



# SAN FRANCISCO PLANNING DEPARTMENT

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## Memo to the Planning Commission

HEARING DATE: JULY 26, 2018  
Continued from the May 24, 2018 Hearing

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* July 19, 2018  
*Case No.:* 2016-015727DRP-02  
*Project Address:* **556 27th STREET**  
*Zoning:* RM-1 (Residential-Mixed, Low Density)  
40-X Height and Bulk District  
*Block/Lot:* 6581/080  
*Project Sponsor:* Handel Architects  
735 Market Street, 2<sup>nd</sup> Floor  
San Francisco, CA 94103  
*Staff Contact:* Chris Townes – (415) 575-9195  
[chris.townes@sfgov.org](mailto:chris.townes@sfgov.org)  
*Recommendation:* **Take DR and approve with modifications.**

### BACKGROUND

On May 24, 2018, the Planning Commission continued the item to July 26, 2018 in response to a request to continue by DR Requestor #2 (Mr. James Curran) received on May 21, 2018 who stated he was unavailable on the May 24, 2018 hearing date due to short notice. Staff was supportive of the requested continuance in light of an internal clerical error resulting in late docket discovery of DR Requestor #2.

On July 9, 2018, for clerical accuracy and to properly reflect Case No. 2016-015727DRP-02 of DR Requestor #2, staff re-noticed the project to reflect "2016-015727DRP-02" instead of "2016-015727DRP" fulfilling the 10-day Discretionary Review noticing requirement. The Project Sponsor confirmed by email that the updated DR hearing notice poster was posted on July 14, 2018 in accordance with the 10-day DR notice posting requirement.

On July 16, 2018, Residential Design Advisory Team (RDAT) staff issued a correction to the Project Sponsor regarding the March 23, 2018 RDAT comments. Specifically, with regard to the recommended upper floor setback and reduction of roof deck in an attempt to address the issue of building massing and privacy concerns at the mid-block open space, in the March 23, 2018 issued RDAT comments, RDAT erroneously requested a 26'-0" setback from the rear building wall; whereas, RDAT intended to cite a 20'-6" setback to align with the wall of the rear stair. On July 17, 2018, staff forwarded this corrected RDAT comment to DR Requestor #1 and DR Requestor #2 for shared reference.

### CURRENT PROPOSAL

The proposal has not changed since the May 24, 2018 hearing date; however, the Project Sponsor has stated willingness to setback the building 3-feet from west property line as requested by the adjacent neighbors.



## REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must determine whether or not to exercise its Discretionary Review powers over the proposed project (Building Permit Application No. 2016.1028.1418) due to exceptional and extraordinary circumstances that justify such modification.

## BASIS FOR RECOMMENDATION

Subject to implementation of the design modifications requested by the Residential Design Advisory Team (RDAT) including:

1. To comply with the Residential Design Guideline *“Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space”*, reduce top floor massing by setting back upper floor 20’-6” from existing rear wall, the dimension from the rear building wall to the rear most stair wall.
  2. To comply with the Residential Design Guideline *“Sensitively locate and screen rooftop features so they do not dominate the appearance of a building”*, set decks back 5’ from all building edges.
- The Project, on balance, would be consistent with the objectives and policies of the General Plan.
  - The Project would respond well to the topography of the site, its position on the block and the placement of surrounding buildings and respect the varied neighborhood character.
  - The Project would provide an appropriate massing and scale that is compatible with the neighborhood context.
  - The Project would compose the building in a manner that contributes towards a shared mid-block open space.
  - The Project would replace the currently vacant, underutilized lot with seven new dwelling units to contribute to the City’s housing stock.
  - The Project would provide six of its seven dwelling units (or 85.7%) as family-sized dwelling units (two-bedroom or larger units).

<b>RECOMMENDATION:</b> <b>Take DR and approve with modification.</b>
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### Attachments:

1. Memo to Commission
2. Original hearing packet





# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Full Analysis HEARING DATE JULY 26, 2018

*Date:* July 19, 2018  
*Case No.:* 2016-015727DRP-02  
*Project Address:* 556 27<sup>TH</sup> STREET  
*Permit Application:* 2016.1028.1418  
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### PROJECT DESCRIPTION

The Project includes the construction of a new four-story (above two-level basement), up to 40 foot tall, residential building containing seven dwelling units upon an existing 5,700 square foot vacant lot (50 feet x 114 feet). The proposed building would have a total gross floor area of approximately 17,137 square feet and would include seven off-street parking spaces frontally-accessed from 27<sup>th</sup> Street via a new 12 foot wide curb cut. The Project includes six rear balconies, one roof terrace (at the 4<sup>th</sup> floor setback) and an approximately 1,200 square foot common usable open space roof deck.

The proposed dwelling unit mix includes (5) 3-bedroom (71.4%), (1) 2-bedroom (14.3%), and (1) 1-bedroom (14.3%) units for a total of seven dwelling units.

### SITE DESCRIPTION AND PRESENT USE

The Project is located on an undeveloped, approximately 5,700 square foot down-sloping lot (with approximately 37 foot grade differential or 32% slope) on the south side of 27<sup>th</sup> Street between Castro Street and Noe Street in the Noe Valley neighborhood. The subject property is 50 feet in width and 114 feet in depth. The site is located within the RM-1(Residential-Mixed, Low-Density) Zoning District and the 40-X Height and Bulk District.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The adjacent properties to the west and north are located within the RH-2 (Residential-House, Two Family) Zoning District and predominantly two- to three-story single family residences with a few interspersed three-story multi-family buildings. The adjacent properties to the east are located within the RM-1 (Residential-Mixed, Low Density) Zoning District and predominantly three- to five-story multi-



family buildings. The properties across 27<sup>th</sup> Street to the south are located within the RH-3 Zoning District and are predominantly three- to four-story multi-family buildings. Although the subject block context includes a mix of single- and multi-family buildings located within the RM-1 and RH-2 Zoning Districts, the collective building footprints contribute towards a well-defined mid-block open space.

## BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	January 22, 2018 – February 21, 2018	February 15, 2018	May 24, 2018	98 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	July 16, 2018	July 14, 2018	12 days
Mailed Notice	10 days	July 16, 2018	July 9, 2018	17 days

## PUBLIC COMMENT

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

The Department has not received any public comment on the project beyond the requests for Discretionary Review.

## DR REQUESTOR

1. De Moore, 1825 Castro Street, San Francisco, CA – immediately adjacent to the west of the subject property.
2. James Curran, 1831 Castro Street, San Francisco, CA – immediately adjacent to the west of the subject property.

## PUBLIC-INITIATED DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

**Issue #1:** *The DR Requestors allege there are negative height, light, and massing impacts due to the lack of meaningful rear and side setbacks appropriate to a large RM-1 key lot adjacent to one- and two-unit homes on*



*standard-sized RH-2 lots in relation to the sloped topography, thus resulting in a project that is out of character with the surrounding neighborhood.*

The Project's massing does not adequately respond to its surrounding lower-scale one- and two-dwelling unit development to the south and west and would block direct sunlight into the yards of the neighbors to the west. The proposed west and north walls, in particular, are too massive and out of scale with the adjacent properties. In relation to the lower-scale neighboring properties to the west, the Project is too tall and massive. As proposed, the Project is inconsistent with the following Residential Design Guidelines:

1. *"Design buildings to be responsive to the overall neighborhood context in order to preserve the existing visual character."*
2. *"Design the building's scale and form to be compatible with that of the surrounding buildings, in order to preserve neighborhood character."*
3. *"Design the scale of the building to be compatible with the height and depth of surrounding buildings."*
4. *"Respect the topography of the site and the surrounding area."*

The proposed design only considers the adjacent larger RM-1 apartment buildings to the east and ignores the scale and character of the homes along the west and north sides. The building does not step with its down-sloping topography; thereby, exacerbating the massing impacts to the adjacent properties to the west and north. The Planning Department's initial Notice of Planning Department Requirements (NOPDR) called for "significant sculpting and terracing on the long side elevation that faces the rear yards of the adjacent properties on Castro Street"; however, the design changes subsequently made by the Project Sponsor only included a side setback at the top floor and reductions in height and depth necessary to meet Code. The Project Sponsor should provide significant sculpting and terracing on the west and north sides, particularly at the 3<sup>rd</sup> and 4<sup>th</sup> floors, to transition to the adjacent lower density one- and two-unit homes on Castro and Cesar Chavez Streets, to reflect the topography and to acknowledge the key lot location. The Project Sponsor should also provide a five foot setback from the ground up on the west side and plant the side yard with fast-growing trees of narrow canopy that will screen the west side of the building from the Castro Street homes.

5. *"Articulate the building to minimize impacts on light and privacy to adjacent properties."*

Along the west property line, the Project's height and massing are out of scale and overly massive in relation to the lower scale housing to the west; thereby, negatively impacting their access to direct sunlight. Along the east property line, the building does not adequately respect the adjacent windows of the adjacent 16-dwelling unit, rent-controlled apartment building. At the roof, the parapet along the west wall is unnecessary and adds to the perceived height. The Project Sponsor should remove the rooftop parapet walls on the west side and push screening parapets in at least five feet to reduce the perceived height of the west wall from the Castro Street properties. In addition, the Project Sponsor should replace the east side planters with true light wells and add additional light wells to respect the west side apartment windows on the multi-unit building located at 550 27<sup>th</sup> Street.

**Issue #2:** *The DR Requestor alleges that the proposed roof deck poses privacy impacts that violates the Planning Commission's established policy on roof decks established through previous Discretionary Review decisions.*

The two proposed private roof decks significantly exceed the minimum required usable open space and provide sight lines that negatively impact privacy to adjacent properties impacting over 20 families. The



Project Sponsor should remove or reduce in size the two 531 sf fourth floor decks and pull the roof terrace rear railings in further from the rear building wall to remove sight lines from all decks and terraces into yards and windows of Castro and Cesar Street homes.

**Issue #3:** *The DR Requestor alleges lack of affordability will result from the proposed unit size and excessive parking which will greatly increase vehicular traffic in the neighborhood.*

The City of San Francisco only meets its goals for one of the four RHNA categories, above moderate rate “market rate housing”. For this category, the City has produced 200%, or twice the amount, RHNA allocates. The proposed average dwelling unit size significantly exceeds the typical dwelling unit size within the surrounding neighborhood (under 1000 sf). Large sized units with parking serve only to increase the rents and sales prices since affordability decreases proportionately with increases in unit size. Anything that can be done to provide incrementally more affordable housing, such as by removing parking and reducing square footage without reducing unit and bedroom count, brings the City closer to meeting its housing needs. The Project Sponsor should remove parking and replace it with storage-level bicycle parking which will reduce the size of the building, substantially reduce the level of affordability of the units, support local transit and reduce potential carbon emissions. Rear units could then become two-story town-houses and create additional livable space removed through sculpting and terracing.

Reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document.

## PROJECT SPONSOR'S RESPONSE

Issue #1: In response to the DR Requestor's concerns with regard to height, light and massing impacts, the Project Sponsor has prepared the following response:

The Project is located in an RM-1 Zoning District which is adjacent to both the RH-2 and RH-3 Zoning Districts, all of which have a height limit of 40 feet and with buildings that vary from three-story single family homes to multi-family apartment buildings ranging from four to eighteen dwelling units and three- to five-stories tall. To the west and north, the subject property backs up to the rear yards of neighboring structures which range from 34 to 84 feet away with the DR Requestor's property being approximately 57 feet away from the Project. The proposed massing has been thoughtfully sculpted to ensure it is compatible with varied neighborhood context. Given the 50-foot width of the lot, a reduction in building width may result in a loss to bedroom count and parking stalls. The units are designed as flats such that any reduction in building width would compromise the light and air exposure for many bedrooms along the 27<sup>th</sup> Street façade. A reduction in building width at the below grade levels would also compromise the ability to provide parking for the units and excavation. During the review process, the Project Sponsor has made massing adjustments, added additional setbacks, and redesigned the architectural character of the project to address the neighbors' concerns. The Project Sponsor is willing to recess the building three feet from the west property line as requested by the adjacent neighbors; however, any further reduction of building width would be detrimental without a justifiable overwhelming benefit. With regard to sun exposure, the neighboring structures to the west and north are approximately 34 feet to 84 feet away from the project. The projects rear yard appropriately aligns with the other adjacent properties to create a continuous alignment that provides natural openness allowing



light and air to filter through to all properties. Given the orientation of the project, the exposure to the adjacent rear yards will continue to have sun exposure either from the easterly, southerly, or westerly directions at different times of the day and year. The project will not eliminate sun exposure for the properties to the west or north as stated in the Discretionary Review application. Ultimately, this 7-dwelling unit development project should be approved because it is Code-compliant, maximizes density, provides predominately family-sized units, and would be constructed on a currently vacant lot which does not displace existing residents.

Issue #2: In response to the DR Requestor's concerns with regard to privacy impacts, the Project Sponsor has prepared the following response:

The Project's privacy impacts to the neighboring properties to the west and north are adequately addressed as follows:

- These properties are approximately 34 to 84 feet away from the Project.
- The back yards of these properties have existing plants and trees that adequately visually obscure the Project.
- The Project is uphill from these properties; therefore, the Project's window will not align with the windows of these properties.

The Project's privacy impacts to the properties to the east are adequately addressed as follows:

- The neighboring building is already set back five feet from the shared side property line.
- The Project features light-wells to ensure light and air to the Project's internal spaces while utilizing a combination of clear and frosted glass to reduce privacy concerns.

In general, the Project Sponsor does not believe the issues of privacy warrant any special concerns and the Project as-proposed is compatible with the neighborhood and urban context.

Issue #3: In response to the DR Requestor's concerns with regard to lack of affordability, dwelling unit size and excessive parking, the Project Sponsor has prepared the following response:

The Project is intended to be a "market rate project" with a similar price point to the neighboring properties. The objective is to develop a project that complements the neighboring property values. The Project provides a Code-compliant amount of parking and dwelling unit sizes and bedroom count are specifically designed to accommodate families with children. The amount of parking proposed is intended to accommodate families and was developed in response to neighbor concerns about the loss of street parking expressed during an earlier community meeting. In addition, the site is not well served by transit.

Reference the *Response to Discretionary Review* for additional information. The *Response to Discretionary Review* is an attached document.

## PROJECT ANALYSIS

Department staff has reviewed the DR Requestor's concerns with the proposed Project and presents the following comments:



Height, Light and Massing Impacts/Privacy Impacts- As proposed, staff shares the concerns expressed by the DR Requestor's and believes the Project contains or creates exceptional and extraordinary circumstances that warrants discretionary review to ensure the Project's compatibility with neighborhood character and scale. In particular, the site experiences a significant down-slope (approximately 32%) from front to rear. The Project's significant slope coupled with its unique upper hill location and juxtaposition in relation to the western adjacent properties (featuring a broad side elevation against the rear yards of adjacent downhill properties) which renders its west elevation substantially visible. This circumstance resulted in RDAT's recommendation that further mass reduction at the upper floor is needed in order to adequately respect the topography of the site and surrounding area. Therefore, in order to ensure the Projects consistency with the Residential Design Guidelines with regard to building scale and form, the Department recommends the Planning Commission take discretionary review and approve the project with the following modifications:

- To comply with the Residential Design Guideline *"Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space"*, reduce top floor massing by setting back upper floor 26' from existing rear wall.
- To comply with the Residential Design Guideline *"Sensitively locate and screen rooftop features so they do not dominate the appearance of a building"*, set decks back 5' from all building edges.

Lack of Affordability/Excessive Parking Impacts: Staff does not share the DR Requestor's concerns with regard to parking and lack of affordability. As proposed, the Project is appropriately maximizing the density allowed pursuant to the underlying RM-1 (Residential-Mixed, Low Density) Zoning District and provides a Code-compliant number of parking spaces for a Project providing 85.7% of the total dwelling units as family-sized units (two-bedroom or larger) in a location that is not well served by mass transit. The proposed 1:1 parking to dwelling unit ratio allows for the preservation and enjoyment of a substantial property right of the subject property possessed by other property in the same class of district.

Subject to implementation of the design modifications aforementioned, the Department finds that the proposed Project and design would be consistent with the Residential Design Guidelines by responding well to the topography of the site, its position on the block, and the placement of surrounding buildings.

## ENVIRONMENTAL REVIEW

On December 28, 2017, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") per Section 15332, or Class 32 (Case No. 2017-012332ENV).

## RESIDENTIAL DESIGN TEAM REVIEW

Department staff held a meeting with the Residential Design Advisory Team (RDAT) on March 23, 2018 to re-evaluate the Project in relation to the applicable Residential Design Guidelines and in light of the DR Requestor's stated concerns. Upon review, RDAT found that the Project, as proposed, contains or creates exceptional and extraordinary circumstances that warrants discretionary review to ensure the Project's compatibility with neighborhood character and scale. In particular, the site experiences a significant down-slope (approximately 32%). The Project's significant slope coupled with its unique juxtaposition (featuring a broad side elevation against the rear yards of adjacent downhill properties) which renders its west elevation substantially visible, resulted in RDAT's recommendation that further mass reduction at



the upper floor is needed in order to adequately respect the topography of the site and surrounding area. RDAT issued the following comments to the Project Sponsor which Staff believes, if adopted, would ensure the Project's consistency with the Residential Design Guidelines.

- To comply with the Residential Design Guideline *"Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space"*, reduce top floor massing by setting back upper floor 20'-6" from existing rear wall, the dimension from the rear building wall to the rear most stair wall
- To comply with the Residential Design Guideline *"Sensitively locate and screen rooftop features so they do not dominate the appearance of a building"*, set decks back 5' from all building edges.

At the time of the case report submission to the Planning Commission, the Sponsor had not yet submitted a modified Project design plan that adheres to RDAT's design review comments.

## BASIS FOR RECOMMENDATION

Subject to implementation of the design modifications requested by the Residential Design Advisory Team (RDAT):

- The Project, on balance, would be consistent with the objectives and policies of the General Plan.
- The Project would respond well to the topography of the site, its position on the block and the placement of surrounding buildings and respect the varied neighborhood character.
- The Project would provide an appropriate massing and scale that is compatible with the neighborhood context.
- The Project would compose the building in a manner that contributes towards a shared mid-block open space.
- The Project would replace the currently vacant, underutilized lot with seven new dwelling units to contribute to the City's housing stock.
- The Project would provide six of its seven dwelling units (or 85.7%) as family-sized dwelling units (two-bedroom or larger units).

<b>RECOMMENDATION:</b>	<b>Take DR and approve the project with modifications.</b>
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### Attachments:

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photos  
Map showing lot size development pattern  
Section 311 Notice  
CEQA Determination  
DR Application  
Response to DR Application dated March 8, 2018



3-D Rendering  
Reduced Plans



## Design Review Checklist

### NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	X
Mixed	

**Comments:** The neighborhood architectural character is mixed with buildings that are typically two- to three-stories in height to the west, three- to four-stories to the north, and three- to five-stories along 27<sup>th</sup> Street to the east. Properties to the west and north are generally one- to two-dwelling unit buildings; whereas, properties along 27<sup>th</sup> Street to the east are generally three to sixteen dwelling unit apartment buildings.

### SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
<b>Topography (page 11)</b>			
Does the building respect the topography of the site and the surrounding area?		X	
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?		X	
<b>Front Setback (pages 12 - 15)</b>			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?	X		
Does the building provide landscaping in the front setback?	X		
<b>Side Spacing (page 15)</b>			
Does the building respect the existing pattern of side spacing?	X		
<b>Rear Yard (pages 16 - 17)</b>			
Is the building articulated to minimize impacts on light to adjacent properties?		X	
Is the building articulated to minimize impacts on privacy to adjacent properties?		X	
<b>Views (page 18)</b>			
Does the project protect major public views from public spaces?			X
<b>Special Building Locations (pages 19 - 21)</b>			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

**Comments:** As proposed, the placement of the building on its site does not respond to the sloped site topography (approximately 32%), its position on the block and to the placement of surrounding buildings. The Project does not respect the topography of the surrounding area by not stepping the



building down in relation to the downslope of the lots and the rear yard in its current massing configuration does not contribute well towards a shared mid-block open space. To comply with the Residential Design Guideline “*Respect the topography of the site and the surrounding area.*”, the Project should reduce top floor massing by setting back upper floor 26’ from existing rear wall. There is not a well-defined pattern of side setbacks along 27<sup>th</sup> Street and the Project’s west side façade is at least 34 feet away from the adjacent rear walls of properties to the west and the adjacent sixteen dwelling unit apartment building to the east is setback 5.5 feet from its shared side property line.

### BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
<b>Building Scale (pages 23 - 27)</b>			
Is the building’s height and depth compatible with the existing building scale at the street?		X	
Is the building’s height and depth compatible with the existing building scale at the mid-block open space?		X	
<b>Building Form (pages 28 - 30)</b>			
Is the building’s form compatible with that of surrounding buildings?	X		
Is the building’s facade width compatible with those found on surrounding buildings?	X		
Are the building’s proportions compatible with those found on surrounding buildings?	X		
Is the building’s roofline compatible with those found on surrounding buildings?	X		

**Comments:** As proposed, the Project scale is not compatible with the height and depth of surrounding buildings within the neighborhood. To comply with the Residential Design Guideline “*Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.*”, the Project should reduce top floor massing by setting back upper floor 26’ from existing rear wall.

### ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
<b>Building Entrances (pages 31 - 33)</b>			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building’s front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
<b>Bay Windows (page 34)</b>			
Are the length, height and type of bay windows compatible with those found on	X		



surrounding buildings?			
<b>Garages (pages 34 - 37)</b>			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
<b>Rooftop Architectural Features (pages 38 - 41)</b>			
Is the stair penthouse designed to minimize its visibility from the street?	X		
Are the parapets compatible with the overall building proportions and other building elements?	X		
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?		X	

**Comments:** The building entrances successfully enhance the connection between the public realm of the street and the sidewalk and the private realm of the building through the use of setbacks, architectural detail in the form of vertical bays, the providing landscaping and permeable paving to soften the transition between the public realm. To comply with the Residential Design Guideline “Sensitively locate and screen rooftop features so they do not dominate the appearance of a building”, the Project should set the roof decks back five feet from all building edges.

#### BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
<b>Architectural Details (pages 43 - 44)</b>			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
<b>Windows (pages 44 - 46)</b>			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
<b>Exterior Materials (pages 47 - 48)</b>			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		

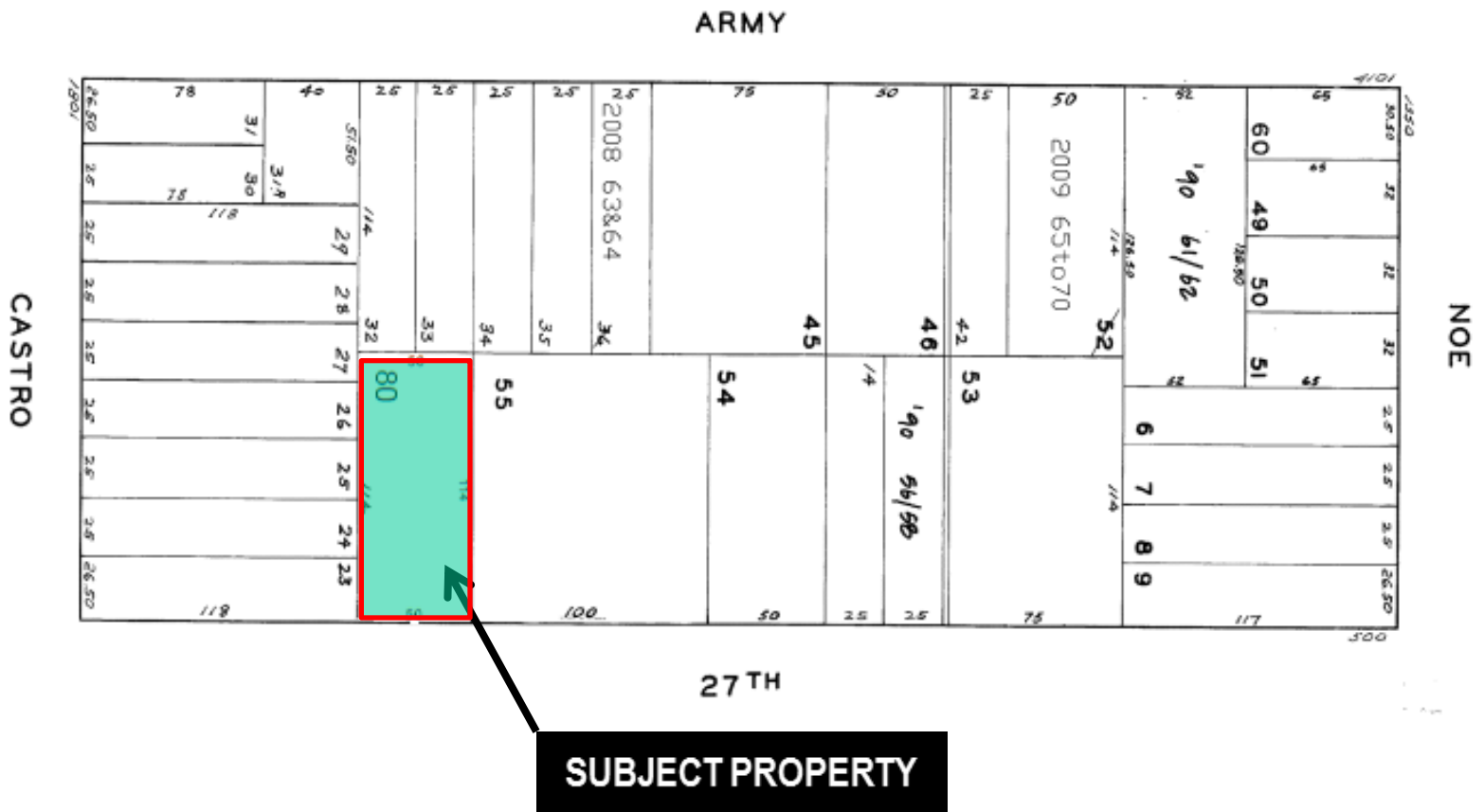


Are the building's materials properly detailed and appropriately applied?	X		
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**Comments:** The proportion and size of the proposed windows contribute well to the architectural character of the neighborhood. The Project incorporates quality materials and finishes that relate well to the surrounding neighborhood, including pre-weathered zinc horizontal metal siding, horizontal wood siding, 2" x 6" vertical natural stained Eucalyptus wood fins, natural stone, vertically-textured cast concrete and aluminum-clad wood windows.



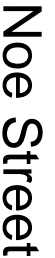
# Parcel Map



Public-Initiated Discretionary Review Hearing  
 Case Number 2016-015727DRP-02  
 New 4-story, 7-Dwelling Unit, Residential Bldg.  
 556 27<sup>th</sup> Street



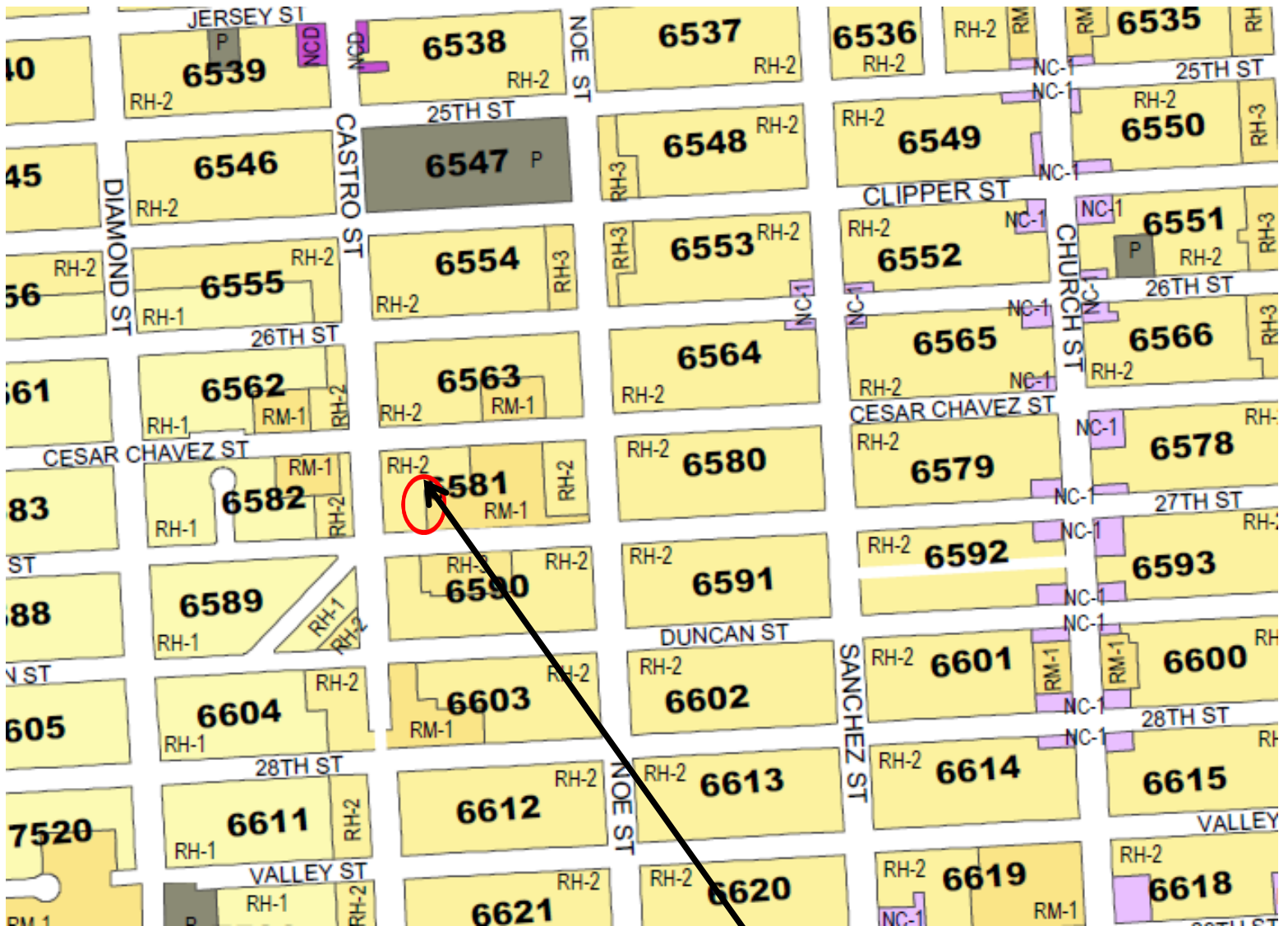
# Castro Street



**SAN FRANCISCO  
PLANNING DEPARTMENT**



# Zoning Map

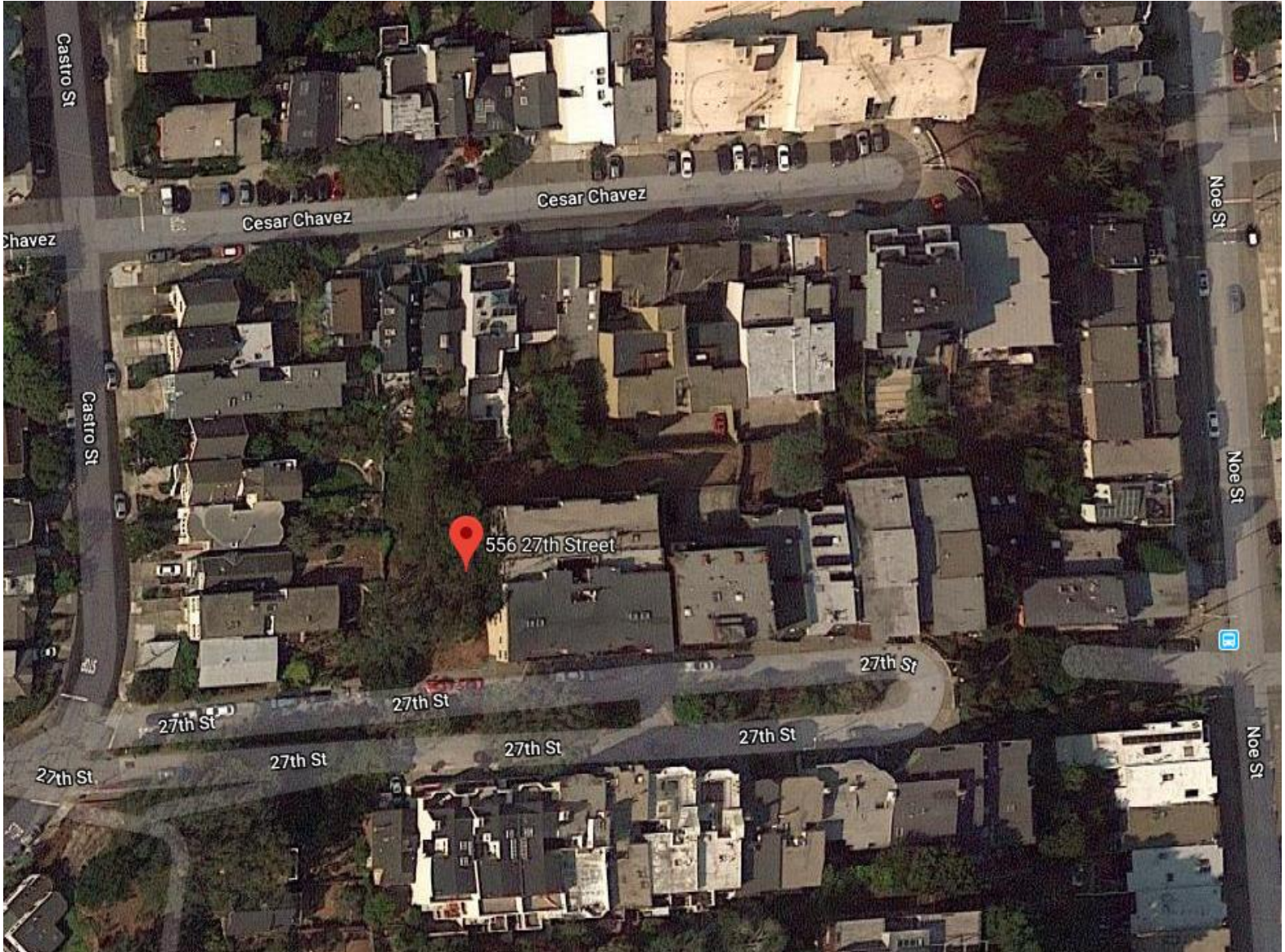


**SUBJECT PROPERTY**





# Aerial Photo





# Site Photos



View West Along 27<sup>th</sup> Street



View East Along 27<sup>th</sup> Street



# Site Photos



View West Along 27<sup>th</sup> Street





# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **October 28, 2016**, the Applicant named below filed Building Permit Application No. **2016.1028.1418** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	556 27 <sup>th</sup> Street	Applicant:	Matt Berglund (Handel Architects)
Cross Street(s):	Noe and Castro Streets	Address:	735 Market Street, 2 <sup>nd</sup> Floor
Block/Lot No.:	6581/080	City, State:	San Francisco, CA 94103
Zoning District(s):	RM-1 / 40-X	Telephone:	(415) 495-5588, ext. 5750
Record No.:	2016-015727PRJ	Email:	<a href="mailto:mberglund@handelarchitects.com">mberglund@handelarchitects.com</a>

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 checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Vacant	Residential
Front Setback	Vacant	3'-3"
Side Setbacks	Vacant	Abuts property line (with four recesses for light/air)
Building Depth	Vacant	86'-5"
Rear Yard	Vacant	28'-6"
Building Height	Vacant	40'-0"
Number of Stories	Vacant	4
Number of Dwelling Units	Vacant	7
Number of Parking Spaces	Vacant	7

### PROJECT DESCRIPTION

The project proposes the construction of a new 4-story (above 2-level basement), upto 40'-0" tall, residential building containing a total of seven dwelling units upon an existing vacant 5,700 square foot lot (50' x 114'). The proposed building would have a total gross floor area of approximately 17,137 square feet and would include seven off-street parking spaces frontally accessed from 27<sup>th</sup> Street via a new 12'-0" wide curb cut. The project includes six rear balconies, one roof terrace (at the 4<sup>th</sup> floor setback), and a 1,200 square foot common usable open space roof deck.

