



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis

HEARING DATE: MARCH 8, 2018

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

Reception:  
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Planning  
Information:  
**415.558.6377**

*Date:* March 1, 2018  
*Case No.:* **2017-000424DRP**  
*Project Address:* **2714 Broadway**  
*Permit Application:* 2016.12.29.6181  
*Zoning:* RH-1(D) [Residential House, One-Family (Detached)]  
40-X Height and Bulk District  
*Block/Lot:* 0959/009  
*Project Sponsor:* Federico Engel  
Butler Armsden Architects  
1420 Sutter Street, First Floor  
San Francisco, CA 94109  
*Staff Contact:* Brittany Bendix – (415) 575-9114  
[Brittany.bendix@sfgov.org](mailto:Brittany.bendix@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

### PROJECT DESCRIPTION

The proposal includes a rear horizontal expansion of the second story above the existing building volume. The addition will not extend into the required rear yard or side yard areas and will not exceed a height of 30 feet, measured at the front of the building. The proposal also includes a roof deck above the new building volume.

### SITE DESCRIPTION AND PRESENT USE

The project site is located on the north side of Broadway between Broderick Street and Divisadero Street, at the southern edge of the Cow Hollow neighborhood and just north of the Pacific Heights neighborhood. The subject property is 137.5 feet deep and 35 feet wide, contains 4,812.5 square feet and slopes steeply downward from Broadway. The property is developed with a four-story single-family dwelling constructed circa 1908.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is within a portion of the Cow Hollow neighborhood that is noted in the *Cow Hollow Neighborhood Design Guidelines (CHNDG)* as the "Upper Elevation Subarea." The CHNDG characterizes this area as large lots developed with large detached single-family homes. Located in the steepest portion of the Cow Hollow neighborhood, the massing of these buildings varies in scale depending on the topographic conditions of the lots. As is evident along the southern Broadway block face, between Broderick Street and Divisadero Street, dwellings on up-sloping lots vary in scale from three to six stories. Along the northern block face for this portion of Broadway dwellings on down-sloping lots have a three story massing at the street front and then increase up to six stories at the rear of their properties. This change in building heights at the front and rear of properties is a reflection of the neighborhood's topography.

The immediate context of the subject property also reflects this characterization. Both of the subject property's adjacent neighbors, including the DR Requestor's property, are three-stories at the street and increase to four stories at the rear. Further, directly across from the subject property is a five-story single-family dwelling, and directly behind the subject property is a five-story single-family dwelling.

## BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	September 13, 2017 – October 13, 2017	October 12, 2017	March 8, 2018	147 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	February 26, 2018	February 26, 2018	10 days
Mailed Notice	10 days	February 26, 2018	February 26, 2018	10 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	1	-
Other neighbors on the block or directly across the street	-	-	-
Neighborhood groups	-	-	-

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

## DR REQUESTOR

Riva LLC, 2712 Broadway – immediately east of the the subject property.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated October 12, 2017.

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated February 26, 2018.

## ENVIRONMENTAL REVIEW

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

## RESIDENTIAL DESIGN TEAM REVIEW

The subject building addition and resulting rear yard open space is comparable in depth and height with adjacent properties, therefore no exceptional or extraordinary conditions exist.

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

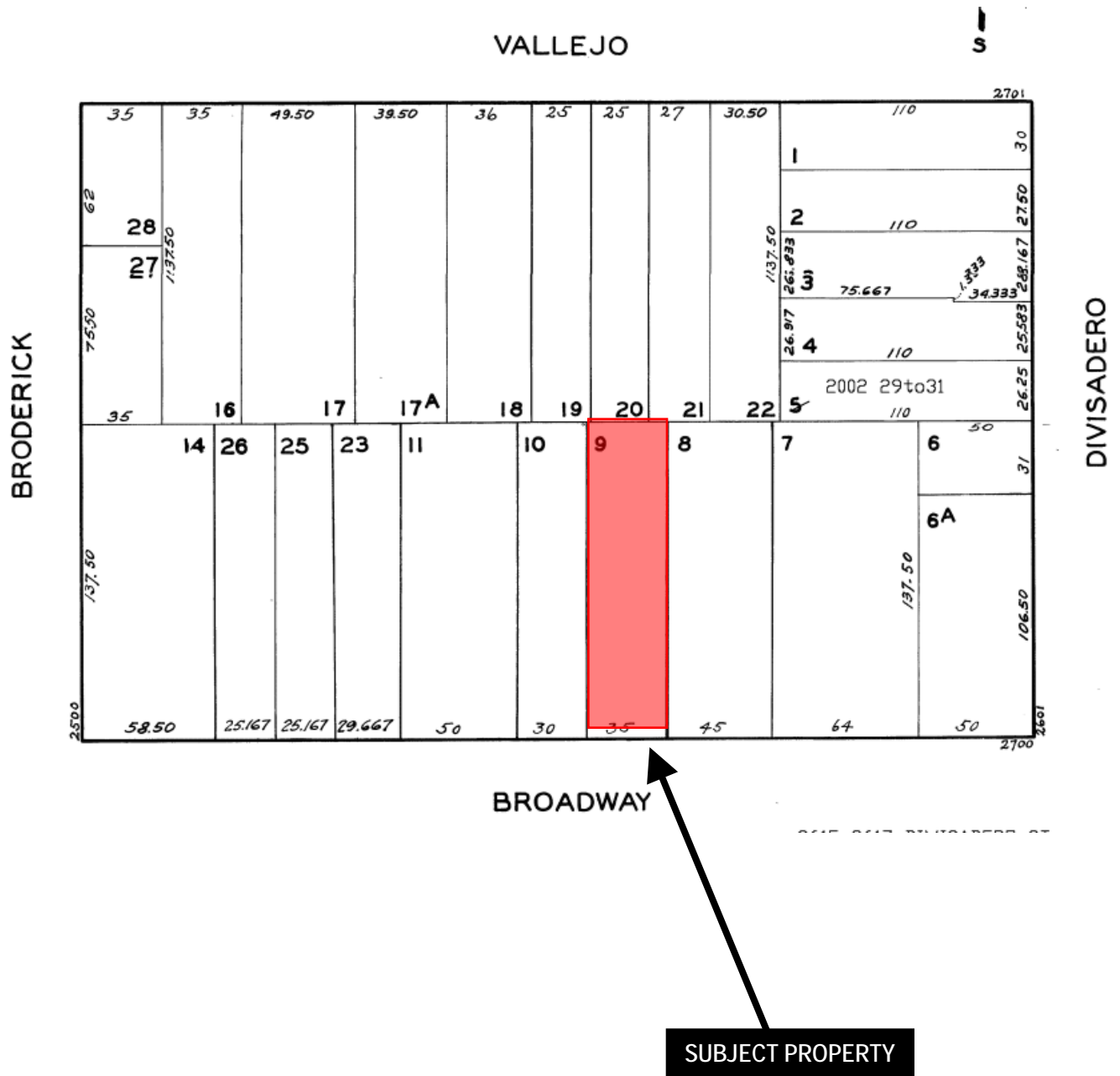
<b>RECOMMENDATION:</b>	<b>Do not take DR and approve project as proposed</b>
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### Attachments:

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
CEQA Determination  
Section 311 Notice  
DR Application  
Response to DR Application dated February 26, 2018  
Reduced Plans

BB: G:\DOCUMENTS\Building Permits\2714 Broadway Street\Case Packet\1 DR - Abbreviated Analysis.docx

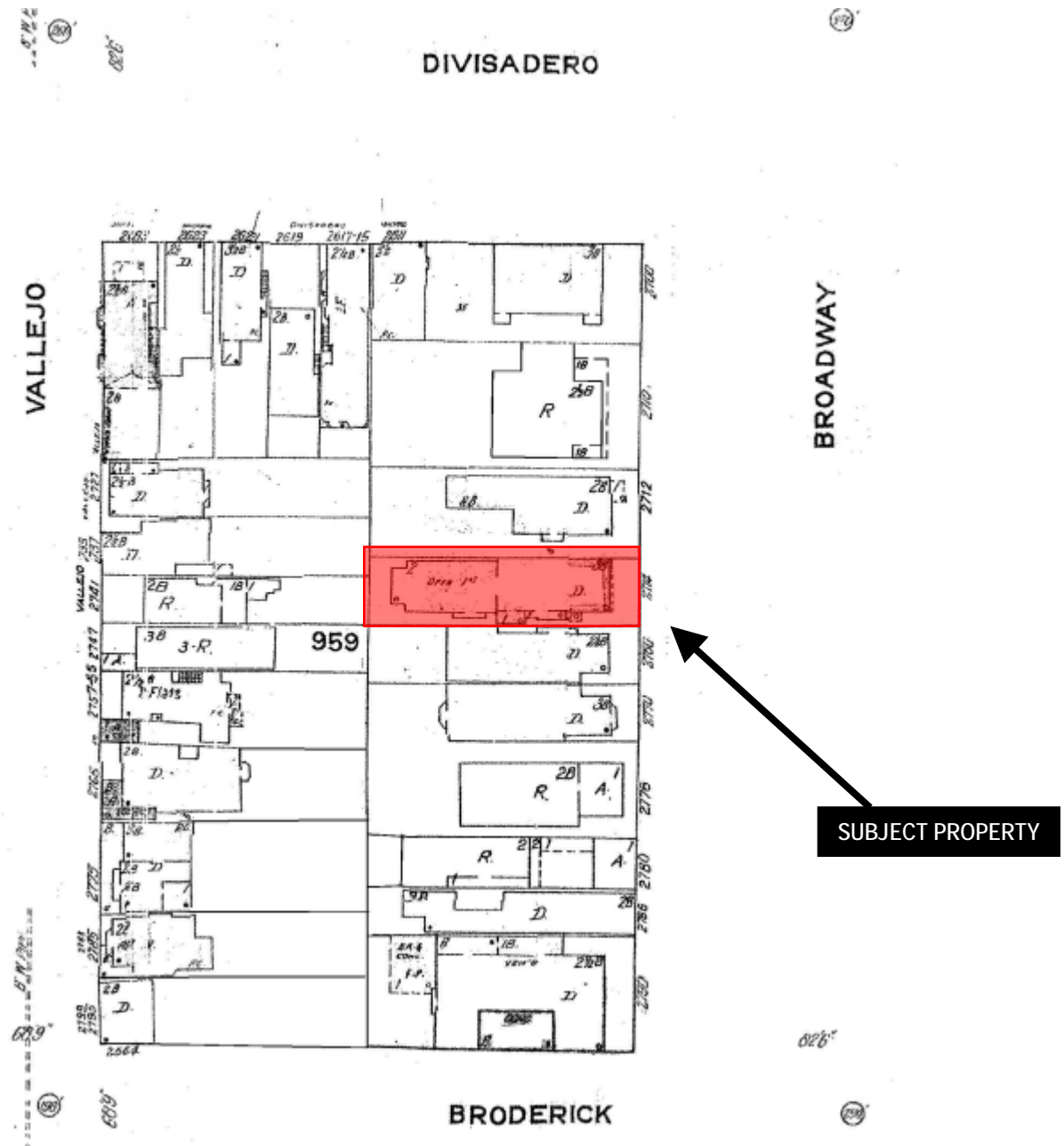
# Parcel Map



Discretionary Review Hearing  
Case Number 2017-000424DRP  
2714 Broadway



# Sanborn Map\*

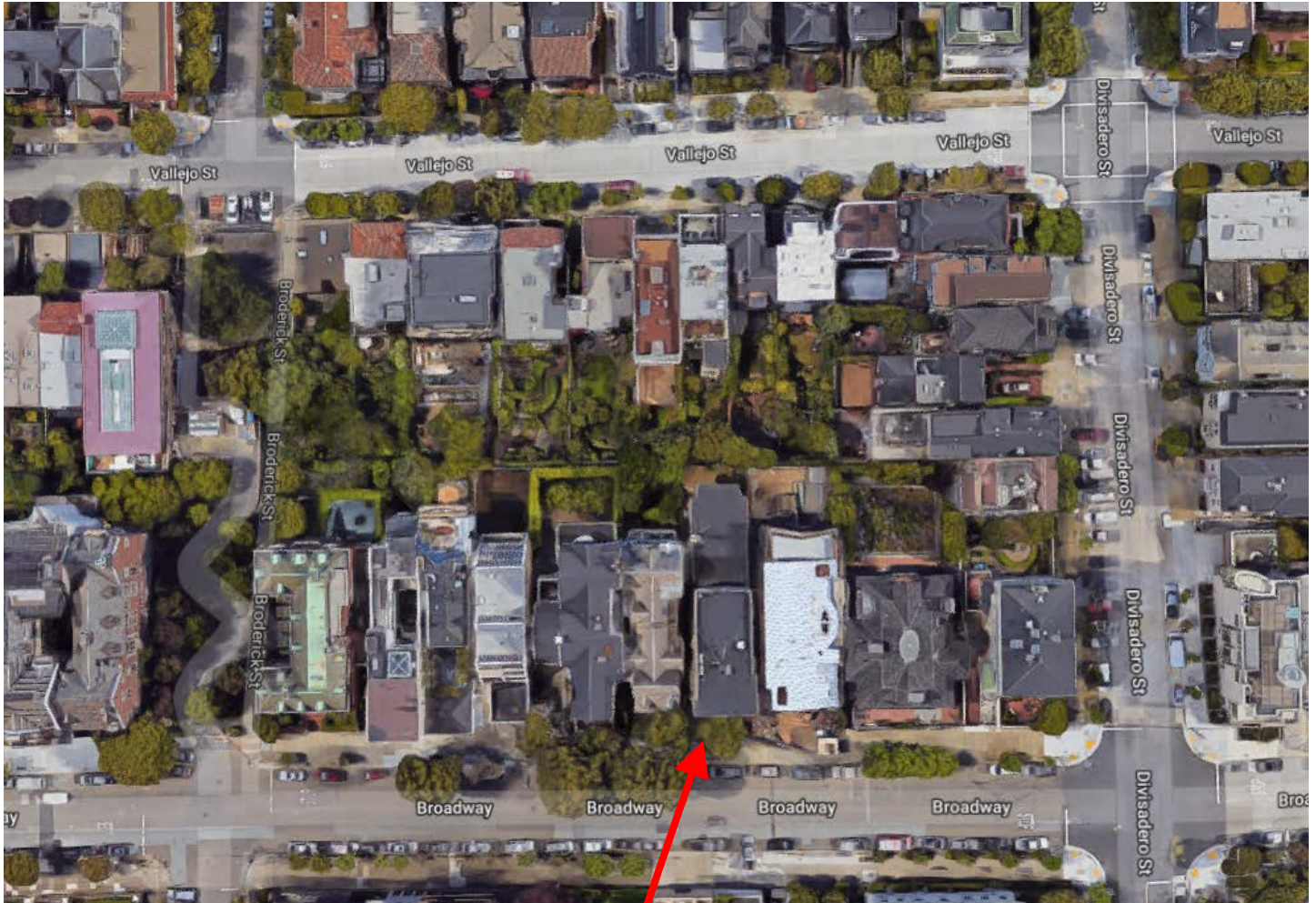


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2017-000424DRP  
2714 Broadway

# Aerial Photo

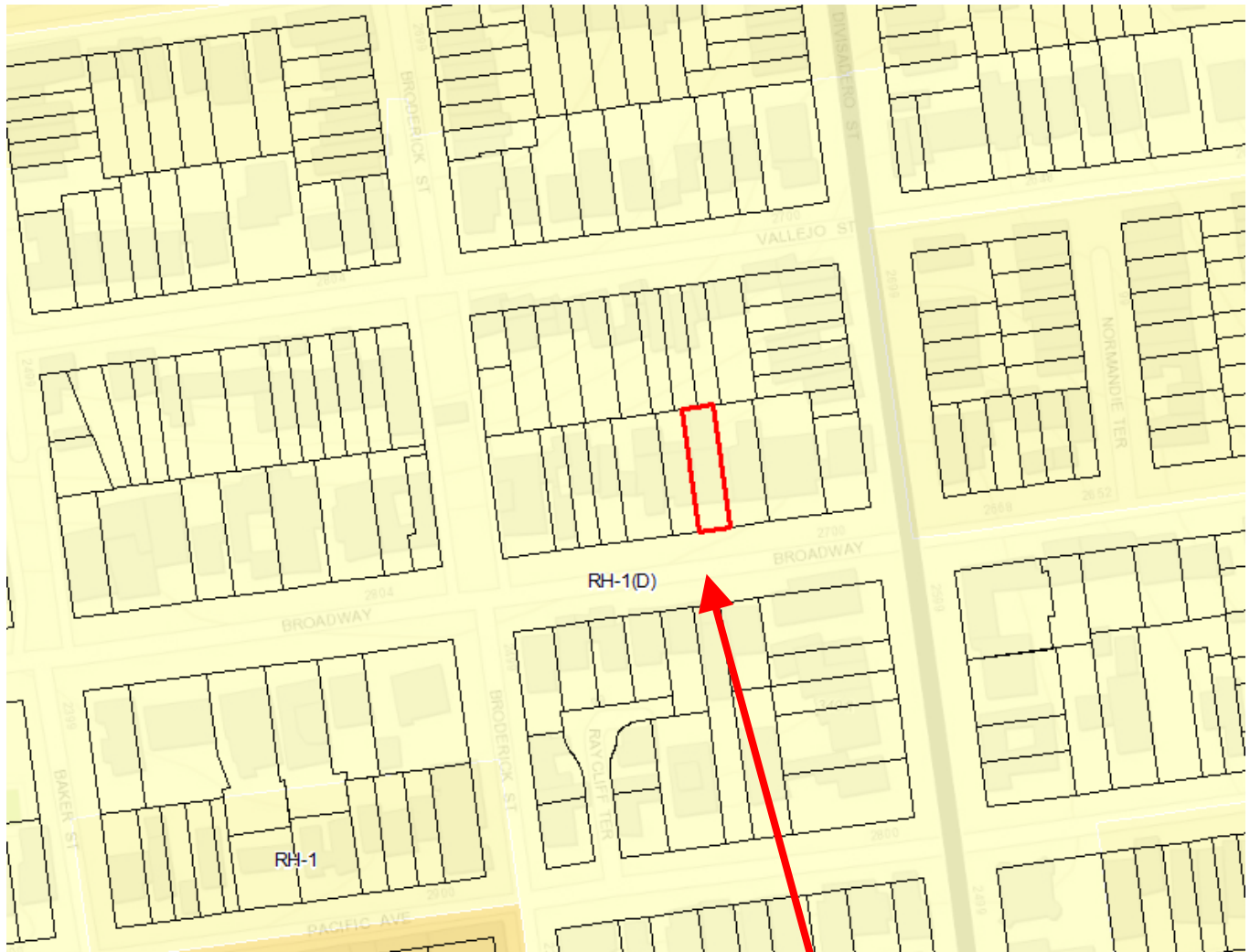


SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2017-000424DRP  
2714 Broadway

# Zoning Map



SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2017-000424DRP  
2714 Broadway



# Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing  
Case Number 2017-000424DRP  
2714 Broadway



