



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: MARCH 5, 2020

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: February 24, 2020
Case No.: 2017-007931DRP-02
Project Address: 2630 Divisadero Street
Permit Applications: 2019.0613.3354
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 0960/ 003
Project Sponsor: Dustin Foster
William Duff Architects
1531 Mission St.
San Francisco, CA 94103
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Take DR and Approve with Modifications**

PROJECT DESCRIPTION

The project proposes to demolish an existing three-story, 4,924 square-foot single family dwelling and the construct a new three-story, 7,738 square-foot single-family dwelling. The proposed new building will be approximately 3 feet shorter than the existing building, as it will have a flat roof instead of a gabled roof, above which a 720 square-foot roof deck is proposed.

SITE DESCRIPTION AND PRESENT USE

The site is a 35' -0" wide x 87'-9" deep lateral and upsloping key lot containing an existing 3-story, one-family house that was built in 1938 and is categorized as a 'A' Historic Resource – because it is non contributor but located in a historical district.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The buildings on this block of Divisadero are consistently 3-stories at the street face and have side setbacks. The mid-block open space is well defined by aligning rear building walls. The uphill properties on Broadway also are consistently aligned but built out to the rear lot lines, with the exception of DR requestor Yu's property which is set back considerably shallower than the rest.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	October 28, 2019 – November 27, 2019	11.27.2019	3.5.2020	99 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	February 14, 2020	February 14, 2020	20 days
Mailed Notice	20 days	February 14, 2020	February 14, 2020	20 days
Online Notice	20 days	February 14, 2020	February 14, 2020	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

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).

DR REQUESTORS

1. Laura Ambroseno and Raffaele Savi of 2674 Broadway Street, adjacent neighbor to the South of the proposed project.
2. Cindy Yu of 2682 Broadway Street, adjacent neighbor to the South of the proposed project.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

DR Requestors 1 is concerned by the following issues:

1. The proposed building addition is not articulated to reduce impacts to privacy and light;
2. The rear massing is not compatible with the sale at the mid-block open space;
3. The roof deck impacts privacy and violates an existing view easement; and
4. Noise from mechanical roof equipment.

Proposed alternative: Confine the project to the existing footprint; require roof top mechanical equipment to be enclosed by a sound barrier and; eliminate the proposed roof deck.

See attached *Discretionary Review Application*, dated November 27, 2019.

DR Requestor 2: is concerned by the following issues:

1. Noise due to roof mechanical equipment;
2. Nighttime light emanating from skylight;
3. Privacy due to roof deck and;
4. Massing expansion at rear blocks access to mid-block open space and light.

Proposed alternatives: Reduce the size of the roof deck and limit the usable area to the east of the skylight; Reduce and provide coverage of the skylight; relocate roof top mechanical equipment and; reduce the massing at southeast corner.

See attached *Discretionary Review Application*, dated November 27, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The DR requestor complied with the Planning Code and the Residential Design Guidelines, and have met with the neighbors and modified the design to accommodate their concerns.

See attached *Response to Discretionary Review*, dated December 19, 2019.

DEPARTMENT REVIEW

RDAT reviewed this and re-affirmed that the project complied with the Planning Code and The Residential Design Guidelines, but found that there are exceptional and extraordinary circumstances present and further modification was necessary to maintain reasonable access to mid-block open space and light to the adjacent neighbor Yu at 2682 Broadway. Staff deemed the project poses minimal impacts to the neighbors with respect to privacy.

Private views are not protected. View easements, which are private agreements, are not regulated or enforced by Planning Department.

Other than solar panels, no roof top mechanical equipment is shown on the plans. However, roof top mechanical equipment, so long as it complies with the height allowance, is not regulated.

The roof deck is appropriately sized and set sufficiently far from away from the DR requestors so as not to present an exceptional or extraordinary circumstance with respect to privacy.

However, because the proposal would exacerbate an existing condition of this property in relation to the shallowness of DR requestor Yu, staff recommends the Commission take Discretionary review to reduce the massing at southeast corner at the second and third floors to the original line of the rear wall to the line of bay projection.

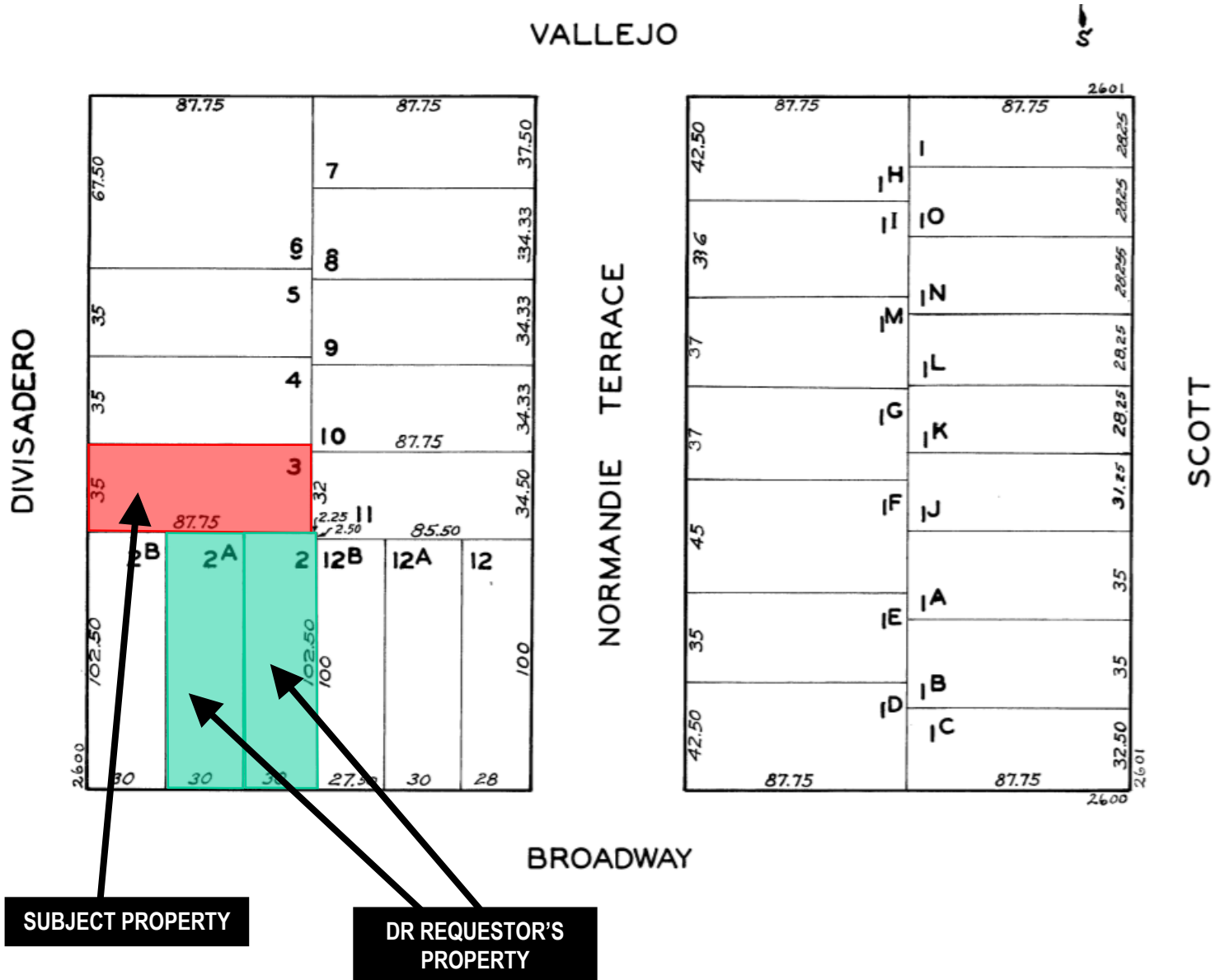
RECOMMENDATION:	Take DR and Approve with Modifications
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Applications
Response to DR Application, drawings dated January 4, 2020
Reduced plans and 3-D renderings dated 2.14.20

Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2017-007931DRP-02
2630 Divisadero Street

Sanborn Map*



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



Zoning Map



Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2017-007931DRP-02
2630 Divisadero Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-007931DRP-02
2630 Divisadero Street

Aerial Photo



Discretionary Review Hearing
Case Number 2017-007931DRP-02
2630 Divisadero Street

Aerial Photo



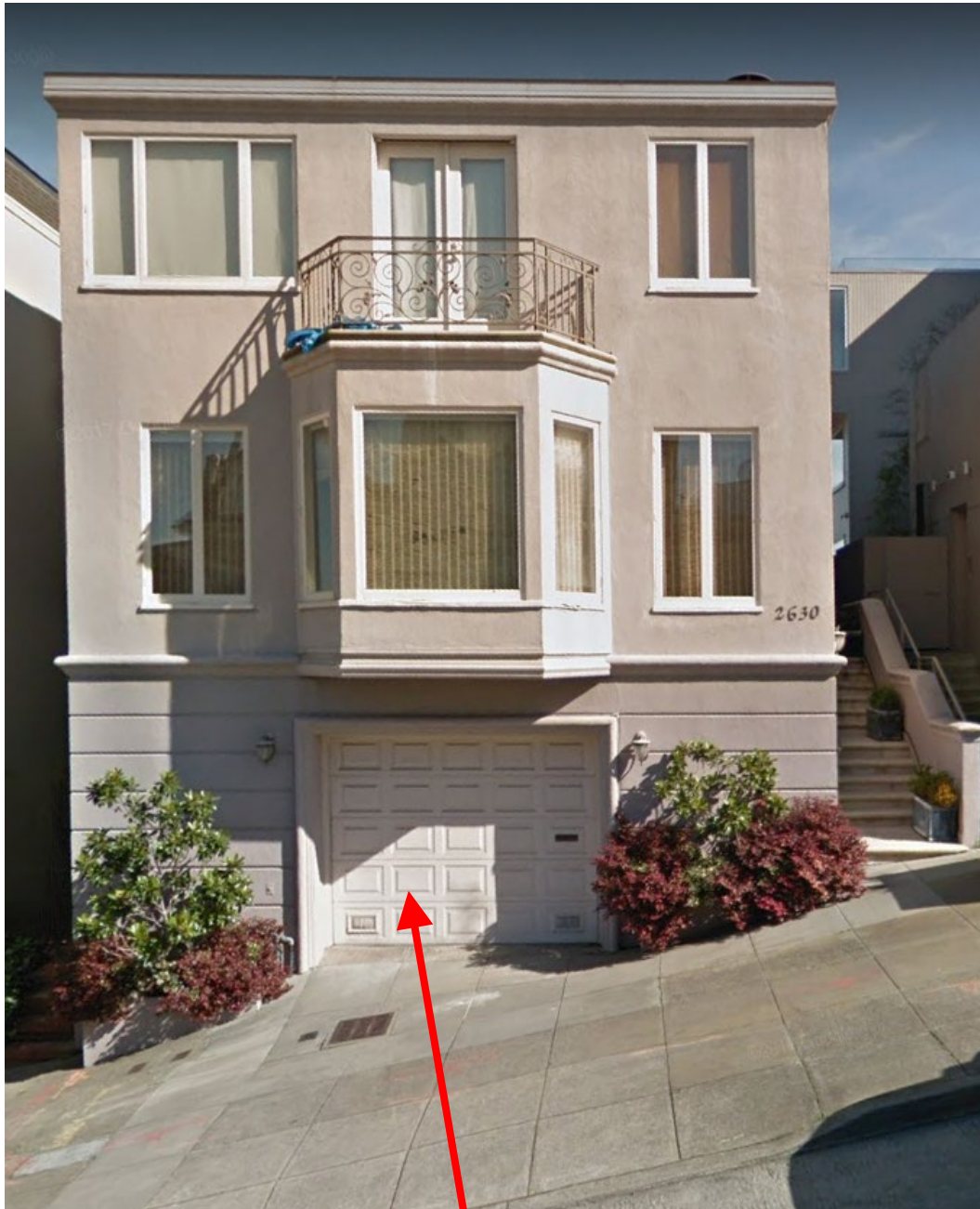
SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2017-007931DRP-02
2630 Divisadero Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2017-007931DRP-02
2630 Divisadero Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **May 25, 2017**, Building Permit Application No. 2017.0525.7663 was filed for work at the Project Address below.

Notice Date: October 28th, 2019

Expiration Date: November 27th, 2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	2630 Divisadero Street	Applicant:	Dustin Foster, William Duff Architects
Cross Street(s):	Vallejo Street & Broadway	Address:	1531 Mission St
Block/Lot No.:	0960 / 003	City, State:	San Francisco, CA
Zoning District(s):	RH-1 /40-X	Telephone:	(415) 371-0900
Record Number:	2017-007931PRJ	Email:	dfoster@wdarch.com

You are receiving this notice as an owner or occupant of property 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 that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, 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 checked="" 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	Residential	No Change
Front Setback	None	No Change
Side Setbacks	3 feet (north), 3-5 feet (south)	No Change (north), 0-13 feet (south)
Building Depth	66 feet	No Change
Rear Yard	22 feet	No Change
Building Height	34 feet	30-31 feet
Number of Stories	3	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	2	No Change
PROJECT DESCRIPTION		
<p>The project includes the demolition of the existing three-story, 4,924 square-foot single family dwelling and the construction of a new three-story, 7,738 square-foot single-family dwelling. The proposed new building will be approximately 3 feet shorter than the existing building, as it will have a flat roof instead of a gabled roof, above which a 720 square-foot roof deck is proposed. See attached plans.</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>		

To view plans or related documents, visit sf-planning.org/notices and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff:

Christopher May, 415-575-9087, Christopher.May@sfgov.org

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, contact the Planning Information Center (PIC) at 1660 Mission Street, 1st Floor (415) 558-6377 or pic@sfgov.org. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. **You must submit the application in person** at the Planning Information Center (PIC), with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2630 DIVISADERO ST		0960003
Case No.		Permit No.
2017-007931ENV		201705257663
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. The project includes the demolition of the existing three-story, 4,924-square-foot, single-family residence and the construction of a new three-story, 7,738-square-foot, single-family residence. The proposed building would be approximately 3 feet shorter than the height of the existing building, as it would have a flat roof instead of a gabled roof. The project includes a 720-square-foot roof deck.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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 checked="" type="checkbox"/>	Archeological Resources: 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? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Don Lewis Planning department staff archeologist cleared the project with no effects on 8/14/2017.	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 10px;"> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): Property deemed a non-contributor to identified historic district per PTR form signed on 12/29/2017 </div> <div style="width: 45%; text-align: right;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Stephanie Cisneros
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	10/22/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

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)
2630 DIVISADERO ST		0960/003
Case No.	Previous Building Permit No.	New Building Permit No.
2017-007931PRJ	201705257663	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
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.	

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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	12/27/2017
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	2630 Divisadero Street	
Block/Lot:	Cross Streets:	
0960/003	Vallejo Street & Broadway Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	N/A	2017-007931ENV

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

DATE OF PLANS UNDER REVIEW:	5/24/2017
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resources Evaluation Report prepared by Brewster Historic Preservation Consulting (dated April 2017)	
Proposed Project: Horizontal and vertical addition of approximately 3,000 square feet. New basement with a depth of excavation of approximately 11 feet. New facade and materials.	

PRESERVATION TEAM REVIEW:				
Category:		<input checked="" type="radio"/> A	<input type="radio"/> B	<input type="radio"/> C
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input type="text"/>	Period of Significance:	1895-1930	
		<input type="radio"/> Contributor <input checked="" type="radio"/> Non-Contributor		

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

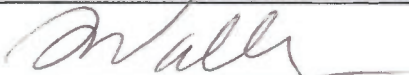
PRESERVATION TEAM COMMENTS:

According to the Historic Resources Evaluation Report prepared by Brewster Historic Preservation Consulting and information found in the Planning Department files, the subject property at 2630 Divisadero Street contains a two-story-over-basement, wood-frame, single-family residence constructed in 1938. Designed in a vernacular architectural style with minimal references to the French Provincial style by architect John Ahnden, the property was developed for original owner and contractor Sbarboro & Jorgenson and was utilized as a rental property until it was sold in 1950 to Fred and Frances Motzer. The Motzer's owned and occupied the property from 1950 until 1990. Known exterior alterations include: installing 5 aluminum windows in sunroom and dining room (1984); replacing all existing windows (wood and aluminum) with new wood windows and doors on all facades, adding a balcony rail above the existing bay, and installing a door at the upper floor of building to access a roof deck on the existing front bay (2001); revisions to the garage door, man door window (2003); and re-roofing (2006).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property has minimal references to the French Provincial style such as its two-part vertical arrangement, symmetrical facade, French doors at the front (a later addition), a decorative wrought iron railing (a later addition), and horizontal banding and trim at the ground floor. Despite these features, the building still represents a primarily vernacular residence and is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Therefore, the subject property is not individually eligible for listing under any Criteria.

The subject property is located within the boundaries of the identified-eligible Pacific Heights Historic District. Significant under Criterion 3 for its collection of architecturally prominent single-family dwellings designed in a variety of styles including late-Victorian (Queen Anne), Shingle (First Bay Tradition), Arts & Crafts, Classical Revival, Colonial Revival, Tudor Revival, French Provincial, and Mediterranean Revival. The period of significance for the historic district is 1895 to 1930, with a vast majority of properties constructed between 1905 and 1925. Due to the fact that the subject property was constructed in 1938, outside of the period of significance, and the fact that it is not an outstanding example of the French Provincial style, it would not be considered to be a contributor to the Pacific Heights Historic District.

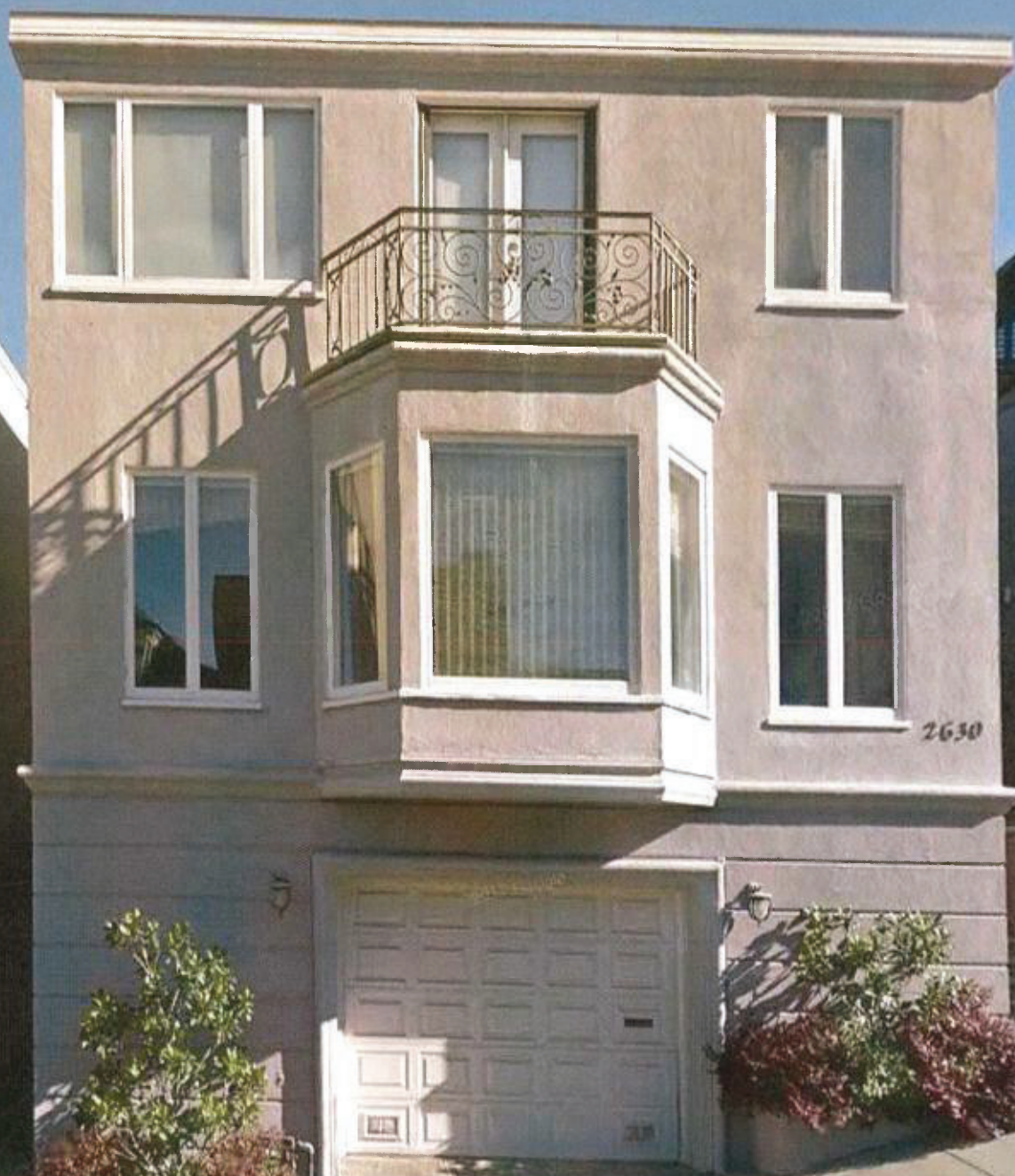
(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12/29/17

2017-007931ENV
2630 Divisadero Street

Although the subject property is not individually eligible and is a non-contributor to the surrounding historic district, any proposed alterations should respect the character-defining features of the historic district:

- Large, formal dwellings, typically two- to three-stories in height above a raised basement
- Frequent use of front and side setbacks with associated garden and/or site walls
- Overall superior level of architectural details and the use of high quality materials
- Gable and hip roof forms are most common
- Wood-sash windows (double-hung and casement) are most common
- Wood shingle, brick or stucco cladding materials are most common
- Buildings frequently sited on lots offering views of San Francisco Bay



2630



DISCRETIONARY REVIEW APPLICATION

Property Owner's Information

Name: Laura Ambroseno & Raffaele Savi, co-trustees of The Savi-Ambroseno Family 2016 Living Trust (hereinafter "Savi & Ambroseno")

Address: 2674 Broadway Street, San Francisco, CA 94115

Email Address: c/o shammond@clarkhill.com

Telephone: (415) 984-8554

Applicant Information (if applicable)

Name: Steven L. Hammond, Esq.

Same as above ☐

Company/Organization: Clark Hill LLP (Attorneys for Laura Ambroseno and Raffaele Savi)

Address: One Embarcadero Center, Suite 400, San Francisco, CA 94111

Email Address: shammond@clarkhill.com

Telephone: (415) 984-8554

Please Select Billing Contact:

☐ Owner

☒ Applicant

☐ Other (see below for details)

Name: Steven L. Hammond, Esq. Email: shammond@clarkhill.com Phone: (415) 984-8554

Please Select Primary Project Contact:

☐ Owner

☒ Applicant

☐ Billing

Property Information

Project Address: 2630 Divisadero Street, San Francisco, CA 94123 Block/Lot(s): Lot 003, Block 0960

Plan Area: Planning District 2 Marina; Zoning District: RH-1/40-X

Project Description:

Please provide a narrative project description that summarizes the project and its purpose.

SEE ATTACHED.

Project Details:

☐ Change of Use ☒ New Construction ☒ Demolition ☒ Facade Alterations ☐ ROW Improvements
☒ Additions ☐ Legislative/Zoning Changes ☐ Lot Line Adjustment-Subdivision ☐ Other _____

Estimated Construction Cost: _____

Residential: ☐ Special Needs ☐ Senior Housing ☐ 100% Affordable ☐ Student Housing ☐ Dwelling Unit Legalization
 ☐ Inclusionary Housing Required ☐ State Density Bonus ☐ Accessory Dwelling Unit

Non-Residential: ☐ Formula Retail ☐ Medical Cannabis Dispensary ☐ Tobacco Paraphernalia Establishment
 ☐ Financial Service ☐ Massage Establishment ☐ Other: _____

Related Building Permits Applications

Building Permit Applications No(s): 2017.025.7663 2017 . 0525 - 7663

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	✓	
Did you discuss the project with the Planning Department permit review planner?	✓	
Did you participate in outside mediation on this case? (including Community Boards)		✓

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 attach a summary of the result, including any changes that were made to the proposed project.

SEE ATTACHED.

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 standards of the Planning Code and the Residential Design Guidelines. 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 cite 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 unreasonably 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) Other information or applications may be required.

Signature

Applicant (415) 984-8554

Relationship to Project (i.e. Owner, Architect, etc.) Phone

Steven L. Hammond

Name (Printed)

c/o shammond@clarkhill.com

Email

APPLICANT'S SITE VISIT CONSENT FORM

I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

Signature

November 27, 2019

Date

Steven L. Hammond

Name (Printed)

For Department Use Only

Application received by Planning Department:

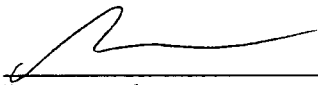
By: _____

Date: _____

LETTER OF AUTHORIZATION

I, Laura Ambroseno, own and reside at the property located at 2360 Divisadero Street, San Francisco, California. I hereby authorize the law firm of Clark Hill LLP, and any attorneys, employees, or agents thereof, to file a Discretionary Review Application on my behalf with the San Francisco Planning Department related to the pending building permit application at 2360 Divisadero Street (Record Number: 2017-007931PRJ). I further authorize the law firm of Clark Hill LLP, and any attorneys, employees, or agents thereof, to communicate with the San Francisco Planning Department, or any other agencies or individuals, and otherwise represent me related to said Discretionary Review Application.

Date: 11-16-19



Laura Ambroseno

Questions and Answers to Discretionary Review Application
Project: 2630 Divisadero Street
DR Applicant: Clark Hill LLP on behalf of Laura Ambroseno & Raffaele Savi

Q: Please provide a narrative project description that summarizes the project and its purpose.

A:

The project (2630 Divisadero) includes *partial* demolition of the existing three-story 4,924 square foot single family dwelling and the construction/addition of a new three-story 7,738 square foot single family dwelling. The building envelope would be significantly increased in size; i.e., increased mass in the rear-yard and southerly side-yard resulting in a reduction of light, air and privacy to the Savi & Ambroseno property (2674 Broadway) and also to their neighbor immediately to the south of the project (2682 Broadway). Although the roof of the new building would be flat instead of gabled, the *actual* height of the proposed new construction (including the height of proposed roof mechanics and proposed roof deck railing) will be taller than the pre-existing building, and the massing would increase significantly. The project would add a large rooftop deck, which would cause an existing view easement in favor of Savi & Ambroseno and other neighbors to be violated.

Q: 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 attach a summary of the result, including any changes that were made to the proposed project.

A:

Savi & Ambroseno made extensive efforts to compromise by attending the pre-application meeting, engaging the project owner directly in communications (more than 10 times), by hiring an architect to engage with the project architect, and by hiring counsel who corresponded many times with the Planning Department and met with the assigned planners on two occasions. The project owner decreased the rear-yard massing originally proposed; however, as discussed below, the rear-yard and southerly side-yard massing still exceeds the requirements set forth in the Notice of Planning Requirements #1 dated January 4, 2018 (Exhibit A); specifically, the application of the Residential Design Guidelines by the Department's Residential Design Advisory Team.

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

Questions and Answers to Discretionary Review Application
Project: 2742 Buchanan Street

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code and the Residential Design Guidelines. 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.

A:

Applicants Savi & Ambroseno own and reside at the property adjoining the project to the south / southeast (2674 Broadway Street). Savi & Ambroseno have communicated in good faith with the project owner many times regarding the concerns noted below.

1. The Rear-Yard Mass in the Southeast Corner of the Project Should Be Reduced.

The project owner's most recent revised plans continue to be objectionable because the southeast rear-yard and southerly side-yard massing still exceed the requirements set forth in the Notice of Planning Requirements #1 dated January 4, 2018 (**Exhibit A**); specifically, the application of the Residential Design Guidelines (the "Guidelines") by the Department's Residential Design Advisory Team ("RDAT").

Specifically, the application of the Guidelines by the Department's Residential Design Advisory Team (RDAT) in Section 4.b. of Exhibit A states:

Privacy. To comply with the Residential Design Guideline to "Articulate the building to minimize impacts on light and privacy to adjacent properties" (pages 16-17), retain the existing side setback on the south property line for the portion of the lot line along the open rear yard of the neighboring property.

Further, Section 4.d. states:

Massing at Rear. To comply with the Residential Design Guideline to "Design the height and depth of the building to be compatible with the existing building scale at the midblock open space" (pages 25-26), revise the rear massing so that the southeast corner does not expand deeper into the lot or farther south than the existing bay except at the first floor with a minimal parapet (as per the proposal).

Unfortunately, **the project owner did not adequately comply with either of the above requirements.** The project owner currently plans to push the eastern wall of the project beyond the limit of the existing bay window, and also push the southeastern rear wall to the south of the existing bay window forward towards the Savi & Ambroseno property by approximately 5 feet, so that the resulting setback distance between these properties is almost eliminated, to the significant detriment of light and privacy. Conversely, the RDAT comments contemplate that the

Questions and Answers to Discretionary Review Application
Project: 2742 Buchanan Street

rear wall should not extend beyond the current footprint. Project Plans, sheets A1.12 vs. A2.12 (**Exhibit B**) show the areas at issue. The project as proposed would also greatly reduce the flow of light and air to the rear-yard of the neighbor located immediately to the south of the project (2682 Broadway).

The Guidelines specify that a project's design should be modified to minimize privacy impacts to adjacent properties. (Guidelines, pp. 16-17.) In regard to privacy, the Guidelines dictate that a project's design should be compatible with the surrounding context. (Guidelines, p. 16.) In situations where a proposed project will have an unusual impact on privacy to neighboring interior living spaces, modifications are appropriate depending on the circumstances of the particular project. (Guidelines, p. 17.)

The photograph enclosed as **Exhibit C** hereto shows the current location of the neighboring properties and the immediacy of the southeast corner of the project to the Savi & Ambroseno property. The extension of the southeast rear wall of the project would impede access to light and air and would negatively impact the privacy of Savi & Ambroseno as well as their neighbor immediately to the south of the project. Further, Savi & Ambroseno are informed by an arborist that the proposed expansion of the project's southeastern corner could kill a tree on the Savi & Ambroseno property.

2. Rooftop Mechanical Impacts Should Be Mitigated.

Savi & Ambroseno are also concerned about the location of the rooftop mechanical system, the aesthetic covering of it (or lack thereof), and the potential for noise.

3. The Roof Deck Should Be Eliminated.

Savi & Ambroseno also note that the proposed roof deck is unacceptable as it would violate an existing recorded view easement in favor of Savi & Ambroseno as well as other neighbors. While the Project's proposed violation of the pre-existing view easement may have to be resolved by civil lawsuit, resolving this issue as a civil matter would inevitably require the project sponsor to revise the proposed plans for the project, so it is pertinent to this discretionary review. (Attached hereto as **Exhibit D** is the recorded Easement.) Savi & Ambroseno own a property that is within Parcel A (the dominant tenement as described in the Easement), and the Project would be built on a lot situated within what was Parcel B (the servient tenement as described in the Easement). A title expert has been retained, and has confirmed, that the easement has a valid chain of title as to the subject properties.

Sheets A2.22 and A2.24 of the October 8, 2019 Planning Resubmittal prepared by the project architect (attached hereto as **Exhibit E**) shows that the roof deck railing will be built up to the "34'3" HEIGHT LIMIT PER EASEMENT". Practically speaking, any person standing, or item placed, on the proposed roof deck, that extends above the railing, would be within the easement area and would be an obstruction. Such a location would violate the express terms of the easement as the easement prohibits any obstruction of the view above the horizontal plane, whether by a permanent structure or otherwise. The easement provides specifically:

Questions and Answers to Discretionary Review Application
Project: 2742 Buchanan Street

“Any obstruction of such view above said horizontal plane, whether by a permanent structure or otherwise, shall be considered an unauthorized interference with such right or easement and shall be removed upon demand at the expense of second parties, and their successors and assigns in the ownership of said “Parcel B” or any part thereof.”

Therefore, anything extending above the railing, including the presence of people on the proposed deck (e.g., any human being intending to make use of the proposed new roof deck), would improperly obstruct the view in violation of the easement; therefore the roof deck as currently proposed is too high.

Q: 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.

A:

RDAT comments regarding application of the Guidelines confirms that the southeastern rear wall of the project and southerly wall of the project should be confined to the existing footprint to (i) articulate the building to minimize impacts on light and privacy to adjacent properties (Guidelines, pages 16-17), and (ii) design the height and depth of the building to be compatible with the existing building scale at the midblock open space” (pages 25-26). (See Exhibits A, B.) The Project as proposed contravenes these requirements (see discussion above).

Q: 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?

A:

1. Confine the project to the existing footprint at the southeastern corner of the project and along the southerly side of the project to mitigate the impacts to light, air, and privacy, and to help protect a threatened tree on Savi & Ambroseno property.

2. Require rooftop mechanical equipment to be enclosed with a sound barrier, and to be located so as to minimize visual and auditory impacts to the neighbors.

3. Eliminate the proposed roof deck altogether.

EXHIBIT A



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Planning Department Requirements #1

January 4, 2018

Jim Westover
1531 Mission Street
San Francisco, CA 94103

RE: **2630 Divisadero Street** (Address of Permit Work)
 0960/003 (Assessor's Block/Lot)
 2017.05.25.7663 (Building Permit Application Number)

Your Building Permit Application #2017.05.25.7663 has been received by the Planning Department and has been assigned to planner Brittany Bendix. Ms. Bendix has begun review of your application but the following information is required before it is accepted as complete and/or is considered Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

In order to proceed with our review of your Building Permit Application, the following is required:

1. **Plan Submittal Guidelines.** Please address the following comments to comply with the Plan Submittal Guidelines prior to submission of any revisions:
 - a. **Title Sheet.** Please include the maximum depth of excavation and the total soil disturbance (in cubic yards) on the title sheet.
 - b. **Site Plans.** Please add a dimension for the building depth on the proposed and existing site plans.
 - c. **Existing Floor Plans.** Please identify any walls to be demolished on the existing floor plans.
 - d. **Side Elevations.** Please include the full profile of the adjacent buildings, window openings and light wells that face the property on the side elevations.
 - e. **Longitudinal Sections.** Please provide a longitudinal section, taken at the center of the existing and proposed building. Additionally, include a height datum point from the top of curb, floor to ceiling height dimensions, and the location of grade as it changes over the depth of the property. Please also note the location of the section on the corresponding site plans.
 - f. **Materials.** Please call out all finished materials on the proposed facades.
2. **Permitted Obstructions.** The proposed front façade includes vertical architectural design treatments and a bay window. Planning Code Section 136 lists the types of obstructions that may

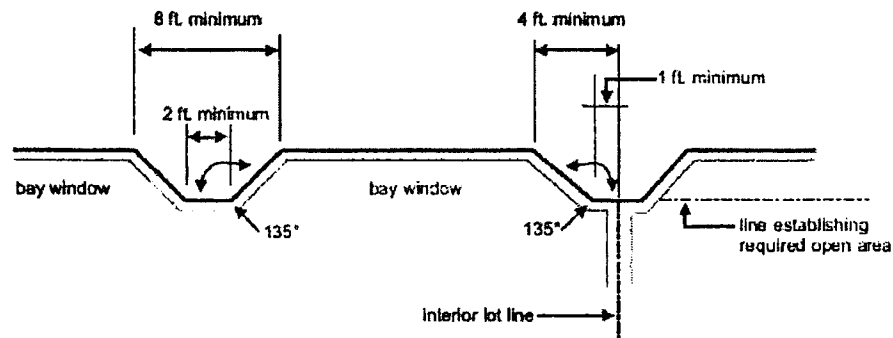
1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

extend over the front property line. The proposed vertical elements do not comply with any of the listed obstructions in Section 136 and would therefore require a variance. As an architectural feature, per Section 136(c)(1), such elements must not exceed a vertical dimension of 2 feet 6 inches. Additionally, the proposed bay window slightly exceeds the maximum envelope allowed per Section 136(c)(2). Please revise the design to eliminate the need for a variance.



3. **Bicycle Parking.** Per Planning Code Section 155.2, additions that increase the gross floor area of a building by 20 percent or more must provide the required amount of Class 1 and Class 2 bicycle parking spaces. Please identify the location of one Class 1 bicycle parking space.
4. **Design Review.** The following comments reflect application of the *Residential Design Guidelines* by the Department's Residential Design Advisory Team (RDAT):
 - a. **Garage Door Width.** To comply with the Residential Design Guidelines to "Design and place garage entrances and doors to be compatible with the building and the surrounding area" (page 35, including diagrams), provide a garage at code complying width. RDAT does not support the garage width variance.
 - b. **Privacy.** To comply with the Residential Design Guideline to "Articulate the building to minimize impacts on light and privacy to adjacent properties" (pages 16-17), retain the existing side setback on the south property line for the portion of the lot line along the open rear yard of the neighboring property. The side setback is not required adjacent to the existing neighboring garage.
 - c. **Window Proportions.** To comply with the Residential Design Guideline that requires projects to "Relate the proportion and size of windows to that of existing building in the neighborhood" (page 45), modify the front façade glazing to have more vertical proportions by providing mullions.
 - d. **Massing at Rear.** To comply with the Residential Design Guideline to "Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space" (pages 25-26), revise the rear massing so that the southeast corner does not expand deeper into the lot or farther south than the existing bay except at the first floor with a minimal parapet (as per the proposal).

NOPDR #1 sent to:
Jim Westover
1531 Mission Street
San Francisco, CA 94103

January 4, 2018
2017.05.25.7663
2630 Divisadero Street

- e. **Materials.** To be evaluated for compliance with the Residential Design Guideline that requires that "The type, finish, and quality of a building's materials must be compatible with those used in the surrounding area" (page 47), provide more information on the proposed materials.

Please note that further comment may follow review of the requested information.

All plans submitted must be to an appropriate scale: site plan 1/8" = 1'; floor plans 1/4" = 1'. Plans should be clearly labeled.

- **All building permit plan revisions must be filed at the Department of Building Inspection (DBI), Permit Processing Center, 1660 Mission Street, 2nd Floor.** To officially submit a change to the building permit plans, do not submit building permit plans directly to the Planning Department. Per DBI requirements, these plan revisions will not be accepted by mail or messenger, and all plans must be signed by preparer, architect or engineer.
- **All planning entitlement case revisions must be submitted to the Planning Department, 1650 Mission Street, 4th floor, to the Planner's attention.** To officially submit a change to an active planning entitlement case, submit these directly to the Planning Department. Note this is a separate submittal from DBI.

Please submit the requested information, or contact the assigned planner if you need more time to prepare the requested information, within thirty (30) days. If the Department has not received the requested information within 90 days, the application will be sent back to the Department of Building Inspection for cancellation.

Please direct any questions concerning this notice to the assigned planner, **Brittany Bendix** at (415) 575-9114 or **Brittany.bendix@sfgov.org**. Contact the assigned planner to set up any meeting, should one be necessary. **Please do not come to the Planning Department to discuss this notice without an appointment.** Thank you for your attention to this notice. An early and complete response on your part will help expedite our review of your permit application.

G:\DOCUMENTS\Building Permits\2630 Divisadero Street\Notice of Planning Department Requirements.docx

Planning Department Applications and Publications are available at the Planning Information Center, 1660 Mission Street, 1st floor or via the Department website: www.sfplanning.org.