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: Chris Townes  
Telephone: (415) 575-9195  
E-mail: [chris.townes@sfgov.org](mailto:chris.townes@sfgov.org)

Notice Date: 1/22/18  
Expiration Date: 2/21/18



## 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.







## 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 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 feet below grade in an archeological sensitive area or 8feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<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? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <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.</u></b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project would not result in significant impacts on the topics listed above.</b>
<b>Comments and Planner Signature (optional):</b>	



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

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> ( <i>refer to Parcel Information Map</i> )	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource <b>GO TO STEP 5.</b>
<input 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**

<b>Check all that apply to the project.</b>	
<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 <i>Residential Design Guidelines</i> )
<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 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**

<b>Check all that apply to the project.</b>	
<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 type="checkbox"/>	10. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)  <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <span><input type="checkbox"/> Reclassify to Category A</span> <span><input type="checkbox"/> Reclassify to Category C</span> </div> <div style="margin-top: 10px;">           a. Per HRER dated: _____ (attach HRER)            b. Other (specify): _____         </div>
<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 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>
<b>Comments (optional):</b>  <div style="height: 40px; border: 1px solid black;"></div>	
<b>Preservation Planner Signature:</b>  <div style="height: 40px; border: 1px solid black;"></div>	

**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): <div style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts  <input type="checkbox"/> Step 5 – Advanced Historical Review         </div> <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%; border: 1px solid black; padding: 5px;"> <b>Project Approval Action:</b>   <div style="border: 1px solid black; height: 40px; margin-top: 10px;"></div> </div> <div style="width: 45%; border: 1px solid black; padding: 5px;"> <b>Signature:</b>   <div style="border: 1px solid black; height: 40px; margin-top: 10px;"></div> </div> </div> <div style="margin-top: 10px; font-size: small;"> <p>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </div>	
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p>		



## 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?
<b>If at least one of the above boxes is checked, further environmental review is required.</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:



# RESPONSE TO DISCRETIONARY REVIEW (DRP)



SAN FRANCISCO PLANNING DEPARTMENT  
1650 MISSION STREET, SUITE 400  
SAN FRANCISCO, CA 94103-2479  
MAIN: (415) 558-6378 SFPLANNING.ORG

## Project Information

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Property Address: 556 27th Street

Zip Code: 94131

Building Permit Application(s): 2016.1028.1418

Record Number:

Assigned Planner: Chris Townes

## Project Sponsor

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Name: 556 LLC

Phone: (415) 279-6153

Email: grescalvo@handelarchitects.com

## Required Questions

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1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

see attached response

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

see attached response

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

see attached response



## Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	vacant lot	7 units
Occupied Stories (all levels with habitable rooms)	vacant lot	4 levels
Basement Levels (may include garage or windowless storage rooms)	vacant lot	2 levels
Parking Spaces (Off-Street)	vacant lot	7 spaces
Bedrooms	vacant lot	18 bedrooms
Height	vacant lot	40'
Building Depth	vacant lot	81'-10"
Rental Value (monthly)		
Property Value	\$3,200,000	

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

Signature: 

Date:

3/8/18

Printed Name: **Glenn Rescalvo**

- ☒ Property Owner  
☒ Authorized Agent

*If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.*



3/8/2018

Response to questions DR questioner  
556 27<sup>th</sup> Street Permit Application No. 2016.1028.1418  
Project sponsor: 556 LLC

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

We feel this project should be approved for the following reasons: The proposed project was designed as a code compliant project. Over the past 18 months we have been working with the planning department and the Residential Design Team to ensure that the project meets all the necessary planning guidelines and requirements within the district. Additionally we have made massing adjustments, added additional setbacks and redesigned the architectural character of the project to address neighbors' concerns which were issued in a letter to the project planner. Presently the site is a vacant lot with over grown shrubs and several large 40' to 60' tall non-native trees, which will need to be removed due to their decaying conditions. The city is in a housing crisis and we are doing what we can to provide more housing. This development is a 7 unit building which is the maximum units allowed on this site. The units are design as home for families. The project contains (1) one-bedroom unit, (1) two-bedroom unit, and (5) three-bedroom units. The project contains on-site parking, and dedicated outdoor spaces for the residences. Our object has been to provide more families housing opportunities in a housing market which is under surplus. Additionally we feel the project is consistent with the district zoning regulations and the units mix is ideal for this neighborhood (Noe Valley) which is predominantly a family oriented district.

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 change 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.*

On January 23, 2018 we held a voluntary neighborhood/community meeting to present our final design which included various massing and setback changes that the planning department requested based on concerns from the neighborhood. Our objective of this meeting was to present the new design and address any additional concerns from the community, approximately 40 neighbors attended the meeting. Many neighbors that attended the meeting where in support of the new design and found it to be acceptable and well designed. Other felt the changes that where made where not enough and requested further adjustments.

One of the primary requested by the neighbors directly adjacent to the property along the west property line, was a request of setting back the entire project 3' from their rear yard property line. The setback would start at the ground floor and continue up to the top floor. The concept was to create separation for planting so that the project can be partially screened. Our immediate response was that we would review the request



and follow-up within a week's time. After reviewing the requested by the neighbors we replied on 2/6/2016 offering that their request was acceptable and we would set the entire building back 3' along the west facade per the request at the neighborhood meeting on 1/23/2018.

Unfortunately the following day on 2/7/2018 we received a response email from a neighborhood representative suggesting that 3' setback was not enough and refuse to accept their own negotiated request, and asked for additional setbacks along with other major project changes that we cannot accept. We have not made any changes to the project since our filing of Section 311 neighborhood notice, but for the record we are willing to honor the 3' setback requested per our earlier discussions with the adjacent neighbors at the community meeting if planning and the planning commission feel it is an appropriate and reasonable adjustment.

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

The DR requester has asked for significant changes to the project that are unrealistic and unjustifiable. Below please find our responses to each of the four (4) request made by the DR requester and the reasons why we do not feel these request are reasonable.

- (1) Massing Impacts: the project is located in a RM-1 district which is adjacent to both a RH-2 district and RH-3 district all of which have a height limit of 40' and with structures that vary from three-story single homes to multi-units apartments building ranging from 4 to 18 units and 3 to 5 stories tall. To the west and north of the site the property backs up to the rear yards of neighboring structures which range from 34 to 84 feet away. The DR requester's property is approximately 57' away from the project. From a massing standpoint we have complied with all required setbacks and have gone further to sculpt the project to create more interest and scale. The neighborhood is composed of many different sizes and styles of architecture built over many years. There is no single overwhelming building type or architectural characteristic that one can draw from the area, yet we believe the massing and architecture of our project reflects many of the various sizes and styles of structures within the neighborhood and is well integrated into the surrounding urban context.

Give the site dimensions, specifically the width of the site (50') the loss of any width to the project may cause a direct loss to bedroom counts and parking stalls. Per our existing plans we have design the units as flats which extend the full length of the building depth. We are utilizing the light and air exposure for many of the bedrooms along the 27<sup>th</sup> street façade and any reduction in building width will affect these rooms and potential a loss of bedrooms. Also given the limited amount of below grade space and are attempt to minimize excavation we are relying on the existing width of 50' to achieve spaces for 5 of the 7 parking stalls. Reducing the width at this level will also eliminate parking and complicate our below grade excavation.



As we stated in the previous question, we are willing to set the entire building back 3' from the west property line as request by the adjacent neighbors. We have tested this in our current design and can still achieve our objectives. Any additional loss to the width of the project will be a detrimental loss overall and we do not see any overwhelming benefit that would justify it.

- (2) Privacy Impacts: the neighboring structures to the west and north are approx. 34' to 84' away for the project. Within this zone there are planted back yards with trees that visually obscure the project. Additionally due to the fact the project site is uphill from the most of the neighboring structures the site lines from the project windows to neighboring windows do not align. To the east the neighboring structure is set back 5' from their own property line. Along the east facade we have introduced light-wells in our project to create a means to achieve light and air to our internal spaces. These light-wells are designed having a combination of clear glass on the perpendicular walls and frosted glass parallel to reduce any privacy concerns. In general we do not believe the issue of privacy warrant any concerns and the project as design is appropriate for this neighborhood and urban context.
- (3) Excess parking: the project contains 7 units and we are allowed by code to have a 1:1 parking ratio. The units have been design specifically for families, they are multi-bedroom units and we anticipate families with children will be living here. During our community meeting on 1/25/2018 many of the neighbors expressed concern about losing street parking and where very much in favor that this project maintain on-site parking for all the units. The bus lines that do exist near the site are several blocks away and give the topography of the area, the bus stops are located either several blocks up a very steep hill from the site or down a very steep hill from the site, both of which could be difficult for families having young children, strollers, groceries etc. We strongly feel family type units, especially in non-transits oriented developments should have the privilege of having a parking space within their home for reasons of emergency, convenience and safety.
- (4) Lack of affordability: the project is intended to be a "market rate project" with similar price point to neighboring properties. Our objective is to develop a project that complements the neighboring properties values.

As stated above, we feel this project is in keeping with the overall character of the neighborhood and the planning object set out by the planning department. Over the past 18 months we have worked diligently with the planning department to address massing concerns, the architectural design charter as well as creating a development that is appropriate and very much needed. As an empty lot the site is completely underutilized and notwithstanding the housing needs of San Francisco, this development is a great opportunity to provide 7 new homes for families wanting to stay in the city. The development also creates value for the overall neighborhood and adds to the community of individuals and families that presently live there. I hope we have address the items and question listed above.



Additional information provided: attached please find our response to RDT comments submitted on 8/1/2017. This document attempts to show the changes the project made in response to RDT and neighborhood comments as well as providing information regarding zoning, existing site conditions, and how the project relates to the urban conditions. Include in this document are the following items:

Description of changes	p.2-3
Zoning Map	p.4
Building Typologies	p.5
Distance to surrounding buildings	p.6
Aerial view of the site	p.7
Building envelope per zoning and alteration and changes	p.8-10
Massing comparison	p.11-13
Elevation comparison	p.14-17
Material Palette	p.18
Surrounding Building Fabric / Site Context	p.19-27
Model Photos	p.28-32



# 556 27th Street

Information for the SF Planning Department's  
Residential Design Team

AUGUST 01, 2017





Pursuant to the review and direction of the San Francisco Planning Department, and the Residential Design Team, the following modifications have been made to the project proposal:

- + The project now proposes the maximum unit density of seven units, rather than six.
- + The overall mass of the proposal has been reduced so that the proposal is 25,918 cu. ft. less than the allowable zoning envelope.
- + The front facade of the project has been redesigned, with bay windows, to better reflect the scale of residential units within.
- + The west facade of the project has been revised to include setbacks and more refined sculpting and articulation. It will also include a “living” green wall.
- + The material selection on the west facade has been reconsidered to include finer grain textures and high-quality natural materials in keeping with the wooded site.



This exhibit has been put together to demonstrate that the proposed project at 556 27th street has been redesigned and enhanced in response to the comments we have received from the Residential Design Team. We feel our latest design meets the spirit and vision that is expressed in the residential guidelines for architecture and massing within the RM-1 district, which allows for larger residential buildings.

**The RDT recommends the following:**

*o Increasing the project density to the maximum allowed by Code and adding an additional dwelling unit.*

**The project sponsor has agreed to the direction provided by the Planning Department and has added one dwelling unit. The project now has seven units in total, rather than six.**

*o Providing a Code-compliant massing proposal.*

**The massing of the project has taken into account required massing adjustments as per the Residential Guidelines, and has voluntarily incorporated additional massing reductions. As requested by Chris Townes, the total cubic sq. ft. of massing reduction has been calculated at 25,918 cubic SF. The design and scale of the proposed project is code compliant and fully in keeping with the character of the street and neighborhood. The entire top floor solarium has been removed and the fourth floor has been setback along all facades.**

*o Significant sculpting and terracing on the western elevation that faces the rear yards of the adjacent properties on Castro Street to acknowledge this as a highly visible façade. The top floor of the rear should be setback appropriately to meet Code and provide better access to the mid-block open space. The volume above the height limit should be removed.*

**The redesign of project has incorporated a significant amount of sculpting per the RDT's request. The western facade has been greatly enhanced and will be significantly more sculpted than the characterless western wall of the existing adjacent property, 550 27th Street.**

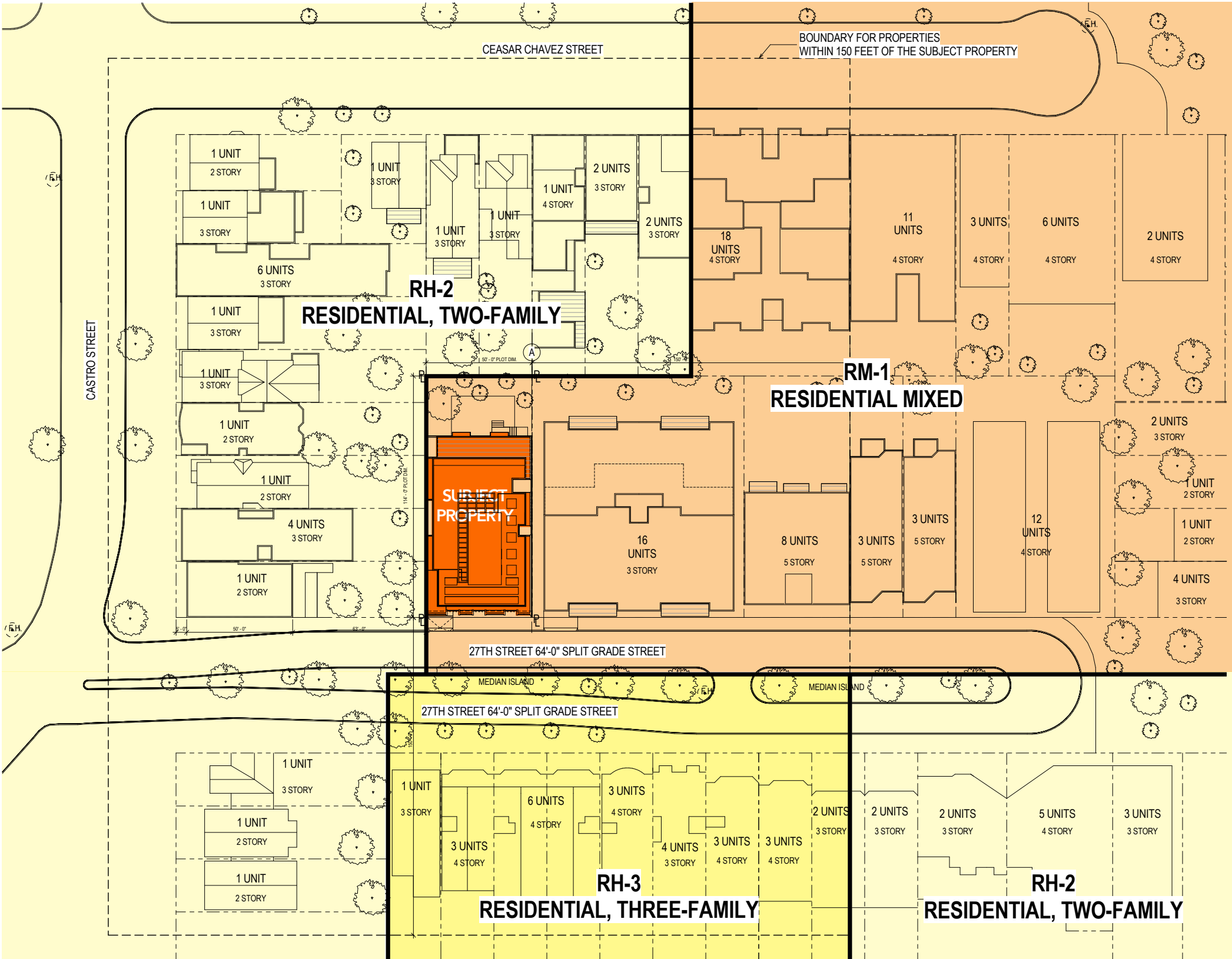
*o The project should consider materials that offer more residential, fine-grained and human-scaled texture to be more compatible with the adjacent scale and type of housing. Consider the typical lot widths as a dimension that should be reflected in the architectural character. Consider alternative materials or architectural elements to large expanses of glass that are currently indicated, for example, textured open railings, more wall solidity, greater number of mullions, more verticality to the proportion of glazing, etc.*

**In the redesign of the project the vocabulary of the material and the proportions of the massing have been alternated in order to incorporate the comments noted above. Along with the reduction of massing at the top floor, bay windows have been incorporated along 27th street to create a more rhythmic and pedestrian scale to the project. Additionally along the west the massing and delineation of the volumes have been proportioned to the scale of adjacent properties and materials have been altered to a more residential quality.**



# Zoning Map

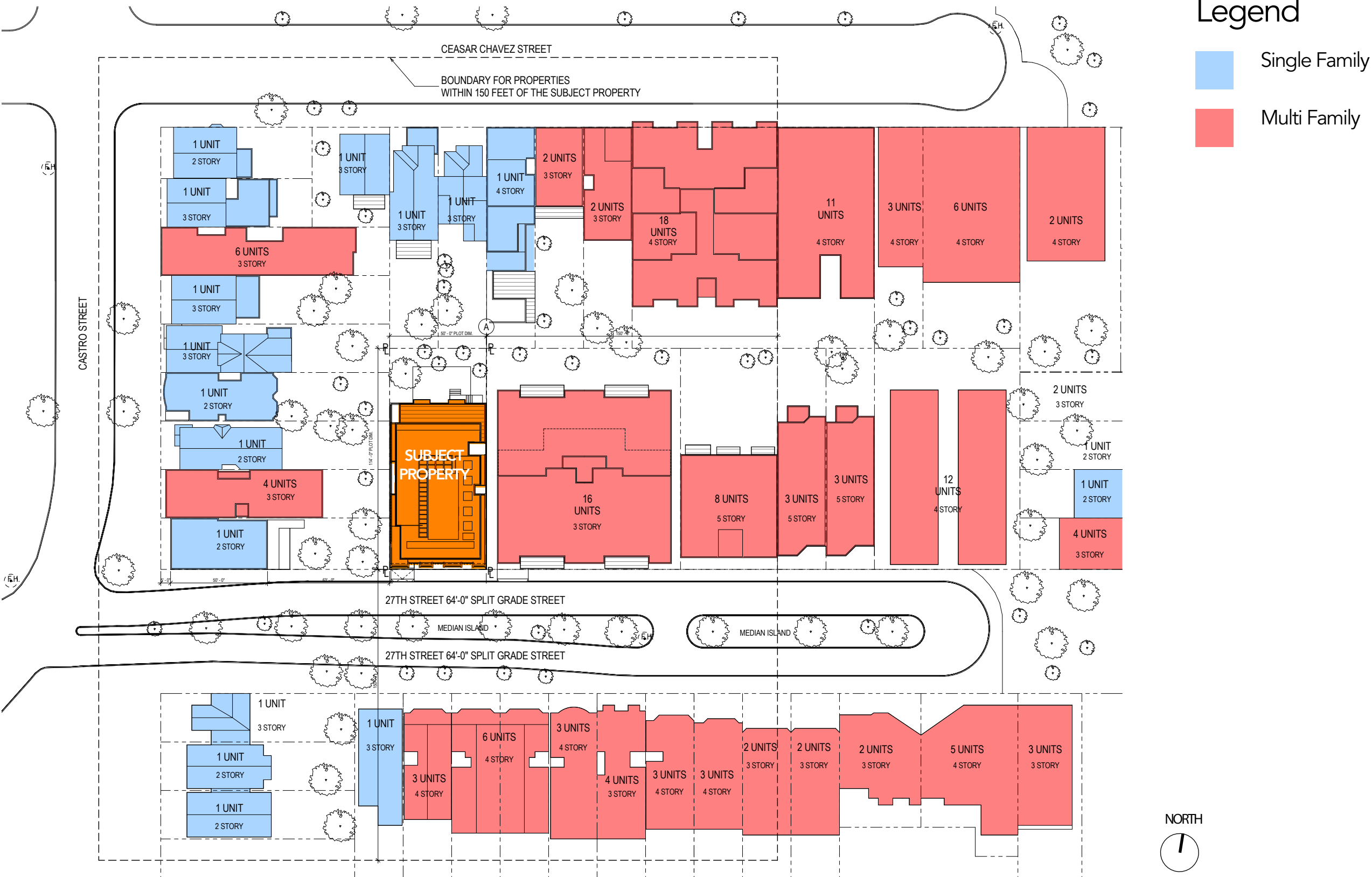
Subject Property is Located in Residential Mixed Zone RM-1





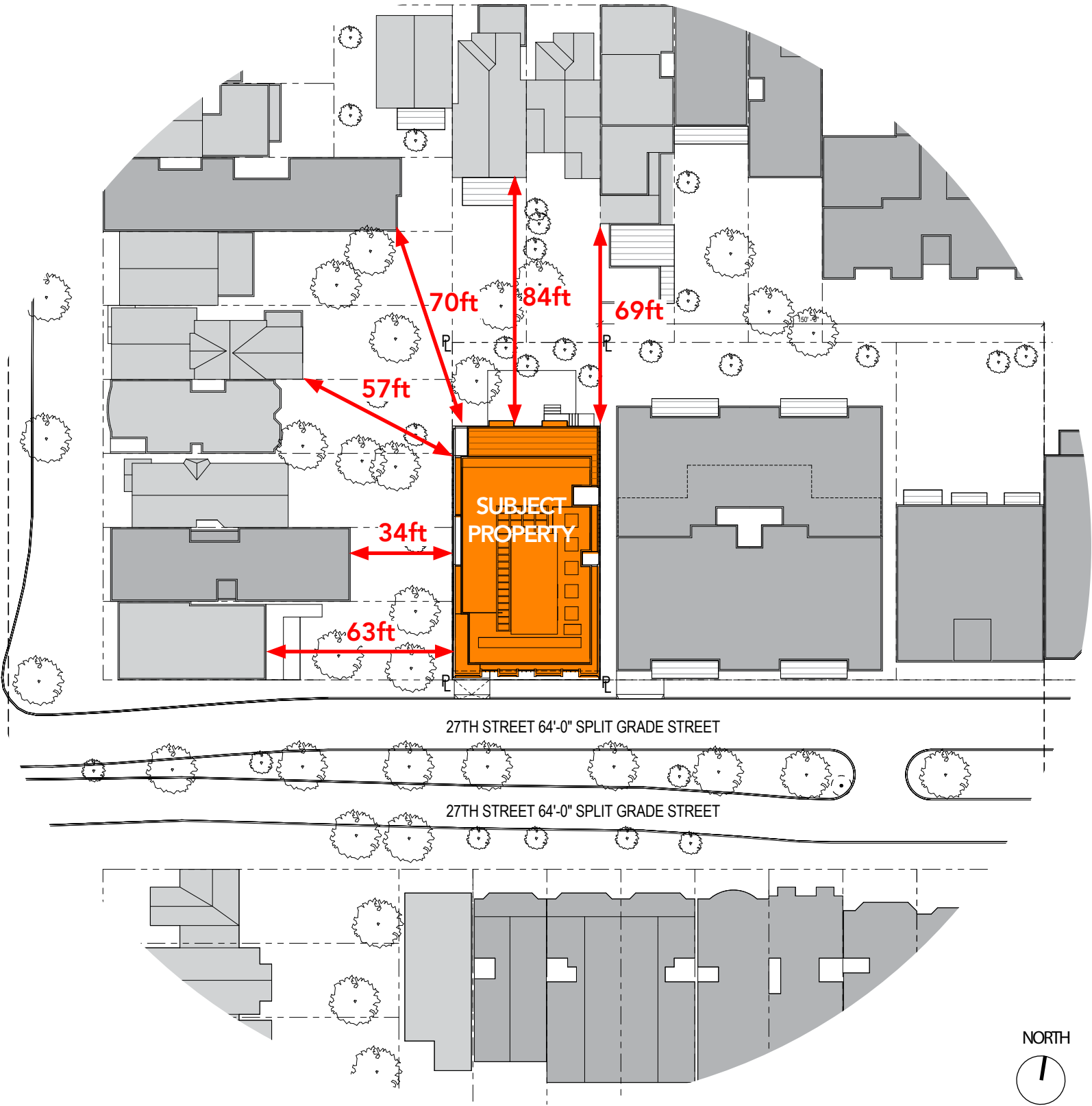
# Building Typologies

Over 50% of the Surrounding Buildings are Multi Family Units  
Ranging from 2 to 18 units, at Height of 3 to 5 Stories





# Distance to Surrounding Buildings





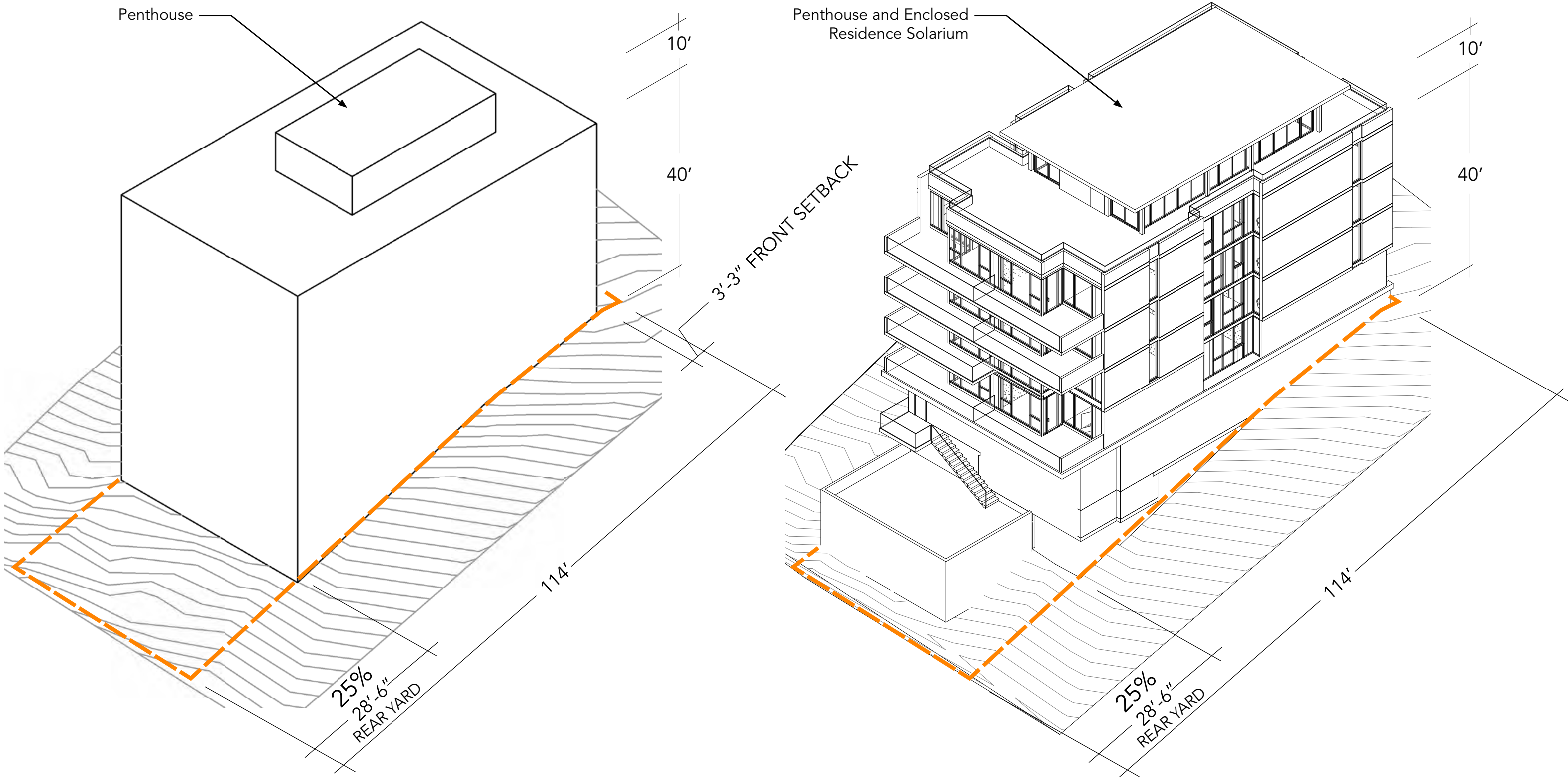
# Aerial View of the Vicinity





# Building Envelope by Zoning Requirement

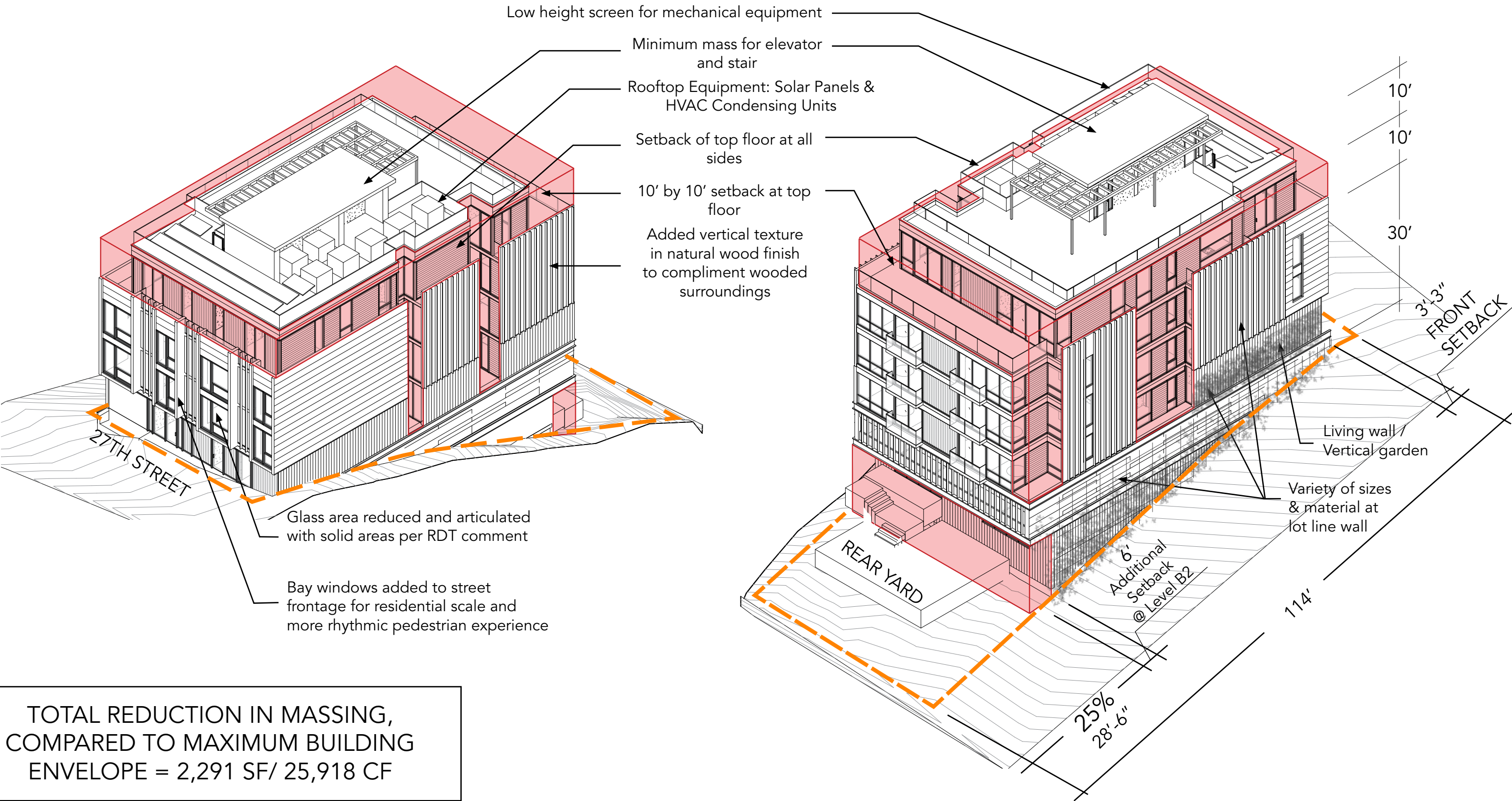
# Original Site Permit Scheme 6 Units - Submitted on 11/14/2016