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2714 Broadway Street		0959/009	
Case No.	Permit No.	Plans Dated	
2017-000424PRJ	2016.12.29.6181	12/29/16	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. rear horizontal addition			

### STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

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

### STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i> Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <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 Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<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 checked="" 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 Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

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

<b>Check all that apply to the project.</b>	
<input checked="" 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 checked="" 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 checked="" 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): Addition of a roof deck on top of rear addition. Not visible from PROW



<input type="checkbox"/>	<p>9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input type="checkbox"/>	<p>10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p style="margin-left: 40px;"> <input type="checkbox"/> Reclassify to Category A      <input type="checkbox"/> Reclassify to Category C         </p> <p style="margin-left: 40px;">a. Per HRER dated: _____ (attach HRER)</p> <p style="margin-left: 40px;">b. Other (specify): _____</p>
<p><b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b></p>	
<input type="checkbox"/>	<p><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></p>
<input checked="" type="checkbox"/>	<p><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></p>
<p><b>Comments (optional):</b></p>  	
<p><b>Preservation Planner Signature:</b> Stephanie Cisneros</p> <div style="text-align: right; font-size: small;">       Digitally signed by Stephanie Cisneros        DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, ou=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org        Date: 2017.08.11 12:17:00 -07'00'     </div>	

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

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):</p> <p style="margin-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts  <input type="checkbox"/> Step 5 – Advanced Historical Review         </p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>	
<input checked="" type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p>	
	<p><b>Planner Name:</b> Stephanie Cisneros</p> <hr/> <p><b>Project Approval Action:</b></p> <p style="margin-left: 20px;">Building Permit</p> <p style="margin-left: 20px;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></p> <p style="font-size: 2em; font-weight: bold;">Stephanie Cisneros</p> <div style="font-size: x-small;">       Digitally signed by Stephanie Cisneros        DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org        Date: 2017.08.11 12:17:42 -07'00'     </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?
If at least one of the above boxes is checked, further environmental review is required. <b>ATEX FORM</b>	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **December 29, 2016**, the Applicant named below filed Building Permit Application No. **2016.12.29.6181** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>2714 Broadway Street</b>	Applicant:	<b>Federico Engel</b>
Cross Street(s):	<b>Divisadero and Broderick Streets</b>	Address:	<b>1420 Sutter Street</b>
Block/Lot No.:	<b>0959/009</b>	City, State:	<b>San Francisco, CA 94109</b>
Zoning District(s):	<b>RH-1(D) / 40-X</b>	Telephone:	<b>(415) 674-5554</b>
Record No.:	<b>2017-000424PRJ</b>	Email:	<b>engel@butlerarmsden.com</b>

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	13.5 feet	No Change
Side Setbacks	0 feet (east side) 6 feet (west side)	No Change
Building Depth	113 feet	No Change
Rear Yard	11 feet	No Change
Building Height	37 feet	No Change
Number of Stories	4	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
<p>The proposal includes a rear horizontal expansion at the second story, above the existing building volume. The addition will not extend into the required rear yard or side yard areas and will not exceed a height of 30 feet, measured at the front of the building. The proposal also includes a roof deck above the new building volume.</p> <p>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.</p>		

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

Planner: Brittany Bendix  
Telephone: (415) 575-9114  
E-mail: [Brittany.bendix@sfgov.org](mailto:Brittany.bendix@sfgov.org)

**Notice Date: 9/13/2017**  
**Expiration Date: 10/13/2017**

## 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.

Discretionary Review Application  
Applicant: Riva LLC  
Project Address: 2714 Broadway  
Block/Lot: #0959/#09  
Building Permit: #201612296181

Supplemental to the DR Application Dated 10/12/2017

1. The DR Applicant was not part of the pre-application meeting. All meetings with the Project proponents occurred with previous owner of 2712 Broadway. The DR Applicant did, however, meet with the Project proponents in the Summer of 2017, but were left with the impression the project was approved and did not realize changes could still be made to the Project until the 311 notification was received. DR Applicant has met with the Project proponents, but the only items discussed was pulling back the addition ~20" (twenty inches) and considering a section glass guardrail. Neither concession brings the Project into conformance with the Residential Design Guidelines.
2. The subject property has a significant, existing, non-conforming rear yard addition of the basement and first floor that protrudes into, and breaks up, the block's greenbelt. This existing addition extends an impressive 23'-5" (twenty-three feet, five inches) into the 25% rear yard setback, leaving only 11' (eleven feet) of open space, which is far less than the minimum required of 15' (fifteen feet) as part of the RH1-D zoning controls. The ordinance states ***"The rear yard shall be 25% of the lot depth but in no case less than 15."***

The Commission should not allow for additions to buildings that are existing non-conforming with regard to bulk and setbacks, unless the entire building is brought into compliance; otherwise, the Commission is rewarding an owner with additional square feet of living space when they already have non-conforming space that does harm to the neighborhood quality of life.

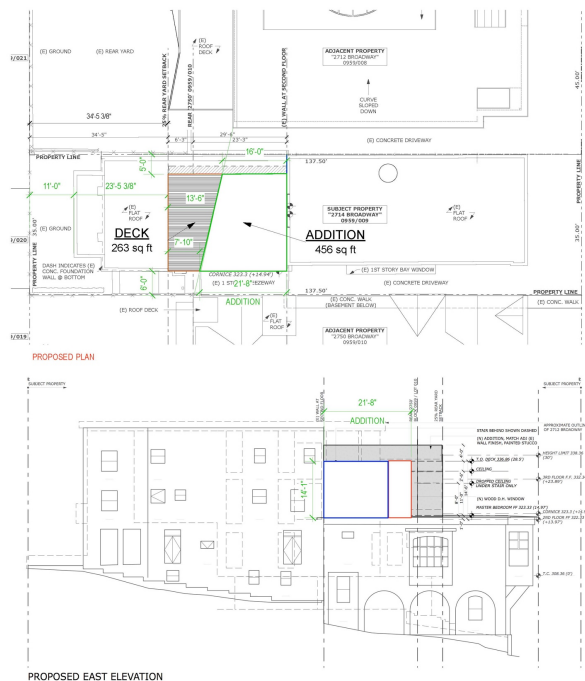


Discretionary Review Application  
Applicant: Riva LLC  
Project Address: 2714 Broadway  
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Building Permit: #201612296181

3. It appears, from the records DR Applicant can access, there is no permit or variance on record for the non-conformance with the 15' (fifteen foot) minimum setback.
4. The existing addition already blocks significant light and air flow to the DR Applicant's property in the rear yard; the proposed new addition will just further exacerbate the light, air and privacy issues presented by this non-conforming structure.
5. The proposed top-floor rooftop deck is an unnecessary addition, as there is an existing roof area in front of, and on the same level as, the proposed addition. The proposed top-floor rooftop deck does not match up to the existing interior elevations as a natural extension of the existing home and is also inconsistent with adjacent neighboring structures. Additionally, the deck, as shown, is greater than 500 sq. ft., exceeding DBI requirements for a structure with a single means of egress.
6. The addition creates a monolithic wall 18' (eighteen feet) in height with a single window facing the property line. This should be reduced. By moving the deck down and in front of the addition, this wall could be as low as 12' (twelve feet) instead. The new addition leaves the feeling of being "boxed in" with the monolithic wall the applicant is proposing.

In terms of light, the Residential Design Guidelines recommend setbacks on upper floors and the addition of open railings. The setback from the property line of the proposed addition is non-existent, whereas on the side adjacent to 2750, it is shown at ~6' (six feet). The proposed addition should be set back further from the property lines consistent with the other neighbor at a minimum of 5' (five feet).

7. The top floor interior space of 2712 Broadway is 13' 6" (thirteen feet, six inches) back from the 25% rear yard setback. The top floor of 2750 Broadway is 6' 3" (six feet, three inches) from the 25% rear yard setback. The applicant should not be allowed to build an addition greater than the average of the two adjacent properties. We suggest mirroring the design with conditioned space to allow for this averaging between the two adjacent properties.





Discretionary Review Application  
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Overall, when looking at the subject property in the context of the entire block, it is one of the largest structures extending into the green and open space – we ask the Commissioners to take this into account when reviewing the proposed Project. The structure, as it currently exists, does not have the required stepped setbacks to allow for access to light and air, so approving an addition that further degrades an already non-conforming situation is not in the best interests of the neighbors or character of the neighborhood. We ask that the Commission require a shading/light study and that it require the Project proponent to significantly reduce the bulk, mass and setbacks to be more in line with the two adjacent structures and to conform to Residential Design Guidelines.

We propose an alternate addition design that generously adds 456 sq. ft. of interior living space, plus a 200+ sq. ft. roof deck on the same level. Our proposed alternate design meets all Residential Design Guidelines and still provides the Project proponent with an ambitious expansion project. See attached plans dated 2/20/2018.



Application for **Discretionary Review**CASE NUMBER  
For Staff Use only

2017-000424 DRP

RECEIVED

OCT 12 2017

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
P.L.C.**APPLICATION FOR  
Discretionary Review**

## 1. Owner/Applicant Information

DR APPLICANT'S NAME		
Rva LLC		
DR APPLICANT'S ADDRESS	ZIP CODE	TELEPHONE
2712 Broadway	94115	( 415 ) 841 6400
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME		
Chris & Vincent Tobkin		
ADDRESS	ZIP CODE	TELEPHONE
2714 Broadway	94115	( )
CONTACT FOR DR APPLICATION		
Same as Above <input type="checkbox"/> David Nelson		
ADDRESS	ZIP CODE	TELEPHONE
c/o SSL Law Firm, LLP, 575 Market Street # 2700, San Francisco, CA	94105	( 415 ) 814-6400
E-MAIL ADDRESS		
david@sslawfirm.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT		ZIP CODE		
2714 Broadway		94115		
CROSS STREETS				
Divisadero & Broderick				
ASSESSORS BLOCK/LOT	LOT DIMENSIONS	LOT AREA (SQ FT)	ZONING DISTRICT	HEIGHT/BULK DISTRICT
0959 / 009	unknown	unknown	RH-1 D	40-x

## 3. Project Description

Please check all that apply

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

Present or Previous Use: Residential

Proposed Use: Residential

Building Permit Application No. 201612296181

Date Filed: 12/29/2016

#### 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.

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Application for **Discretionary Review**

CASE NUMBER  
For Staff Use only

## 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 Exhibit A.

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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 Exhibit A

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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 Exhibit A

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## 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: DocuSigned by:  
*David Nelson* Date: 10/12/2017  
68B35B253BBF491

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

David Nelson, Authorized Agent  
Owner / Authorized Agent (circle one)

Application for **Discretionary Review**CASE NUMBER:  
For Staff Use only

# Discretionary Review Application Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input 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: Jonathan DiSalvoDate: 10/12/17

## Exhibit A

### Answers to DR Application Questions 1 – 3.

- 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.**

The owners of 2714 Broadway ("Project proponents") propose to add a rear horizontal expansion to their historic home at the current second story level, above the existing first floor. The proposal also includes an elevated roof deck above the expansion. ("Project"). The current home's first floor already encroaches significantly into the rear yard setback, leaving its backyard open space substandard and the smallest in the entire block.

The Project, as proposed, violates the letter and spirit of several San Francisco planning policies found within the SF General Plan, the SF Residential Design Guidelines and the SF Planning Code.

#### *General Plan*

The Urban Design Element of the General Plan sets out several policies related to historic resource preservation. Policy 2.5 states that the "character and style of older buildings of all types and degrees of merit can be needlessly hidden and diminished by misguided improvements," "[c]are in remodelings should be exercised in both residential and commercial areas," and "the interest and participation of property owners and occupants should be enlisted in these efforts to retain and improve design quality." General Plan, Urban Design Element, Conservation, Policy 2.5.

Here, the proposed expansion of 2714 Broadway includes: (1) the construction of a nearly 534 square foot (18.5 ft high x 29.5 ft wide) eastern facing wall, with no breaks or setbacks, where none existed before, with only one small window, and (2) a rear wall placed at angles incongruous with the rest of the home's architecture. These features diminish the character of the house by creating visible, exterior walls that in no way reflect or compliment the historic architecture of the home. The current home has a variety of windows on all four sides, which help break up its exterior walls, giving the home a natural, residential feel. All of the exterior walls are also at right angles to each adjoining wall. The eastern wall of the proposed rear expansion feels monolithic in its size, expanse and uninterrupted surface, in sharp contrast to the

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rest of the home's exterior walls. The extension of the wall to create an odd angle with the rear wall only furthers the negative impact of the proposed massive eastern wall.

Moreover, at no time did the Project proponents attempt to enlist neighbor participation or provide a forum for neighborhood input in an effort to improve the design quality or resolve any issues. The DR Applicant recently made an attempt to meet with the Project proponents, see email attached as Attachment 1, but were told that it would be impossible to meet with them until after the DR Application deadline had passed. DR Applicant did recently meet with the Project proponents' architect, who, instead of discussing the substantive components of the expansion plans, merely recommended that DR Applicant file this DR Request.

Given the design of the eastern wall, the Project proponents' proposed expansion plans violate Conservation Policy 2.5 of the General Plan by needlessly diminishing the character of the building and by not providing any opportunity for the neighbors to participate in or influence the design process.

#### *Planning Code*

Section 101 (Purposes) of the Planning Code provides that one of the Code's key purposes is to "provide adequate light, air, privacy and convenience of access to property..." SF Planning Code, § 101.

As mentioned above, the proposed expansion of 2714 Broadway includes the construction of a nearly 534 square foot eastern facing wall, with no breaks or stepbacks, where none existed before. The effect of this massive wall addition to the home's exterior has the very direct impact of greatly reducing the light, air and privacy now enjoyed by the DR Applicant. Indeed, DR Applicant is unaware of any shadowing studies performed by the Project proponents or their architects, or any evaluation to ascertain the degree of impact this expansive wall will have on light and air entering DR Applicant's property and home.

Furthermore, as the rear roof deck is unnecessarily set well above the current third floor, by four and a half (4.5) feet, anyone standing on the eastern side of the deck will have a direct view into both DR Applicant's master bedroom on the second floor and living room on the third floor.

The proposed expansion offends one of the principal purposes of the Planning Code by utterly ignoring the detrimental effects to light, air and privacy the proposed expansion will have on the residents of 2712 Broadway.



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### *Residential Design Guidelines*

#### Light and privacy

With respect to rear yards, the San Francisco Residential Design Guidelines ("RDG") provide that modifications to building design may be appropriate to minimize the impact of the reduction of light on neighboring buildings, such as provide setbacks on the upper floors of the building, including a sloped roof form in the design and incorporating open railings on decks and stairs. RDG, p. 16. Similarly, certain design modifications may be warranted to minimize the impact on privacy. RDG, p. 17.

#### Building mass / open space

The RDG also provide that **even when permitted by the Planning Code**, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of the other buildings that define the mid-block open space. An out-of-scale rear yard addition can leave surrounding residents feeling "boxed-in" and cut-off from the mid-block open space. The RDG recommends the following design modifications to reduce the impact of rear yard expansions: (1) set back upper floors to provide larger rear yard setbacks; (2) notch the building at the rear or provide setbacks from side property lines and (3) reduce the footprint of the proposed building or addition. These are only examples and other modifications may also be appropriate. RDG, pp. 25-27.

The proposed expansion runs contrary to the Guidelines on light, privacy and open space. The construction of the eastern facing wall contemplates a 29.5 foot wide by 18.5 foot high wall, with no breaks or stepbacks, only three feet from the eastern property line. Except for one small window, this uncharacteristically deep and tall wall, although perhaps permitted by building code standards, is inappropriate in this context because the result boxes in the DR Applicant and isolates them from the mid-block open space, which already compromised by the Project proponents' significant encroachment into the rear yard setback on the first floor. It also greatly reduces the light and air entering into DR Applicant's home, as discussed above. Indeed, the effect that the proposed expansion would have on DR Applicant's home is well illustrated by the first figure on page 27 of the RDG and in the "before" and "after" photos, attached here as Attachment 2, which demonstrate the "boxing in" and light reduction effect the addition will have on DR Applicant's home. The bulk and expanse of the eastern facing wall, and the expansion in general, is only exacerbated by the fact that the home is already nonconforming, since much of the first floor encroaches into the rear yard, further taking away from the midblock open space. In total there are already 699 square feet of existing non-conforming structure built on the lot.

Furthermore, the proposed expansion does not incorporate any of the RDG's suggested modifications to minimize the impact of reduction of light on DR Applicant's home, such as providing setbacks on the upper floors of the building, including a sloped roof form in the

Discretionary Review Application  
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design, incorporating open railings on decks and stairs, or reducing the footprint of the proposed addition.

For all of the reasons stated above, DR Applicant requests that the Planning Commission direct Planning Staff to require the changes DR Applicant requests in response to Question 3, below.

**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:**

Those affected by the proposed Project are the neighbors directly next to 2714 Broadway, namely DR Applicant's home at 2712 Broadway and the neighbors on the other side at 2750 Broadway, as well as neighbors directly downhill from 2714 Broadway, who would not only see the massive rear yard addition from the rear of their homes, reducing their sense of mid-block open space, but also be affected by its shadowing effect, particularly during the winter, when the sun stays lower in the sky.

Moreover, the home's historic character would be forever changed by this new addition. The homes on Broadway are viewable from many vantage points in San Francisco. This home was built in 1900, with its non-conforming addition added in 1909; thus it is one of very few homes from this era that survived the 1906 earthquake, and modifications to these homes should be carefully considered, as they are significant contributors to the Pacific Heights Historic District. Adding a modern addition to the home takes away from and changes its longstanding character viewed from many parts of the city. See photos of the view of this property from as far away as Lombard and Chestnut streets, attached here as Attachment 3.

The biggest impacts, however, would be felt by the DR Applicant, namely the shadowing effect (light reduction) on the rear (northern) and western faces of their home and the deprivation of open space ("boxing in"), due to the construction of the nearly 20-foot high solid continuous eastern wall.

**3. What alternative or changes to the proposed project, beyond the change (is any) already made, would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?**

DR Applicant requests that the following modifications to the Project be made in order to reduce the extraordinary impacts to light, privacy and open space created by the proposed Project:

- Reduction of the overall massing of the project
- Reduction in floor to ceiling height of interior space as new addition is incongruous with interior of the existing structure - 9' instead of 11' for example.

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- Reduction of the interstitial space between ceiling and top of deck. 30" can easily be reduced to 18' with a one story addition. Justification for such a large assembly should be provided.
- Exploring a glass handrail for roof deck with thickness as to not require a top cap. Glass handrail is present on the western elevation.
- Reducing the size of the roof deck or elimination of roof deck to reduce the wall height and area of wall and improve light and air.
- Reducing the size of the addition such that it lines up with the interior space on the top floor of 2712 instead of with 2712's roof deck.
- Reconsider the approval of the addition as there is an existing 699sqft of already existing non conforming structure on the parcel in the rear yard setback and it will forever change the historic nature of this property.