EXHIBIT B

[illegible]

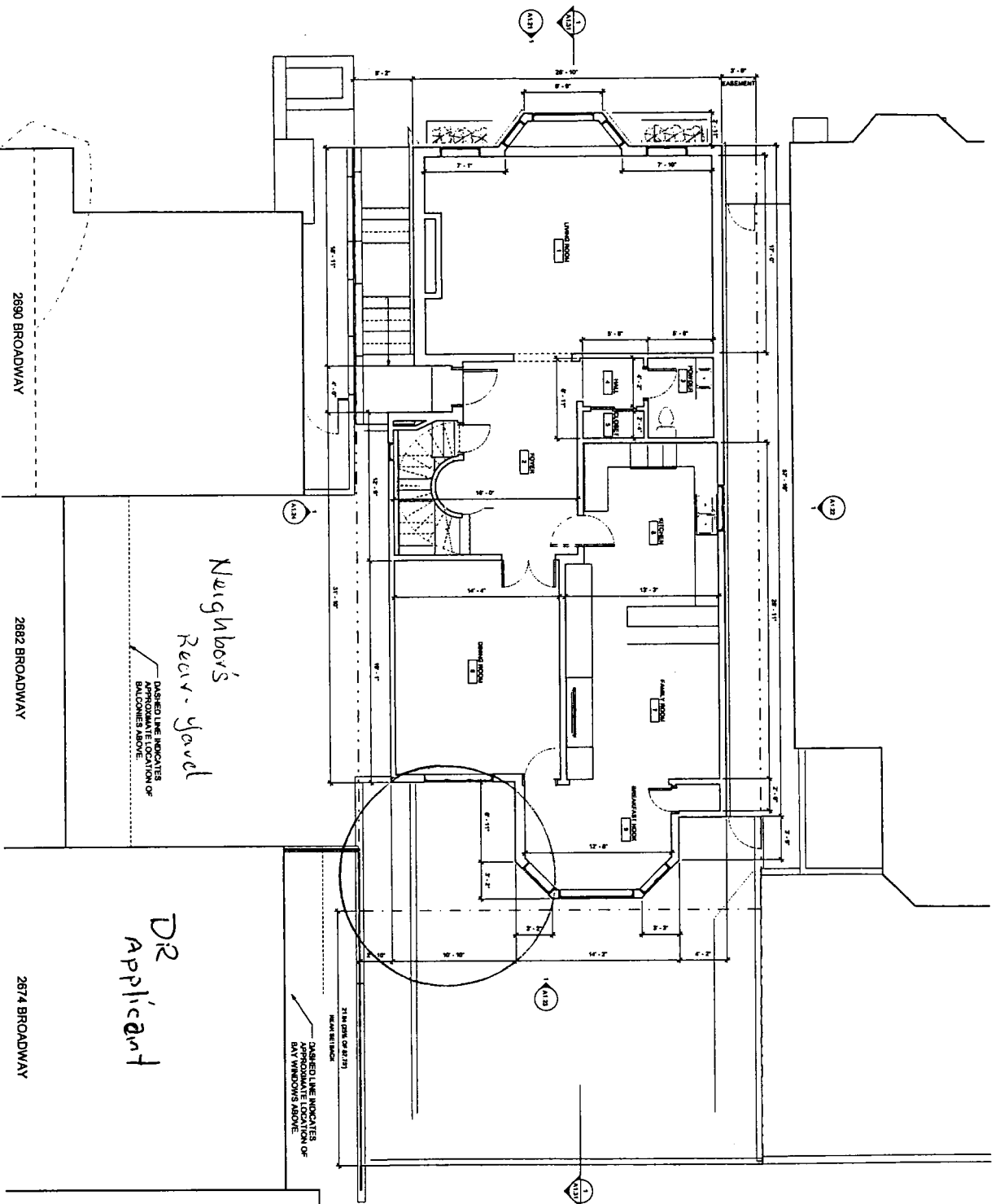
10/06/2019

Job No.

Scale
1/4" = 1'-0"

Sheet No.

A1.12



(E) SECOND FLOOR PLAN



Job Title
DIVISADERO RESIDENCE

Job Address
2630 DIVISADERO STREET
SAN FRANCISCO, CA 94123
0960003


Issued For
PLANNING RESUBMITTAL

Job No.
1160251

Drawn By: Checked By:

LBS PE

Scale
 $1/4" = 1'-0"$

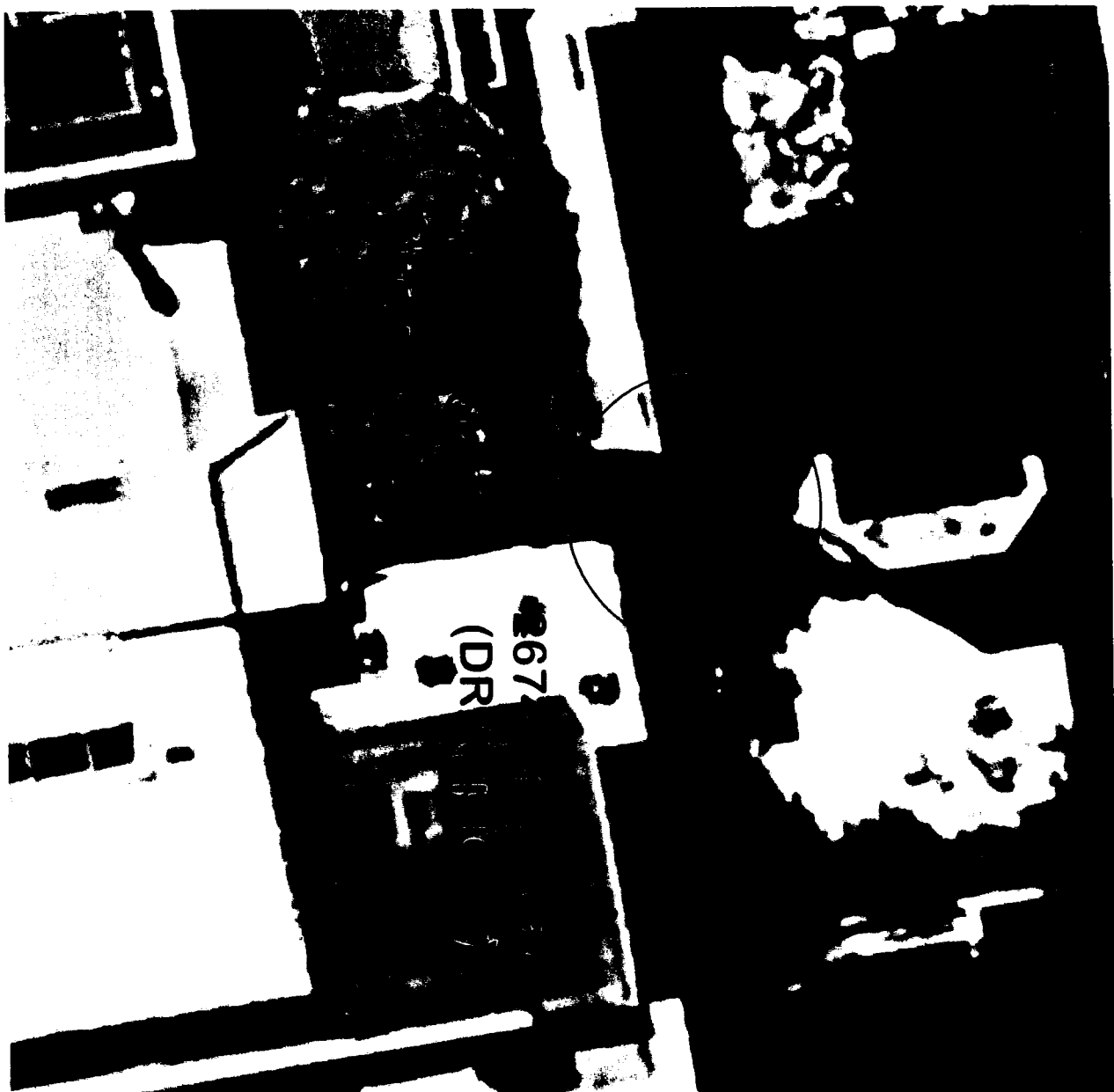


Street Title
PROPOSED SECOND
FLOOR PLAN

Sheet No.

A2.12

EXHIBIT C



2 →

EXHIBIT D

RECORDING REQUESTED BY:
Clark Hill, LLP

WHEN RECORDED MAIL TO:
Clark Hill, LLP
One Embarcadero Center,
Suite 400
San Francisco, CA 94111
Attn: Steven L. Hammond, Esq.



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2018-K715893-00

Check Number 7391/0152
Thursday, DEC 27, 2018 14:47:34
Ttl Pd \$254.00 Rcpt # 0005933939
ofa/FT/1-6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: Lot 002, Block 0960

This notice must be indexed as follows: Grantor and grantee index-each claimant is a grantor.

NOTICE OF INTENT TO PRESERVE EASEMENT
(California Civil Code § 887.060)

This notice is intended to preserve an interest in real property from extinguishment pursuant to Title 5 (commencing with Section 880.020) of Part 2 of Division 2 of the Civil Code (Marketable Record Title).

Claimants: Raffaele Savi and Laura Frances Ambroseno, owners of the real property located at 2674 Broadway Street, San Francisco, CA 94115 ("Claimants' Property"). See the legal description for the Claimants' Property attached hereto as Exhibit "A" and incorporated by reference.

Mailing Address: 2674 Broadway Street, San Francisco, CA 94115.

Interest: Appurtenant easement of right to receive light, air, and unobstructed view over Parcel B, the servient tenement, as described in Exhibit "B" and incorporated by reference. Claimant's Property is located within what was Parcel A, the dominant tenement, as described in Exhibit "B". Record location of document creating or evidencing interest in claimant: Book / Page: 2997 OR 173; Instrument No. L-8090 dated August 11, 1936.

Real Property: The easement concerns Claimants' interest in the following parcels located in San Francisco, California: 0960-003, 0960-004, 0960-005, 0960-006, 0960-007, 0960-008, 0960-009, 0960-010-0960-011, which amount to what was Parcel B, the servient tenement, as described in Exhibit "B", which provides, in relevant part, as follows:

"COMMENCING at the point on the Easterly line of Divisadero Street distant thereon 102 feet 6 inches Northerly from the Northerly line of Broadway; running thence Northerly along said line of Divisadero Street 172 feet 6 inches to the Southerly line of Vallejo Street; thence at a right angle Easterly along said line of Vallejo Street 120 feet; thence at a right angle Southerly 172 feet 6 inches to a point perpendicularly distant 102 feet 6 inches Northerly from the Northerly line of Broadway; thence at a right angle Westerly 120 feet to the point of commencement".

I assert under penalty of perjury that this notice is not recorded for the purpose of slandering title to real property and I am informed and believe that the information contained in this notice is true. If this notice is made on behalf of a claimant, I assert

under penalty of perjury that I am authorized to act on behalf of the claimant.

Signed: *Steven L. Hammond*

Steven L. Hammond, Esq.

Date: 12-20-2018

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

On December 20, 2018 before me, Deborah A. Rosman, a notary,
personally appeared Steven L. Hammond who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by
his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true
and correct.

WITNESS my hand and official seal.

Signature *Deborah A. Rosman* (Seal)

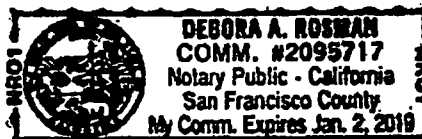


Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel One:

Beginning at a point on the northerly line of Broadway, distant thereon 60 feet easterly from the easterly line of Divisadero Street; running thence easterly along said line of Broadway 30 feet; thence at a right angle northerly 102 feet and 6 inches; thence at a right angle westerly 30 feet; thence at a right angle southerly 102 feet and 6 inches to the point of beginning.

Being a portion of Western Addition Block No. 467.

Parcel Two:

Together with a perpetual easement of right to receive light, air and unobstructed view by limiting any structure, fence, trees or shrubs to a height not extending above a horizontal plane eight (8) feet above the level of the curb as it existed on August 11, 1936 at the intersection of the northerly line of Broadway and the easterly line of Divisadero Street, said easement being over the real property described as follows:

Beginning at a point on the easterly line of Divisadero Street, distant thereon 102 feet and 6 inches northerly from the northerly line of Broadway; running thence northerly along said line of Divisadero Street 172 feet and 6 inches to the southerly line of Vallejo Street; thence at a right angle easterly along said line of Vallejo Street 120 feet; thence at a right angle southerly 172 feet and 6 inches to a point perpendicularly distant 102 feet and 6 inches northerly from the northerly line of Broadway; thence at a right angle westerly 120 feet to the point of beginning.

Being a portion of Western Addition Block No. 467.

APN: Lot 002, Block 0960

EXHIBIT B

177

of distribution for the benefit of Marie Elizabeth Greer (now Marie Elizabeth Donahoe) and Charlotte E. Greer (now Charlotte E. Baxter) and others; as Trustee of the trust created by said will and by said distribution for the benefit of Lathrop McD. Ellinwood, Jr., Anne Louise Ellinwood and George S. Ellinwood, and others; as Trustee of the trust created by said will and by said decree of distribution for the benefit of Alice S. Ellinwood and Varanus Norman Ellinwood and others; as Trustee of the trust created by said will and by said decree of distribution for the benefit of Charles N. Ellinwood, Jr. and others; as Trustee of the trust created by said will and by said decree of distribution for the benefit of Robert P. Geer and others; as Trustee of the trust created by said will and by said decree of distribution for the benefit of Louise G. Ellinwood, and others; as Trustee of the trust created by said will and by said decree of distribution for the benefit of Elizabeth A. Ellinwood, and others; as Trustee of the trust created by said will and by said decree of distribution for the benefit of Varanus Ellinwood, and others; and as Trustee of the trust created by said will and by said decree of distribution for the benefit of Grace G. Ellinwood and others; known to me to be the person described in and whose name is subscribed to the within instrument and acknowledged to me that he executed the same individually and as such trustee of said respective trusts.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said City and County of San Francisco, the day and year in this certificate first above written.

(Seal) MAY H. FARRELL, Notary Public
in and for the City and County of San Francisco, State of California.
My commission expires May 8, 1938.

Recorded at request of City T. I. Co., Aug. 11, 1936 at 49 min. past 4 P. M.

No. L-6089

Fee \$3.80

Vol. 33

Compared-Book POWER

Compared-Document JUDGE

M. STELLING, JR. & WIFE } 1 \$100 1 \$60 1 \$10 2 \$3.00 1 \$1.00 & 1 \$.50 U.S.I.R. Stamps
Cancelled.

TO

GRANT DEED.

R. E. SEABORO, ET AL }

MARTIN STELLING, JR. and CAROLINE BISHOP STELLING, husband and wife, the first parties, grant to R. E. SEABORO and M. P. JORGENSEN, the second parties, All that real property situate in the City and County of San Francisco, State of California, particularly described as follows:

COMMENCING at a point on the Easterly line of Divisadero Street distant thereon 102 feet 6 inches Northerly from the Northerly line of Broadway; running thence Northerly along said line of Divisadero Street 172 feet 6 inches to the Southerly line of Vallejo Street; thence at a right angle Easterly along said line of Vallejo Street 412 feet 6 inches to the Westerly line of Scott Street; thence at a right angle Southerly along said line of Scott Street 275 feet to the Northerly line of Broadway; thence at a right angle Westerly along said line of Broadway 328 feet 6 inches to a point distant thereon 90 feet Easterly from the Easterly line of Divisadero Street; thence at a right angle Northerly 102 feet 6 inches; thence at a right angle Westerly 90 feet to the point of commencement.

BEING part of Western Addition Block No. 467.

RESERVED, however, unto the first parties, their successors and assigns, as and for an appurtenance to the real property hereinafter particularly described and designated as

"Parcel A", and any part thereof, a perpetual easement of right to receive light, air and unobstructed view over that portion of the real property hereby granted which is hereinafter particularly described and designated as "Parcel B", to the extent that said light, air and

view will be received and enjoyed by limiting any structure, fence, trees or shrubs upon said "Parcel B" or any part thereof, to a height not extending above a horizontal plane eight (8) feet above the level of the curb as the same now exists at the intersection of Northerly line of Broadway and the Easterly line of Divisadero Street. Any obstruction of such view above said horizontal plane, whether by a permanent structure or otherwise, shall be considered an unauthorized interference with such right or easement and shall be removed upon demand at the expense of second parties, and their successors and assigns in the ownership of said "Parcel B" or any part thereof.

THE real property hereinabove referred to as "Parcel A" and "Parcel B" is situate in the City and County of San Francisco, State of California, and particularly described as follows:

PARCEL A: COMMENCING at the point of intersection of the Northerly line of Broadway and the Easterly line of Divisadero Street; running thence Easterly along said line of Broadway 90 feet; thence at a right angle Northerly 102 feet 6 inches; thence at a right angle Westerly 90 feet to the Easterly line of Divisadero Street; thence at a right angle Southerly along said line of Divisadero Street 102 feet 6 inches to the point of commencement.

BEING part of Western Addition Block No. 47.

PARCEL B: COMMENCING at the point on the Easterly line of Divisadero Street distant thereon 102 feet 6 inches Northerly from the Northerly line of Broadway; running thence Northerly along said line of Divisadero Street 172 feet 6 inches to the Southerly line of Vallejo Street; thence at a right angle Easterly along said line of Vallejo Street 120 feet; thence at a right angle Southerly 172 feet 6 inches to a point perpendicularly distant 102 feet 6 inches Northerly from the Northerly line of Broadway; thence at a right angle Westerly 120 feet to the point of commencement.

BEING part of Western Addition Block No. 47.

IN WITNESS WHEREOF, the said first parties have executed these presents this 11th day of August, 1936.

MARTIN STELLING, JR.
CAROLINE BISHOP STELLING

State of California,
City and County of San Francisco. } ss.

On this 11th day of August, in the year one thousand nine hundred and thirty-six, before me, J. G. Roberts, a Notary Public, in and for the City and County of San Francisco, State of California, residing therein, duly commissioned and sworn, personally appeared Martin Stelling, Jr. and Caroline Bishop Stelling, his wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the City and County of San Francisco, the day and year in this certificate first above written.

(Seal)

J. G. ROBERTS, Notary Public

in and for the City and County of San Francisco, State of California.

My commission expires October 29, 1937.

Recorded at request of City T. I. Co., Aug. 11, 1936 at 50 min. past 4 P. M.

No. L-8090

Fee \$1.90

Fol. 12

Compared-Book

JUDGE

Compared-Document

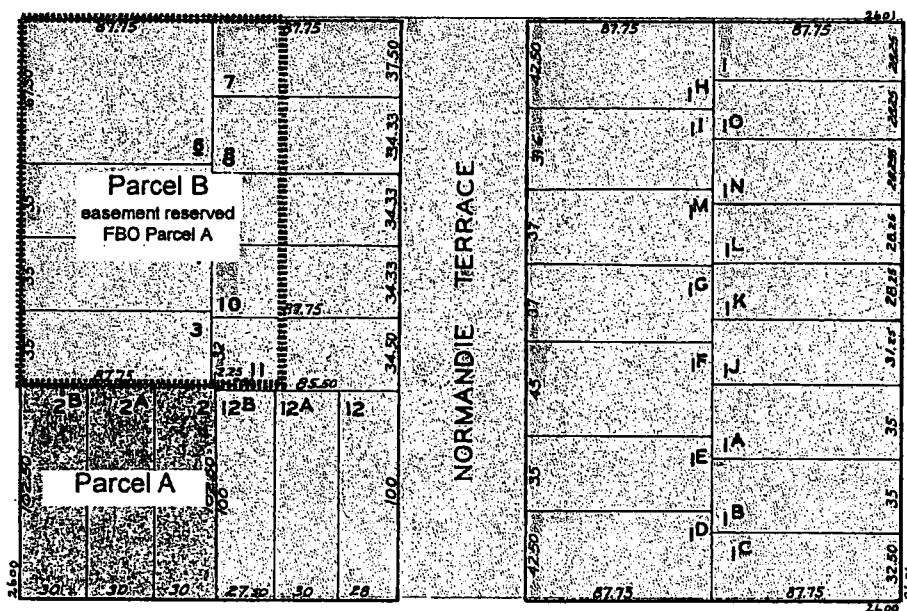
1936

RECORDED AT REQUEST OF CITY T. I. CO., AUG. 11, 1936 AT 50 MIN. PAST 4 P. M.

Note:
easement reserved
over Parcel B
expressed as
appurtenant to
Parcel A

Note:
Not to Scale

DIVISADERO



SCOTT

Parcel B

BROADWAY

EXHIBIT E



RECEIVED

NOV 27 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: Cindy Yu

Address: 2682 BROADWAY
SAN FRANCISCO, CA 94115

Email Address: starfish2682@gmail.com

Telephone: 415-565-9343

Information on the Owner of the Property Being Developed

Name: Tala Banatao and Thomas Growney

Company/Organization:

Address: 2630 DIVISADERO
SAN FRANCISCO,

Email Address: tala.banatao@gmail.com

Telephone:

Property Information and Related Applications

Project Address: 2630 Divisadero Street, San Francisco

Block/Lot(s): 0960/003

Building Permit Application No(s): 2017.0525.7663

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? (including Community Boards)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 that were made to the proposed project.		
During the past 2 years, I have written to, and met with the applicant as well as the Planning Dept to discuss the impact of how the new structure would cause privacy , light and air issues which counters Note4d in Planning Requirements #1.They have not yielded any considerations which address my concerns Even though the newly proposed structure is to code, I am filing for a DR because there are still questions which remain to be answered and I am hoping that accomodations can be made with the existing proposed plan.		

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

PLEASE SEE APPENDIX (A) - 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 unreasonably affected, please state who would be affected, and how.

PLEASE SEE APPENDIX (B) - 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?

PLEASE SEE APPENDIX (C) - ATTACHED

Appendix A

1) According to the proposed roof plan (A2.14) -The newly proposed roof deck puts mechanical equipment and a large skylight within close view and proximity to my house.

I am gravely concerned with the level of **noise** and the level of **light** which will emit from the skylight in the evenings.

2) I also find that my **privacy** will be challenged with a roof deck within close proximity and **direct view** into my house.

The unreasonable impact is that my primary living space is at a slightly lower elevation than the proposed roof deck. There is adequate space at grade in the rear yard of 2630 Divisadero to provide both outdoor amenities and mechanical equipment.

Creating a new 700 sq. ft. area on the roof of a building that can be occupied and used and where people can look down and into my living room is an unreasonable impact, putting me in a position to have to close the drapes when my neighbor chooses to have a party ,for example, to protect your privacy.

3) The REAR EXPANSION of the new structure is to be aligned with 2674 Broadway - cancelling out the very narrow gap of '**light and air**' my rear first floor bedrooms receive (enclosed photo - image 003.png)

The exceptional and extraordinary circumstance is that both my neighbors to the west and east have legal nonconforming structures that extends about 20' into the rear yard setback, so there are walls enclosing the side yards, all the way to property line . The proposed addition will close off the remaining light I get from the northeast corner of my property.

2630 DIVISADERO -

2682 BROADWAY
DR REQUEST

← GREY BLDG
IS 2674 BROADWAY

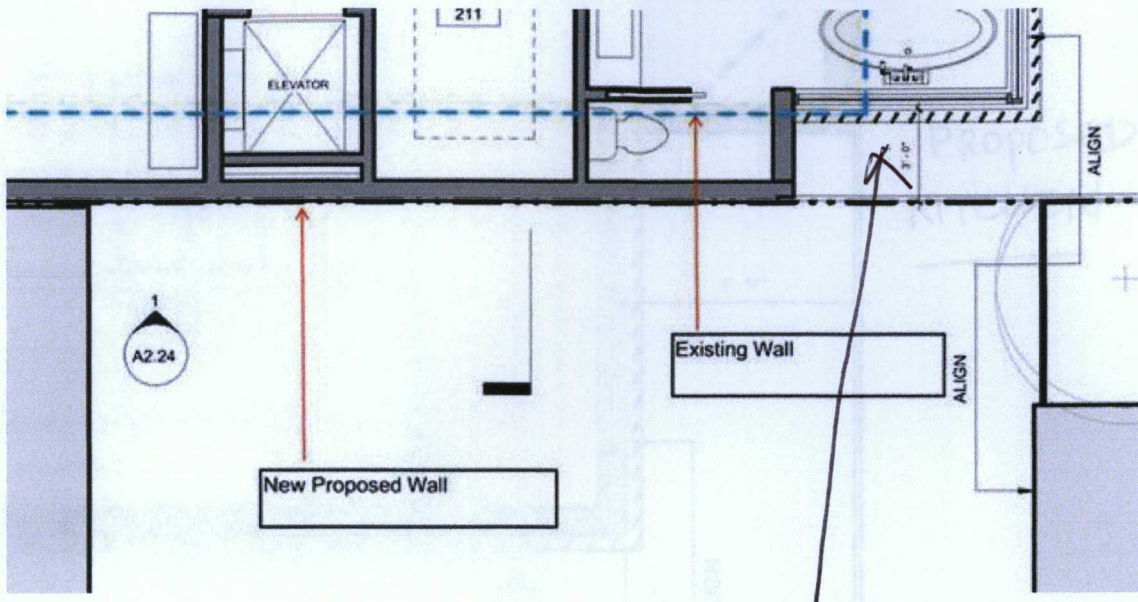
REAR EXPANSION OF 2630 DIVISADERO
CREATES LIGHTWELL EFFECT, COMPLETELY
BOXING IN MY LIGHT

FROM:

2682 BROADWAY
FIRST FLOOR BEDROOM LOOKING
OUT TOWARDS 2630 DIVISADERO

P.5b

PROPOSED
BATH



REQUEST RECONSIDERATION *
FOR READJUSTING THE EXPANSION
DEPTH

2630 DIVISADERO -

2682 BROADWAY
PR REQUEST

P. 7



I TRIED GROWING TREES OUT THIS SUMMER -
AT THIS LEVEL, ALREADY HAS MAJOR IMPACT
OF LIGHT QUALITY IN THE ROOMS.

FROM =

2682 BROADWAY

FIRST FLR BEDROOM LOOKING
TOWARDS 2630 DIVISADERO

Appendix C

ROOF DECK

I hope the applicant can reduce the size of usable space on the roof deck and limit the usable area to the east of the skylight which sits directly in front of my house.

The space on the West will enjoy a much more favorable view of the Golden Gate bridge anyway and will be farthest removed from myself and also from my neighbor's at 2674 Broadway. (enclosed image)

SKYLIGHT

The size of the skylight should be scaled down and the applicant should provide appropriate coverage in the evenings when the lights are on.

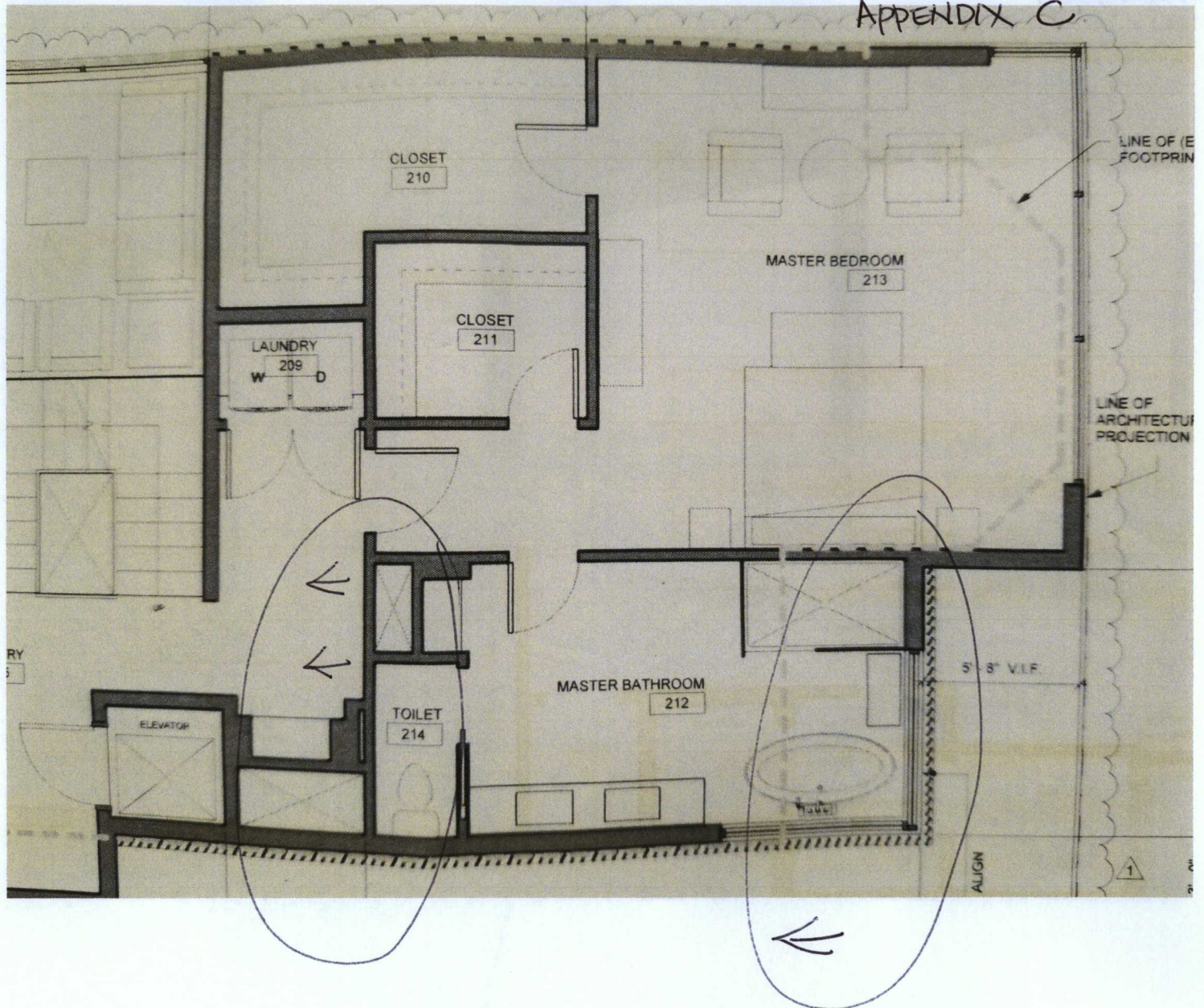
MECHANICAL

It is also my wish that the applicant can relocate the mechanical equipment from the roof deck onto the ground floor in their backyard. There should be some kind of sound attenuation on the walls around the equipment.

REAR EXTENSION

I understand that it is unreasonable to ask them not to extend into their rear yard but if they can shave off the corner or compromise by moving back half of the proposed length of extension - it can at least give me a wider window of light and air without ruining nor sacrificing their design aesthetics either. They have tried to show some consideration for 2674 Broadway on their 3/FI but I hope they will also register my concerns.

APPENDIX C

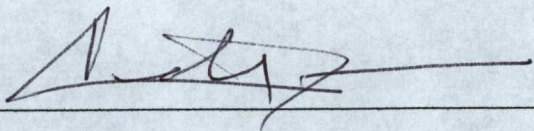


THIS IS A BATHROOM OF GRAND PROPORTIONS - BY MAKING A SLIGHT ADJUSTMENT OF THE CORRIDOR, IT CAN ALREADY SATISFY A COMPROMISE TO ACCOMMODATE MY CONCERNS.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.



Signature

CINDY YU

Name (Printed)

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

(415) 565-9343

Phone

starfish2682@gmail.com

Email

For Department Use Only

Application received by Planning Department:

By: Kline

Date: 11/27/19



RECEIVED

NOV 27 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

DISCRETIONARY REVIEW PUBLIC (DRP)
APPLICATION

Discretionary Review Requestor's Information

Name: Cindy Yu
Address: 2682 BROADWAY
SAN FRANCISCO, CA 94115
Email Address: starfish2682@gmail.com
Telephone: 415-565-9343

Information on the Owner of the Property Being Developed

Name: Tala Banatao and Thomas Growney
Company/Organization:
Address: 2630 DIVISADERO ST
SAN FRANCISCO
Email Address: tala.banatao@gmail.com
Telephone:

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Project Address: 2630 Divisadero Street, San Francisco
Block/Lot(s): 0960/003
Building Permit Application No(s): 2017.0525.7663

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? (including Community Boards)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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 that were made to the proposed project.</p>		
<p>During the past 2 years, I have written to, and met with the applicant as well as the Planning Dept to discuss the impact of how the new structure would cause privacy, light and air issues which counters Note4d in Planning Requirements #1. They have not yielded any considerations which address my concerns Even though the newly proposed structure is to code, I am filing for a DR because there are still questions which remain to be answered and I am hoping that accomodations can be made with the existing proposed plan.</p>		

DISCRETIONARY REVIEW REQUEST

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

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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 unreasonably affected, please state who would be affected, and how.

PLEASE SEE APPENDIX (B) - 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?

PLEASE SEE APPENDIX (C) - ATTACHED

Appendix A

1) According to the proposed roof plan (A2.14) -The newly proposed roof deck puts mechanical equipment and a large skylight within close view and proximity to my house.

I am gravely concerned with the level of **noise** and the level of **light** which will emit from the skylight in the evenings.

2) I also find that my **privacy** will be challenged with a roof deck within close proximity and **direct view** into my house.

The unreasonable impact is that my primary living space is at a slightly lower elevation than the proposed roof deck. There is adequate space at grade in the rear yard of 2630 Divisadero to provide both outdoor amenities and mechanical equipment.

Creating a new 700 sq. ft. area on the roof of a building that can be occupied and used and where people can look down and into my living room is an unreasonable impact, putting me in a position to have to close the drapes when my neighbor chooses to have a party ,for example, to protect your privacy.

3) The REAR EXPANSION of the new structure is to be aligned with 2674 Broadway - cancelling out the very narrow gap of '**light and air**' my rear first floor bedrooms receive (enclosed photo - image 003.png)

The exceptional and extraordinary circumstance is that both my neighbors to the west and east have legal nonconforming structures that extends about 20' into the rear yard setback, so there are walls enclosing the side yards, all the way to property line . The proposed addition will close off the remaining light I get from the northeast corner of my property.

2630 DIVISADERO DR
BY REQUEST

2682 BROADWAY

**EXCEPTIONAL
CIRCUMSTANCE**

AERIAL VIEW
SHOWING
RELATIONSHIP OF
THE 2 HOUSES
AND
HOW 2682 BROADWAY
HAS 2 STRUCTURES
(ADJACENT)
THAT EXTENDS
DOWN TO
PROPERTY LINE.



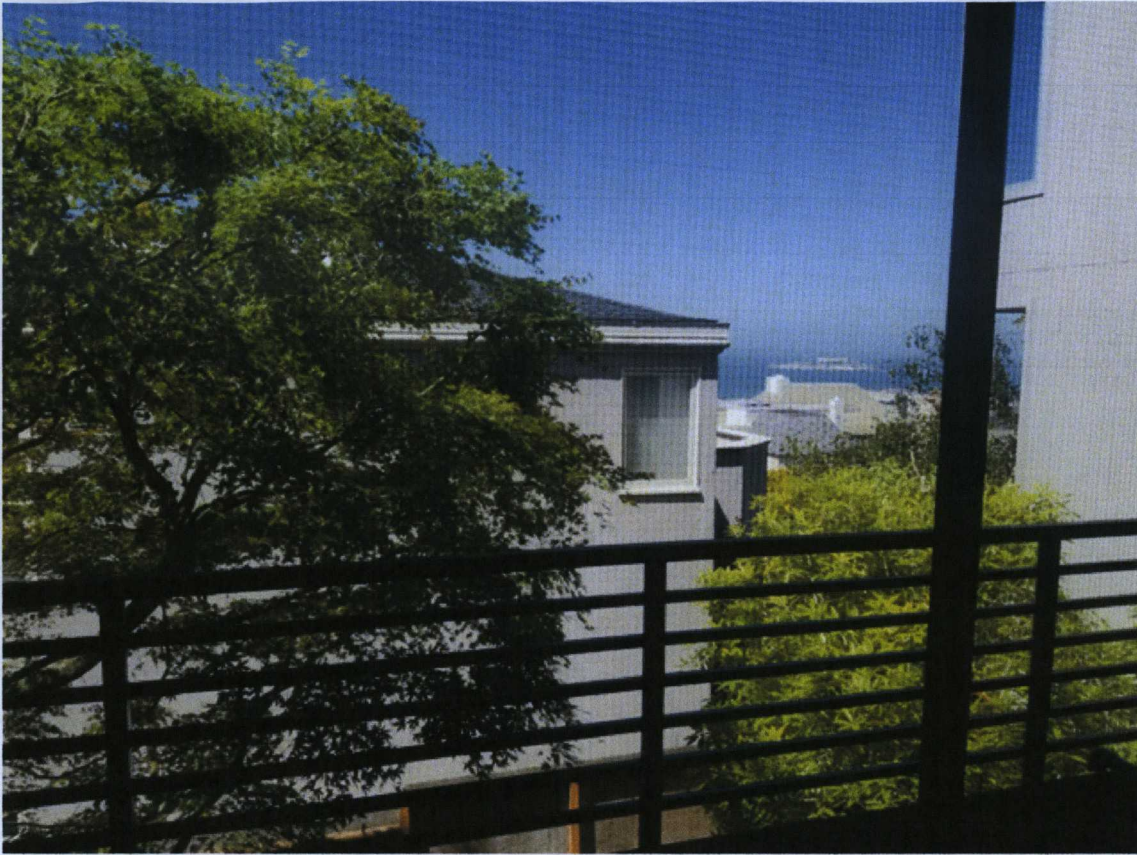
CONCERNS = 1) NOISE OF MECHANICAL EQUIPMENT
2) LIGHT FROM SKYLIGHT IN THE EVENINGS
3) PRIVACY

FROM -

2682 BROADWAY

PICTURE TAKEN FROM 3/F LR

REQUEST
BY
2682 BROADWAY

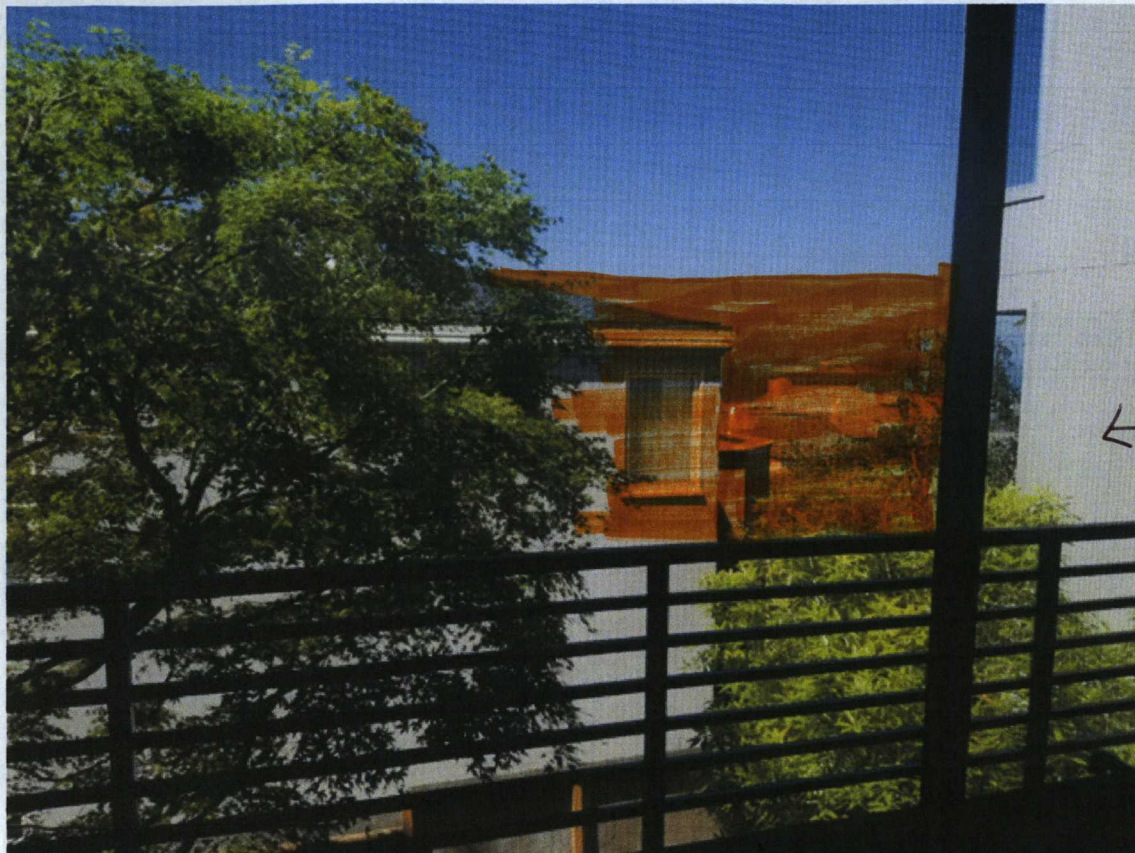


2682 BROADWAY
FIRST FLOOR BEDROOMS
ONLY OPENING FOR LIGHT & AIR

p5a

BX

2682 BROADWAY



← GREY BLDG IS
2674 BROADWAY



REAR EXPANSION OF 2630 DIVISADERO
CREATES LIGHTWELL EFFECT,
BOXING IN LIGHT

FROM :

2682 BROADWAY
FIRST FLOOR BEDROOM LOOKING OUT
TOWARDS 2630 DIVISADERO

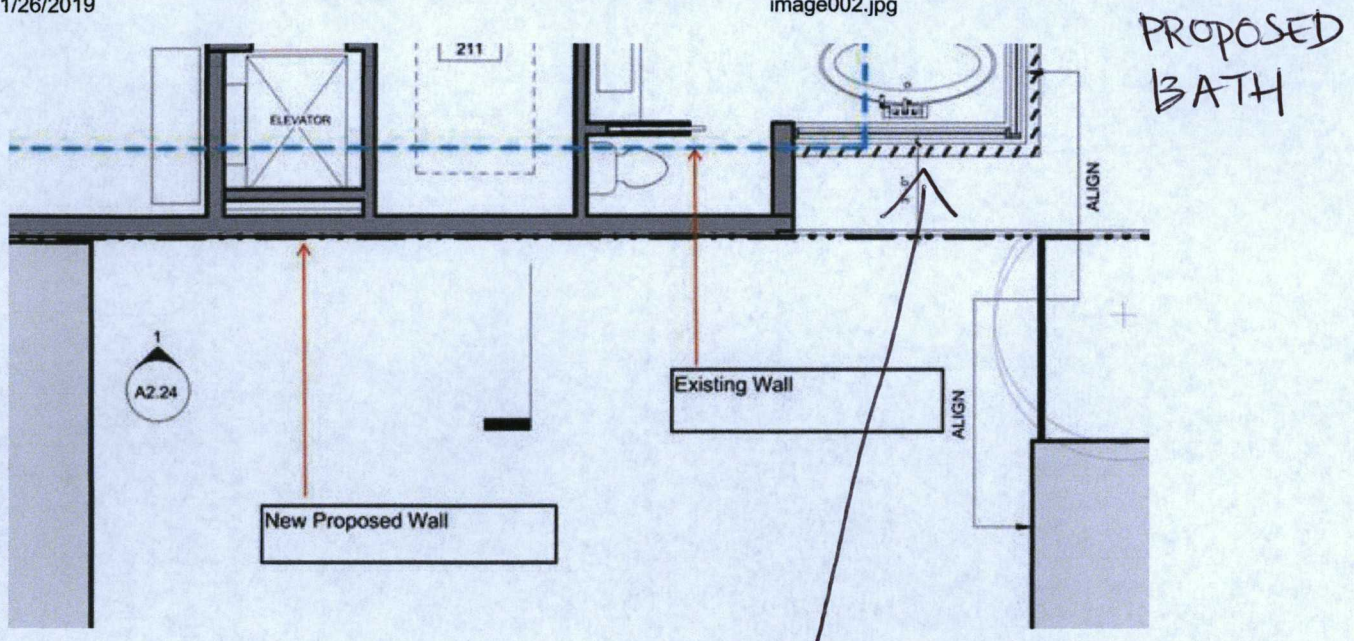
Appendix B

We all live within close proximity to each other in the city. Though it is true that anyone who seeks to remodel might like to maximize on their square footage - I believe it is within reason for me to request that they consider their neighbors' concerns and make an attempt to make accommodations which have pertinent impact of the quality of living.