# New Scheme: Reduced Massing, 7 Unit Project

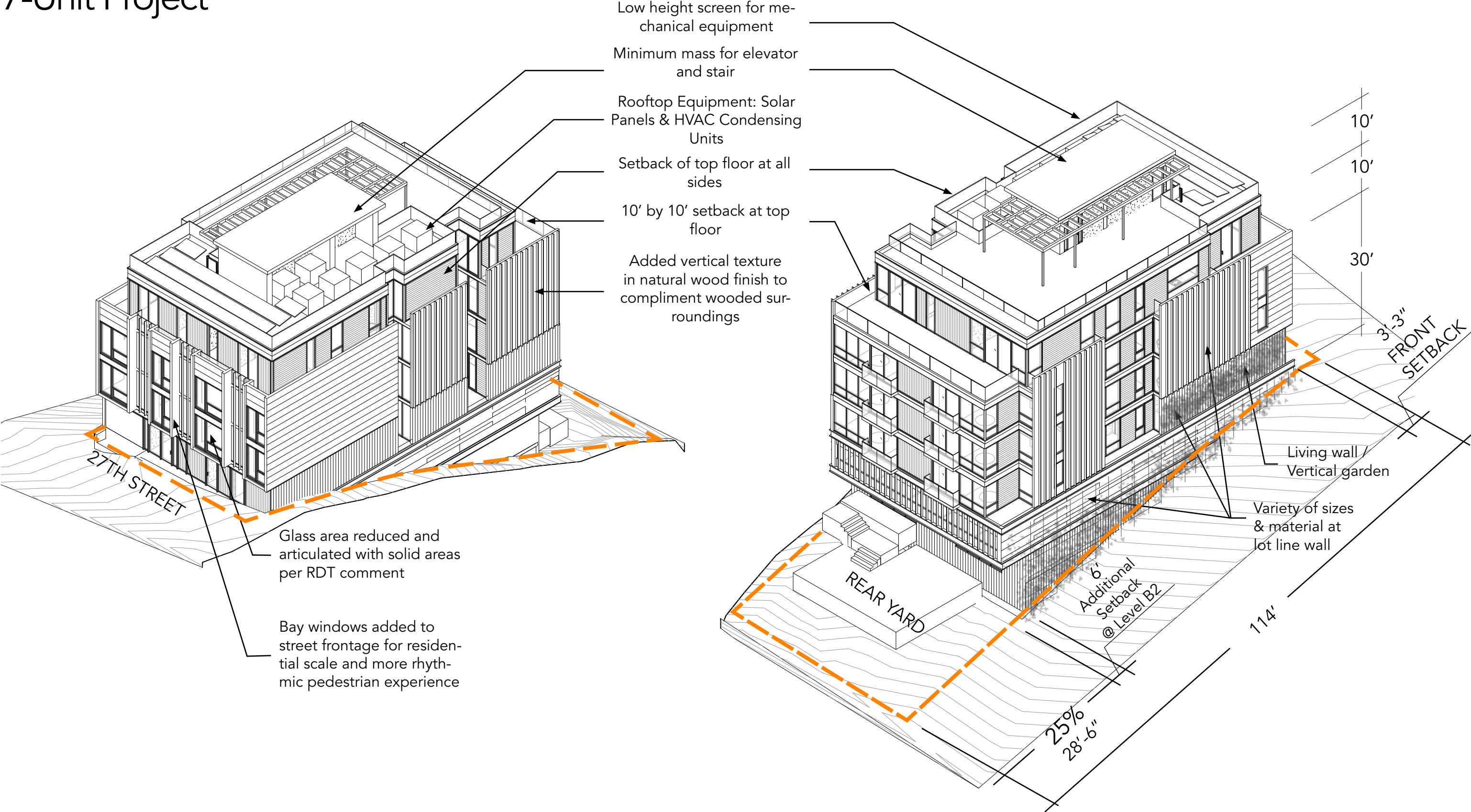
## Comparison to Maximum Building Envelope





