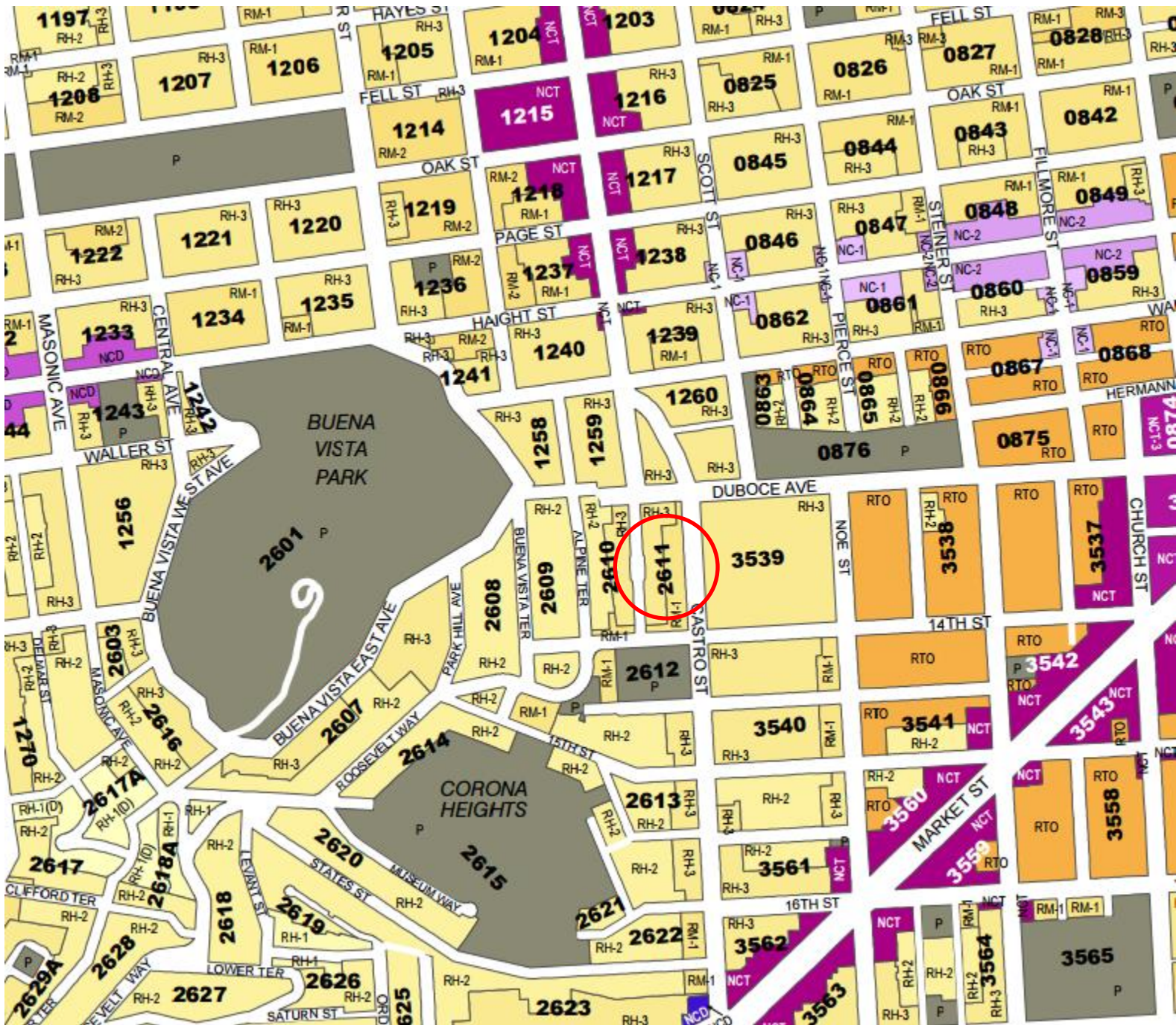
**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2016-001796RP  
4-6 Divisadero Street

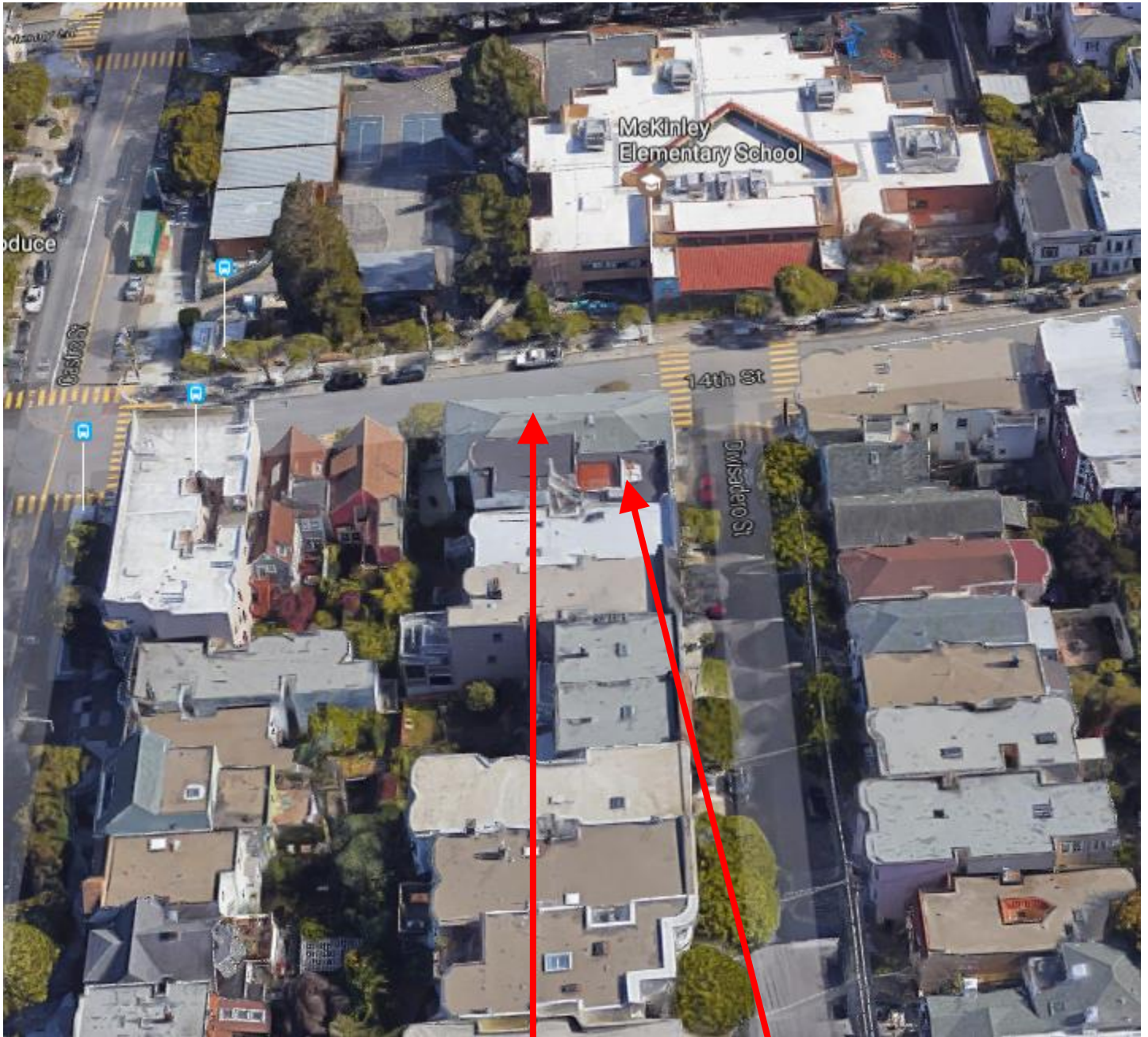
# Zoning Map



Discretionary Review Hearing  
Case Number 2016-001796RP  
4-6 Divisadero Street



# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2016-001796RP  
4-6 Divisadero Street



# Aerial Photo



**SUBJECT PROPERTY**

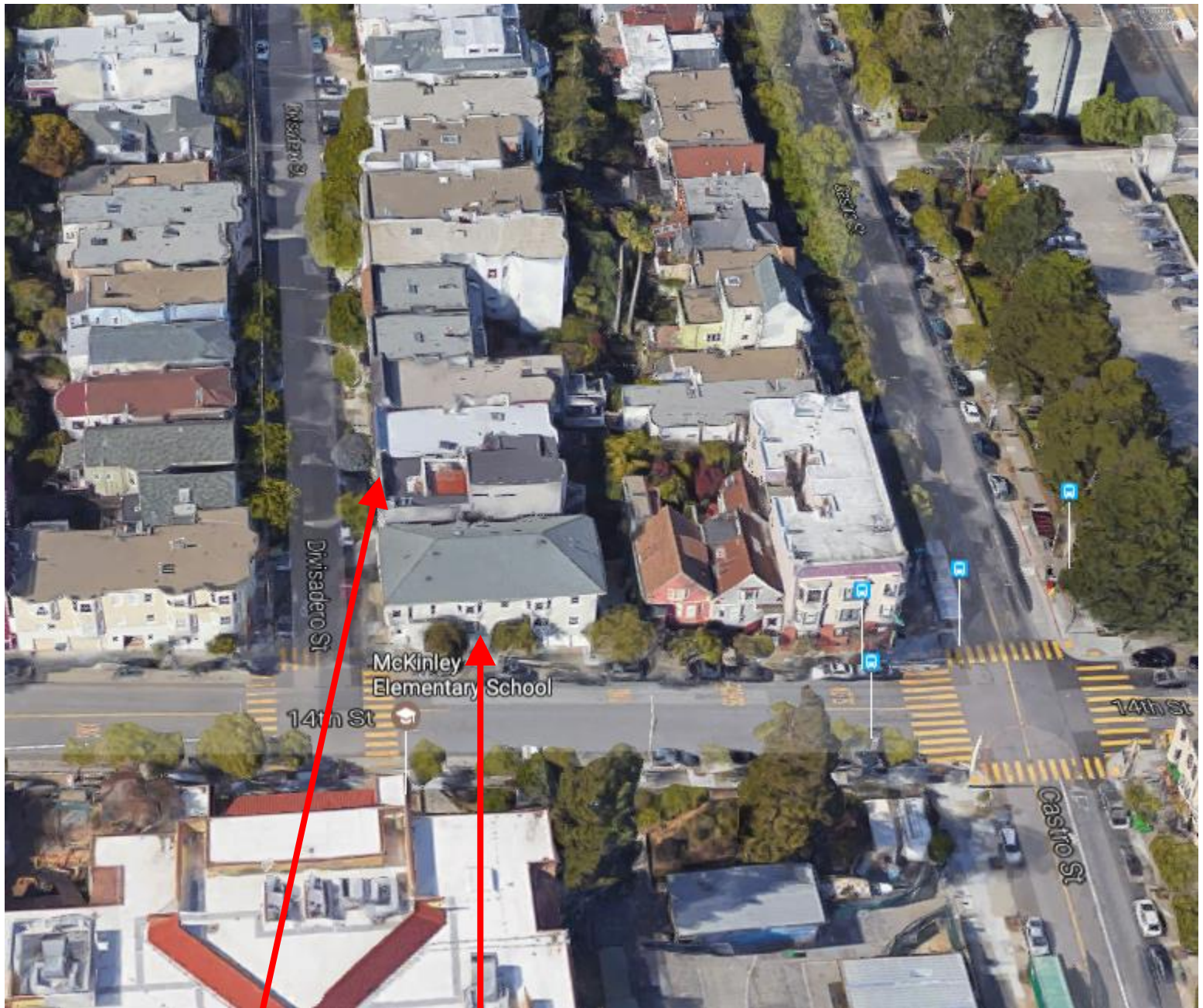
**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2016-001796RP  
4-6 Divisadero Street



# Aerial Photo



DR REQUESTOR'S  
PROPERTY

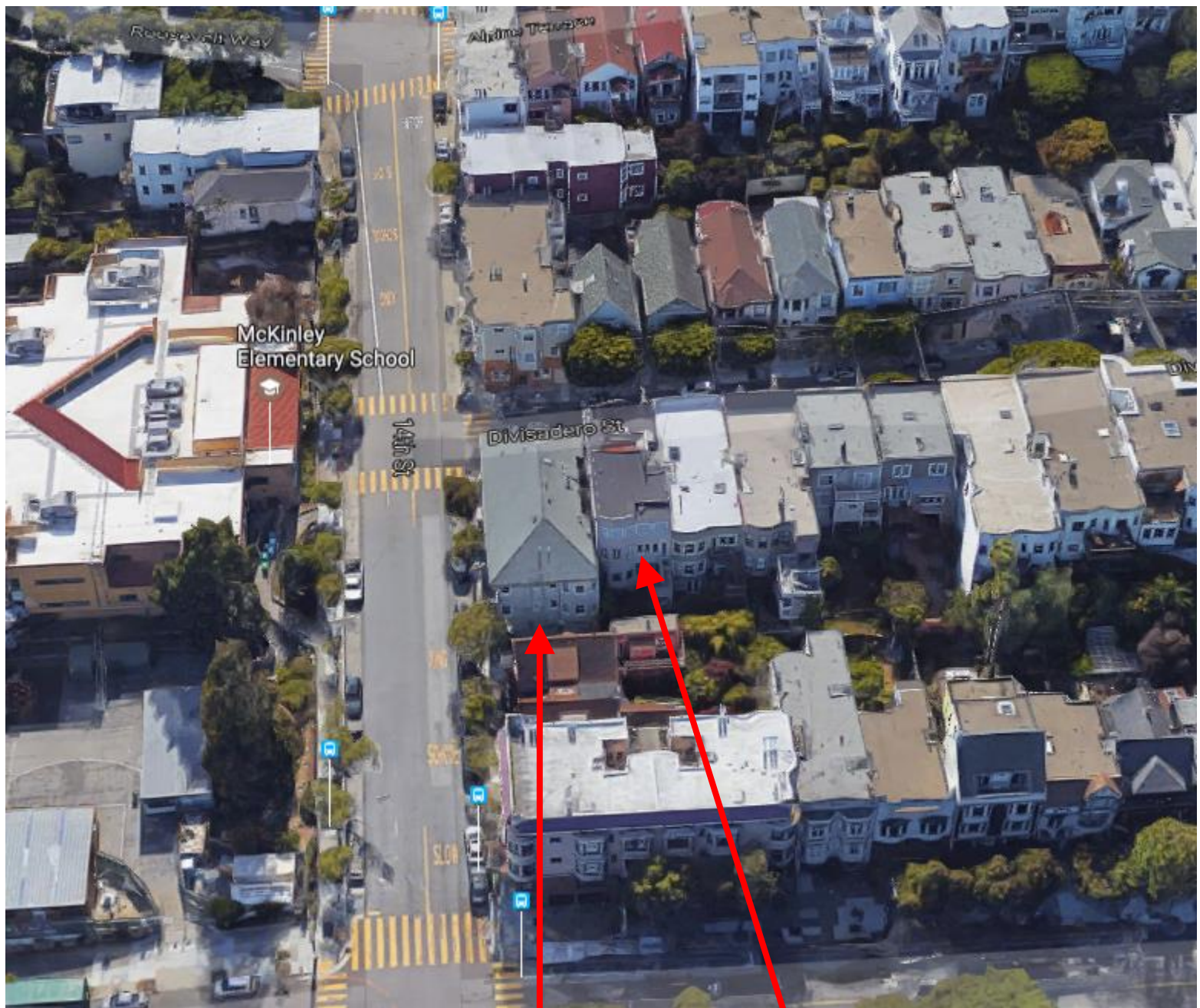
SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2016-001796RP  
4-6 Divisadero Street



# Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S  
PROPERTY



Discretionary Review Hearing  
Case Number 2016-001796RP  
4-6 Divisadero Street

# Site Photo



**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2016-001796RP  
4-6 Divisadero Street





# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
6 Divisadero Street		2611/019	
Case No.	Permit No.	Plans Dated	
2016-001796ENV		Received 2/17/16	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Vertical addition to existing four-unit dwelling. Expand and convert attic level to habitable space. Add roof deck. Facade modifications.			