1) NOISE emitted from the mechanical equipment is a concerning factor - especially if it prevents me from opening north facing windows when they are on LIGHT from the large size skylight is a major concern especially in the evenings. It means I basically will be looking onto a large " flush mount" light fixture every evening .

2) PRIVACY: The challenge of being in my own house with people looking in directly into my living space is psychologically disturbing. The neighbor had suggested window shades..which I have subsequently installed in advance of their demolition. However, it has made me feel like I am being held hostage and my own freedom in my house is limited with constant mental burden.

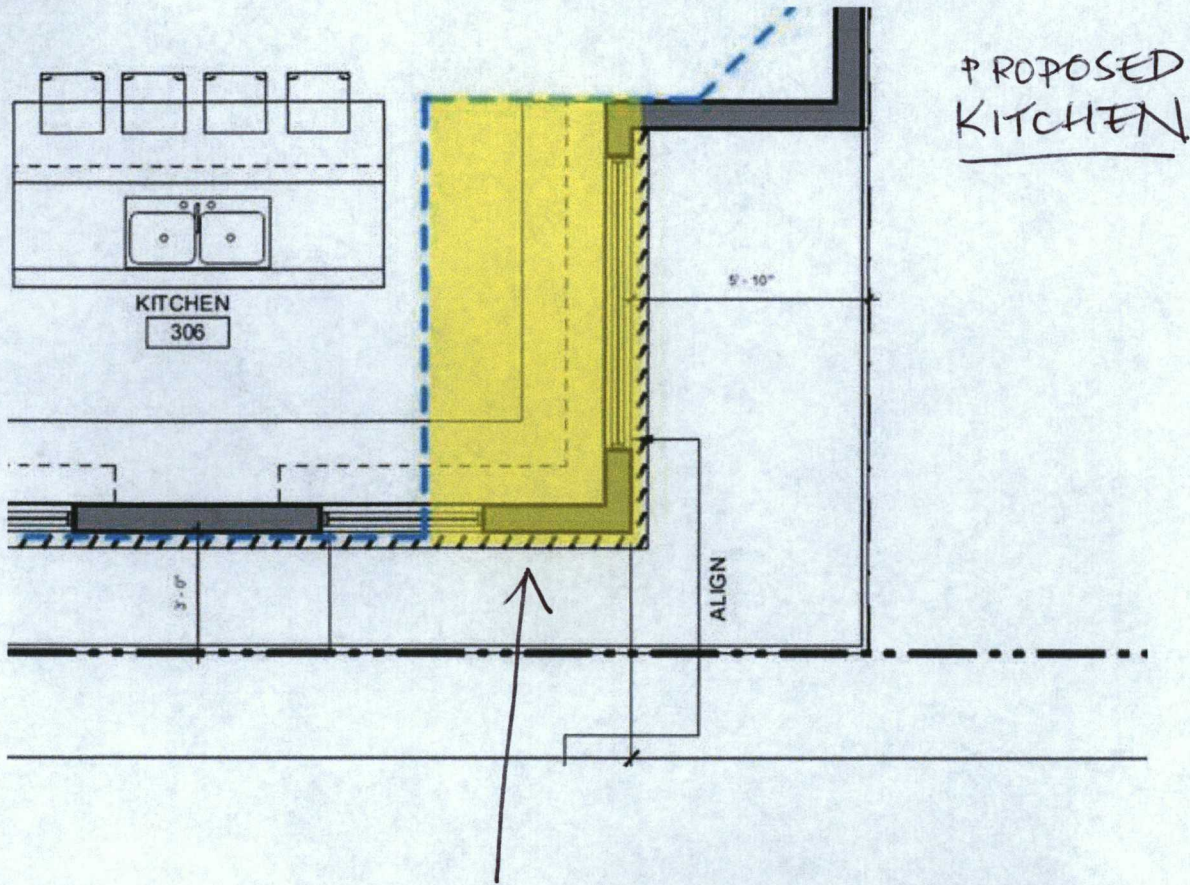
3) THE RIGHT BALANCE: I believe factors impacting the quality of life of a human being should carry heavier weight than design decisions which cater towards the aesthetics. The extended rear sections carries little significance in the overall scheme for 2630 Divisadero. The extra sq footage contributes to more spaciousness in an already large size bathroom(Proposed Second Floor Plan A2.12) and few extra cabinets in an already large kitchen area (enclosed: image005.jpg) However, the impact, as seen in photos attached - makes a big difference to me by creating a lightwell effect for my rear bedrooms. I have tried to grow out the tops of my tree this summer just to get an effect of how the openness will be completely closed up if the new structure is allowed to overtake the entire opening. (enclosed photo - image 20191118_145447.jpg)



REQUEST RECONSIDERATION ~~TO~~
TO READJUST EXPANSION DEPTH

2630 DIVISADERO
2682 BROADWAY DR
REQUEST

P. 7



REQUEST RECONSIDERATION *
FOR READJUSTING THE EXPANSION DEPTH

2630 DIVISADERO -

2682 BROADWAY

DR REQUEST

P. 8



I TRIED GROWING TREES OUT THIS SUMMER -
AT THIS LEVEL, ALREADY HAS MAJOR IMPACT
OF LIGHT QUALITY IN THE ROOMS.

FROM =

2682 BROADWAY
FIRST FLR BEDROOM LOOKING TOWARDS
2630 DIVISADERO

P. 97

Appendix C

ROOF DECK

I hope the applicant can reduce the size of usable space on the roof deck and limit the usable area to the east of the skylight which sits directly in front of my house.

The space on the West will enjoy a much more favorable view of the Golden Gate bridge anyway and will be farthest removed from myself and also from my neighbor's at 2674 Broadway. (enclosed image)

SKYLIGHT

The size of the skylight should be scaled down and the applicant should provide appropriate coverage in the evenings when the lights are on.

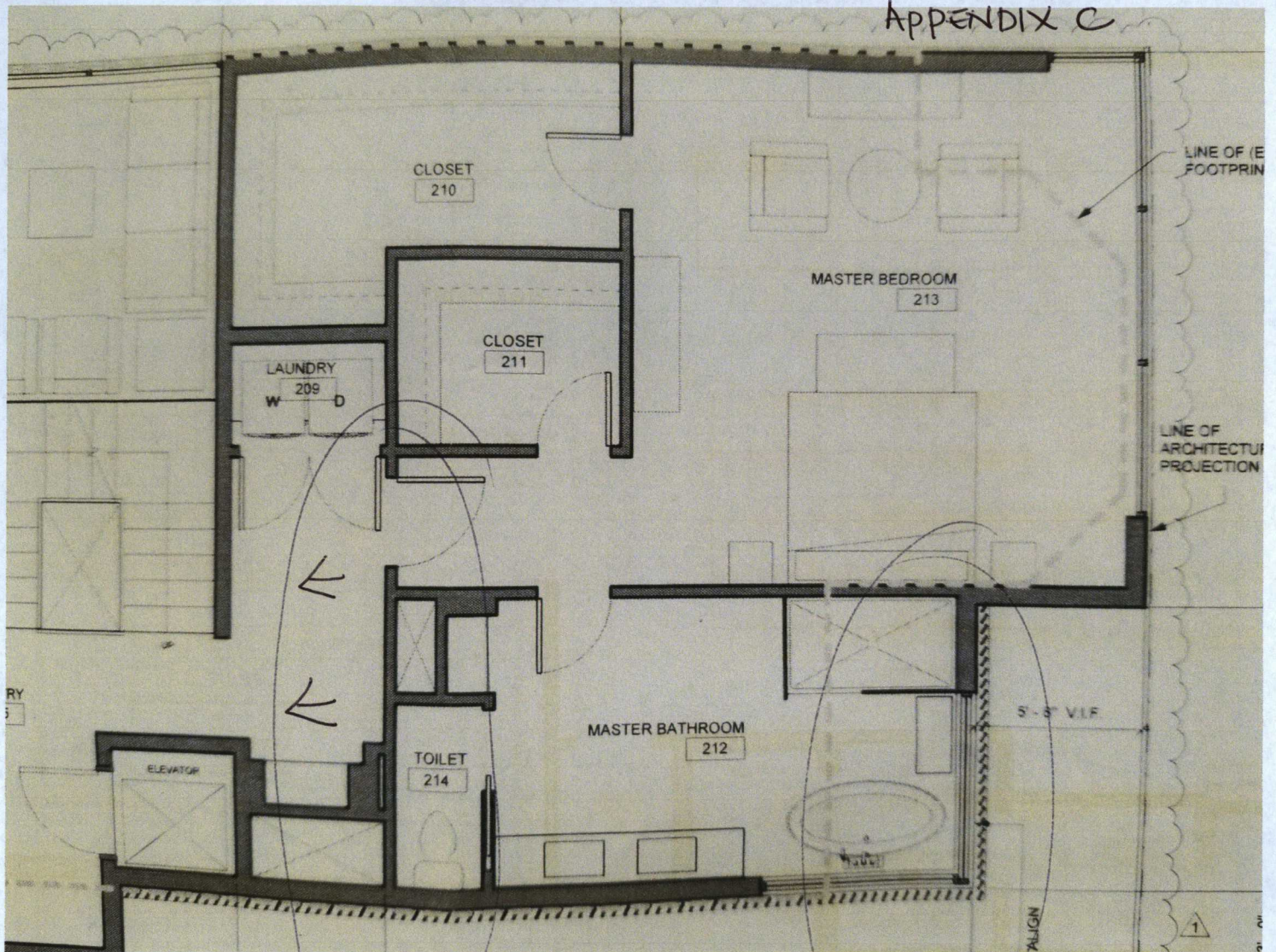
MECHANICAL

It is also my wish that the applicant can relocate the mechanical equipment from the roof deck onto the ground floor in their backyard. There should be some kind of sound attenuation on the walls around the equipment.

REAR EXTENSION

I understand that it is unreasonable to ask them not to extend into their rear yard but if they can shave off the corner or compromise by moving back half of the proposed length of extension - it can at least give me a wider window of light and air without ruining nor sacrificing their design aesthetics either. They have tried to show some consideration for 2674 Broadway on their 3/FI but I hope they will also register my concerns.

APPENDIX C



THIS IS A BATHROOM OF GRAND PROPORTIONS -
 BY MAKING A SLIGHT ADJUSTMENT OF THE CORRIDOR, IT CAN ALREADY SATISFY A COMPROMISE TO ACCOMMODATE MY CONCERNS.

2630 DIVISADERO - 2682 BROADWAY DR REQUEST
(APPENDIX C - ROOF DECK)

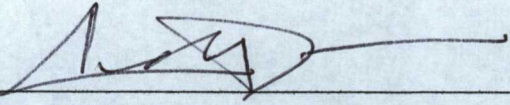
WEST SECTION OF
PROPOSED ROOF
DECK

FROM -
2682 BROADWAY 3/FL
APPENDIX C - ROOF DECK

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.


Signature

CINDY YU
Name (Printed)

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

(415) 565-9343
Phone

starfish2682@gmail.com
Email

For Department Use Only

Application received by Planning Department:

By: Kline

Date: 11/27/19

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: 2630 DIVISADERO STREET

Zip Code: 94123

Building Permit Application(s): 2017.05.25.7663

Record Number: 2017-007931PRJ

Assigned Planner: CHRISTOPHER MAY

Project Sponsor

Name: DUSTIN FOSTER

Phone: (415) 371-0900

Email: DFOSTER@WDARCH.COM

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.)

SEE ATTACHED

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

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

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)	01	01
Occupied Stories (all levels with habitable rooms)	03	04
Basement Levels (may include garage or windowless storage rooms)	0	01
Parking Spaces (Off-Street)	02	02
Bedrooms	04	05
Height	33'-5"	34'-3"
Building Depth	64'-9"	67'-4"
Rental Value (monthly)	n/a	n/a
Property Value	n/a	unknown

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

Signature:



Date:

12/19/19

Printed Name:

DUSTIN FOSTER

- ☐ 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.

RESPONSE TO DISCRETIONARY REVIEW

PROJECT NO. 17013 – 2630 DIVISADERO ST.

APPLICATION # 2017.05.25.7663

Date: 12.19.2019

From: Dustin Foster, Project Manager

RECIPIENT

	Attention	Company & Address	Via	Attachments
To:	Christopher May	SF Planning Department	<input checked="" type="checkbox"/> Email	20191219_2630_Divisadero_DRresponseExhibitsA-D.pdf
Phone:	415.575.9087	Suite 400	<input type="checkbox"/> Facsimile	
Fax:	n/a	1650 Mission St.	<input type="checkbox"/> FedEx	
		San Francisco, CA 94103	<input type="checkbox"/> UPS	

Dear Christopher May,

Please find below our written Response to Discretionary Review.

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

The proposed project is the demolition of the existing 5,020 square-foot single family residence (gross square footage, including garage) and erection of a new 7,722 square-foot single family residence (gross square footage, including garage). The proposed square footage includes the addition of a new 1,988 square-foot basement, which means the expansion above ground adds just 714 gross square-footage over three stories (**See Exhibits A1 & A2**). The three stories along with the proposed roof deck railing bring the highest elevation of the proposed project approximately 14 inches above the existing roof ridge and remains at or below the floor elevation of the top two floors of the neighbors at 2682 and 2674 Broadway (**See Exhibits B1 & B2**). The project does not present or create unusual or extraordinary circumstances. As discussed within the Residential Design Guidelines, in areas with a dense building pattern, some reduction of privacy and light to neighboring buildings can be expected with a building expansion.

As the project sponsors and designers', we have worked closely with the property owners to address neighbor concerns over the course of several meetings and many months with the neighbors at 2682 and 2674 Broadway, in an effort to present a design the neighbors would feel comfortable supporting. The property owners have invited the neighbors into their home on several occasions in order to convey concern and transparency and to share possible strategies for addressing each neighbors' concerns. Since the submittal of the original design in May of 2017 we have taken care to modify and articulate the building massing in response to neighbor concerns regarding privacy and access to light, air and mid-block open space. The changes to the original design address neighbor concerns and has resulted in a project supported by Planning and RDAT. The following are examples of how the project complies with Zoning Code and the Residential Design Guidelines:

- 1. The new single-family residence is setback to preserve the existing setback between the subject property side property line and the rear yards of 2682 and 2674 Broadway.**

- a. RH-1 zone allows for buildings to be built to the side property line with zero clearance. The proposed project only seeks to build to the south property line at the Basement and First Floors which are at an elevation below the habitable space of the neighboring properties at 2682 and 2674 Broadway. In addition to maintaining the side setback exterior vertical wood louvers are employed to minimize impacts of light emitting from the building and to maintain privacy for neighbors and the inhabitants alike. **See Exhibits C1 & C2.**
2. **The project respects patterns of the interior block-face to maintain access to mid-block open space and access to light and air.**
 - a. The southeast corner of the proposed project is sculpted so that 13 feet of the 32 feet of rear façade step away from the rear setback in order to maintain a connection to mid-block open space for 2682 Broadway and maintain the connection to mid-block open space at the northwest corner of the existing non-conforming structure at 2674 Broadway. **See Exhibit-D.**

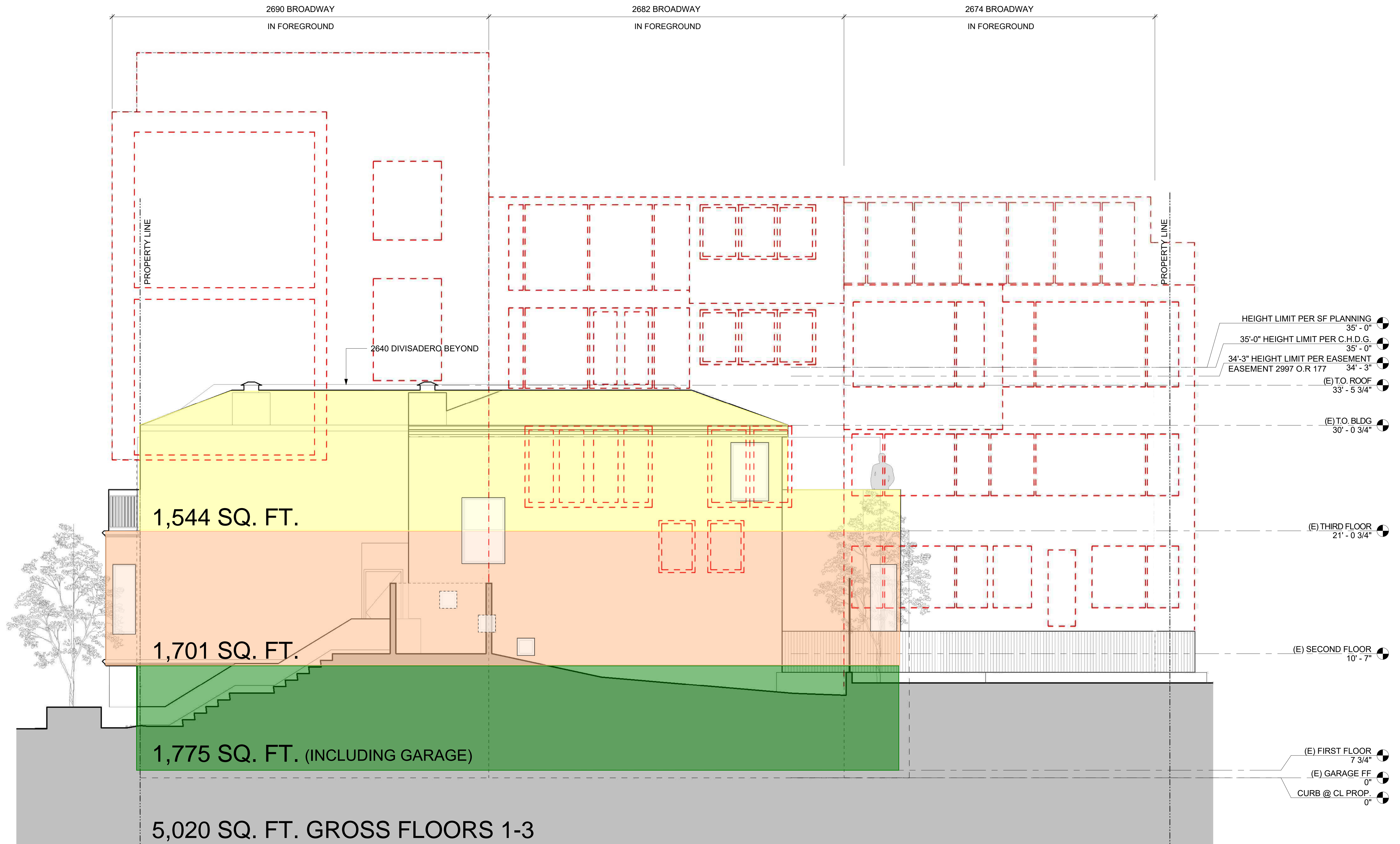
What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before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

Since meeting with the neighbor's following submittal of the original design, the design has been revised to address neighbor concerns and further bring the project in accord with the Residential Design Guidelines. The Southeast corner of the project has been articulated and the massing reduced, to minimize impact on light, air and mid-block open space for the owner and occupants of 2682 Broadway. The massing along the property line at the rear yard of 2682 Broadway has been setback to preserve access to light and air. Additionally, the Southeast corner has been furnished with exterior vertical wood louvers to maximize privacy for the owners and occupants of 2682 and 2674 Broadway while allowing for natural light within. In an effort to increase privacy while people occupy the proposed roof deck, the previously glass railing has been revised to be opaque on the South side of the roof deck and the East railing has been shifted 3 feet West from the original design shared at the Neighborhood Outreach on February 8, 2017.

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.

The clients feel they have been cooperative and responsive to their neighbor's concerns in the articulation of the proposed structure as noted above and hope that the neighbors recognize the sincere effort to conduct this process in a neighborly fashion.

Sincerely,
Dustin Foster
Project Manager



2630 DIVISADERO ST. - EXISTING SOUTH ELEVATION

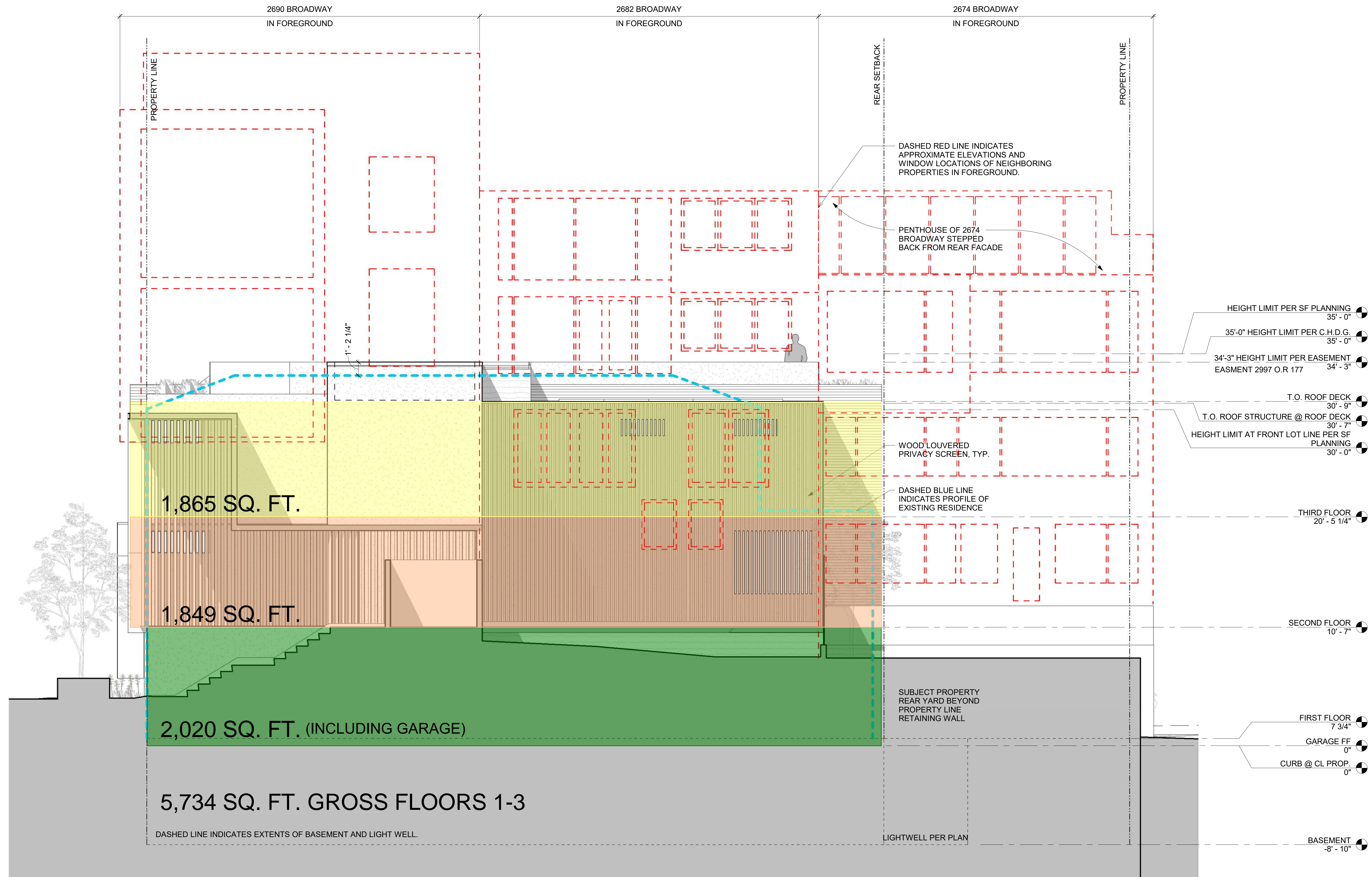
2630 DIVISADERO ST.

APPLICATION NO.
2017.05.25.7663

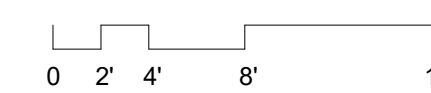
12.19.2019

RESPONSE
TO DISCRETIONARY
REVIEW

EXHIBIT A-1

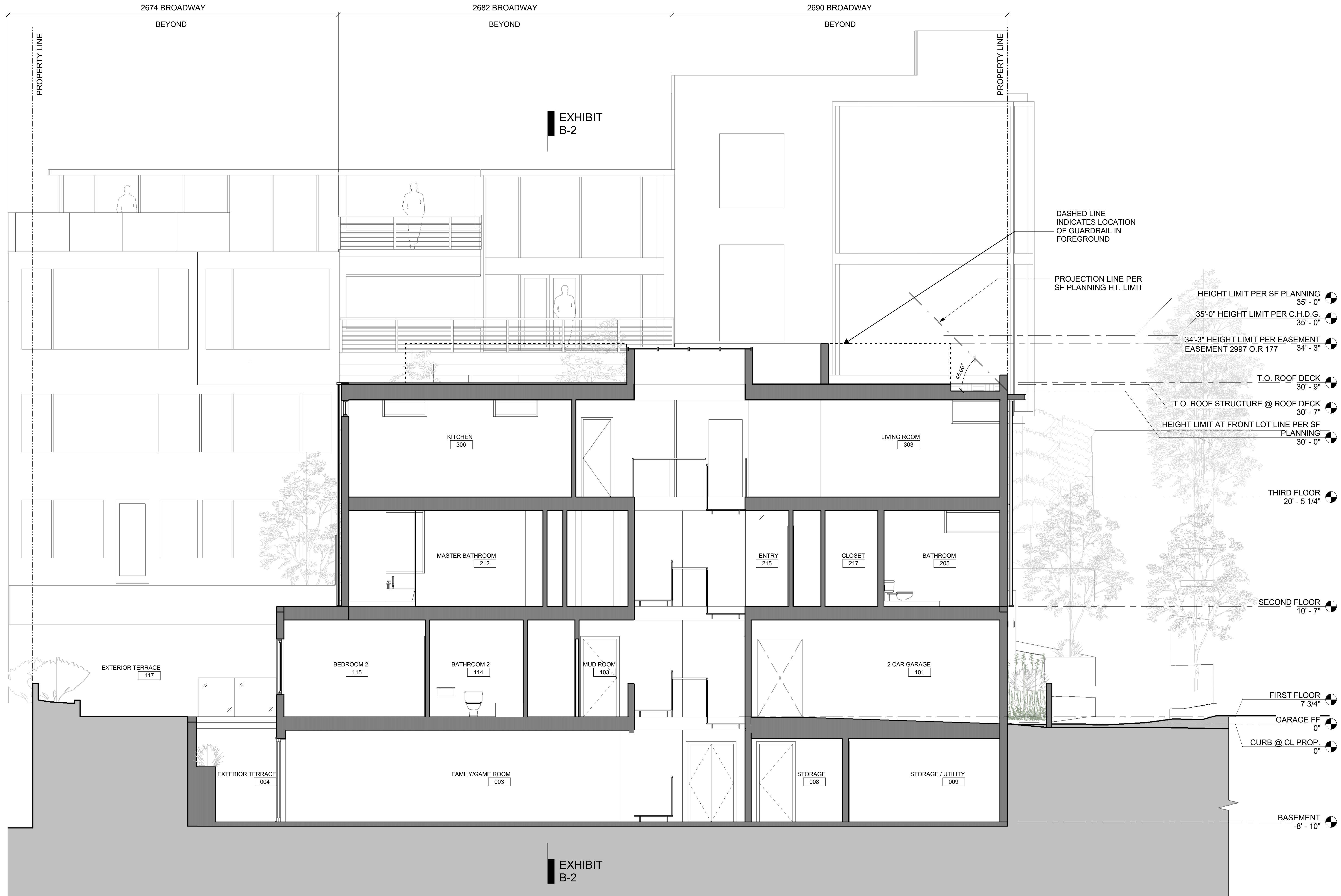


2630 DIVISADERO ST. - PROPOSED SOUTH ELEVATION



2630 DIVISADERO ST.
APPLICATION NO.
2017.05.25.7663
12.19.2019

RESPONSE
TO DISCRETIONARY
REVIEW



2630 DIVISADERO ST. - PROPOSED LONGITUDINAL SECTION

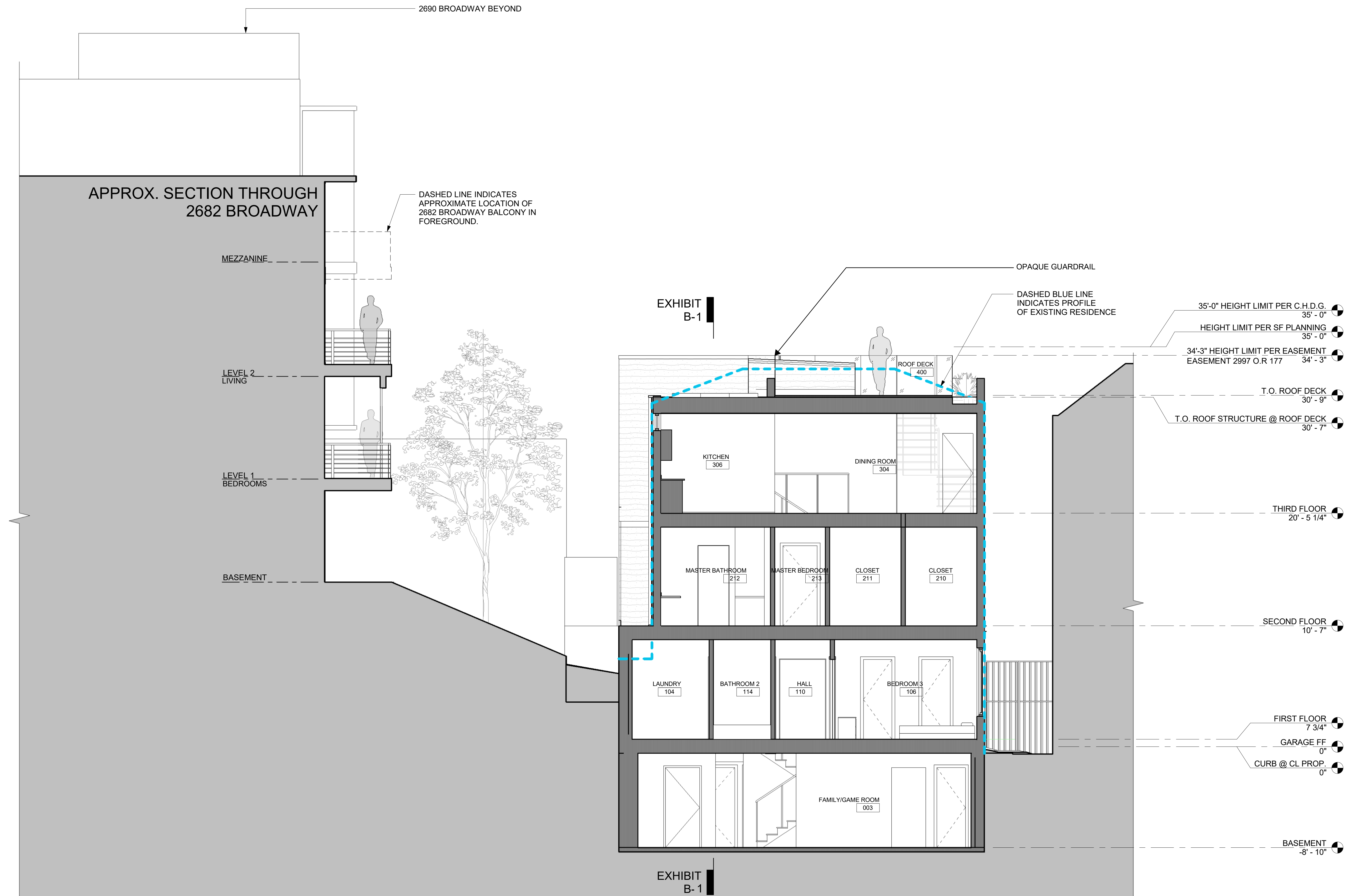
2630 DIVISADERO ST.

APPLICATION NO.
2017.05.25.7663

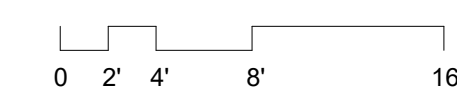
12.19.2019

RESPONSE
TO DISCRETIONARY
REVIEW

EXHIBIT B-1



2630 DIVISADERO ST. - PROPOSED TRANSVERSE SECTION



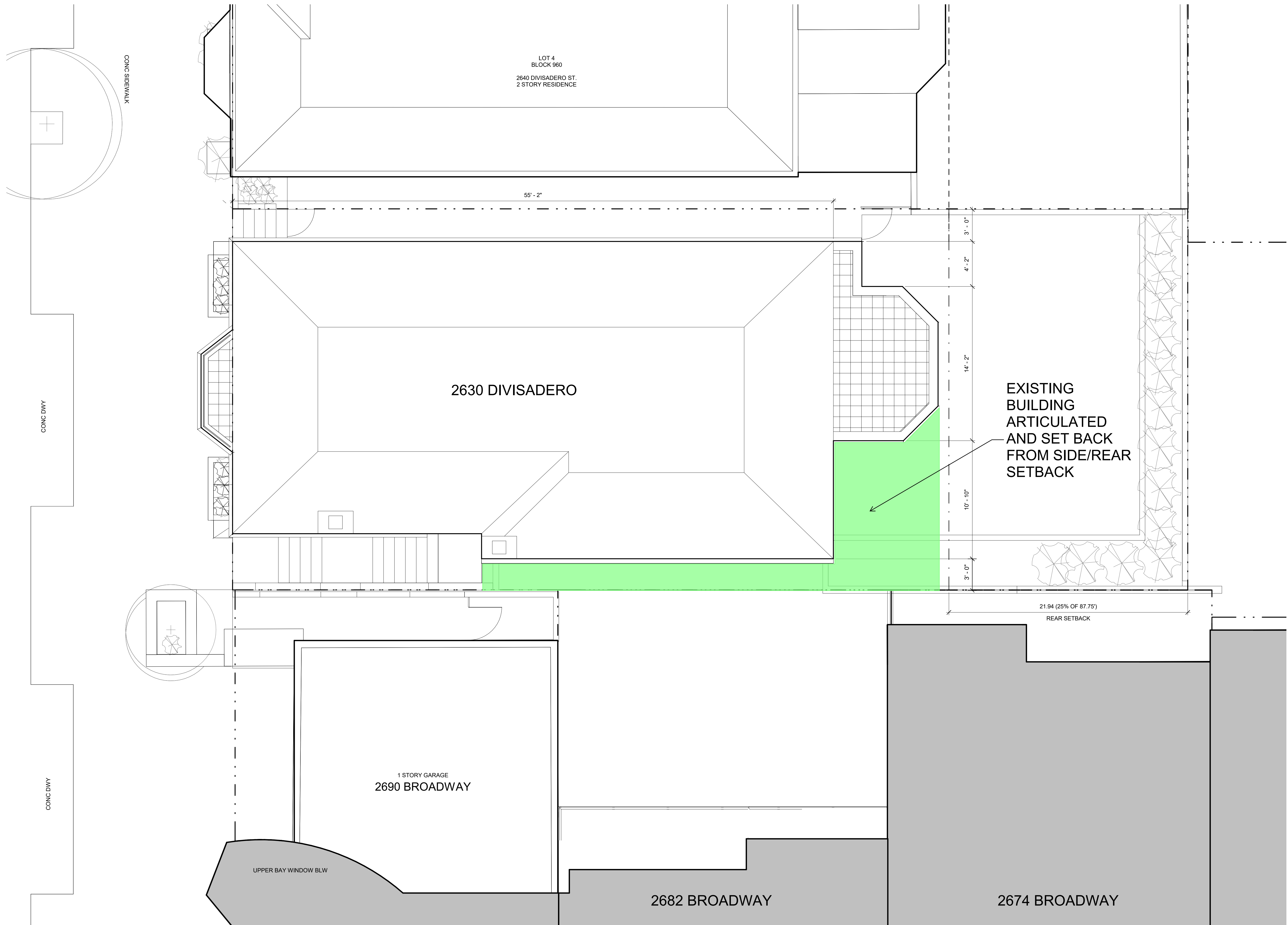
2630 DIVISADERO ST.