# New Scheme: Reduced Massing

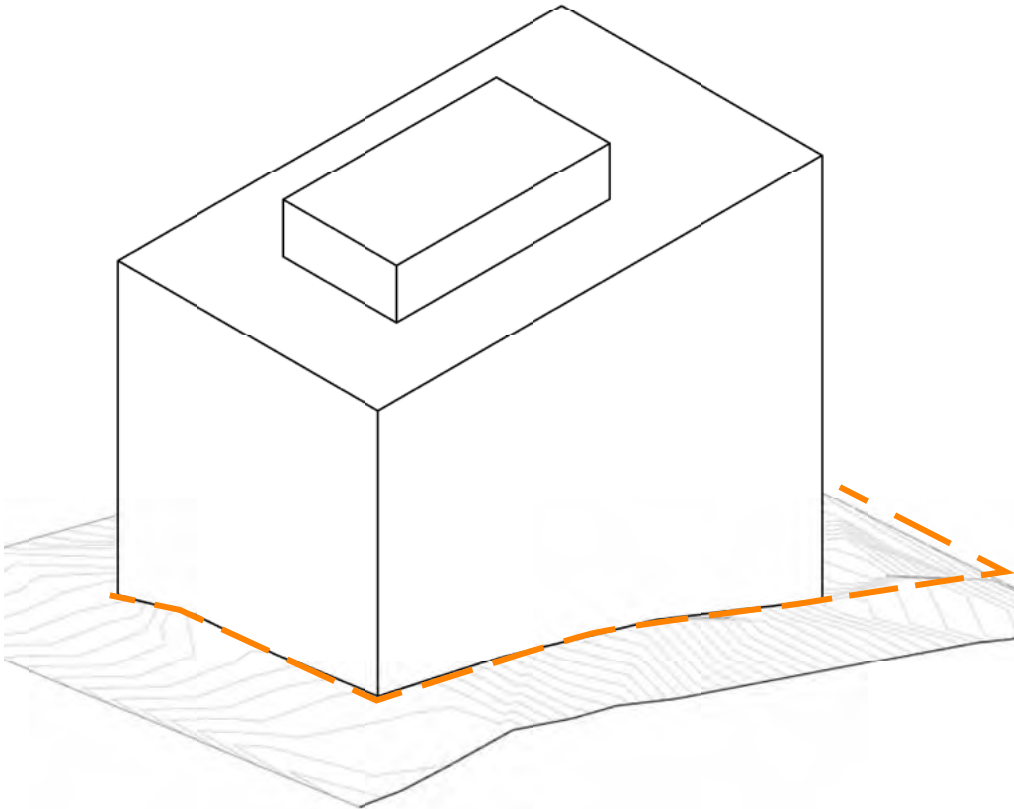
## 7-Unit Project



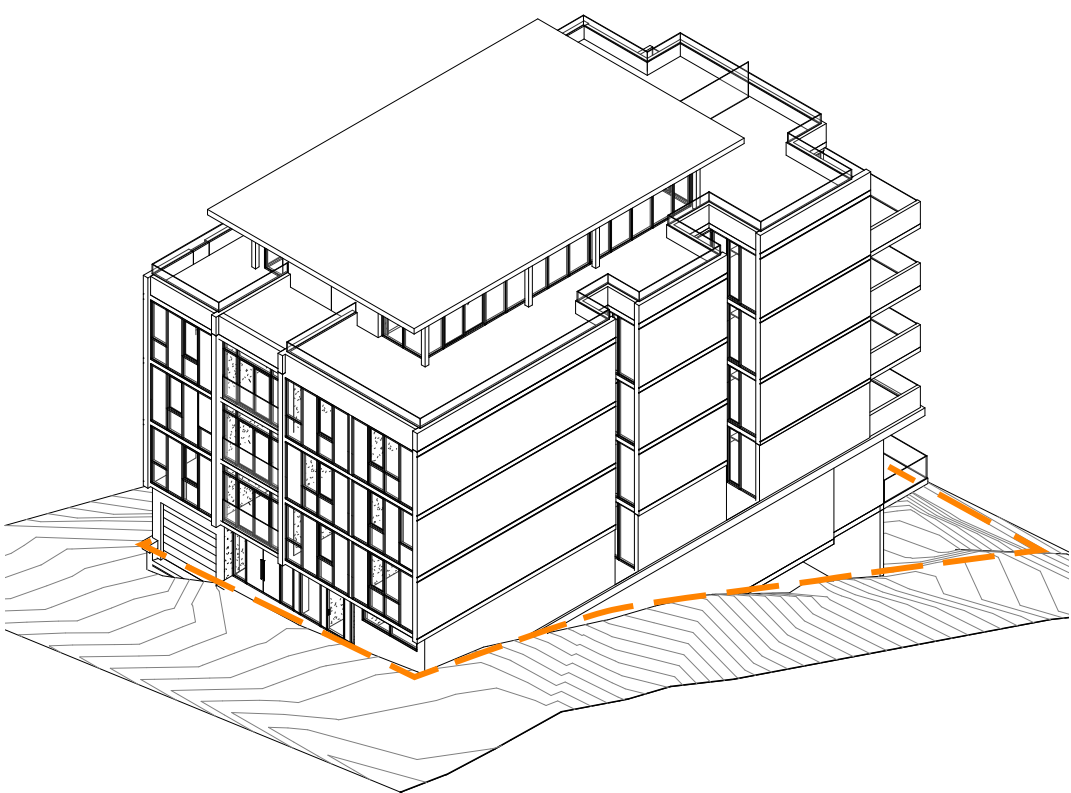


# Massing Comparison

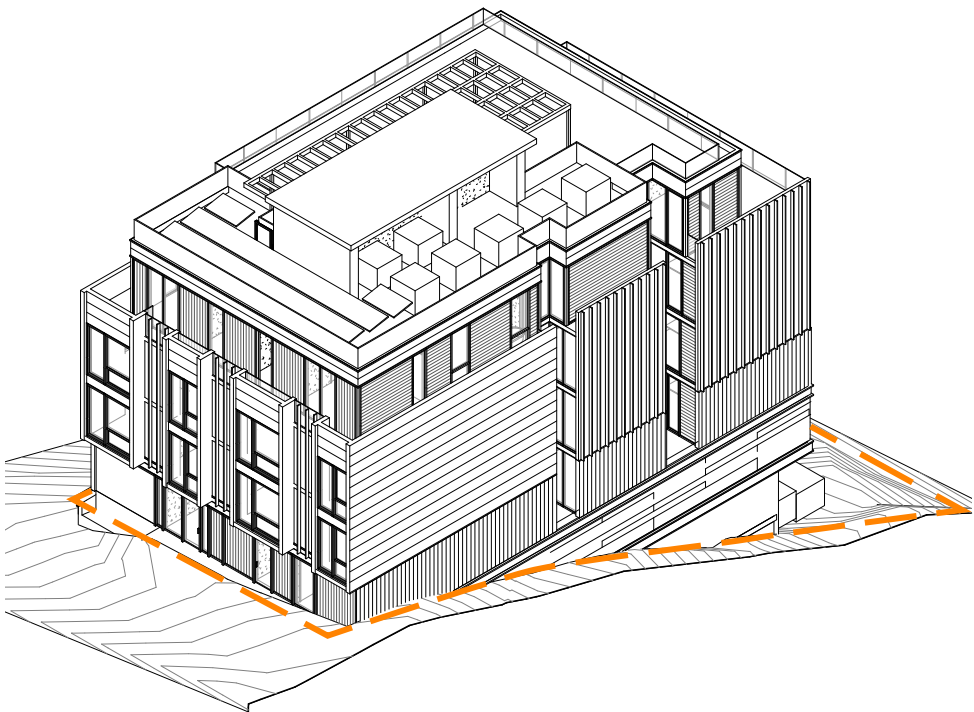
From 27th Street



Maximum Envelope by Zoning Requirement



Original Site Permit Scheme

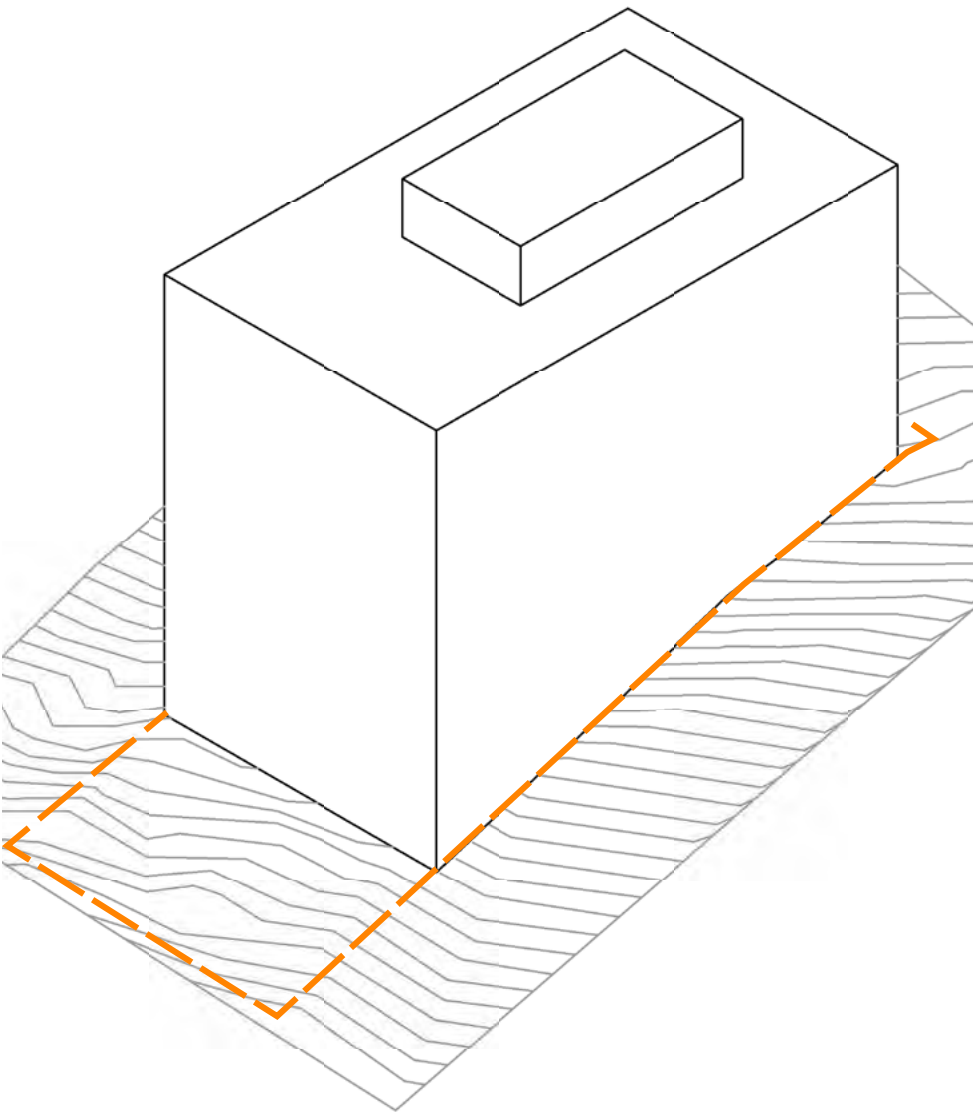


Reduced Massing

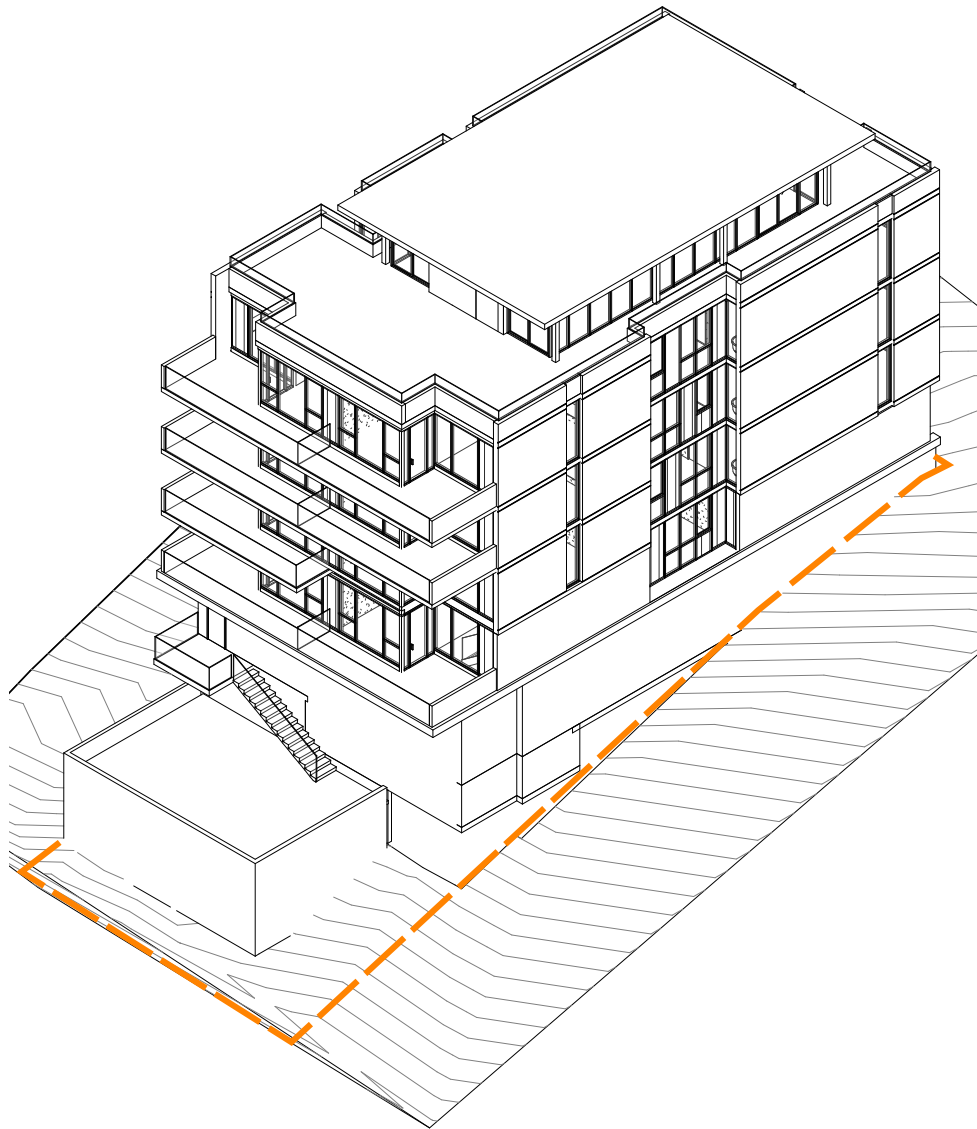


# Massing Comparison

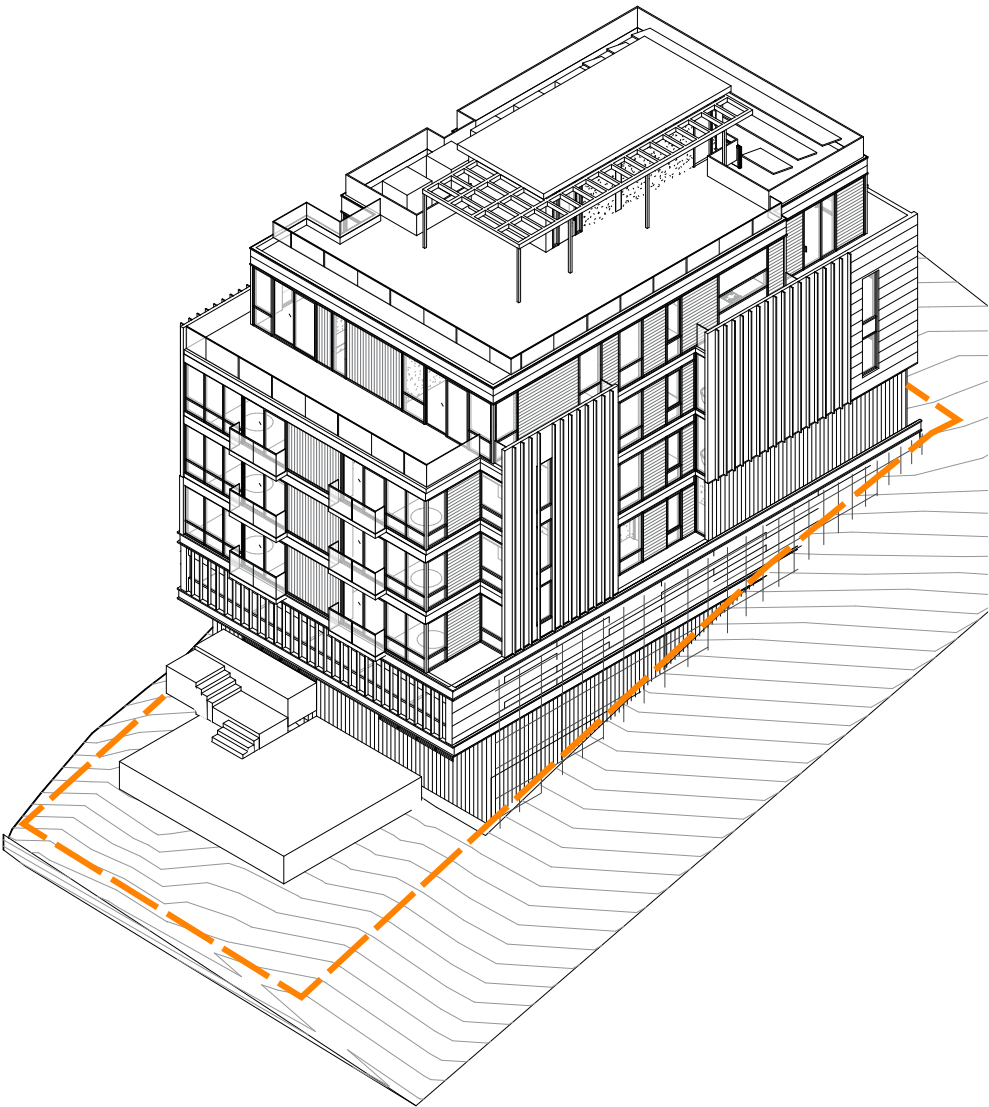
From Backyard



Maximum Envelope by Zoning Requirement



Original Site Permit Scheme



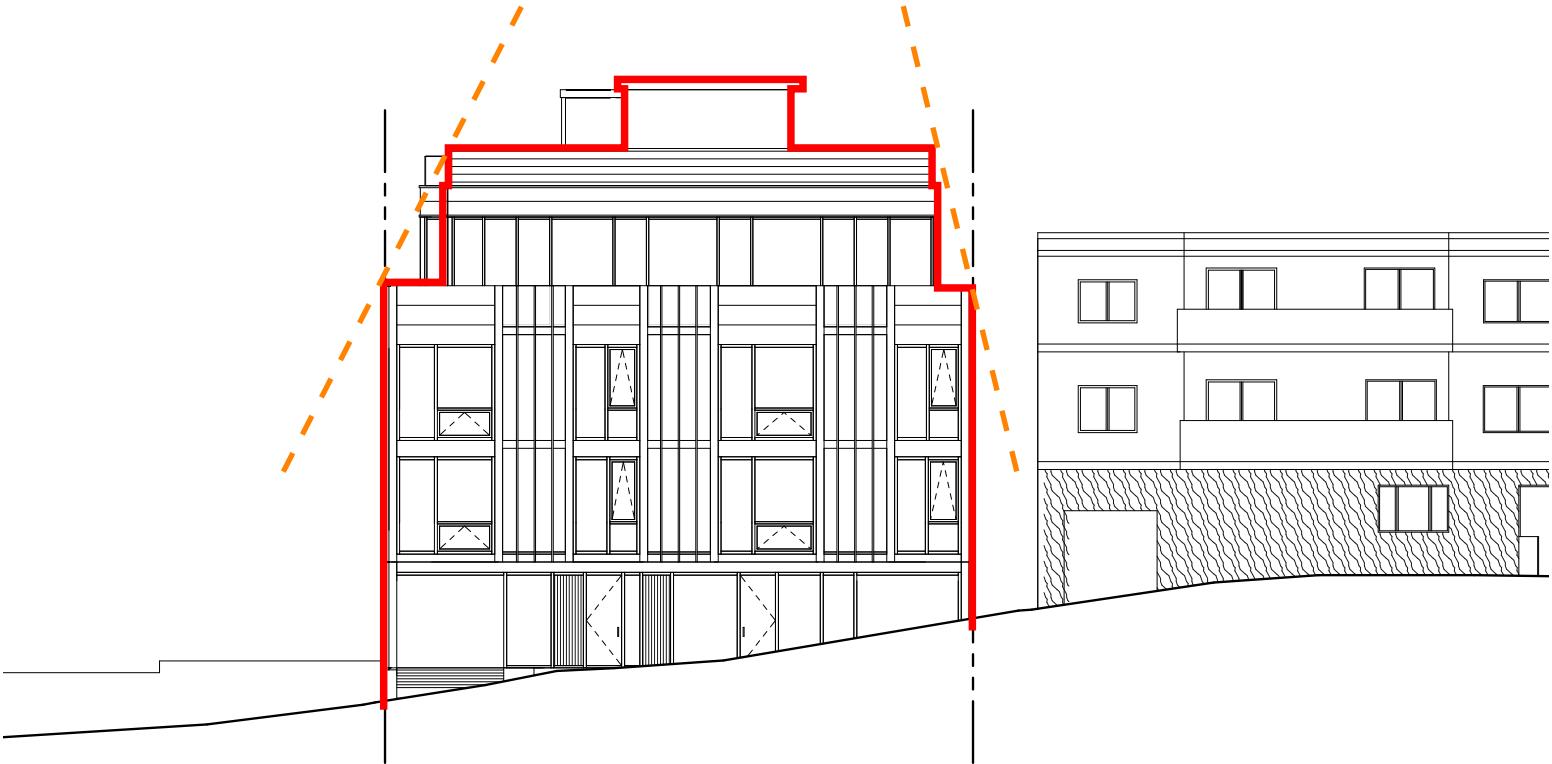
Reduced Massing



# South Elevation Comparison



Original Site Permit Scheme



Reduced Massing

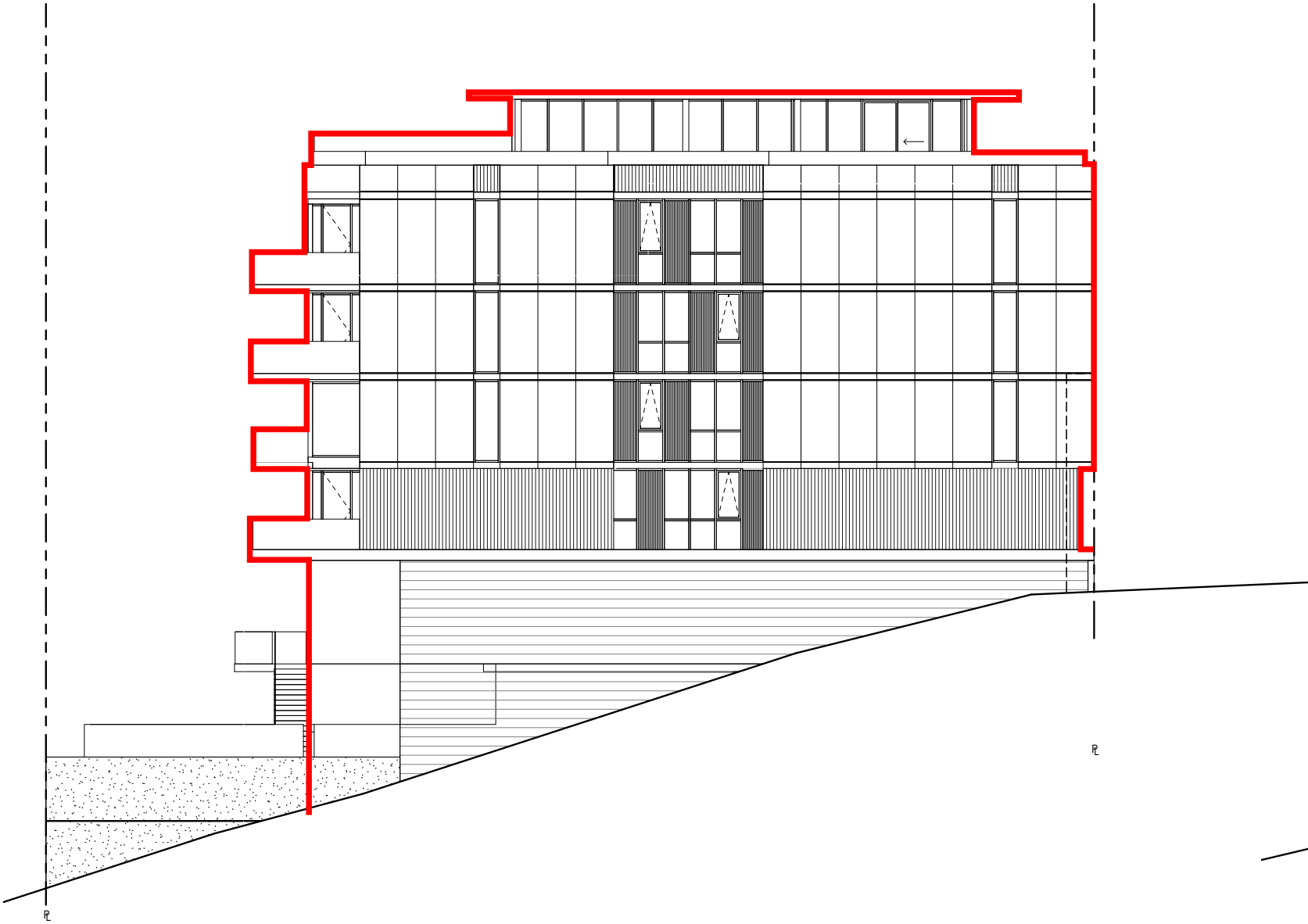


# South Elevation

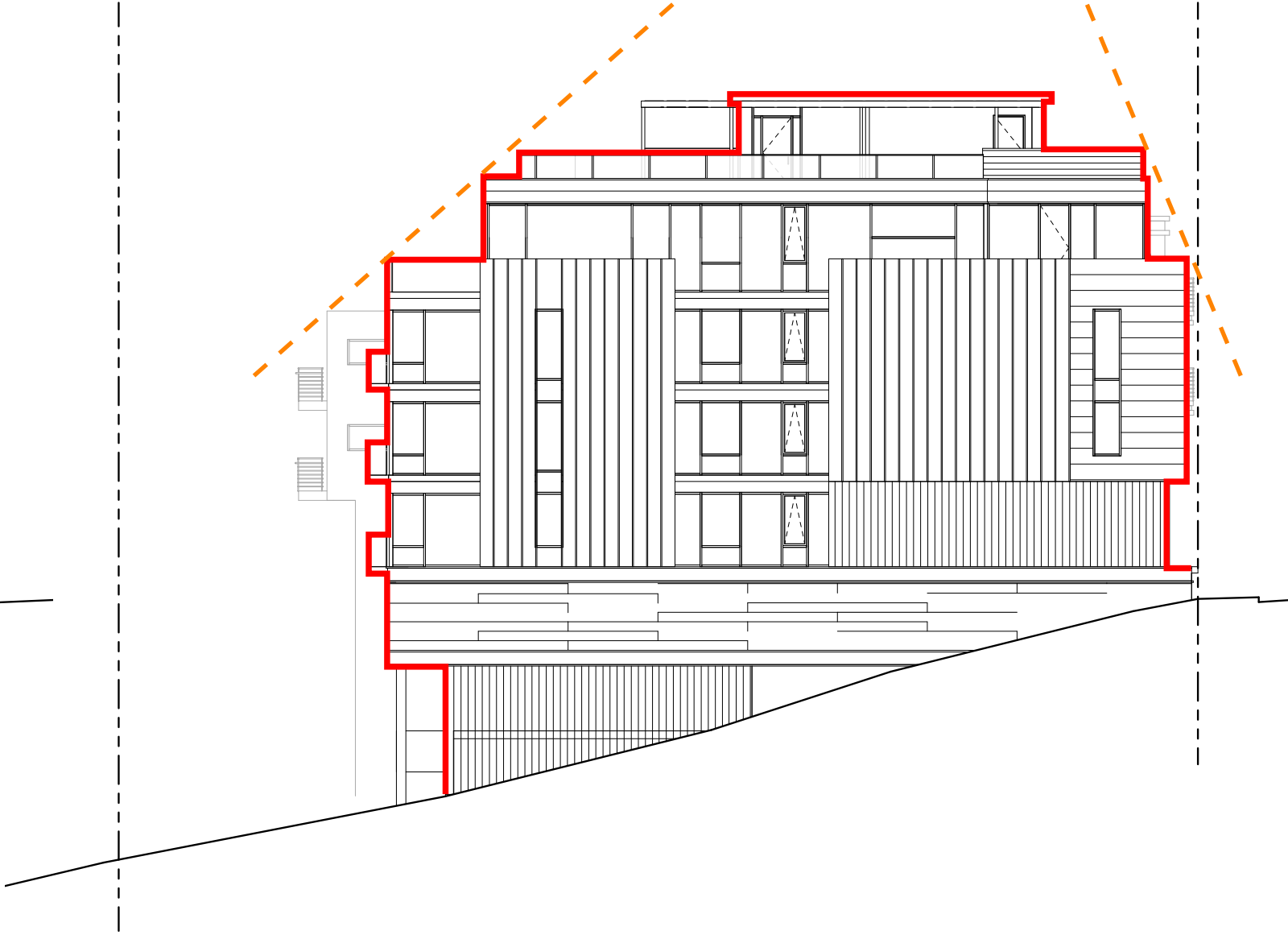




# West Elevation Comparison



Original Site Permit Scheme



Reduced Massing



# West Elevation





# West Elevation



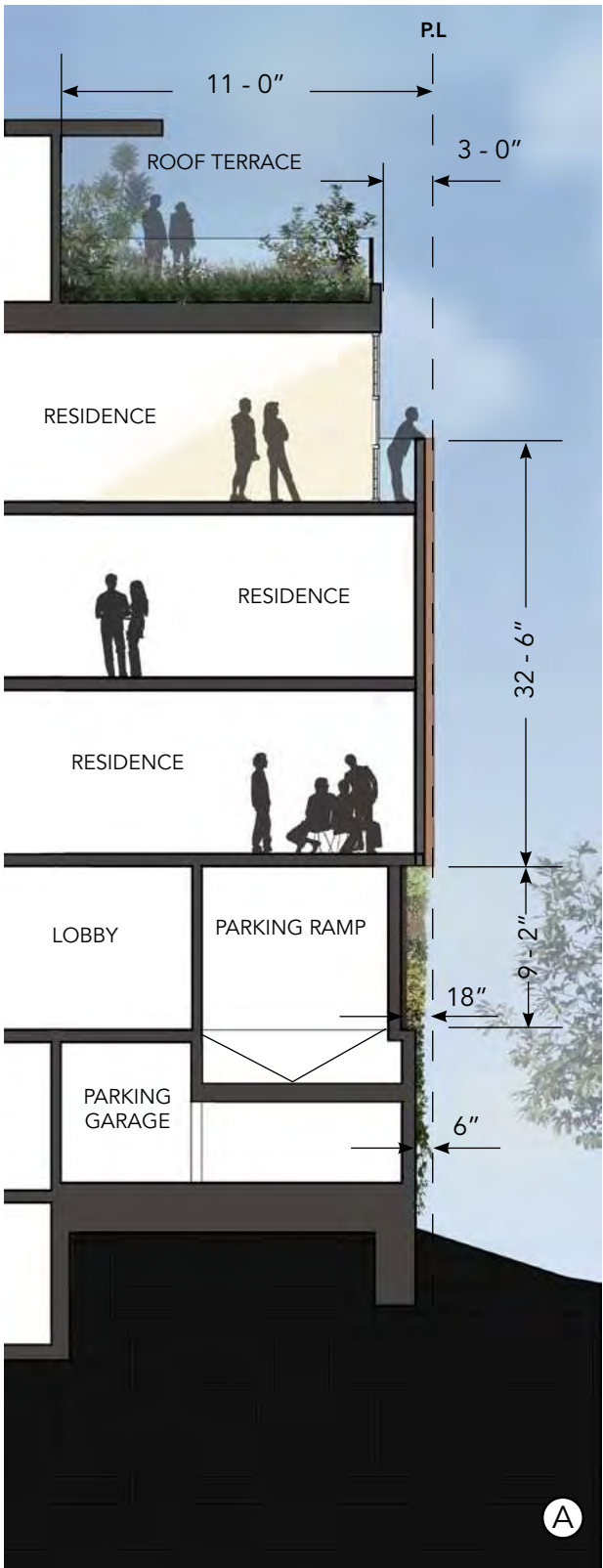
Original Site Permit Scheme



Reduced Massing



# Material Palette



① SWISSPEARL Fiber Cement Cladding



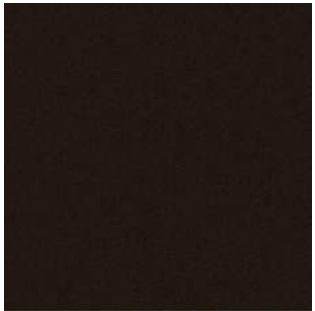
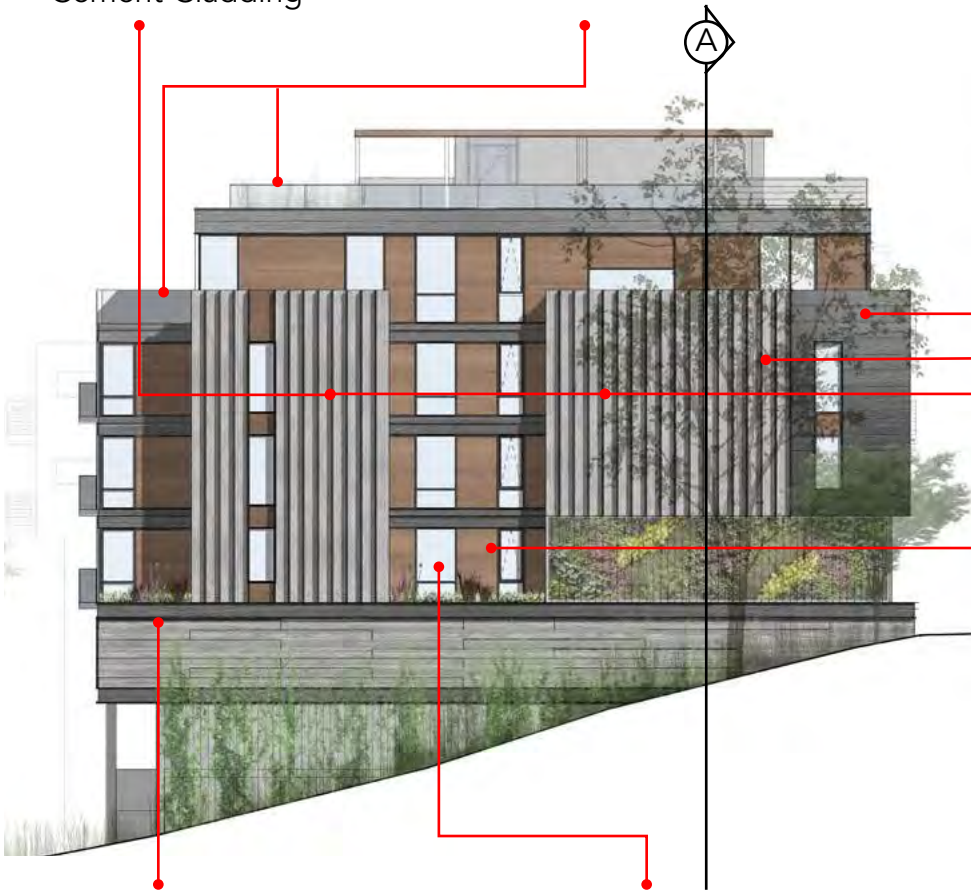
Glass Guard Rail



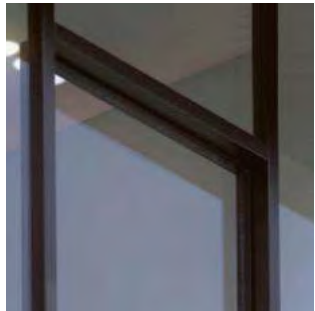
② Metal Penal - Deco Zinc



③ Dark Natural Wood Fins



④ Dark Coated Metal Panel



Floor to Ceiling Window



③ Dark Natural Wood Siding



Perforated Metal Garage Door



# Surrounding Building Fabric



Existing Western Elevation of Adjacent Building, 550 27th Street



# Site Context



View from 27th and Castro



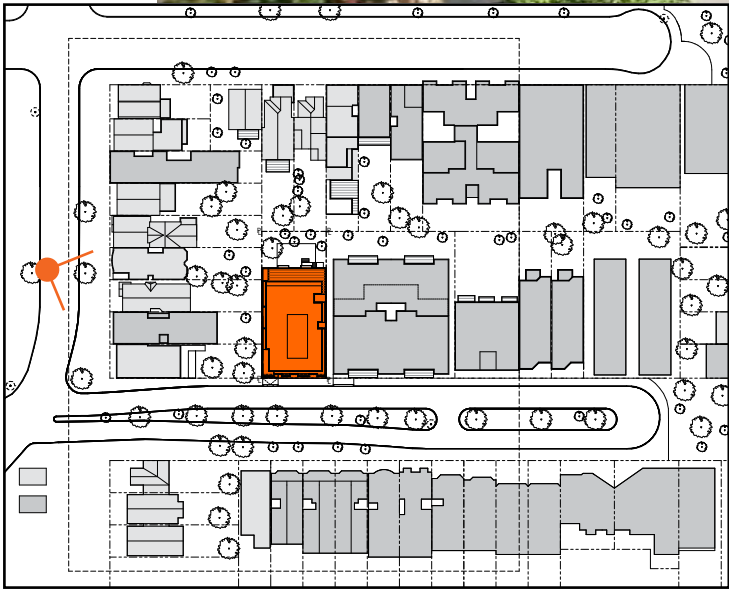
# Site Context



View from 27th and Castro



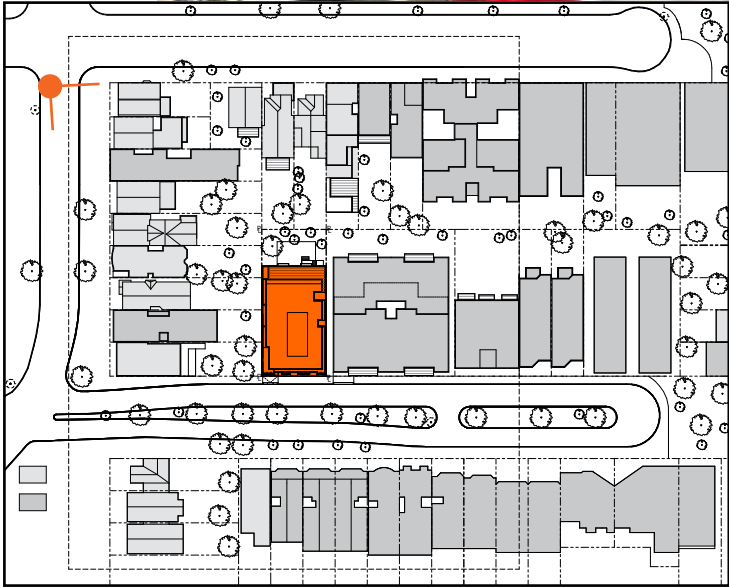
Site Context



View from Castro



# Site Context



View from Castro



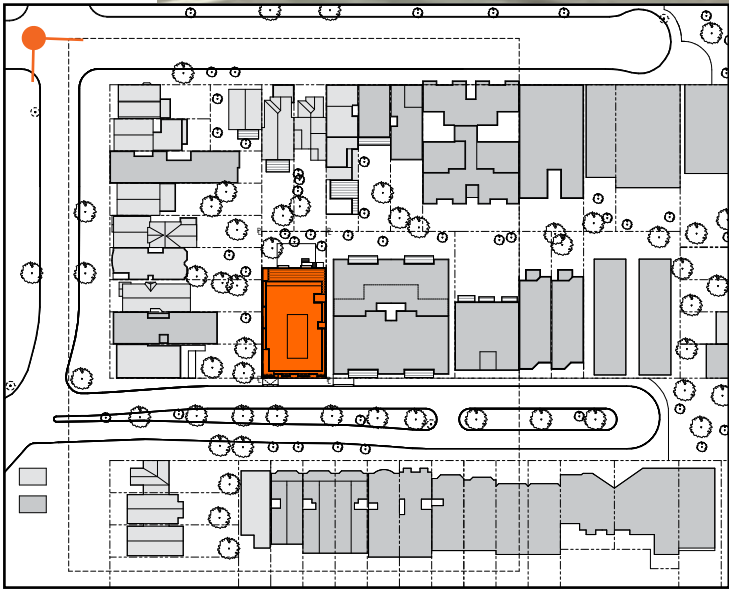
# Site Context



View from Castro and Cesar Chavez



Site Context



View from Castro and Cesar Chavez



Site Context



View from 26th St.



# Site Context



View from 26th St.



# Model Picture - From 27th Street

Maximum Envelope by Zoning Requirement





# Model Picture - From 27th Street

Original Site Permit Scheme





# Model Picture - From 27th Street

Reduced Massing





# Model Picture - From 27th Street

## Maximum Envelope by Zoning Requirement





# Model Picture - From 27th Street

Original Site Permit Scheme





# Model Picture - From 27th Street

Reduced Massing





# RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco**  
**Planning**

**SAN FRANCISCO PLANNING DEPARTMENT**  
1650 MISSION STREET, SUITE 400  
SAN FRANCISCO, CA 94103-2479  
MAIN: (415) 558-6378 SFPLANNING.ORG

---

## Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

---

## Project Sponsor

Name:

Phone:

Email:

---

## Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

---
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.

---
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.

---



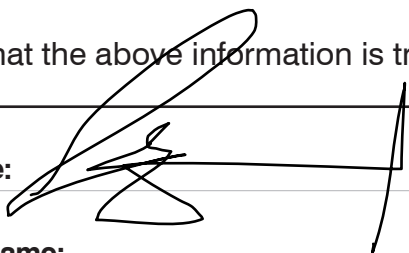
## Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

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

Signature:



Date:

Printed Name:

- ☐ Property Owner  
☐ Authorized Agent

*If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.*



6/4/2018

Response to questions for filer DR#2 questioner  
556 27<sup>th</sup> Street Permit Application No. 2016.1028.1418  
Record Number: 2016-015727DRP  
Project sponsor: 556 LLC

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

The project should be approved for the following reasons. The proposed project was designed as a code compliant project. Over the past 2 years we have been working with the planning department and the Residential Design Team to ensure that the project meets all the necessary planning guidelines and requirements within the district. Additionally, we have made massing adjustments, added additional setbacks and redesigned the architectural character of the project to address neighbors' concerns which were issued in a letter to the project planner. Presently the site is a vacant lot with over grown shrubs and several large 40' to 60' tall non-native trees, which will need to be removed due to their decaying conditions. The city is in a housing crisis and we are doing what we can to provide more housing. We would not be displacing residences but rather adding housing. This development is a 7 unit building which is the maximum units allowed on this site. The units are designed for families, a type of housing that is very much in demand. The project contains (1) one-bedroom unit, (1) two-bedroom unit, and (5) three-bedroom units. The project also provides on-site parking, and dedicated outdoor spaces for the residences. It also provides bike parking.

Our objective from the start has been to provide more families housing opportunities in a housing market which is under surplus and extremely overpriced. Single family homes in this area range from \$1.5 million to over \$4 million and are difficult for young growing families to purchase. Two and 3-bedroom, well-designed condominiums provide a viable solution to provide young families an opportunity to move into this Noe Valley, a neighborhood that appeals to families.

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 change 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.*

On January 23, 2018 we held a voluntary neighborhood/community meeting to present our final design which included various massing and setback changes that the planning department requested based on concerns from the neighborhood. Our objective of this meeting was to present the new design and address any additional concerns from the community. Approximately 40 neighbors attended the meeting. Many neighbors that attended the meeting where in support of the new design and found it to be acceptable and well designed. Other felt the changes that were made where not enough and requested further adjustments.



One of the primary changes requested by the neighbors directly adjacent to the property along the west property line was a request to set back the entire project 3' from their rear yard property line. The setback would start at the ground floor and continue up to the top floor. The concept was to create separation for planting so that the project can be partially screened. Our immediate response was that we would review the request and follow-up within a week's time. After reviewing the request by the neighbors, we replied on 2/6/2016 offering that their request was acceptable and we would set the entire building back 3' along the west facade per the request at the neighborhood meeting on 1/23/2018. Unfortunately, the following day on 2/7/2018 we received a response email from a neighborhood representative suggesting that 3' setback was not enough and refused to accept their own negotiated request, and asked for a five foot setback along with other major project changes that we cannot accept. These were not requests that had been made at any point during our discussions, and they were not feasible if the project was to move forward with 7-units, 6 of which are family friendly.

From 4/1/2018 thru 5/9/2018 we have tried to negotiate with the filer of DR #1 (De Moore). Subsequently during our negotiations with DR#1, we received a 3<sup>rd</sup> round of RDT comments, which did not reflect the immediate concerns of the neighbors and only addressed the upper floor and not the west elevation. As a good neighbor gesture we took it upon ourselves to propose an option that included the 3' setback along the west façade and a reduction at the top floor. The total loss of square footage to the project exceed the RDT request by 32% and addressed the concerns and comments of both the neighbors and RDT. We have offered this solution to both filer of DR#1 and filer of DR#2 (James Curran) and neighbors of interest.

Please note, although the filer of DR#2 submitted the DR on time (2/19/2018) the planning department misplaced the documentation and we were force to a continuance of the original DR hearing date (5/24/2018). At this time, both the filer of DR#1 and DR#2 have the most updated resolutions which we are willing to offer.

We have not made any modifications to the drawings since filing the Section 311 neighborhood notice, but we are willing to honor the 3' setback requested by the neighbors at the community meeting and a reduction to the upper floor as we have proposed.

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

The DR#2 filer has made many inaccurate statements regarding the urban context of the area. Below please find our responses to each of the 3 statements made by James Curran.

- (1) Project size: the project is located in a RM-1 district which is adjacent to both a RH-2 district and RH-3 district all of which have a height limit of 40' and with structures that vary from three-story single homes to multi-units apartment buildings ranging



from 4 to 18 units and 3 to 5 stories tall. To the west and north of the site the property backs up to the rear yards of neighboring structures which range from 34 to 84 feet away. The DR requester's property is approximately 57' away from the project. From a massing standpoint, we have complied with all required setbacks and have gone further to sculpt the project to create more interest and scale. The neighborhood is composed of many different sizes and styles of architecture built over many years. There is no single overwhelming building type or architectural characteristic that one can draw from the area, yet we believe the massing and architecture of our project reflects many of the various sizes and styles of structures within the neighborhood and is well integrated into the surrounding urban context.

Given the site dimensions, specifically the width of the site (50'), the loss of any width to the project may cause a direct loss to bedroom counts and parking stalls. Per our existing plans we have designed the units as flats which extend the full length of the building depth. We are utilizing the light and air exposure for many of the bedrooms along the 27<sup>th</sup> street façade and any reduction in building width will affect these rooms and potentially a loss of bedrooms. Also given the limited amount of below grade space and our attempt to minimize excavation we are relying on the existing width of 50' to achieve spaces for 5 of the 7 parking stalls. Reducing the width at this level will also eliminate parking and complicate our below grade excavation.

As we stated in the previous question, we are willing to set the entire building back 3' from the west property line as requested by the adjacent neighbors. We have tested this in our current design and can still achieve our objectives. Any additional loss to the width of the project will be a detrimental loss overall and we do not see any overwhelming benefit to the neighbors that would justify it.

- (2) Sun Exposure: the neighboring structures to the west and north are approx. 34' to 84' away for the project. Within this zone there are a continuous alignment of back yards including the subject properties rear yard. Together these yards create a natural openness allowing light and air to filter through to all properties. Given the orientation of the project, the exposure to the adjacent rear yards will continue to have sun exposure either from the easterly direction, the southerly direction or the westerly direction at different times of the day and at different times of the year. This project will not eliminate sun exposure for the properties to the west or north as stated in this DR.
- (3) Parking: the project contains 7 units and we are allowed by code to have a 1:1 parking ratio. The units have been designed specifically for families. They are multi-bedroom units and we anticipate families with children will be living here. During our community meeting on 1/25/2018 many of the neighbors expressed concern about losing street parking and were very much in favor that this project maintains on-site parking for all the units. The bus lines that exist near the site are several blocks away and given the topography of the area, the bus stops are located either several blocks up a very steep hill from the site or down a very steep hill from the site, both of which could be difficult for families having young children, strollers, groceries etc. Family type units, especially in non-transit oriented developments, should have the privilege of having a parking space within their home for reasons of emergency, convenience and safety.



As stated above, this project is in keeping with the overall character of the neighborhood and the planning objectives set out by the planning department. Over the past 18 months we have worked diligently with the planning department to address massing concerns, the architectural design charter as well as creating a development that is appropriate and very much needed. As an empty lot the site is completely underutilized and notwithstanding the housing needs of San Francisco, this development is a great opportunity to provide 7 new homes for families wanting to stay in the city. The development also creates value for the overall neighborhood and adds to the community of individuals and families that presently live there.

Additional information provided: attached please find our response to RDT comments submitted on 8/1/2017. This document attempts to show the changes the project made in response to RDT and neighborhood comments as well as providing information regarding zoning, existing site conditions, and how the project relates to the urban conditions. Include in this document are the following items:

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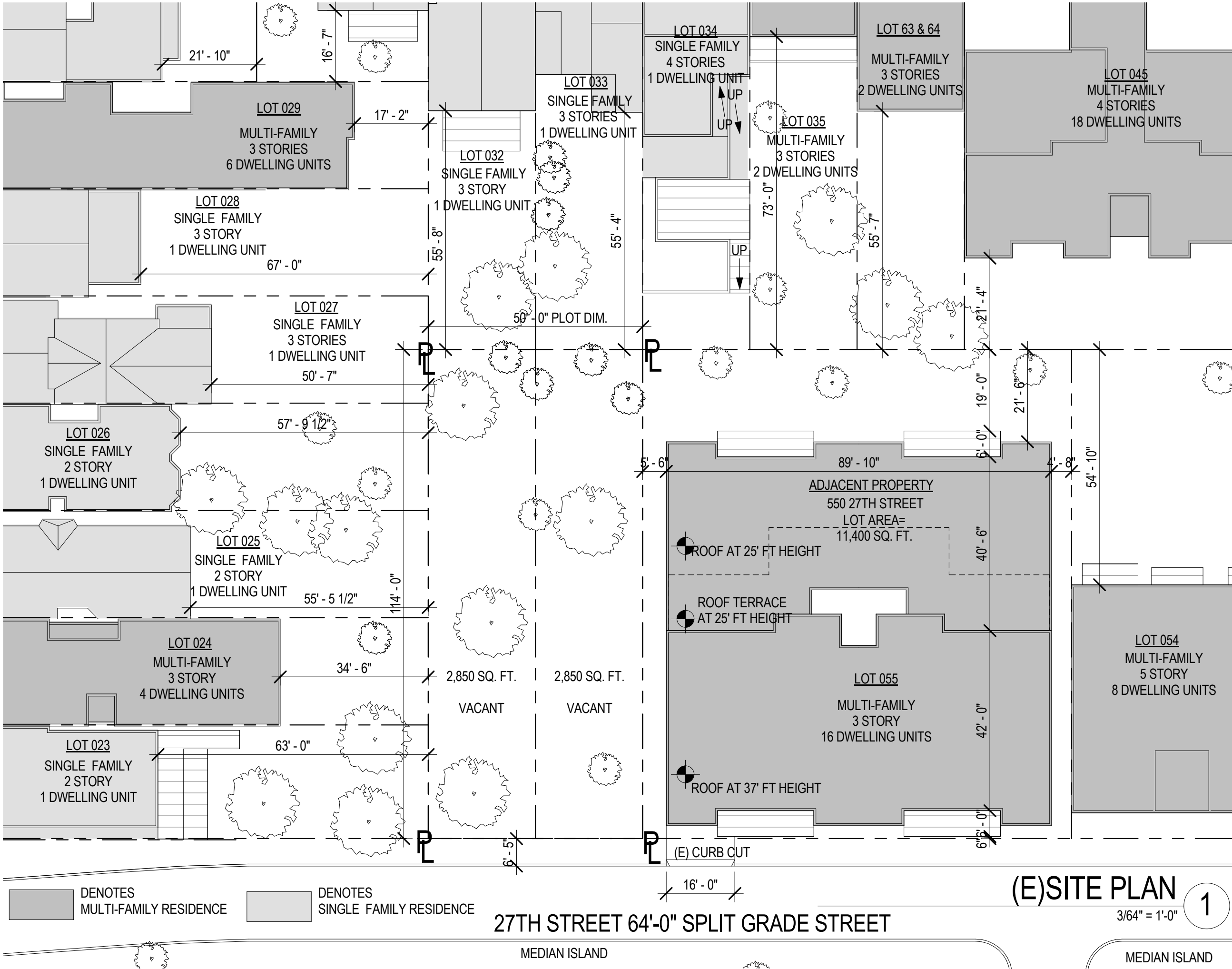
### **Additional information**

The additional information enclosed is a response to the neighbors request to reduce the scale of the project. As we did with the filer of DR#1 we have offered filer DR#2 the same resolution measures.

Regards,

Glenn Rescalvo  
Project Sponsor  
556 LLC





# 556 27TH STREET

556 27TH STREET  
SAN FRANCISCO, CA 94131

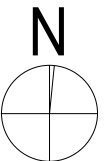
**OWNER**  
SUNSERRY, LLC  
630 TARAVAL STREET  
SAN FRANCISCO, CA 94116

**ARCHITECT**  
HANDEL ARCHITECTS, LLP  
735 MARKET ST.  
2ND FLOOR  
SAN FRANCISCO, CA 94103  
415-495-5588

**STRUCTURAL ENGINEER**  
DOLMEN  
CONSULTING ENGINEERS  
2595 MISSION STREET  
SUITE 200  
SAN FRANCISCO, CA 94110  
415-409-9200

DESCRIPTION	DATE
NOTICE	JAN. 10, 2018

PROJECT NORTH



SHEET:

## G1.0

EXISTING SITE PLAN

(E)SITE PLAN  
3/64" = 1'-0" **1**



556 27TH STREET  
SAN FRANCISCO, CA 94131

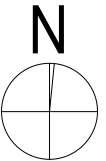
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**415-495-5588**

**STRUCTURAL ENGINEER**  
**DOLMEN**  
**CONSULTING ENGINEERS**  
**2595 MISSION STREET**  
**SUITE 200**  
**SAN FRANCISCO, CA 94110**  
**415-409-9200**