### STEP 1: EXEMPTION CLASS

#### TO BE COMPLETED BY PROJECT PLANNER

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

### STEP 2: CEQA IMPACTS

#### TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> 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 &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> 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"/>	<b>Archeological Resources:</b> 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"/>	<b>Noise:</b> 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"/>	<b>Subdivision/Lot Line Adjustment:</b> 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"/>	<b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u></b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
Comments and Planner Signature (optional): Jean Poling	

Digitally signed by Jean Poling  
DN: cn=Jean Poling, o=San Francisco Department of Public Health, ou=Environmental Planning, email=jean.poling@sfdph.org  
Date: 2015.02.11 17:05:58 -0800

### 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"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

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

Check all that apply to the project.	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**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 <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , 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. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input checked="" type="checkbox"/>	10. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): <b>Per PTR form dated 5/4/16</b>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature: Natalia Kwiatkowska <small>Digitally signed by Natalia Kwiatkowska DN: cn=Natalia Kwiatkowska, o=City of San Francisco, ou=City Planning, email=Natalia.Kwiatkowska@sfgov.org, c=US</small>	

## STEP 6: CATEGORICAL EXEMPTION DETERMINATION

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Further environmental review required.</b> 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 <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	<b>Planner Name:</b> Natalia Kwiatkowska	<b>Signature:</b>  Natalia Kwiatkowska <small>Digitally signed by Natalia Kwiatkowska DN: dc=org, dc=sfgov, dc=cityplanning, ou=City Planning, ou=Current Planning, cn=Natalia Kwiatkowska, email=Natalia.Kwiatkowska@sfgov.org, Date: 2016.05.12 13:21:50 -07'00'</small>
	<b>Project Approval Action:</b> <b>Building Permit</b> If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	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 <b>CATEX FORM</b>	

**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

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	5/4/2016
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PROJECT INFORMATION:		
<b>Planner:</b>	<b>Address:</b>	
Natalia Kwiatkowska	6 Divisadero Street	
<b>Block/Lot:</b>	<b>Cross Streets:</b>	
2611/019	14th Street & Duboce Avenue	
<b>CEQA Category:</b>	<b>Art. 10/11:</b>	<b>BPA/Case No.:</b>
B	N/A	2016-001796ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

<b>DATE OF PLANS UNDER REVIEW:</b>	2/17/16
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Ryan Knock (dated 1/29/2016).	
Proposed Project: Horizontal and vertical additions including a new roof deck to the existing two-story, four-unit dwelling.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		<input type="radio"/> Yes	<input checked="" type="radio"/> No *
		<input type="radio"/> N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance:	N/A	Period of Significance:	N/A
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

<b>PRESERVATION TEAM COMMENTS:</b>
<p>According to the Supplemental Information for Historic Resource Determination prepared by Ryan Knock (dated 1/29/16) and information found in the Planning Department files, the subject property at 6 Divisadero Street contains a two-story-over-garage, wood-frame, four-unit dwelling designed in the Vernacular style. The building was constructed in 1905 (source: water tap records) by an unknown architect/builder. The house features angled and squared bays capped by a hip roof with entrances facing Divisadero and 14th Streets. The original owner was Mrs. H. N. Hobbs who did not reside in the building. The property always functioned as a four-unit dwelling often changing its tenants. Known exterior alterations to the property include: addition of garages (1928), stucco exterior and install shingles on roof (1945), reroofing (1996), replacement of visible windows with fiberglass clad wood windows and all windows not visible with vinyl windows (2009).</p> <p>No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The subject building is a nondescript example of a vernacular single-family residence.</p> <p>The subject property is not located within the boundaries of any identified historic district. The subject building is located in the Castro/Upper Market neighborhood on a block that exhibits a great variety of architectural styles with construction dates ranging from 1904 to 1923. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.</p> <p>Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-9-2016



VIEW OF 6 DIVISADERO STREET. SOURCE GOOGLE STREET VIEW AUGUST 2015



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **August 12, 2016**, the Applicant named below filed Building Permit Application No. **2016.08.12.4850** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>4-6 Divisadero St / 1030-1032 14<sup>th</sup> St</b>	Applicant:	<b>Grant Lee</b>
Cross Street(s):	<b>Divisadero &amp; 14<sup>th</sup> Streets</b>	Address:	<b>P.O. Box 16721</b>
Block/Lot No.:	<b>2611 / 019</b>	City, State:	<b>San Francisco, CA 94116</b>
Zoning District(s):	<b>RM-1 / 40-X</b>	Telephone:	<b>(415) 361-7641</b>
Record No.:	<b>2016-001796PRJ</b>	Email:	<b>grant@gtlarchitects.com</b>

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	+/- 71 feet 6 inches	No Change
Rear Yard	+/- 19 feet 6 inches	No Change
Building Height	+/- 28 feet to midpoint of pitched roof	+/- 34 feet to top of flat roof
Number of Stories	2-story-over-basement	3-story-over-basement
Number of Dwelling Units	4	5
Number of Parking Spaces	4	5
PROJECT DESCRIPTION		
The project includes a one-story vertical addition with a penthouse and roof deck atop the existing two-story-over-basement building, façade modifications, and the addition of an accessory dwelling unit at basement level. 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: Natalia Kwiatkowska  
Telephone: (415) 575-9185  
E-mail: natalia.kwiatkowska@sfgov.org

Notice Date: 2/22/17  
Expiration Date: 3/24/17



# GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

**Incomplete applications will not be accepted.**

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

## BOARD OF APPEALS

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

## ENVIRONMENTAL REVIEW

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

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



# SAN FRANCISCO PLANNING DEPARTMENT

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

## NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, July 6, 2016**

Time: **Not before 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:	<b>4-6 Divisadero Street</b>	Case No.:	<b>2016-001796DRP</b>
Cross Street(s):	<b>14<sup>th</sup> Street</b>	Building Permit:	<b>2016.08.12.4850</b>
Block /Lot No.:	<b>2611 / 019</b>	Applicant:	<b>Grant Lee</b>
Zoning District(s):	<b>RM-1 / 40-X</b>	Telephone:	<b>(415) 361-7641</b>
Area Plan:	<b>N/A</b>	E-Mail:	<a href="mailto:grant@qtlarchitects.com">grant@qtlarchitects.com</a>

### PROJECT DESCRIPTION

The Request is a for a Discretionary Review of Building Permit Application No. 2016.08.12.4850 proposing construction of a one-story vertical addition atop the existing two-story-over-basement building, façade modifications, and the addition of an accessory dwelling unit at basement level of a four-unit building.

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 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: **Natalia Kwiatkowska** Telephone: **(415) 575-9185** E-Mail: [natalia.kwiatkowska@sfgov.org](mailto:natalia.kwiatkowska@sfgov.org)

# 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](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

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

# Discretionary Review Application

## Applicants

Kristina Almquist, Andrew McLoughlin  
and Carolynn Martin

## Building Permit Application

No. 2016.08.12.4850

RECEIVED

MAR 24 2017

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
PTC

## Application for Discretionary Review

CASE NUMBER:  
For Staff Use Only

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: Kristina Almquist / Andrew McLoughlin /Carolynn Martin		
DR APPLICANT'S ADDRESS: 12 Divisadero Street / 14 Divisadero Street	ZIP CODE: 94117	TELEPHONE: (415 )984-8554

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Grant Lee (Project Sponsor, Architect)		
ADDRESS: 4-6 Divisadero St. / 1030 - 1032 14th St.	ZIP CODE: 94117	TELEPHONE: (415 ) 361-7641

CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Steven L. Hammond, Morris Polich & Purdy LLP		
ADDRESS: One Embarcadero Center, Suite 400	ZIP CODE: 94111	TELEPHONE: (415 ) 984-8554
E-MAIL ADDRESS: shammond@mpplaw.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 4-6 Divisadero St. / 1030 - 1032 14th St.	ZIP CODE: 94117
CROSS STREETS: Divisadero St. @ 14th St.	

ASSESSORS BLOCK/LOT: 2611 /019	LOT DIMENSIONS:	LOT AREA (SQ. FT.): 3,184	ZONING DISTRICT: RM-1	HEIGHT/BULK DISTRICT: 40-X
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## 3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☒Additions to Building: Rear ☐ Front ☐ Height ☒ Side Yard ☐

Present or Previous Use: Residential

Proposed Use: Residential

Building Permit Application No. 2016.08.12.4850

Date Filed: August 12, 2016

## Discretionary Review Request

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

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

Please refer to Attachment 1.

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:

The project sponsor proposes the addition of a fourth story, and roof deck with a 4 ft parapet. With respect to the fourth story, instead of the normal 9 ft. height, the project sponsor proposes a 12 ft. height. The proposed construction would significantly impact the adjacent building's access to natural light. Please also refer to Attachment 1.

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?

1. Limit the height of the additional story to 9 feet instead of 12 feet.

2. Replace the proposed parapet with clear glass.


3. Set back and restrict the size of the roof deck to minimize privacy concerns.

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: \_\_\_\_\_



Date: 3/24/17

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

Steven L. Hammond, Esq., attorney for applicants

Owner ☒ Authorized Agent (circle one)

# Application for Discretionary Review

CASE NUMBER: 2016-001796DRP  
For Staff Use only

## Discretionary Review Application Submittal Checklist

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

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

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



#### 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 project sponsor reduced height of the addition, but also removed the setback of the top story. The net effect was zero improvement to the project in terms of the impact on the neighboring property. After we spoke, owner did not inform us of the changes. Instead, he told us that he was unwilling to compromise and did not care about our concerns.

**ATTACHMENT 1**

Kristina Almquist, Andrew McLoughlin and Carolynn Martin request that the San Francisco Planning Department conduct a Discretionary Review of proposed construction related to San Francisco Building Permit No. 2016.08.4850 for the adjacent multi-unit residential property located at 4-6 Divisadero Street, San Francisco, California 94117 ("6 Divisadero"). Attached as Exhibit A are pictures of 6 Divisadero and the surrounding properties.

Specifically, Ms. Almquist is concerned that the proposed additions of a fourth floor and roof deck do not conform to the San Francisco Residential Design Guidelines (the "Guidelines"), will significantly decrease access to natural sunlight, will unnecessarily invade her privacy, and will disrupt the character of the neighborhood. Despite Ms. Almquist's repeated attempts to discuss her concerns with the owners of 6 Divisadero, the owners have been deceitful and have negotiated in bad faith.

**A. THE PROPOSED ADDITION TO 6 DIVISADERO WOULD SIGNIFICANTLY DISRUPT THE NATURAL LIGHT TO 14 DIVISADERO**

The proposed fourth floor addition would significantly disrupt the light well between 14 Divisadero and 6 Divisadero. Attached as Exhibit B are photographs of the light well between 6 Divisadero and 14 Divisadero.

Currently, 6 Divisadero has a hip style roofline. The slanted roofline allows natural sunlight to flow into the southern side of 14 Divisadero. As the Guidelines state, buildings should be designed to have minimal impact on light to neighboring buildings. (Guidelines, p. 16.) In particular, the Guidelines state that building projects should "incorporate open railings on decks and stairs" and "eliminate the need for parapet walls . . ." (Guidelines, p. 16.) The construction of a 12-foot fourth floor would block most light from the light well between the properties. Moreover, the proposed roof deck includes a solid 4-foot parapet wall, which would block even more sunlight to the light well. The use of open or glass railing on the roof deck rather than a solid parapet wall would decrease the loss of sunlight, as would reducing the height of the proposed fourth floor.

**B. THE PROPOSED ADDITION TO 6 DIVISADERO WOULD SIGNIFICANTLY INTRUDE ON 14 DIVISADERO'S PRIVACY**

Residential construction should protect the privacy rights of neighboring properties. (Guidelines, p. 17.) Because of the height and placement of the roof deck, it would be possible for the residents of 6 Divisadero to see into the bathroom in 14 Divisadero, which is a clear intrusion on their privacy. Moreover, as can be seen in the photographs from exhibit B, the fourth floor and roof deck would intrude on the privacy of the proposed addition to 6 Divisadero should be modified to protect the privacy of 14 Divisadero.

**C. THE PROPOSED ADDITION TO 6 DIVISADERO WOULD DISRUPT THE CHARACTER OF THE NEIGHBORHOOD**

6 Divisadero is a corner lot property located at the North East corner of Divisadero and 14th Street. As a corner lot building, it is important that 6 Divisadero match the character of

Discretionary Review Application for 4-6 Divisadero Street, San Francisco 94117

both the Divisadero street houses and the 14th Street houses. (Guidelines, pp. 19-20.) The proposed addition of a 12-foot tall fourth floor and roof deck to 6 Divisadero would cause it to tower over the other houses on the 14th Street block, which are no more than three stories. In fact, the adjacent properties located at 1012 14th Street have third floor gabled roofs, decreasing their perceived scale. In addition, the third floor of 6 Divisadero is only 9'9". A fourth floor that is roughly 30% taller than the floors below it would create a visually inconsistent scale for 6 Divisadero. Not only would the proposed addition be inconsistent with the character of the neighborhood, it would be inconsistent with the rest of 6 Divisadero.

D. THE PLANNING DEPARTMENT SHOULD REQUIRE CHANGES TO THE 14 DIVISADERO BUILDING PERMIT

Ms. Almquist has engaged an architect, Jon Larson, to review the building permit for 6 Divisadero and suggest changes that would minimize or reduce the negative effects of the proposed addition. Mr. Larson believes the light and privacy concerns could be reduced significantly with the following changes to the proposed plans to 6 Divisadero.

First: The parapet wall should be glass rather than a solid material. To protect the privacy of 6 Divisadero residents, privacy glass could be used for the parapet.

Second: The approved height of the fourth floor should be reduced to 9' 9" to match height of the floor below it. The reduction in height would not reduce the functionality of the new floor, and it would significantly reduce the light and privacy concerns for the neighboring properties. Additionally, reducing the height of the proposed floor would make the building better fit with the neighborhood character.

Third: The roof deck should be set back from the light well as much as possible, particularly the area of the proposed east and west mechanical equipment enclosures. The setback would minimize the impact on the light well and would provide for additional privacy between the properties. Moreover, a setback of the roof deck would fix the problem of the eastern mechanical enclosure being flush against 14 Divisadero's bedroom wall.

Fourth: the eastern mechanical enclosure should be constructed to mitigate sound transfer between the properties.

# Exhibit A

## Photographs of the Subject Property





































## Exhibit B

Photographs from Properties  
Adjacent to Subject Property















CLIENT N<sup>o</sup> 7550  
2/1/17  
ABM

## ATTORNEYCLIENT FEE AGREEMENT

THIS ATTORNEYCLIENT FEE AGREEMENT (the "Agreement") is between Morris Polich & Purdy LLP, a California limited liability partnership ("MPP") and Kristina Almquist, Andrew McLoughlin and Carolynn Martin (collectively, "Client"). By this Agreement, MPP and Client agree that MPP will render legal services to Client on the terms set forth below. For reference purposes only, the date of this Agreement is June 23, 2016.

**2. SCOPE OF SERVICES.** Client engages MPP to provide advice and counsel concerning the adjacent property owner's plan to further develop his property. MPP shall provide those legal services reasonably required to so represent Client. Services in any matter not described above will require a separate agreement. MPP will take reasonable steps to keep Client informed of progress and to respond to Client's inquiries.

**4-6 DIVISADERO / 1030-1032 14TH STREET  
DISCRETIONARY REVIEW RESPONSE**

**1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?**

Response:

The DR requesters have expressed concerns regarding loss of light and privacy and suggested that our proposed project disrupts the neighborhood character. Privacy in a high density city is always a sensitive issue that we have taken into consideration. While neither light nor privacy is protected, the project sponsor is agreeable to additional modifications (See #2) to mitigate concerns.

It should be noted that the DR requesters' privacy concerns may be concentrated at their penthouse southern property line windows which are also not protected.

Lastly, it should be clarified that based on how the building code considers a story, the existing building is two stories. The new story will result in a third story and not a fourth story as the DR requesters write. Three stories are very much in keeping with the neighborhood context. Moreover, as a corner lot, our proposed building scale is consistent with our Divisadero neighbor immediately across the street and below the allowable height limit. We believe that our proposed project provides the visual emphasis required by the Residential Design Guidelines (RDG) of corner buildings.

Overall, the proposed project is consistent with the RDG and all planning code requirements. We respectfully ask for your approval of this project

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

Response:

The Property Owner is proposing to make the following changes:

- 6 Divisadero stair penthouse volume has been eliminated. Roof access for the 1032 14th Street unit has been eliminated. Roof deck use shall be for the private use of 6 Divisadero;
- The glass windscreen above the building perimeter has been eliminated;
- The dumbwaiter has been eliminated;
- The rooftop trellis has been eliminated;
- The rooftop firepit has been eliminated;

- The roof deck size has been significantly reduced from approximately 1,760sf to approximately 484sf. The reduced roof deck is significantly setback from all property lines.;
- Privacy landscaping screen has been added above both mechanical enclosures.

It should be noted that during the 311 notification period, the DR requesters made no attempt to request a meeting with either the Project Sponsor (i.e. Architect) or Property Owner.