Attachment 1

From: "Vincent Tobkin" <[vince.tobkin@gmail.com](mailto:vince.tobkin@gmail.com)>  
Date: Sep 29, 2017 22:02  
Subject: thanks  
To: <[lori.l.huang@gmail.com](mailto:lori.l.huang@gmail.com)>  
Cc: "John Childs" <[john@exquisedesigns.com](mailto:john@exquisedesigns.com)>, "Chris Tobkin" <[chris.tobkin@gmail.com](mailto:chris.tobkin@gmail.com)>

Thanks for your complements about the fence.

We are very busy this weekend and next week. Our daughter is moving to a new apartment this weekend and then next weekend our oldest son is getting married in San Francisco. The week after that I am away all week for board meetings back east and Chris will join me the latter part of that week.

So I probably won't get back to you with detailed answers to your questions until after October 16<sup>th</sup>. I have sent your questions to our architects and will hear back from them when I return to SF. Then we can meet with our architects over full sized drawings.

Vince

## Attachment 2



*Although the Planning Code allows a three-story addition extending into the rear yard, the addition is substantially out of scale with surrounding buildings and impacts the rear yard open space.*



*A two-story addition with a pitched roof lessens the impacts of the addition and is more in scale with the rear of the adjacent buildings.*



*This addition has been scaled back to two stories and is set in from the side property lines to minimize its impact.*



*This addition extends the full width of the lot but is set back at the second floor so the building steps down to the rear yard.*



*The rear stairs are setback from the side property line and their projection into the rear yard is minimized, in order to maintain the mid-block open space.*

**Riva LLC  
2712 Broadway  
San Francisco, CA 94115**

October 12, 2017

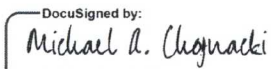
Brittany Bendix, Planner  
San Francisco Department of Building Inspection  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: Authorized Agent for 2712 Broadway, San Francisco, CA 94115

To Whom It May Concern:

Riva LLC, a California limited liability company is the owner ("Owner") of the real property located at 2712 Broadway, San Francisco, CA (the "Property"). By this letter, the Owner authorizes David E. Nelson, and Christine R. Wade from SSL Law Firm, LLP, and DYDX LLC to act as its authorized agents for the Property for the purpose of filing discretionary applications.

Sincerely,

DocuSigned by:  