APPLICATION NO.
2017.05.25.7663

12.19.2019

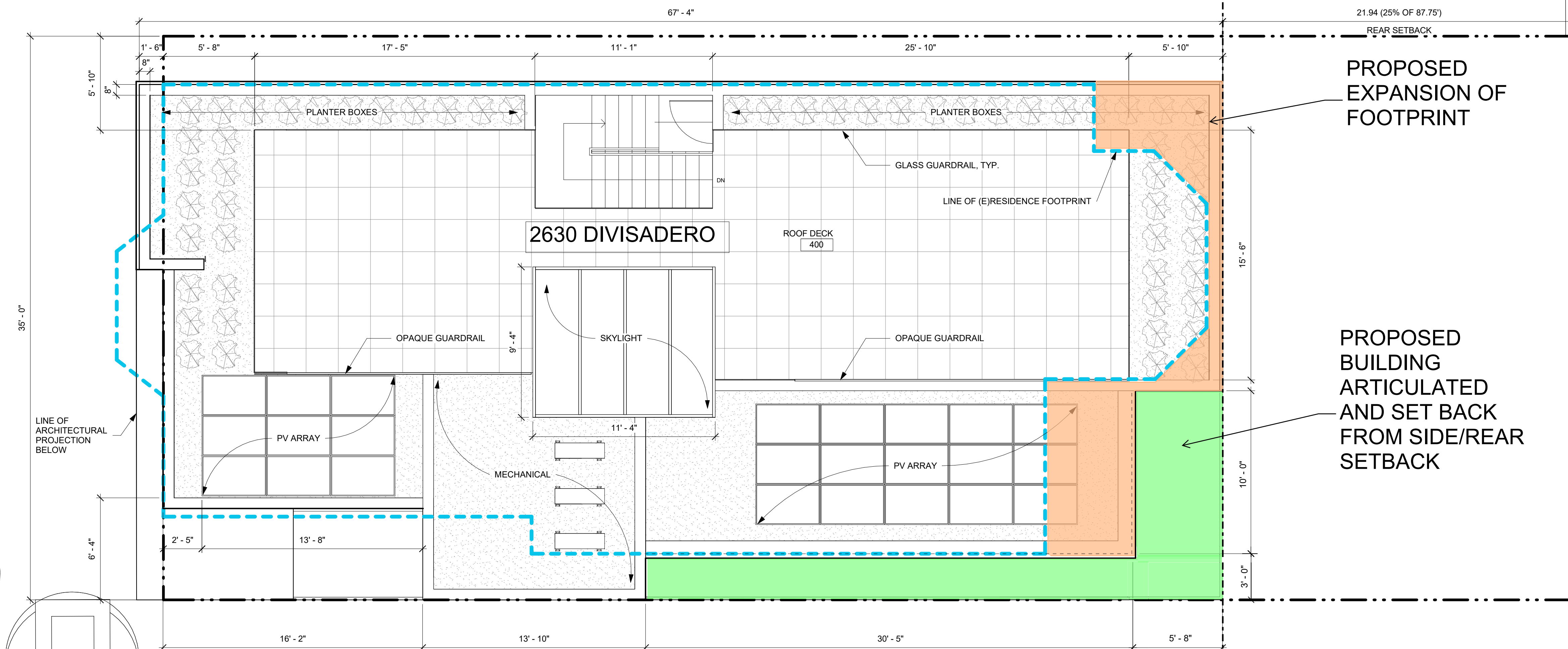
RESPONSE
TO DISCRETIONARY
REVIEW

EXHIBIT B-2



2630 DIVISADERO ST. - EXISTING ROOF PLAN



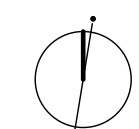
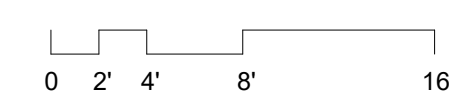


1 STORY GARAGE
2690 BROADWAY

2682 BROADWAY

2674 BROADWAY

2630 DIVISADERO ST. - PROPOSED ROOF PLAN



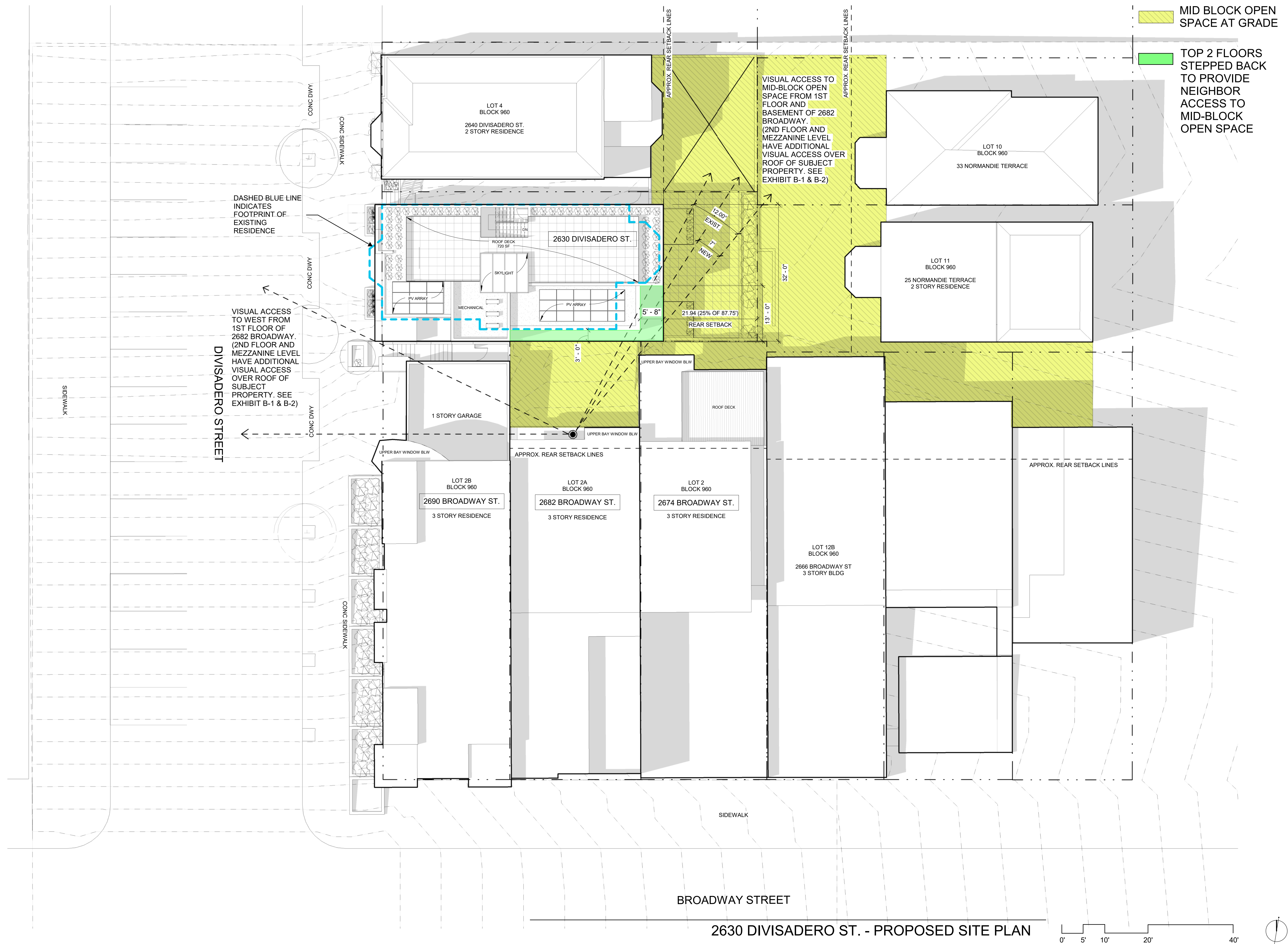
2630 DIVISADERO ST.

APPLICATION NO.
2017.05.25.7663

12.19.2019

RESPONSE
TO DISCRETIONARY
REVIEW

EXHIBIT C-2





DIVISADERO RESIDENCE

2630 DIVISADERO STREET
SAN FRANCISCO, CA 94123 0960/003
ZONING DISTRICT: RH-1/40X

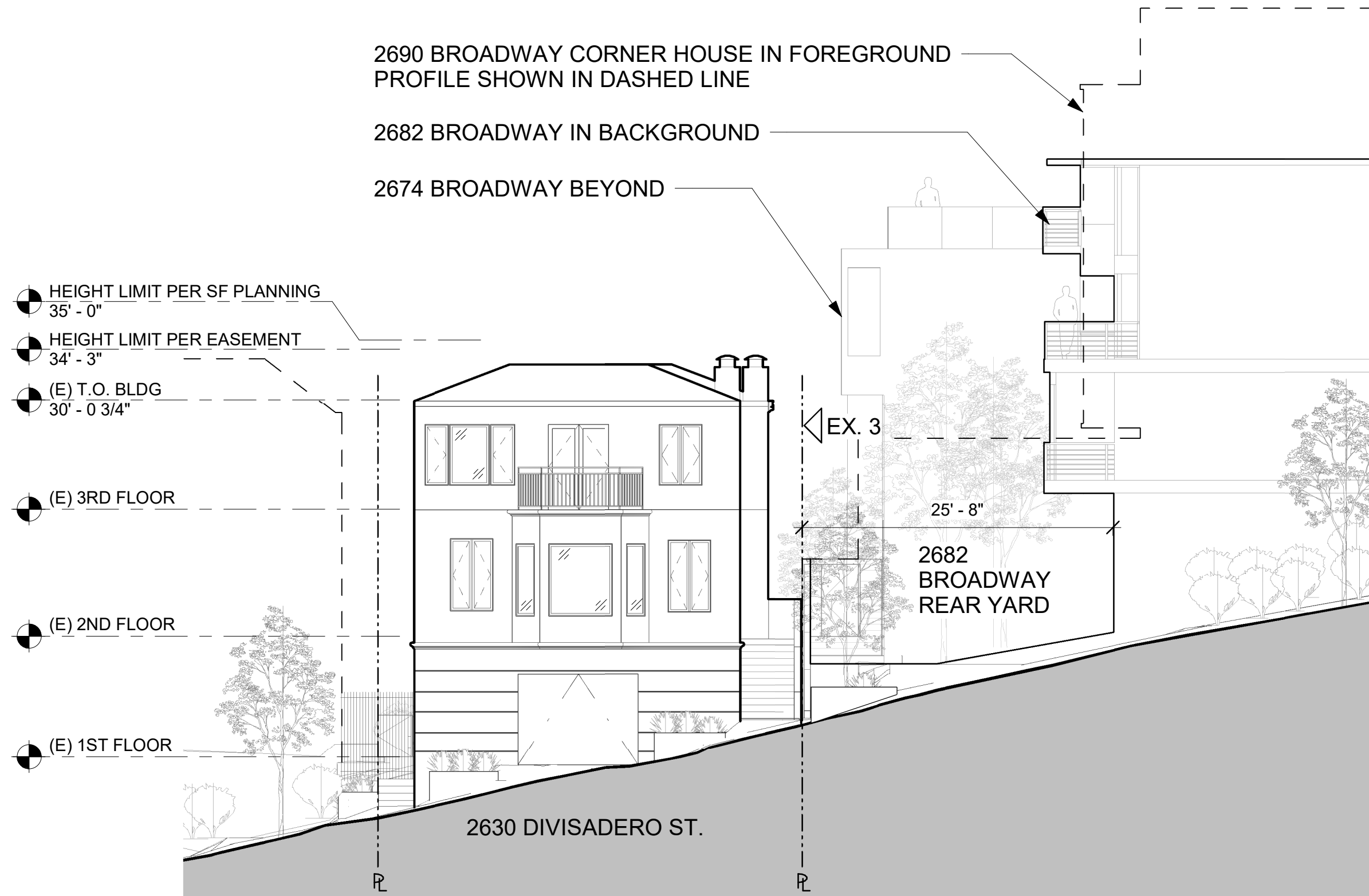
DR HEARING PACKAGE

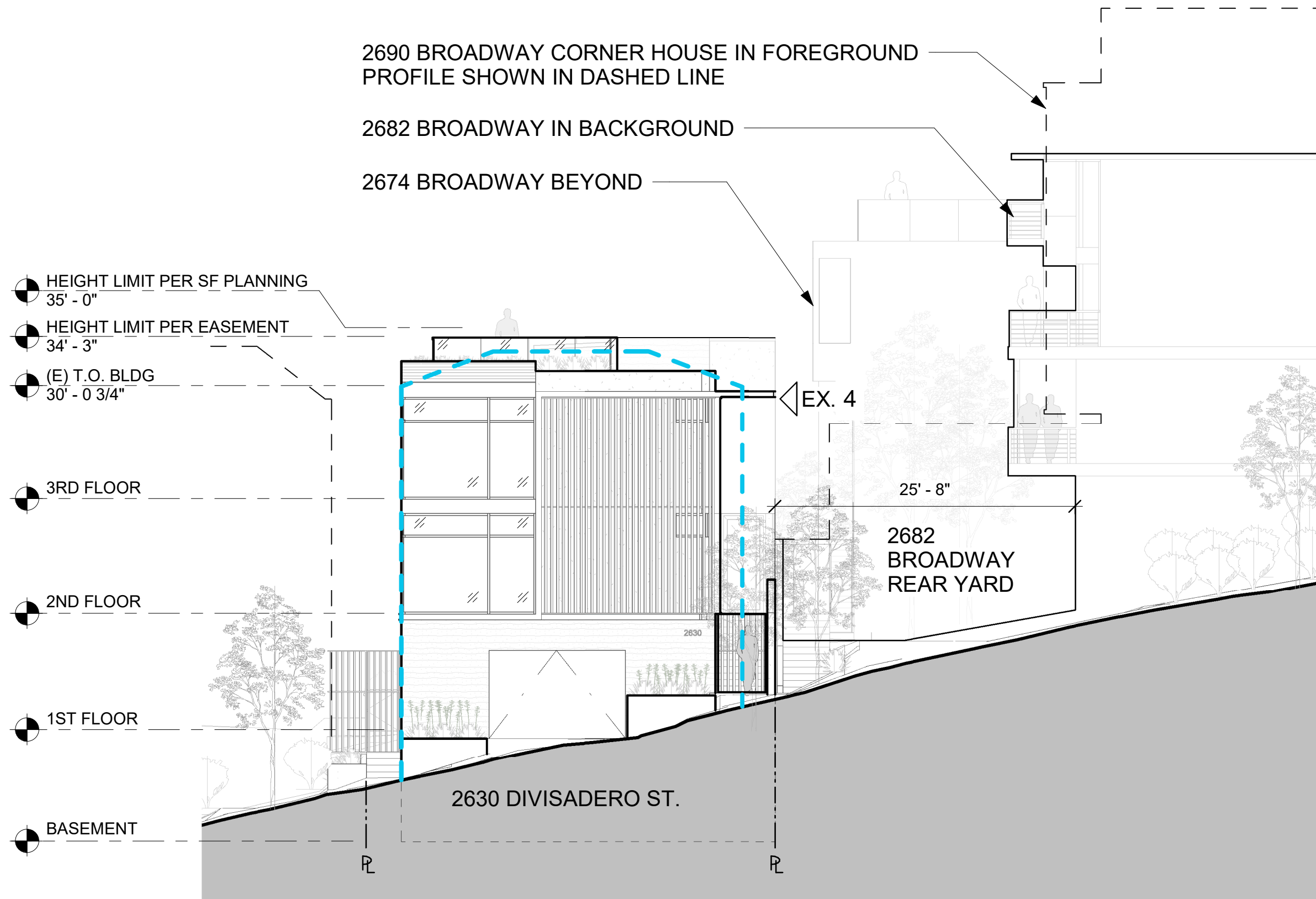
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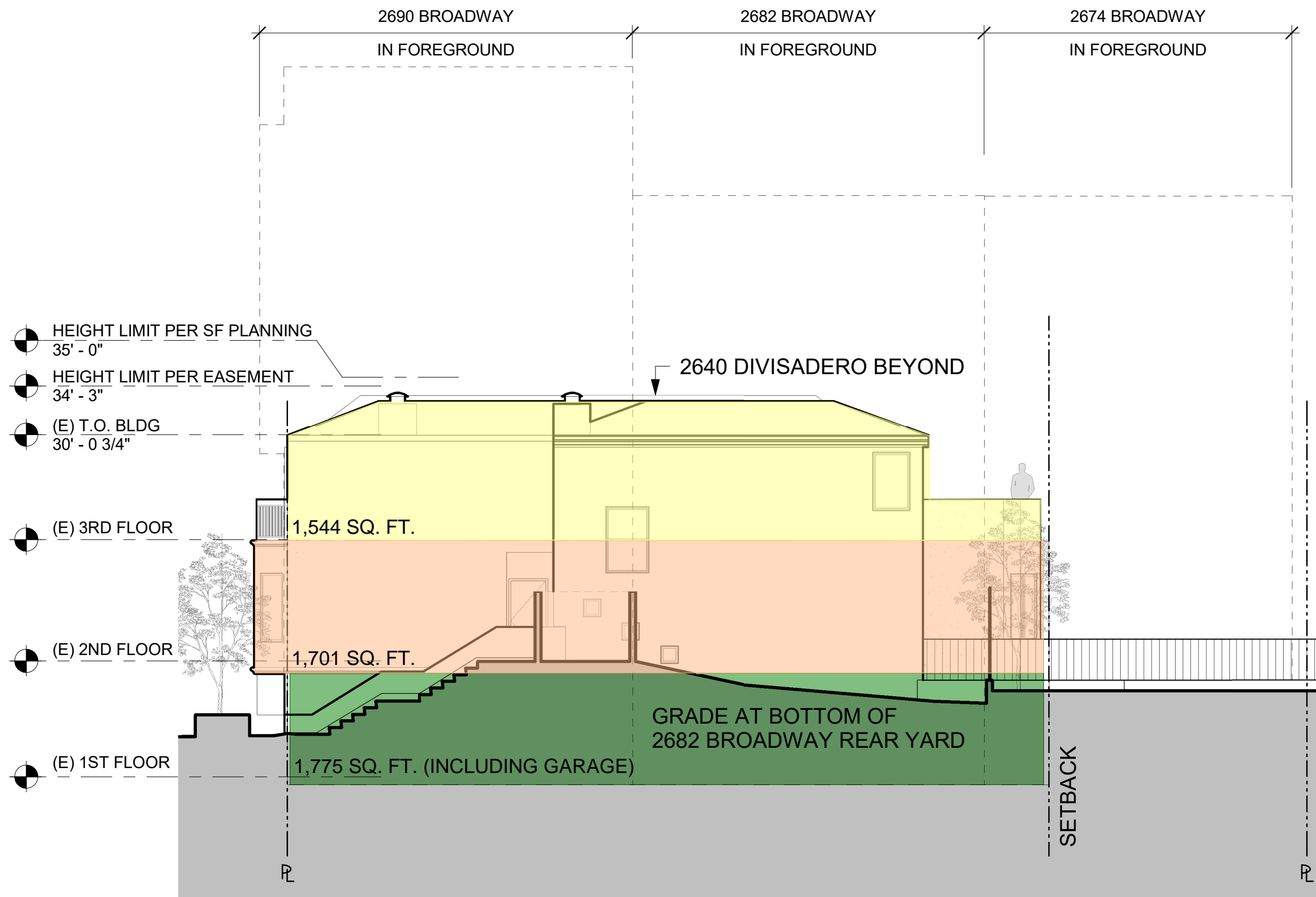
WDA
WILLIAM DUFF ARCHITECTS

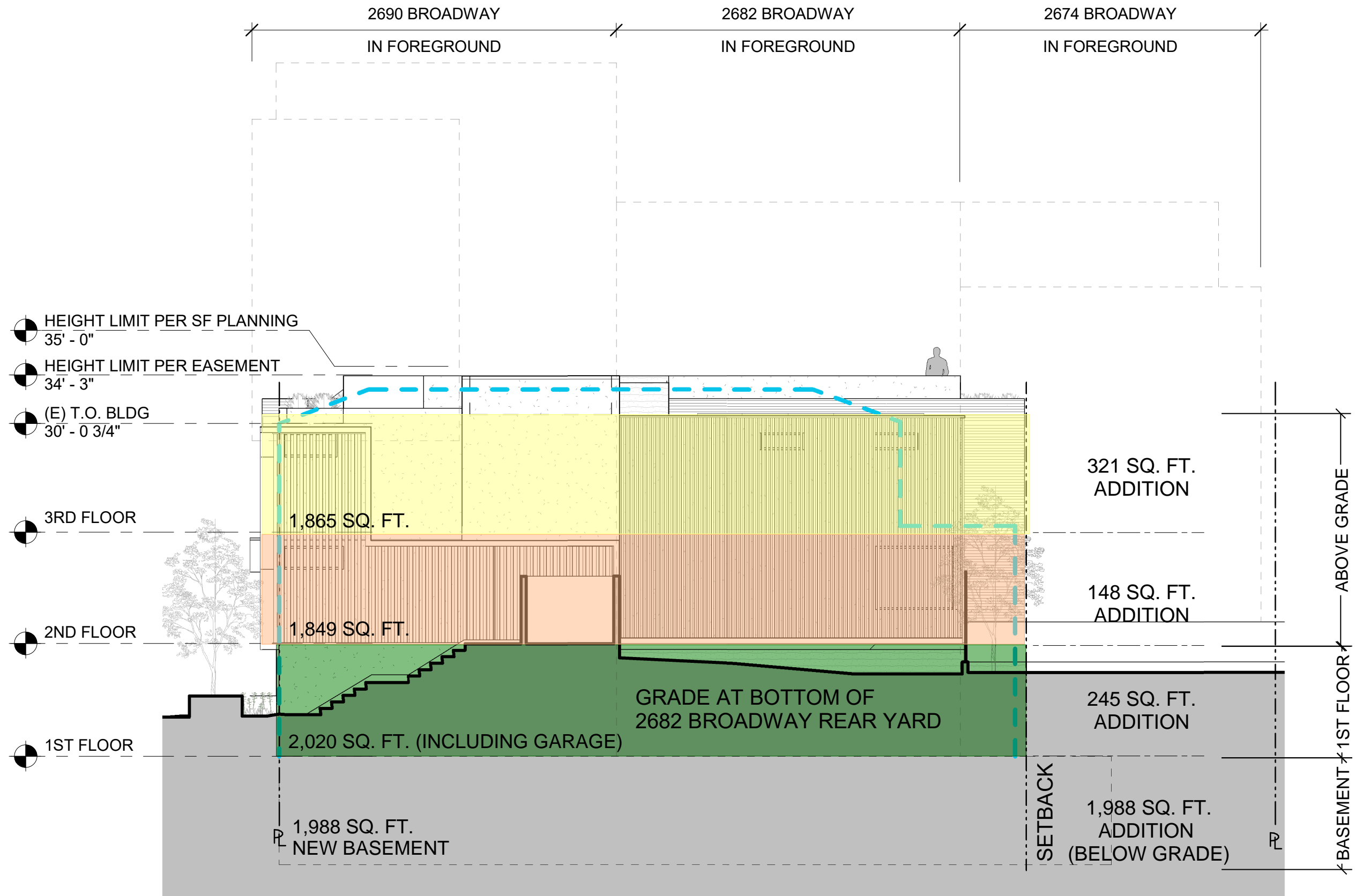
wdarch.com

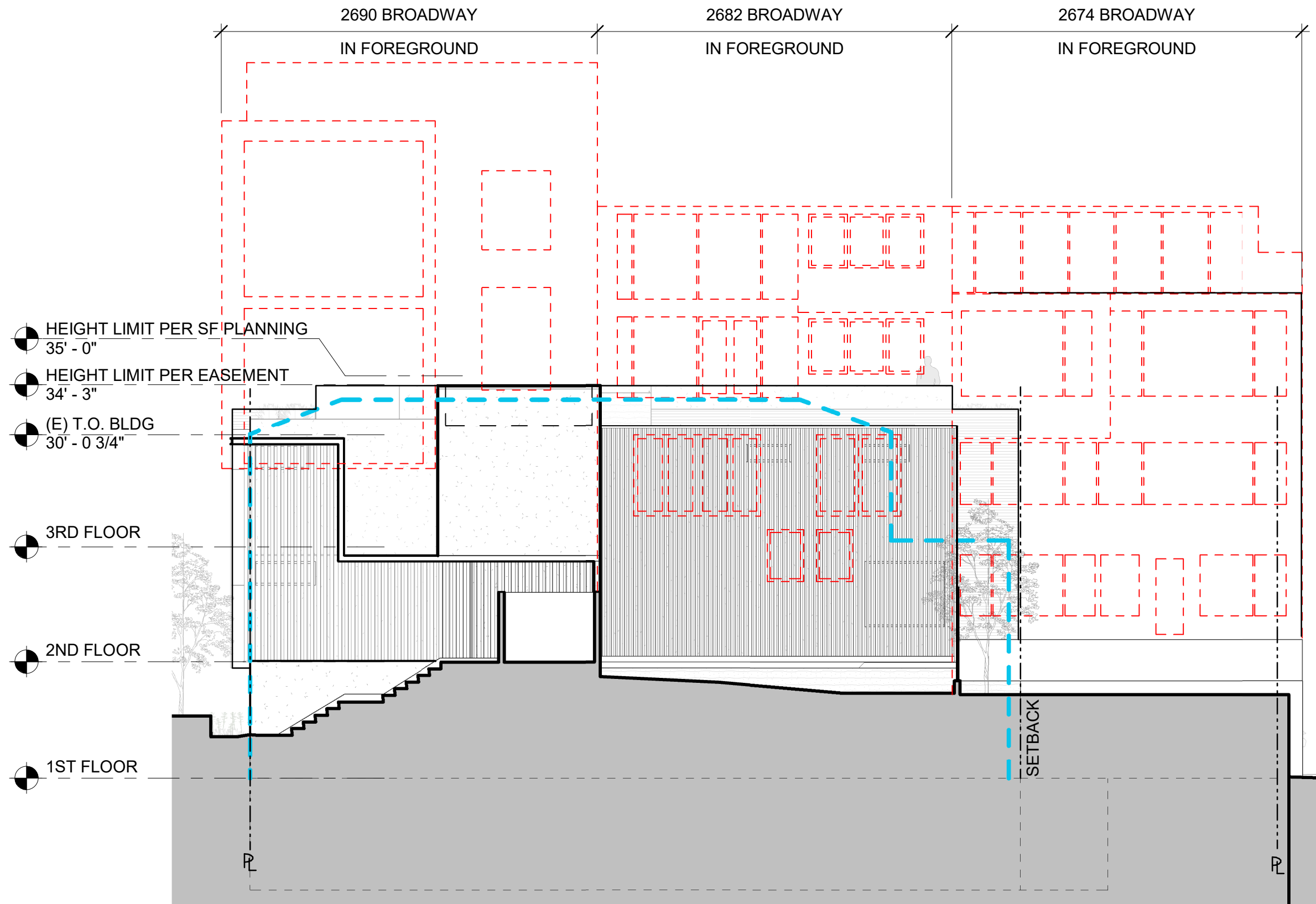
William Duff Architects, Inc.
T 415 371 0900 F 415 371 0800
1531 Mission Street, San Francisco, CA 94103

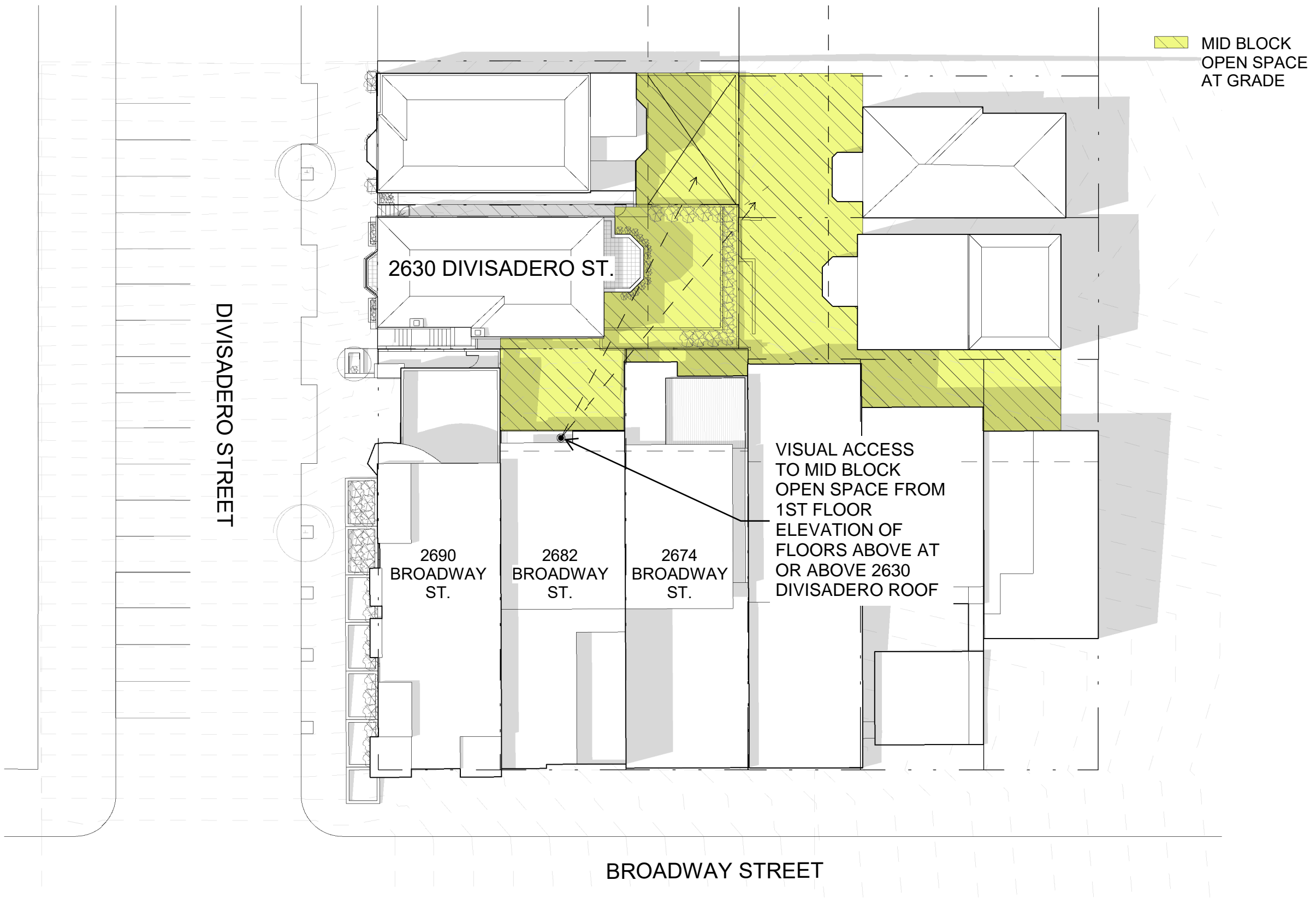


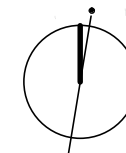
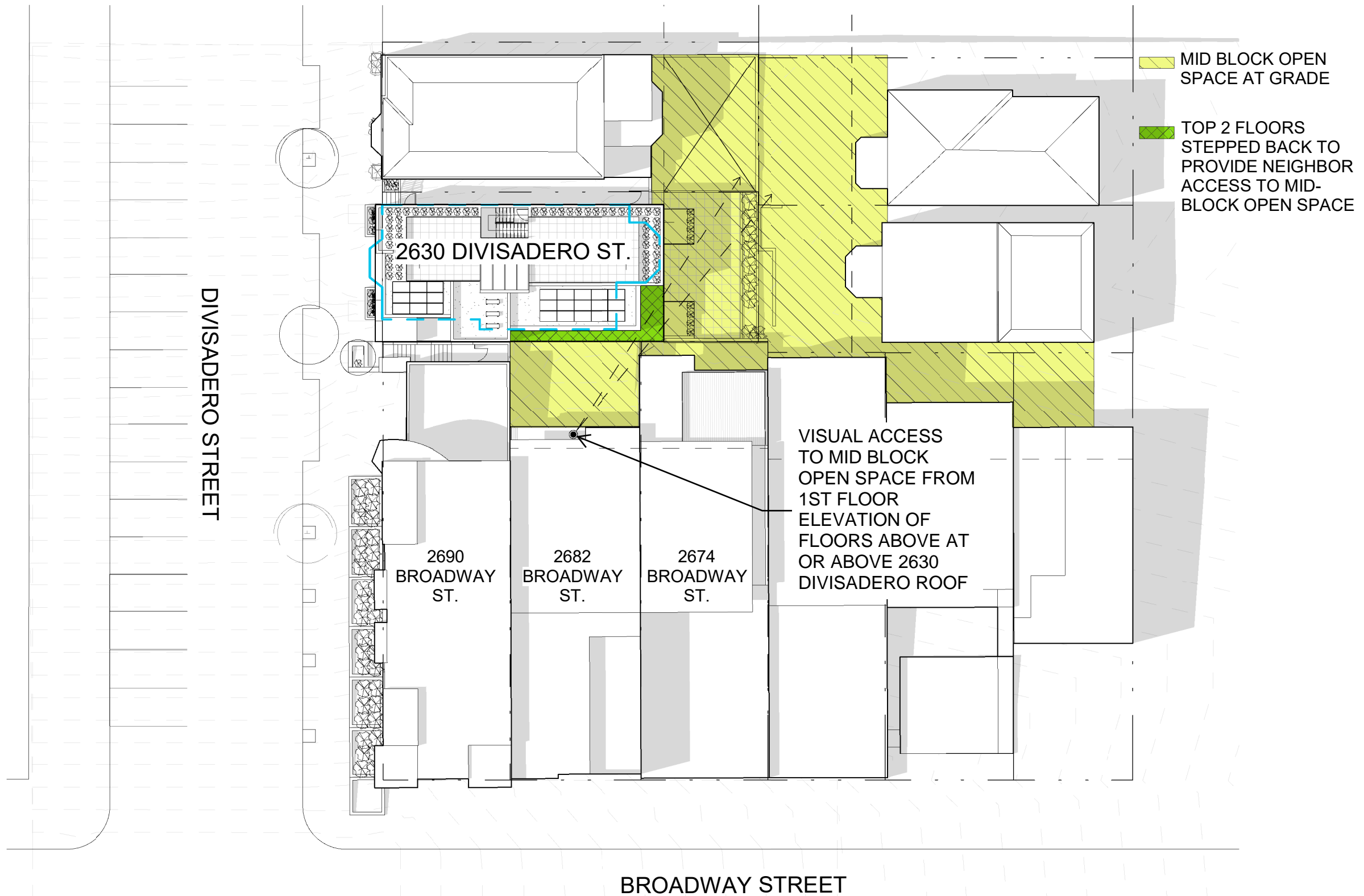


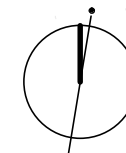
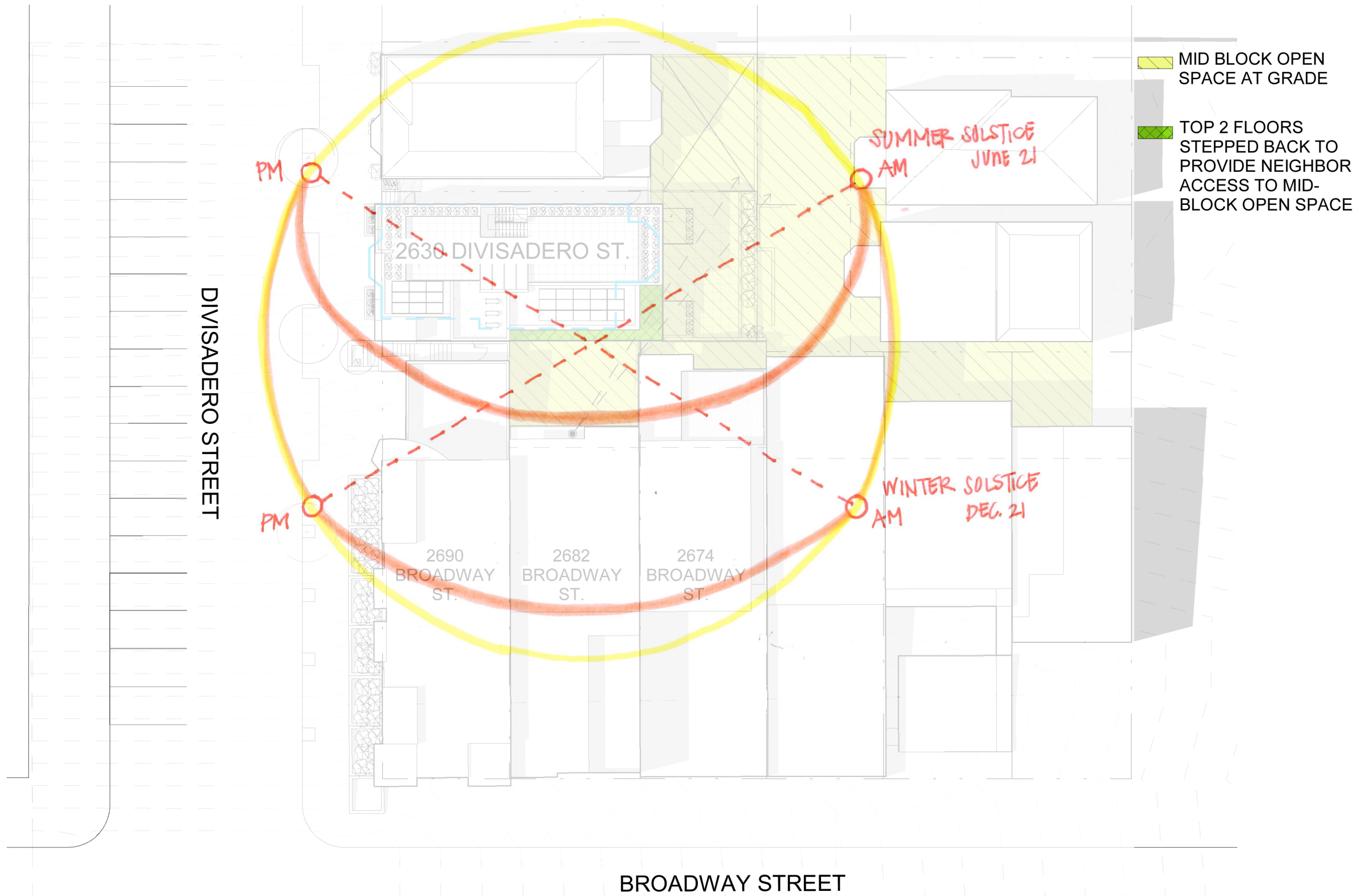


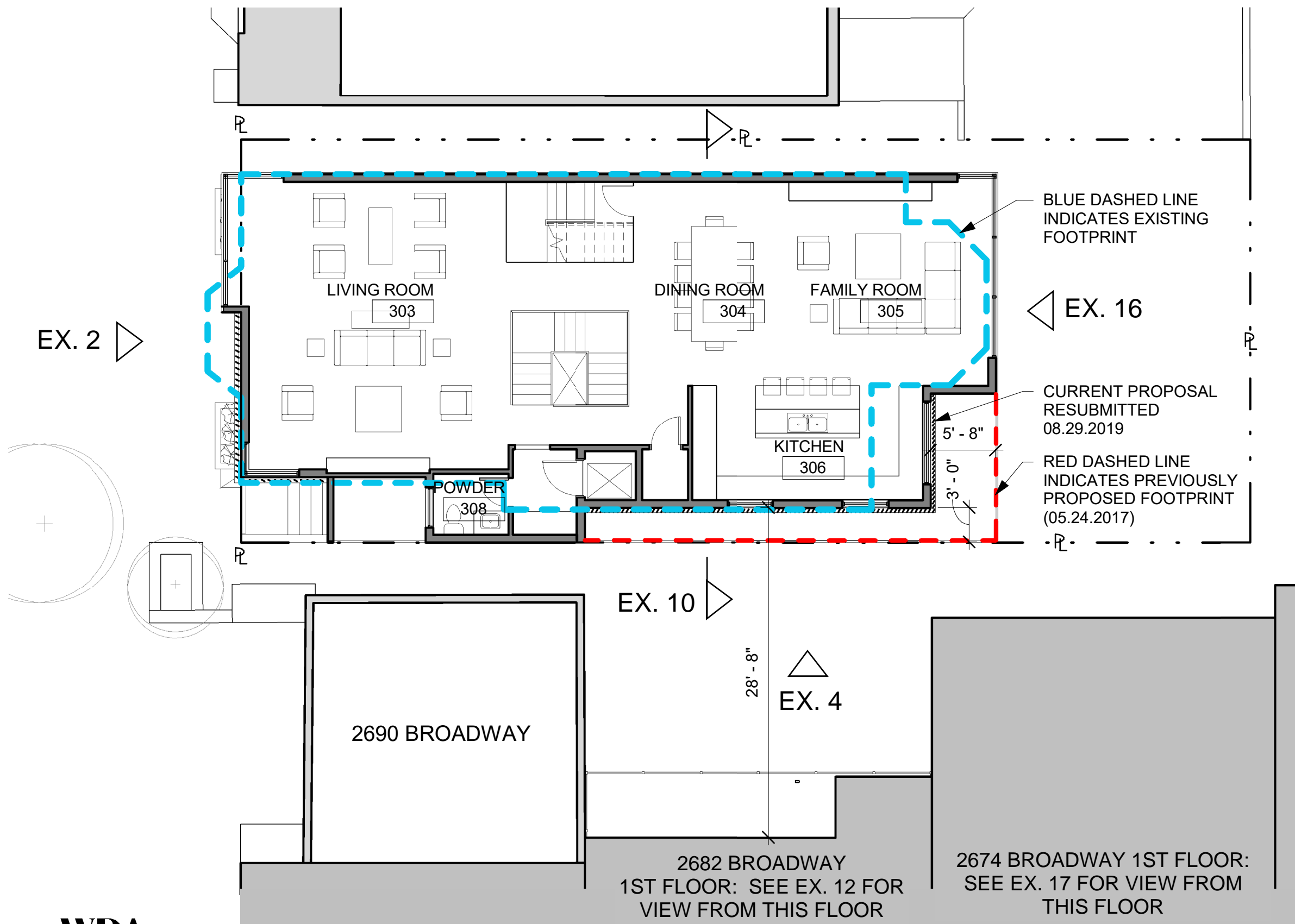












EX. 2

EX. 16

EX. 10

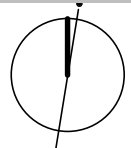
EX. 4

EX. 8

WDA
WILLIAM DUFF ARCHITECTS
William Duff Architects, Inc.
T 415 371 0900 F 415 371 0800
1531 Mission Street, San Francisco, CA 94103

PROPOSED 2630 DIVISADERO ST. - THIRD FLOOR

0 7.5' 15' 30' 60'