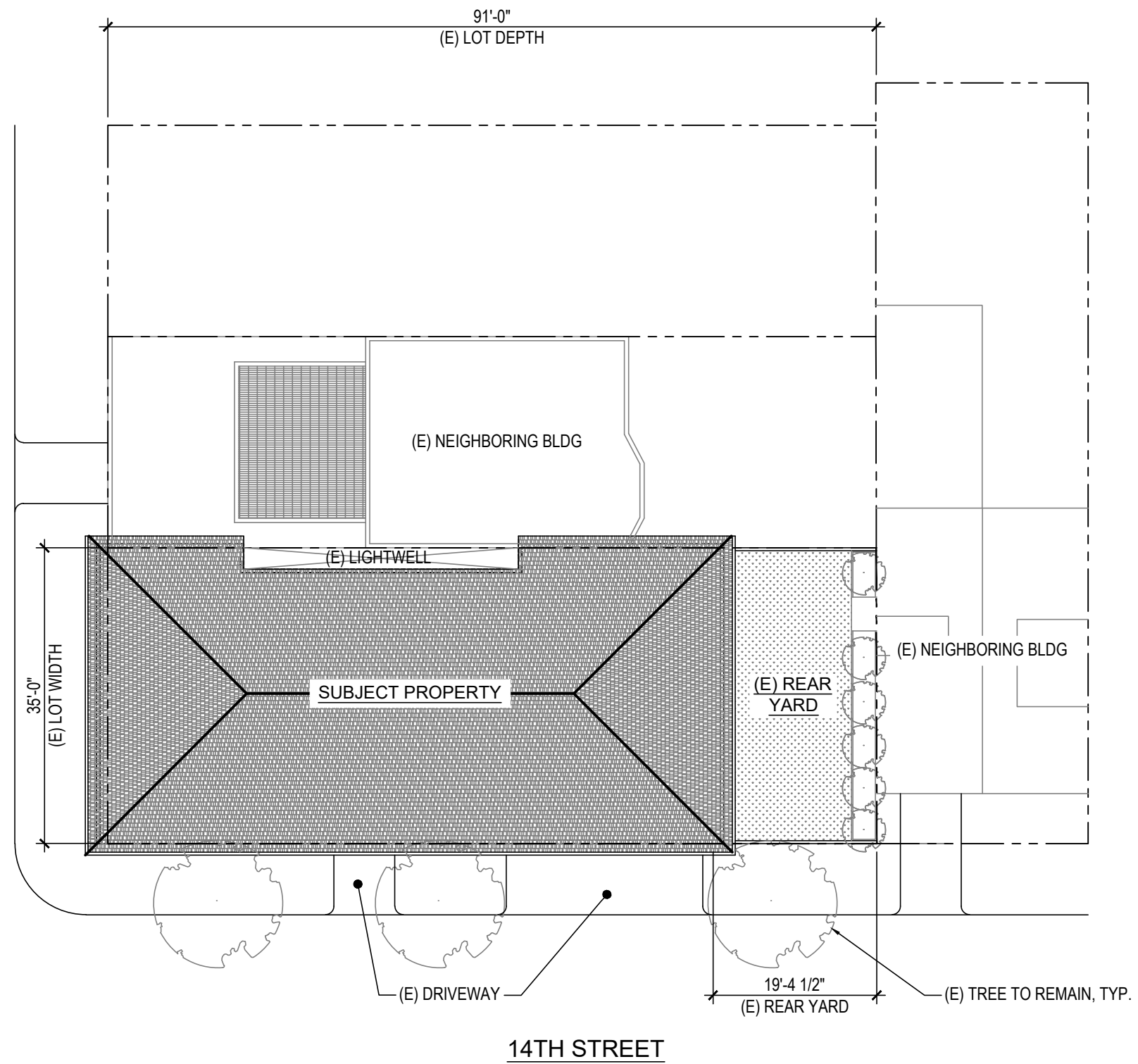
**3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.**

Response:

The Property Owner has made significant modifications to address some of the DR requesters' concerns. The Property Owner resides at 6 Divisadero which is currently ill-suited for himself, wife, and two growing young kids. As written in the RDG, it is not to be expected that an addition would have no adverse effects on the surrounding properties. The project has been modified to reduce these effects on neighboring properties. This project is not considered "exceptional and extraordinary" in terms of size, height, massing, and design.