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Riva LLC

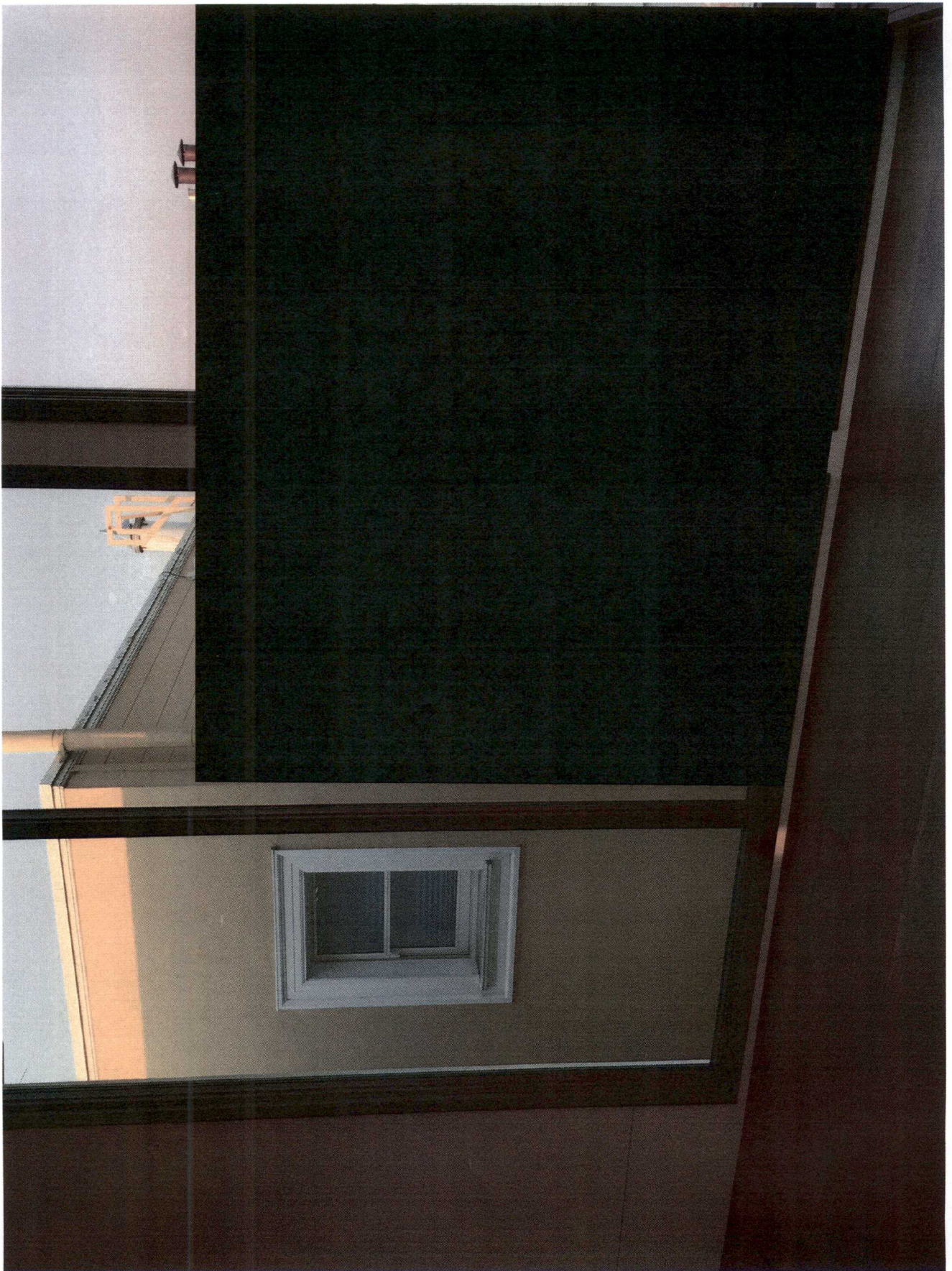
By: Michael A. Chojnacki

Its: Manager





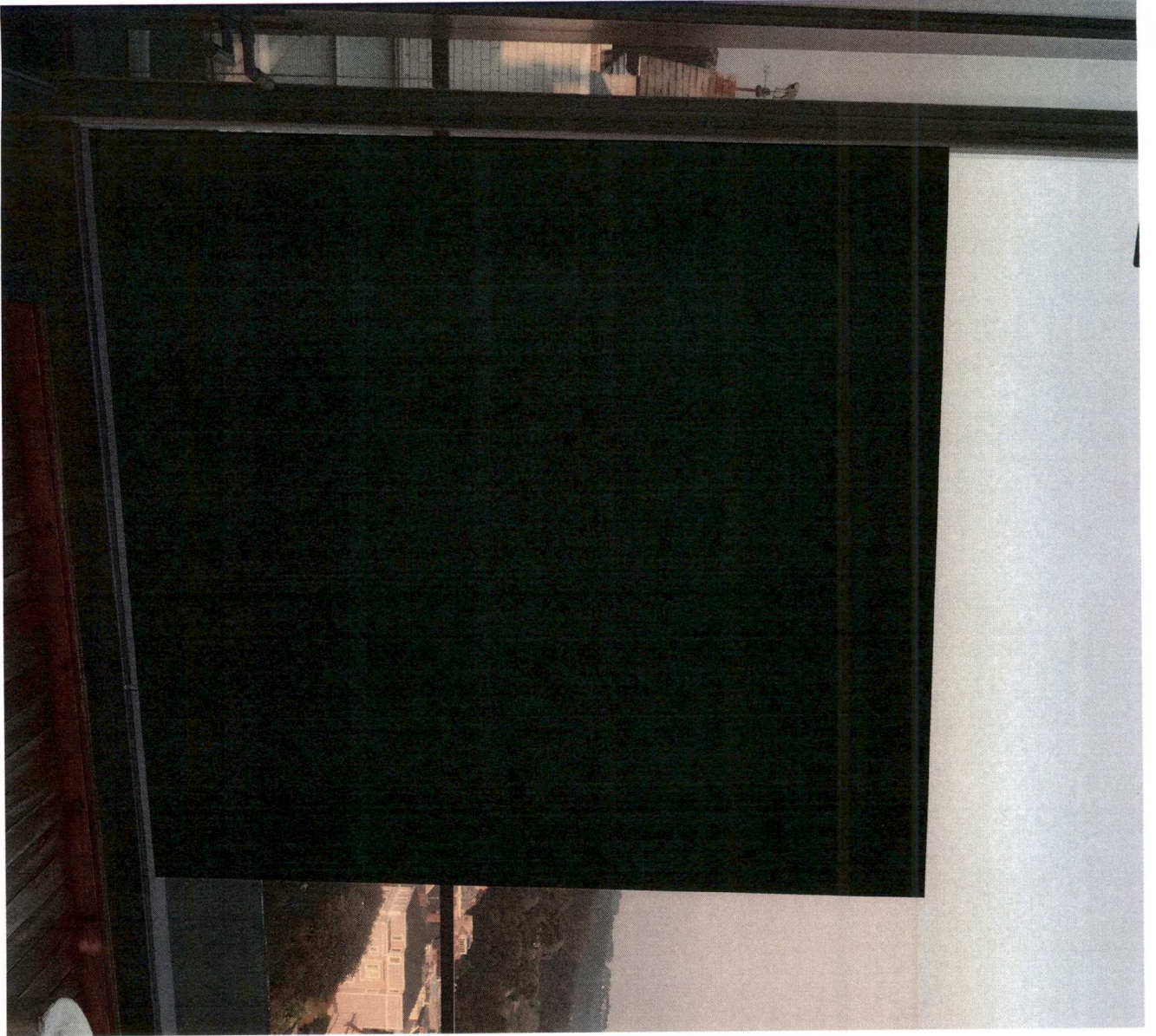








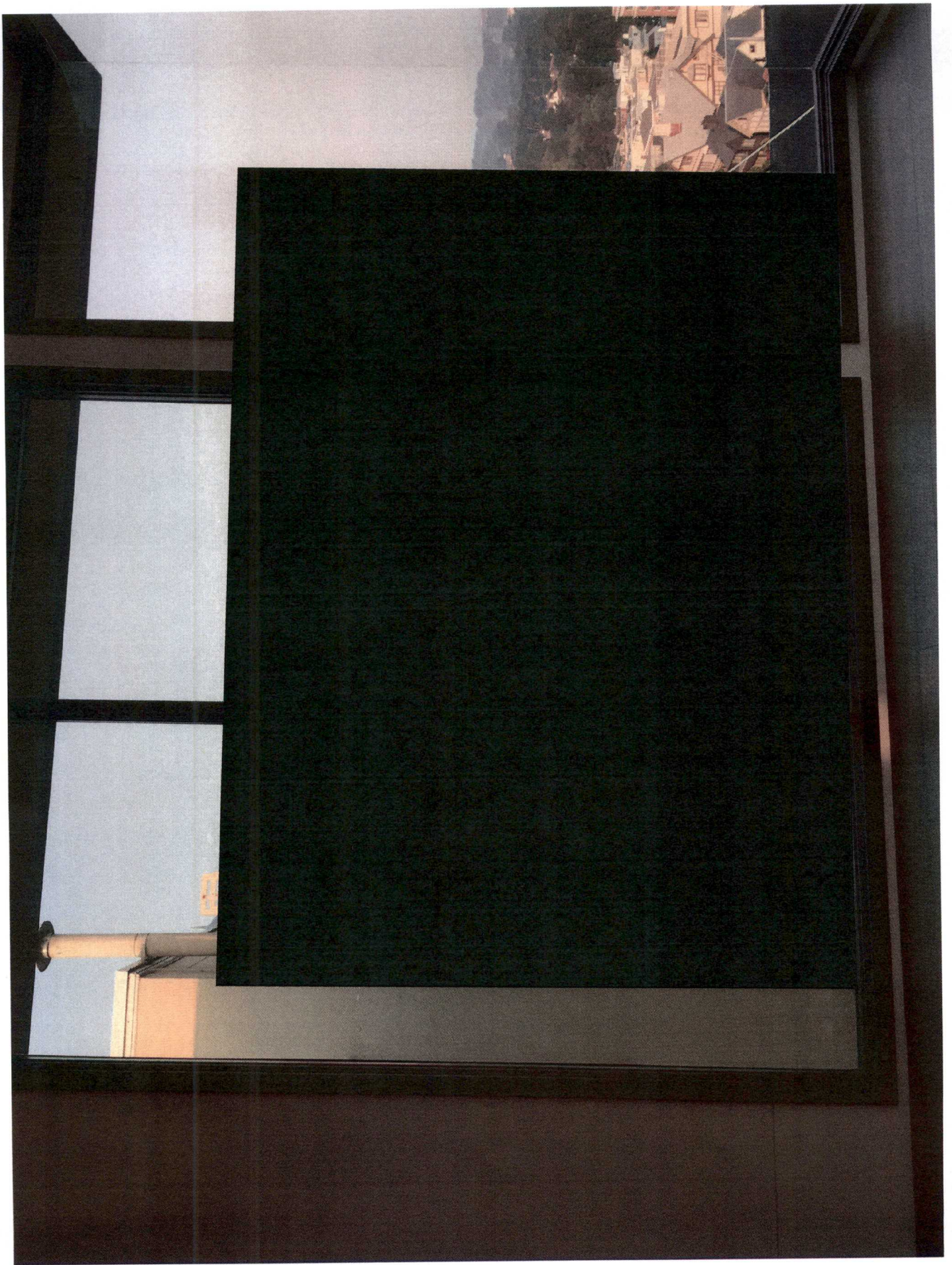




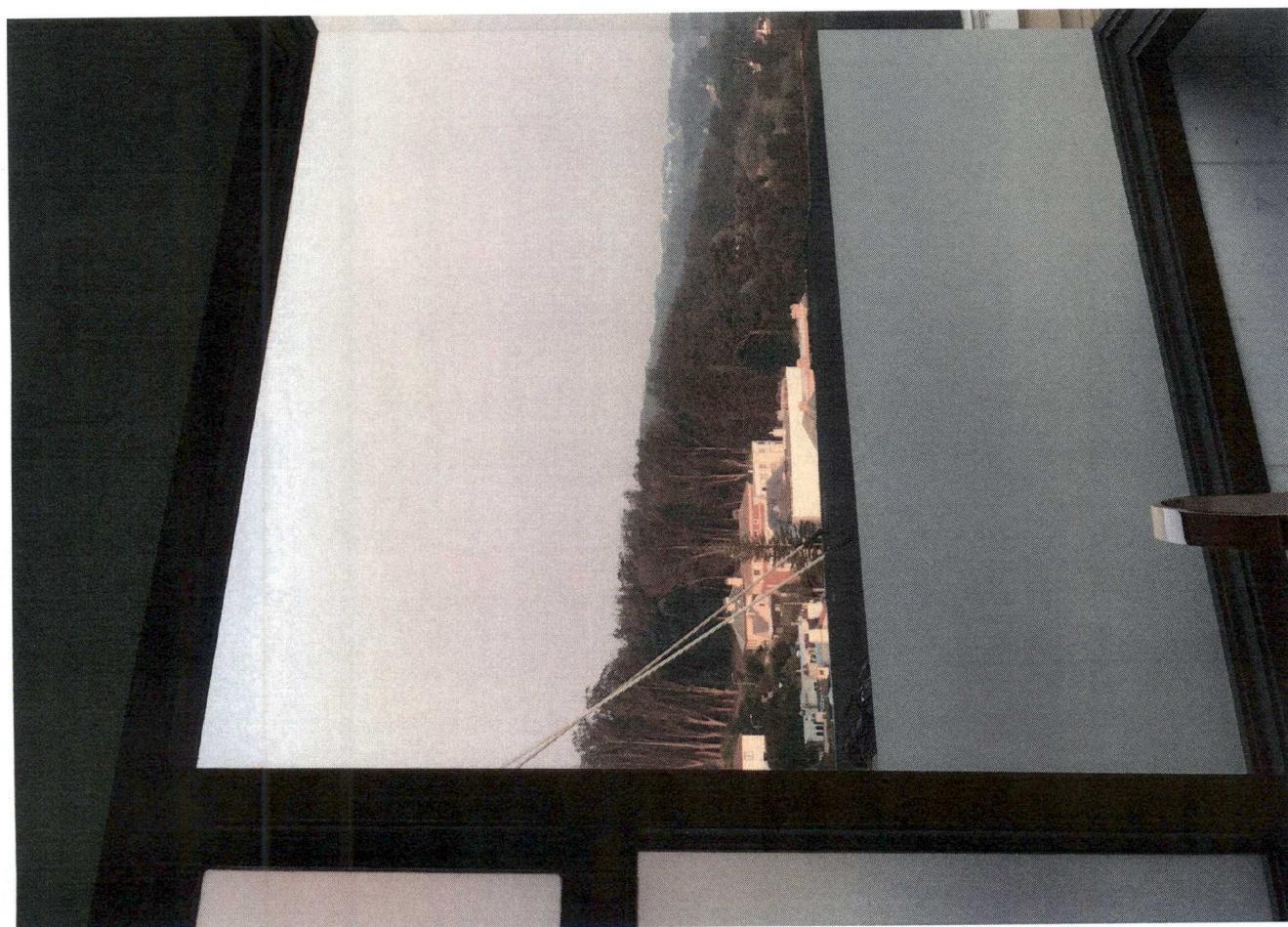




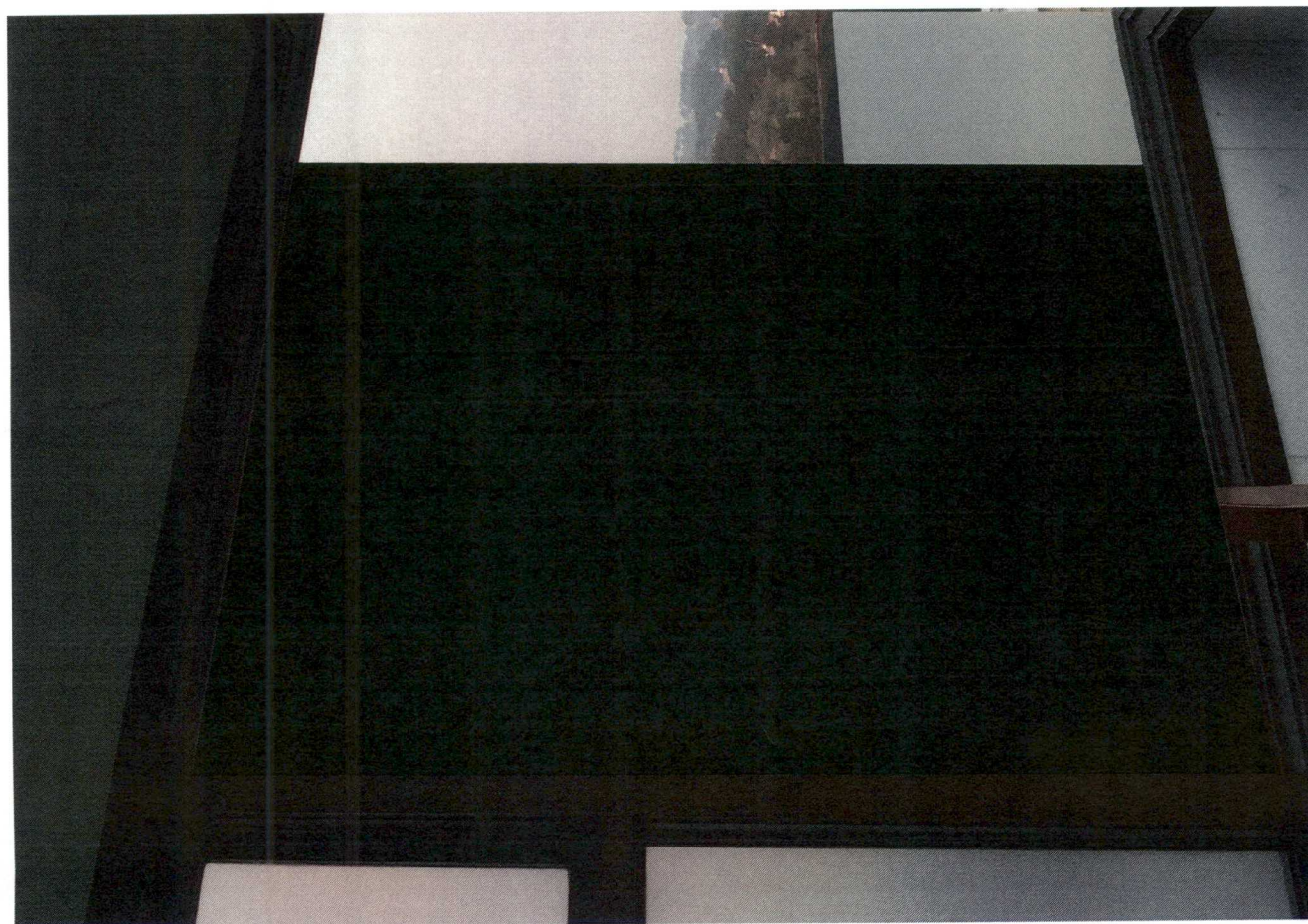










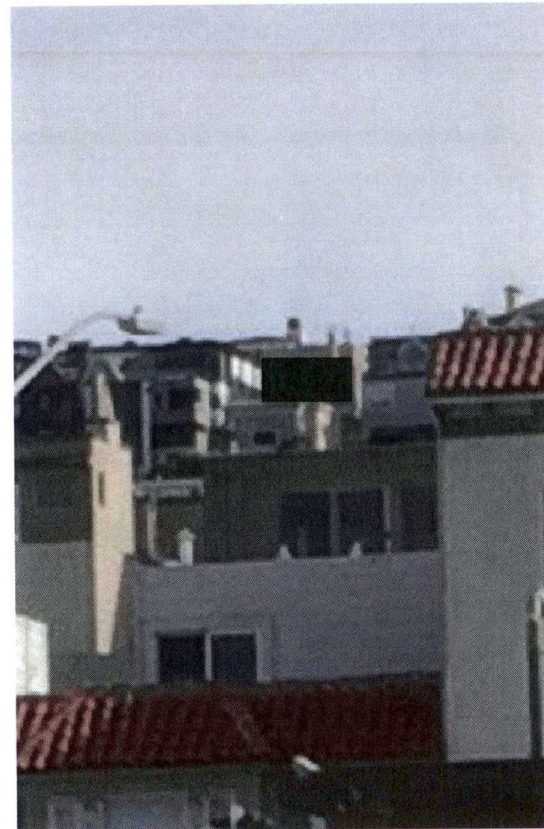


Attachment 3

DR for Building Permit #201612296181



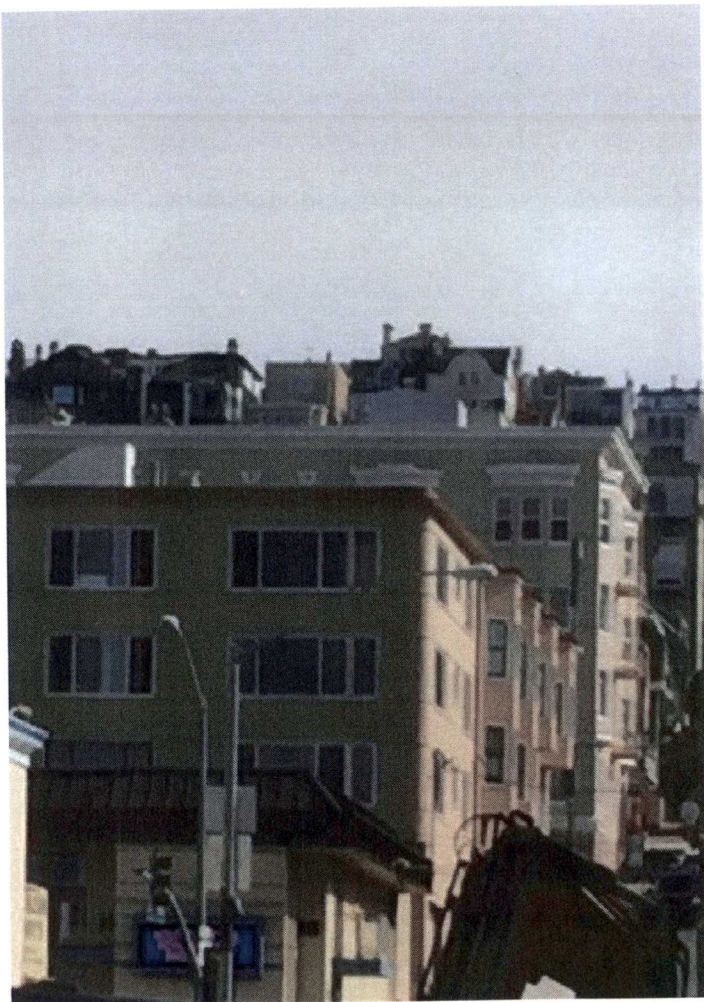
View from Lombard and Broderick



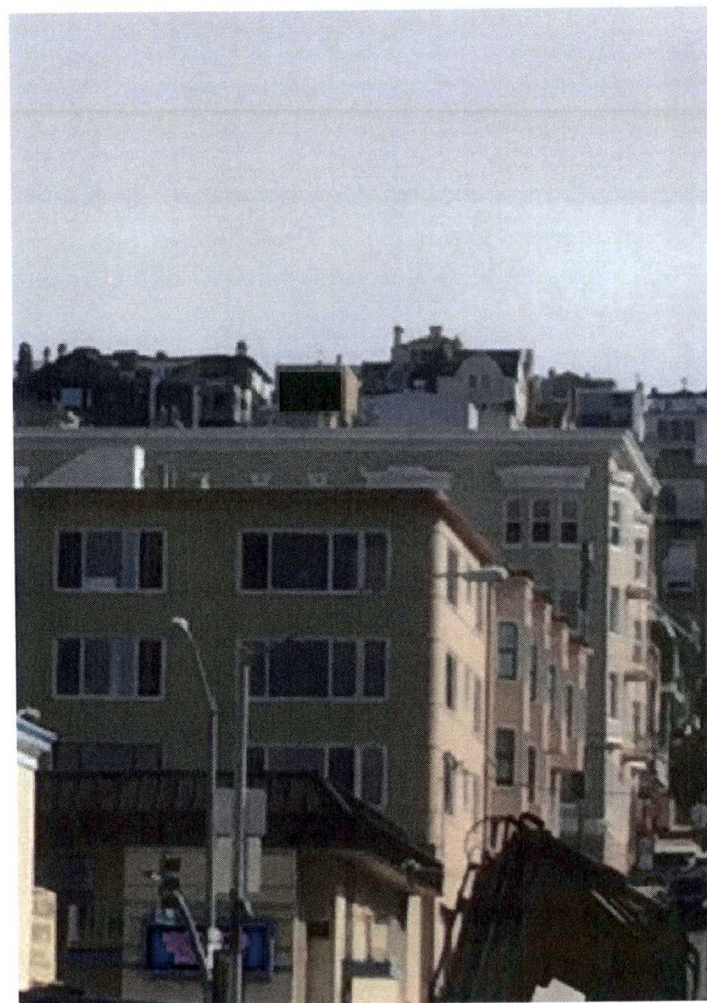
Approximate representation of location of Addition



DR for Building Permit #201612296181



View from Chestnut and Broderick



Approximate representation of location of Addition



DR for Building Permit #201612296181



View from Francisco and Broderick



Approximate representation of location of Addition

# REUBEN, JUNIUS & ROSE, LLP

February 26, 2018

President Rich Hillis  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: 2714 Broadway  
Brief in Support of the Project  
Planning Department Case No. 2017-000424DRP  
Hearing Date: March 8, 2018  
Our File No.: 10913.01**

Dear President Hillis and Commissioners:

Our office is working with Chris and Vincent Tobkin, the owners of the property located at 2714 Broadway (“**Property**”). The Property consists of a 3-story over basement, single-family home. The Tobkins have lived in their home for over thirty years and are proposing a modest rear addition to the second floor (“**Project**”). Among other objectives, the Project will facilitate the reconfiguration of the home’s layout to better accommodate Vincent’s health issues and access in the home. Project plans are attached hereto as Exhibit A. The adjacent neighbors to the east, at 2712 Broadway, have filed a discretionary review (“**DR**”) request of the Project.

The DR request should be denied and the Project approved as proposed because:

- The Project proposes a modest rear addition that has inconsequential, if any, privacy, light, or air impacts on the DR requestor’s property. The side setback distance of the addition from the DR requestor’s home starts at 11’ and increases to 14’, and the addition is angled away from the DR requestor’s property to minimize impacts;
- The Project is fully Code compliant and consistent with all applicable design guidelines;
- Planning staff and the Residential Design Advisory Team (“**RDAT**”) have reviewed the Project on multiple occasions, support the Project as proposed, and after reviewing the DR requestor’s concerns found no changes to the Project were necessary;
- The Project team has attempted to negotiate with the DR requestor and address their concerns, but the DR requestor has been unwilling to communicate; and

- For all of these reasons, no exceptional or extraordinary circumstances have been established that would justify the exercise of discretionary review and modification of the Project.

**A. PROJECT DESCRIPTION**

When designing the proposed addition, the Tobkins sought to eliminate any need for variances or other special authorizations by being in complete compliance with the General Plan, Planning Code, the Residential Design Guidelines (“RDG”). They engaged Butler Armsden Architects to create a high-quality project that responds to their needs and is appropriate for the neighborhood context. The Project contemplates only a modest expansion of the second floor, which retains a large setback from the first floor and retains the setback on the third floor, creating a building envelope that steps down to the rear yard, and a deck above the second floor, providing open space the Property currently lacks. The Property has no usable rear yard.

The Tobkins filed their building permit on December 29, 2016 and sent out 311 notification on September 13, 2017. The DR requestor, Riva, LLC, bought the adjacent property for approximately \$40 million in June, 2017. Riva, LLC’s purchase of the property at 2712 Broadway involved a large team of consultants, which gave them every opportunity to be aware of the Tobkins’ building permit that had been publicly available on the City’s Property Information Map for about six months prior to the purchase. RDAT has reviewed the project twice, once after the building permit was filed and once after the DR request was filed. Both times RDAT found that the Project was in compliance with the RDG and that no revisions were necessary.

**B. THE STANDARD FOR DISCRETIONARY REVIEW HAS NOT BEEN SATISFIED**

Discretionary review is a “special power of the Commission, outside of the normal building permit approval process. It is supposed to be used only when there are exceptional and extraordinary circumstances associated with the proposed project.”<sup>1</sup> The discretionary review authority is based on Sec. 26(a) of the Business & Tax Regulations Code, and moreover, pursuant to the City Attorney’s advice, it is a “sensitive discretion ... which must be exercised with the utmost restraint.” Exceptional or extraordinary circumstances have been defined as complex topography, irregular lot configuration, unusual context, or other circumstances not addressed in the design standards.

The DR power provides the Planning Commission with the authority to modify a project that is otherwise Code compliant, and while the Commission has a lot of latitude in hearing DR cases, the DR power can be exercised only in situations that contain exceptional or extraordinary circumstances. No such circumstances exist here.

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<sup>1</sup> Planning Department publication for the Application Packet for Discretionary Review; emphasis added.

As described in detail below, the DR requestor has failed to establish any exceptional or extraordinary circumstances that are necessary for the Planning Commission to exercise its DR power, and thus the request for DR should be denied.

**1. *Project's impact on privacy and light and air access to the adjacent property are minimal, and do not justify Project changes under DR***

RDAT has reviewed the Project twice for light, air, and privacy concerns and both times determined no changes to the Project were required. Nevertheless, the DR requestor states that the eastern wall addition to the home's exterior "has the very direct impact of greatly reducing the light, air and privacy now enjoyed by the DR Applicant."<sup>2</sup> These effects are overstated and do not rise to the level of exceptional or extraordinary. The Project complies with the required side setback from the property line, which ensures adequate access to light and air. Together with the setback on Riva, LLC's property, there is an 11' separation between the second floors of the two buildings, which expands to 14' at the rear of the addition. (Exhibit B.) The proposed separation is greater than is typical for this district. Contrary to what the blacked-out images the DR requestor prepared purport to show, the proposed separation provides more than sufficient privacy and access to light and air.

The DR requestor seeks modifications to the design of the property to conform with the RDG, however, the RDAT has confirmed no changes are necessary. In fact, the RDG states that "some reduction of light to neighboring buildings can be expected with a building expansion."<sup>3</sup> The guidelines only contemplate revisions to a project when impacts are greater than those that are typically expected. The Project complies with the guidelines' recommendations to minimize impacts on access to light and air by providing setbacks on the upper floors of the building and open railings on decks.<sup>4</sup>

Concerns about privacy are similarly unfounded. The DR requestor states that "anyone standing on the eastern side of the deck will have a direct view into both DR Applicant's master bedroom on the second floor and living room on the third floor." However, the proposed design is sensitive to, and respectful of, the DR requestor's privacy. The slanted rear wall was designed to ensure that the view from the addition and the deck is to the northwest and away from DR requestor's property to the east. In addition, the Project proposes the installation of only one window on the new eastern-facing wall and provides glass partitions on the roof decks. The RDAT agreed – as discussed above, RDAT has reviewed the Project twice and found no issues regarding privacy.

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<sup>2</sup> DR Request, Exhibit A, p. 2.

<sup>3</sup> Residential Design Guidelines, p. 16.

<sup>4</sup> *Id.*

**2. *Massing of the expansion will not affect the mid-block open space***

The DR requestor contends that the eastern-facing wall is “inappropriate in this context because the result boxes in the DR Applicant and isolates them from the mid-block open space.” This statement is exaggerated. The addition was carefully designed to be appropriate given the neighborhood context by including a slanted rear wall that is located at the average of the two adjacent rear building walls. The result is that from the perspective of the neighbors’ properties, the building envelope does not extend further into the rear yard than either of the adjacent neighbors’ rear walls. To state that the addition is incompatible with the neighborhood pattern or would result in being “boxed-in” is a mischaracterization because the addition is in line with the DR requestor’s building.

The Project’s story poles (Exhibit C) show the modest scale of the massing proposed. The Project, as originally proposed, already complied with the RDG’s recommendation of setting back upper floors to provide larger rear yard setbacks.<sup>5</sup> The DR requestor also mentions the effects of the first floor, but any effect the existing first floor may have on the DR requestor’s enjoyment of the mid-block open space is not an issue for this DR.

**3. *The eastern-facing wall and slanted rear wall conform to the character of the existing building***

The DR requestor believes the eastern-facing wall and slanted rear wall “diminish the character of the house by creating visible, exterior walls that in no way reflect or compliment the historic architecture of the home.” However, RDAT has twice confirmed that the Project is compatible with the building’s historical architectural features.

**4. *Tobkins reached out to DR requestor and made specific offers to negotiate a compromise***

Despite DR requestor’s claims to the contrary, the Tobkins have sought to have an open dialogue with their neighbors about the Project since its inception. The Project architects had several meetings with the DR requestors, and the Tobkins generously allowed them to install story poles. The Tobkins then offered specific modifications to the Project. The DR requestors never responded to those offers and then stopped communicating entirely.

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<sup>5</sup> Residential Design Guidelines, p. 26.



**C. CONCLUSION**

No exceptional or extraordinary circumstances have been identified in this case that would justify the Planning Commission's exercise of its DR power. The Project is appropriate and compatible for the context, modest in scale, considerate of the neighbors, and fully Code compliant. For all of the reasons stated above, we respectfully request the Planning Commission to deny the DR request and approve the Project as proposed, thus allowing the Project to move forward. Thank you for your consideration.