2690 BROADWAY

2682 BROADWAY
1ST FLOOR: SEE EX. 12 FOR
VIEW FROM THIS FLOOR

2674 BROADWAY 1ST FLOOR:
SEE EX. 17 FOR VIEW FROM
THIS FLOOR

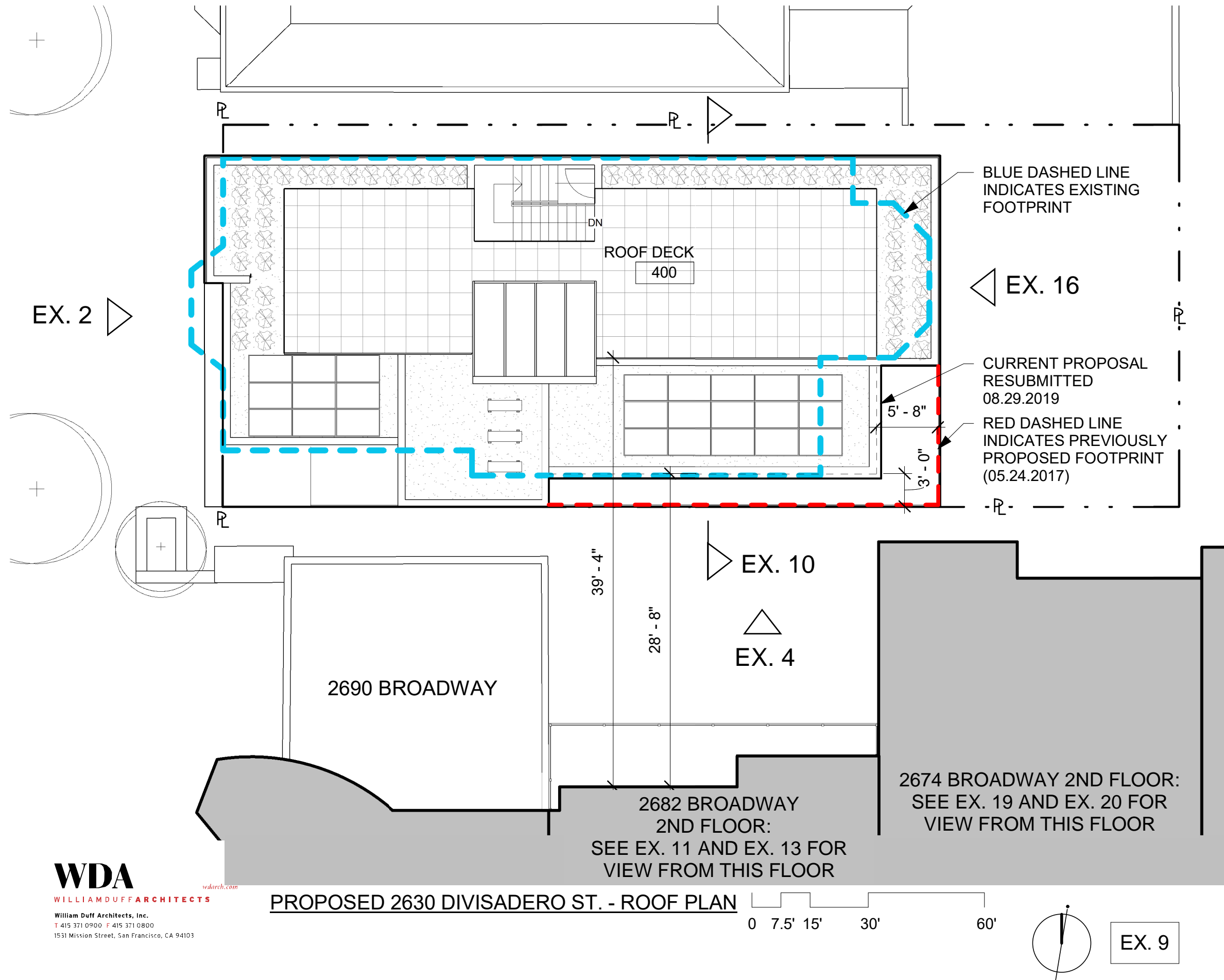
BLUE DASHED LINE
INDICATES EXISTING
FOOTPRINT

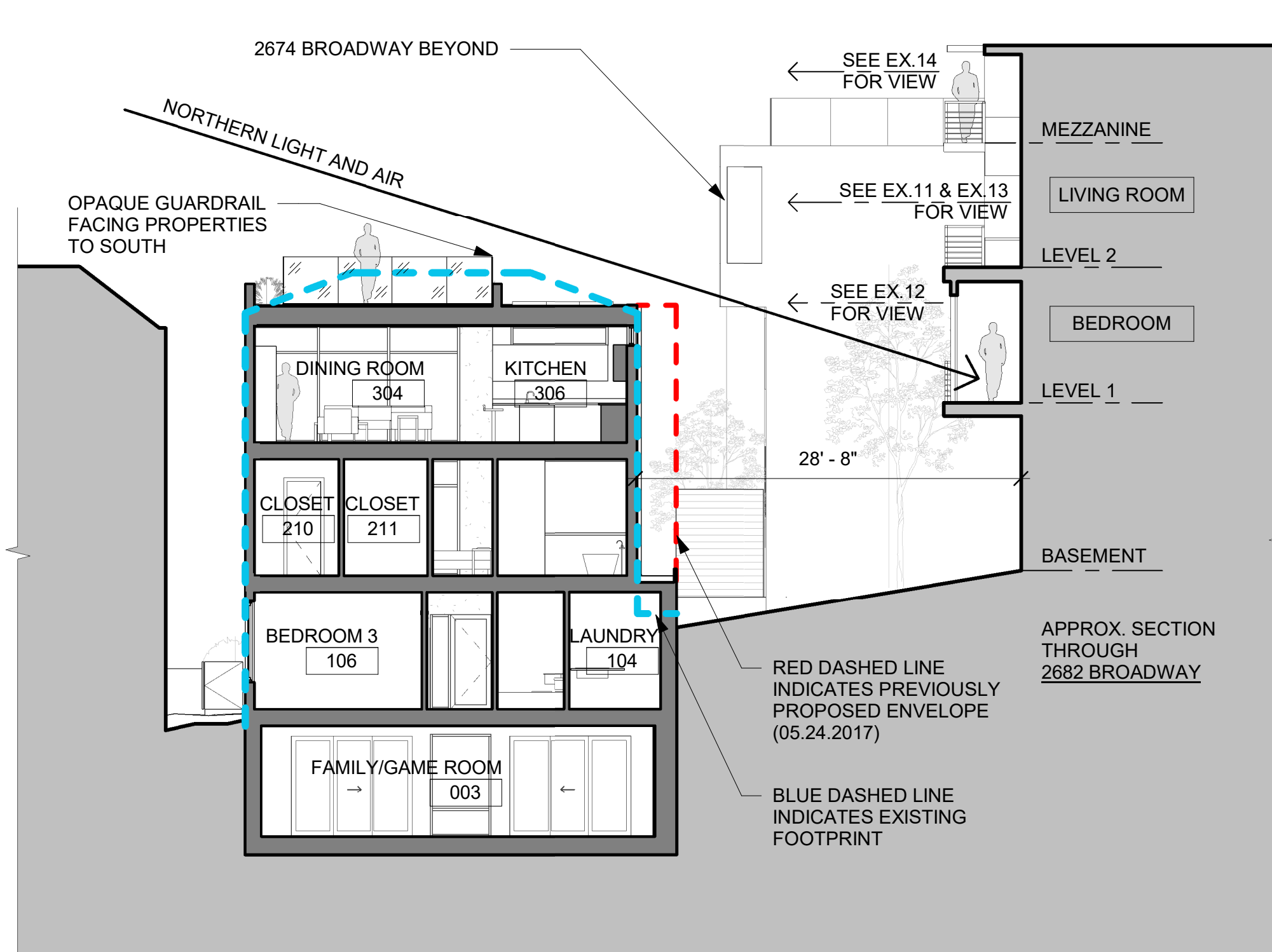
CURRENT PROPOSAL
RESUBMITTED
08.29.2019

RED DASHED LINE
INDICATES PREVIOUSLY
PROPOSED FOOTPRINT
(05.24.2017)

5' - 8"

3' - 0"





EXISTING



ROOF OF 2640
DIVISADERO BEYOND
SUBJECT PROPERTY

PROPOSED



(E) VIEW FROM 2682 BROADWAY 2ND FLOOR LIVING ROOM

(N) VIEW FROM 2682 BROADWAY 2ND FLOOR LIVING ROOM

EXISTING

2674 BROADWAY



(E) VIEW FROM 1ST FLOOR OF 2682 BROADWAY

PROPOSED

2674 BROADWAY



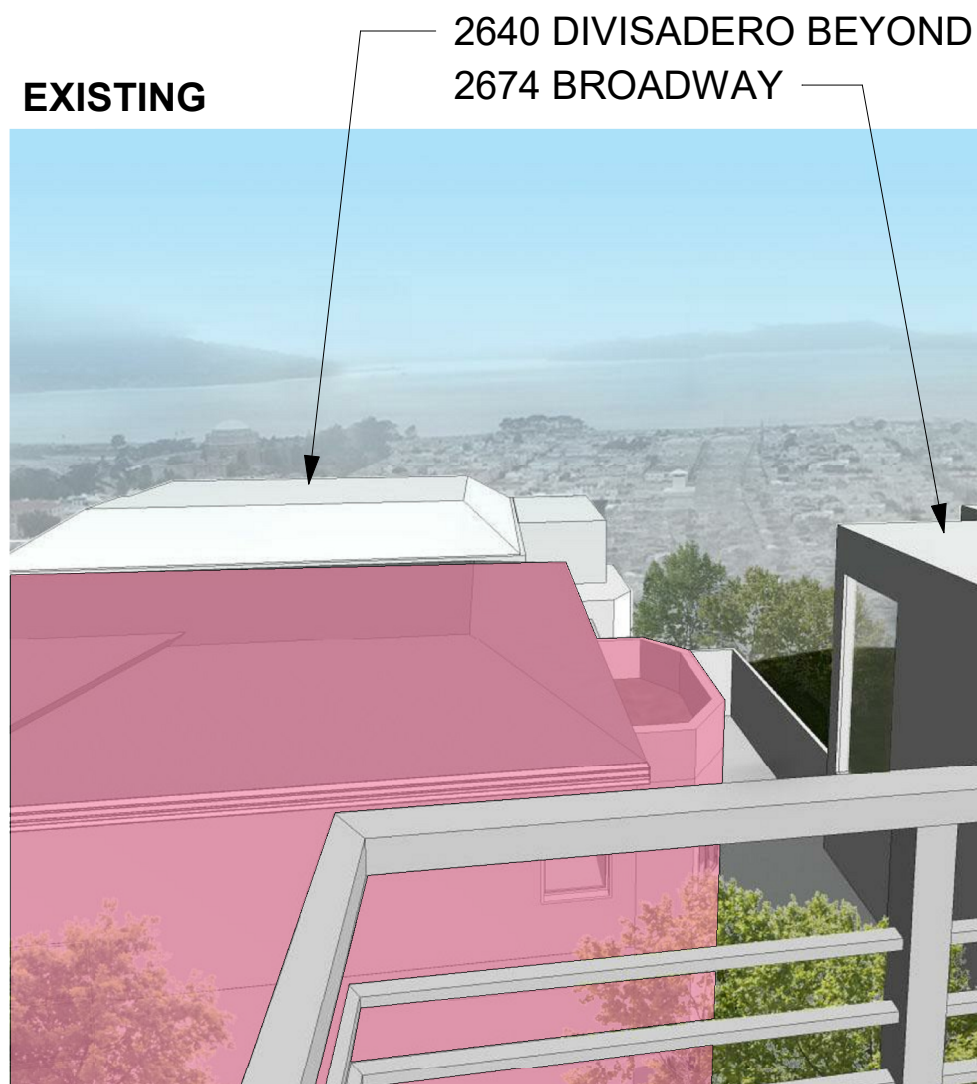
(N) VIEW FROM 1ST FLOOR OF 2682 BROADWAY



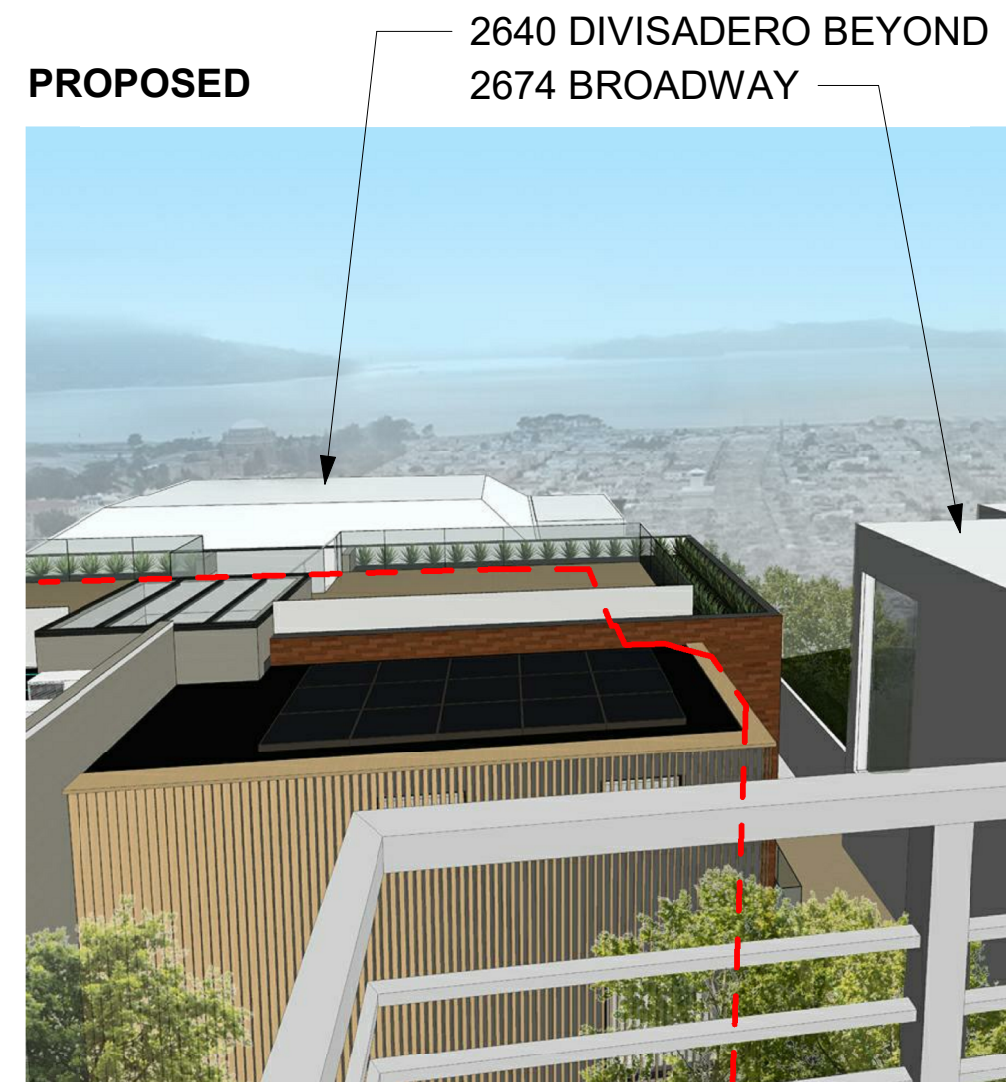
(E) VIEW FROM 2ND FLOOR OF 2682 BROADWAY



(N) VIEW FROM 2ND FLOOR OF 2682 BROADWAY

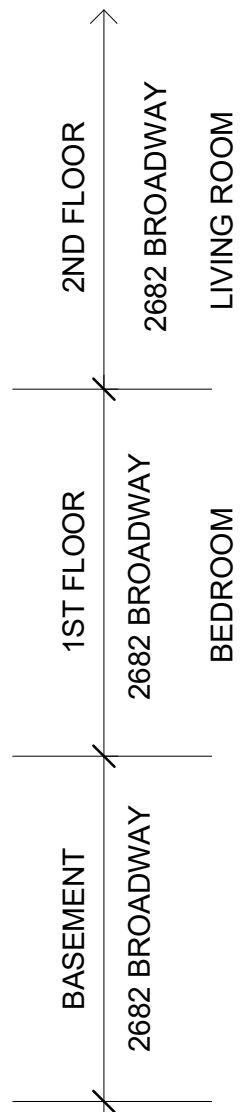


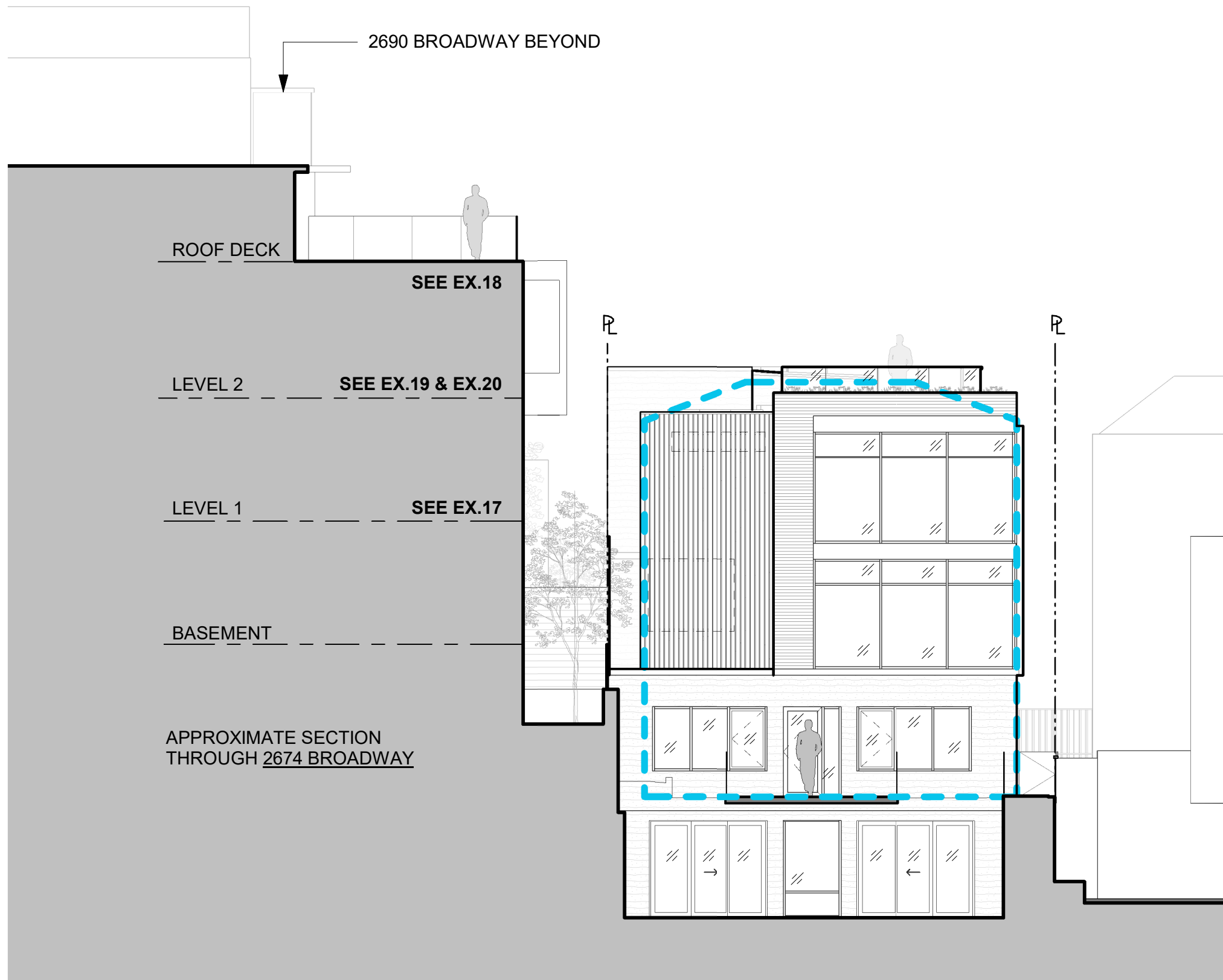
(E) VIEW FROM MEZZANINE OF 2682 BROADWAY

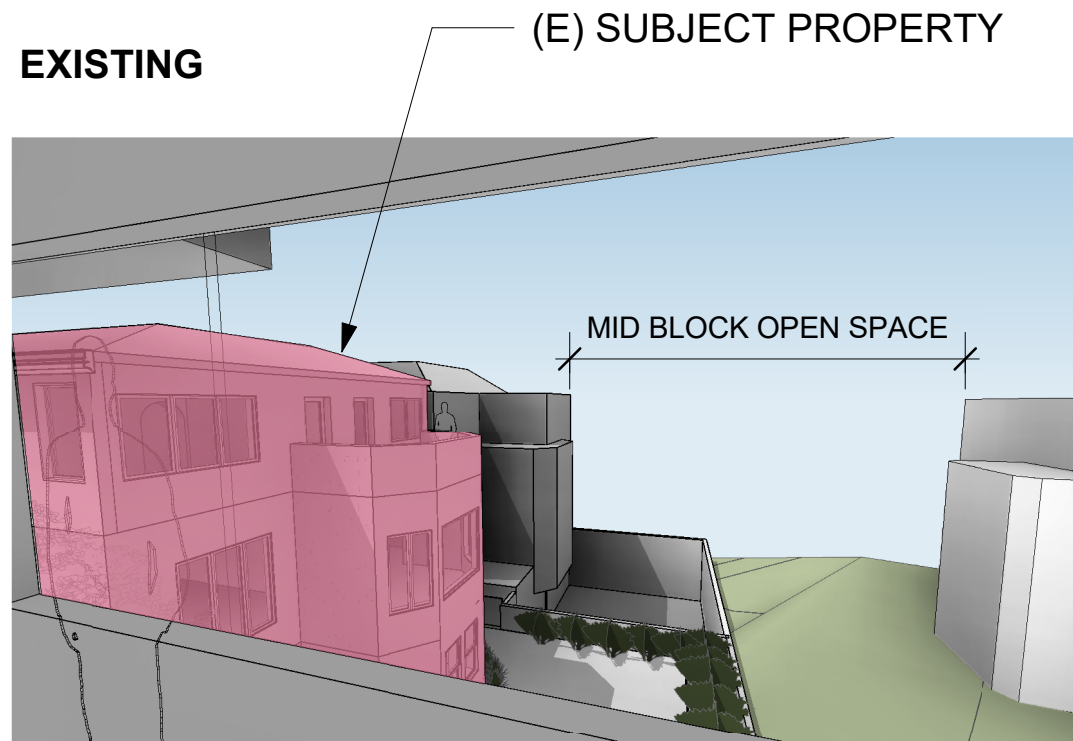


(N) VIEW FROM MEZZANINE OF 2682 BROADWAY

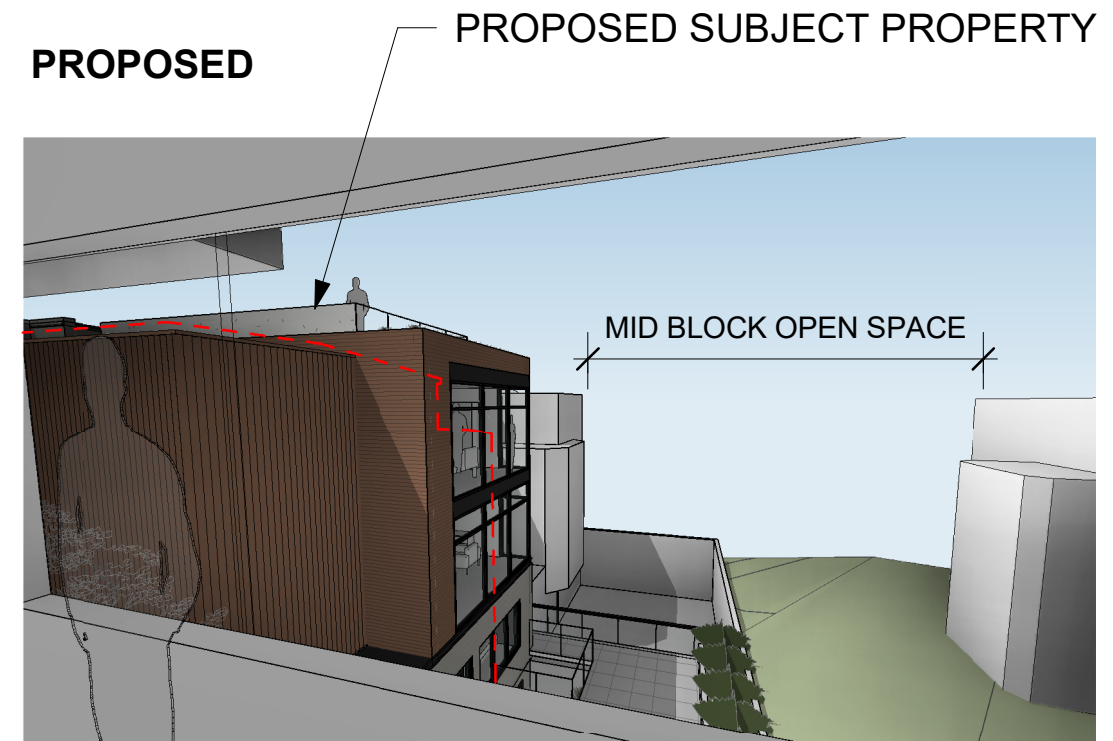
2674 BROADWAY BEYOND



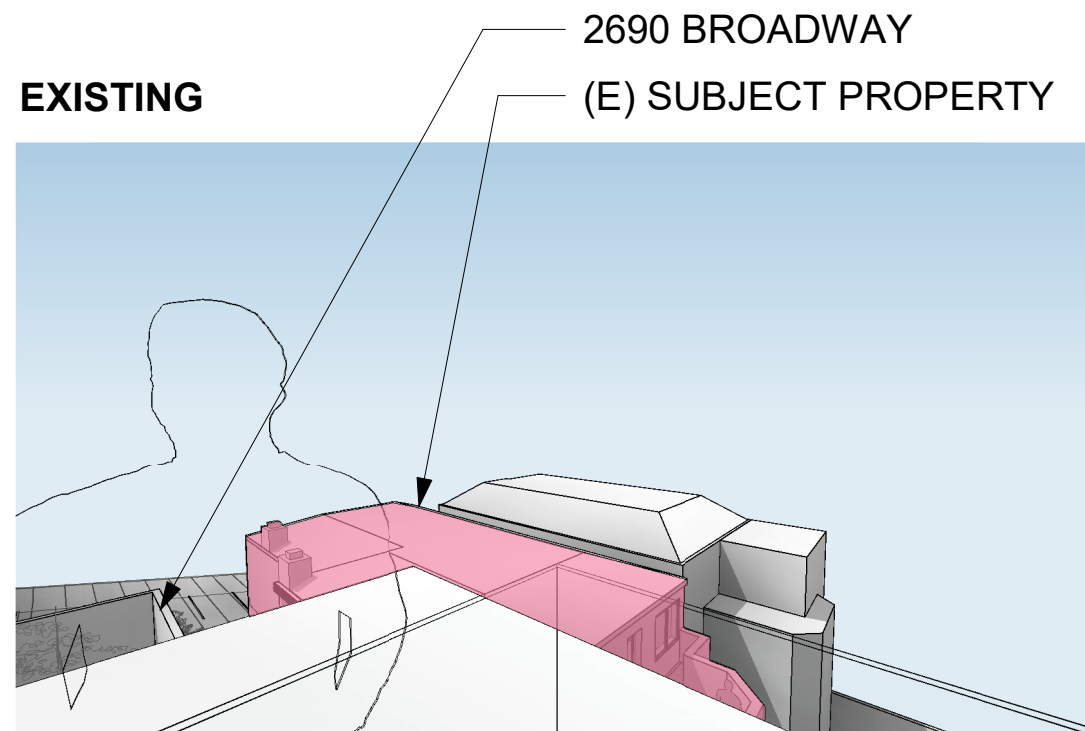




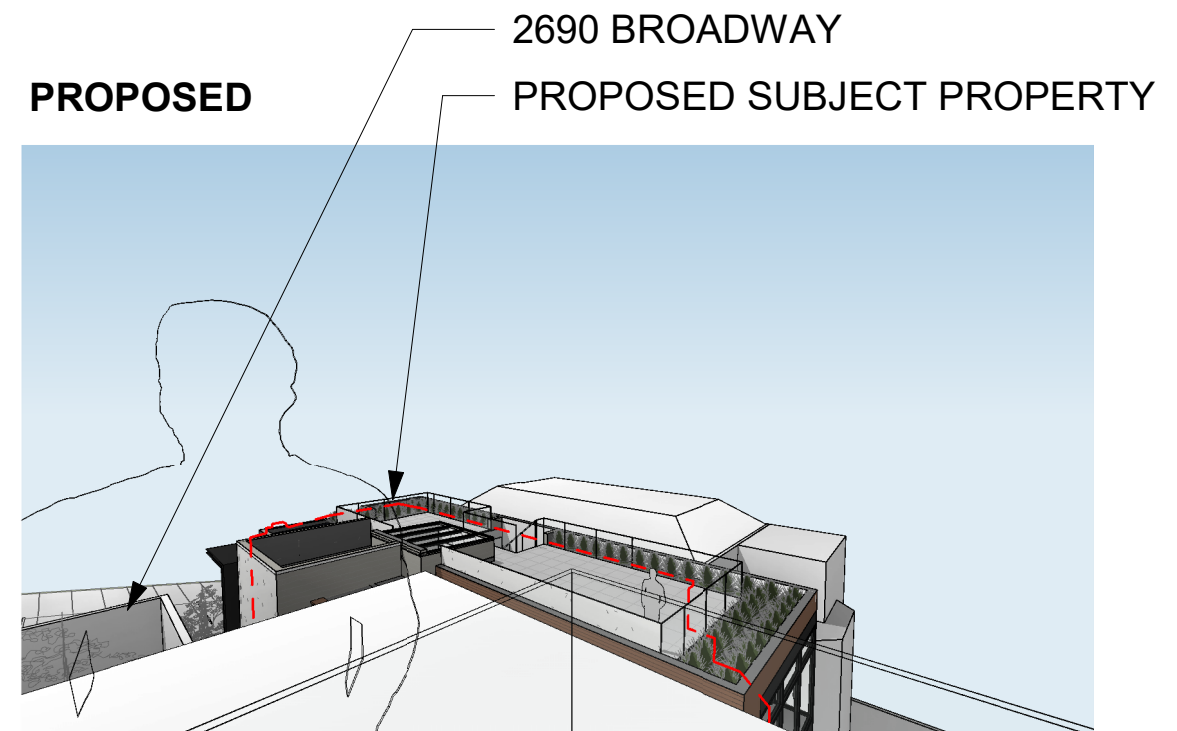
(E) VIEW FROM 1ST FLOOR OF 2674 BROADWAY



(N) VIEW FROM 1ST FLOOR OF 2674 BROADWAY

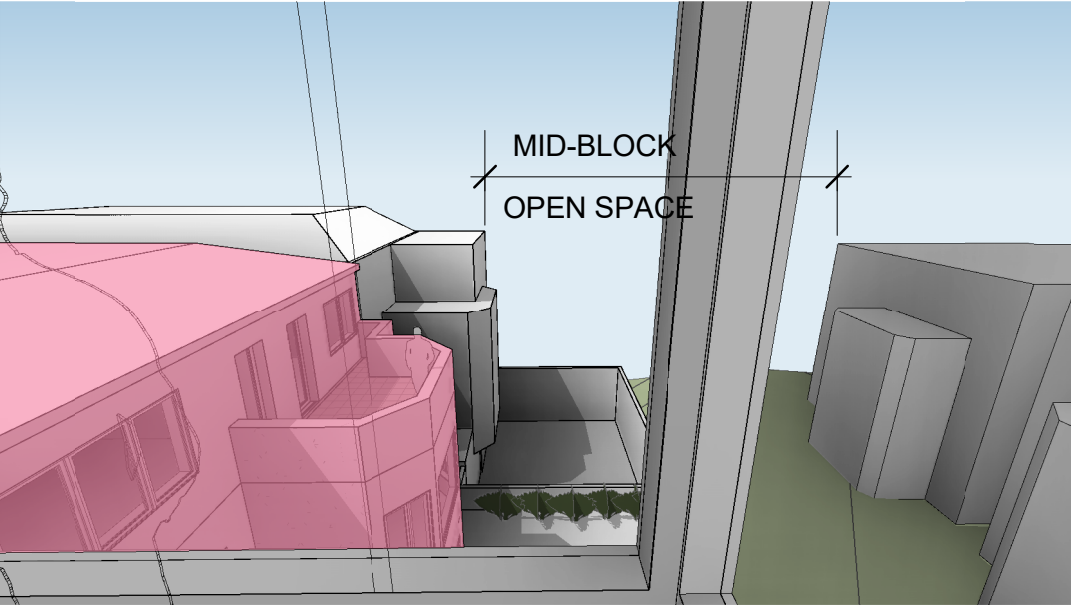


(E) VIEW FROM ROOF DECK AT 2674 BROADWAY



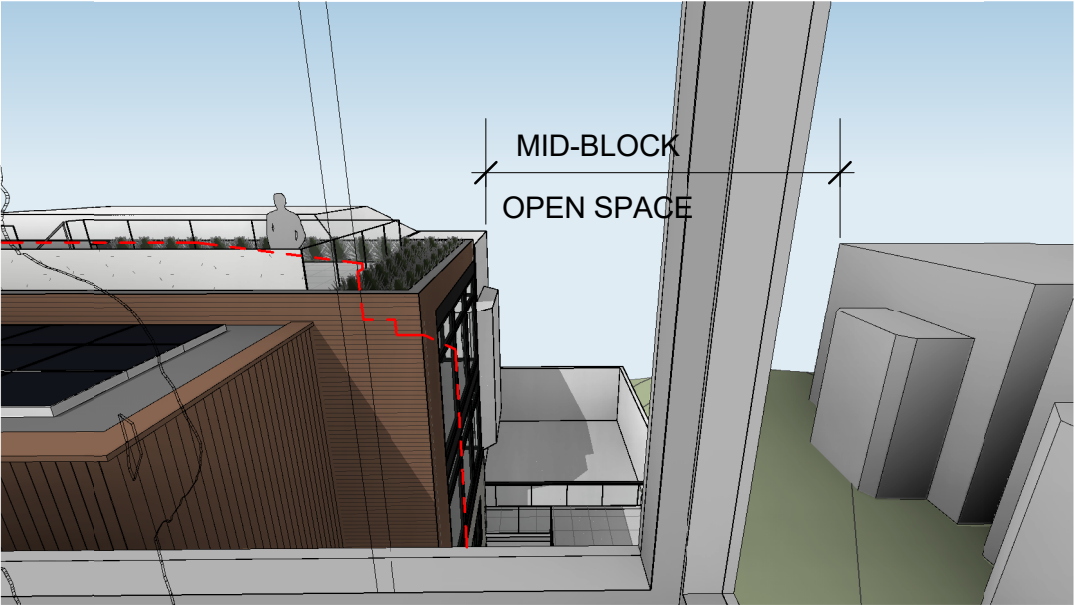
(N) VIEW FROM ROOF DECK AT 2674 BROADWAY

EXISTING



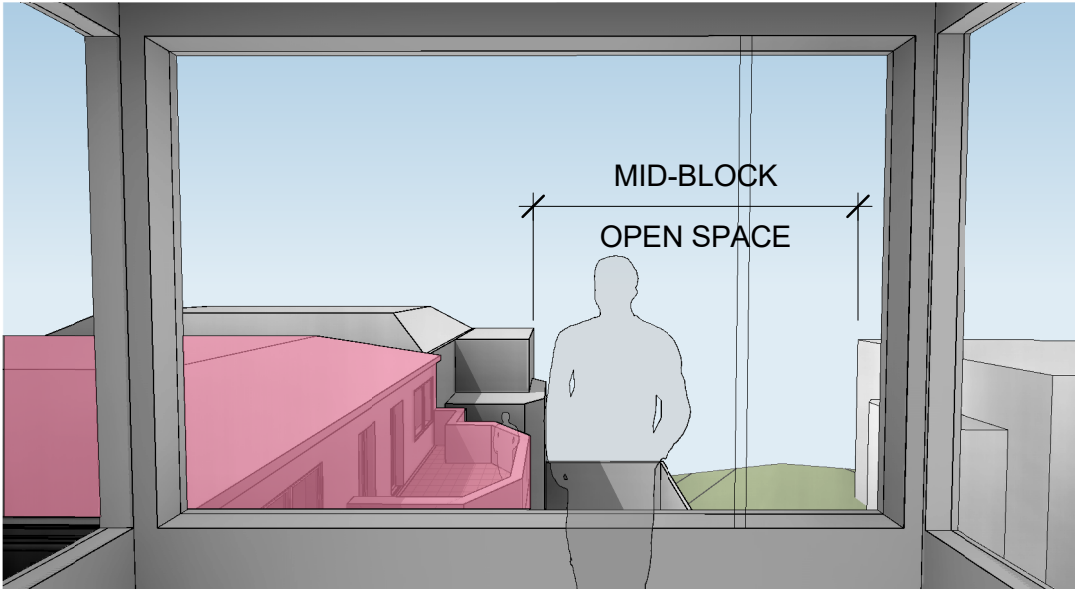
(E) VIEW FROM 2ND FLOOR OF 2674 BROADWAY

PROPOSED



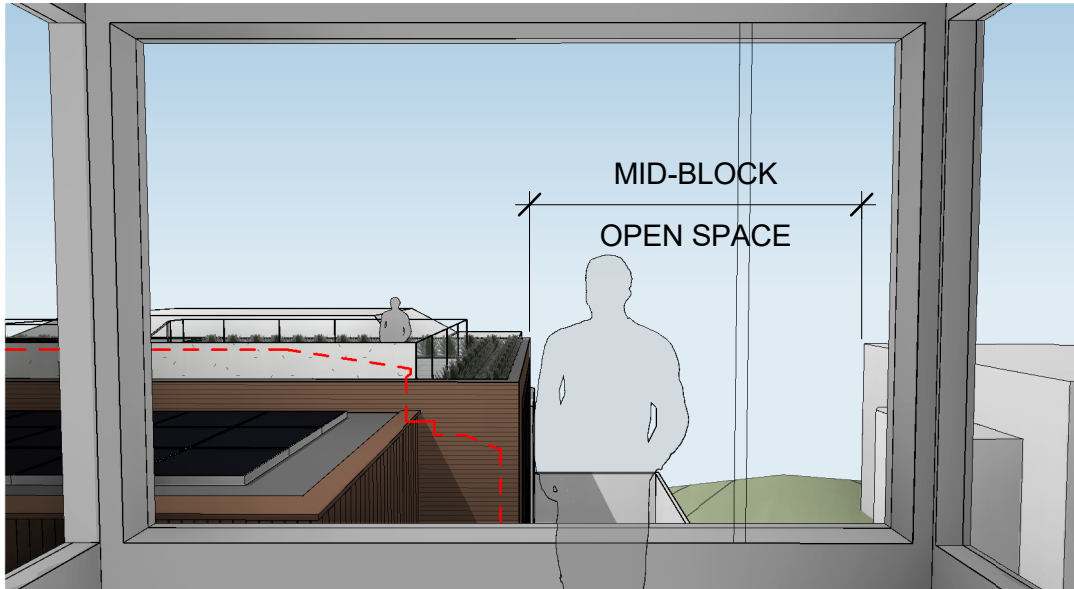
(N) VIEW FROM 2ND FLOOR OF 2674 BROADWAY

EXISTING



(E) VIEW FROM 2ND FLOOR OF 2674 BROADWAY

PROPOSED



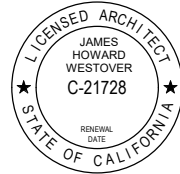
(N) VIEW FROM 2ND FLOOR OF 2674 BROADWAY



DIVISADERO STREET - WEST ELEVATION 1



DIVISADERO STREET - EAST ELEVATION 2



Revision No. Date

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of William Duff Architects, Inc. and may not be reused or reproduced in any manner without our express written consent.

Job Title
DIVISADERO RESIDENCE

Job Address
2630 DIVISADERO STREET
SAN FRANCISCO, CA 94123
0960/003

Date
10/08/2019

Issued For
PLANNING RESUBMITTAL

Job No.
15025

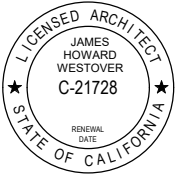
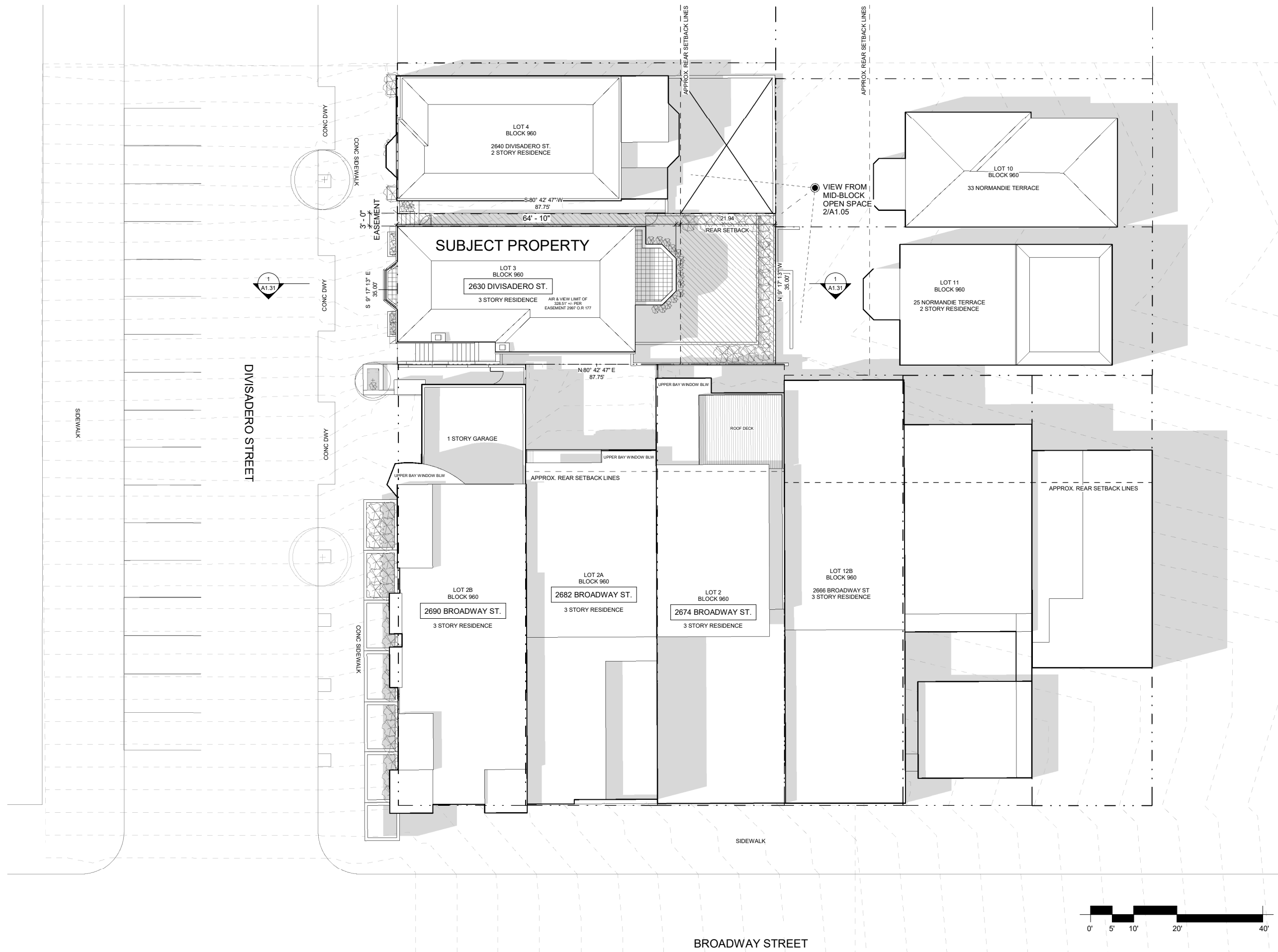
Drawn By: Checked By:
Author Checker

Scale

Sheet Title
**DIVISADERO STREET -
BLOCK FACE PHOTOS**

Sheet No.