DIVISADERO STREET



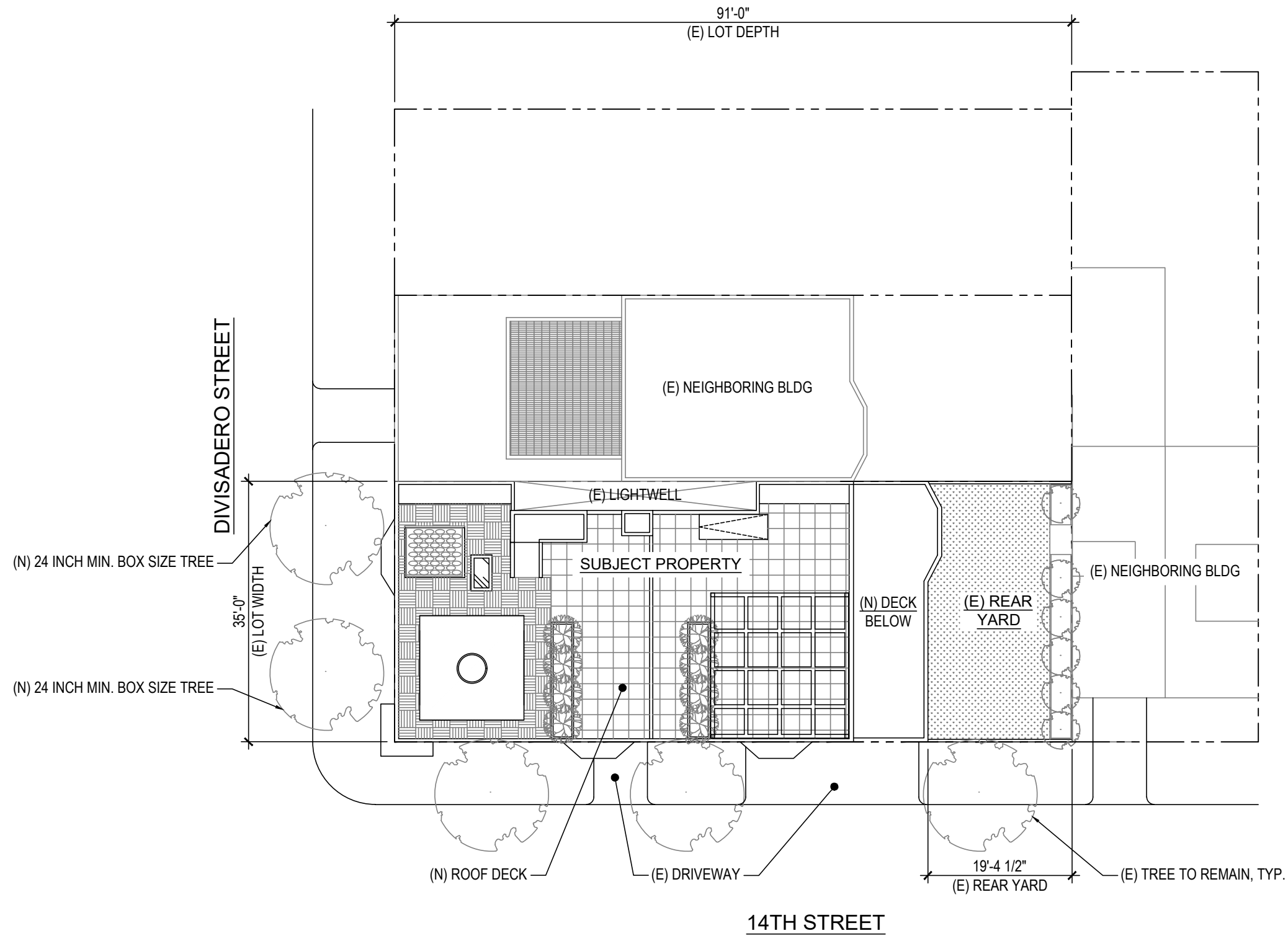
311 PLANS

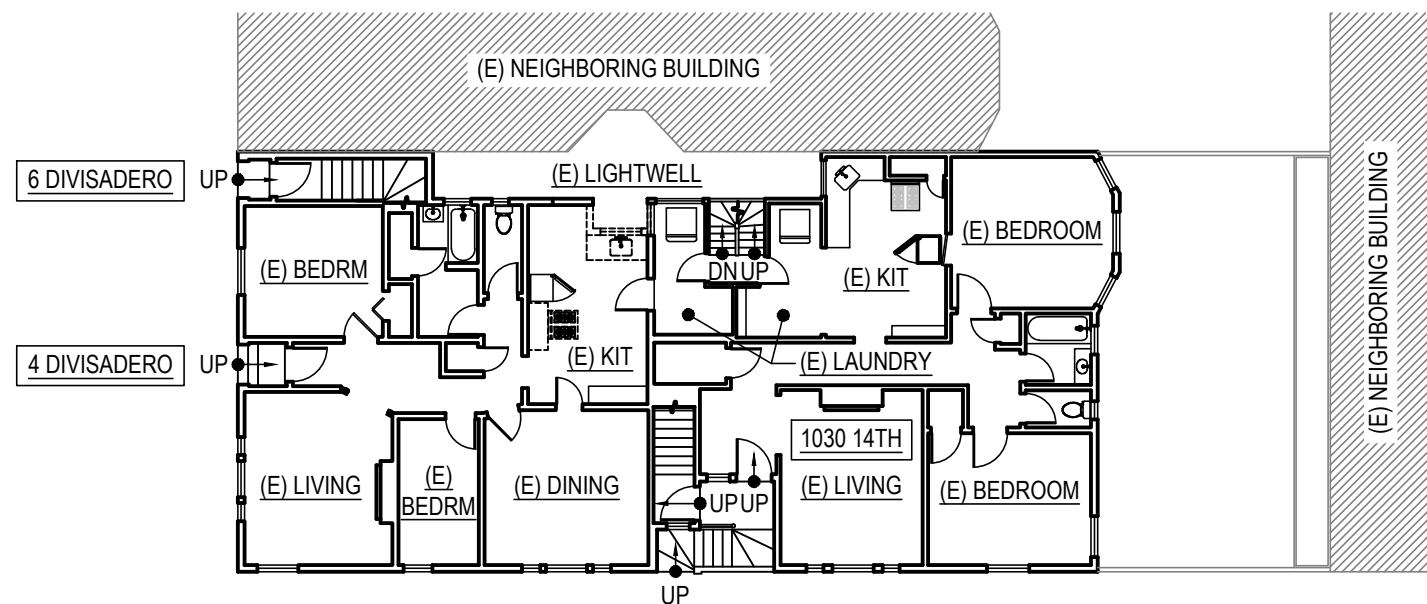
## EXISTING SITE PLAN

4-6 DIVISADERO / 1030-1032 14TH STREET, SAN FRANCISCO, CA

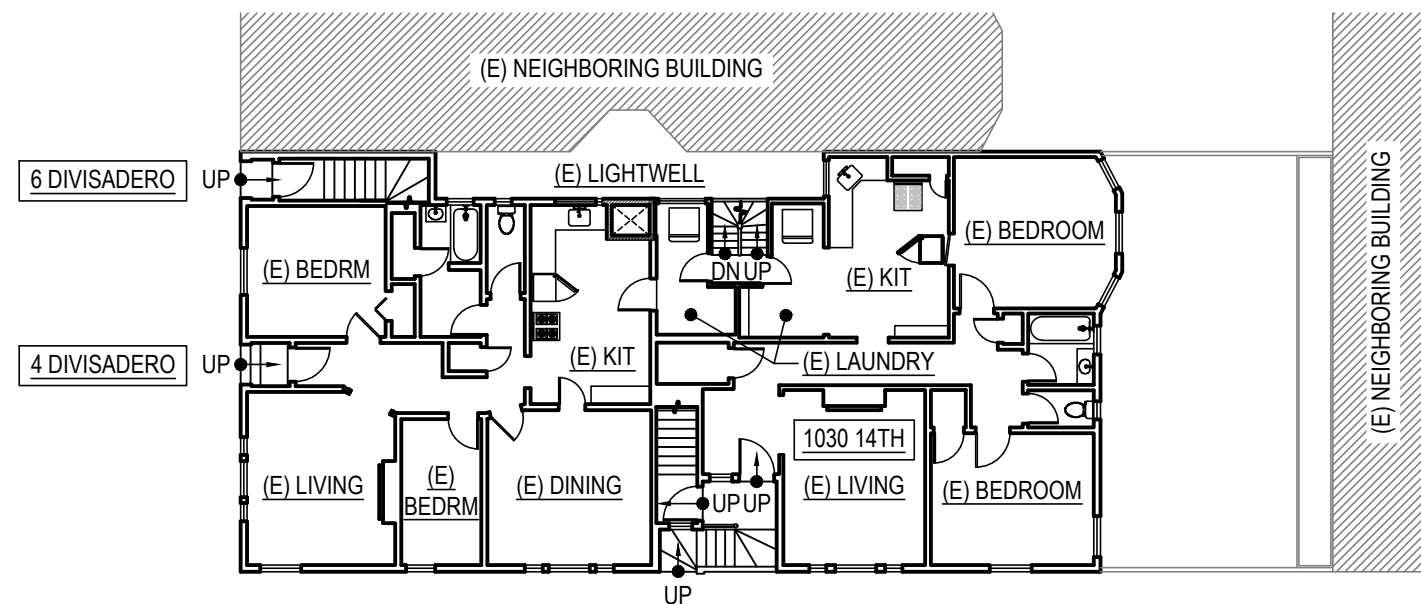
February 9, 2017



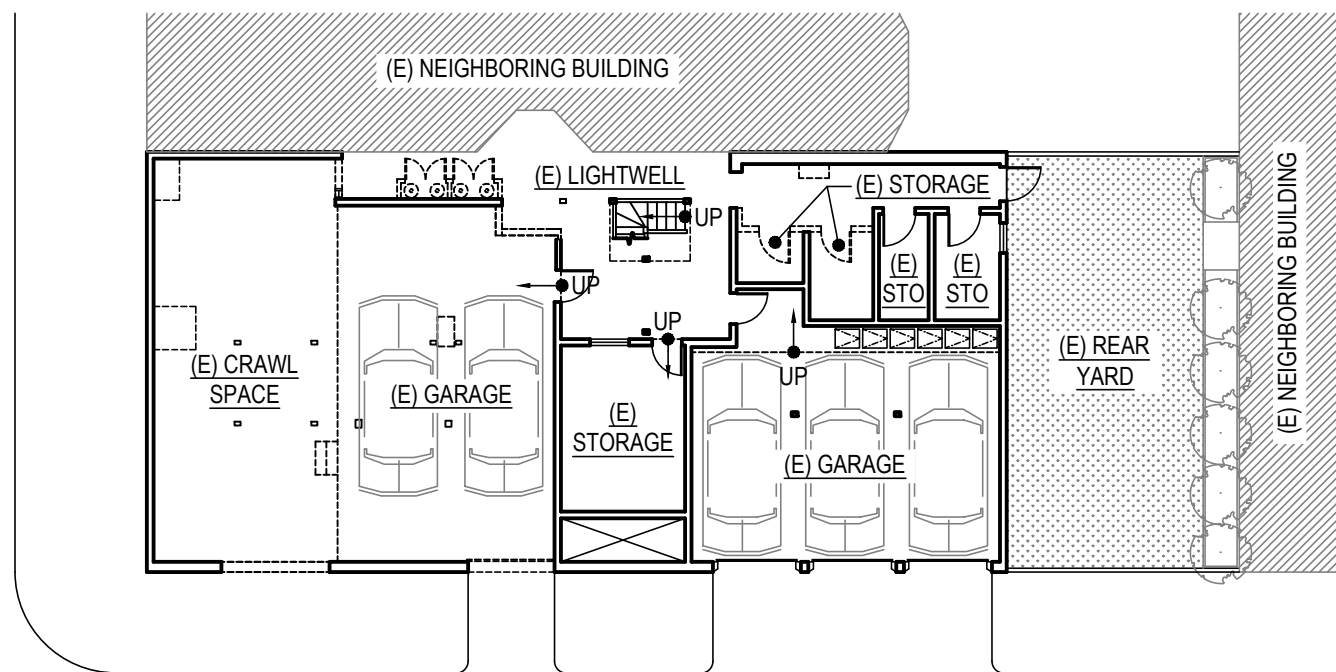




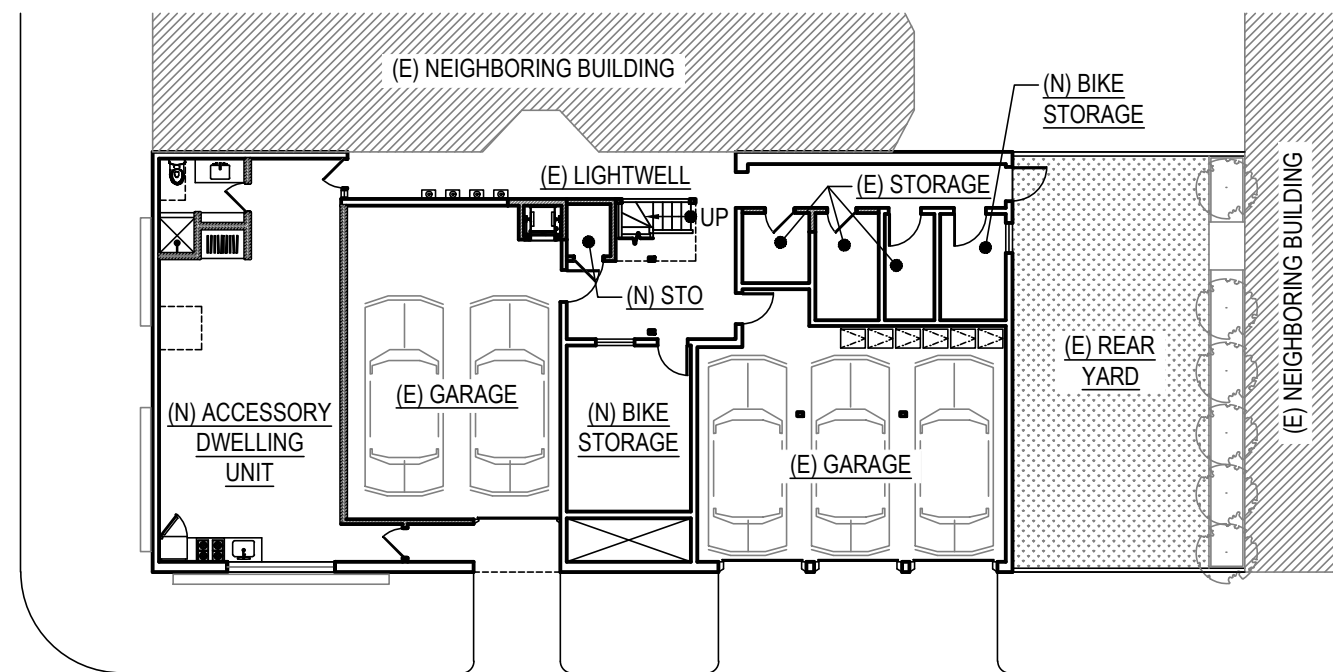
FIRST FLOOR: EXISTING & DEMOLITION PLAN



FIRST FLOOR: PROPOSED PLAN



BASEMENT: EXISTING & DEMOLITION PLAN



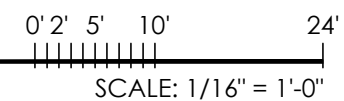
BASEMENT: PROPOSED PLAN



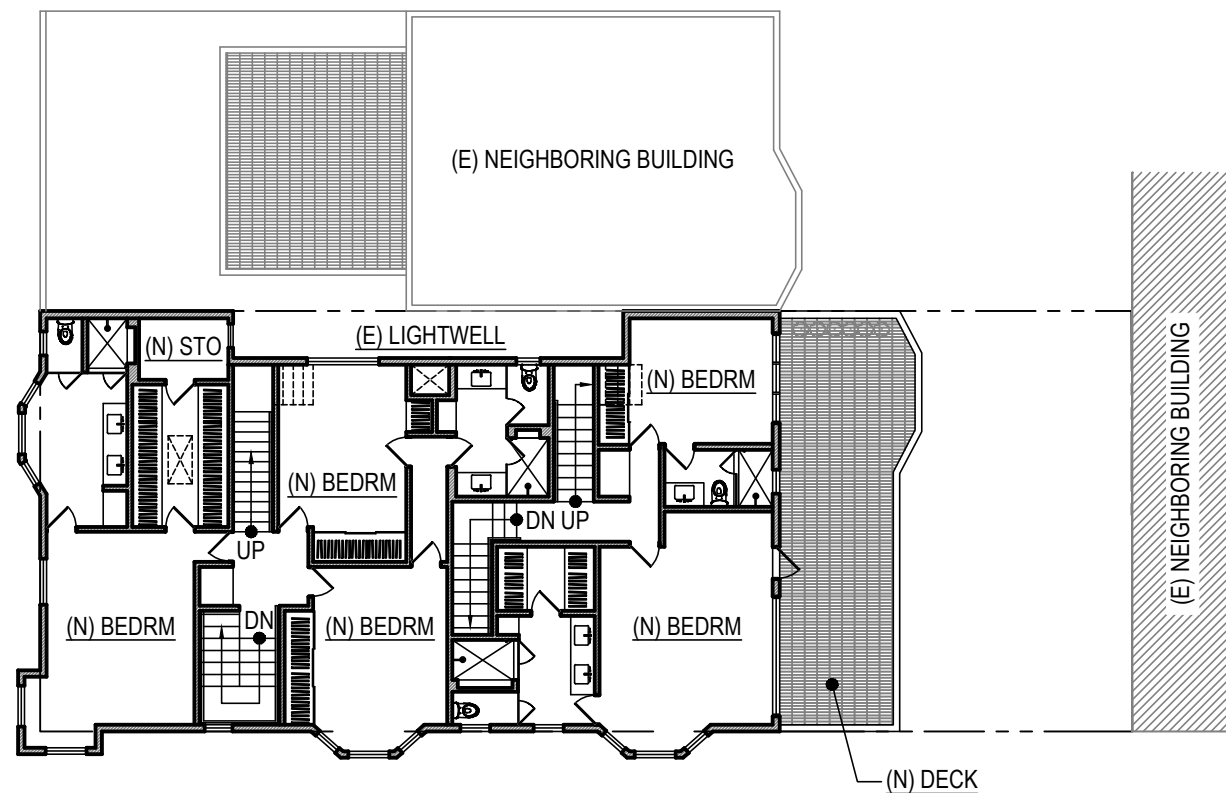
GRANT TAKAHASHI LEE  
ARCHITECTS



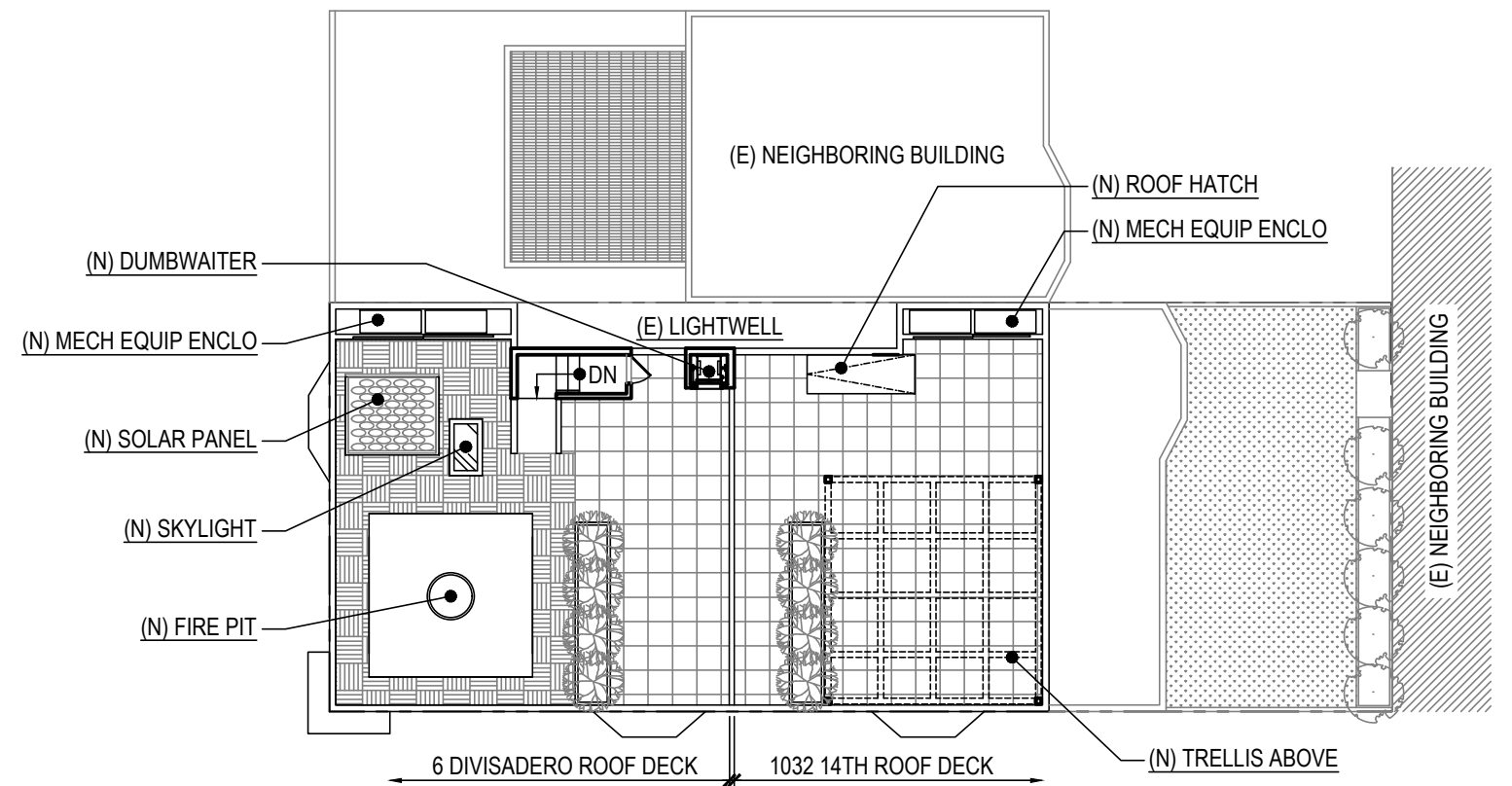
EXISTING & PROPOSED PLANS  
4-6 DIVISADERO / 1030-1032 14TH STREET, SAN FRANCISCO, CA  
February 9, 2017