<u>DESCRIPTION</u>	<u>DATE</u>
NOTICE	JAN. 10, 2018

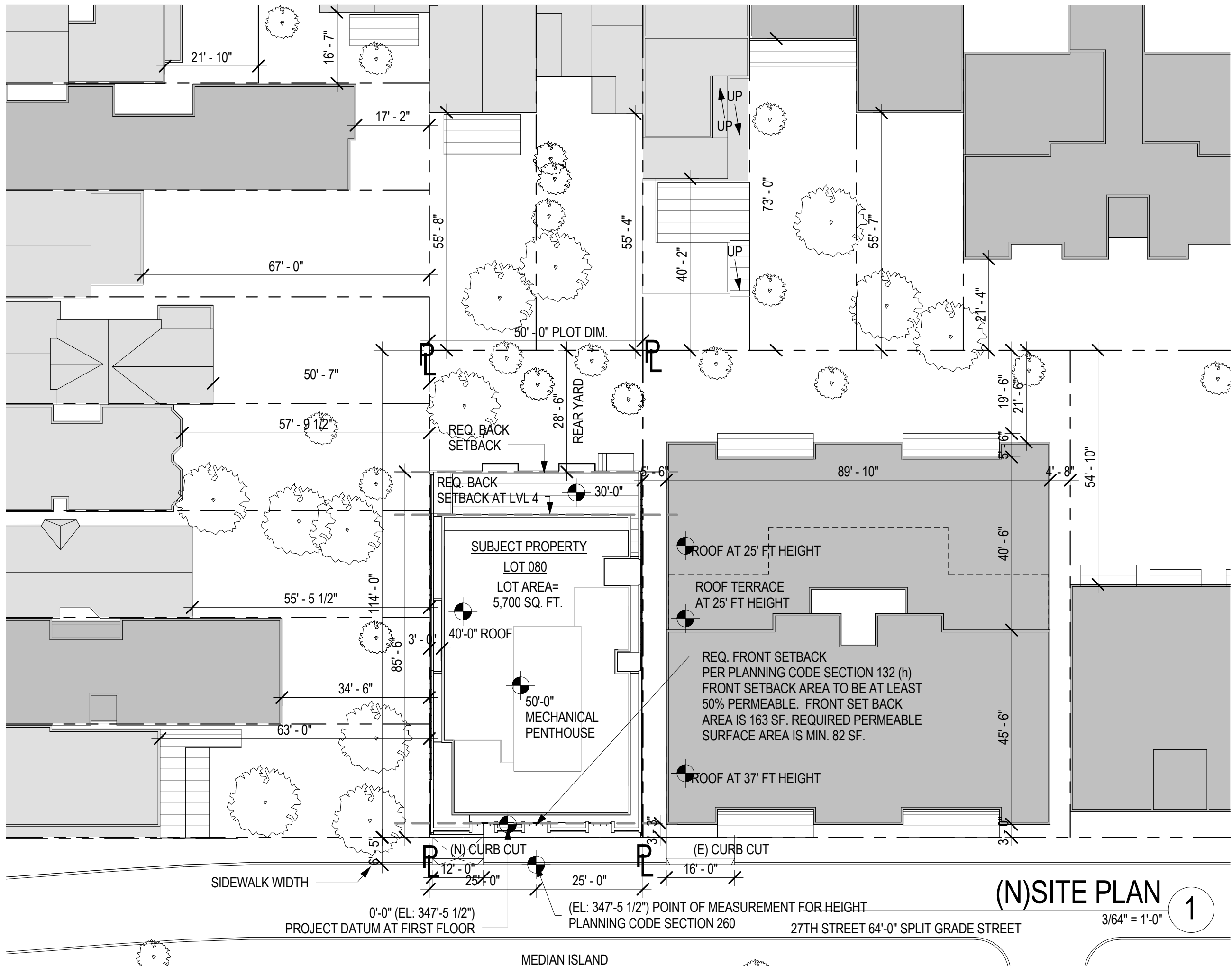
# PROJECT NORTH



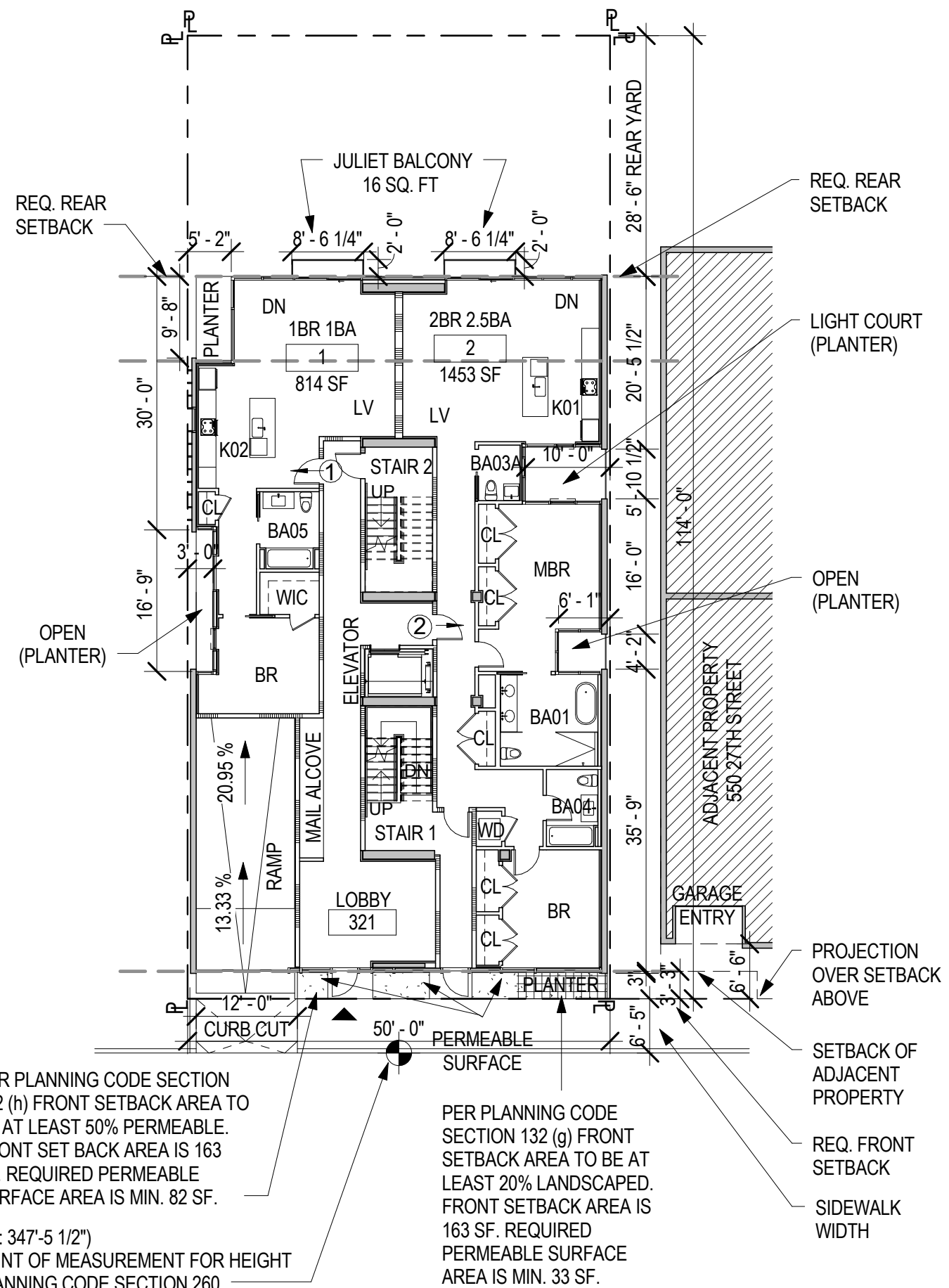
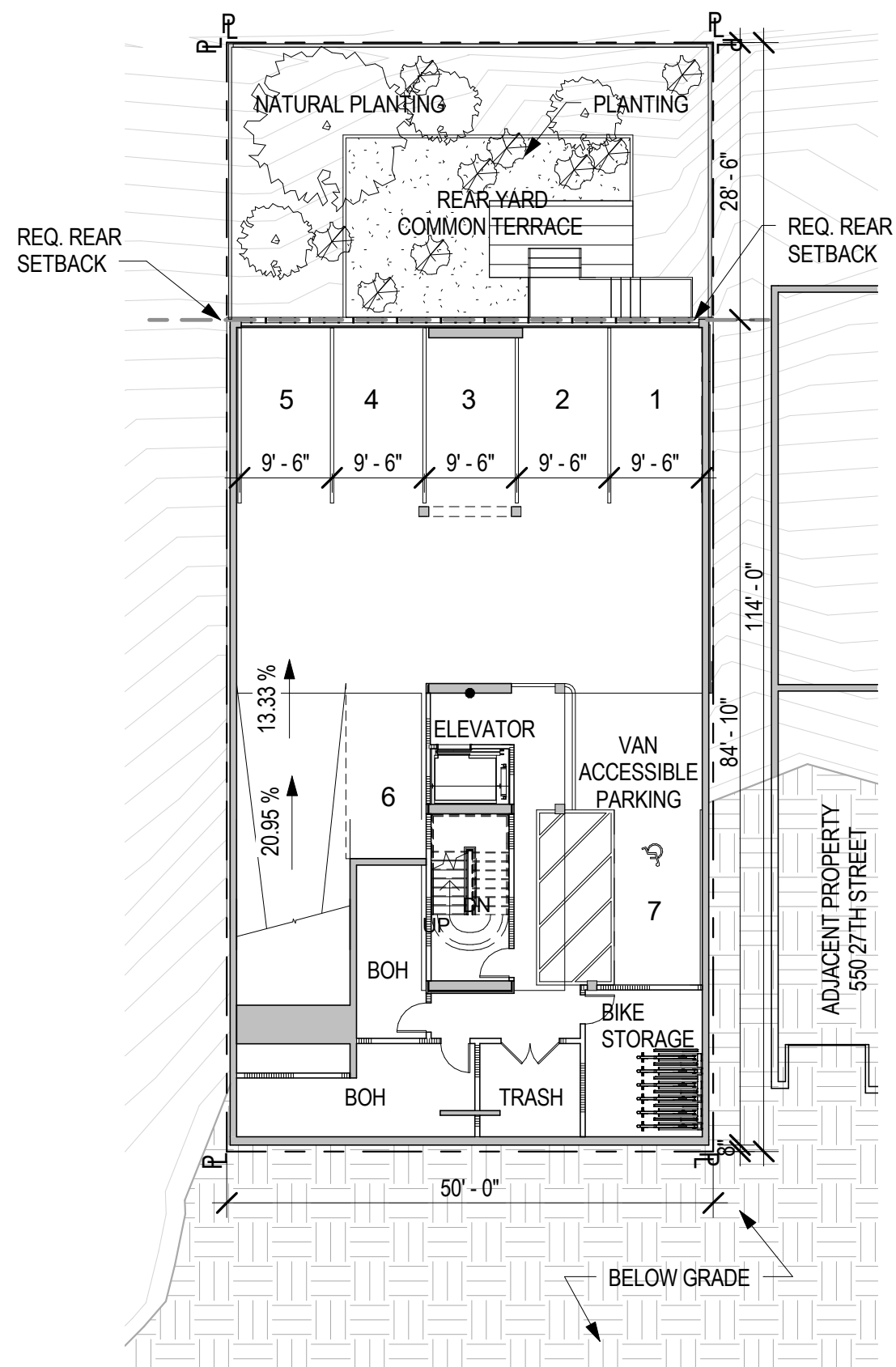
SHEET:

# G1.1

## PROPOSED SITE PLAN







**556  
27TH STREET**

556 27TH STREET  
SAN FRANCISCO, CA 94131

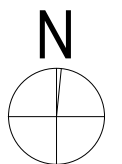
OWNER  
SUNSERRY, LLC  
630 TARAVAL STREET  
SAN FRANCISCO, CA 94116

**ARCHITECT**  
**HANDEL ARCHITECTS, LLP**  
**735 MARKET ST.**  
**2ND FLOOR**  
**SAN FRANCISCO, CA 94103**  
**415-495-5588**

**STRUCTURAL ENGINEER**  
**DOLMEN**  
**CONSULTING ENGINEERS**  
**2595 MISSION STREET**  
**SUITE 200**  
**SAN FRANCISCO, CA 94110**  
**415-409-9200**

<u>DESCRIPTION</u>	<u>DATE</u>
NOTICE	JAN. 10, 2018

PROJECT NORTH

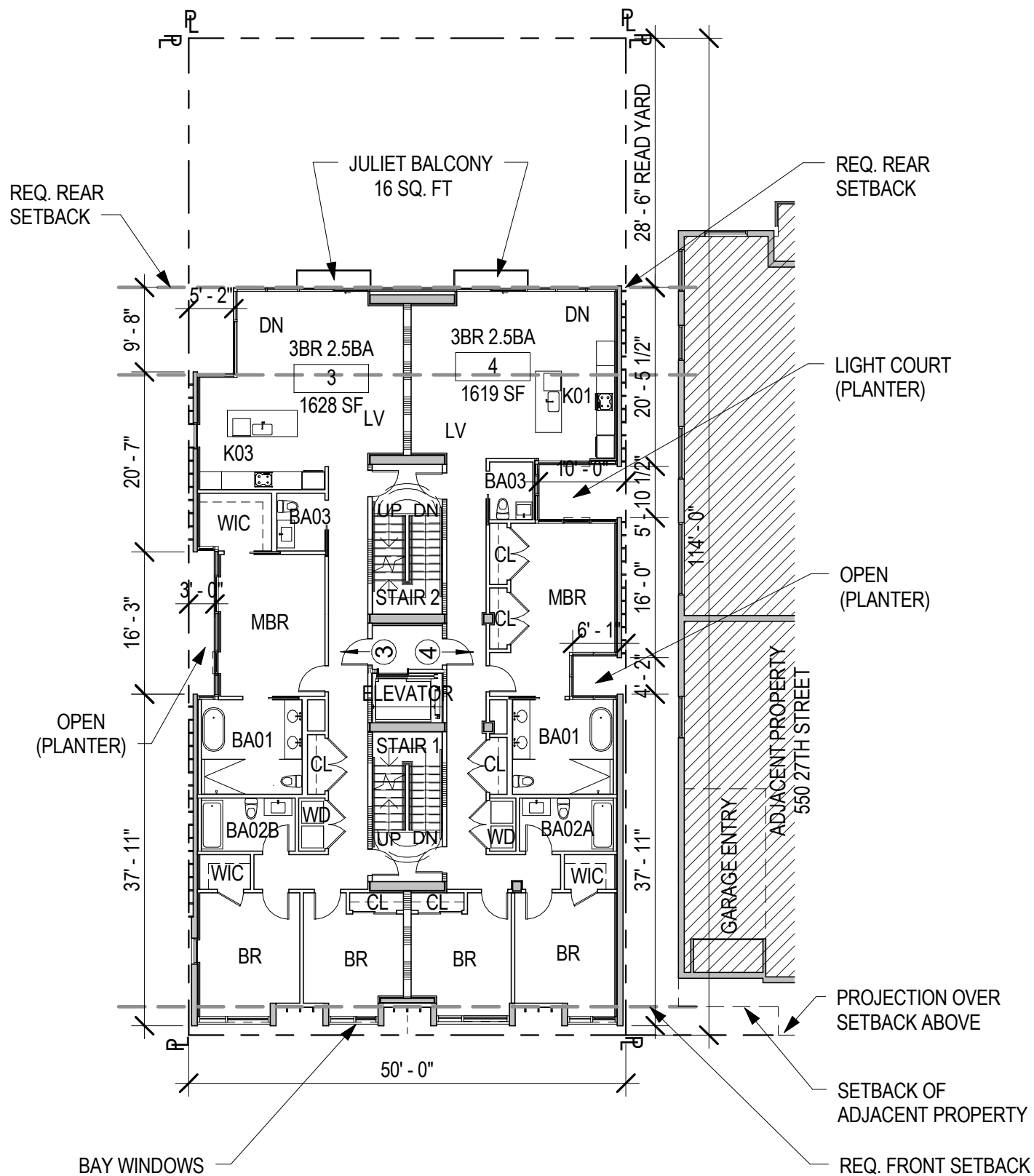


SHEET:

## A1.0

## PROPOSED FLOOR PLANS

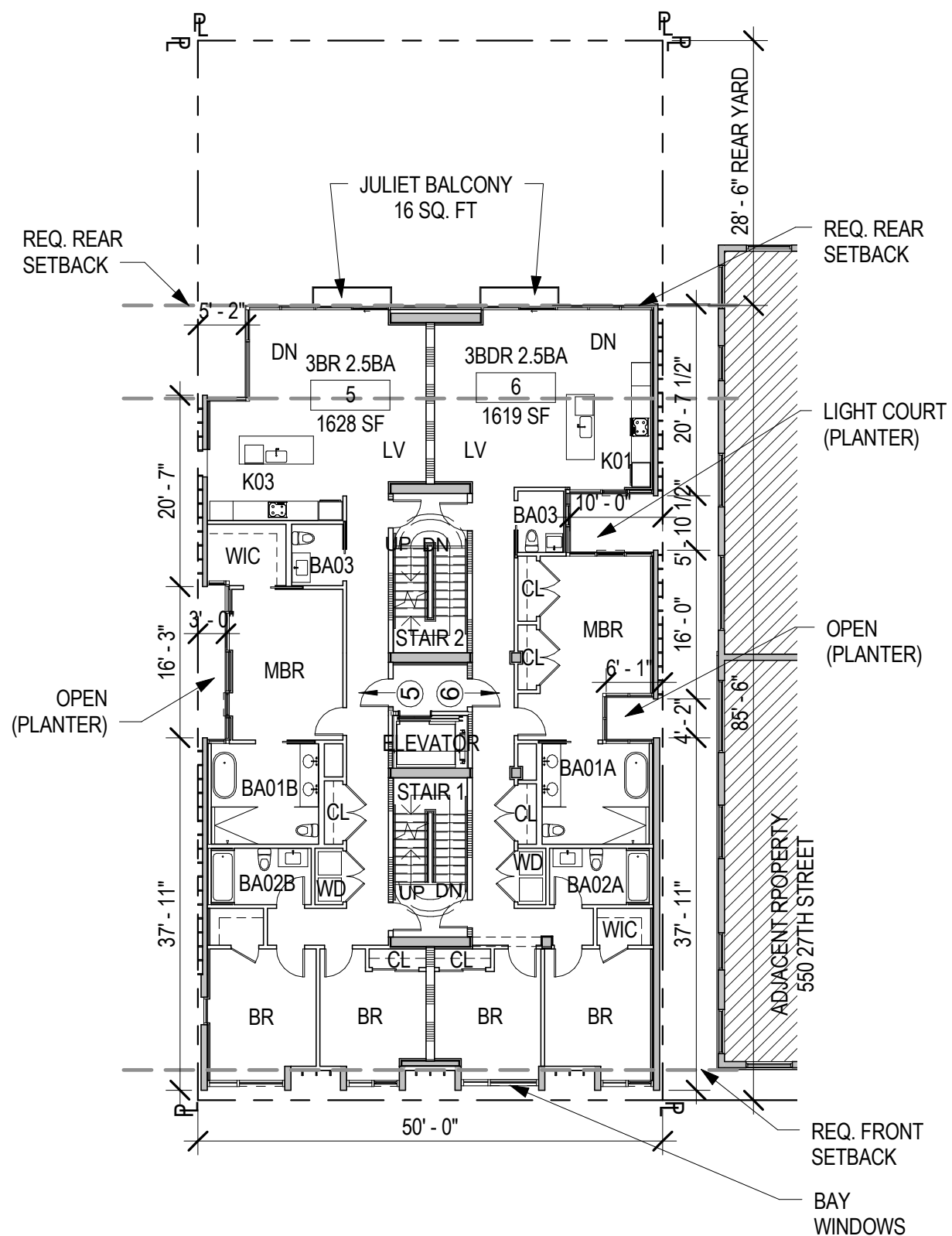




PROPOSED LEVEL 2 FLOOR PLAN

1/16" = 1'-0"

1



PROPOSED LEVEL 3 FLOOR PLAN

1/16" = 1'-0"

2

# 556 27TH STREET

556 27TH STREET  
SAN FRANCISCO, CA 94131

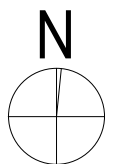
OWNER  
SUNSERRY, LLC  
630 TARAVAL STREET  
SAN FRANCISCO, CA 94116

ARCHITECT  
HANDEL ARCHITECTS, LLP  
735 MARKET ST.  
2ND FLOOR  
SAN FRANCISCO, CA 94103  
415-495-5588

STRUCTURAL ENGINEER  
DOLMEN  
CONSULTING ENGINEERS  
2595 MISSION STREET  
SUITE 200  
SAN FRANCISCO, CA 94110  
415-409-9200

DESCRIPTION	DATE
NOTICE	JAN. 10, 2018

PROJECT NORTH

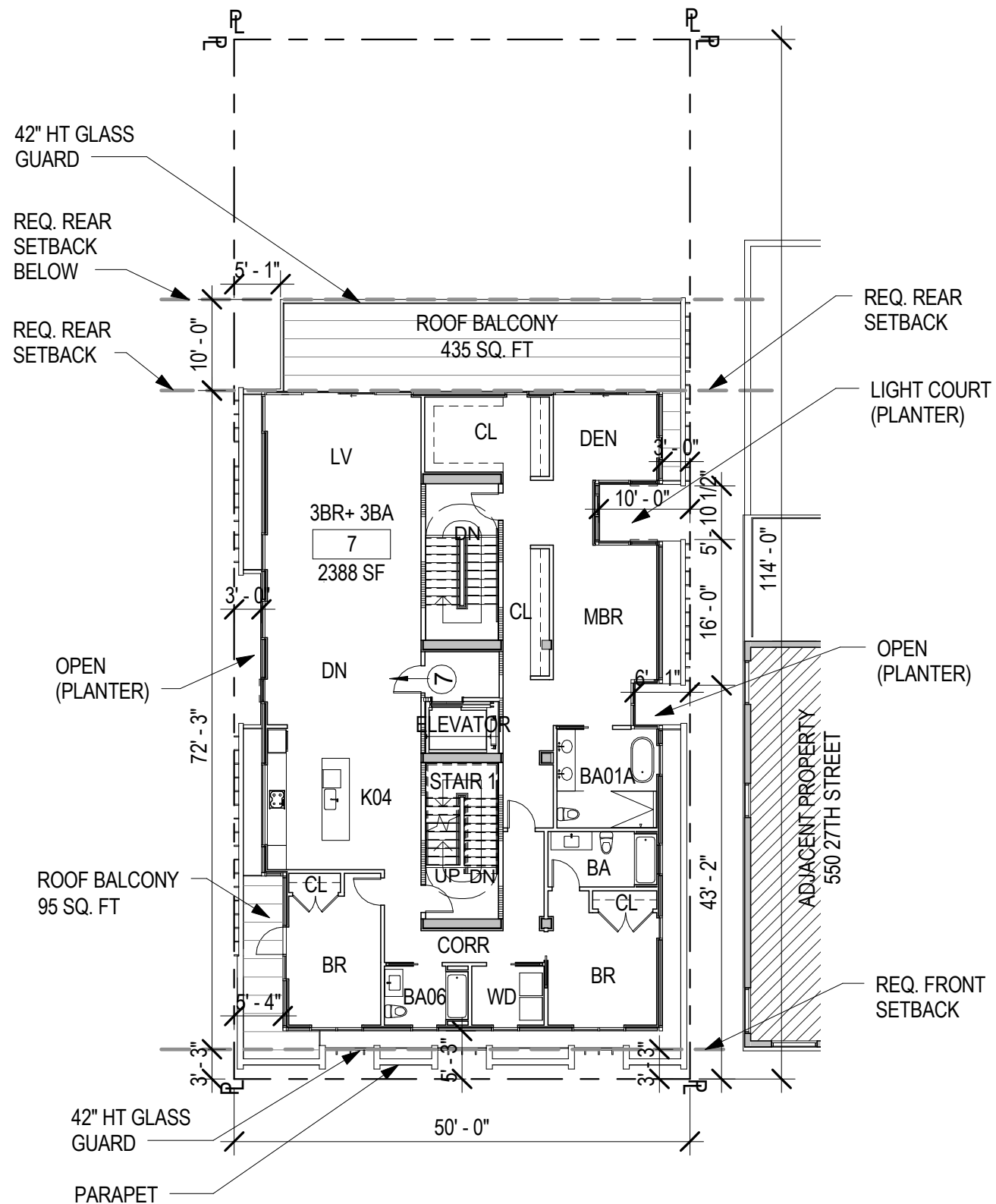


SHEET:

A1.1

PROPOSED FLOOR PLANS

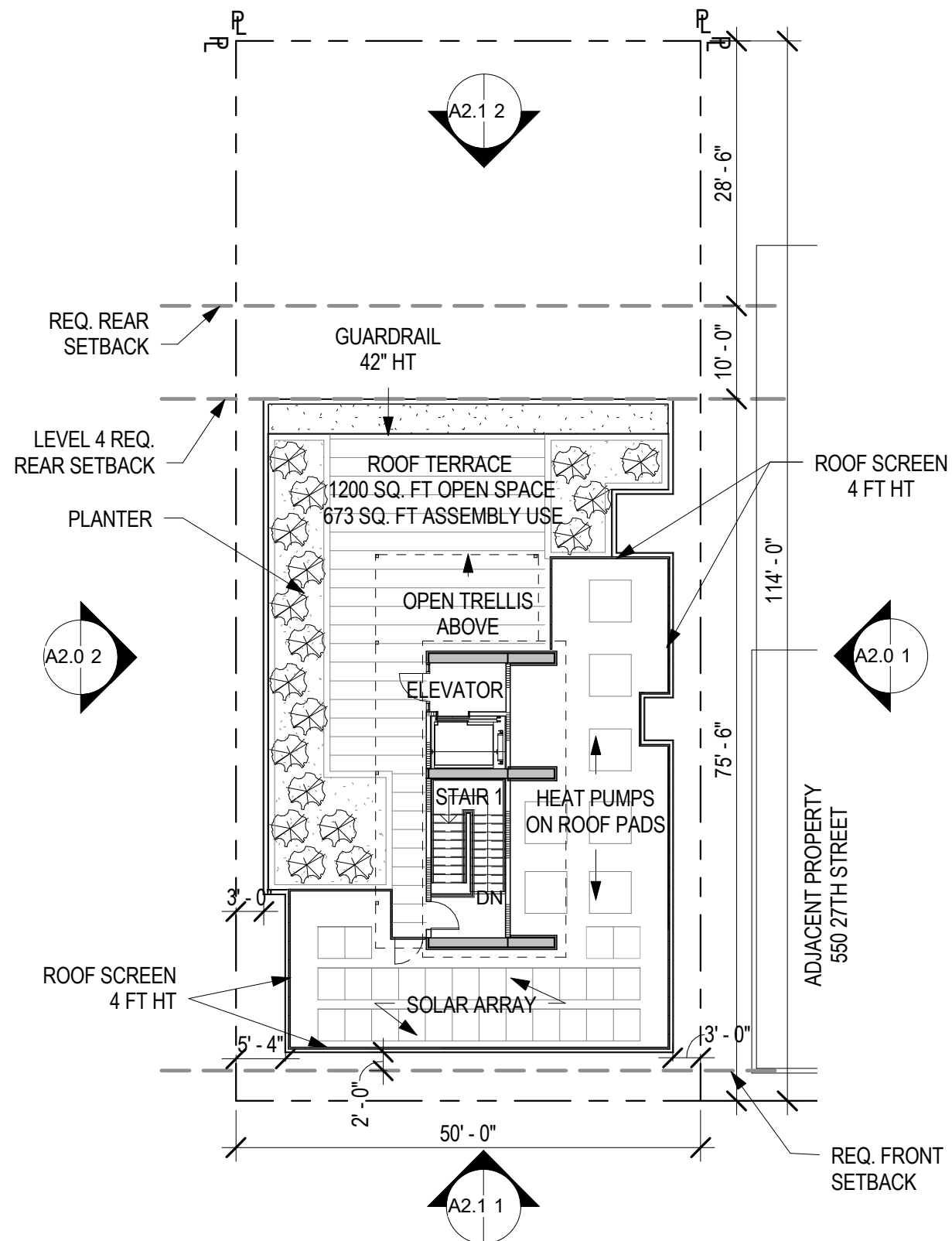




PROPOSED LEVEL 4 FLOOR PLAN

1/16" = 1'-0"

1



PROPOSED ROOF PLAN

1/16" = 1'-0"

2

# 556 27TH STREET

556 27TH STREET  
SAN FRANCISCO, CA 94131

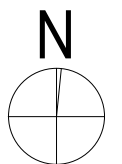
OWNER  
SUNSERRY, LLC  
630 TARAVAL STREET  
SAN FRANCISCO, CA 94116

ARCHITECT  
HANDEL ARCHITECTS, LLP  
735 MARKET ST.  
2ND FLOOR  
SAN FRANCISCO, CA 94103  
415-495-5588

STRUCTURAL ENGINEER  
DOLMEN  
CONSULTING ENGINEERS  
2595 MISSION STREET  
SUITE 200  
SAN FRANCISCO, CA 94110  
415-409-9200

DESCRIPTION	DATE
NOTICE	JAN. 10, 2018

PROJECT NORTH



SHEET:

A1.2

PROPOSED FLOOR PLANS



556  
27TH STREET

556 27TH STREET  
SAN FRANCISCO, CA 94131

OWNER  
SUNSERRY, LLC  
630 TARAVAL STREET  
SAN FRANCISCO, CA 94116

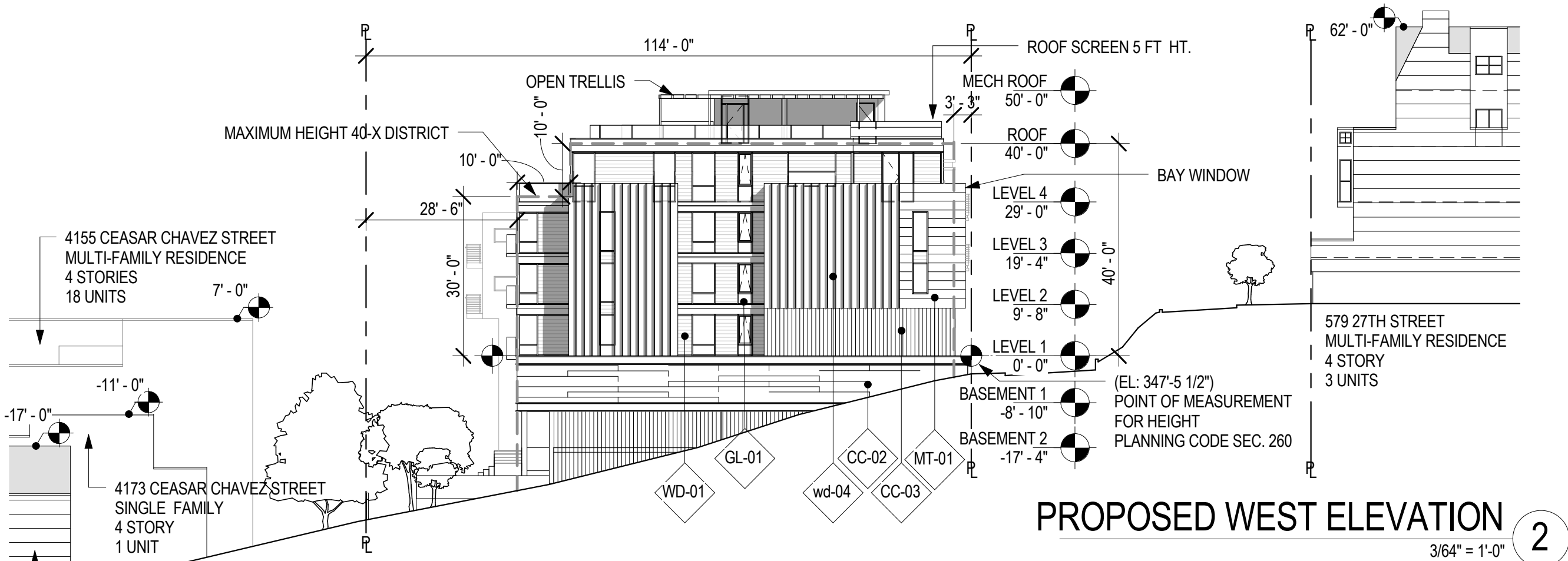
ARCHITECT  
HANDEL ARCHITECTS, LLP  
735 MARKET ST.  
2ND FLOOR  
SAN FRANCISCO, CA 94103  
415-495-5588

STRUCTURAL ENGINEER  
DOLMEN  
CONSULTING ENGINEERS  
2595 MISSION STREET  
SUITE 200  
SAN FRANCISCO, CA 94110  
415-409-9200

DESCRIPTION	DATE
NOTICE	JAN. 10, 2018

PROJECT NORTH

SHEET:  
**A2.0**  
PROPOSED ELEVATIONS



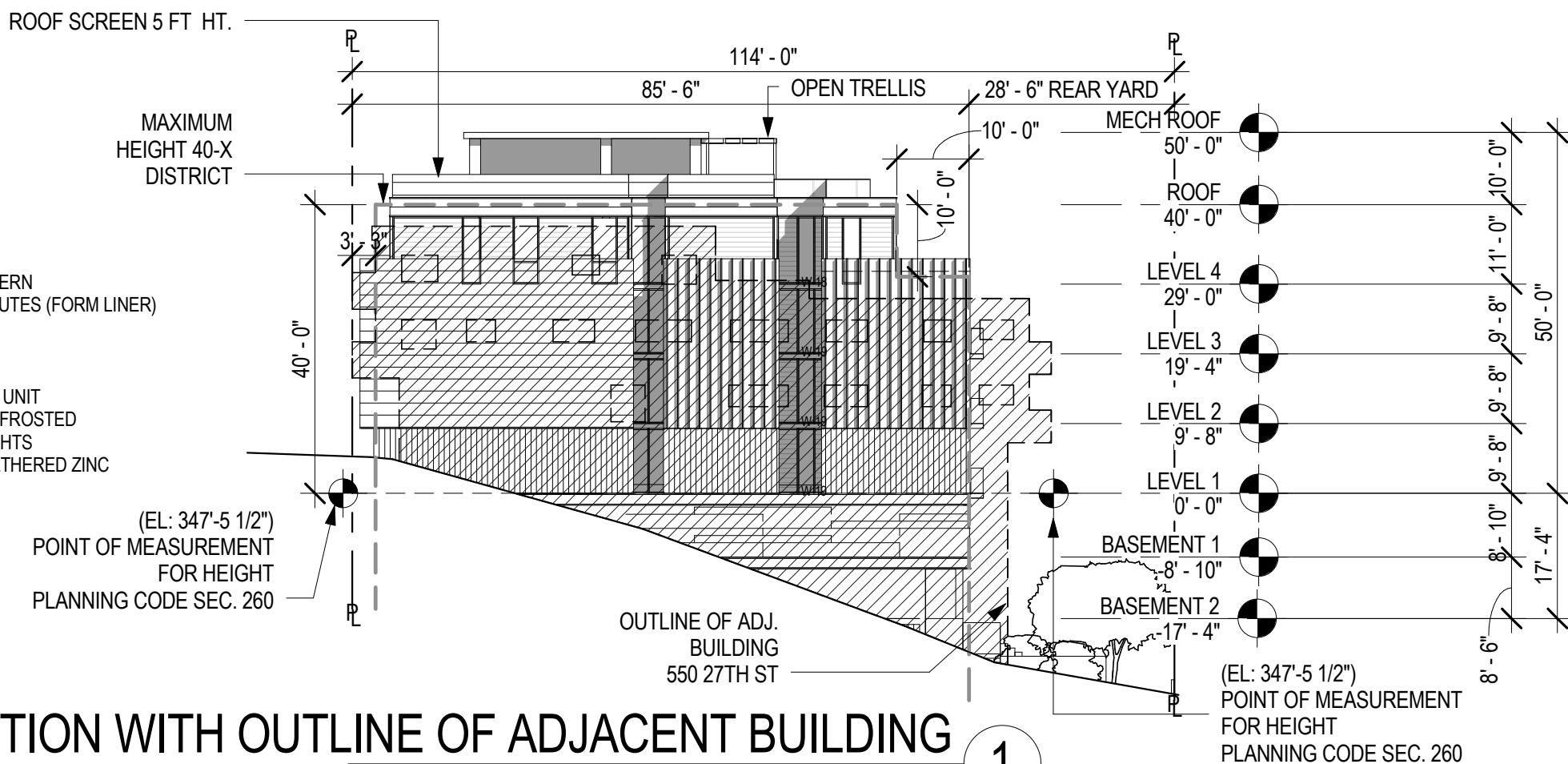
MATERIALS LEGEND

CC-01	ARCHITECTURAL CONCRETE
CC-02	ARCHITECTURAL CONCRETE WITH RELIEF PATTERN
CC-03	ARCHITECTURAL CONCRETE WITH VERTICAL FLUTES (FORM LINER)
WD-01	COATED NATURAL HORIZONTAL WOOD SIDING
WD-04	2X6 VERTICAL WOOD SCREEN
ST-01	NATURAL STONE
GL-01	VISION GLASS HIGH PERFORMANCE INSULATED UNIT
GL-01F	SAME AS GL-01 EXCEPT WITH PRIVACY GLASS - FROSTED
GL-02	GLASS GUARDRAIL SYSTEM WITH STEEL UPRIGHTS
MT-01	FLATLOCK METAL CLADDING SYSTEM; PRE-WEATHERED ZINC
MT-02	PERFORATED METAL GARAGE DOOR
MT-03	HORIZONTAL RIB PANEL SCREEN WALL

PROPOSED EAST ELEVATION WITH OUTLINE OF ADJACENT BUILDING

3/64" = 1'-0"

1





# 556 27TH STREET

556 27TH STREET  
SAN FRANCISCO, CA 94131

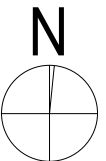
OWNER  
SUNSERRY, LLC  
630 TARAVAL STREET  
SAN FRANCISCO, CA 94116

ARCHITECT  
HANDEL ARCHITECTS, LLP  
735 MARKET ST.  
2ND FLOOR  
SAN FRANCISCO, CA 94103  
415-495-5588

STRUCTURAL ENGINEER  
DOLMEN  
CONSULTING ENGINEERS  
2595 MISSION STREET  
SUITE 200  
SAN FRANCISCO, CA 94110  
415-409-9200