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP**



Thomas Tunny

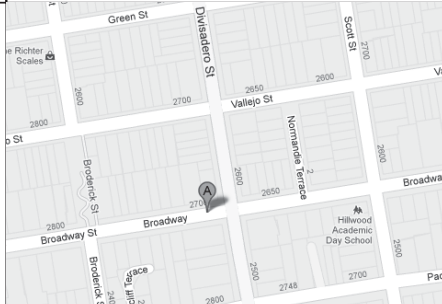
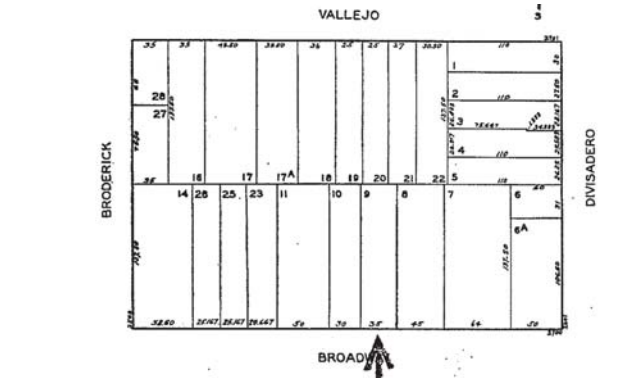
Enclosures

cc: Vice President Myrna Melgar  
Commissioner Rodney Fong  
Commissioner Milicent Johnson  
Commissioner Joel Koppel  
Commissioner Kathrin Moore  
Commissioner Dennis Richards  
Jonas Ionin, Commission Secretary  
Brittany Bendix, Project Planner  
Lewis Butler, Project Architect  
Chris and Vincent Tobkin

## **EXHIBIT A**

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ABBREVIATIONS				SYMBOLS		GENERAL NOTES	PROJECT TEAM	VICINITY MAP
& + @ Ø (D) (E) (N) (R)	AND ANGLE AT DIAMETER NUMBER DEMOLISH EXISTING NEW REPLACE IN KIND	F.D. F.F. & E. F.F. FL. FLUOR. FIXT. F.O. F.O.C. F.O.F. F.O.S. FNMD. FT. FTG. FURR.	FLOOR DRAIN FURNITURE, FIXTURES & EQUIP. FINISH FLOOR FINISH FLOOR FLUORESCENT FITTURE FACE OF FACE OF CONCRETE FACE OF FINISH FACE OF STUD FOUNDATION REF. FOOT OR FEET FOOTING FURRING	P.G. PL. PLAM. PLYWD. PR. PROP.LIN. P.T.	PAINT GRADE PLATE PLASTIC LAMINATE PLYWOOD PAIR PROPERTY LINE PRESSURE TREATED	1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS. 2. CONTRACTOR WILL HAVE EXAMINED THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND WILL HAVE SATISFIED HIMSELF AS TO THE CONDITION OF EXISTING WORK AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR BY REASON OF ANY OMISSION ON HIS PART TO INCLUDE THE COSTS OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT ESPECIALLY OR PARTICULARLY SHOWN OR NOTED BUT WHICH ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS. 3. ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING WORK. 4. CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM. 5. CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT. 6. CONTRACTOR TO CONFORM TO HOMEOWNERS ASSOCIATION RULES AND GUIDELINES. 7. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD ITEMS AND OF APPROXIMATE DELIVERY DATES. 8. ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS. 9. IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. 10. DRAWINGS INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK. 11. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS. 12. ALL DIMENSIONS TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY. DIMENSIONS ARE NOT TO BE SCALED OFF DRAWINGS. 13. THESE NOTES TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE SUBSECTIONS OF THESE DRAWINGS. 14. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N. 15. WEATHER STRIP ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHER STRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF THE DOOR MUST BE WEATHERSTRIPPED. INCLUDING THE THRESHOLD 16. CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GREATER TO PREVENT AIR INFILTRATION. 17. WINDOWS TO BE OPERABLE AND CLEANED, U.O.N. 18. ALL WALL FRAMING SHALL BE 2x4 @ 16" O.C. MINIMUM, U.O.N. 19. ALL GYPSUM BOARD SHALL BE 5/8" THICK, TYPE "X", U.O.N. 20. ALL GYPSUM AND/OR PLASTER SURFACES SHALL BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND WITH NO VISIBLE JOINTS. U.O.N. 21. STUCCO OVER WOOD SHEATHING SHALL INCLUDE TWO LAYERS OF GRADE 'D' BUILDING PAPER. 22. STRUCTURAL WOOD MEMBERS ADJACENT TO CONCRETE ARE TO BE PRESSURE TREATED DOUGLAS FIR.	<b>ARCHITECT:</b> BUTLER ARMSDEN ARCHITECTS 1420 SUTTER ST., FIRST FLOOR SAN FRANCISCO, CA 94109 T 415-674-5554 F 415-674-5558  <b>SURVEYOR:</b> MARTIN M. RON ASSOCIATES 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 T 415-543-4500	
B.D. BLDG. BLK. BLKG. BM. B.O. B.U.R. B/W	BOARD BUILDING BLOCK BLOCKING BEAM BOTTOM OF BUILT UP ROOFING BETWEEN	G.L. GRND. GSM. GYP.  H.B. H.C. HDWD. HDWR. HT. HORIZ. HR.	GLASS GRADE GROUND GALVANIZED SHEET METAL GYPSUM  HOSE BIB HOLLOW CORE HARDWOOD HARDWARE HEIGHT HORIZONTAL HOUR	S. S.C. SCHD. SD SECT. SHR. SHT SIM. SL. S.L.D. SPEC. SQ. S.S.D.	SOUTH SOLID CORE SCHEDULE SMOKE DETECTOR SECTION SHOWER SHEET SIMILAR SLOPE SEE LANDSCAPE DRAWINGS SPECIFICATION SQUARE SEE STRUCTURAL DRAWINGS STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SYMMETRICAL			
BDL. DTL. DIA. DIM. DN DR. DS. DWG. DWR.	DOUBLE DETAIL DIAMETER DIMENSION DOWN DOOR DOWNSPOUT DRAWING DRAWER	IN. INSUL. INT.  LAM. LAV. L.O. LT.	INCH OR INCHES. INSULATION INTERIOR  LAMINATE LAVATORY LINE OF LIGHT	T. T.B. TEL. T.&G. THK. THMPR. T.O. T.O.P. T.O.W. T.S. T.V. TYP.	TREAD TOWEL BAR TELEPHONE TONGUE AND GROVE THICK TEMPERED TOP OF TOP OF PAVEMENT TOP OF WALL TUBULAR STEEL TELEVISION TYPICAL			
E. EA. ELEC. ELEV. ENCL. EQ. EQUIP. EXT.	EACH EAST ELECTRICAL ELEVATION ENCLOSURE EQUAL EQUIPMENT EXTERIOR	N. N.I.C. NO. NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE	U.O.N.  V.C.T. VERT. V.I.F.	UNLESS OTHERWISE NOTED  VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD			
		O/ O.A. O.A.E. OBS. O.C. O.D. OPNG. OPP. O.R.B.	OVER OVERALL OR APPROVED EQUAL OBSCURE ON CENTER OUTSIDE DIAMETER OPENING OPPOSITE OIL RUBBED BRONZE	W. W/ WD. WITHOUT W/P. WT.	WEST WITH WOOD WITHOUT WATERPROOFING WEIGHT			
						<b>CODES</b>	<b>SCOPE OF WORK</b>	
						2013 CA BLDG. CODE 2013 S.F. BLDG. CODE & AMENDMENTS 2013 CA ENERGY CODE 2013 S.F. ELECTRICAL CODE 2013 S.F. MECHANICAL CODE 2013 S.F. PLUMBING CODE 2013 S.F. FIRE CODE	<b>HORIZONTAL ADDITION AT REAR SECOND FLOOR AND ROOF DECK ABOVE ADDITION ON THIRD FLOOR.</b>	
						<b>BLOCK MAP</b>	<b>SHEET INDEX</b>	
							<div>ARCHITECTURAL:</div> <div>A0.0 TITLE SHEET</div> <div>A0.1 SITE PHOTOS</div> <div>A0.2 SITE PHOTOS</div> <div>A0.3 SITE PLANS</div> <div>A1.1 EXISTING PLANS</div> <div>A1.2 EXISTING PLANS</div> <div>A1.3 EXISTING ELEVATIONS</div> <div>A1.4 EXISTING ELEVATIONS</div> <div>A1.5 EXISTING SECTION</div> <div>A2.1 PROPOSED PLANS</div> <div>A3.1 PROPOSED ELEVATIONS</div> <div>A3.2 PROPOSED ELEVATIONS</div> <div>A3.3 PROPOSED SECTION</div>	<div>SITE PERMIT - SUBMITTALS DATE: 08/10/17</div> <div>SITE PERMIT - REVISIONS DATE: 08/10/17</div>

2

BLOCK MAP

NOT TO SCALE

1

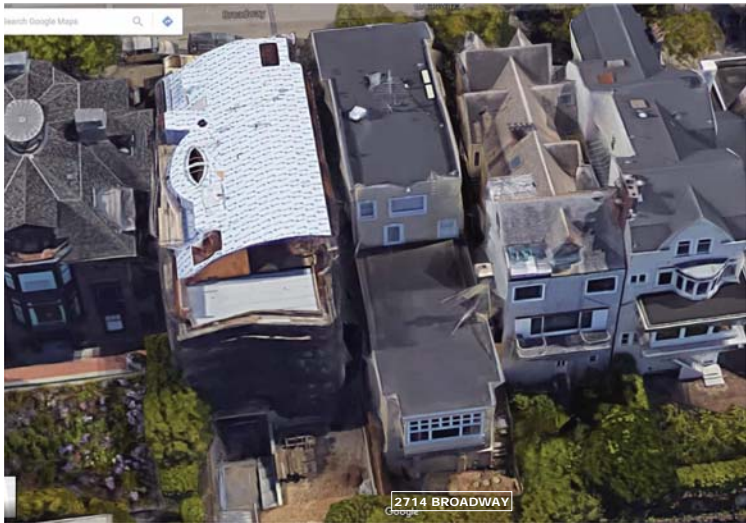
SANBORN MAP

NOT TO SCALE





6 GOOGLE EARTH VIEW- WEST  
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5 GOOGLE EARTH VIEW- NORTH  
NOT TO SCALE



4 GOOGLE EARTH VIEW- EAST  
NOT TO SCALE

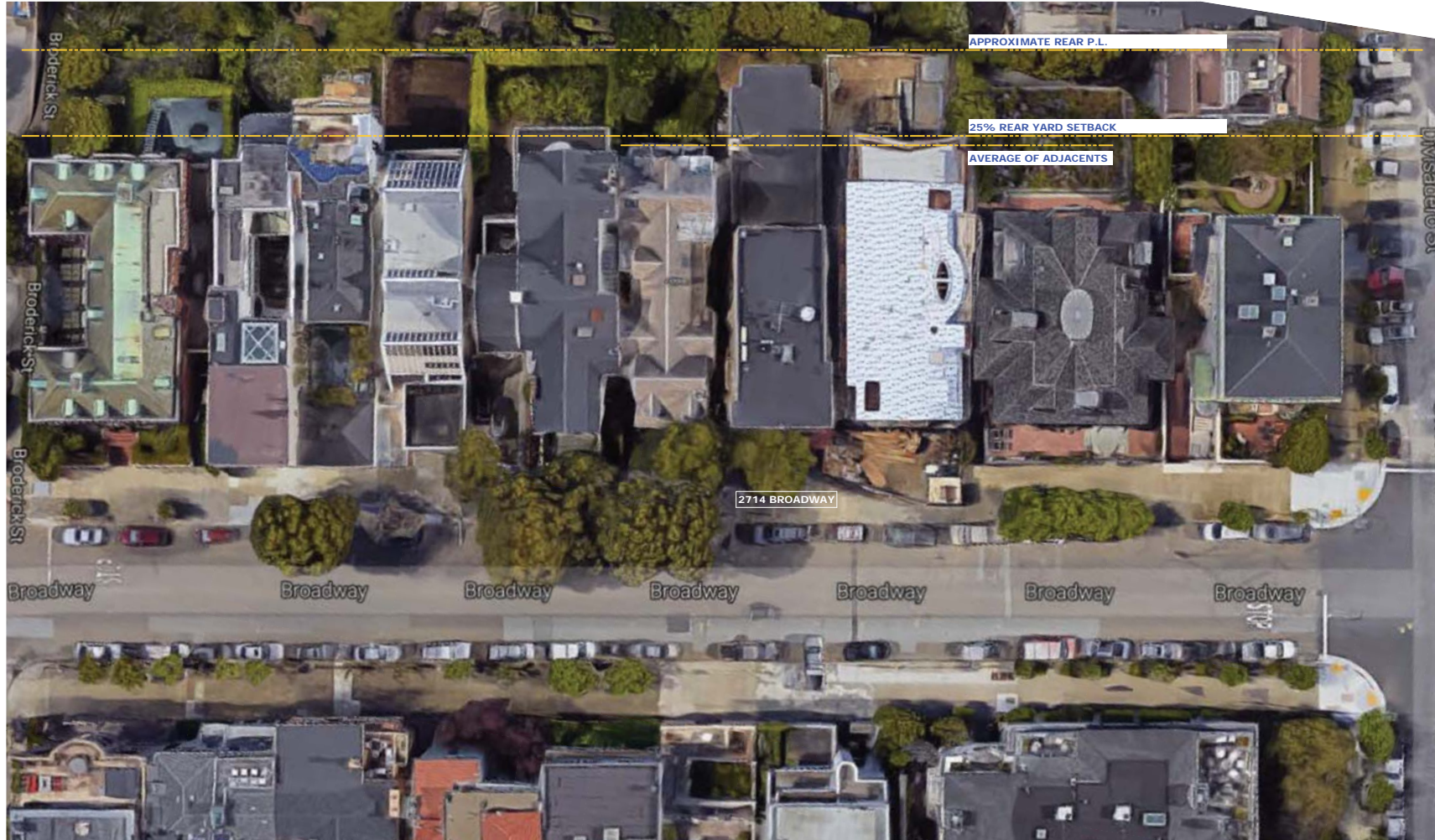


3 GOOGLE EARTH VIEW- SOUTH  
NOT TO SCALE



2 GOOGLE EARTH VIEW- NORTH FACADES  
NOT TO SCALE

NOTE: ALL PHOTOS FROM  
GOOGLE EARTH 12/12/16



1 AERIAL VIEW  
NOT TO SCALE



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#### SITE PHOTOS



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4 REAR VIEW- LOOKING SOUTH



3 REAR VIEW- LOOKING NORTH



2 BROADWAY - NORTH



1 BROADWAY - SOUTH

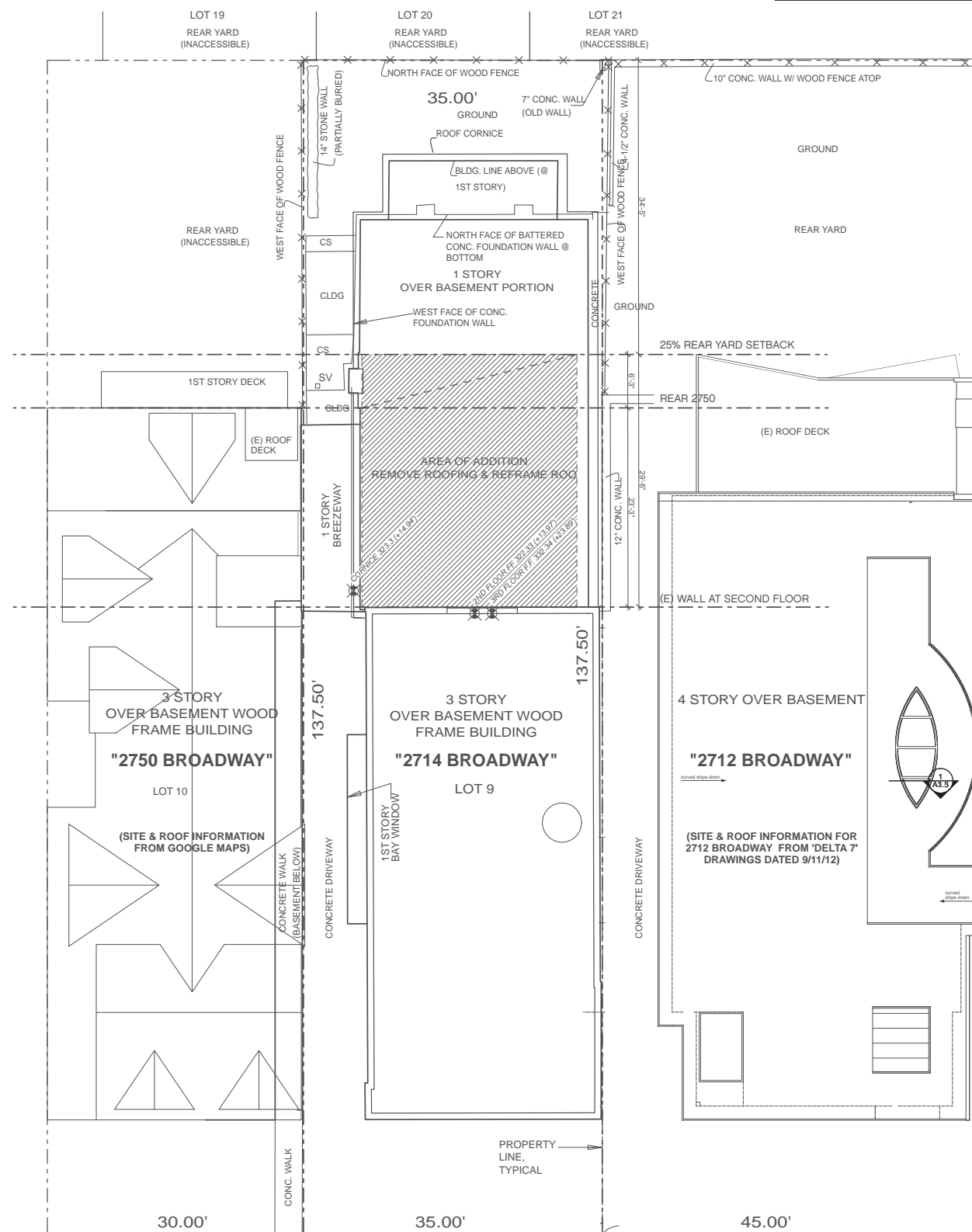
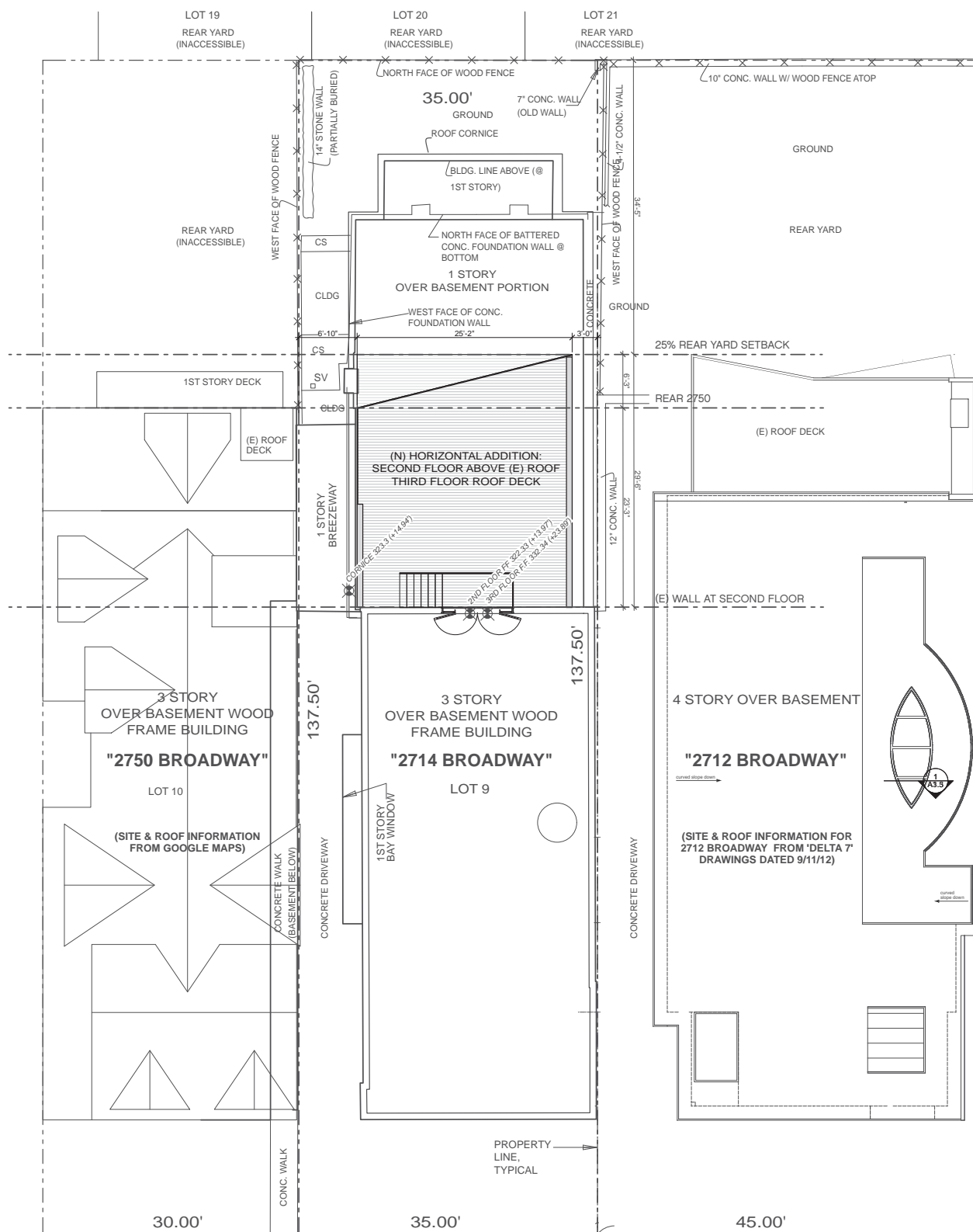
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SITE PHOTOS





## SYMBOLS

 EXISTING WALL  
 NEW WALL



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MARTIN RON SURVEY

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## SITE PLANS

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2 (N) SITE PLAN  
SCALE: 1/8" = 1'-0"

1 (E) SITE PLAN  
SCALE: 1/8" = 1'-0"

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SYMBOLS

EXISTING WALL  
TO BE REMOVED

EXISTING WALL

NEW WALL

GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.