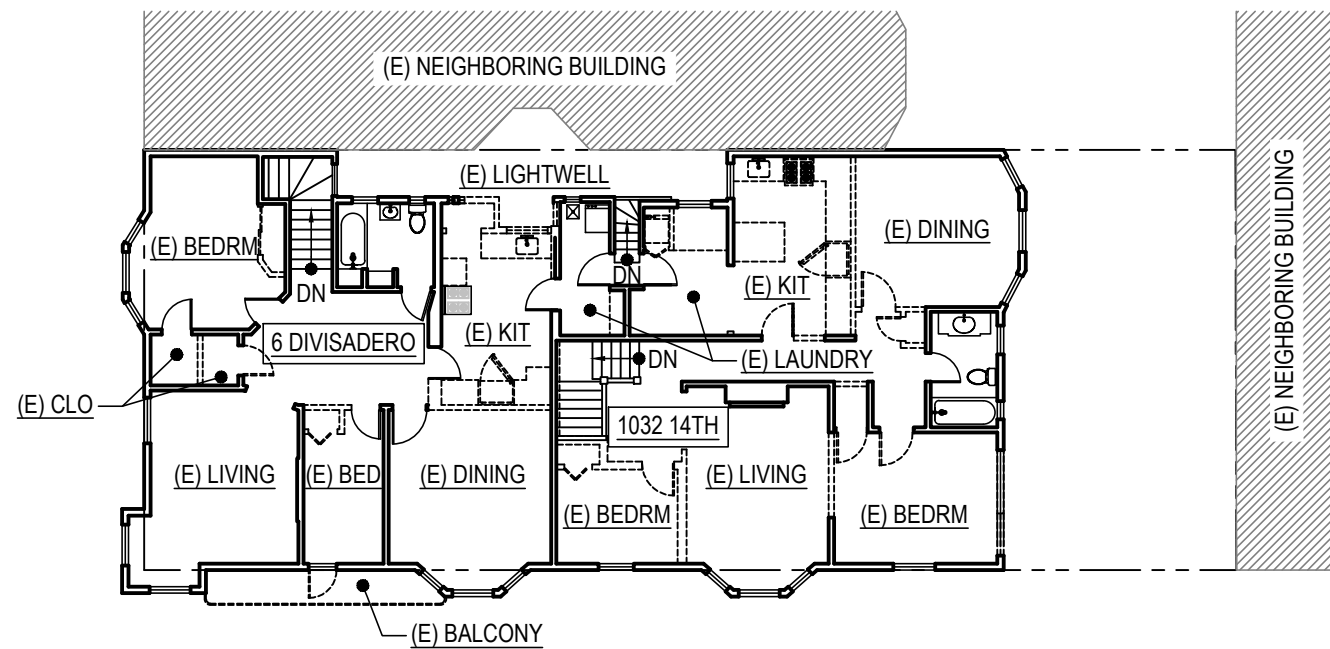




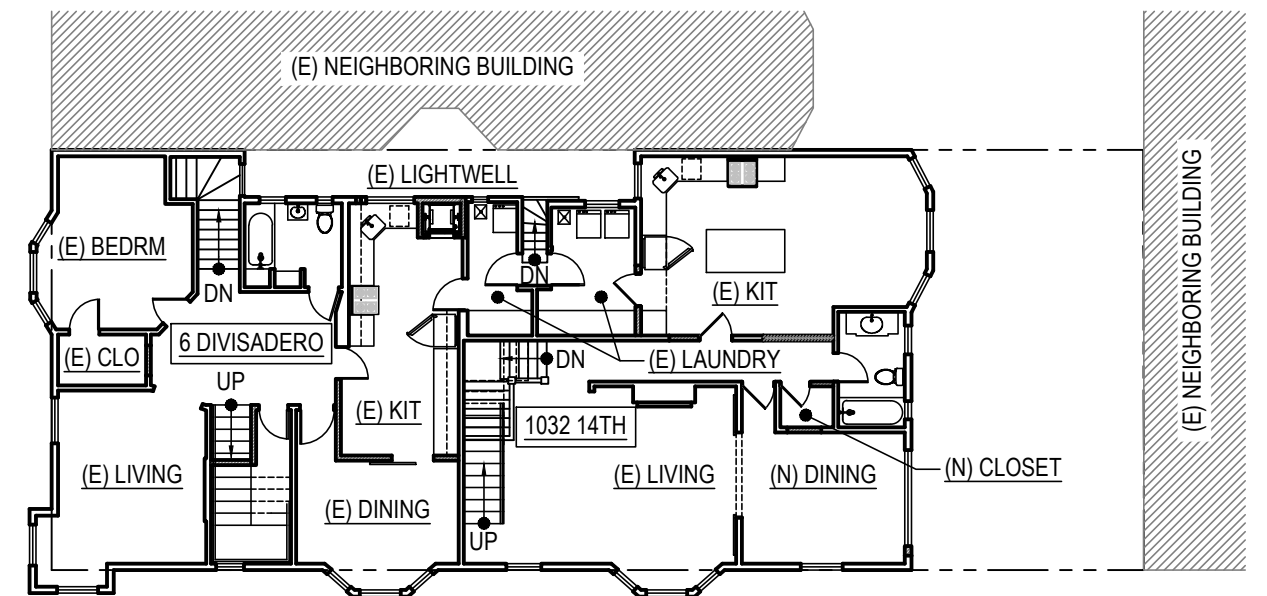
THIRD FLOOR: PROPOSED PLAN



ROOF: PROPOSED PLAN



SECOND FLOOR: EXISTING & DEMOLITION PLAN



SECOND FLOOR: PROPOSED PLAN



GRANT TAKAHASHI LEE  
ARCHITECTS

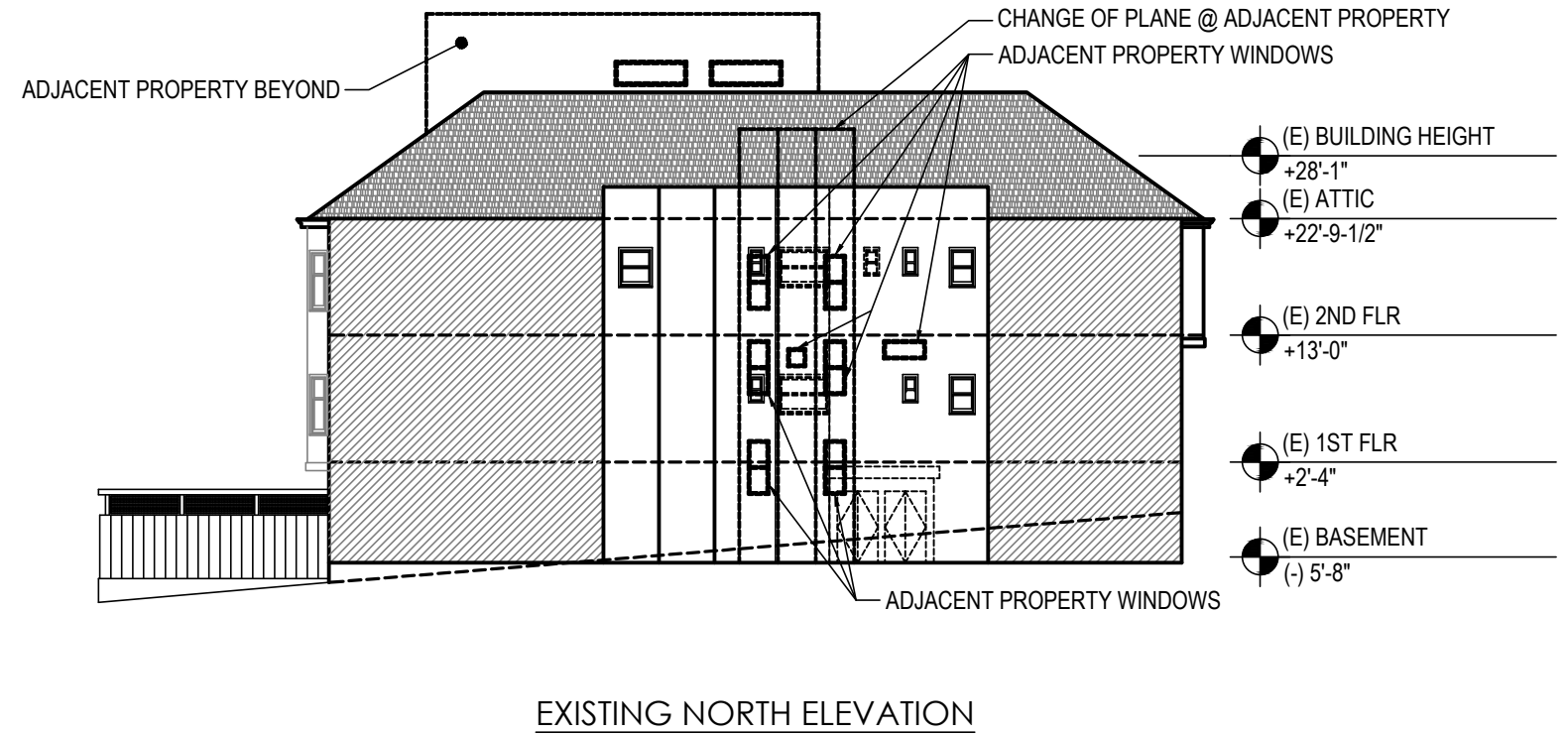
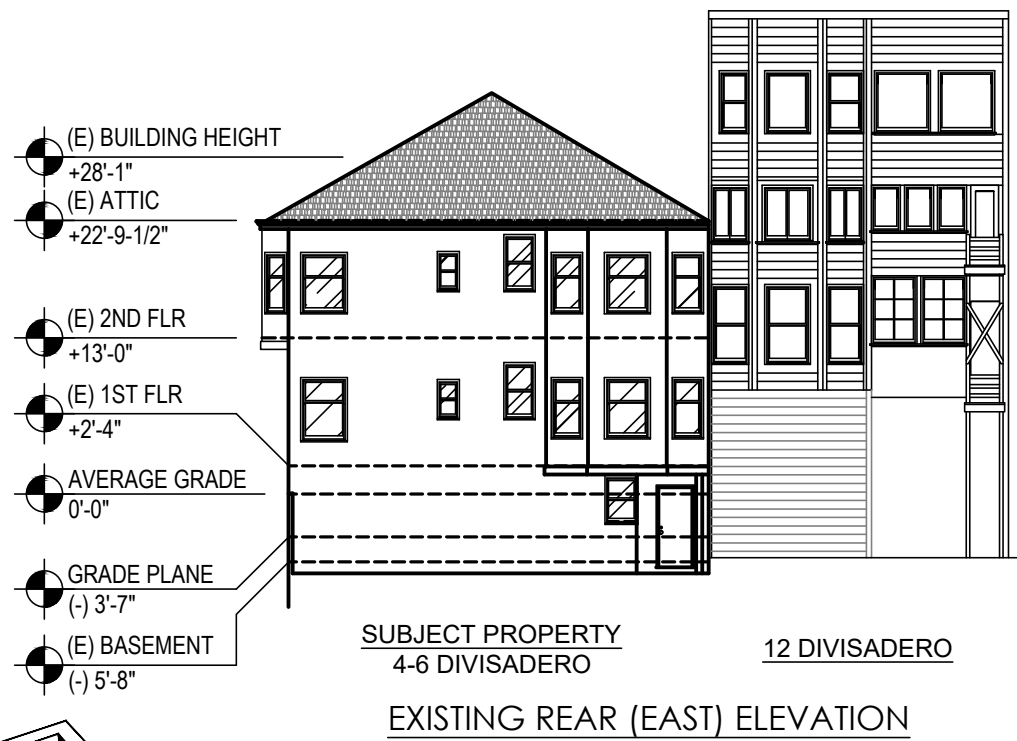
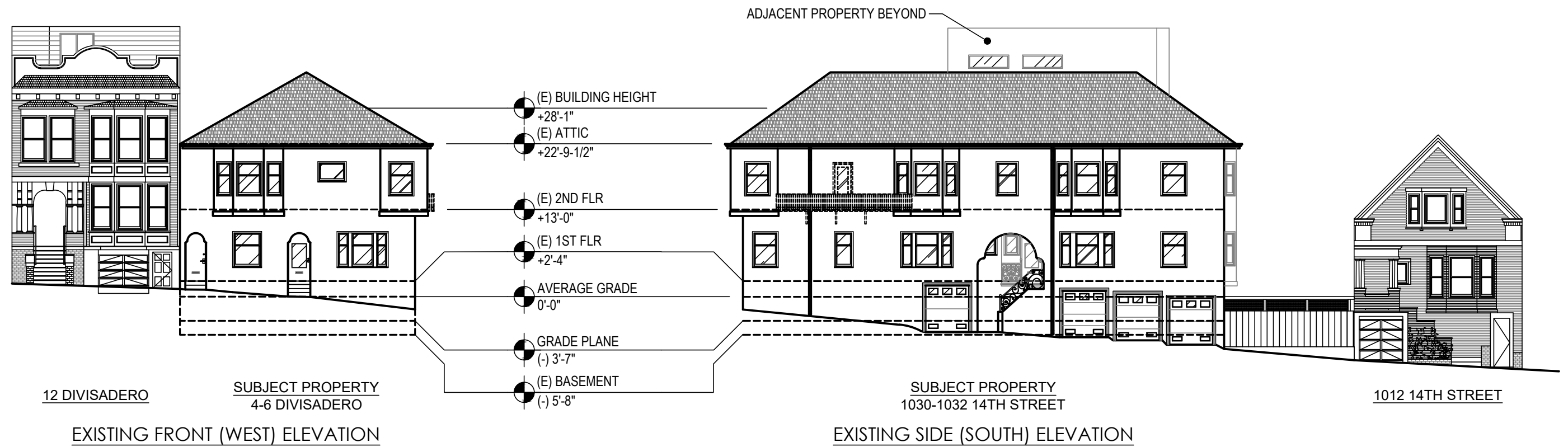
LEGEND	EXISTING WALL CONSTRUCTION	EXISTING CONSTRUCTION TO BE REMOVED	NEW WALL CONSTRUCTION
	PO BOX 16721 SF CA 94116   415 361 7641		

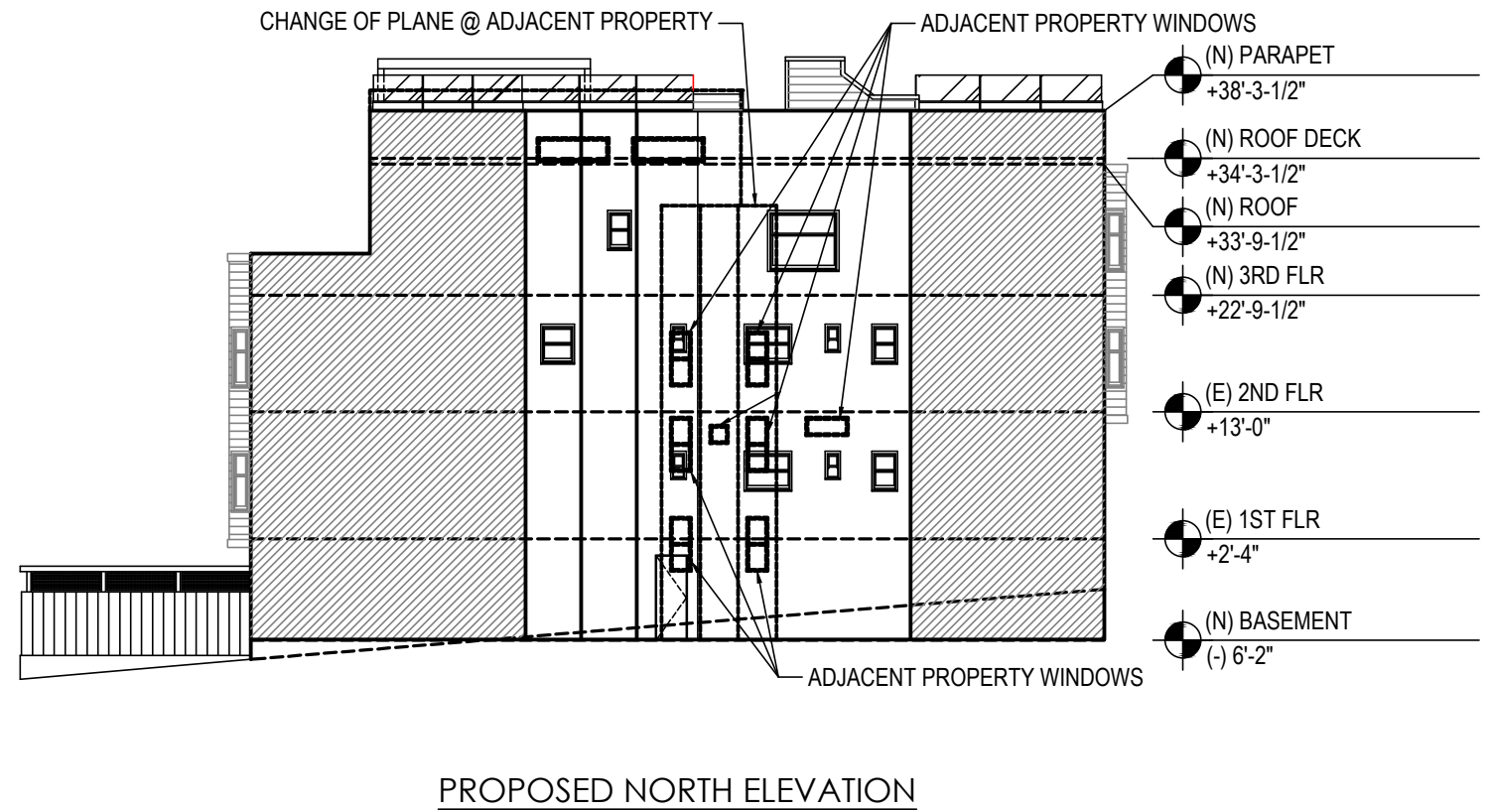
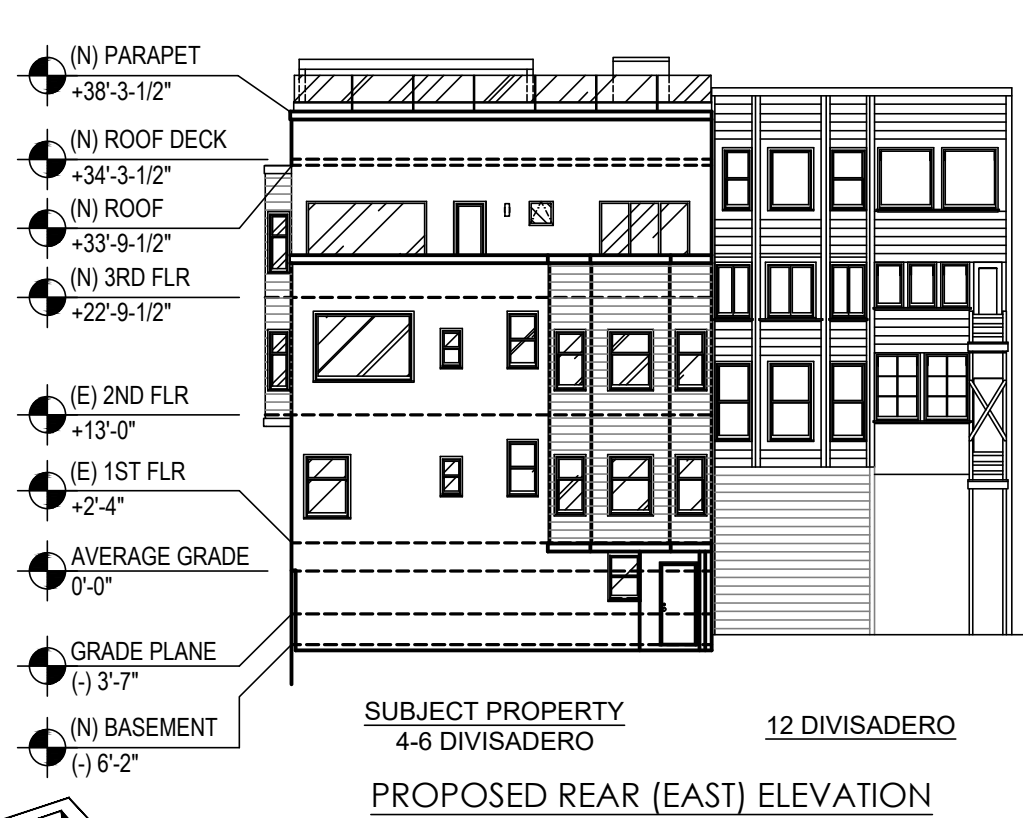
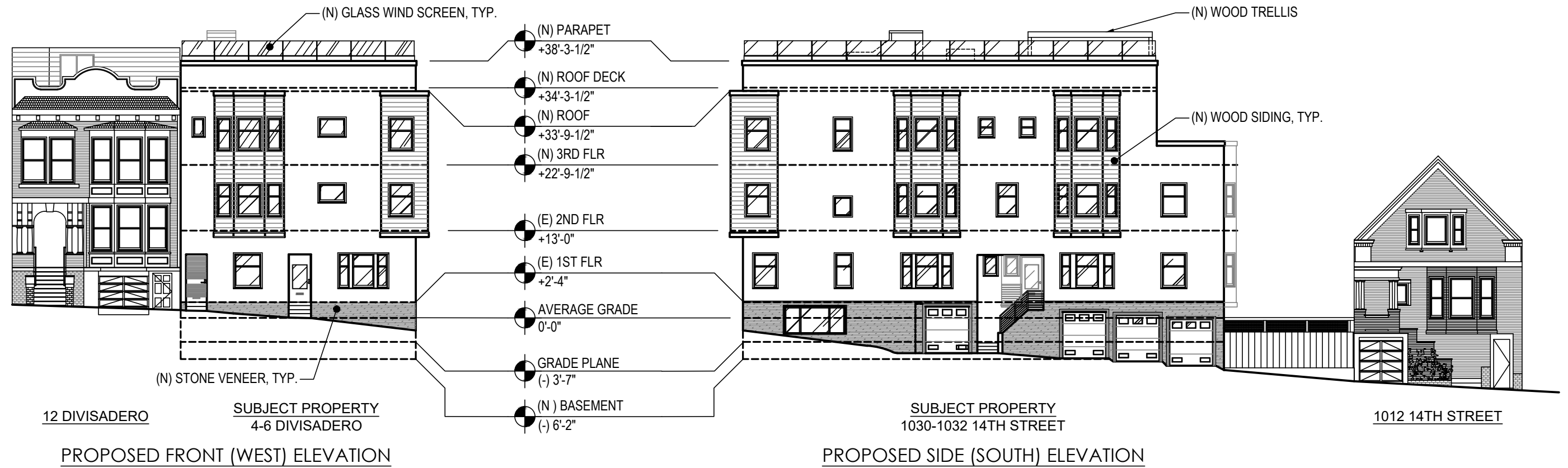
## EXISTING & PROPOSED PLANS

4-6 DIVISADERO / 1030-1032 14TH STREET, SAN FRANCISCO, CA  
February 9, 2017

0' 2' 5' 10' 24'  
SCALE: 1/16" = 1'-0"









## PROJECT DATA

ADDRESS: 4 & 6 DIVISADERO STREET, SAN FRANCISCO, CA 94117  
1030 & 1032 14TH STREET SAN FRANCISCO, CA 94114

BLOCK/LOT: 2611/019

YEAR BUILT: 1908

EXISTING STORIES: 2 + BASEMENT

PROPOSED STORIES: 3 + BASEMENT

ZONING: RM-1 RESIDENTIAL - MIXED, LOW DENSITY

HEIGHT & BULK DISTRICT: 40-X

CONSTRUCTION TYPE: V-B

FULLY SPRINKLERED: NO

OCCUPANCY TYPE: R-2

USE: APARTMENTS

EXISTING DWELLING UNITS: 4

(E) GROSS AREA - 1030 14TH ST UNIT: 995 SF  
(E) GROSS AREA - 4 DIVISADERO UNIT: 1,056 SF  
(E) GROSS AREA - 6 DIVISADERO UNIT: 1,151 SF  
(E) GROSS AREA - 1030 14TH ST UNIT: 1,152 SF

PROPOSED DWELLING UNITS: 5

PROPOSED GROSS AREA - 1030 14TH ST UNIT: NO CHANGE  
PROPOSED GROSS AREA - 4 DIVISADERO UNIT: 1,129 SF  
PROPOSED GROSS AREA - 6 DIVISADERO UNIT: 2,364 SF  
PROPOSED GROSS AREA - 1030 14TH ST UNIT: 1,917 SF  
PROPOSED GROSS AREA - ADU: 525 SF\*  
\*HABITABLE AREA - ADU: 429 SF

GROSS AREA: EXISTING = 6,538 SF  
PROPOSED = 8,554 SF

## SCOPE OF WORK

PROJECT PROPOSES:

- VERTICAL ADDITION FOR A NEW THIRD FLOOR & ROOF DECK;
- ACCESSORY DWELLING UNIT WITHIN THE BUILDING ENVELOPE ON THE BASEMENT FLOOR;
- SELECT INTERIOR REMODEL

APPLICATION FOR PLANNING APPROVAL.