DESCRIPTION	DATE
NOTICE	JAN. 10, 2018

PROJECT NORTH



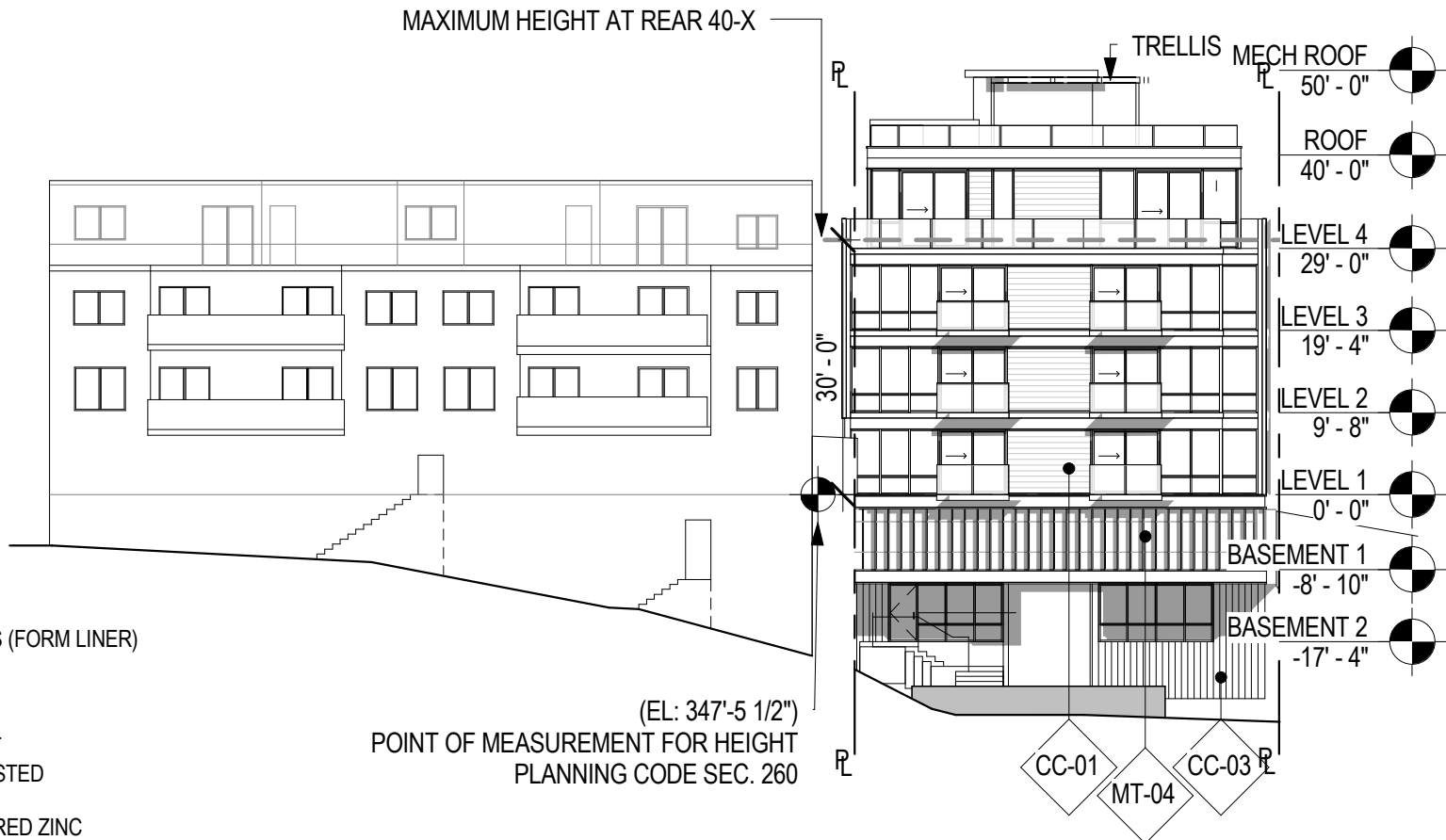
SHEET:

## A2.1

PROPOSED ELEVATIONS

### MATERIALS LEGEND

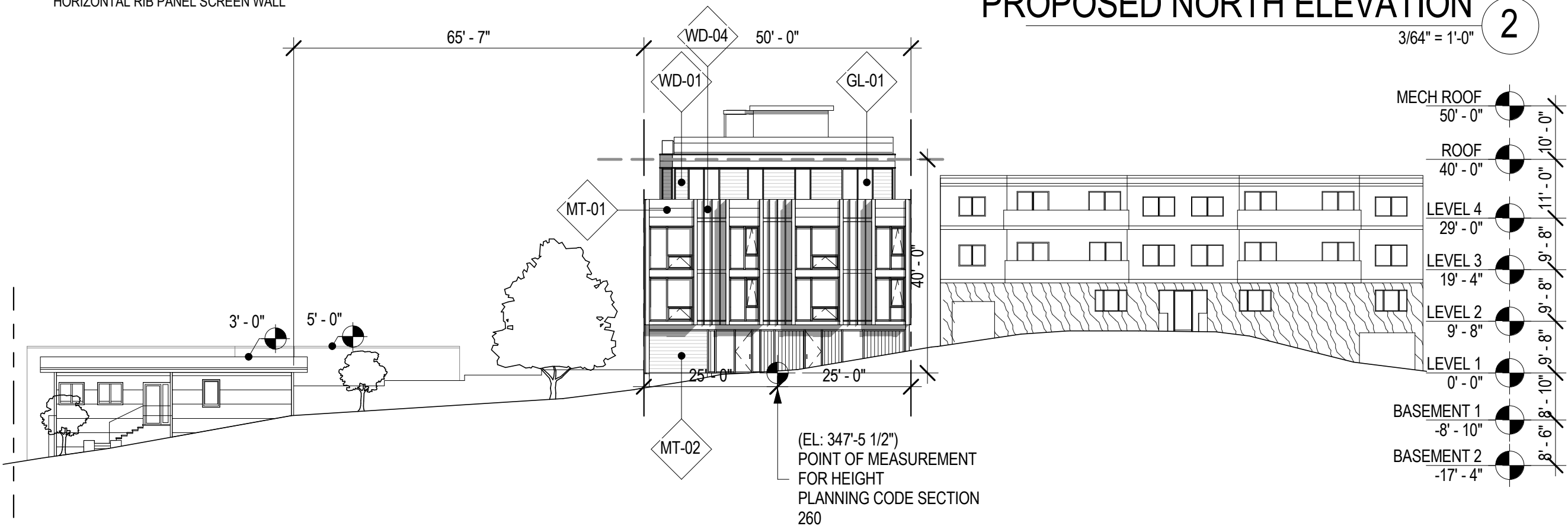
CC-01	ARCHITECTURAL CONCRETE
CC-02	ARCHITECTURAL CONCRETE WITH RELIEF PATTERN
CC-03	ARCHITECTURAL CONCRETE WITH VERTICAL FLUTES (FORM LINER)
WD-01	COATED NATURAL HORIZONTAL WOOD SIDING
WD-04	2X6 VERTICAL WOOD SCREEN
ST-01	NATURAL STONE
GL-01	VISION GLASS HIGH PERFORMANCE INSULATED UNIT
GL-01F	SAME AS GL-01 EXCEPT WITH PRIVACY GLASS - FROSTED
GL-02	GLASS GUARDRAIL SYSTEM WITH STEEL UPRIGHTS
MT-01	FLATLOCK METAL CLADDING SYSTEM; PRE-WEATHERED ZINC
MT-02	PERFORATED METAL GARAGE DOOR
MT-03	HORIZONTAL RIB PANEL SCREEN WALL



## PROPOSED NORTH ELEVATION

2

3/64" = 1'-0"



## PROPOSED SOUTH ELEVATION

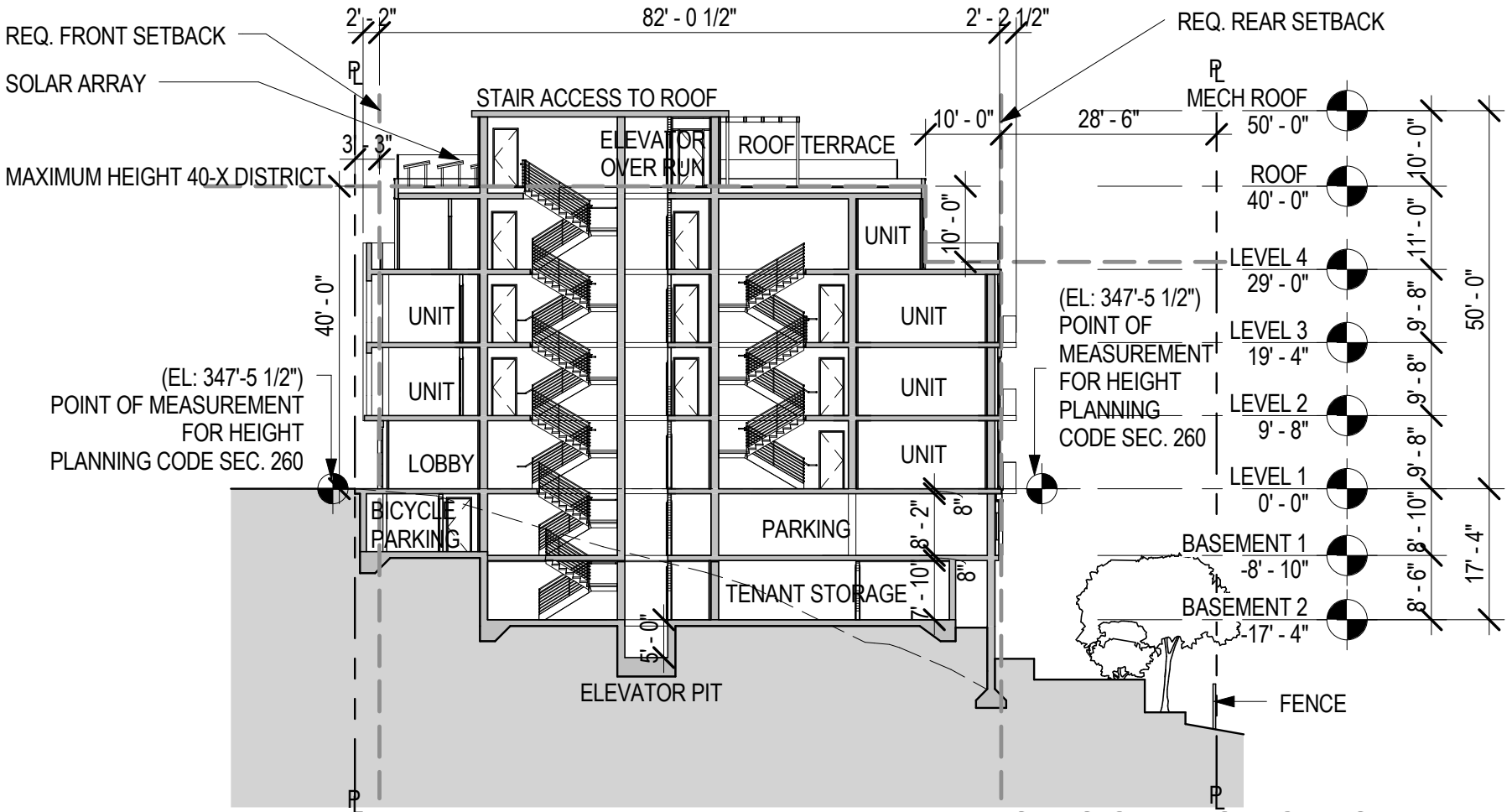
1

3/64" = 1'-0"



BUILDING AREA SUMMARY

LEVEL	BUILDABLE GROSS AREA, SF*			-	EXEMPTED SF, PER PLANNING CODE SECTION 102 FLOOR AREA, GROSS DEFINITION				=	FLOOR AREA, GROSS (PER SECTION 102), SF
	RESIDENTIAL		TOTAL GROSS BUILDABLE AREA *	PARKING	BIKE PARKING	MECHANICAL, UTILITY, OTHER	EXEMPTED SUBTOTAL			
	UNITS	COMMON (ELEV. LOBBY, CORRIDOR, STAIRS, ETC.)								
ROOF/ 5	-	357 SF	357 SF	-	-	-	0 SF	357 SF		
LEVEL 4	2,499 SF	454 SF	2,953 SF	-	-	-	0 SF	2,953 SF		
LEVEL 3	3,505 SF	454 SF	3,959 SF	-	-	-	0 SF	3,959 SF		
LEVEL 2	3,505 SF	454 SF	3,959 SF	-	-	-	0 SF	3,959 SF		
LEVEL 1	2,462 SF	1,050 SF	3,512 SF	-	-	-	0 SF	3,512 SF		
LEVEL B1	-	341 SF	4,197 SF	2,901 SF	265 SF	690 SF	3,856 SF	341 SF		
LEVEL B2	-	450 SF	2056 SF	-	-	-	-	2056 SF		
TOTAL	11,971 SF	3,560 SF	20,993 SF	2,901 SF	265 SF	2,146 SF	3,856 SF	17,137 SF		



PROPOSED SECTION

3/64" = 1'-0"

1

SCOPE OF WORK/ PROJECT DESCRIPTION:

(N) 4-STORY RESIDENTIAL BUILDING, WITH 4 STORIES OF RESIDENTIAL UNITS (6 UNITS TOTAL) AND GROUND LEVEL LOBBY, OVER ONE LEVEL OF BASEMENT WITH RESIDENTIAL PARKING AND UTILITIES.

A. RESIDENTIAL DENSITY 5,700 SQ FT/ 800 SQ FT= 7.125 OR 7 UNITS

B. FRONT SET BACK: AVERAGE OF ADJACENT PROPERTY, 3'-3" FRONT SET BACK

C. REAR YARD: AVERAGE OF ADJACENT LOT, BUT NOT LESS THAN 25% OF LOT DEPTH (114'-0" X .25% = 28'-6" REAR YARD SETBACK)

556  
27TH STREET

556 27TH STREET  
SAN FRANCISCO, CA 94131

OWNER  
SUNSERRY, LLC  
630 TARAVAL STREET  
SAN FRANCISCO, CA 94116

ARCHITECT  
HANDEL ARCHITECTS, LLP  
735 MARKET ST.  
2ND FLOOR  
SAN FRANCISCO, CA 94103  
415-495-5588

STRUCTURAL ENGINEER  
DOLMEN  
CONSULTING ENGINEERS  
2595 MISSION STREET  
SUITE 200  
SAN FRANCISCO, CA 94110  
415-409-9200

DESCRIPTION DATE  
NOTICE JAN. 10, 2018

PROJECT NORTH

RESIDENTIAL UNIT TABULATION

LEVEL#	1BD	2BD	3BD	TOTAL	*HABITABLE SPACE (AREA)
LEVEL 5	0	0	0	0	0 SF
LEVEL 4	0	0	1	1	1,473 SF
LEVEL 3	0	0	2	2	1,901 SF
LEVEL 2	0	0	2	2	1,901 SF
LEVEL 1	1	1	0	2	1,515 SF
LEVEL B1	0	0	0	0	0
LEVEL B2	0	0	0	0	0
	1 UNIT	1 UNIT	5 UNITS	7 UNITS	6,790 SF
	14.3%	14.3%	71.4%		

RESIDENTIAL UNIT AREA

UNIT	LEVEL	# OF BEDROOMS	# OF BATHROOMS	UNIT AREA
UNIT 1	1	1BR	1BA	814 SF
UNIT 2	1	2BR	2.5BA	1,453 SF
UNIT 3	2	3BR	2.5BA	1,628 SF
UNIT 4	2	3BR	2.5BA	1,619 SF
UNIT 5	3	3BR	2.5BA	1,628 SF
UNIT 6	3	3BR	2.5BA	1,619 SF
UNIT 7	4	3BR+	3BA	2,388 SF

SHEET:

A3.1

PROPOSED SECTION



## SUPPLEMENTAL INFORMATION

The following pages represent the Project Sponsor's effort to mitigate the current design and massing to address the concerns and comments of all stakeholders including the planning department, RDAT, and adjacent neighbors.

We believe the proposed resolution mitigation on page 6 is a fair and justifiable compromise that meets the spirit of good urban-planning, addresses neighbor concerns, and provides well-designed family housing for San Francisco.

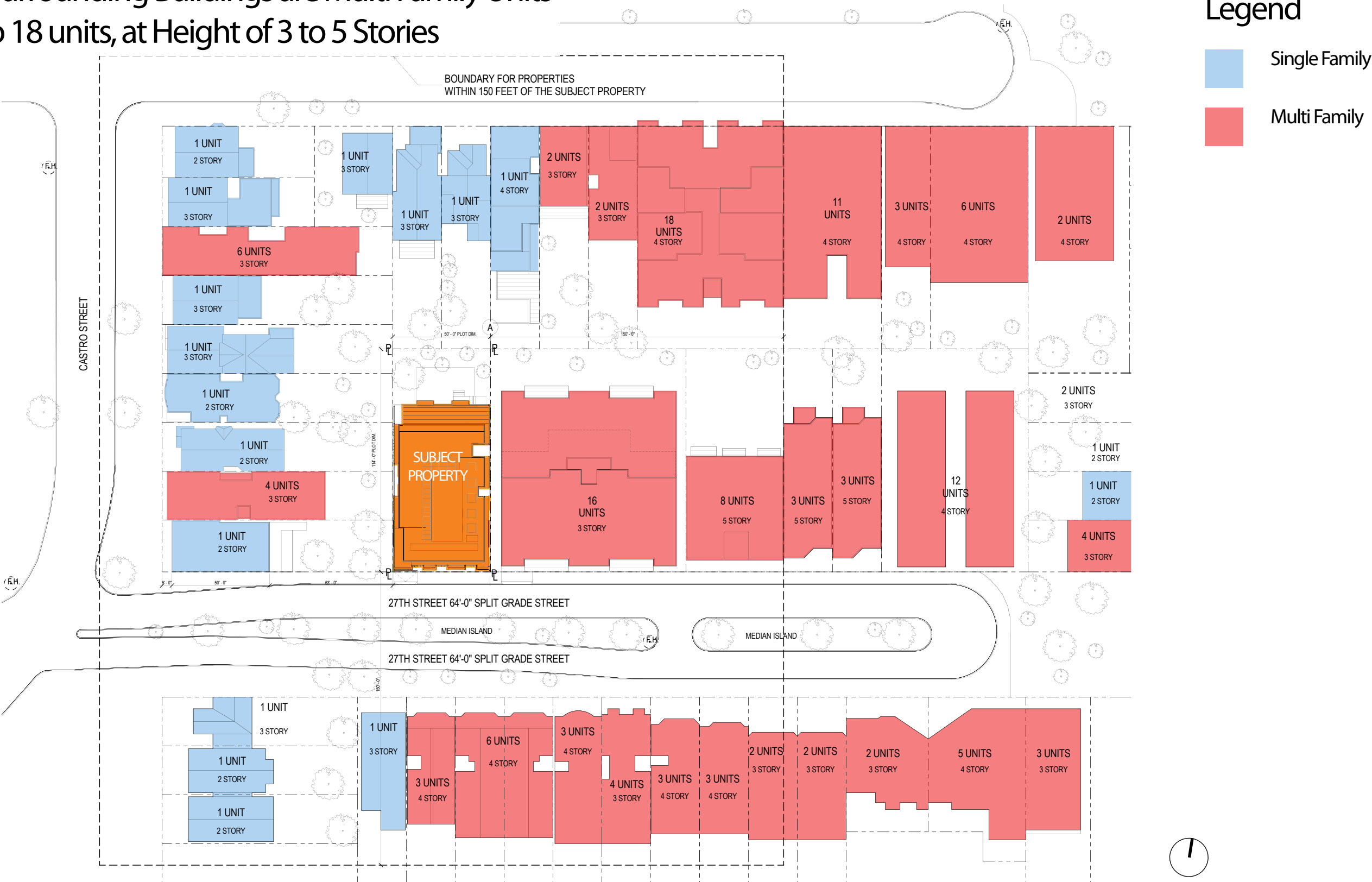
Project Sponsor



# For Reference:

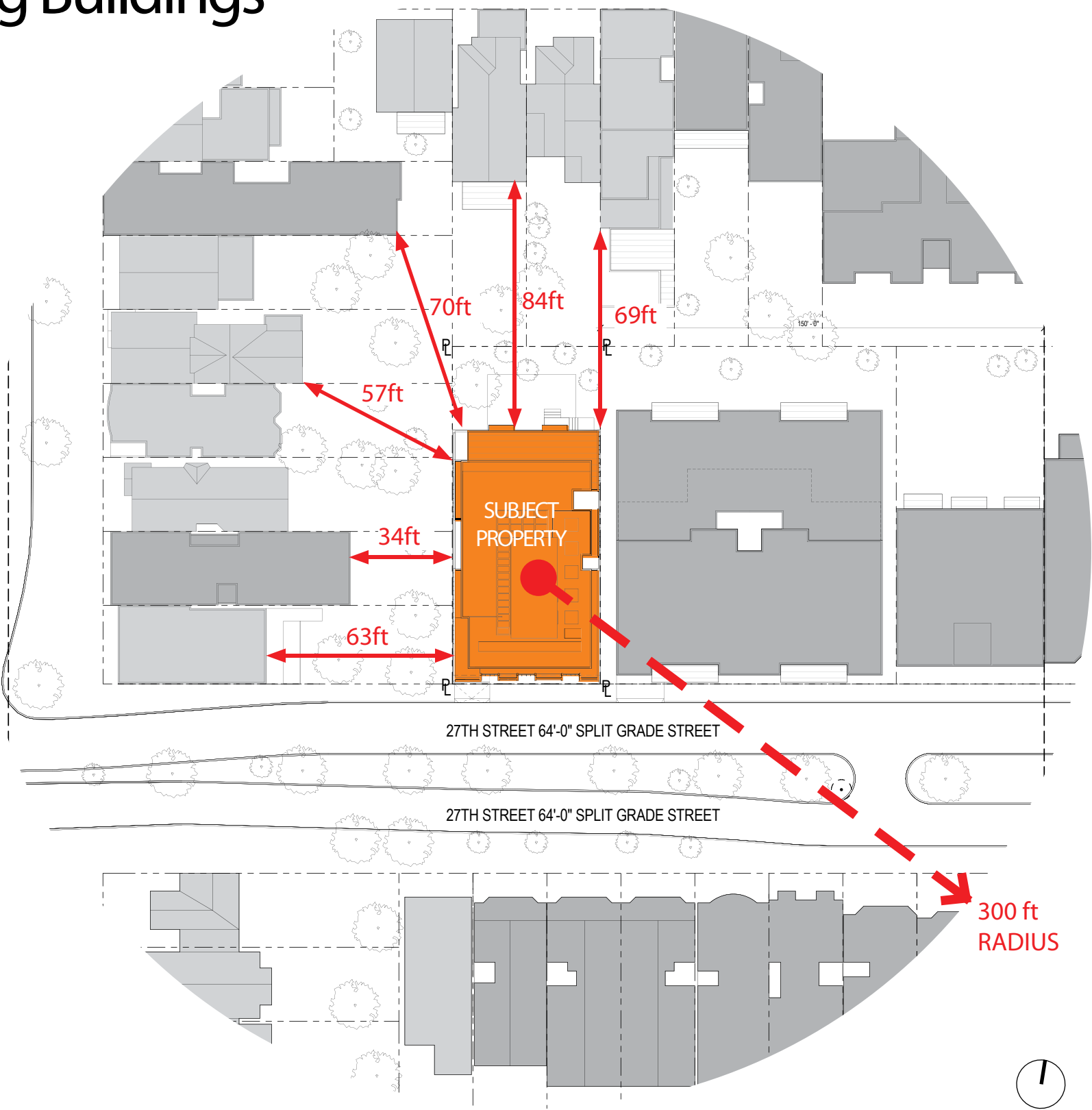
## Building Typologies

Over 50% of the Surrounding Buildings are Multi Family Units  
Ranging from 2 to 18 units, at Height of 3 to 5 Stories



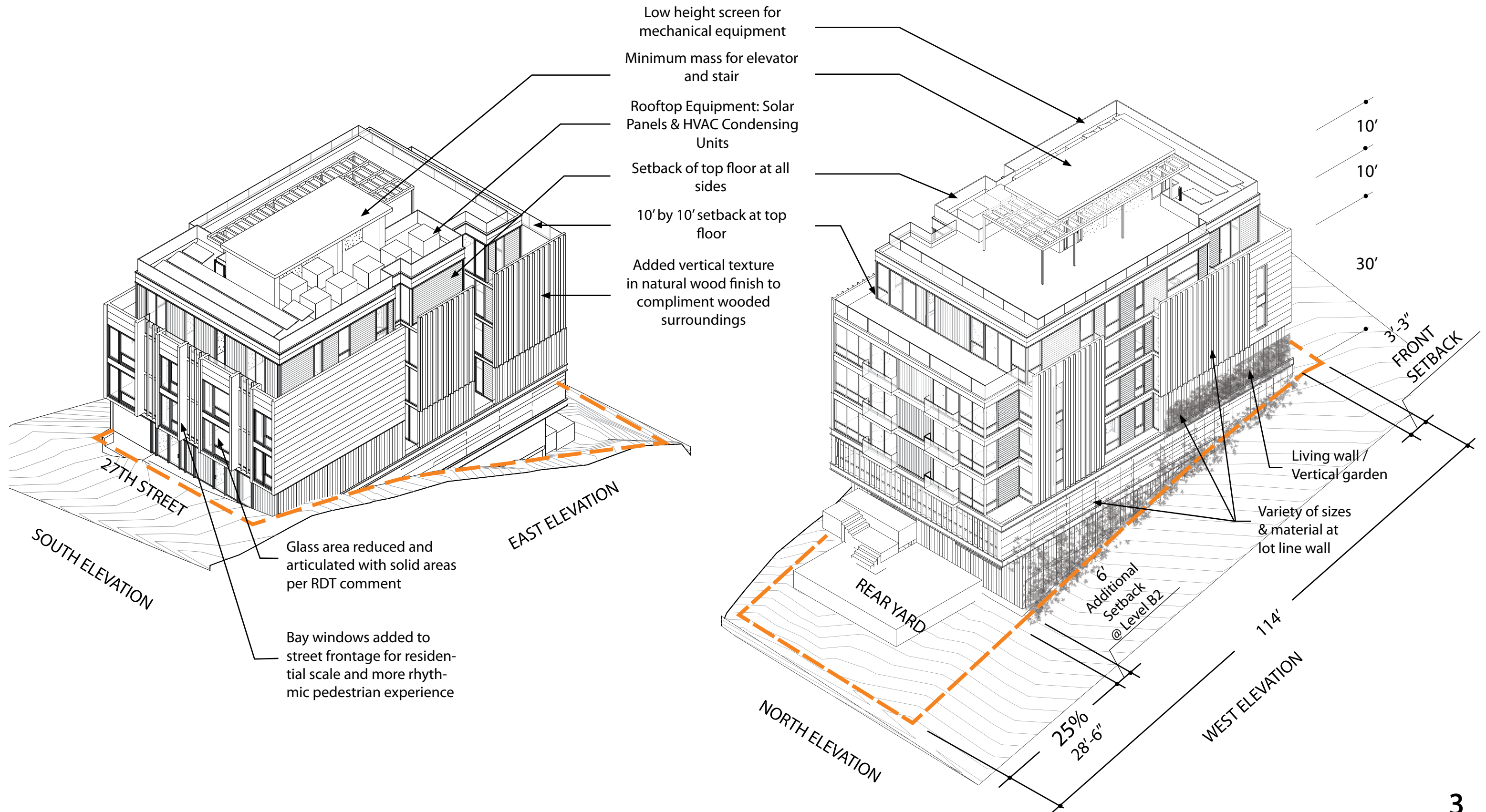


For Reference:  
Distance to Surrounding Buildings  
300' Radius





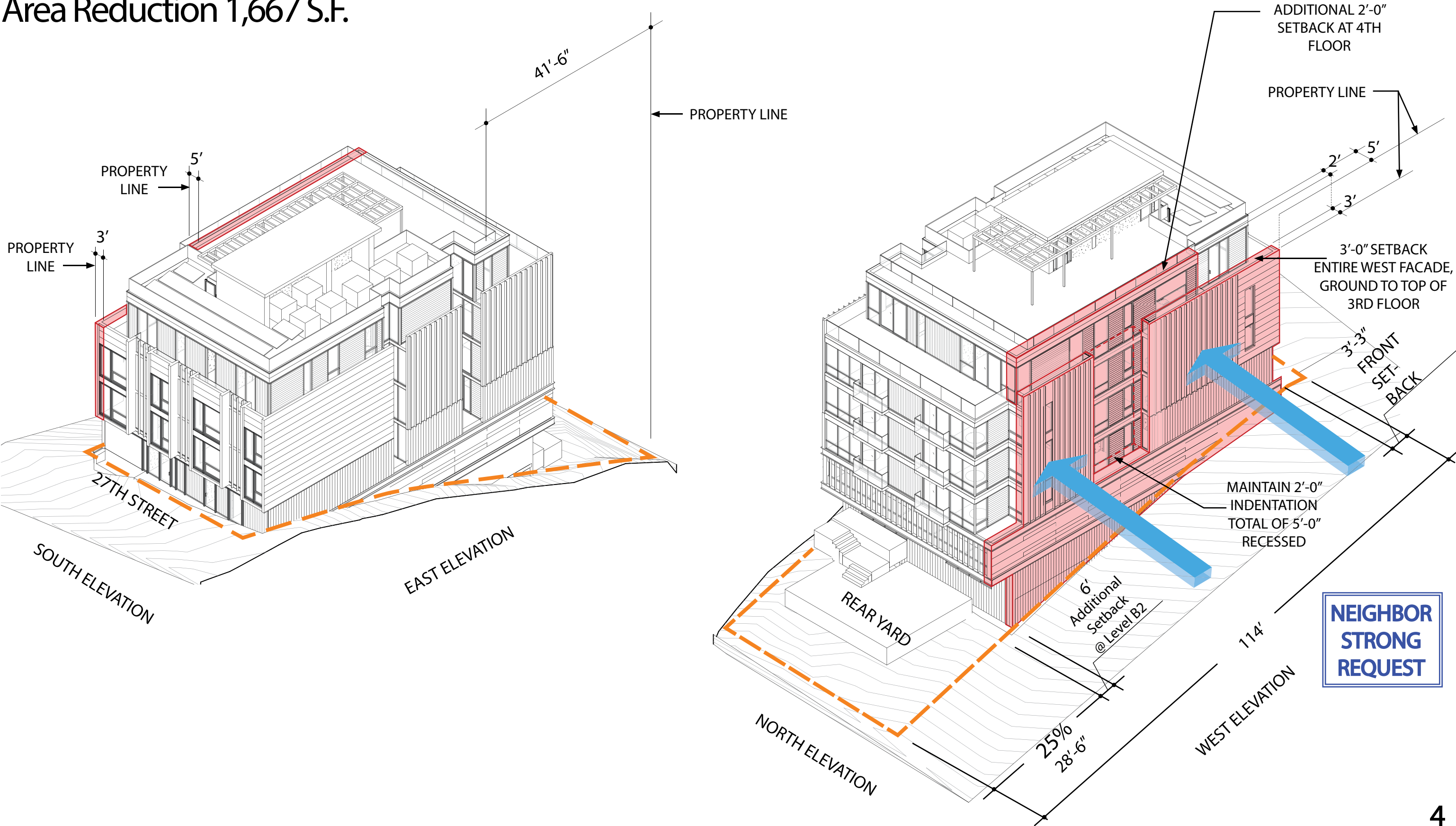
# Proposed Scheme Prior to DR (APPROVED BY PLANNING & RDAT FOR 311 SUBMITTAL) 9/12/2017





# Mitigation 1: Resolution Proposed After Community Meeting 4/18/2018

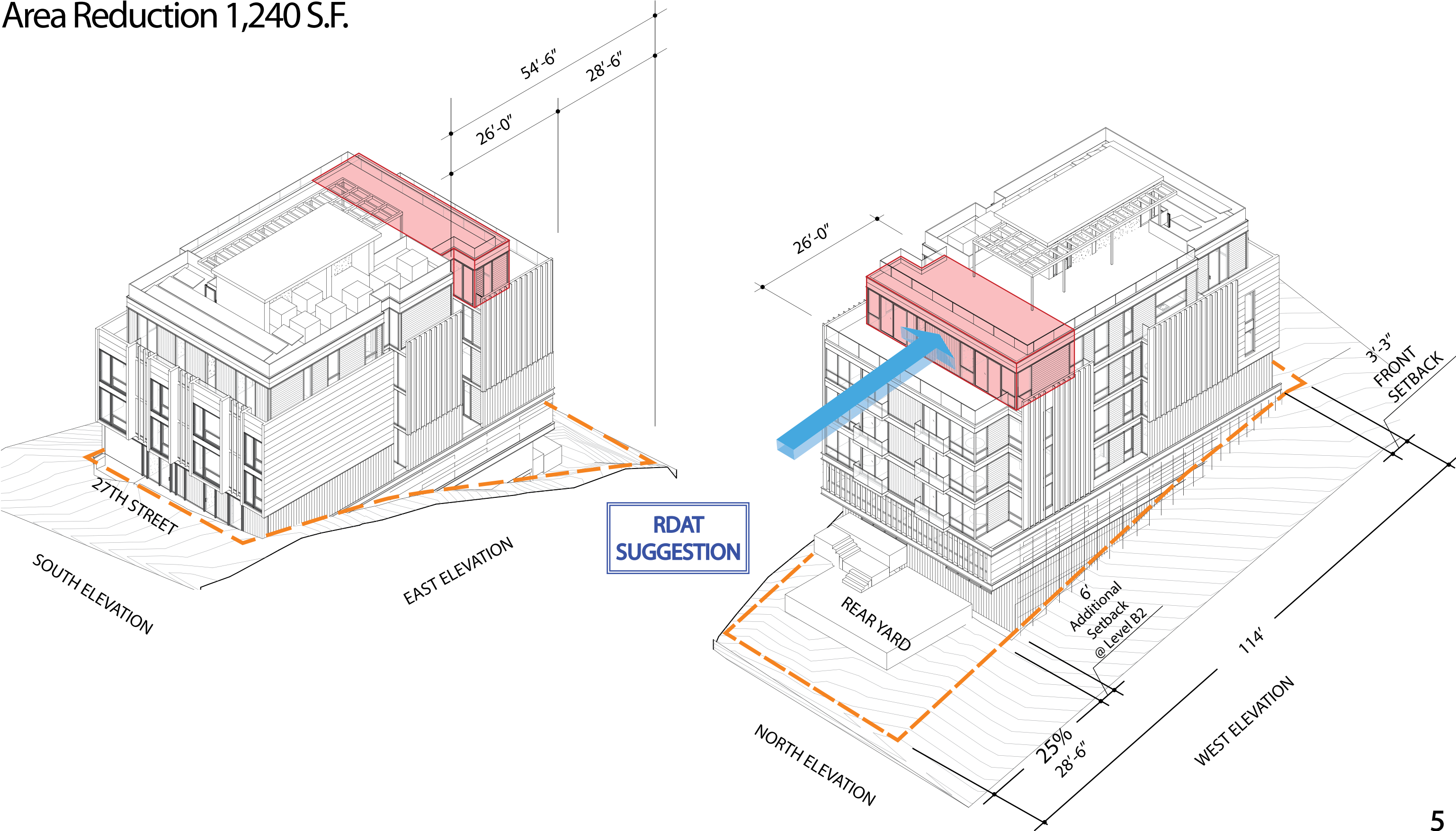
Area Reduction 1,667 S.F.