2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.

5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.

6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.

7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE., REMOVE WINDOW HARDWARE, U.O.N.

8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.

9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.

10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.

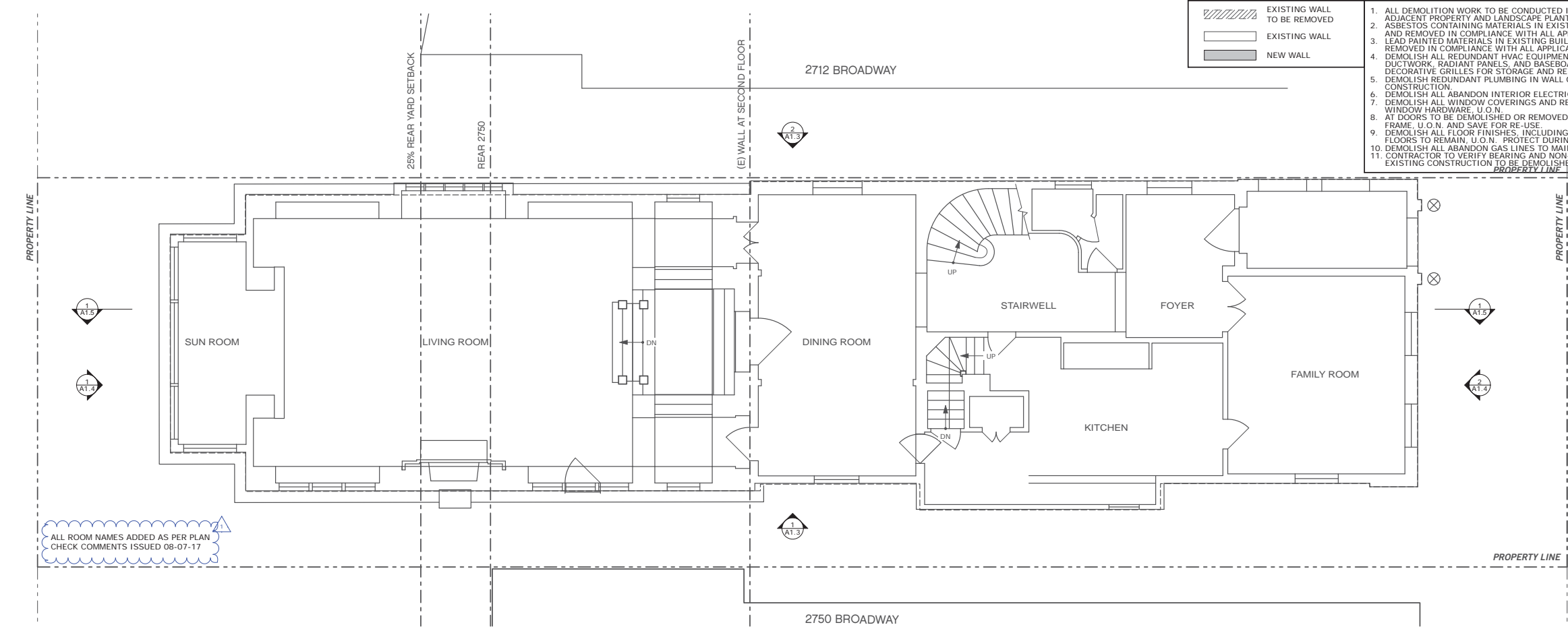
11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

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ARCHITECTS

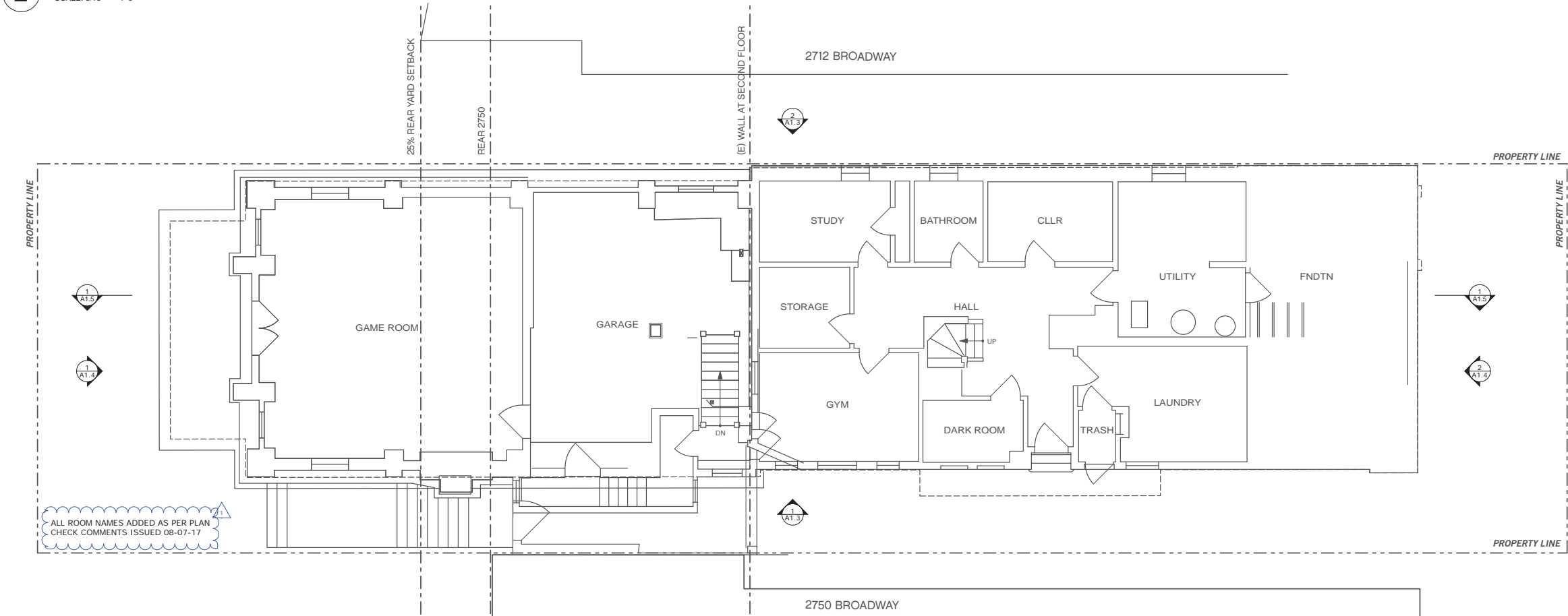
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2 EXISTING FIRST FLOOR PLAN- FOR REFERENCE ONLY, NO WORK  
SCALE: 3/16" = 1'-0"



1 EXISTING BASMENT PLAN- FOR REFERENCE ONLY, NO WORK  
SCALE: 3/16" = 1'-0"

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EXISTING  
FLOOR PLANS



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EXISTING WALL  
TO BE REMOVED

EXISTING WALL

NEW WALL

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.

2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.

5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.

6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.

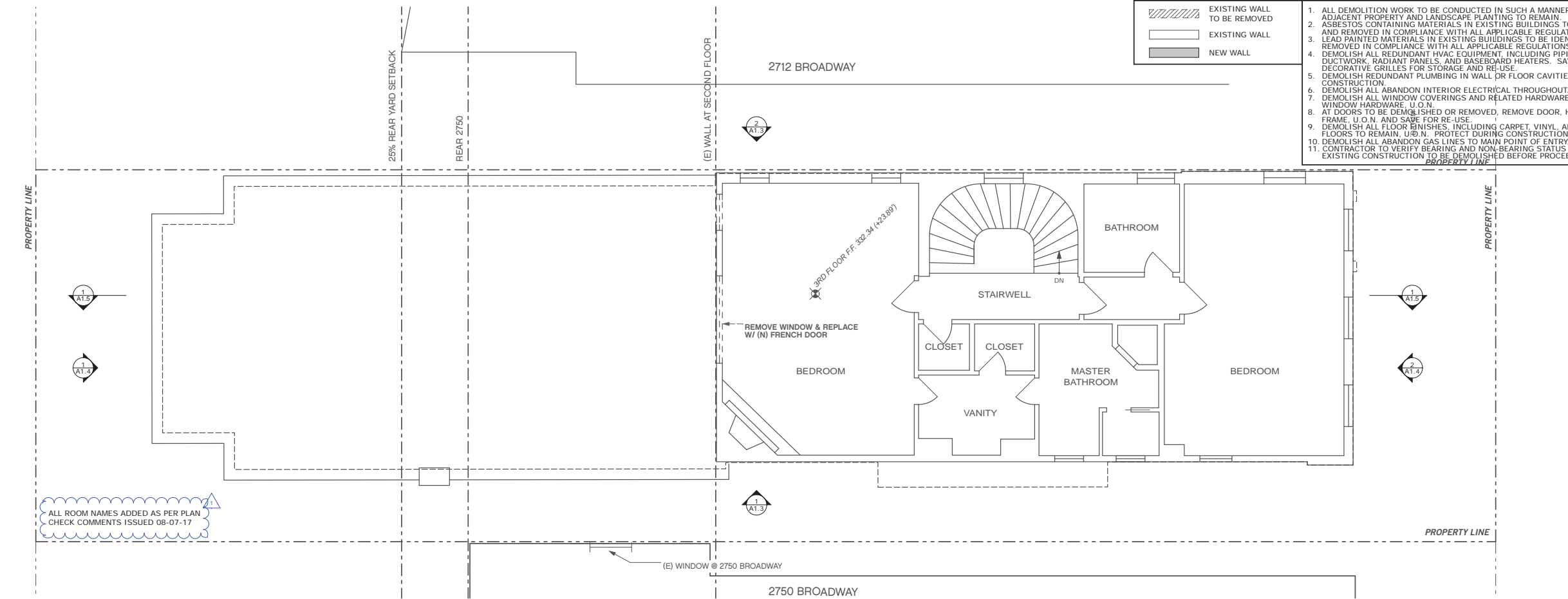
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N.

8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.

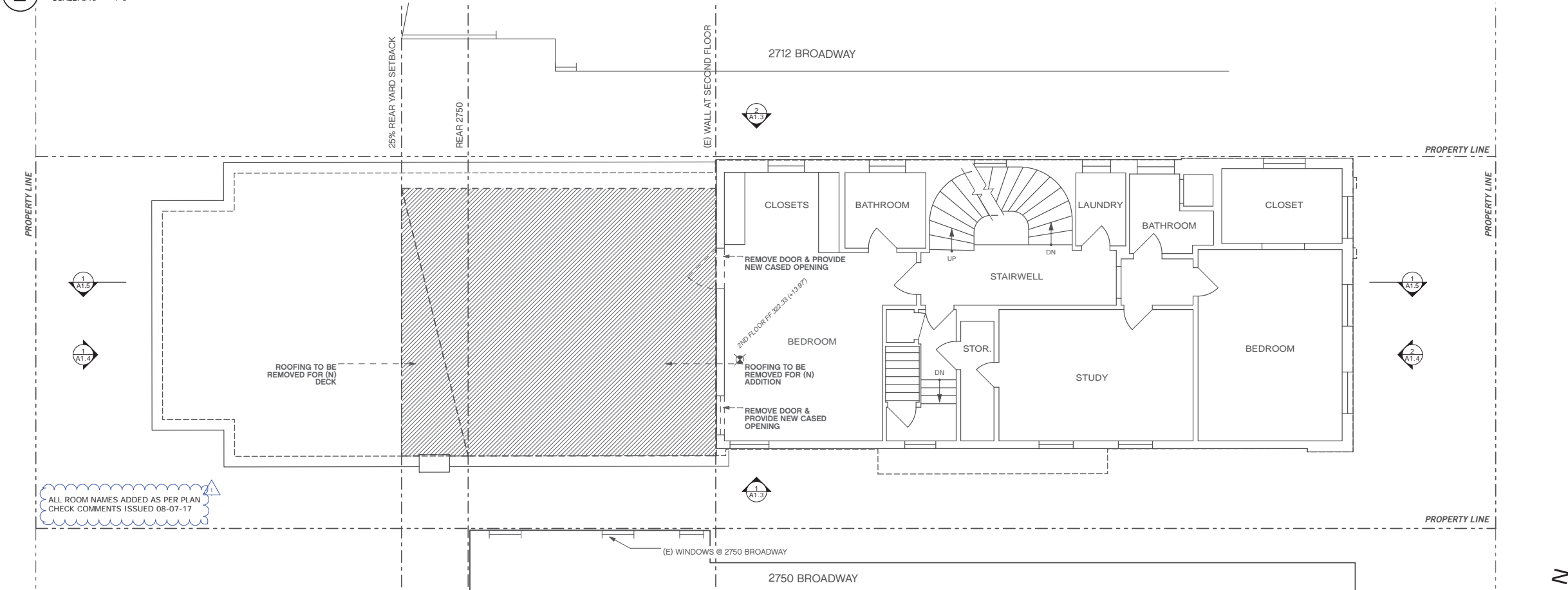
9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.

10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.

11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.



2 (E) THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1 (E) SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

SITE PERMIT

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1 REVISION 1 - 08/10/17	SE / FE

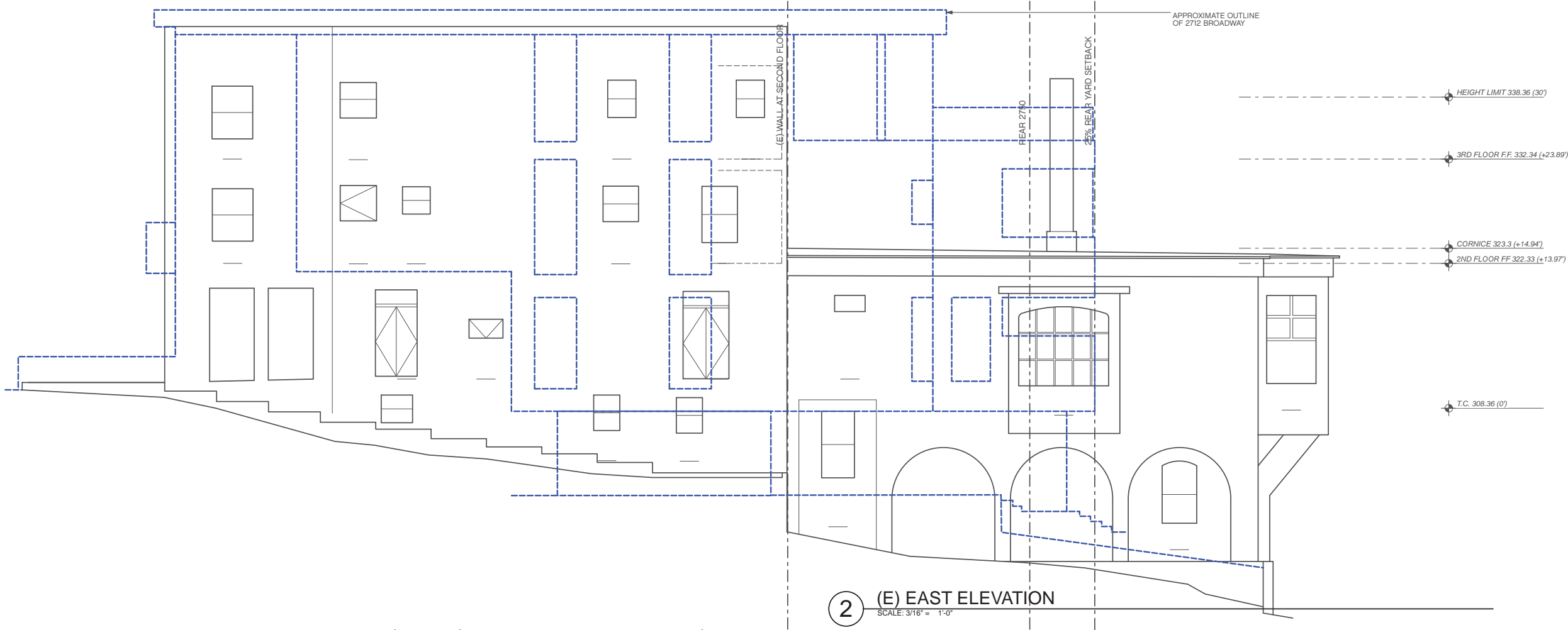
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EXISTING  
FLOOR PLANS



A1.2

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EXISTING  
ELEVATIONS

**A1.3**

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2 (E) SOUTH ELEVATION FOR REFERENCE ONLY, NO WORK  
SCALE: 3/16" = 1'-0"



1 (E) NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

ALL WINDOWS AND DOORS AT ADJACENT PROPERTIES ADDED TO REAR ELEVATION AS PER PLAN CHECK COMMENTS ISSUED 08-07-17.