BUILDING DEPARTMENT SUBMITTAL SHALL BE DEFERRED UNDER SEPARATE PERMIT.

## SHEET INDEX

- COVER SHEET
- EXISTING SITE PLAN
- PROPOSED SITE PLAN
- EXISTING & PROPOSED PLANS
- EXISTING & PROPOSED PLANS
- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- PERSPECTIVE VIEW

REVISED PLANS



GRANT TAKAHASHI LEE  
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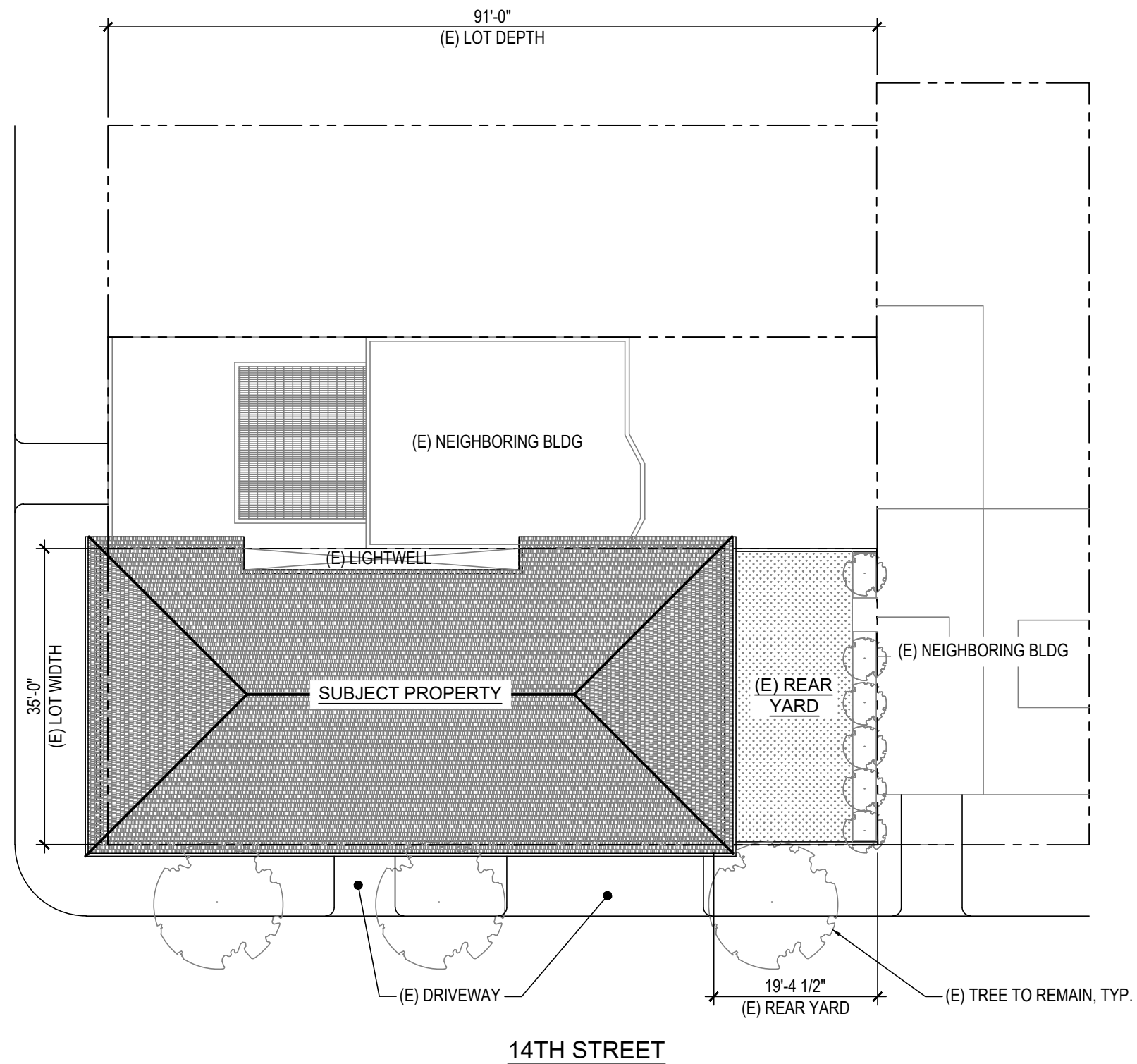
PO BOX 16721 SF CA 94116 | 415 361 7641