# Mitigation 2: Massing Reduction Per RDAT Comments (POST DR FILING) RECEIVED 4/24/2018

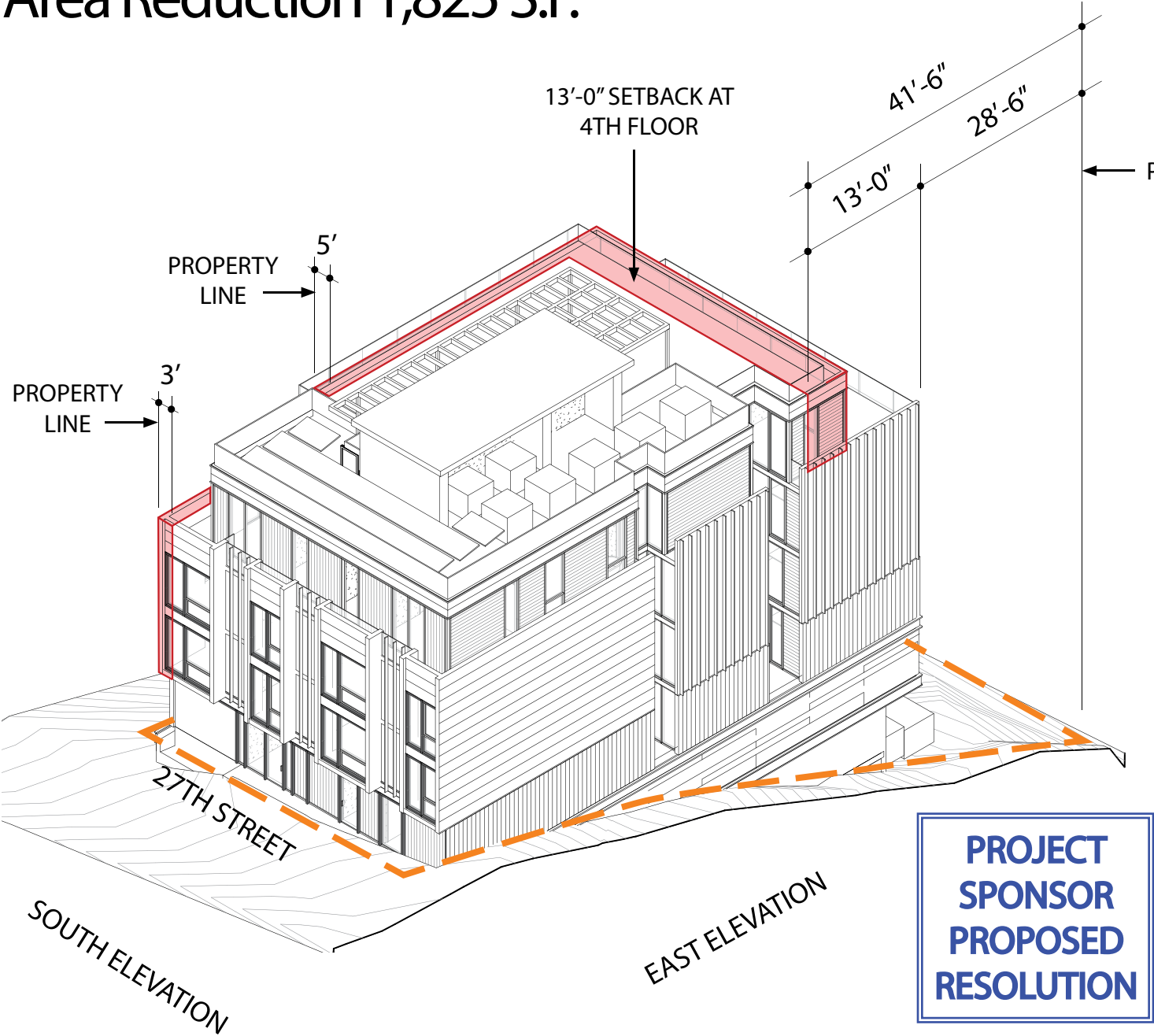
Area Reduction 1,240 S.F.



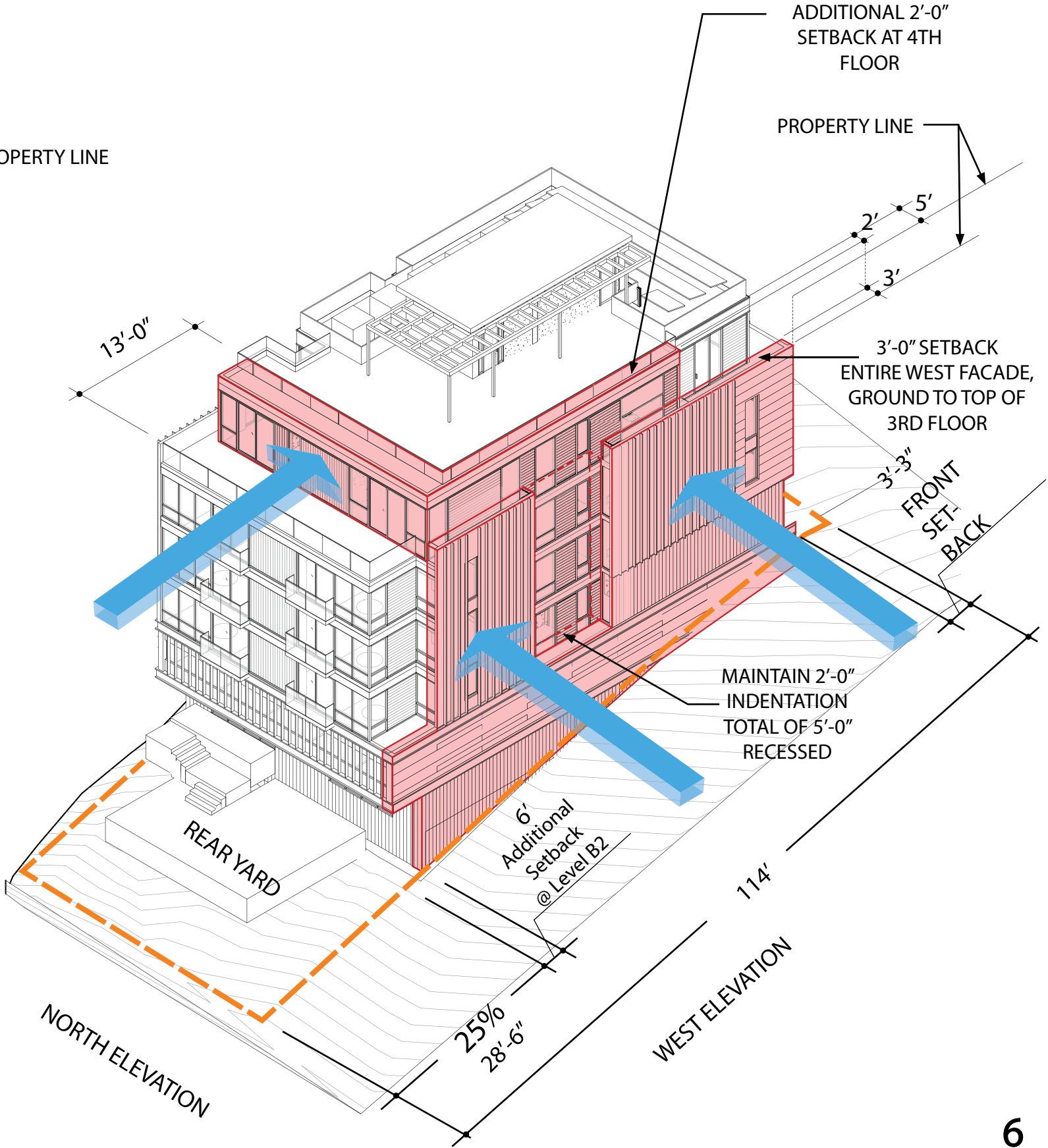


# Mitigation 3: Sponsor Proposed Resolution 5/4/2018

Area Reduction 1,825 S.F.



**PROJECT  
SPONSOR  
PROPOSED  
RESOLUTION**





TOTAL SQUARE FOOTAGE REDUCTION BASED ON RDAT COMMENTS v. PROJECT SPONSOR (By floor)

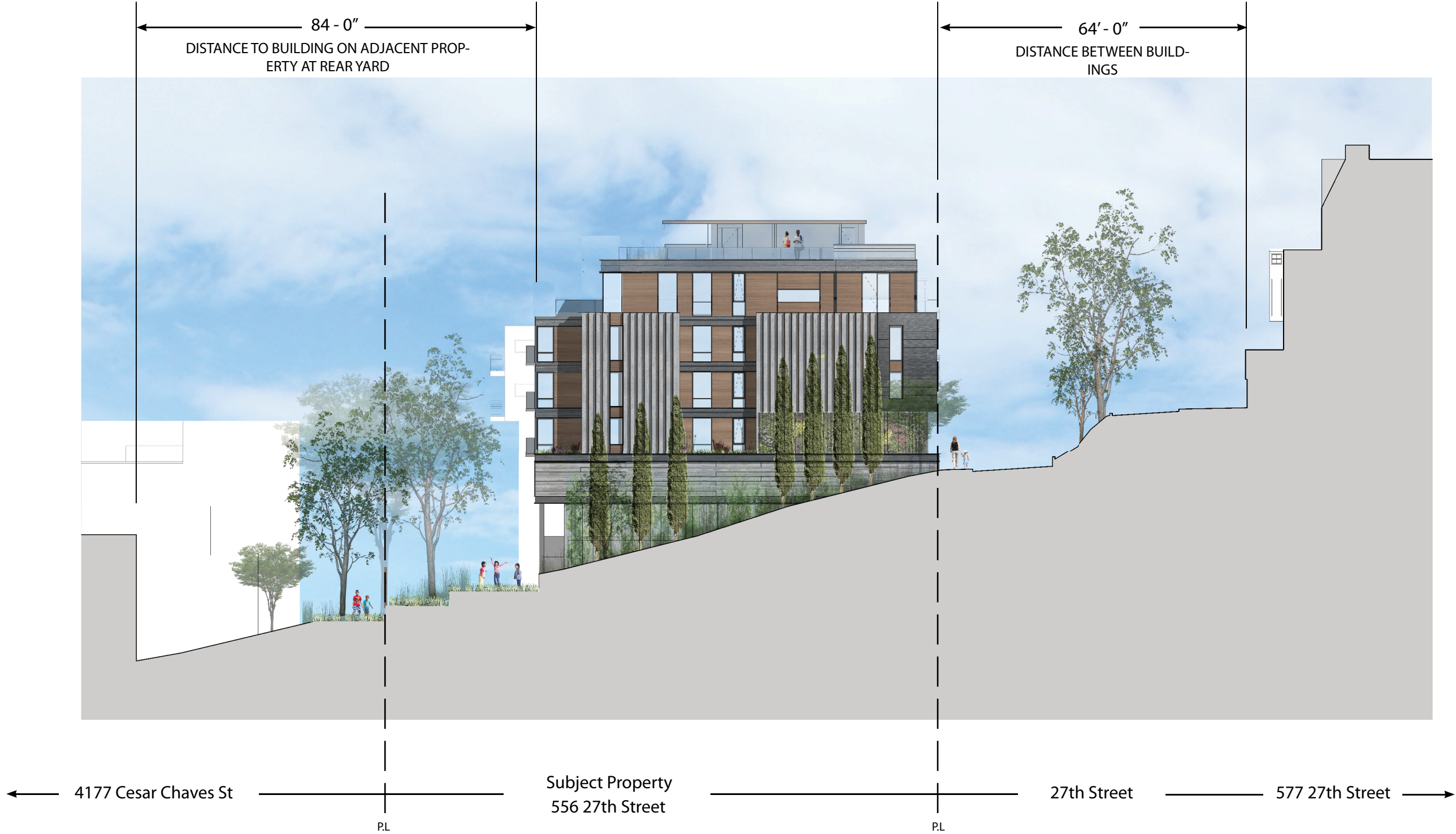
FLOOR	Loss of square footage (sf) per RDAT recommendations	Loss of square footage (sf) proposed by Project Sponsor
B1	0	-96 sf
B2	0	-256 sf
Ground	0	-211 sf
2nd	0	-211 sf
3rd	0	-211 sf
4th	-460 sf	-306 sf
Roof Terrace	-780 sf	-534 sf
TOTAL PROPOSED REDUCITON IN SQUARE FOOTAGE	-1,240 sf	(32% MORE THAN RDAT) -1,825 sf

TOTAL SQUARE FOOTAGE REDUCTION BASED ON RDAT COMMENTS v. PROJECT SPONSOR (By program)

TYPE	Loss of square footage (sf) per RDAT recommendations	Loss of square footage (sf) proposed by Project Sponsor
Residential Area	-460 sf	-939 sf
Below Grade Area	0 sf	-352 sf
Terrace/Outdoor Space	-780 sf	-534 sf
TOTAL:	-1,240 sf	(32% MORE THAN RDAT) -1,825 sf



# New Proposed





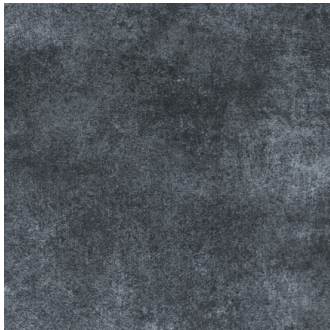
# Material Palette



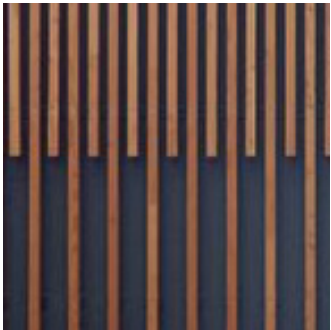
① SWISSPEARL Fiber Cement Cladding



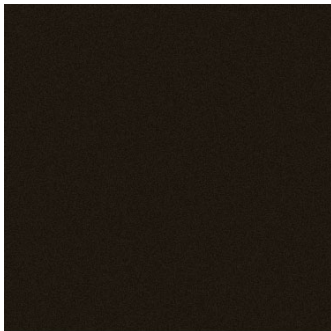
Glass Guard Rail



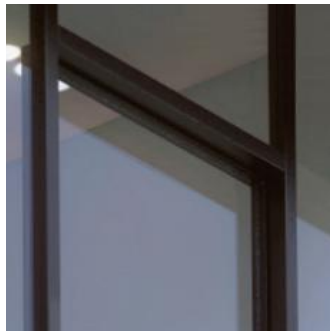
② Metal Penal - Deco Zinc



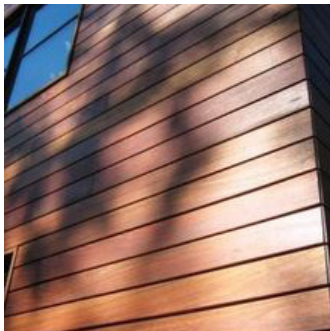
③ Dark Natural Wood Fins



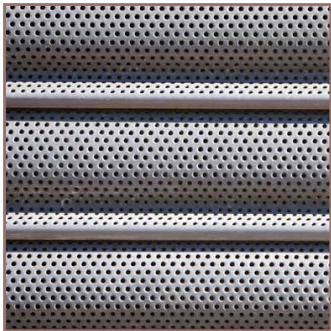
④ Dark Coated Metal Panel



Floor to Ceiling Window



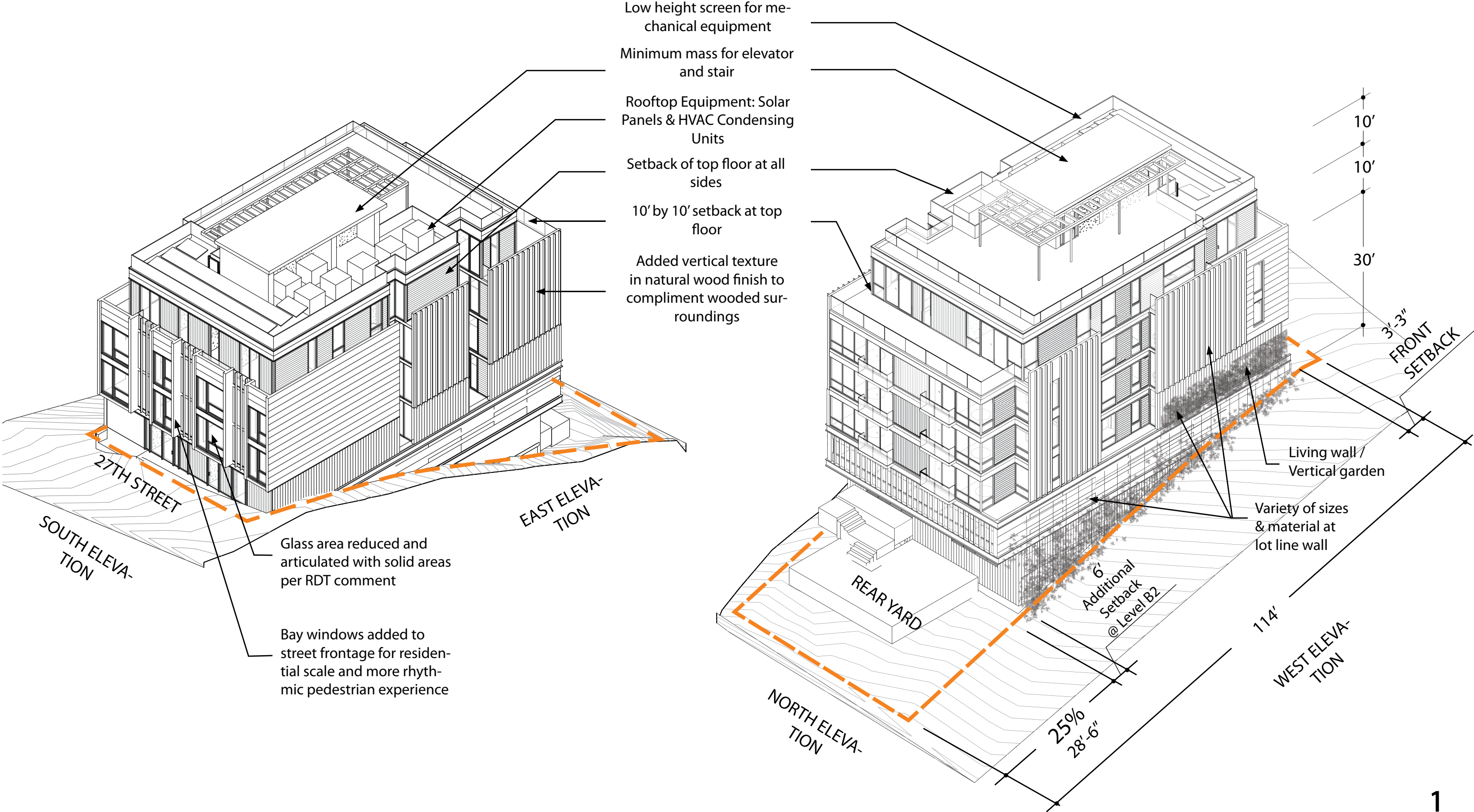
③ Dark Natural Wood Siding



Perforated Metal Garage Door



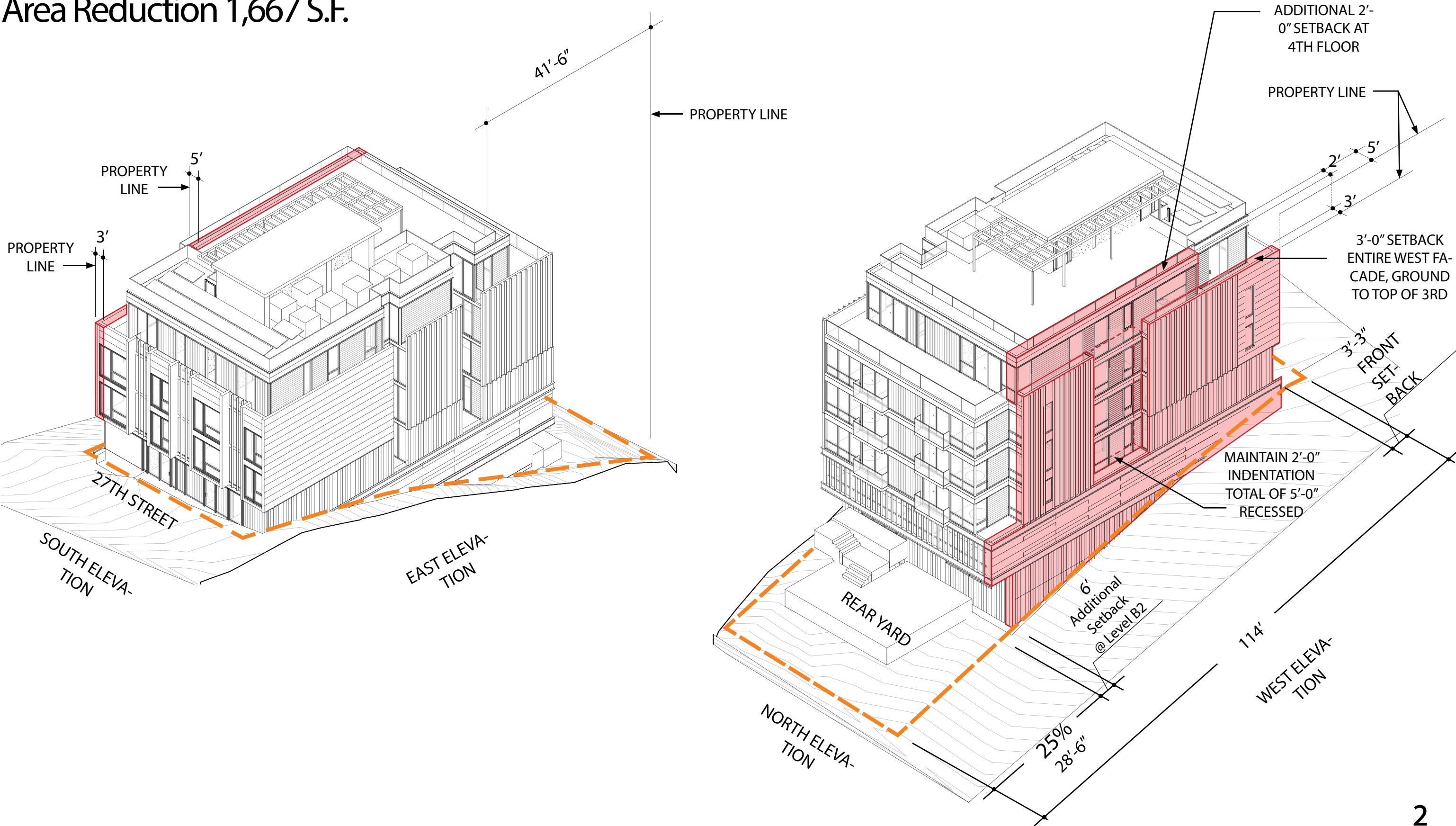
# Proposed Scheme Prior to DR





# Mitigation 1: Resolution Proposed After Community Meeting

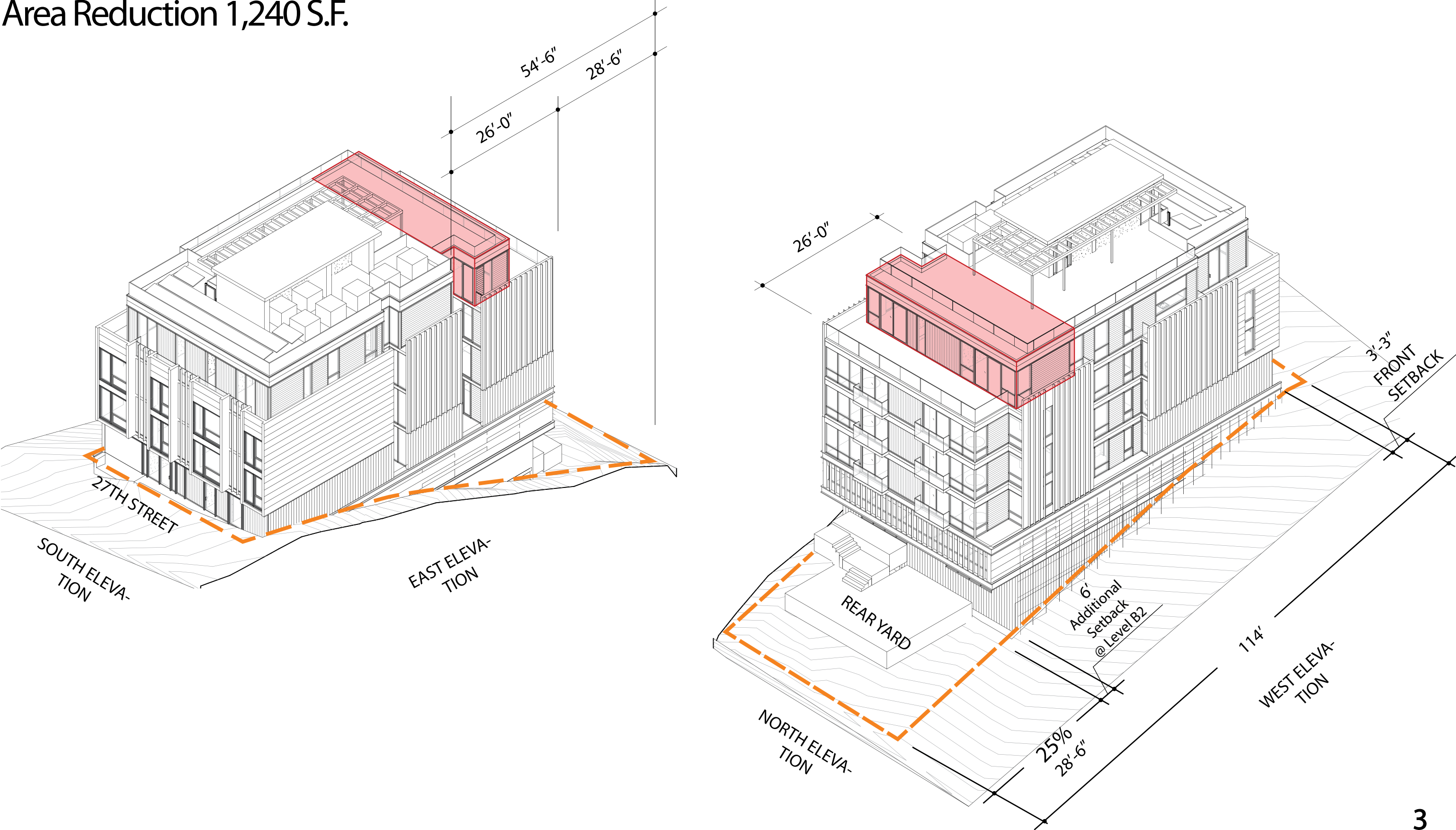
Area Reduction 1,667 S.F.





# Mitigation 2: Massing Reduction Per RDAT Comments

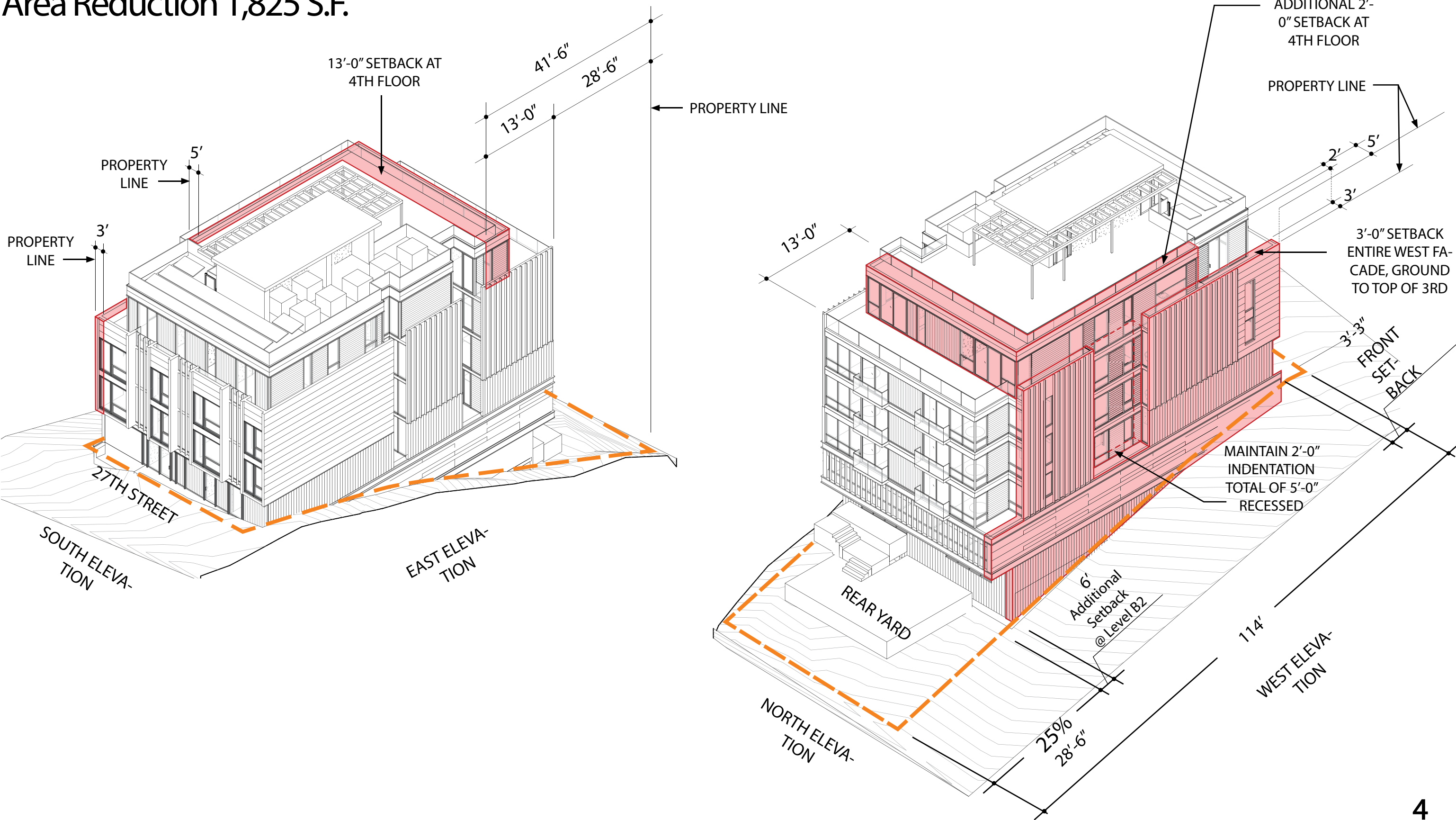
Area Reduction 1,240 S.F.





# Mitigation 3: Sponsor Proposed Resolution

Area Reduction 1,825 S.F.