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CHECKED:	FE
SCALE:	AS NOTED

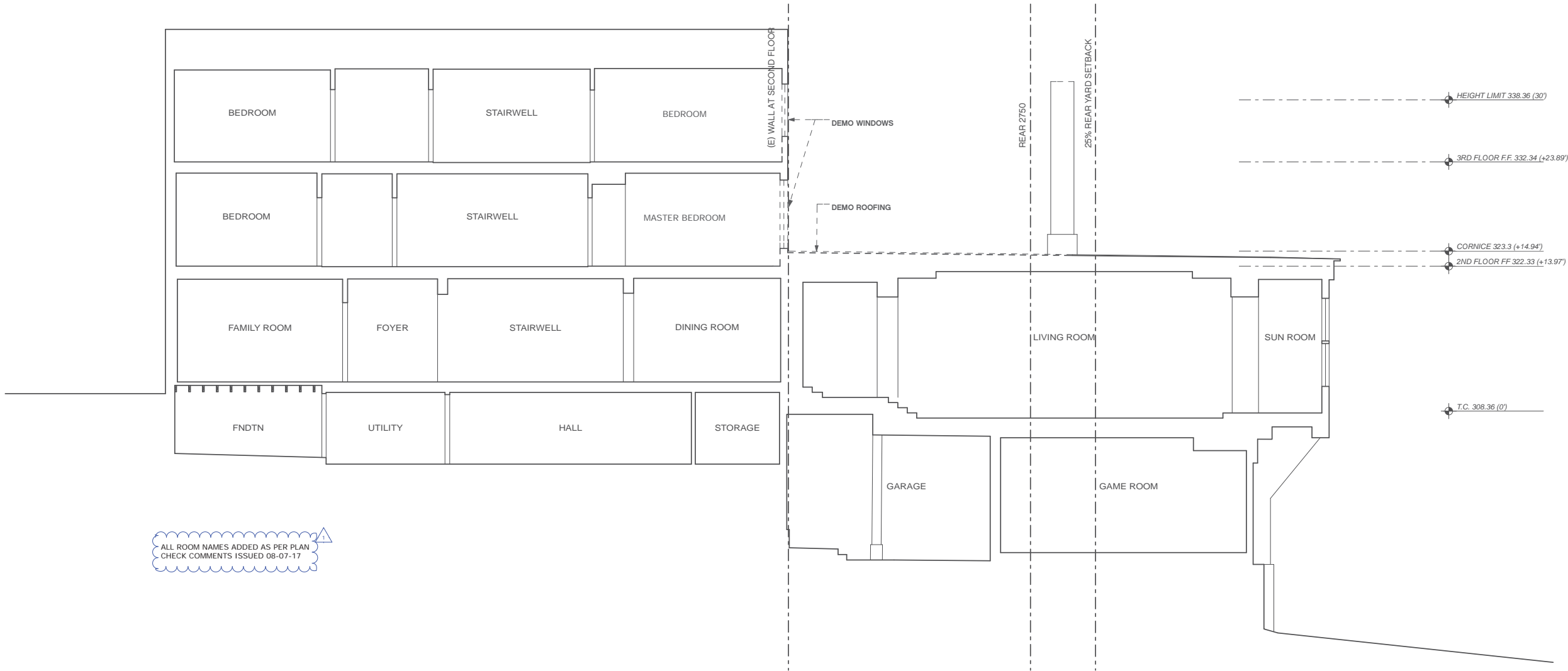
EXISTING  
ELEVATIONS





1420 SUTTER STREET 1ST FLOOR  
SAN FRANCISCO, CA 94109  
BUTLERARMSDEN.COM  
E INFO@BUTLERARMSDEN.COM  
T 415-674-5554  
F 415-674-5558

TOBKIN RESIDENCE  
2714 BROADWAY, SAN FRANCISCO, CA 94115



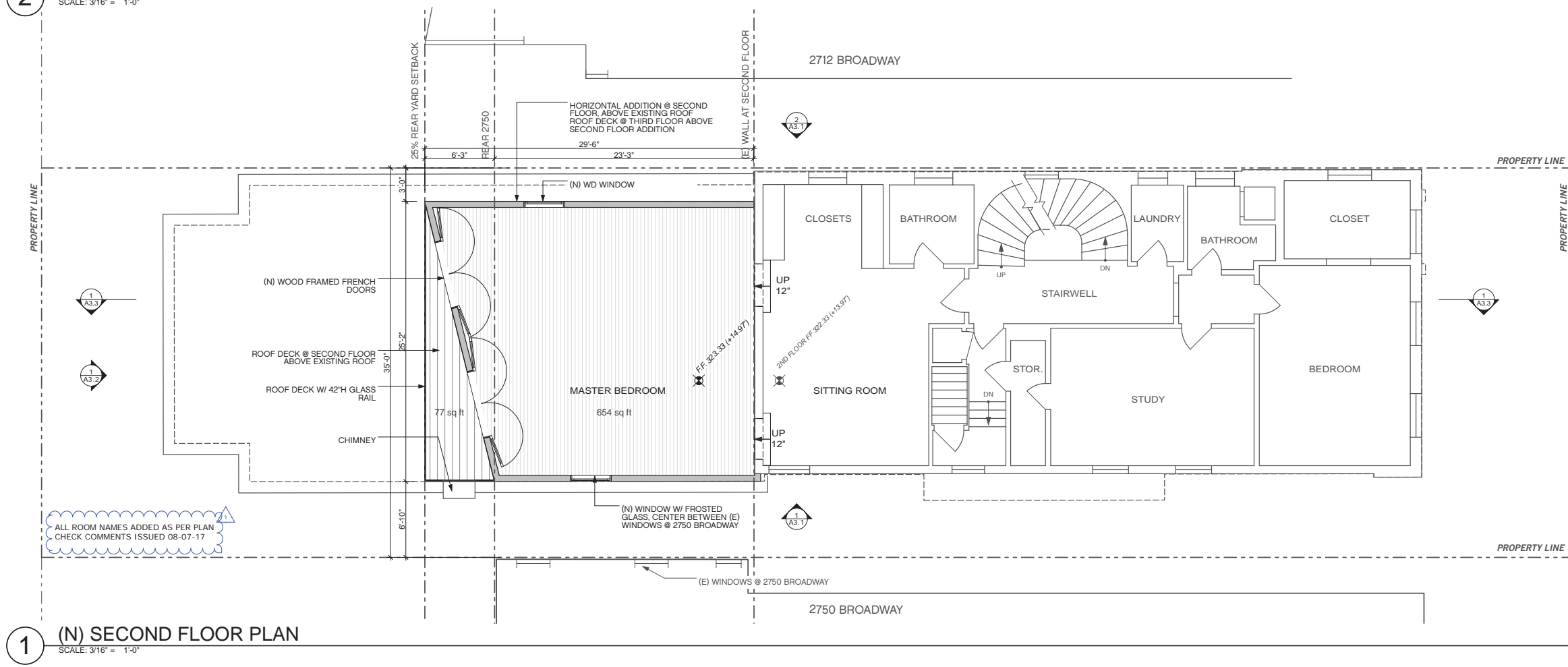
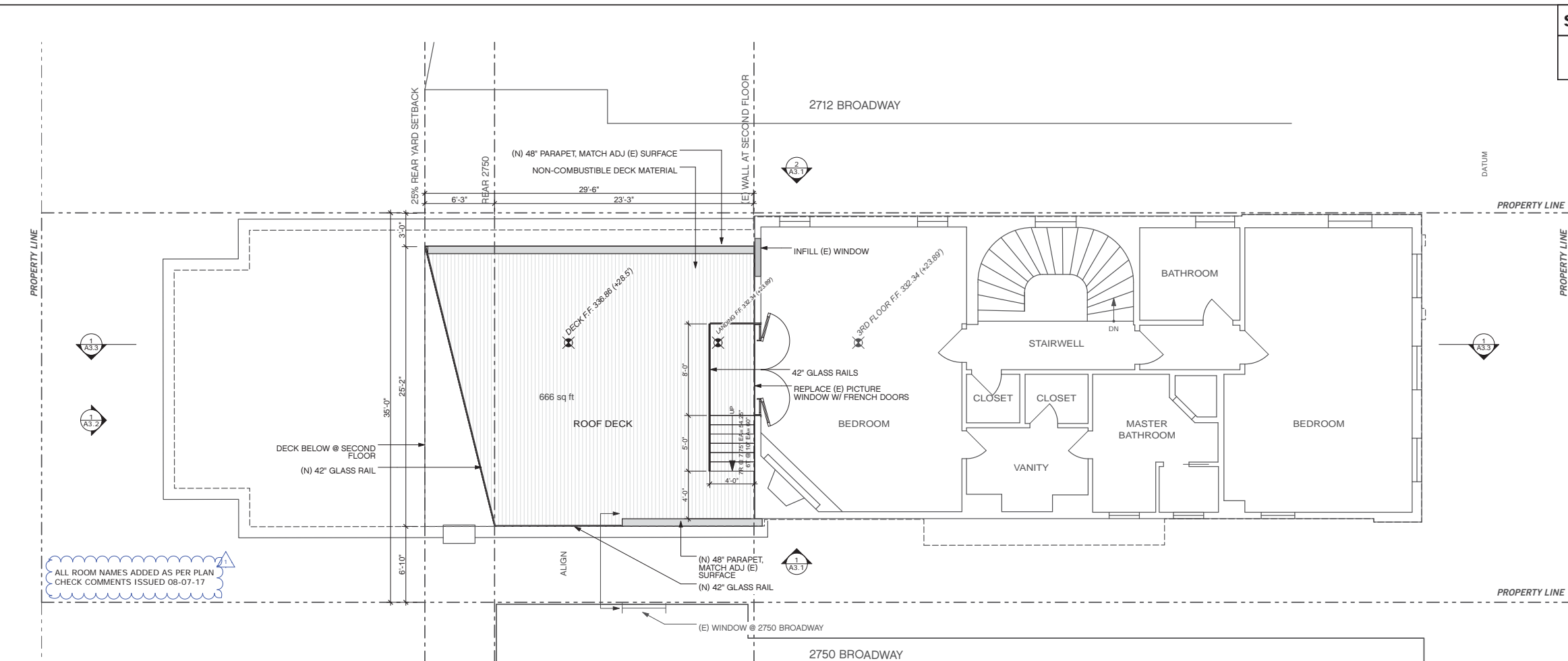
1 (E) SECTION  
SCALE: 3/16" = 1'-0"

SITE PERMIT



REVISIONS:	BY:
1 REVISION 1 - 08/10/17	SE / FE


JOB#:	1621
DATE:	12/29/16
DRAWN:	-
CHECKED:	FE
SCALE:	AS NOTED

EXISTING  
SECTION



## SYMBOLS

1		EXISTING WALL
2		NEW WALL



**BUTLER ARMSDEN**  
ARCHITECTS

1420 SUTTER STREET 1ST FLOOR  
SAN FRANCISCO, CA 94109  
BUTLERARMSDEN.COM

E INFO@BUTLERARMSDEN.COM  
T 415-674-5554  
F 415-674-5558

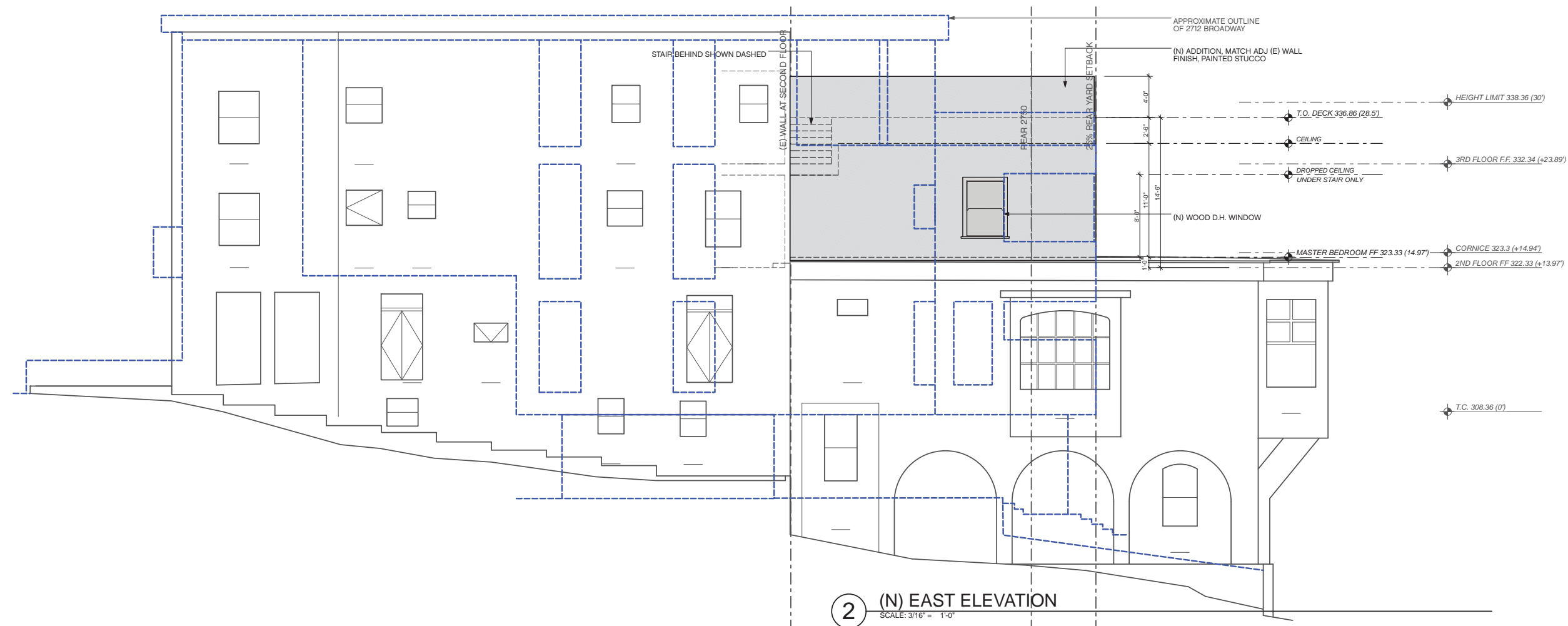
**TOBKIN RESIDENCE**  
2714 BROADWAY, SAN FRANCISCO, CA 94115

<b>SITE PERMIT</b>	
REVISIONS:	BY:
1 REVISION 1 - 08/10/17	SE / FE
JOB#:	1621
DATE:	12/29/16
DRAWN:	-
CHECKED:	FE
SCALE:	AS NOTED



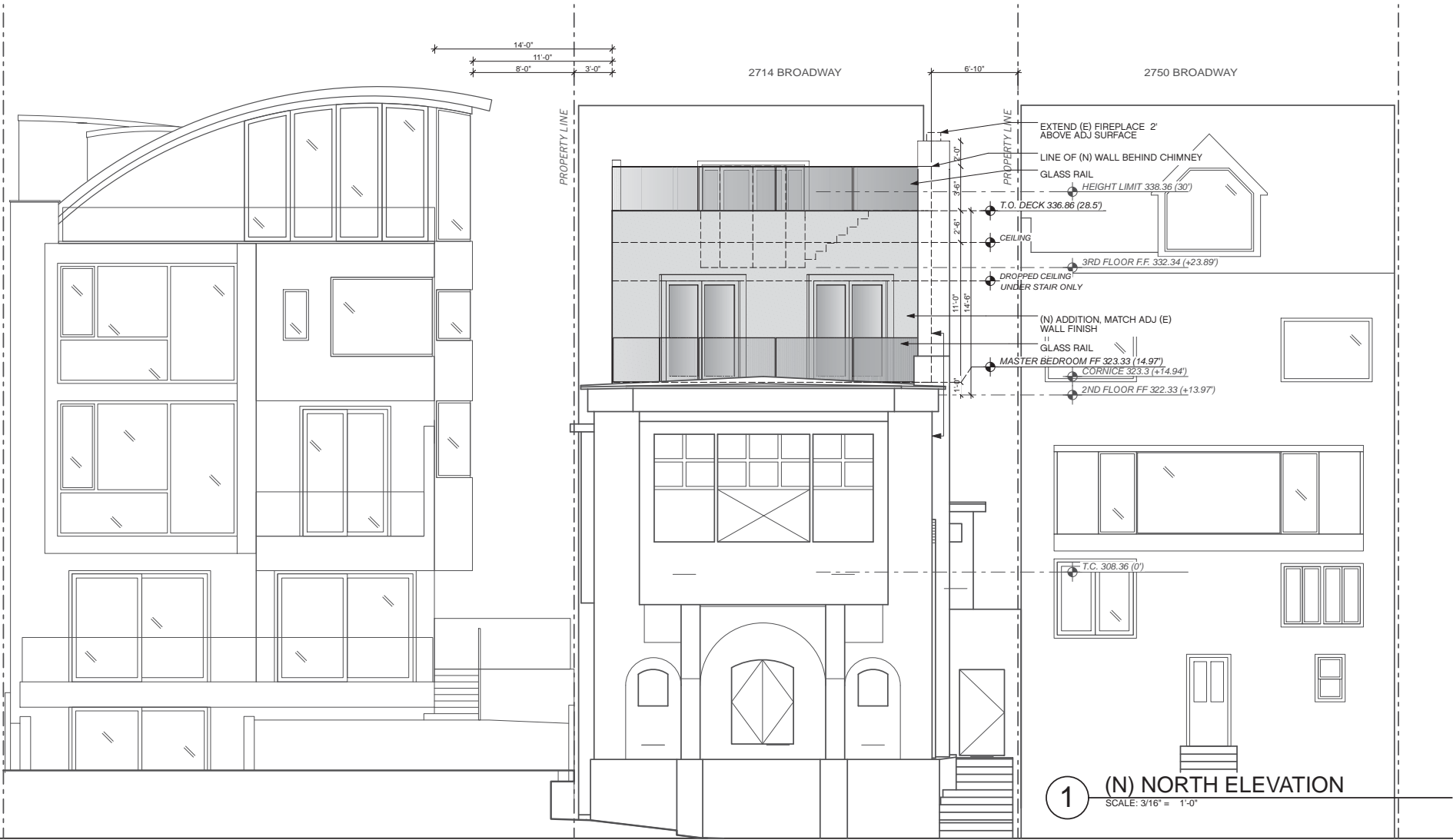
1420 SUTTER STREET 1ST FLOOR  
SAN FRANCISCO, CA 94109  
BUTLERARMSDEN.COM  
E INFO@BUTLERARMSDEN.COM  
T 415-674-5554  
F 415-674-5558