A0.14



Revision No. _____ Date _____

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of William Duff Architects, Inc. and may not be reused or reproduced in any manner without our express written consent.

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DIVISADERO RESIDENCE

Job Address
2630 DIVISADERO STREET
SAN FRANCISCO, CA 94123
0960/003

Date
10/08/2019

Issued For
PLANNING RESUBMITTAL

Job No.
15025

Drawn By: JJB
Checked By: PE

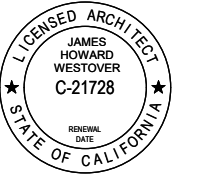
Scale
1" = 10'-0"



Sheet Title
EXISTING SITE PLAN

Sheet No.

A1.01



Revision No.	Date
1 DESIGN REVISION FOR PLANNING	08/26/19

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of William Duff Architects, Inc. and may not be reused or reproduced in any manner without our express written consent.

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2630 DIVISADERO STREET
SAN FRANCISCO, CA 94123
0960/003

Date
10/08/2019

Issued For
PLANNING RESUBMITTAL

Job No.
15025

Drawn By: JJB
Checked By: PE

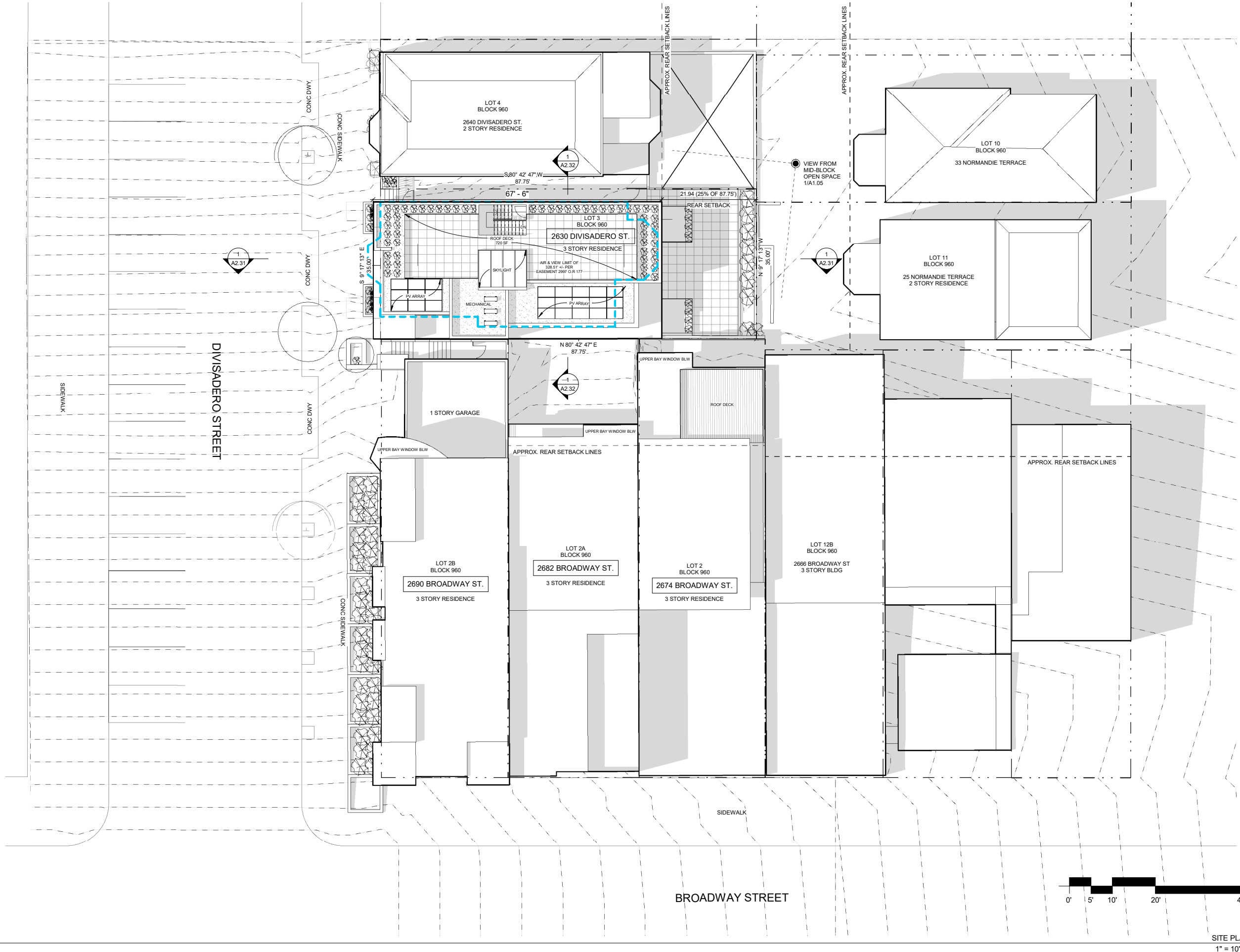
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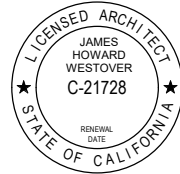
Sheet Title
PROPOSED SITE PLAN

Sheet No.

A1.02



SITE PLAN
1" = 10'-0" 1



Revision No. _____ Date _____

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of William Duff Architects, Inc. and may not be reused or reproduced in any manner without our express written consent.



EXISTING STREET ELEVATION ②
1/8" = 1'-0"



PROPOSED STREET ELEVATION ①
1/8" = 1'-0"

Job Title
DIVISADERO RESIDENCE

Job Address
2630 DIVISADERO STREET
SAN FRANCISCO, CA 94123
0960/003

Date
10/08/2019

Issued For
PLANNING RESUBMITTAL

Job No.
15025

Drawn By: JJB Checked By: PE

Scale
1/8" = 1'-0"

0 2' 4' 8' 16'

Sheet Title
EXISTING & PROPOSED
STREET ELEVATIONS

Sheet No.

A1.03



(E) APPROACH FROM VALLEJO

4



PROPOSED APPROACH FROM VALLEJO

2



(E) APPROACH FROM BROADWAY

3



PROPOSED APPROACH FROM BROADWAY

1



Revision No.	Date
Δ DESIGN REVISION FOR PLANNING	08/26/19

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of William Duff Architects, Inc. and may not be reused or reproduced in any manner without our express written consent.

Job Title
DIVISADERO RESIDENCE

Job Address
2630 DIVISADERO STREET
SAN FRANCISCO, CA 94123
0960/003

Date
10/08/2019

Issued For
PLANNING RESUBMITTAL

Job No.
15025

Drawn By: JJB
Checked By: PE

Scale

Sheet Title
**EXISTING & PROPOSED
STREET PERSPECTIVES**

Sheet No.

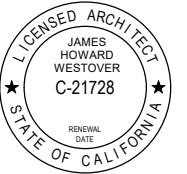
A1.04



(E) REAR PERSPECTIVE 2
FROM 33 NORMANDIE REAR YARD



PROPOSED REAR PERSPECTIVE 1
FROM 33 NORMANDIE REAR YARD



Revision No. Date

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0960/003

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Job No.
15025

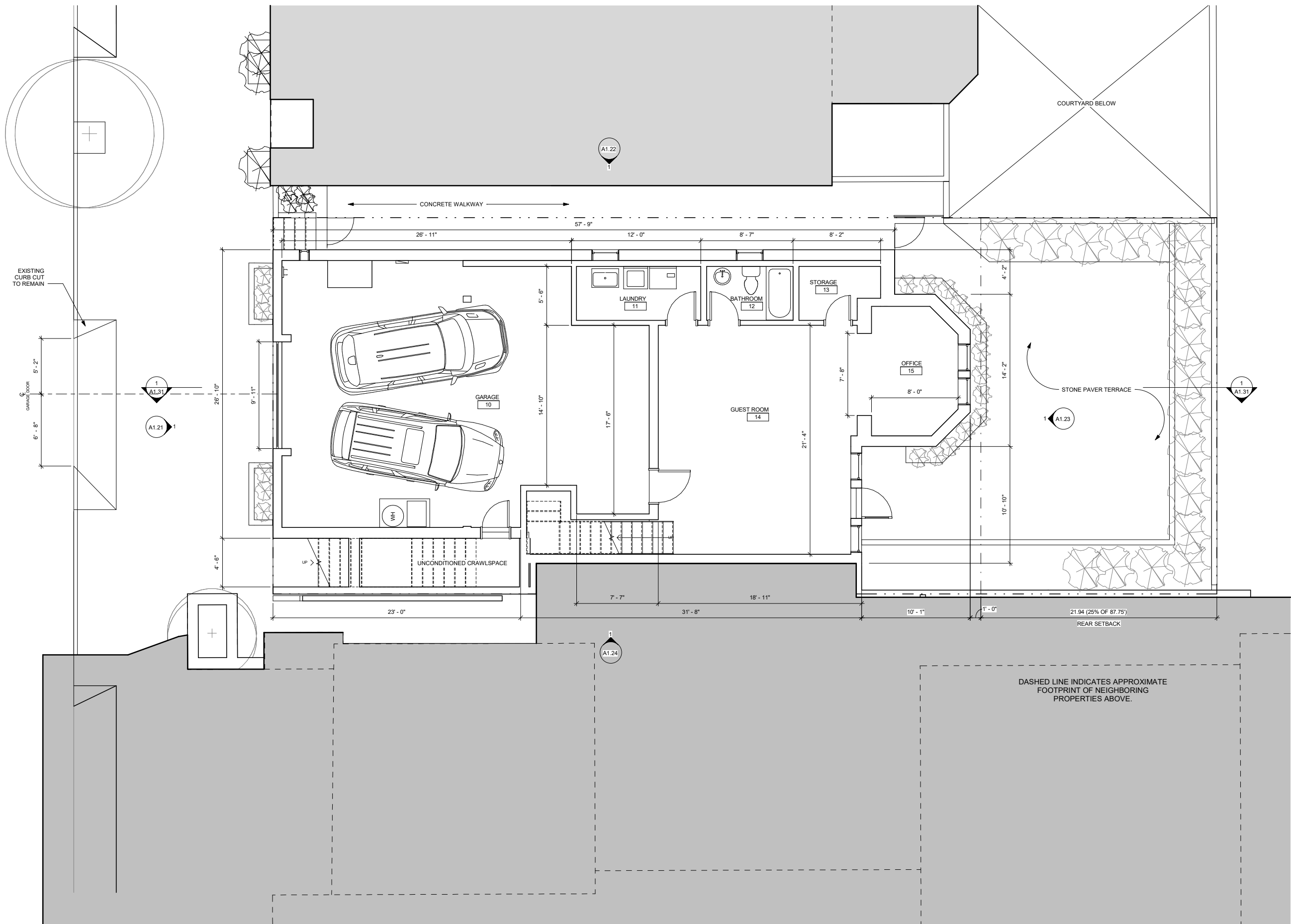
Drawn By: JJB
Checked By: PE

Scale

Sheet Title
**EXISTING & PROPOSED
REAR PERSPECTIVES**

Sheet No.

A1.05



Revision No.	Date
DESIGN REVISION FOR PLANNING	08/26/19

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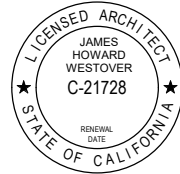
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Sheet Title
EXISTING FIRST FLOOR PLAN

Sheet No.

A1.11



Revision No. Date

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Drawn By: JJB
Checked By: PE

Scale
1/4" = 1'-0"

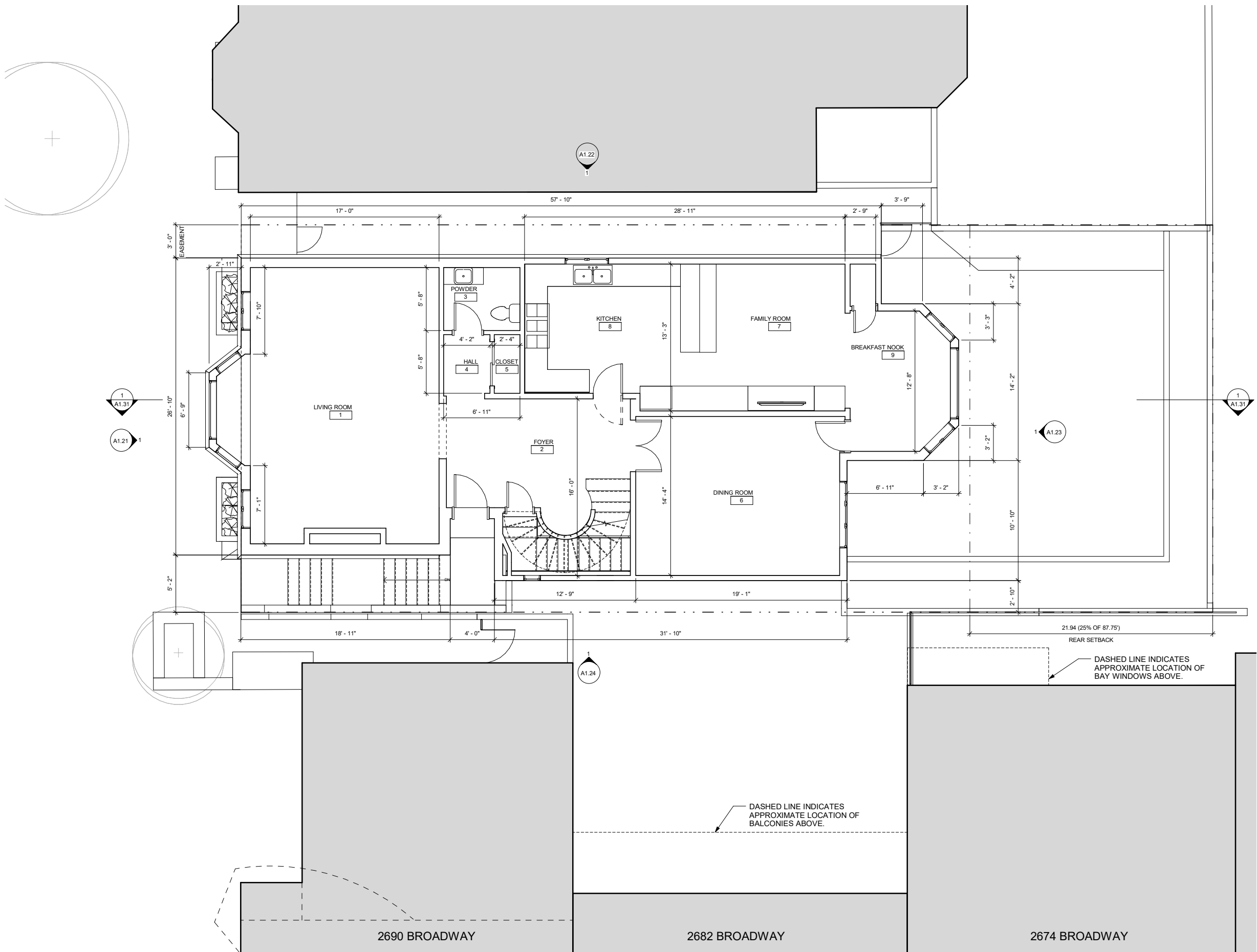


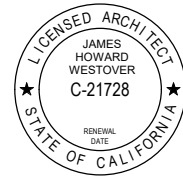
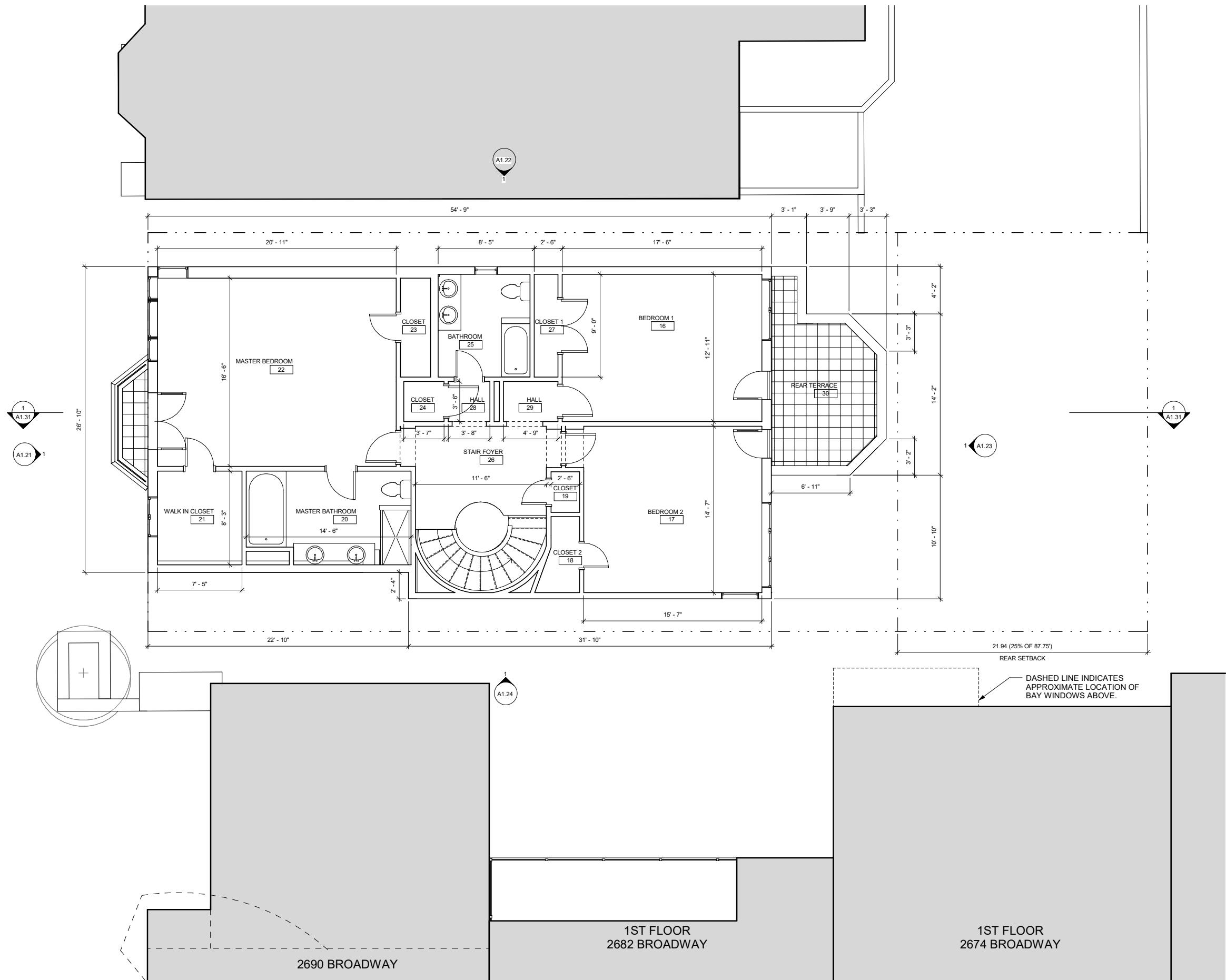
Sheet Title
EXISTING SECOND
FLOOR PLAN

Sheet No.

A1.12

(E) SECOND FLOOR PLAN
1/4" = 1'-0" 1





Revision No. Date

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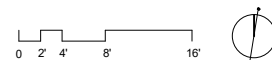
Date
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Job No.
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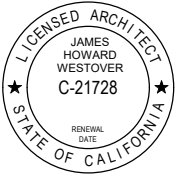
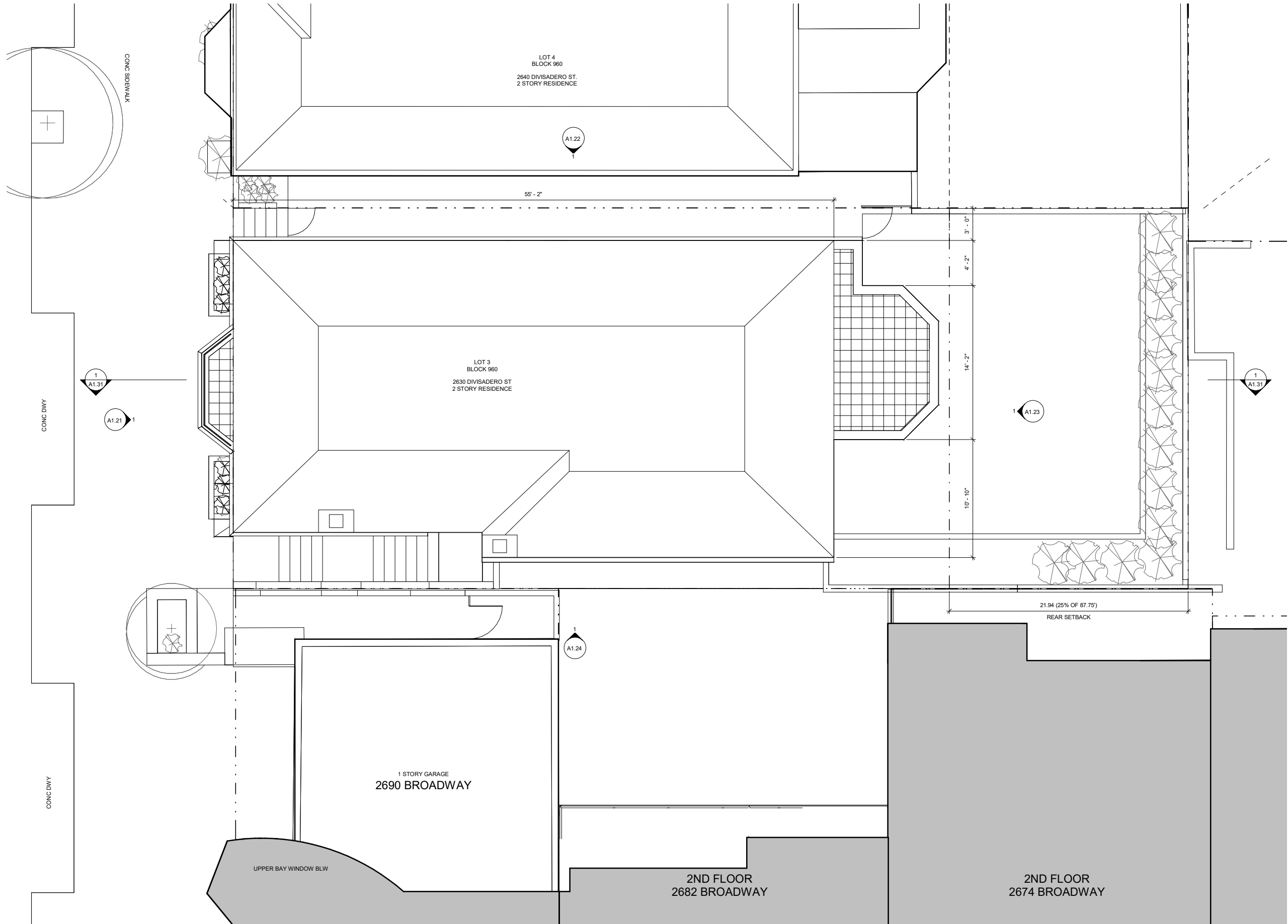
Scale
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Sheet Title
EXISTING THIRD FLOOR PLAN

Sheet No.

A1.13



Revision No. _____ Date _____

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Job No.
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Drawn By: _____ Checked By: _____
Author _____ Checker _____

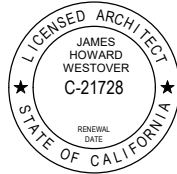
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Sheet Title
EXISTING ROOF PLAN

Sheet No.

A1.14



Revision No. Date

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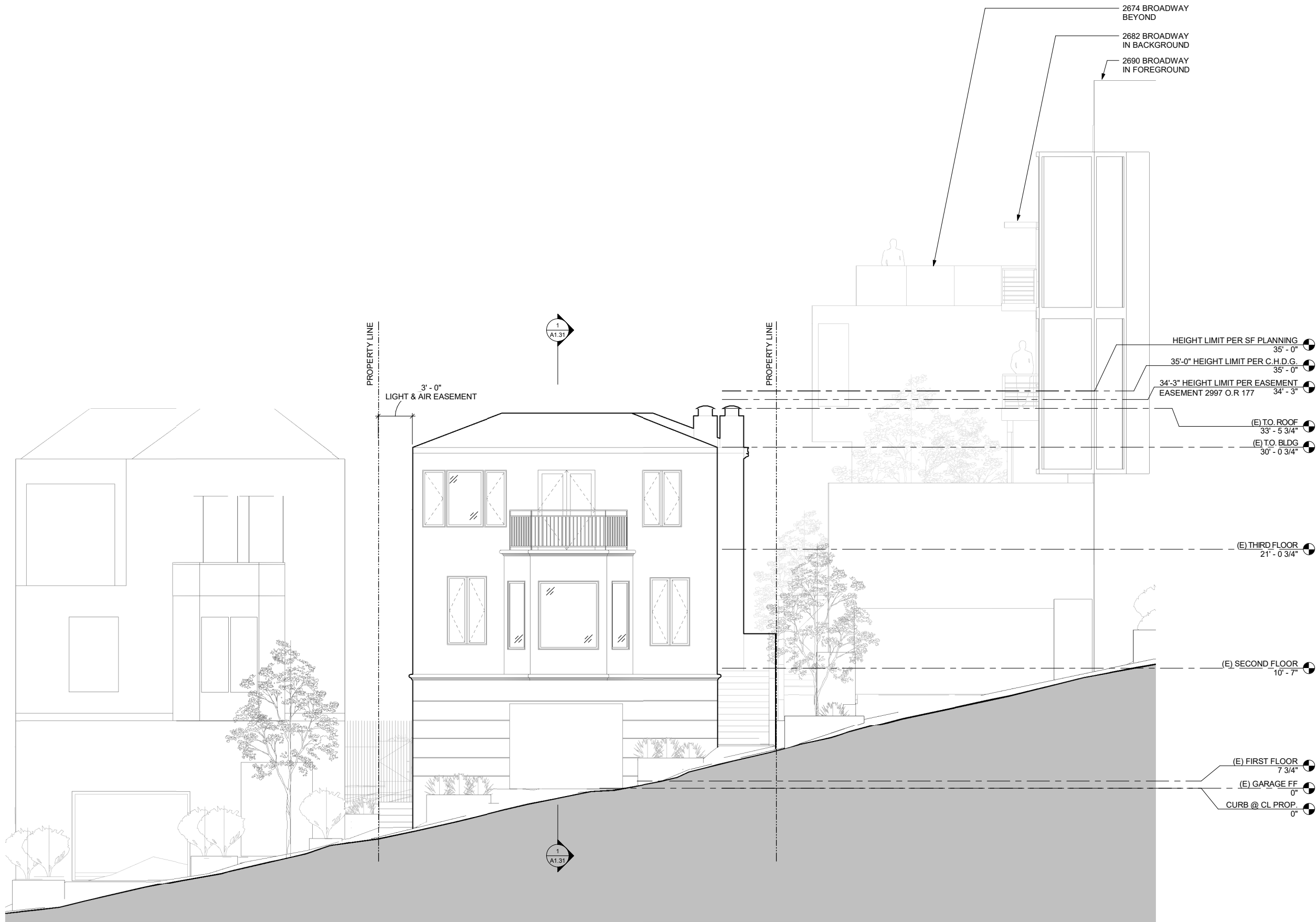
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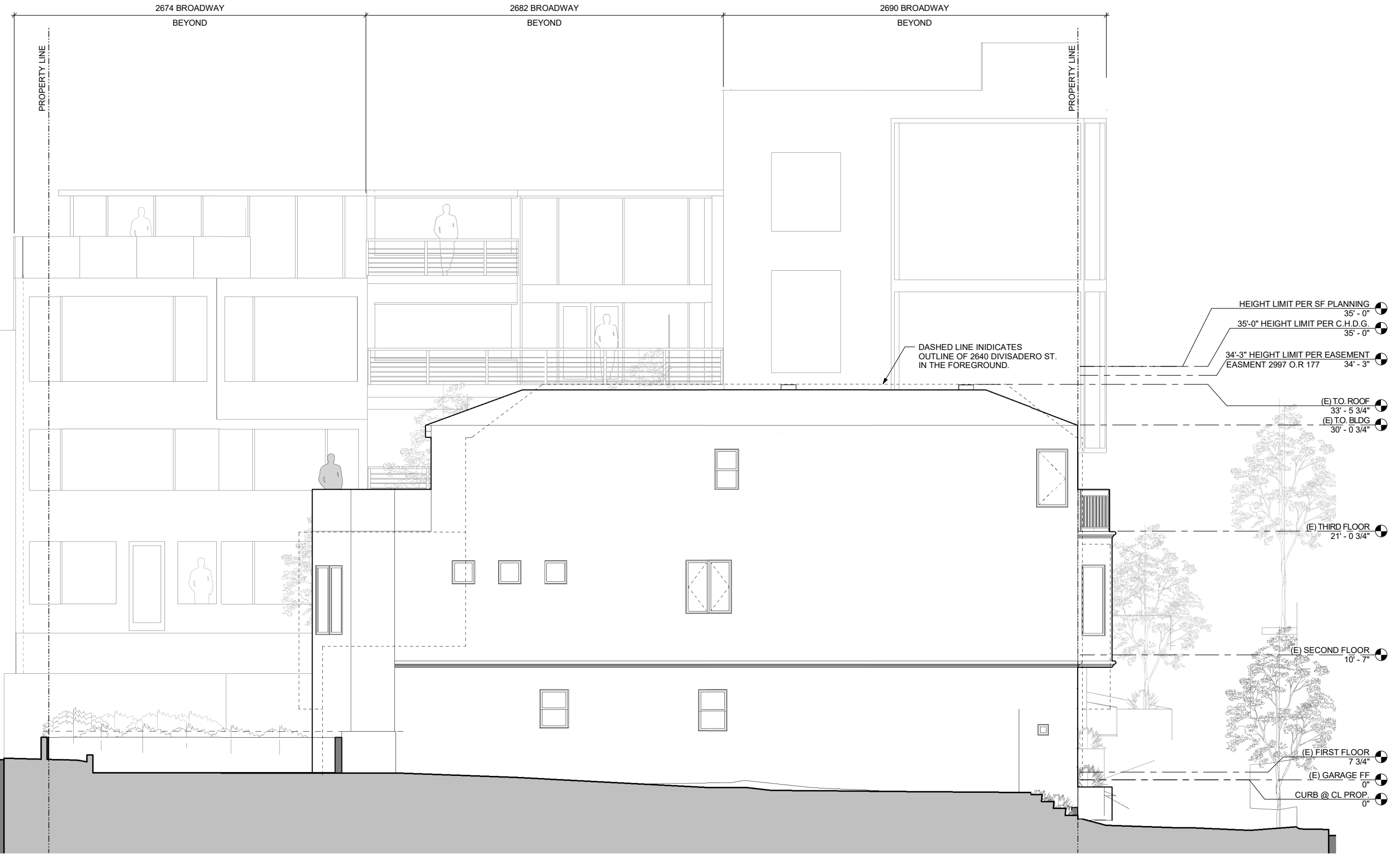
Sheet Title
EXISTING WEST
ELEVATION (FRONT)

Sheet No.

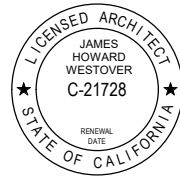
A1.21



EXISTING ELEVATION - WEST
1/4" = 1'-0" 1



EXISTING ELEVATION - NORTH
1/4" = 1'-0" 1



Revision No. Date

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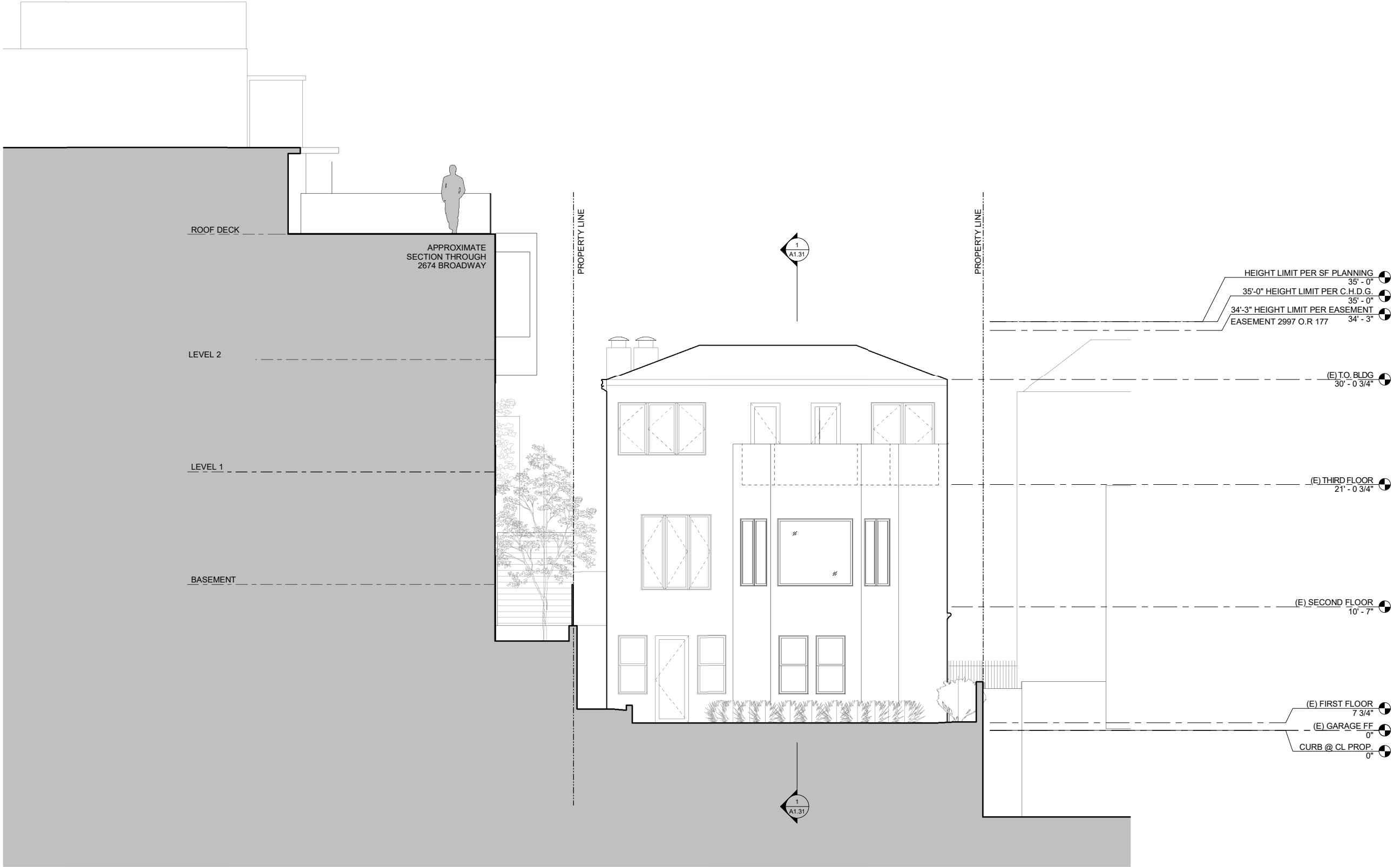
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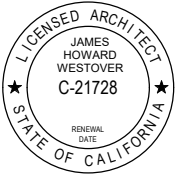
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Sheet Title
**EXISTING NORTH
ELEVATION**

Sheet No.
A1.22



EXISTING ELEVATION - EAST
1/4" = 1'-0" ①



Revision No. Date

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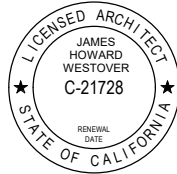
Scale
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0 2' 4' 8' 16'

Sheet Title
**EXISTING EAST
ELEVATION (REAR)**

Sheet No.

A1.23



Revision No. Date

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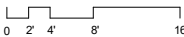
Date
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Job No.
15025

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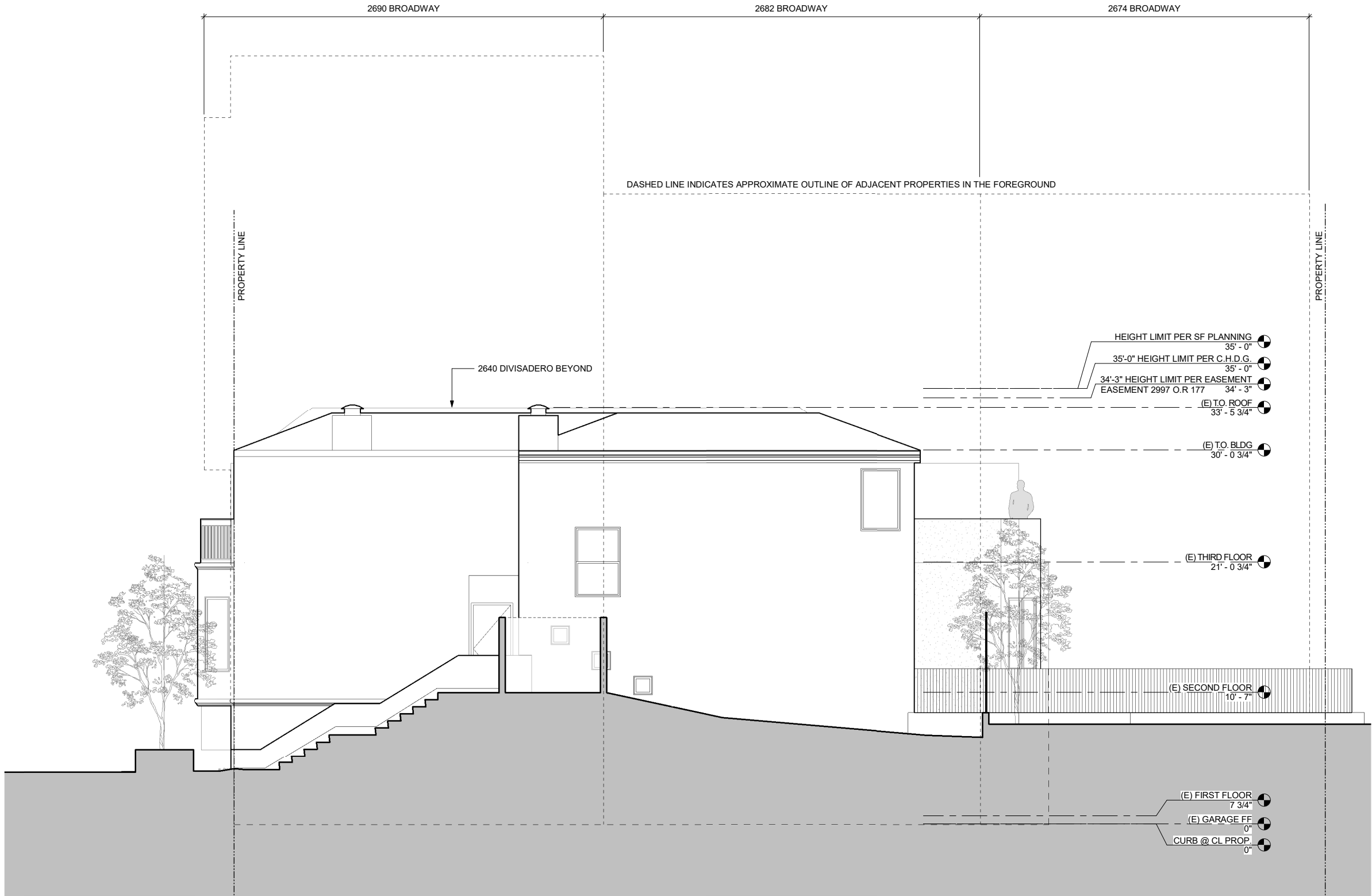
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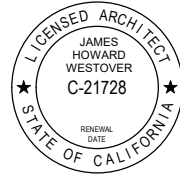
Sheet Title
EXISTING SOUTH
ELEVATION

Sheet No.