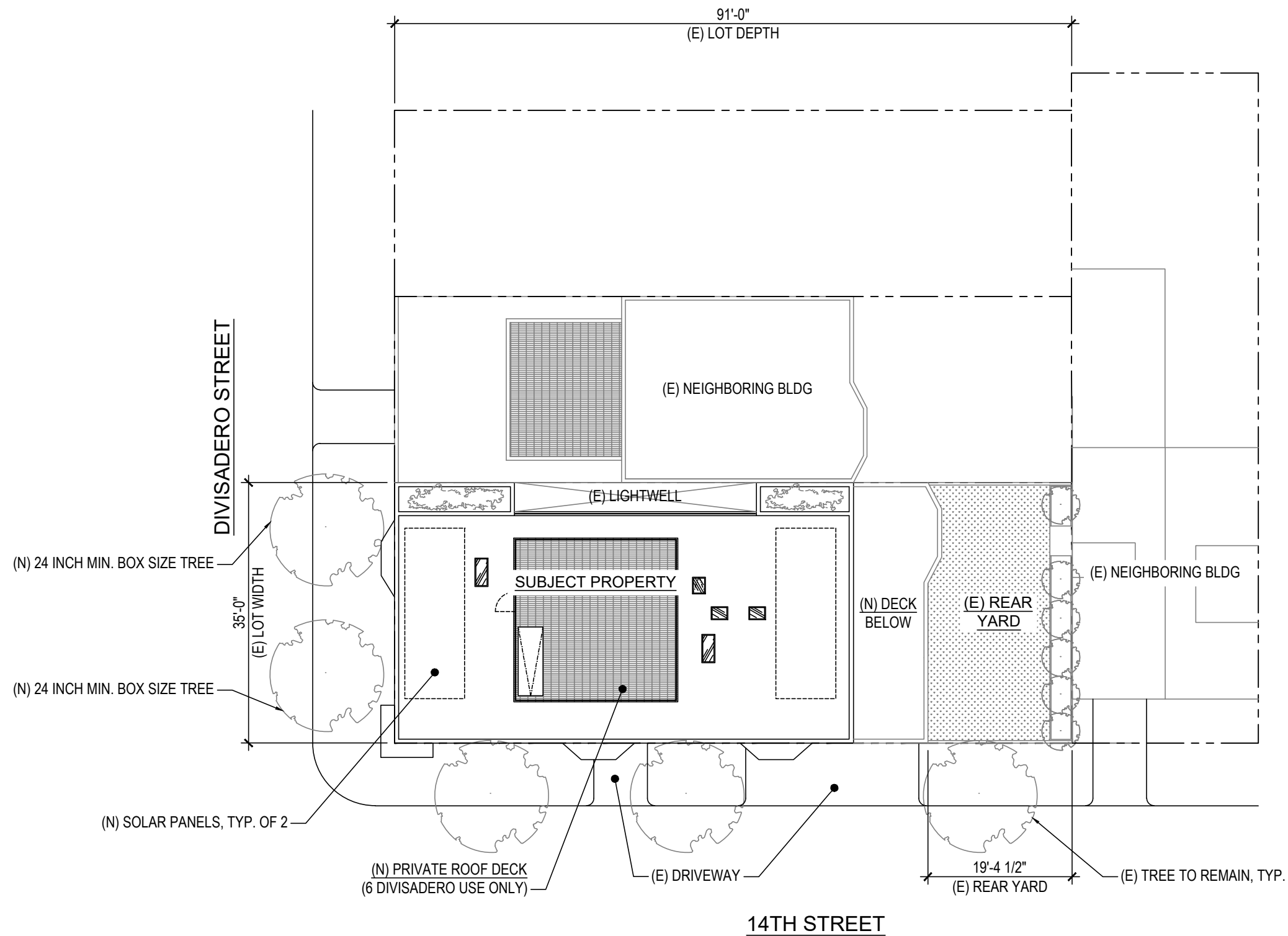
## COVER SHEET

4-6 DIVISADERO / 1030-1032 14TH STREET, SAN FRANCISCO, CA

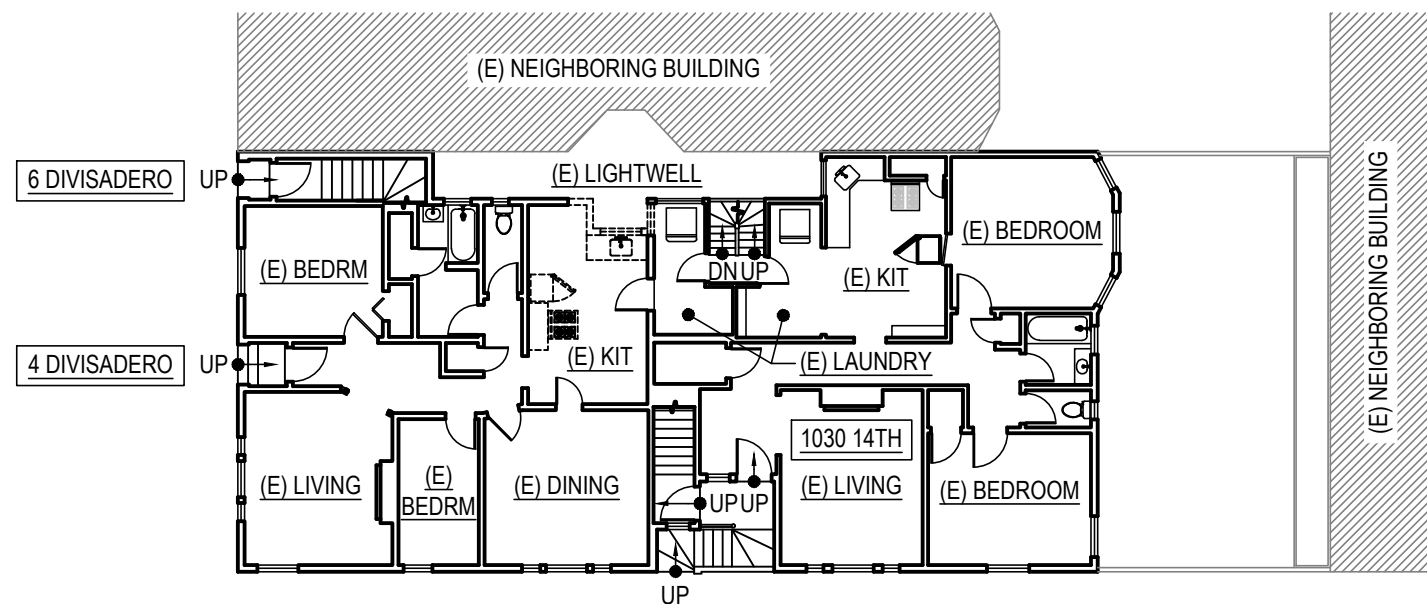
June 14, 2017

DIVISADERO STREET

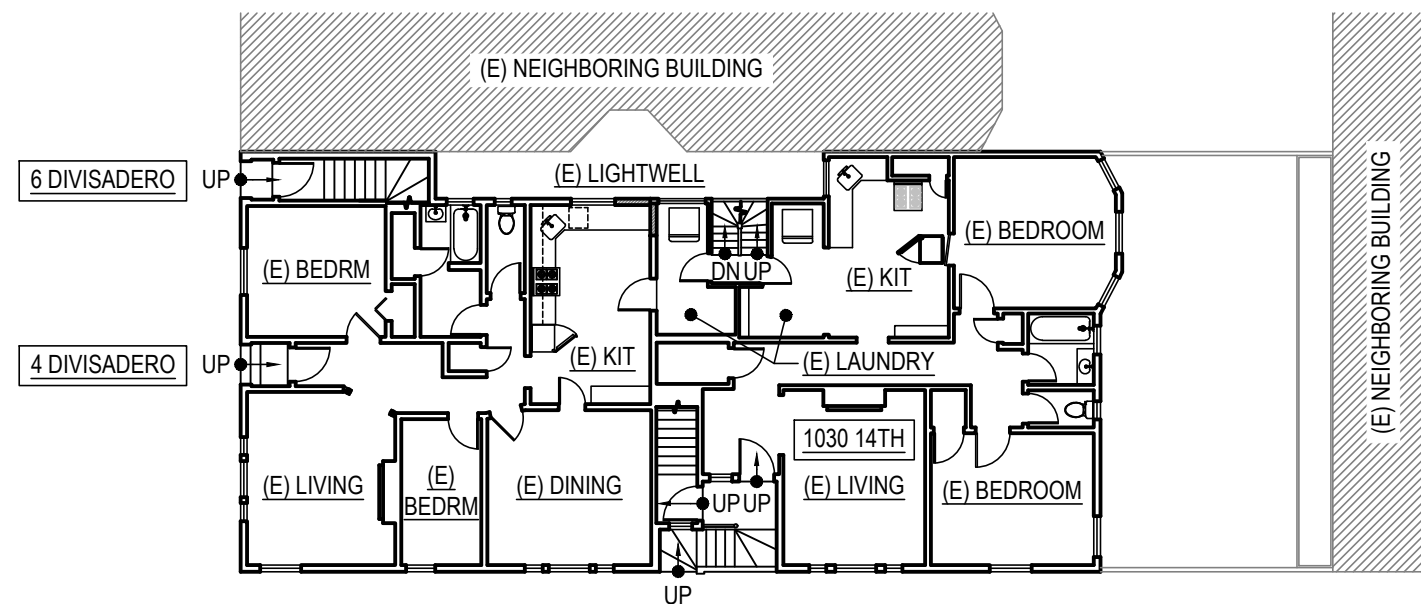




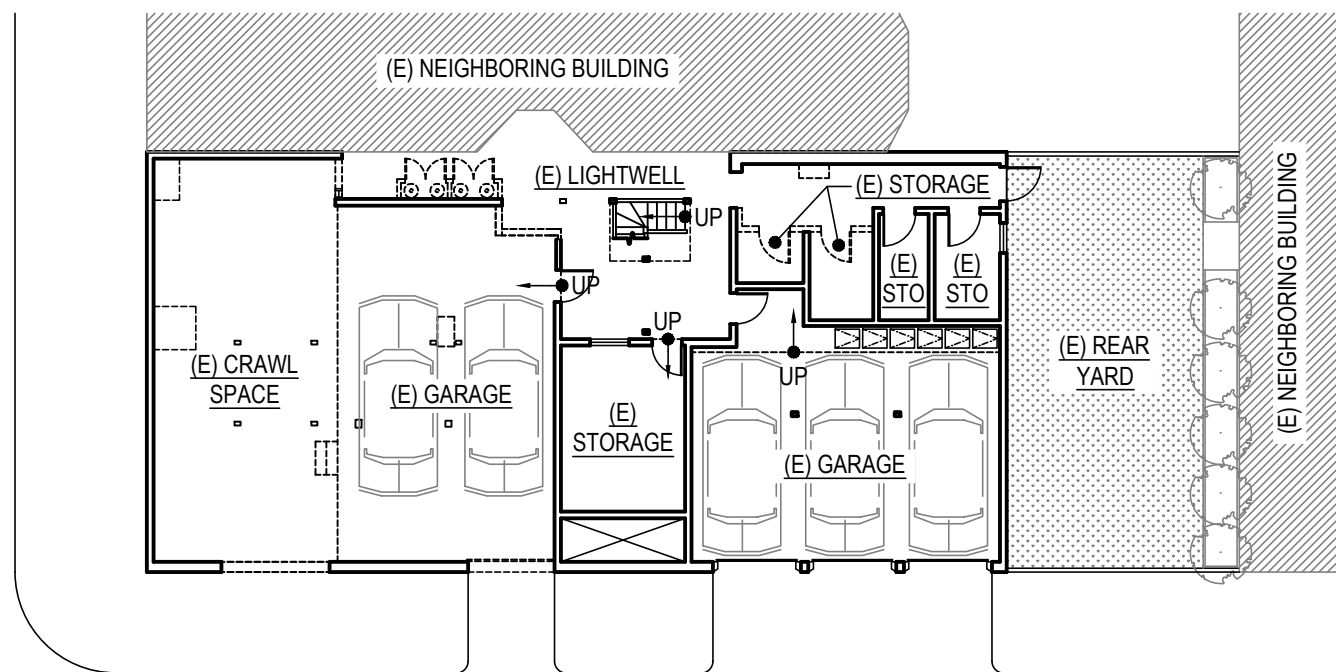




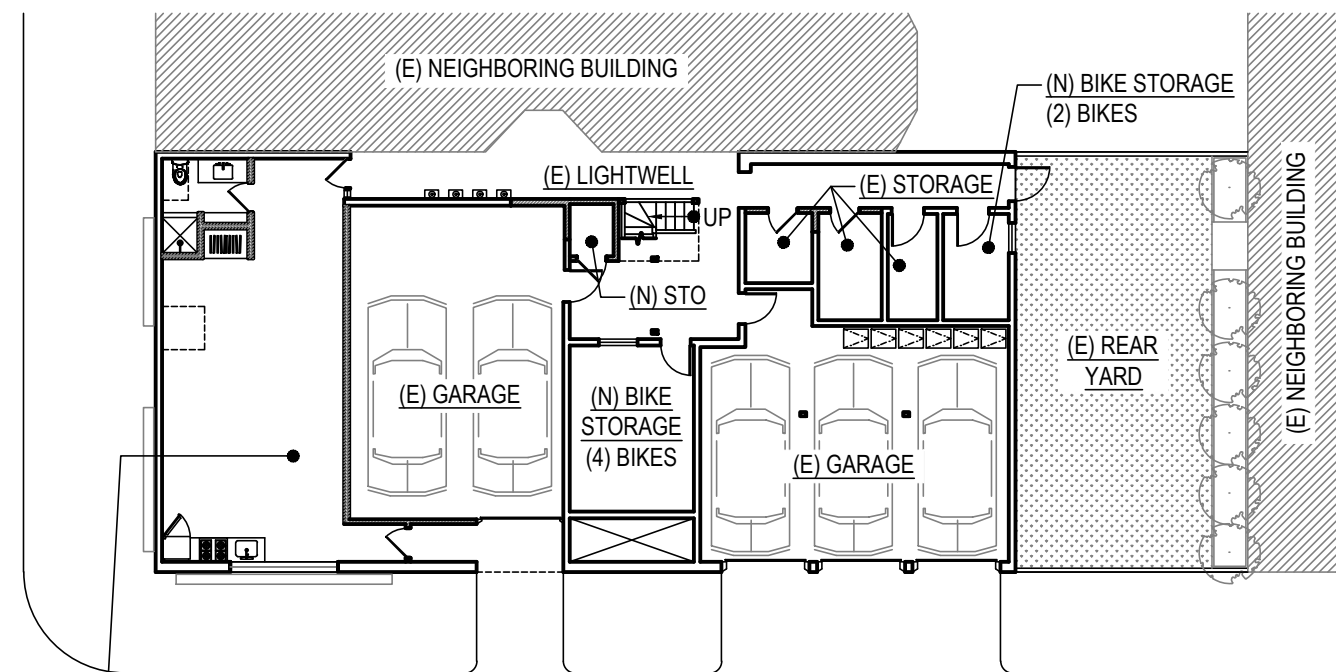
FIRST FLOOR: EXISTING & DEMOLITION PLAN



FIRST FLOOR: PROPOSED PLAN



BASEMENT: EXISTING & DEMOLITION PLAN



BASEMENT: PROPOSED PLAN

(N) ACCESSORY DWELLING UNIT  
GROSS AREA: 525 SF  
HABITABLE AREA: 429 SF

NUMBER OF BIKE SPACES REQUIRED: (5)  
NUMBER OF BIKE SPACES PROVIDED: (6)



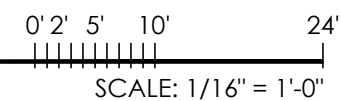
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ARCHITECTS

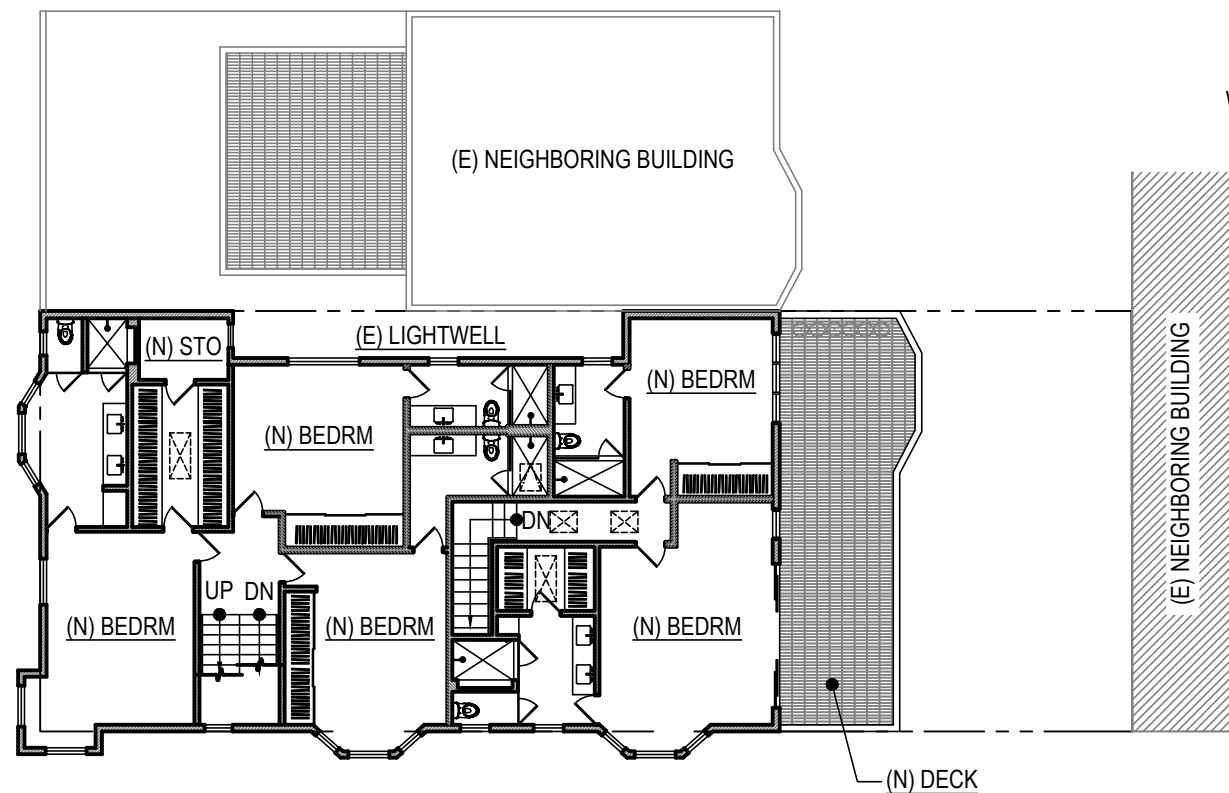


## EXISTING & PROPOSED PLANS

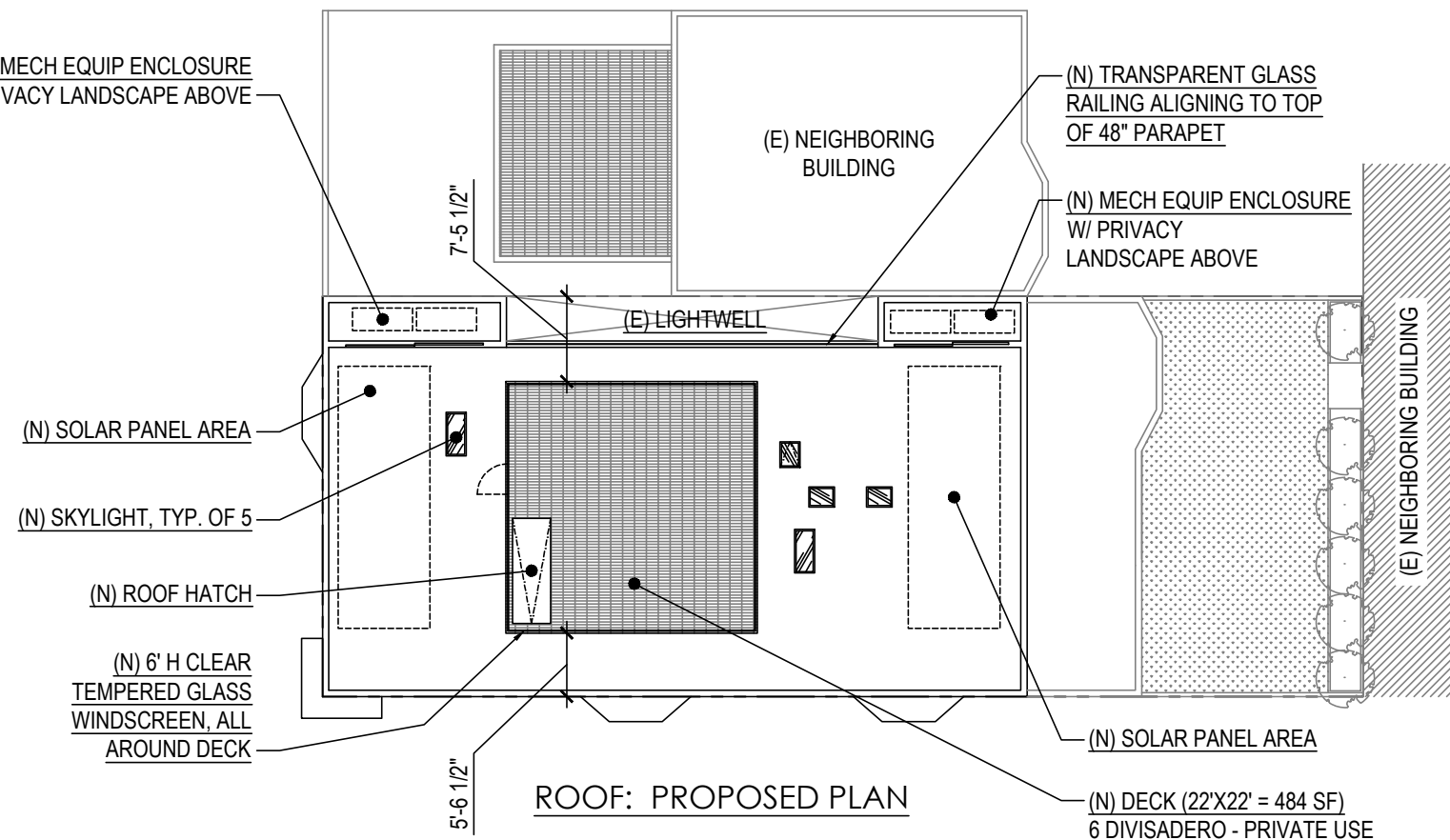
4-6 DIVISADERO / 1030-1032 14TH STREET, SAN FRANCISCO, CA

June 12, 2017 - REVISED

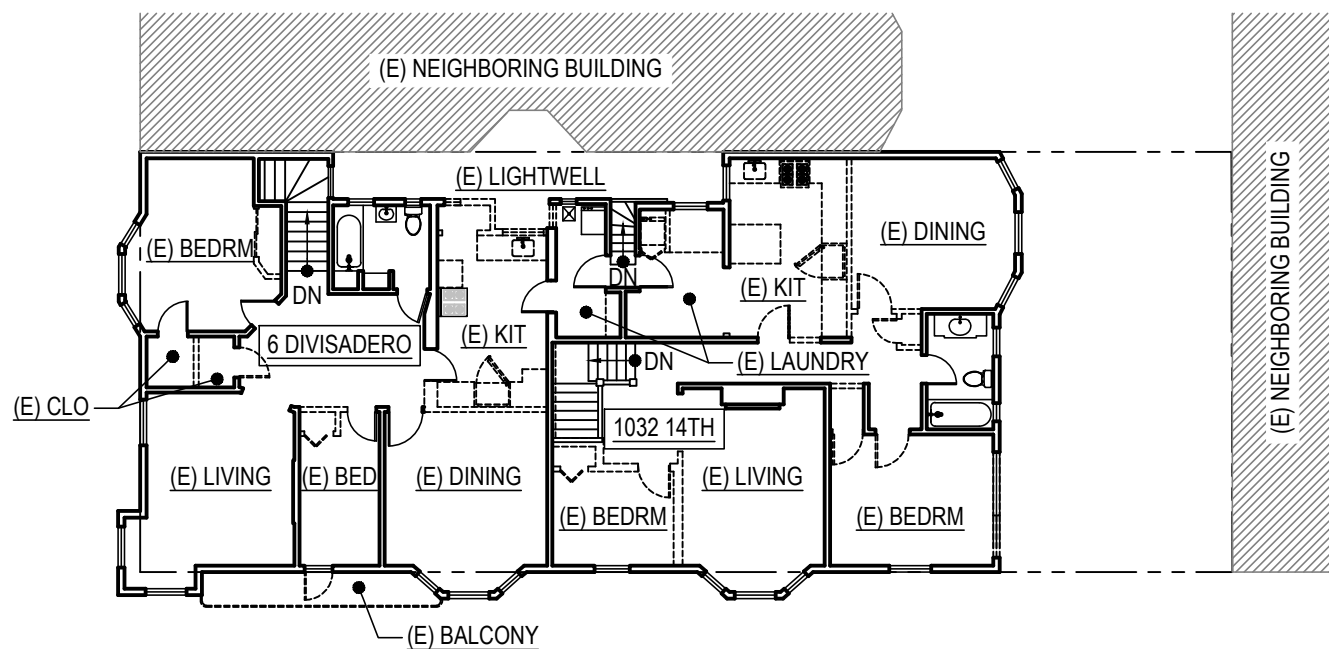




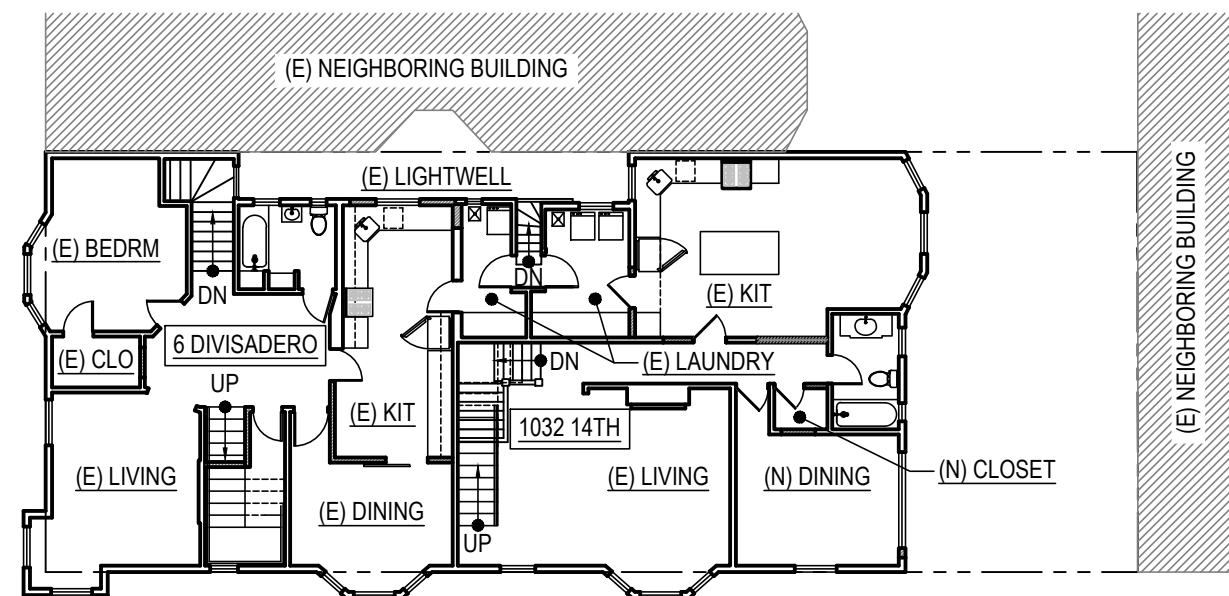
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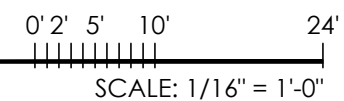