TOTAL SQUARE FOOTAGE REDUCTION BASED ON RDAT COMMENTS v. PROJECT SPONSOR (By floor)

FLOOR	Loss of square footage (sf) per RDAT recommendations	Loss of square footage (sf) proposed by Project Sponsor
B1	0	-96 sf
B2	0	-256 sf
Ground	0	-211 sf
2nd	0	-211 sf
3rd	0	-211 sf
4th	-460 sf	-306 sf
Roof Terrace	-780 sf	-534 sf
TOTAL PROPOSED REDUCITON IN SQUARE FOOTAGE	-1,240 sf	-1,825 sf

TOTAL SQUARE FOOTAGE REDUCTION BASED ON RDAT COMMENTS v. PROJECT SPONSOR (By program)

TYPE	Loss of square footage (sf) per RDAT recommendations	Loss of square footage (sf) proposed by Project Sponsor
Residential Area	-460 sf	-939 sf
Below Grade Area	0 sf	-352 sf
Terrace/Outdoor Space	-780 sf	-534 sf
TOTAL:	-1,240 sf	-1,825 sf



RECEIVED

FEB 15 2016

EP 2/15/18  
11:27 AM

Application for Discretionary Review

CASE NUMBER: 2016-015727 DRP  
For Staff Use only

CITY & COUNTY OF SAN FRANCISCO  
PLANNING DEPARTMENT

APPLICATION FOR

Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: De L. Moore		
DR APPLICANT'S ADDRESS: 1825 Castro Street	ZIP CODE: 94131	TELEPHONE: (415) 608-7508

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Matt Bergland (Handel Architects)		
ADDRESS: 735 Market Street, 2nd Floor	ZIP CODE: 94103	TELEPHONE: (415) 495-5588 ext 5750

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS: delynmoore@gmail.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 556 27th Street		ZIP CODE: 94131
CROSS STREETS: Noe and Castro Streets		
ASSESSORS BLOCK/LOT: 6581	LOT DIMENSIONS: 1080 50' x 114'	LOT AREA (SQ FT): 5,700 SF
ZONING DISTRICT: RM-1		HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Please check all that apply  
Change of Use ☐ Change of Hours ☐ New Construction ☒ Alterations ☐ Demolition ☐ Other ☐

Additions to Building: Rear ☐ Front ☐ Height ☐ Side Yard ☐

Present or Previous Use: Vacant Lot

Proposed Use: 7 Unit Condo with parking

Building Permit Application No. 2016.1028.1418

Date Filed: 10/28/2016



## 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.

*None*



## 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 attached

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 attached

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 attached



## 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: \_\_\_\_\_

*De Moore*

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

*2/14/18*

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

*De Moore*  
☒ Owner ☐ Authorized Agent (circle one)



*1. What are the reasons for requesting Discretionary Review? What are the exceptional and extraordinary circumstances that justify Discretionary Review? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines?*

The reasons for filing the DR are:

- I. Massing Impacts due to the lack of meaningful rear and side setbacks appropriate to a large RM-1 key lot adjacent to one- and two-unit homes on standard-sized RH-2 lots.
- II. Privacy Impacts due to the roof deck which violates the Planning Commission's roof deck policy, now long established thru consistent DR action.
- III. Excess parking for a transit-rich neighborhood.
- IV. Lack of affordability will result from unit size and parking.

### **Massing Impacts**

The project is surrounded on the south and west by one- and two-unit homes in an RH-2 zoning district but is designed as if these small-scale homes and low-density zoning are not even there. Its massive west and north walls will tower over the adjacent homes with little relief. Without substantial setbacks on the north and west sides the project violates the following Design Principles and Guidelines:

*Design buildings to be responsive to the overall neighborhood context, in order to preserve the existing visual character,*

*Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character, and*

*Design the scale of the building to be compatible with the height and depth of surrounding buildings.*

The design reflects only the larger RM-1 apartment buildings to the east and ignores the scale and character of all the homes on both its north and west sides. That the site slopes significantly downward from front back and noticeably from east to west without any reflection in the design (ie, the design does not step down in both directions to the extent the topography does) heightens the impacts of both west and north walls from Castro and Cesar Chavez. The failure to step down with the topography in both directions violates the following Guideline:



*Respect the topography of the site and the surrounding area.*

In addition to the issues of topography, adjacent low-density zoning and adjacent small-scale homes, the subject lot is a key lot. Key lot projects require design modifications on the side property line that is also neighbors' rear property line. Every one of these issues is essentially ignored by the project as if it is on a flat lot and surrounded by nothing but similar large apartment buildings on all sides.

The Planning Department's initial NOPDR called for "significant sculpting and terracing on the long side elevation that faces the rear yards of the adjacent properties on Castro Street." The primary design changes that subsequently took place were a side setback at the top floor and reductions in height and depth BECAUSE THE PROPOSAL WAS NOT CODE COMPLYING (see Exhibit 1). The sponsor now touts how much cubic footage was removed from the originally non-code-complying project and characterizes all these changes as "voluntary." These changes were done because they were required to comply with the quantitative height and depth requirements. They were not "voluntary." The characterization of these changes being voluntary would be like a developer coming in the door with a 400-foot project where the height limit was 200 feet and then saying he "voluntarily" reduced the height fifty percent. "Significant sculpting" never happened.

This lot is subject to the Residential Design Guidelines, as it should be. But staff appears to have applied the Urban Design Guidelines instead. The Residential Design Guideline checklist requires a side setback of five feet on all floors above the ground floor on key lots. Only the west side of the top floor is setback – and only by three feet instead of five.

The roof area has a wholly unnecessary parapet along the west wall for planters and roof screening. This parapet adds to the perceived height of the structure. It and adjacent planting should be removed to lower perceived wall height. Roof solar equipment screening parapet can be placed further back from the building edge. Nothing should be visible from Castro or Cesar Chavez properties above the roof floor level. Absent changes here, the project violates the following guideline:

*Guideline: Articulate the building to minimize impacts on light and privacy to adjacent properties. (Specific relevant guidance under this guideline include: "provide setbacks on the upper floors of the building," "eliminate the need for parapet walls by using fire-rated roof....")*



Little is done to respect the many apartment windows at the 16-unit rent-controlled apartment building at 550 27<sup>th</sup> Street. Even the two east side “light courts” in the project are filled in with planters, benefiting the project light at the expense of light to small rent-controlled apartments.

The units in the proposed building are as follows: one 1br of 831 sf, one 2br of 1468 sf, four 3br of 1627-52 sf and one full-floor 3br of roughly 3000 sf. On their cover sheets the sponsors conveniently use much lower area figures, explaining in a tiny-print footnote that unit bathrooms (which are as large as many bedrooms in this City – and every bedroom here has a bathroom), unit hallways between rooms and room closets are all removed from their figures. Each unit also has a very large storage area in the sub-basement and a car parking space in the basement also not included in unit area figures. These are, except for the 831-sf 1br, large units made even more unnecessarily more expensive by one floor of storage and one floor of parking. There is a great deal of building space that can be more effectively and efficiently used to produce seven more affordable units in an envelope that incorporates “significant sculpting and terracing.”

### **Privacy Impacts**

Required useable open space is between 700 sf and 931 sf depending on how much space is private and how much is common. It can be provided on decks and/or the ground. The 3000 square-foot fourth-floor penthouse is provided with two private decks of over 530 sf – larger than many studio and one-bedroom apartments in San Francisco and 500% over the required open space. Both of these decks create invasive direct sight lines to the yards and rear windows of every nearby home on Castro and Cesar Chavez – imposing substantial and wholly unnecessary privacy impacts on over 20 families (Exhibits 2, 3 and 4). Removal or substantial reduction in deck size and screening that prevents sight lines to the adjacent RH-2 properties will mitigate the impacts.

The rear railings of the roof deck will allow sight lines down into Cesar Chavez windows. They should be pulled back sufficiently to remove these sight lines. Added open space can be provided on the ground level by a larger terrace there with many fewer impacts to privacy.

### **Lack of Affordability**

San Francisco meets its goals for only one of the four RHNA categories – above moderate rate, more commonly referred to as “market rate housing.” It meets not 100% of that goal, but over 200%. In other words, the City already has created more than twice the amount of market rate housing it needs as judged by the State of California – a figure



not appealed by the City. What we gained from the RET study is that the average home size is in the 1500 sf range and that affordability decreases proportionately with increases in unit size.

As shown in Exhibit 5, most units around the project site are under 1000 sf. The average size per unit is just over 1000 sf. Most apartment units are under 1000 sf (and this is including a pro rata share of common space!). This is a neighborhood, then, of much more moderately priced housing than most of the proposed seven units, the largest of which is about 3000 sf plus a storage unit plus a garage plus over 500 sf in deck space. Again please note that the architect's unit area figures are absurd and misleading because they exclude bathrooms (which in the penthouse are as large as some studio apartments in our neighborhood), closets and hallways. NONE of these features are excluded from Planning Code calculations or Tax Assessor areas and we are quite sure the owners will not be excluding that square footage when they advertise these units for sale.

Large units and units with parking serve only to increase rents and sales prices. The City does not need any housing affordable to only the wealthy. It desperately needs a great deal of housing for the many. When we as a City build additional housing in affordability categories that have already been met, we solicit additional international investors and Airbnb use. Anything that can be done to provide incrementally more affordable housing – such as by removing parking and reducing square footage without reducing unit and bedroom count – brings the City closer to meeting its housing needs.

### **Exceptional and Extraordinary Standards**

The site is: 1) a key lot that 2) steeply down slopes from front to back and noticeably down slopes from east to west and is 3) immediately adjacent to single-family homes in 4) RH-2 zoning districts on the north and west sides of the project. The combination of all four of these site characteristics magnify the impacts of the project's north and west elevations, making them appear as massive walls in the back yard of over 20 families who live in small units and buildings, and also results in significant and unnecessary privacy impacts to the same large group of neighbors. That most of the privacy impacts result from the two 530 sf decks serving a huge full-floor penthouse suite – a unit larger than all but one of the surrounding single-story homes – is a clear signal of speculative development that seeks to extract benefits for the few at the expense of many.

This DR is not about stopping housing from being built: WE SUPPORT NEW HOUSING TO THE MAXIMUM PERMITTED DENSITY. This DR is about designing new housing that respects the many existing units around it while addressing the City's



556 27<sup>th</sup> Street Permit Application No. 2016.1028.1418, Discretionary Review Application  
Answers

affordability crisis, not exacerbating it by designing a supersized penthouse suite and constructing parking where it is not needed and where it adds up to \$100,000 in price to each unit, all at the expense of existing City residents who cannot find affordable housing.



*2. Explain how this project would cause unreasonable impacts...to your property and/or the properties of others.*

Although the project is 40-feet tall on 27<sup>th</sup> Street, because of the steep lateral and front-to-rear down slopes the project creates a 40-to-60-foot vertical wall above grade behind the homes on Castro Street and a 55-foot vertical wall (up to the 3<sup>rd</sup> floor) above grade behind the homes on Cesar Chavez. Beyond the 55-foot north side wall part of the 4<sup>th</sup> floor will be seen, especially from the second floors of Cesar Chavez homes. Perched at the 55-foot level will be a 500-square foot deck not set back even an inch from the adjacent building wall creating invasive privacy impacts to all the properties along Cesar Chavez and some of the properties on Castro. Perched at a 30-foot level near the front will be another deck serving the huge penthouse that introduces direct sight lines to the rear of the Castro homes near 27<sup>th</sup>.

The project will also add vehicles to the neighborhood and the City, increasing greenhouse gases, competing with public transit and unnecessarily increasing housing cost, despite the fact this neighborhood is well-served by transit.



*3. What alternatives or changes would respond to the exceptional and extraordinary circumstances?*

1) Introduce a five-foot setback from the ground up on the west side and plant the side yard with fast-growing trees of narrow canopy that will screen the west side of the building from the Castro Street homes.

2) Introduce significant sculpting and terracing on the west and north sides, particularly at the 3<sup>rd</sup> and 4<sup>th</sup> floors, to transition to the adjacent lower density one- and two-unit homes on Castro and Cesar Chavez, to reflect the topography, and to acknowledge the key lot location.

3) Remove rooftop parapet walls on the west side and push screening parapet in at least five feet to reduce perceived height of west wall from Castro Street properties.

4) Remove parking and replace it with storage-level bike parking which will reduce the size of the building, substantially reduce the level of affordability of the units, support local transit and reduce potential carbon emissions. Rear units could then become two-story town-houses and create additional livable space removed thru sculpting and terracing.

5) Remove or reduce in size the two 531 sf fourth-floor decks and pull the roof terrace rear railings in further from the rear building wall to remove sight lines from all decks and terraces into the yards and windows of Castro and Cesar Chavez homes.

6) Replace east side planters with true light wells and add additional light wells to respect the west side apartment windows on the multi-unit building at 550 27<sup>th</sup>.



Sponsor's graphic showing massing reductions: neglects to say nearly all reductions were because original proposal exceeded quantitative code requirements. "Significant sculpting" mandated by the RDT NEVER happened. Instead, code violations were corrected.

Massing Comparison  
From Backyard

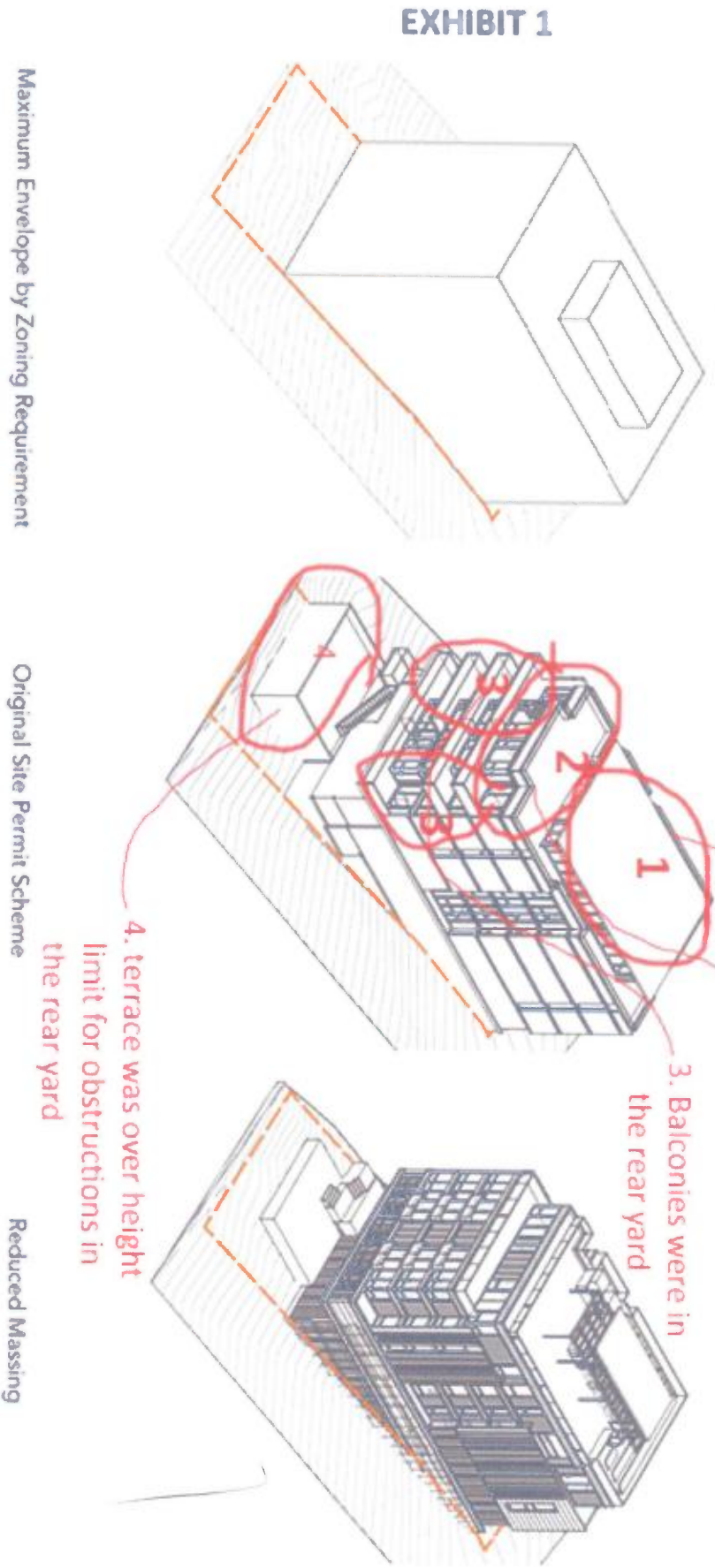




EXHIBIT 2

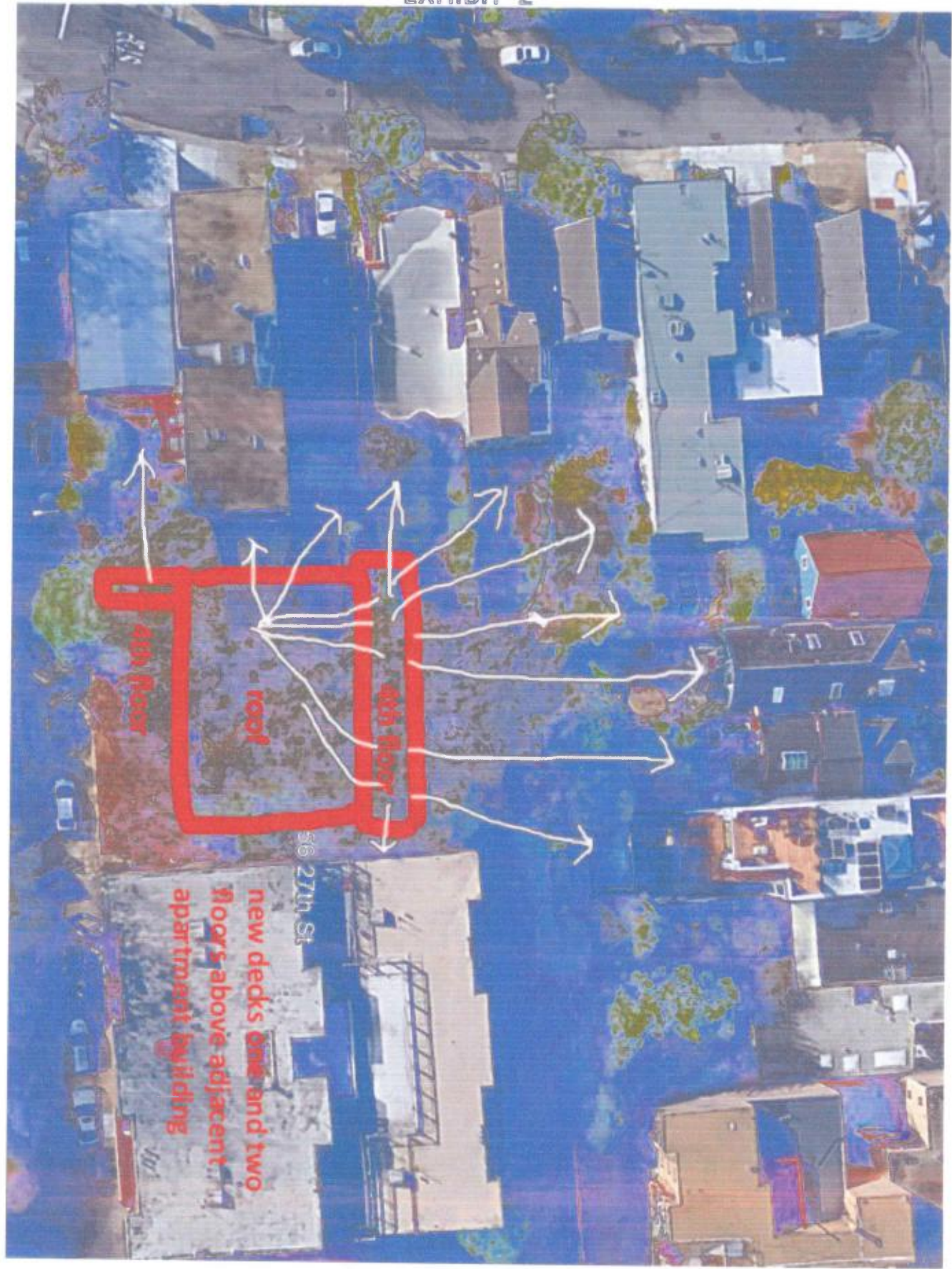
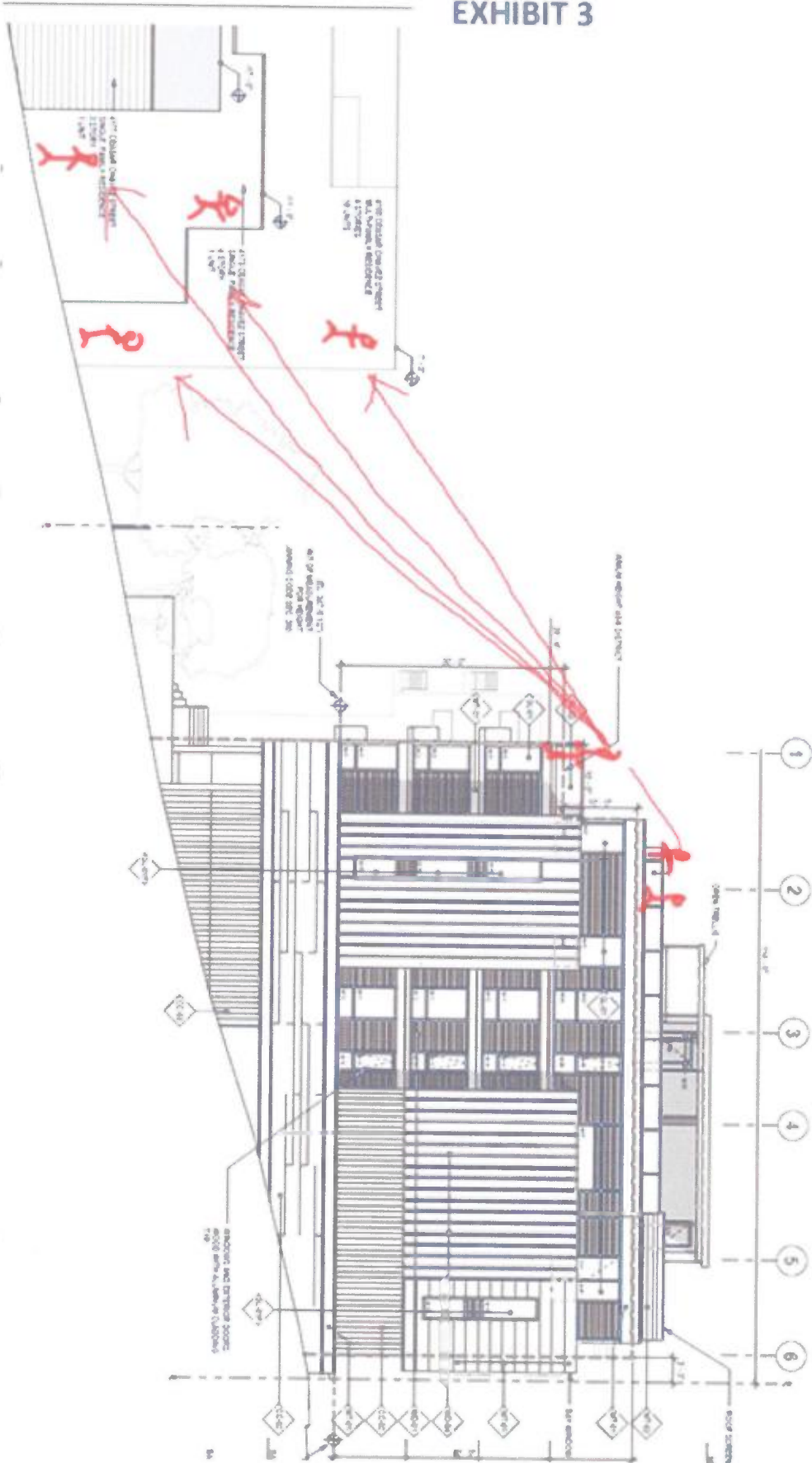




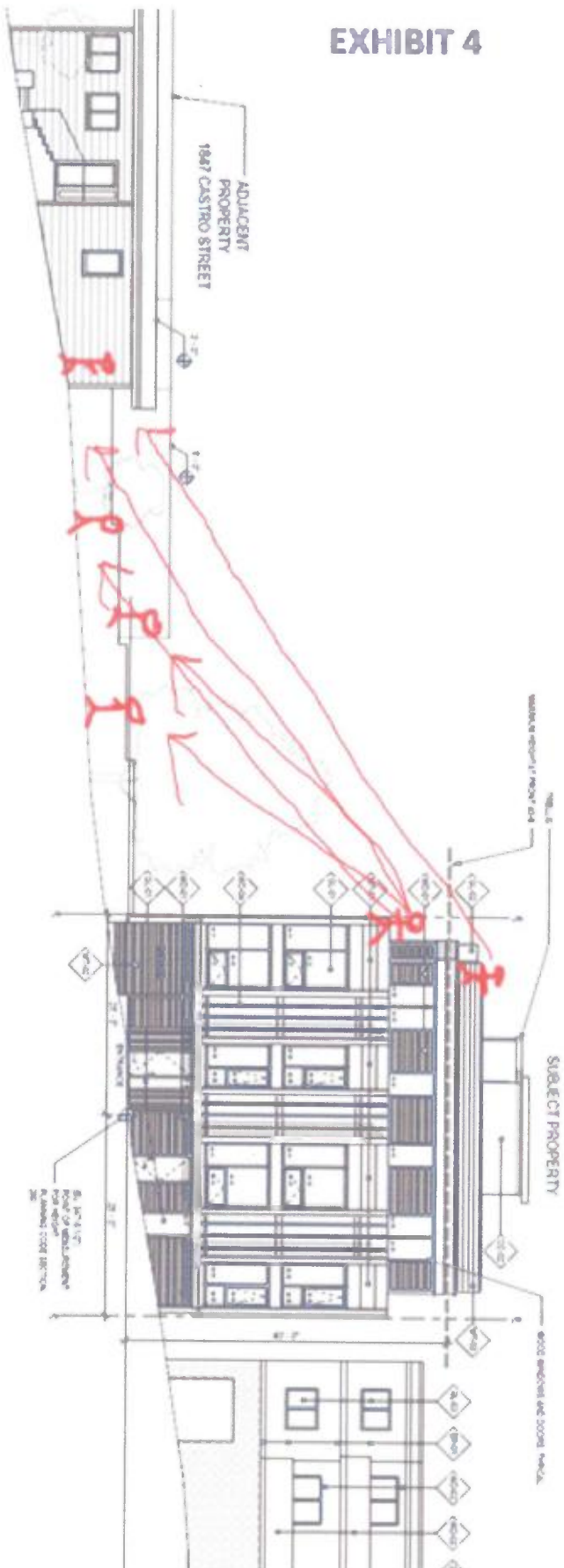
EXHIBIT 3

Site lines from 4th floor penthouse and rooftop to rear yards and rear bedroom windows of Cesar Chavez homes





Sight lines from penthouse deck and roof deck to rear windows and rear yards of homes on Castro and side windows on adjacent rent-controlled apartments.



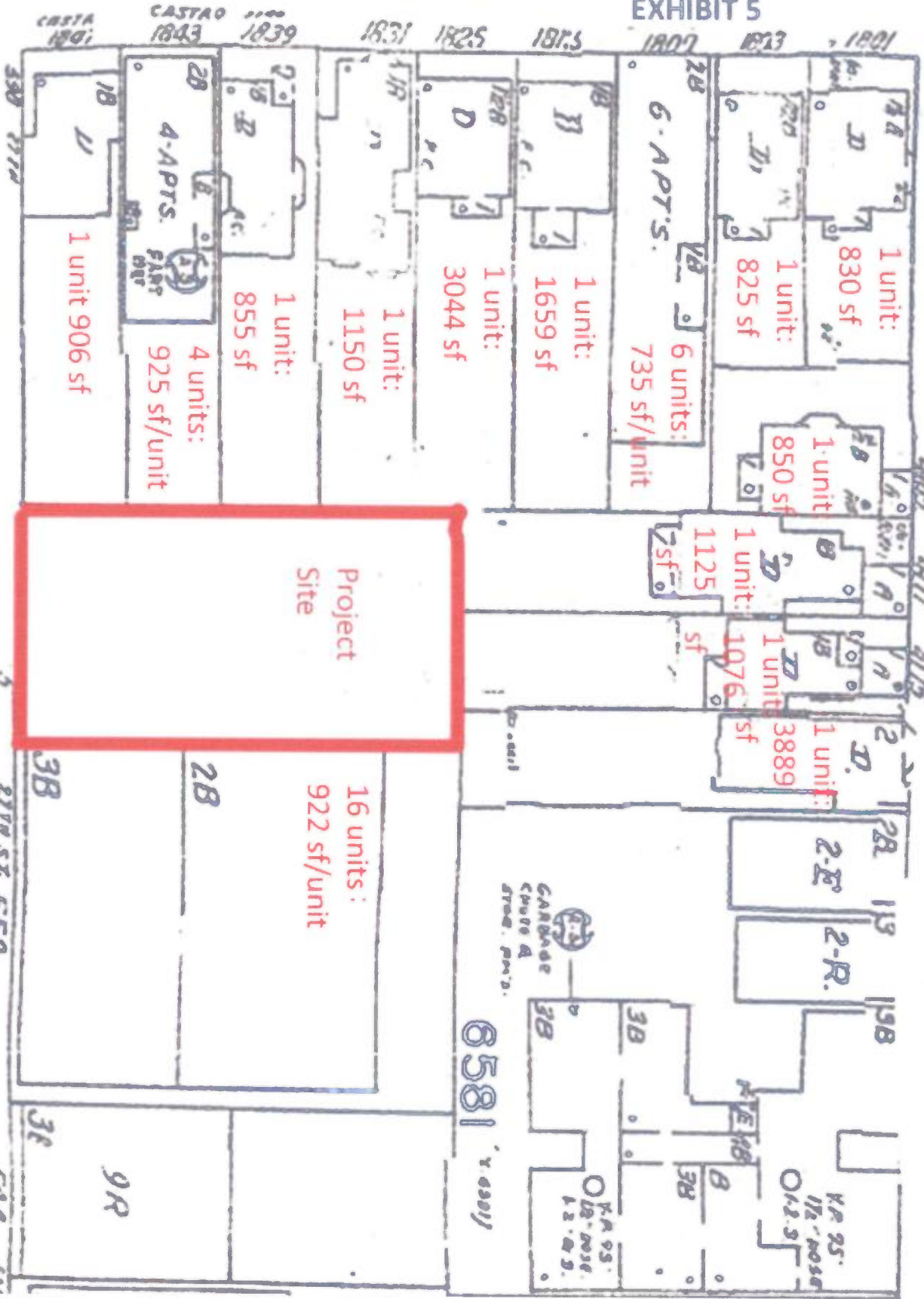


Castro St

EXHIBIT 5

Cesar Chavez

source: Tax Assessor: unit space includes unit share of common space





Application for **Discretionary Review**CASE NUMBER:  
For Staff Use OnlyDiscretionary 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)	OR 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.

For Department Use Only

Application received by Planning Department:

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

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



# APPLICATION FOR Discretionary Review

**COPY**

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: James D. Curran		
DR APPLICANT'S ADDRESS: 1831 Castro Street	ZIP CODE: 94131	TELEPHONE: (415 ) 816-4845
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Sunserry, LLC		
ADDRESS: 630 Taraval Street	ZIP CODE: 94116	TELEPHONE: (415 ) 495-5588
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS: jcurran@wolkincurran.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 556 27th Street		ZIP CODE: 94131		
CROSS STREETS: 27th Street, between Castro Street and Noe Street				
ASSESSORS BLOCK/LOT: 6581 /080	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:

## 3. Project Description

Please check all that apply

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

Present or Previous Use: Empty lots with trees, shrubs, and plants

Proposed Use: Massive, monstrous, multi-million dollar high-end condominiums for techies.

Building Permit Application No. 2016.1028.1418

Date Filed: October 28, 2016



#### 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 type="checkbox"/>	<input checked="" 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 applicant does not care about the impact of this massive project on the neighboring property owners. The applicant only cares about money. The applicant was disingenuous in meeting with the neighbors, and did not answer questions in a clear and forthright manner. The applicant did not agreed to any significant changes to address the impacts to the neighbors.



# 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.

This project would bury the neighboring properties. Measured from the back of the property to the top of the proposed structure, it would be the tallest residential structure in Noe Valley. The proposed multi-million dollar condominium project is completely out of character with the neighboring properties to the west and to the north, most of which are small, single family residences.

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:

If allowed to go forward, the neighbors to the west would not have any direct sunlight for most of the day and for most of the year. The neighbors to the west would be forced to live in the shadow and the cold created by this monstrous tower designed by the same architect responsible for the leaning Millennium Tower. We wouldn't see the sun. Our gardens won't see the sun. The project has a very large garage for many cars, and will greatly increase the car traffic in the neighborhood.

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 height of the project should be revised to "step down" the natural slope of the hill, from 27th Street down to Castro Street and down to Cesar Chavez Street. The money grubbing developer wants to start with the highest allowable on 27th Street, and continue and raise that height as the project goes down the hill. This buries all of the properties to the west and to the north. The height of the project match the natural slope of the hill, and "step down" the hill, so that the neighboring properties won't lose their sunlight.



# 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: James D. Curran

Date: FEB 19, 2018

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

James D. Curran  
Owner / Authorized Agent (circle one)



# Discretionary Review Application Submittal Checklist

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REQUIRED MATERIALS (please check correct column)	DR APPLICATION
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Address labels (copy of the above), if applicable	<input type="radio"/>
Photocopy of this completed application	<input type="checkbox"/>
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## 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: \_\_\_\_\_





**SAN FRANCISCO  
PLANNING  
DEPARTMENT**

**FOR MORE INFORMATION:**  
**Call or visit the San Francisco Planning Department**

**Central Reception**

1650 Mission Street, Suite 400  
San Francisco CA 94103-2479

TEL: **415.558.6378**

FAX: **415 558-6409**

WEB: **<http://www.sfplanning.org>**

**Planning Information Center (PIC)**

1660 Mission Street, First Floor  
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*