A1.24



EXISTING ELEVATION - SOUTH
1/4" = 1'-0" 1



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Checked By: PE

Scale
1/4" = 1'-0"

0' 2' 4' 8' 16'

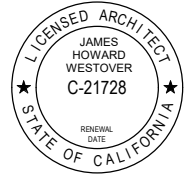
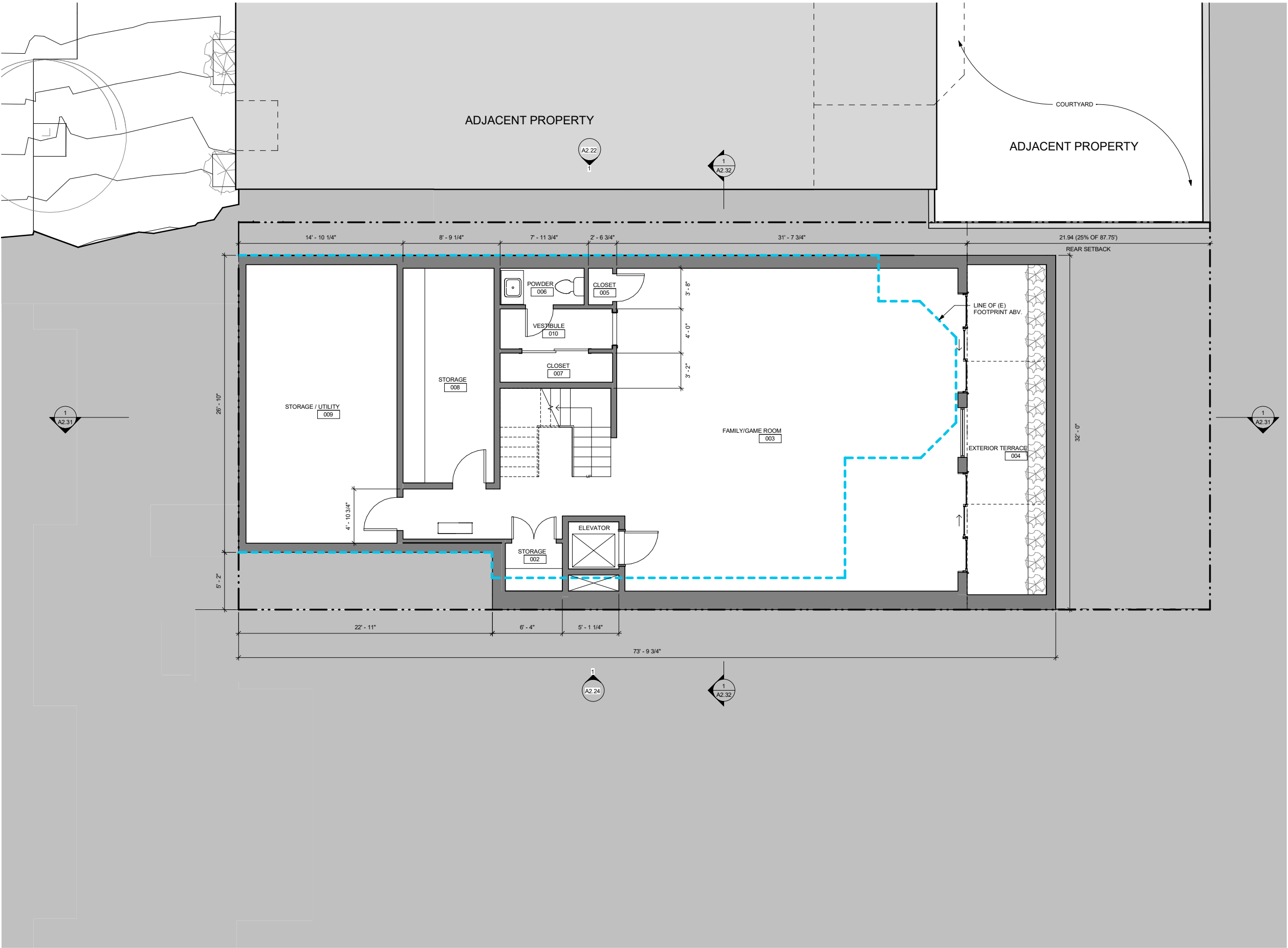
Sheet Title
**EXISTING
LONGITUDINAL SECTION**

Sheet No.

A1.31



EXISTING LONGITUDINAL SECTION 1
1/4" = 1'-0"



Revision No.	Date
Δ DESIGN REVISION FOR PLANNING	08/26/19

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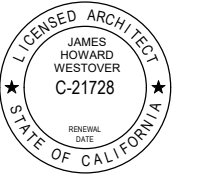
Drawn By: JJB
Checked By: PE

Scale
1/4" = 1'-0"



Sheet Title
PROPOSED BASEMENT PLAN

Sheet No.
A2.10



Revision No.	Date
DESIGN REVISION FOR PLANNING	08/26/19

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Scale
1/4" = 1'-0"

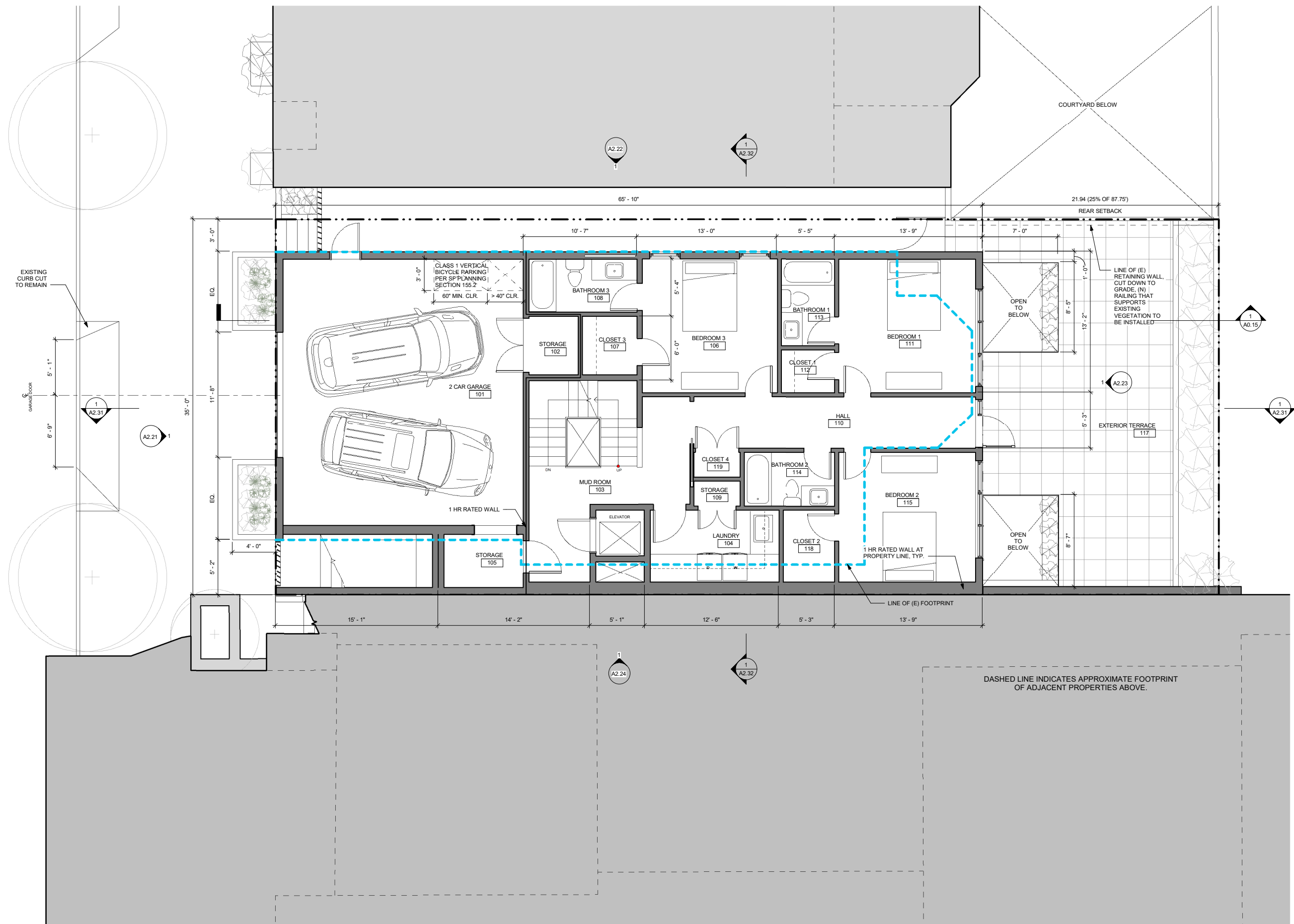


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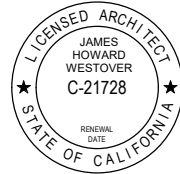
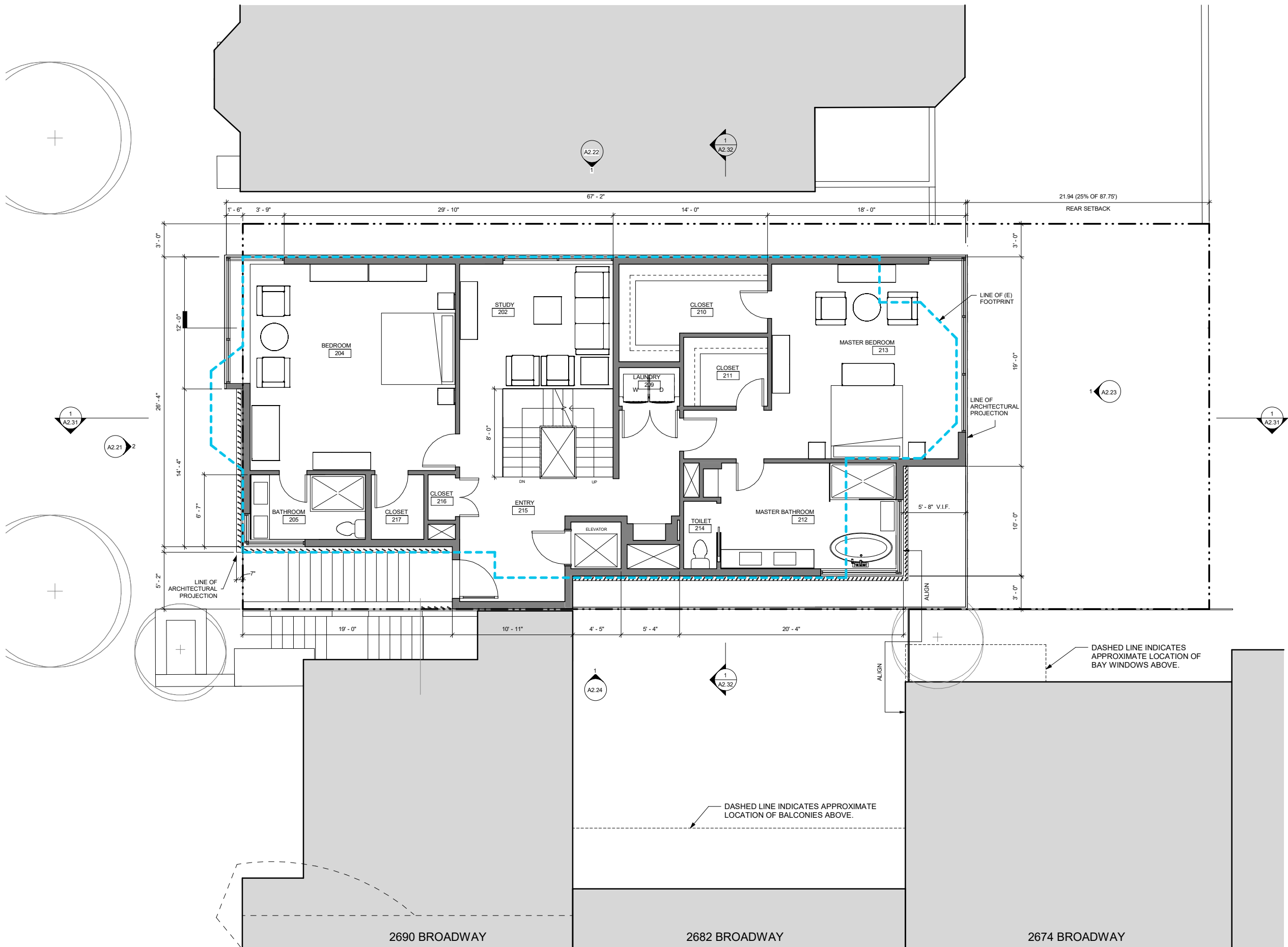
**PROPOSED FIRST
FLOOR PLAN**

Sheet No.

A2.11



FIRST FLOOR - PROPOSED 1
1/4" = 1'-0"



Revision No. Date
△ DESIGN REVISION FOR PLANNING 08/26/19

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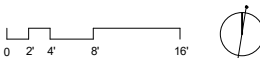
Date
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JJB PE

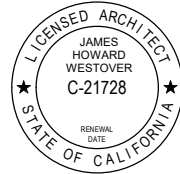
Scale
1/4" = 1'-0"



Sheet Title
PROPOSED SECOND FLOOR PLAN

Sheet No.

A2.12



Revision No. Date
Δ DESIGN REVISION FOR PLANNING 08/26/19

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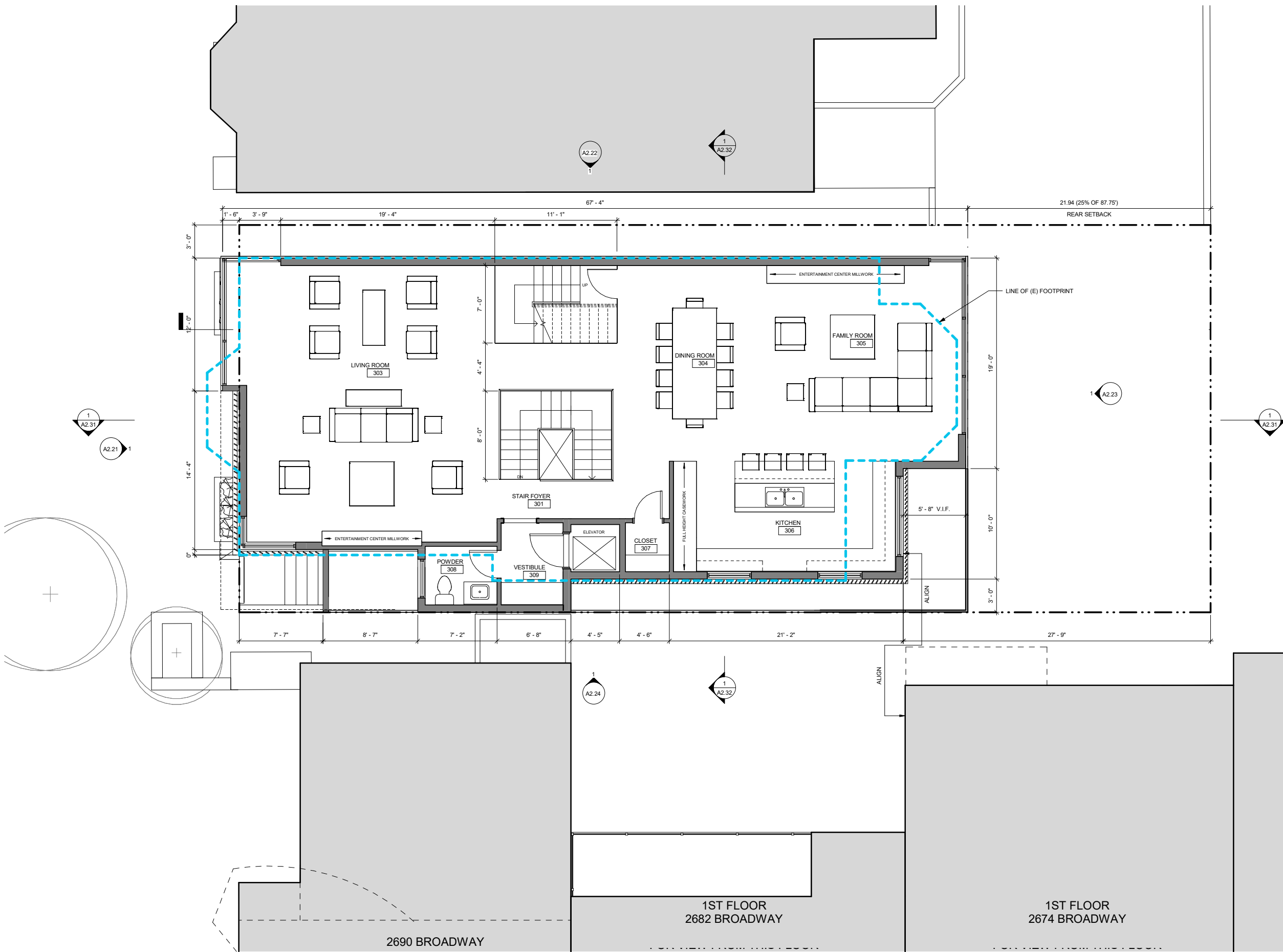
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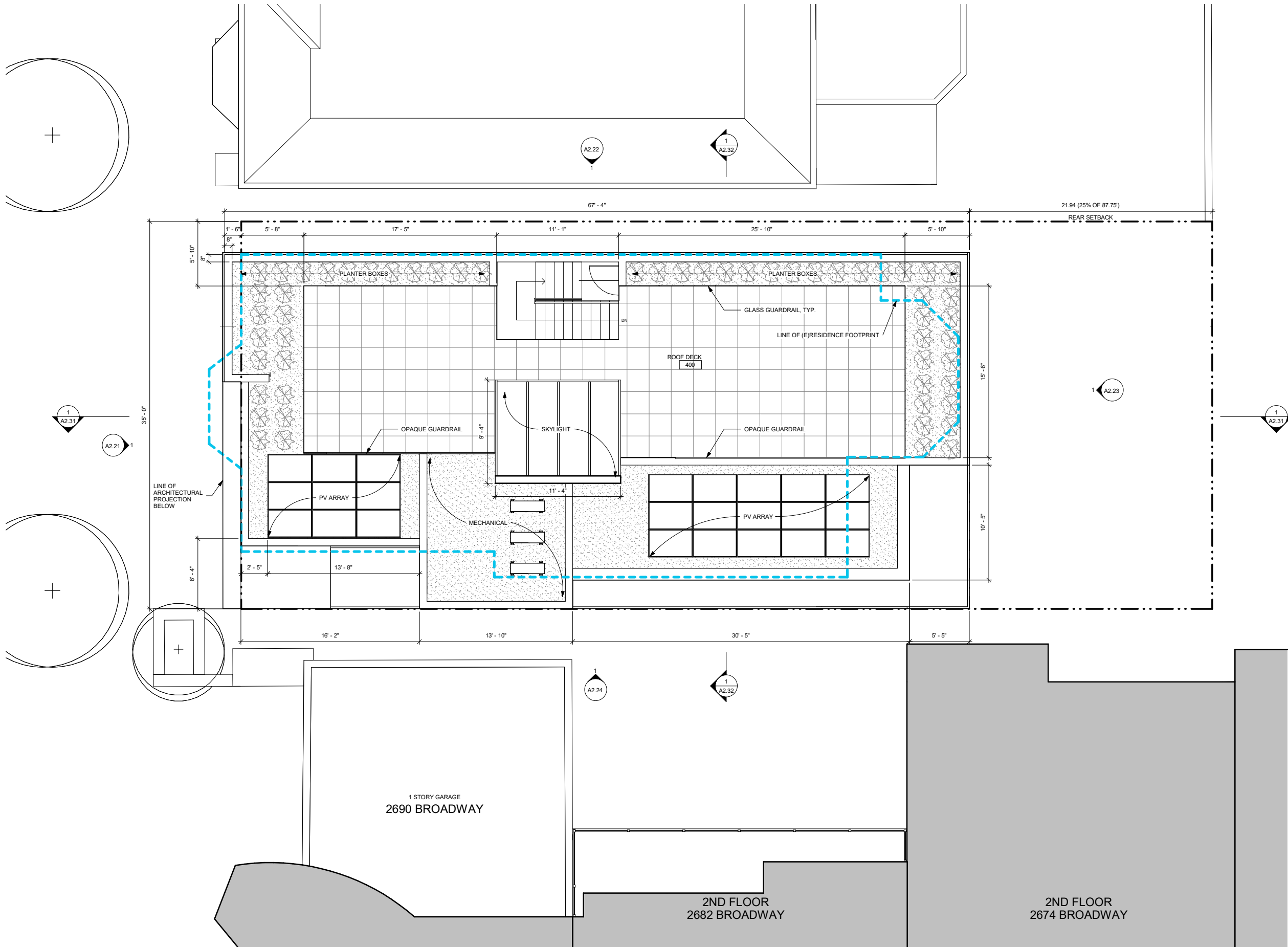
Sheet Title
PROPOSED THIRD FLOOR PLAN

Sheet No.

A2.13



THIRD FLOOR 1
1/4" = 1'-0"



ROOF PLAN 1
1/4" = 1'-0"



Revision No.	Date
DESIGN REVISION FOR PLANNING	08/26/19

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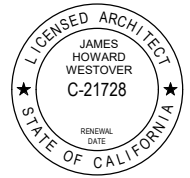
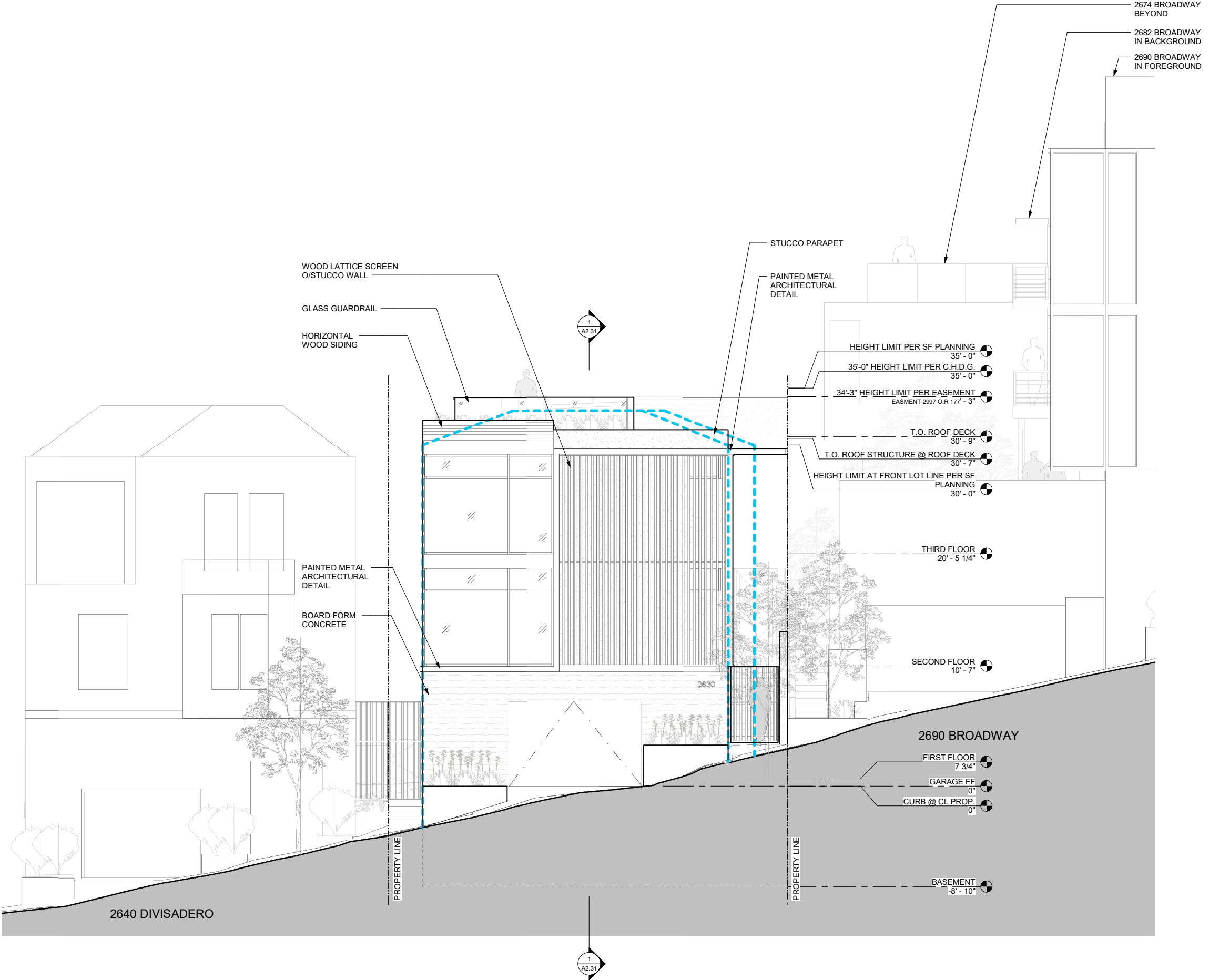
Scale
1/4" = 1'-0"



Sheet Title
PROPOSED ROOF PLAN

Sheet No.

A2.14



Revision No.	Date
Δ DESIGN REVISION FOR PLANNING	08/26/19

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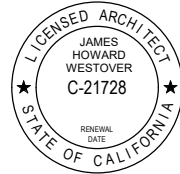
Scale
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0 2' 4' 8' 16'

Sheet Title
PROPOSED WEST
ELEVATION

Sheet No.

A2.21



Revision No.	Date
Δ DESIGN REVISION FOR PLANNING	08/26/19

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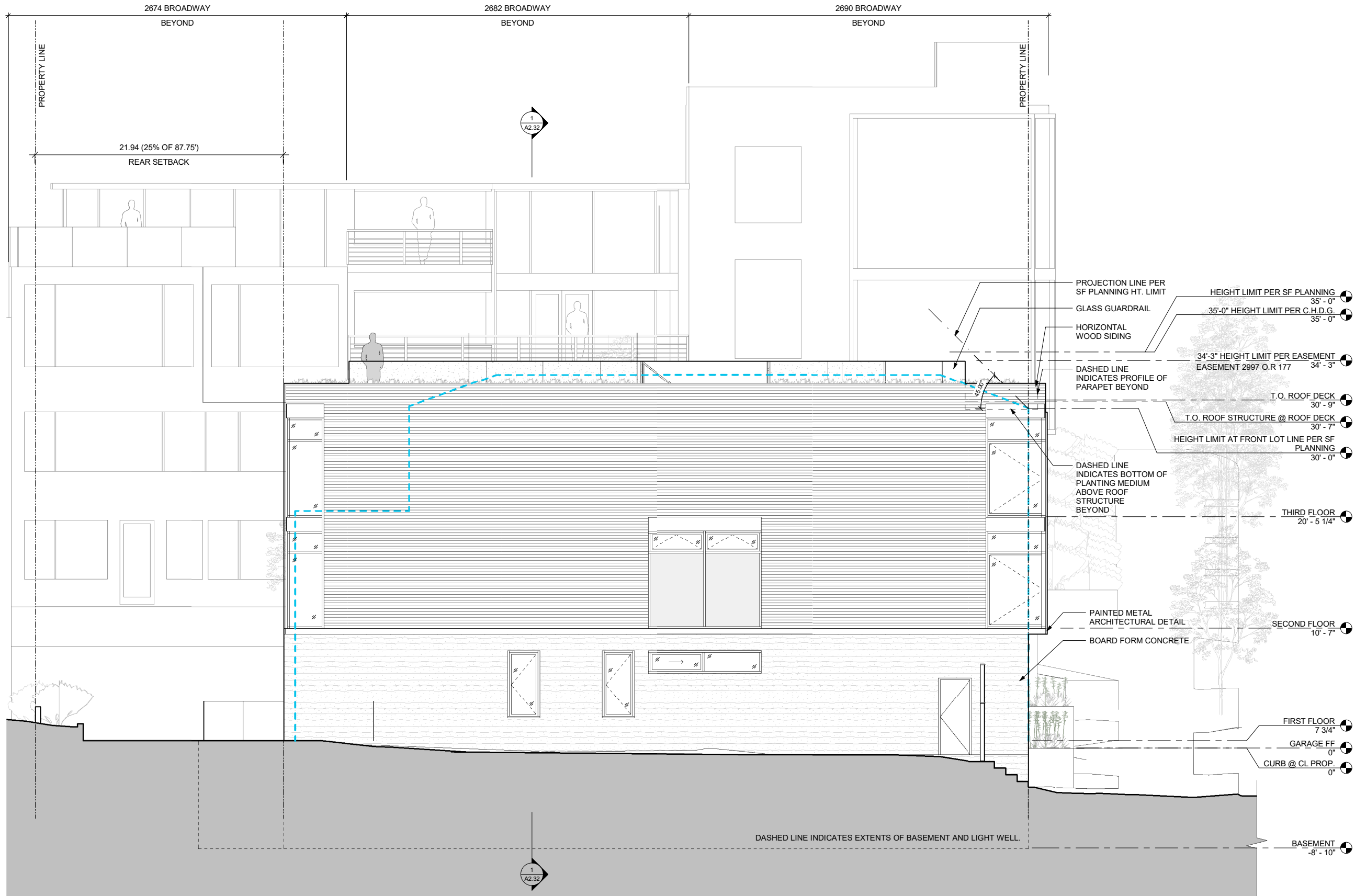
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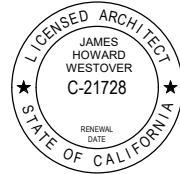
Sheet Title
PROPOSED NORTH
ELEVATION

Sheet No.

A2.22



PROPOSED ELEVATION - NORTH
1/4" = 1'-0" 1



Revision No.	Date
Δ DESIGN REVISION FOR PLANNING	08/26/19

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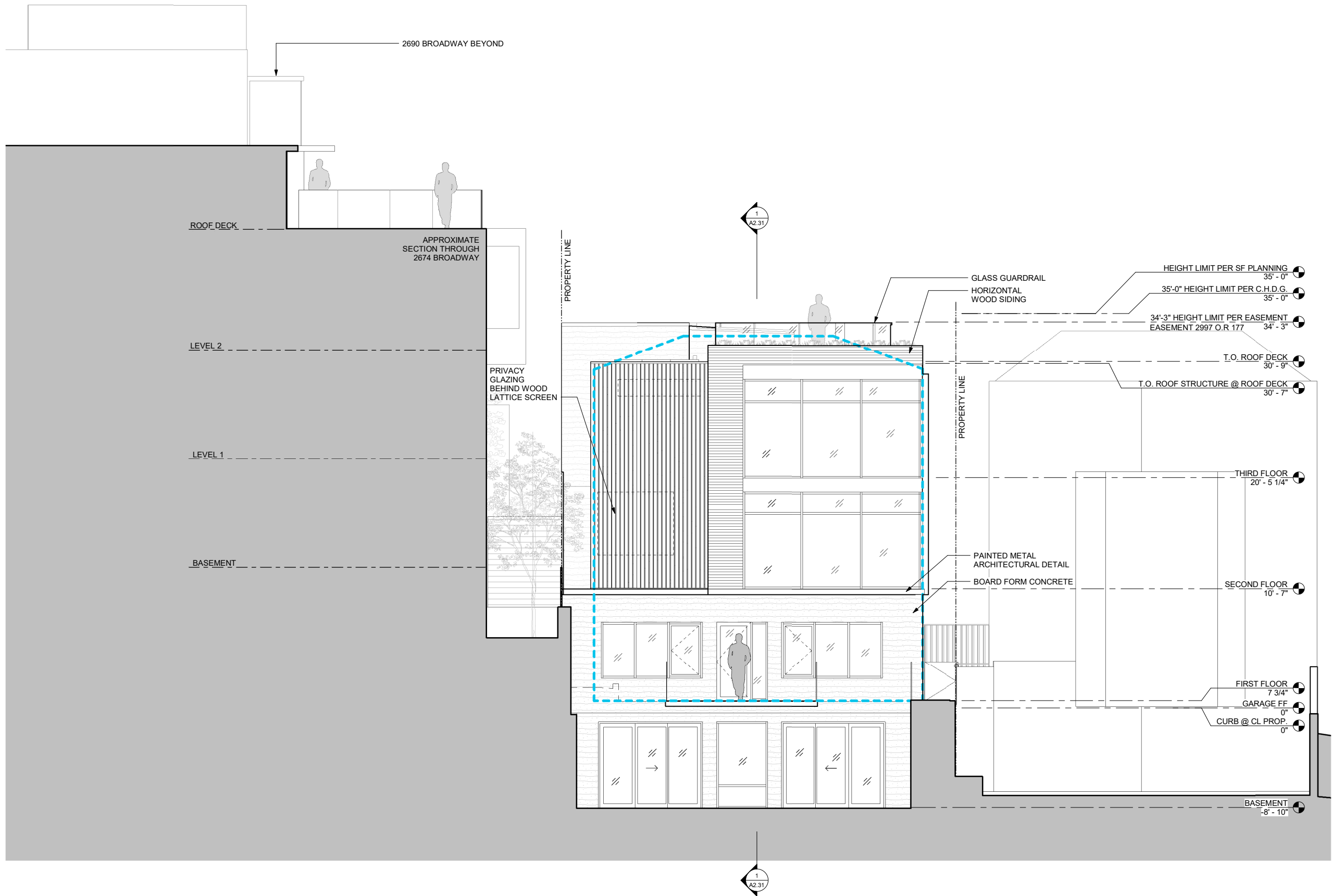
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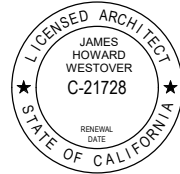
Sheet Title
PROPOSED EAST
ELEVATION

Sheet No.

A2.23



PROPOSED ELEVATION - EAST 1
1/4" = 1'-0"



Revision No.	Date
DESIGN REVISION FOR PLANNING	08/26/19

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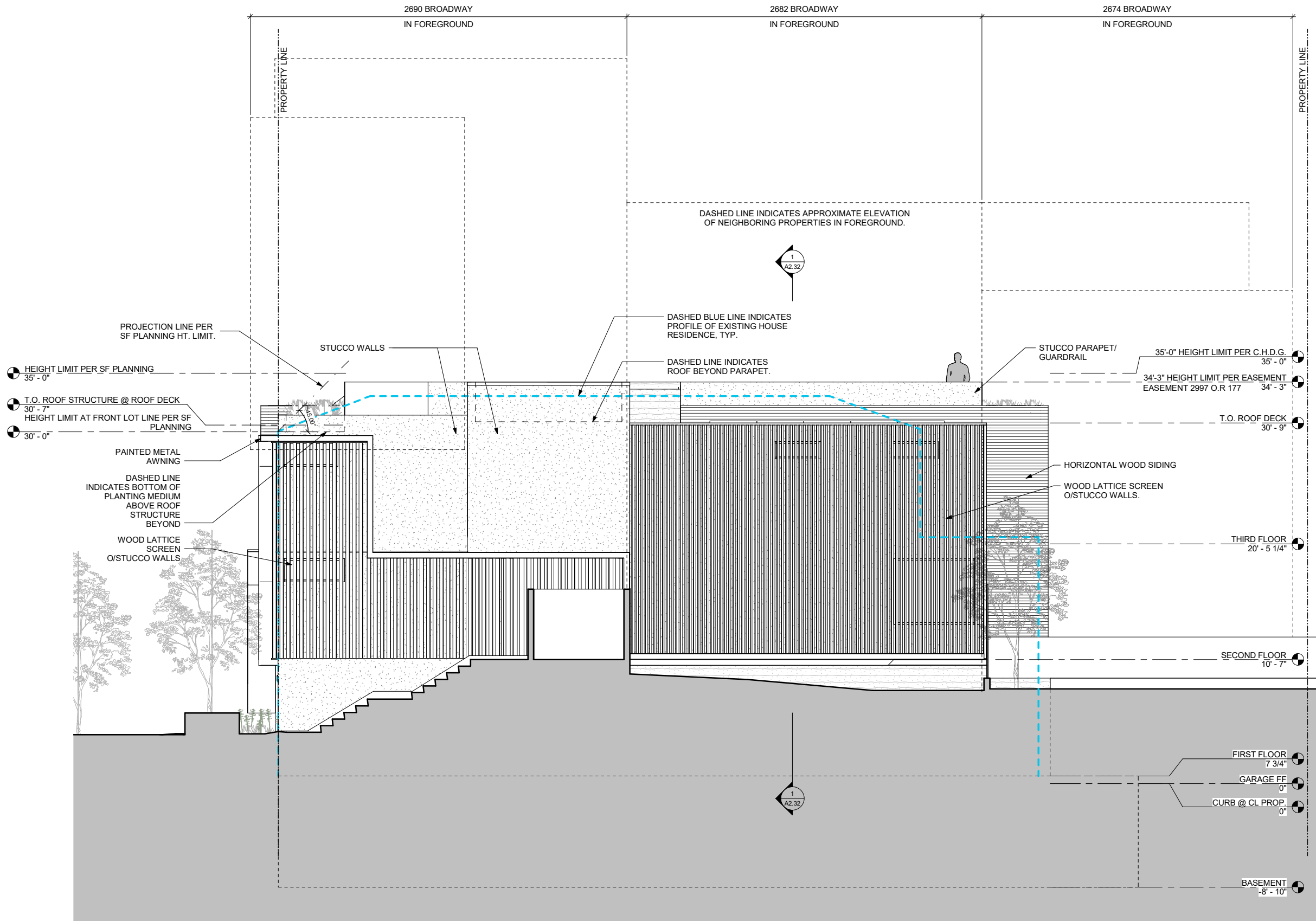
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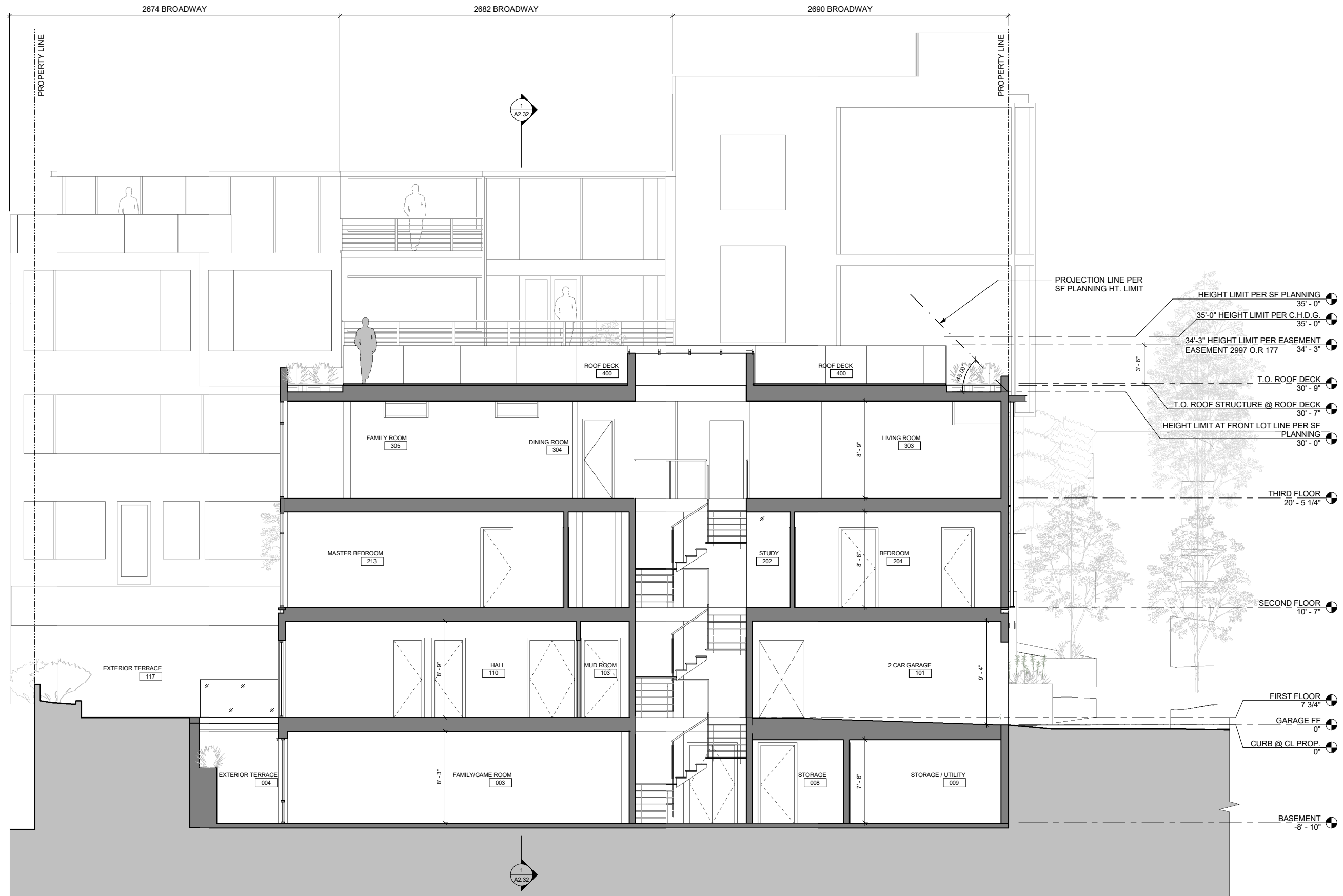
Sheet Title
PROPOSED SOUTH
ELEVATION

Sheet No.