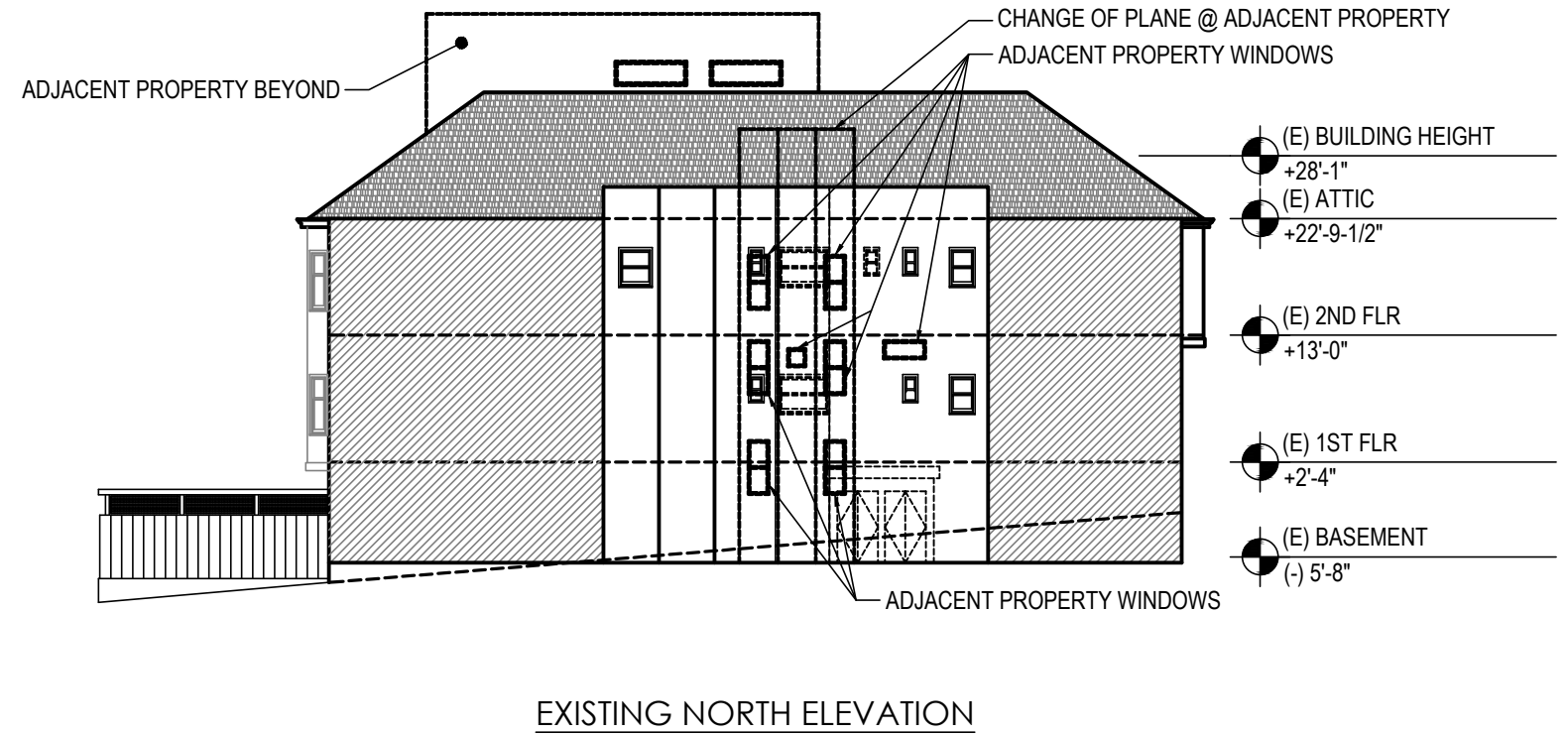
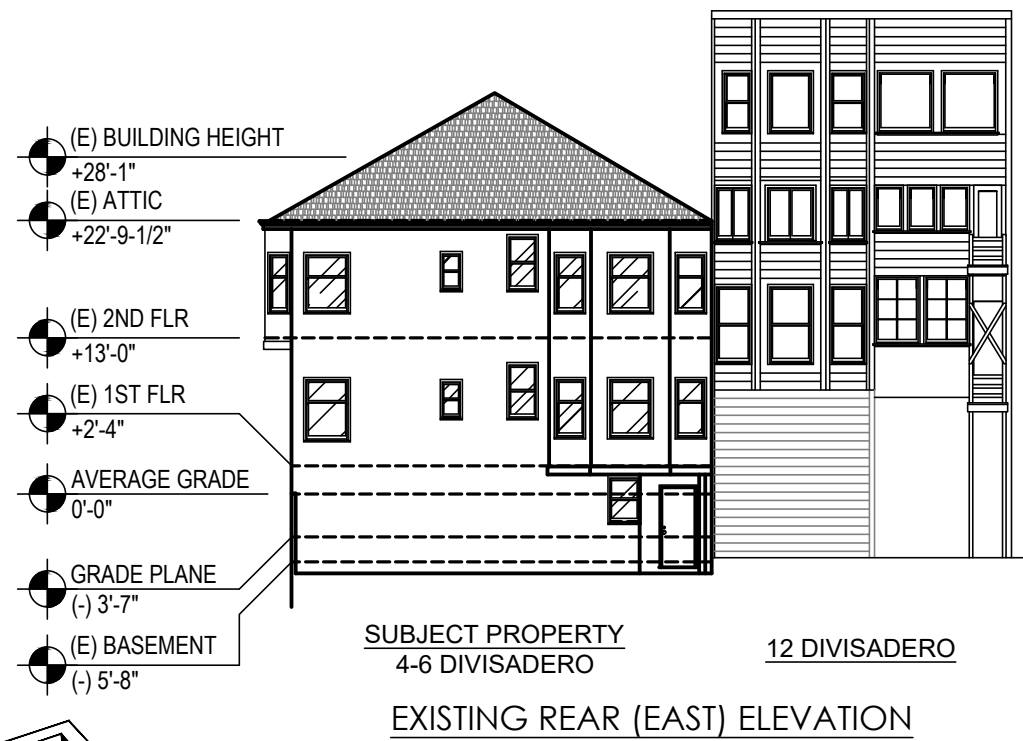
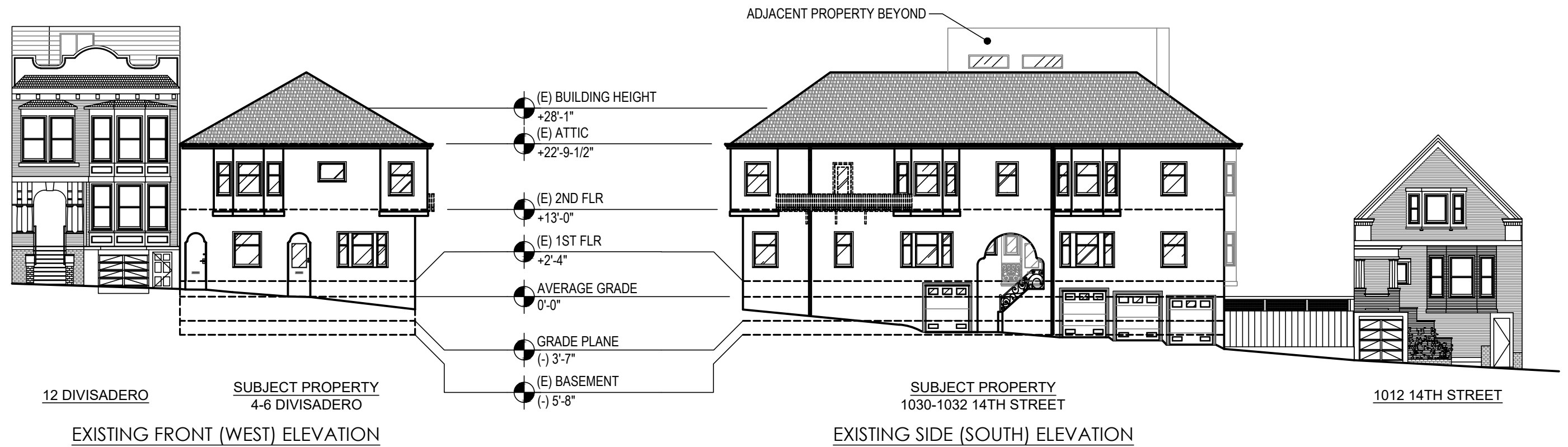
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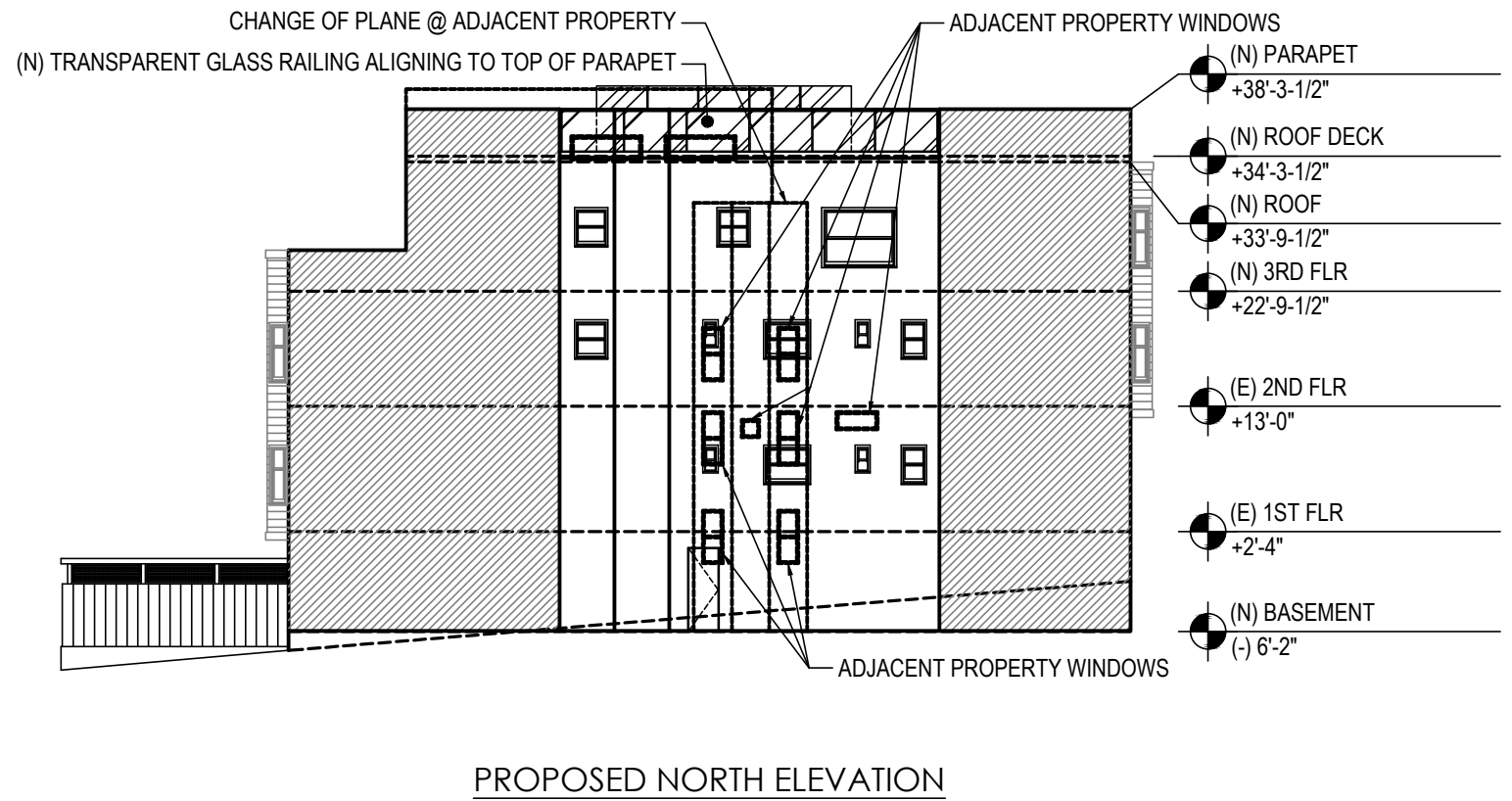
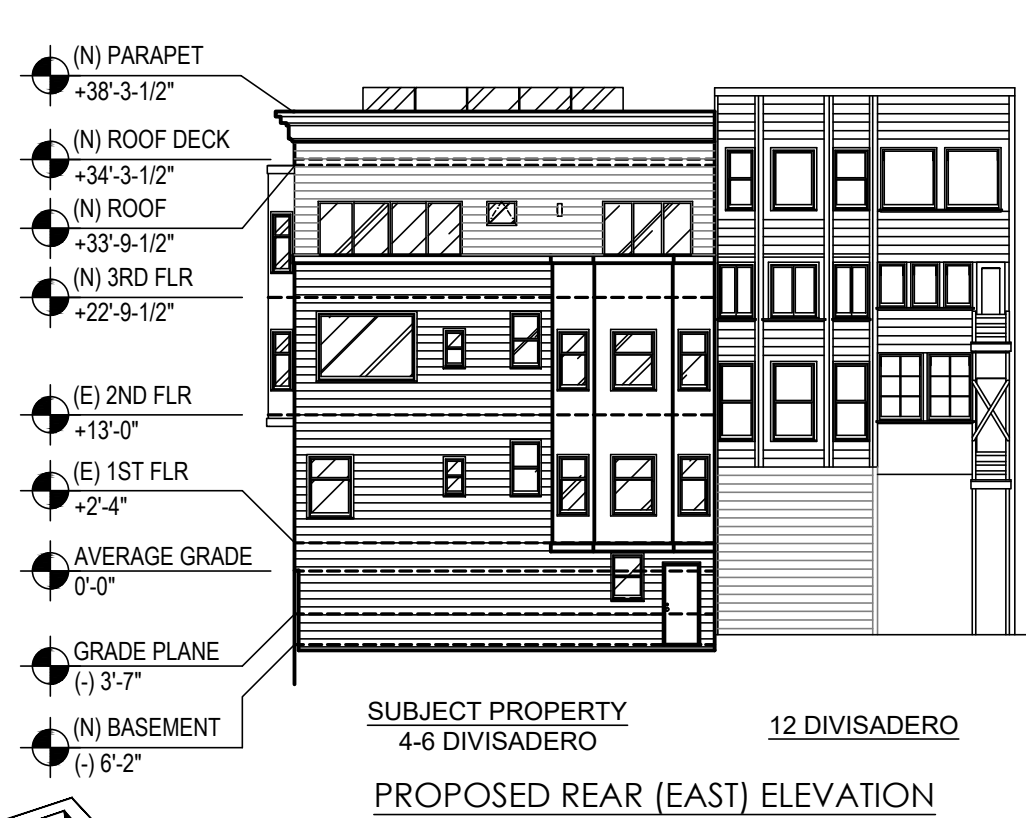
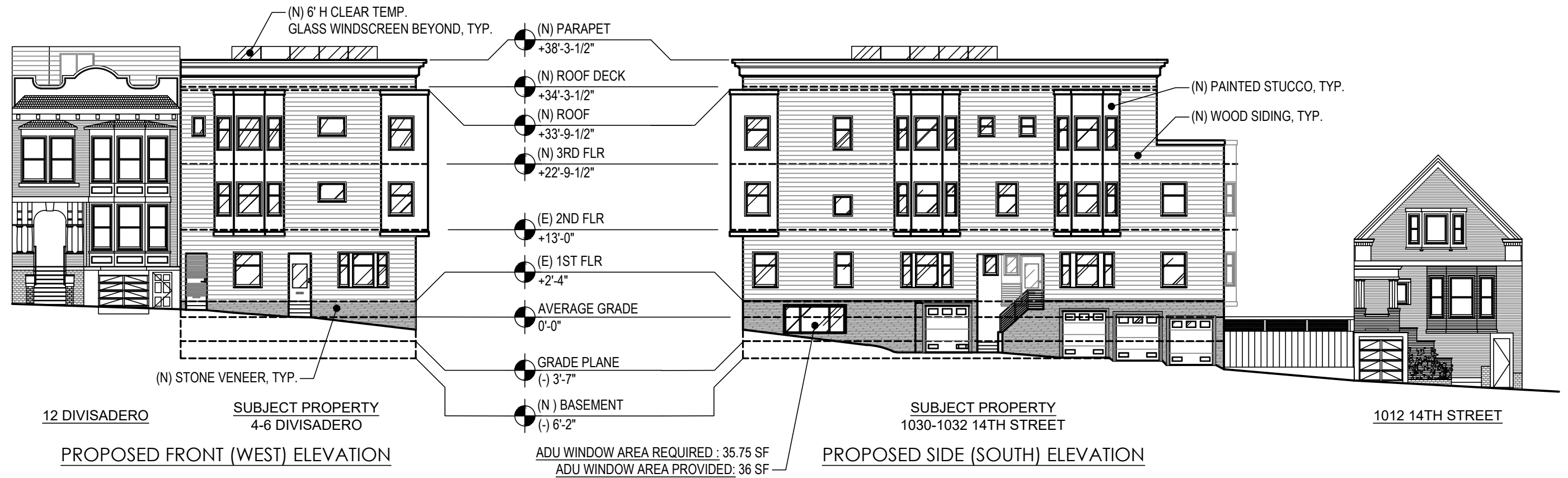
## EXISTING & PROPOSED PLANS

4-6 DIVISADERO / 1030-1032 14TH STREET, SAN FRANCISCO, CA  
June 12, 2017 - REVISED











GRANT TAKAHASHI LEE  
ARCHITECTS

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## PERSPECTIVE VIEW

4-6 DIVISADERO / 1030-1032 14TH STREET, SAN FRANCISCO, CA

June 12, 2017