**TOBKIN RESIDENCE**  
2714 BROADWAY, SAN FRANCISCO, CA 94115





1 ALL WINDOWS AND DOORS AT ADJACENT PROPERTIES ADDED TO REAR ELEVATION AS PER PLAN CHECK COMMENTS ISSUED 08-07-17.



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F 415-674-5558

**TOBKIN RESIDENCE**  
2714 BROADWAY, SAN FRANCISCO, CA 94115

### SITE PERMIT

REVISIONS:	BY:
1 REVISION 1 - 08/10/17	SE / FE

JOB#:	1621
DATE:	12/29/16
DRAWN:	-
CHECKED:	FE
SCALE:	AS NOTED

EXTERIOR  
ELEVATIONS

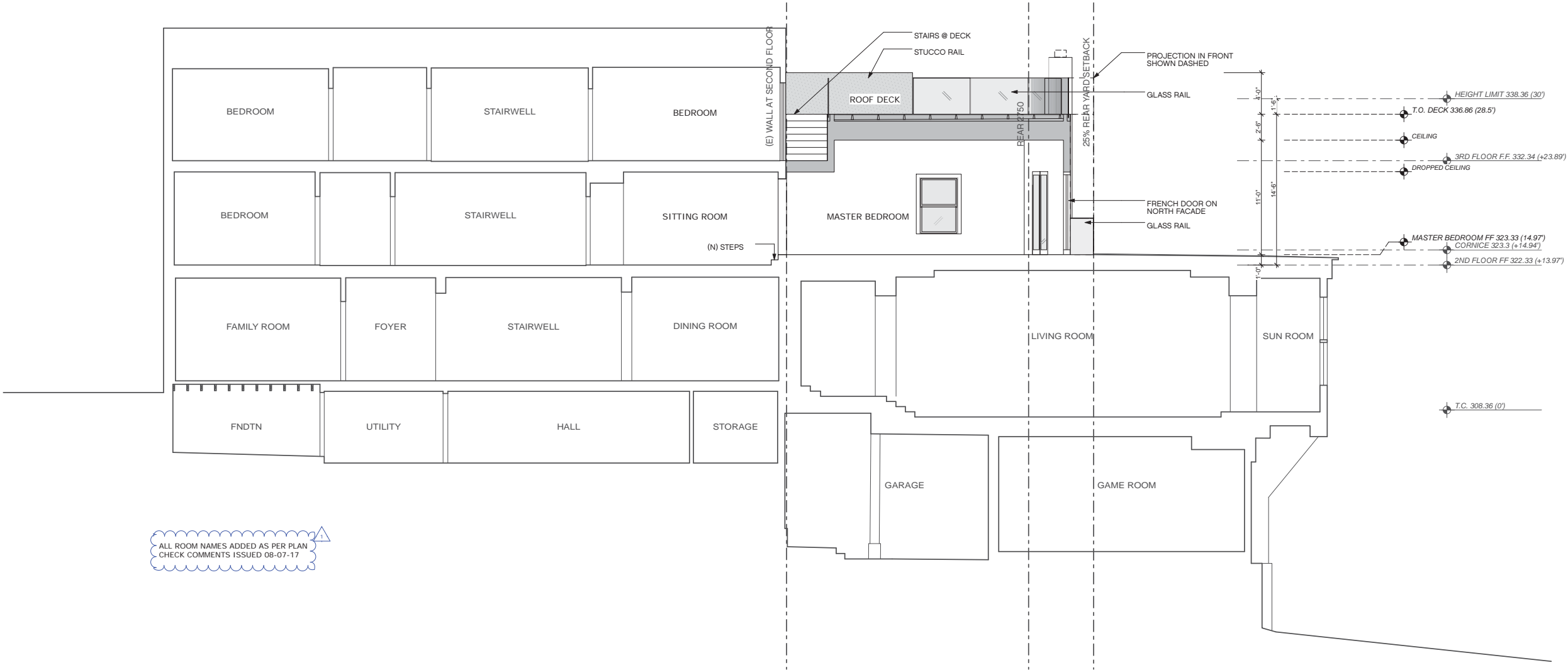
**A3.2**



1420 SUTTER STREET 1ST FLOOR  
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TOBKIN RESIDENCE  
2714 BROADWAY, SAN FRANCISCO, CA 94115



1 (N) SECTION  
SCALE: 3/16" = 1'-0"

### SITE PERMIT

REVISIONS:	BY:
1 REVISION 1 - 08/10/17	SE / FE

JOB#:	1621
DATE:	12/29/16
DRAWN:	-
CHECKED:	FE
SCALE:	AS NOTED

PROPOSED  
SECTION



## **EXHIBIT B**

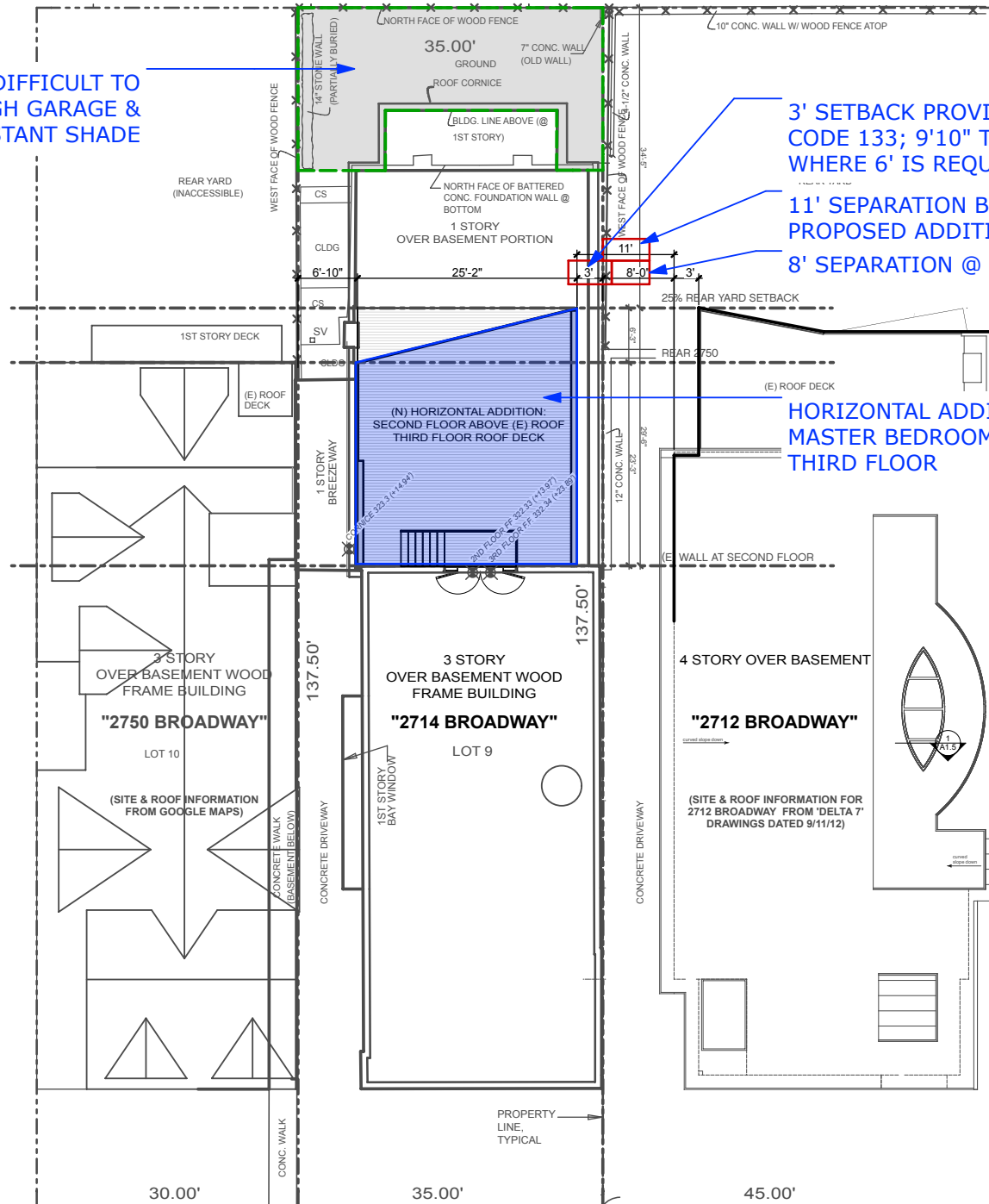
(E) REAR YARD, DIFFICULT TO ACCESS THROUGH GARAGE & IN CONSTANT SHADE

3' SETBACK PROVIDED @ 2714, PER SF CODE 133; 9'10" TOTAL ON BOTH SIDES WHERE 6' IS REQUIRED

11' SEPARATION BETWEEN HOUSES @ PROPOSED ADDITION

8' SEPARATION @ EXISTING HOUSES

HORIZONTAL ADDITION, 2ND FLOOR MASTER BEDROOM & ROOF DECK ABOVE @ THIRD FLOOR



**2712 BROADWAY:  
DR REQUESTER**

11' & 14' SEPARATION BETWEEN HOUSES  
@ PROPOSED ADDITION

3' SETBACK PROVIDED @ 2714, PER SF  
CODE 133; 9'10" TOTAL ON BOTH SIDES  
WHERE 6' IS REQUIRED

PHANG TO BE REMOVED  
L BELOW @ LIVING ROOM

3' 67'

## SCUPPER FROM DECK TO ROOF

DRAIN ROOF UNDER DECK

(N) WOOD FRAMED FRENCH DOORS

HORIZONTAL ADDITION, 2ND FLOOR MASTER  
BEDROOM & ROOF DECK ABOVE @ THIRD FLOOR

GLASS GATE FOR ROOF  
MAINTENANCE ACCESS

ROOF DECK W/ 42"H GLASS RAIL

ROOF DECK @ SECOND FLOOR  
ABOVE ROOF ON PEDESTAL SYSTEM,  
PIERDEX OR APPROVED EQ.

(N) SLOPE

	\$323.6
--	---------

(N) DRAIN  
(N) DRAIN PIPE BELOW  
EAVE

AVERAGE OF ADJACENTS

REAR 2750

REAL

47 sq ft

HORIZONTAL ADDITION @  
SECOND FLOOR, ABOVE  
EXISTING ROOF  
ROOF DECK @ THIRD FLOOR  
ABOVE SECOND FLOOR  
ADDITION

— (N) COPPER ROOF/  
FLASHING W/ DRIP

☐ LINE 5

LINE OF WALL BELOW TO  
REMAIN SHOWN DASHED

AT SECOND FLOOR

✓ (E) ROOF OVERHANG TO BE F

✓ (E) DRAIN TO BE REMOVED

(E) CLOSETS

NO WORK

**2714 BROADWAY:  
SUBJECT  
PROPERTY**

**MASTER BEDROOM**

**BALCONY**

(N) WINDOW W/ FROSTED GLASS,  
CENTER BETWEEN (E) WINDOWS  
@ 2750 BROADWAY

— REMOVE (E) ROOF OVERHANG

— RAISE FLOOR TO A

— (E) DRAIN & DOWN

## PLAN @ ADDITION

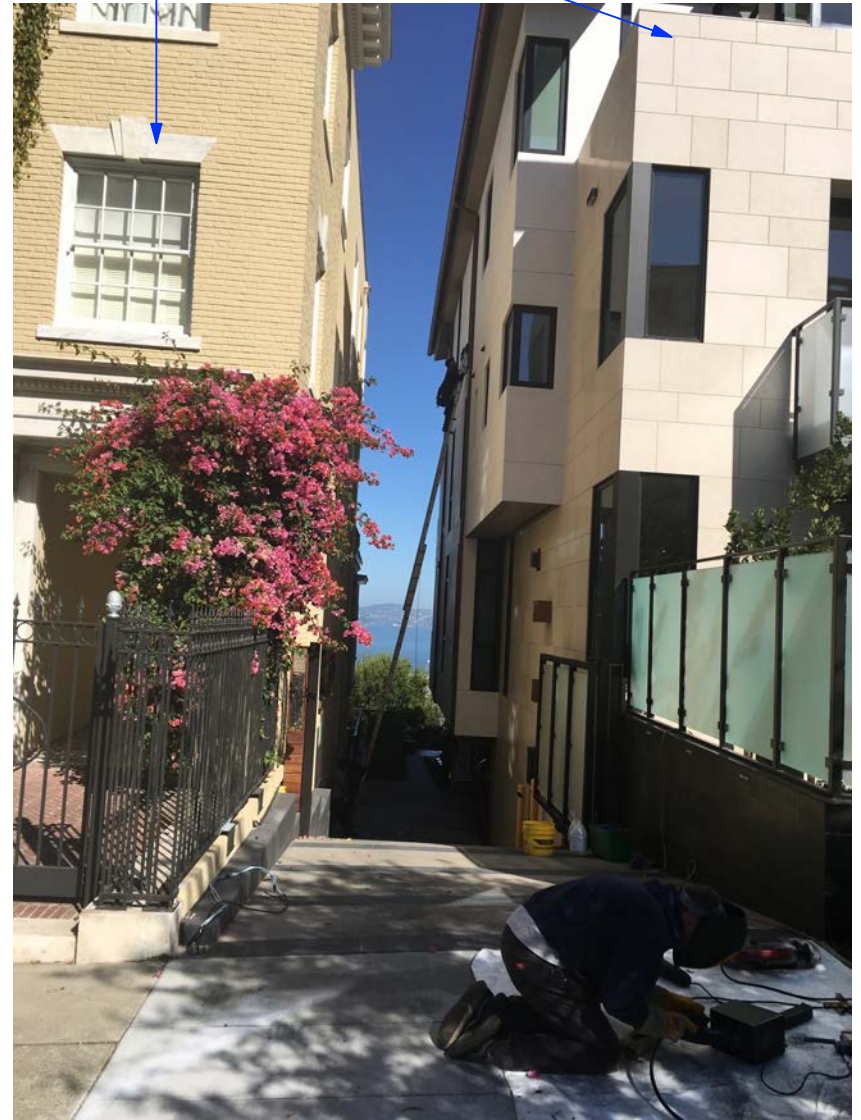


**BUTLER ARMSDEN**  
ARCHITECTS



2712 BROADWAY, DR  
REQUESTER

2714 BROADWAY,  
SUBJECT PROPERTY



REAR

FRONT

**TOBKIN RESIDENCE**  
2714 BROADWAY

**BUILDING SEPARATION**

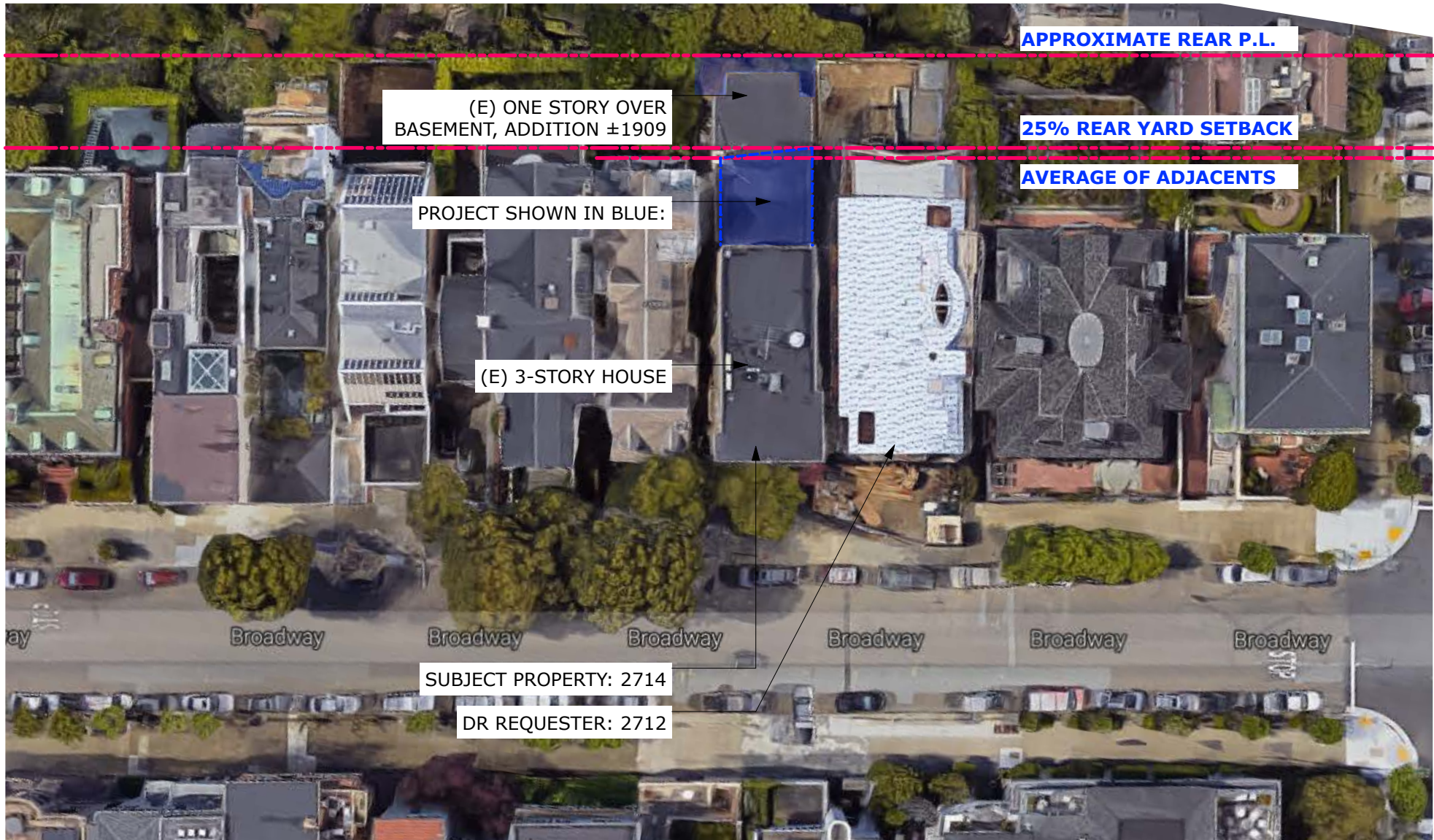


DR REQUESTER: 2712

SUBJECT PROPERTY: 2714









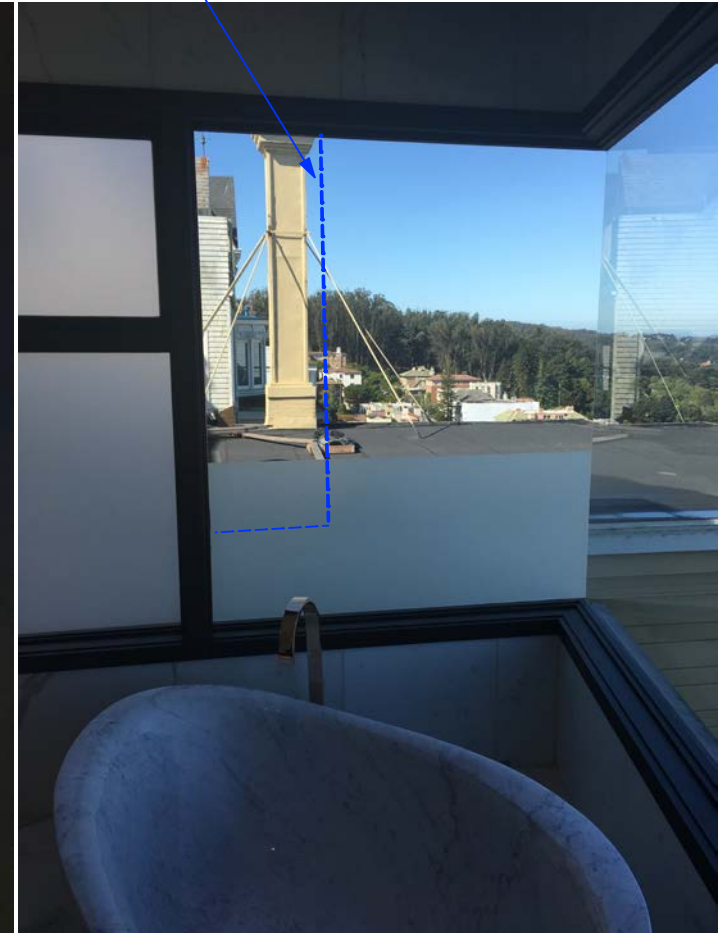
## **EXHIBIT C**

STORY POLES FOR PROJECT

APPROXIMATE LINE OF ADDITION  
(PHOTO TAKEN PRIOR TO STORY POLE INSTALLED)



DR REQUESTER:  
VIEW FROM 4TH FLOOR FAMILY ROOM



DR REQUESTER:  
VIEW FROM 3RD FLOOR MASTER BATH

2714- SUBJECT PROPERTY

2712- DR REQUESTER



2712- DR REQUESTER

2714- SUBJECT PROPERTY

OUTLINE OF PROJECT