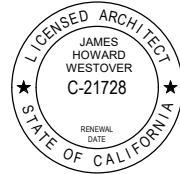
A2.24



PROPOSED ELEVATION - SOUTH
1/4" = 1'-0"



LONGITUDINAL SECTION 1
1/4" = 1'-0"



Revision No.	Date
Δ DESIGN REVISION FOR PLANNING	08/26/19

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Drawn By: Checked By:
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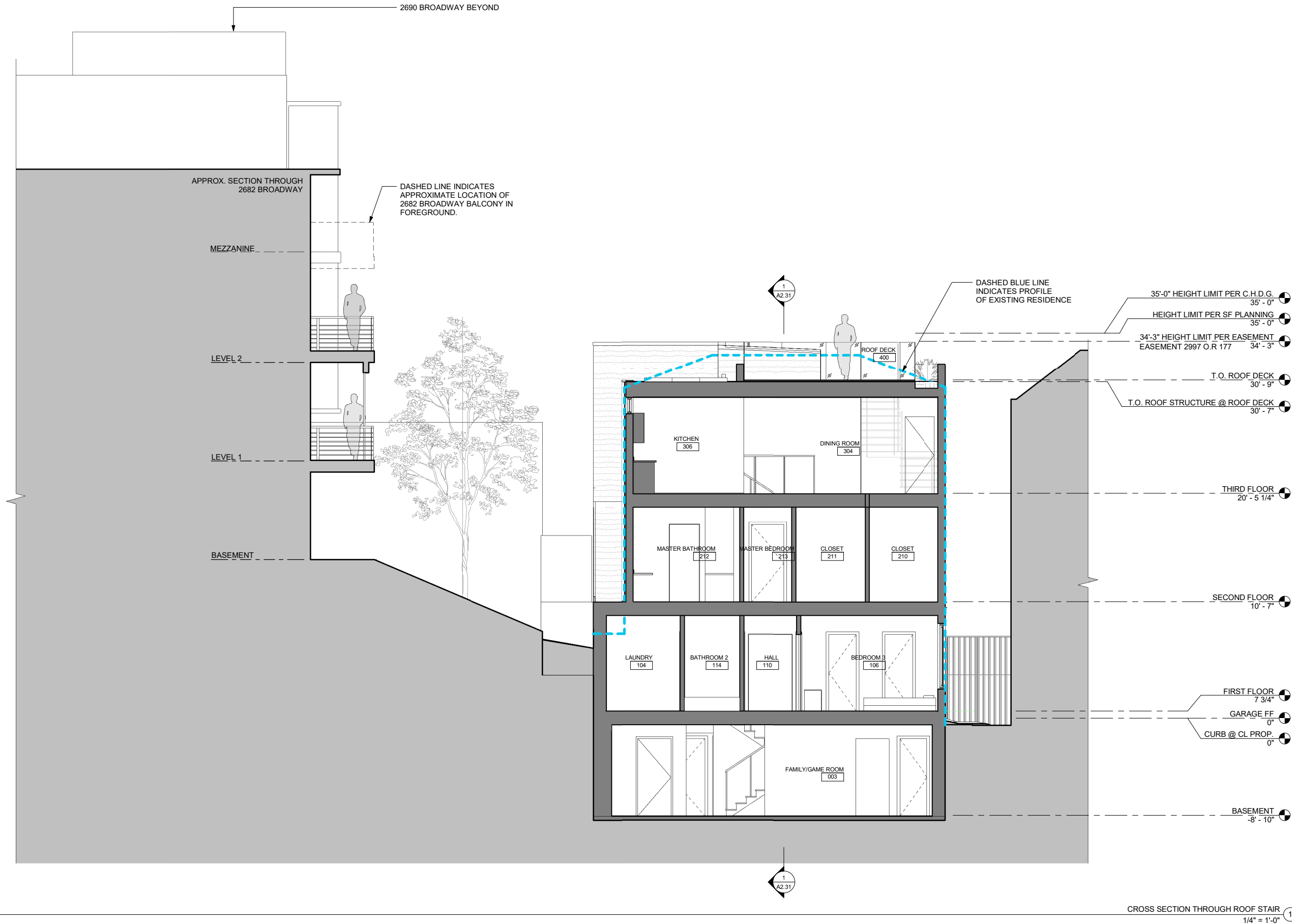
Scale
1/4" = 1'-0"

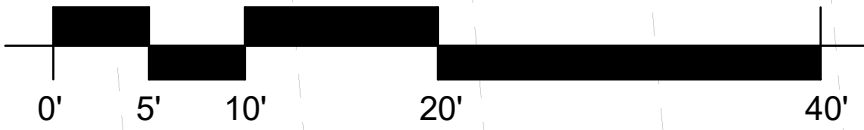
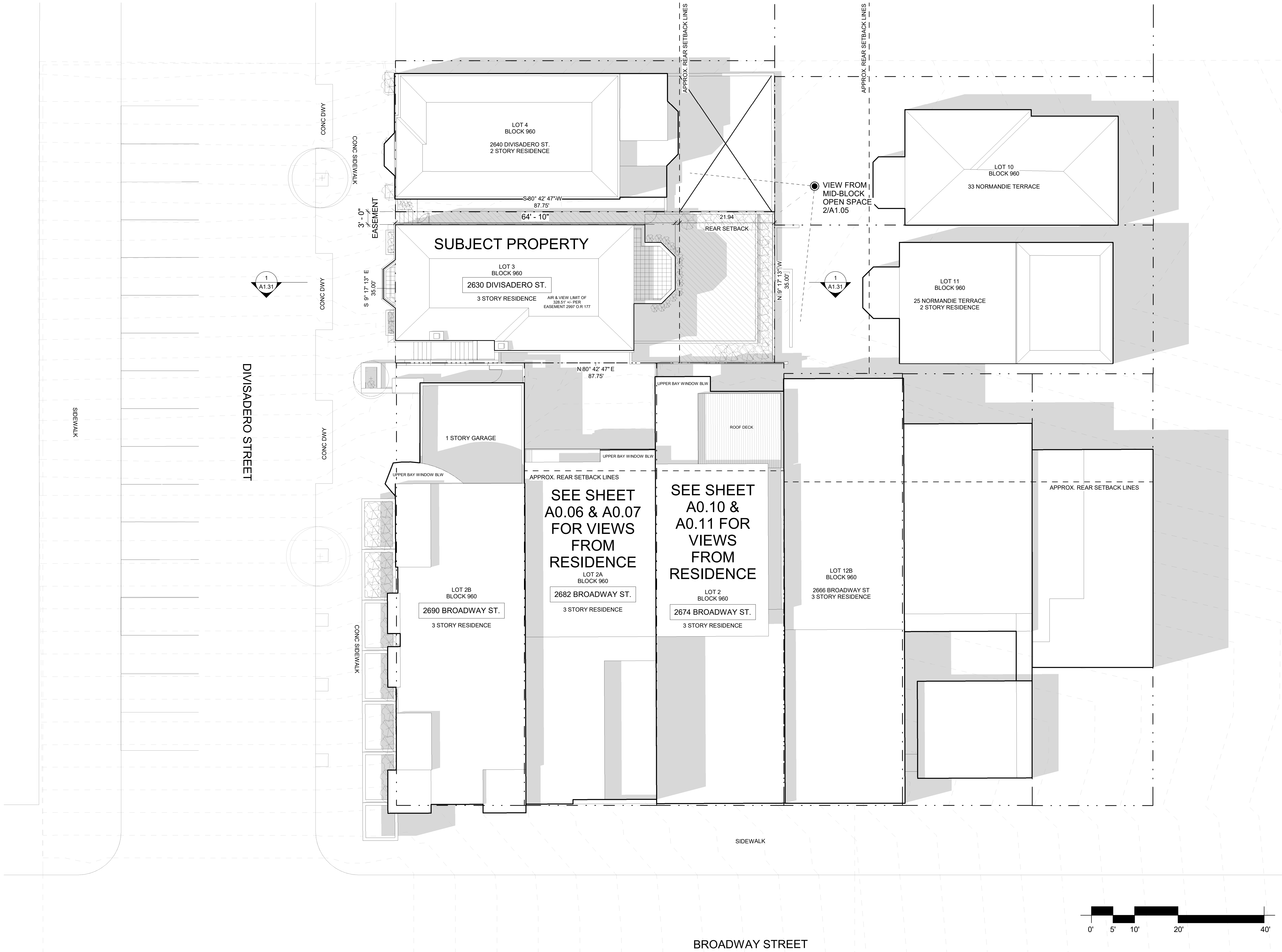
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Sheet Title
**PROPOSED CROSS
SECTION**

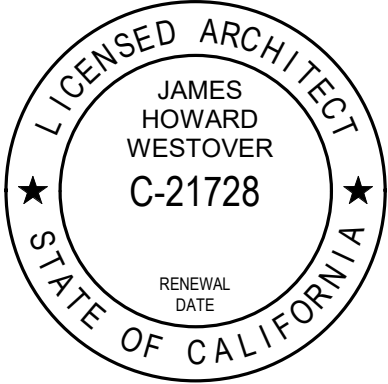
Sheet No.

A2.32





(E) SITE PLAN 1
1" = 10'-0"



Revision No. Date

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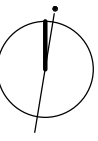
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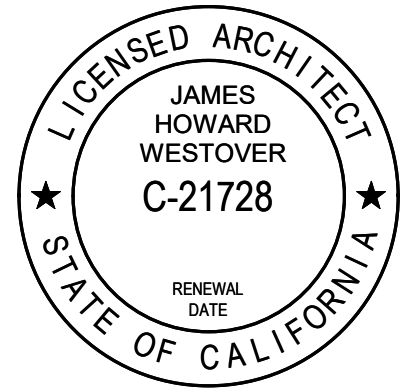
Drawn By: JJB Checked By: PE

Scale
1" = 10'-0"



Sheet Title
EXISTING SITE PLAN

Sheet No.
A1.01



Revision No.	Date
1 DESIGN REVISION FOR PLANNING	08/26/19

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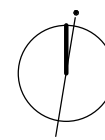
Date
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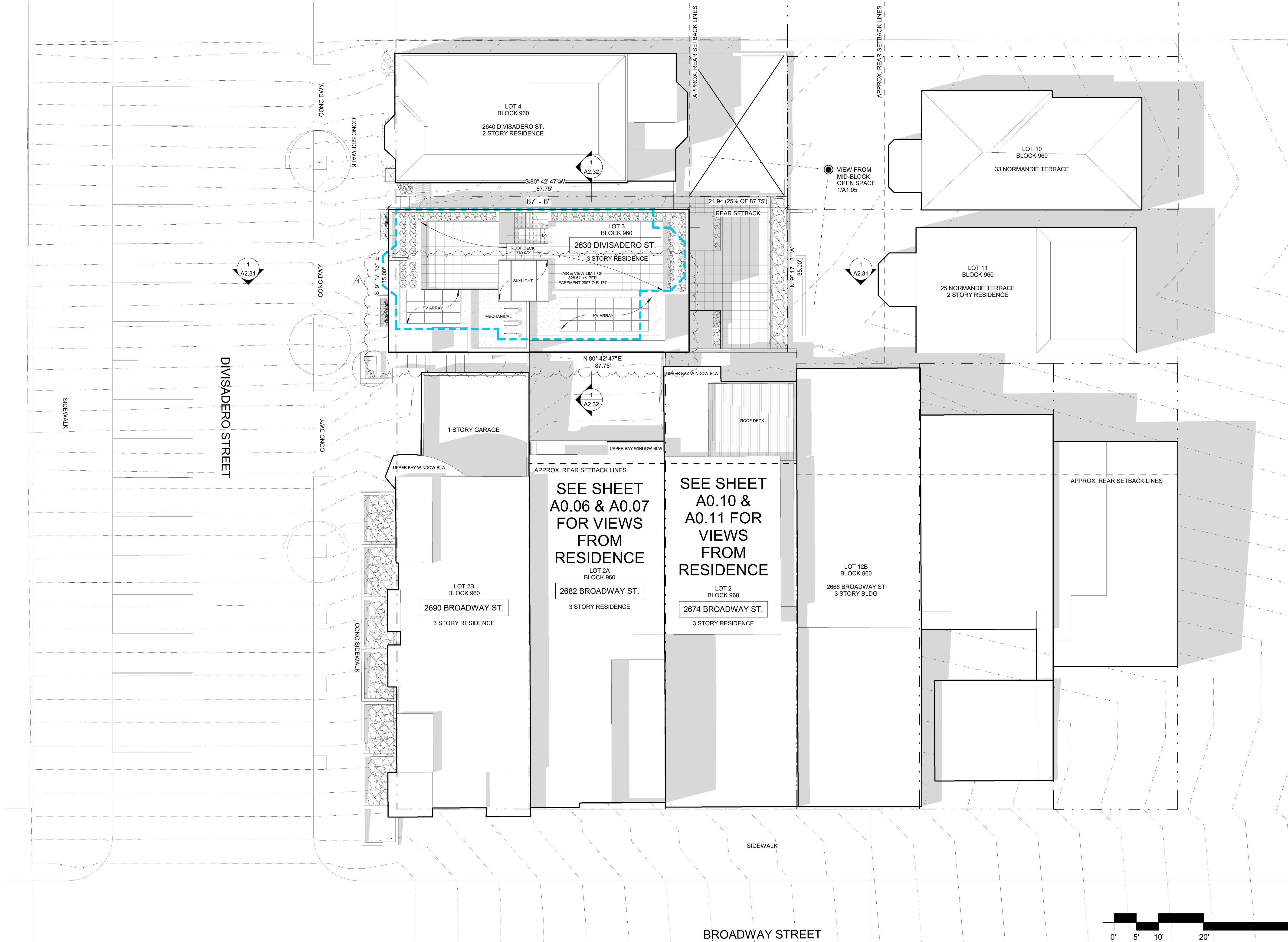
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Checked By: PE

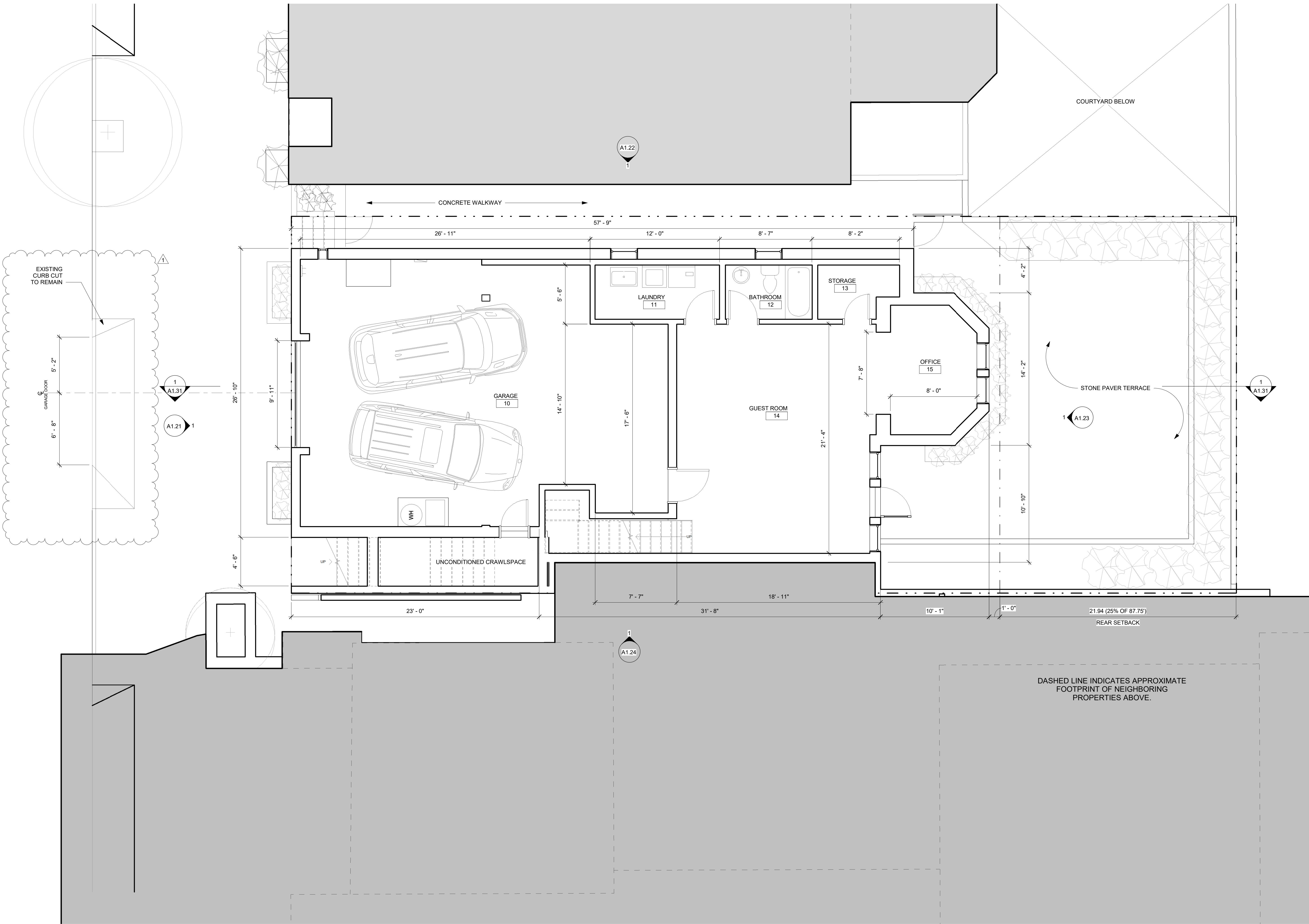
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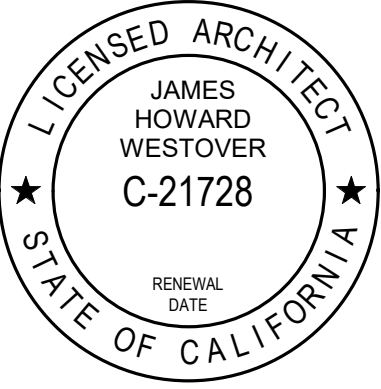
Sheet Title
PROPOSED SITE PLAN

Sheet No.
A1.02





(E) FIRST FLOOR PLAN
1/4" = 1'-0"



Revision No.	Date
DESIGN REVISION FOR PLANNING	08/26/19

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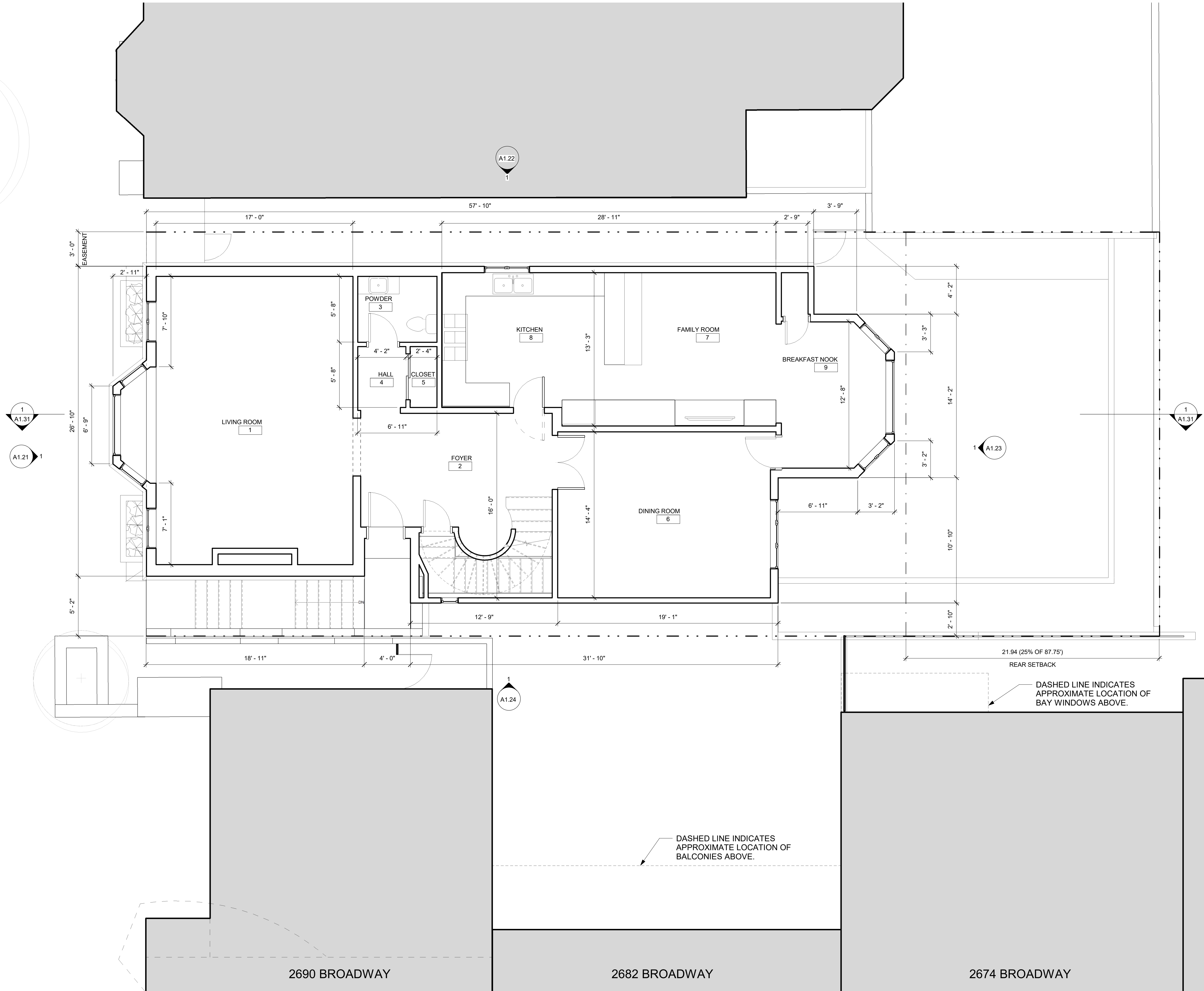
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1/4" = 1'-0"

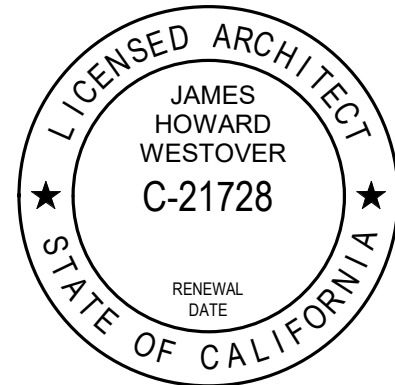


Sheet Title
EXISTING FIRST FLOOR PLAN

Sheet No.
A1.11



(E) SECOND FLOOR PLAN 1
1/4" = 1'-0"



Revision No. Date

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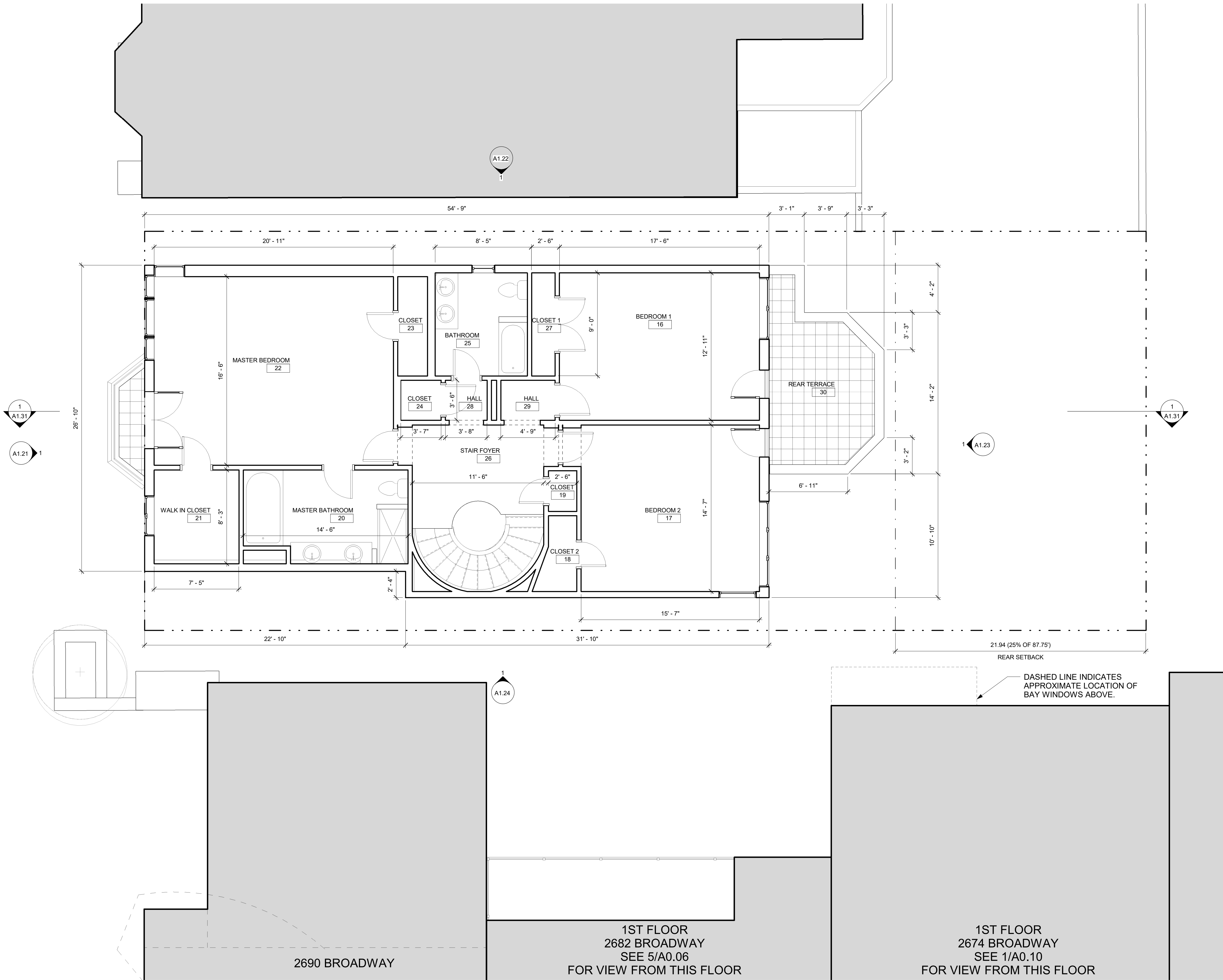
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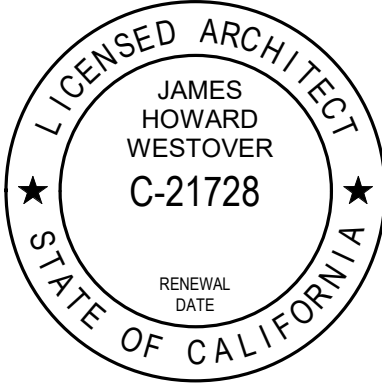
Sheet Title
EXISTING SECOND FLOOR PLAN

Sheet No.

A1.12



(E) THIRD FLOOR PLAN 1
1/4" = 1'-0"



Revision No. Date

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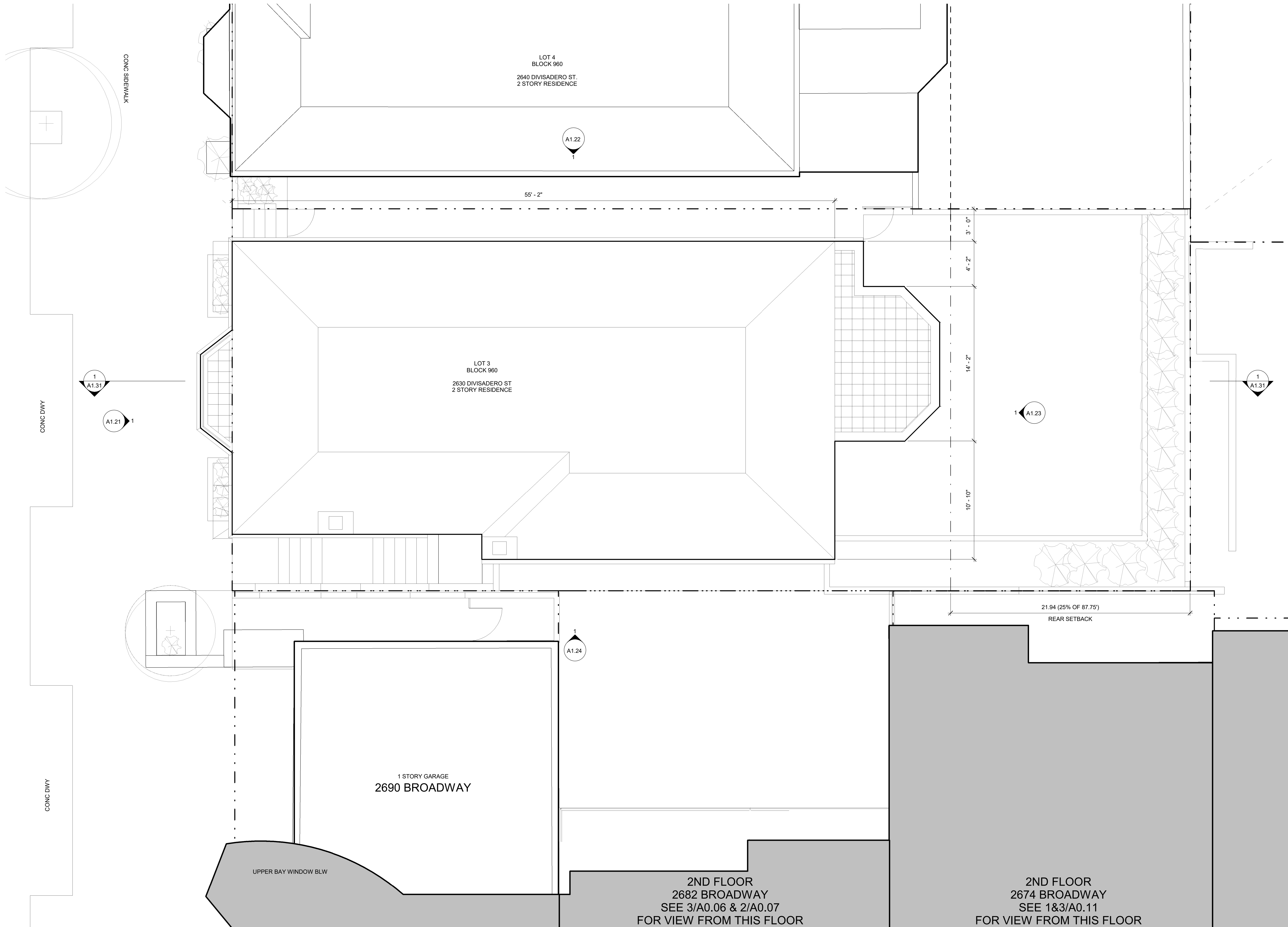
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Scale
1/4" = 1'-0"

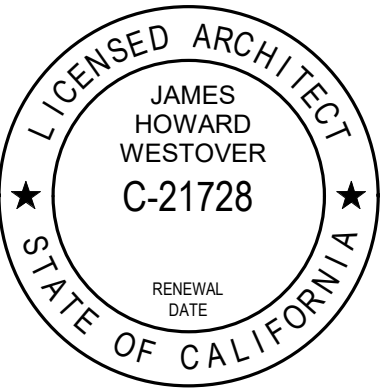


Sheet Title
EXISTING THIRD FLOOR
PLAN

Sheet No.
A1.13



(E) ROOF PLAN
1/4" = 1'-0"



Revision No. Date

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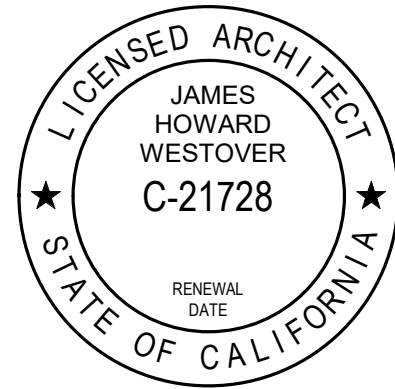
Drawn By: Checked By:
Author Checker

Scale
1/4" = 1'-0"



Sheet Title
EXISTING ROOF PLAN

Sheet No.
A1.14



Revision No.

Date

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Drawn By:

Checked By:

JJB

PE

Scale

1/4" = 1'-0"



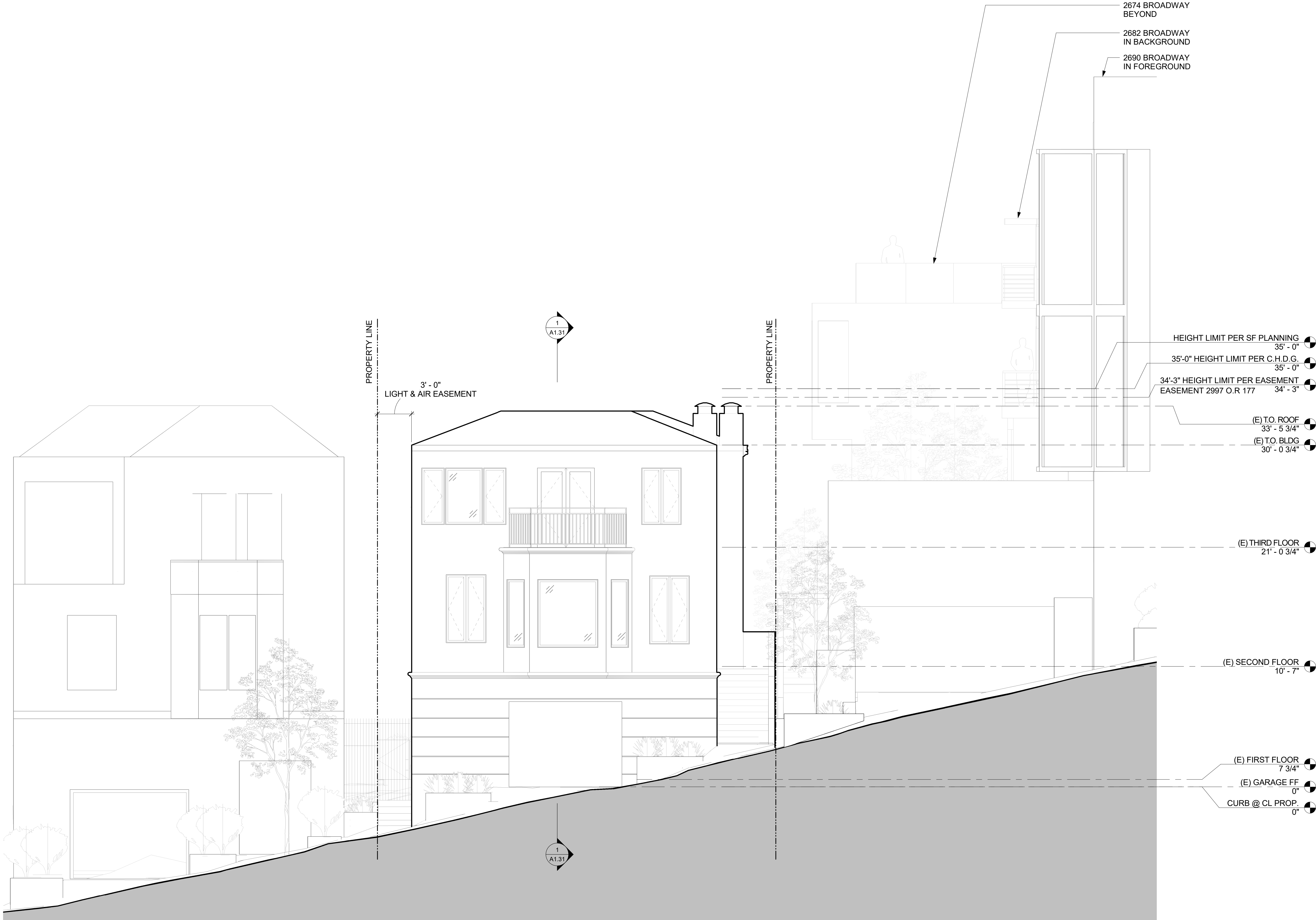
Sheet Title

EXISTING WEST

ELEVATION (FRONT)

Sheet No.

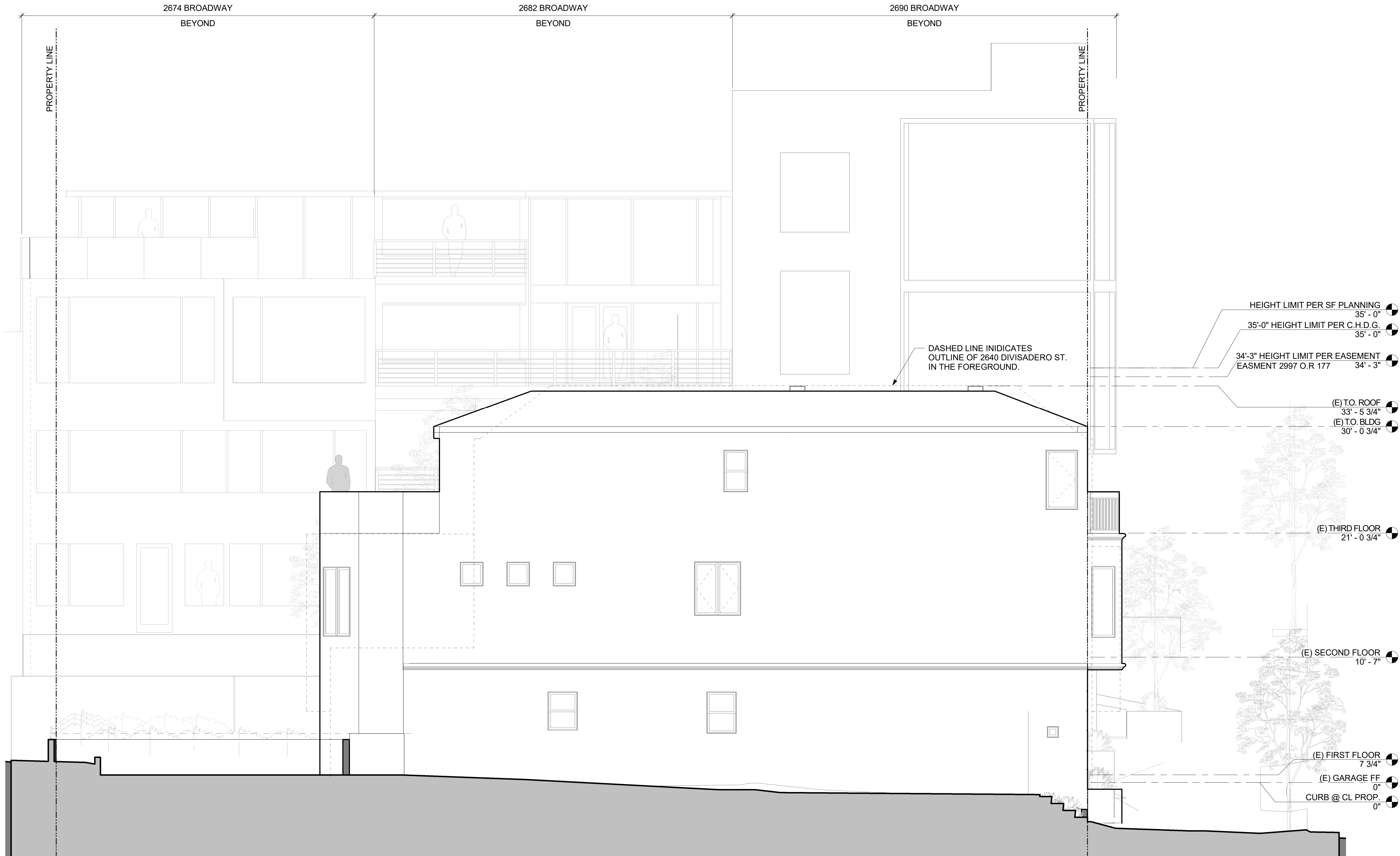
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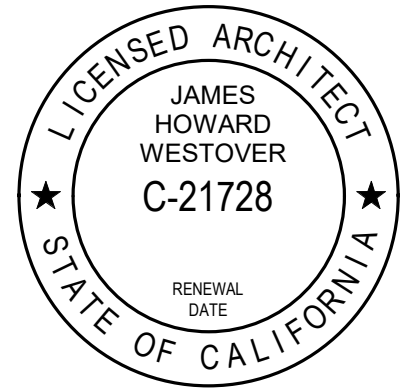
EXISTING ELEVATION - WEST

1/4" = 1'-0"

1



EXISTING ELEVATION - NORTH
1/4" = 1'-0"



Revision No. Date

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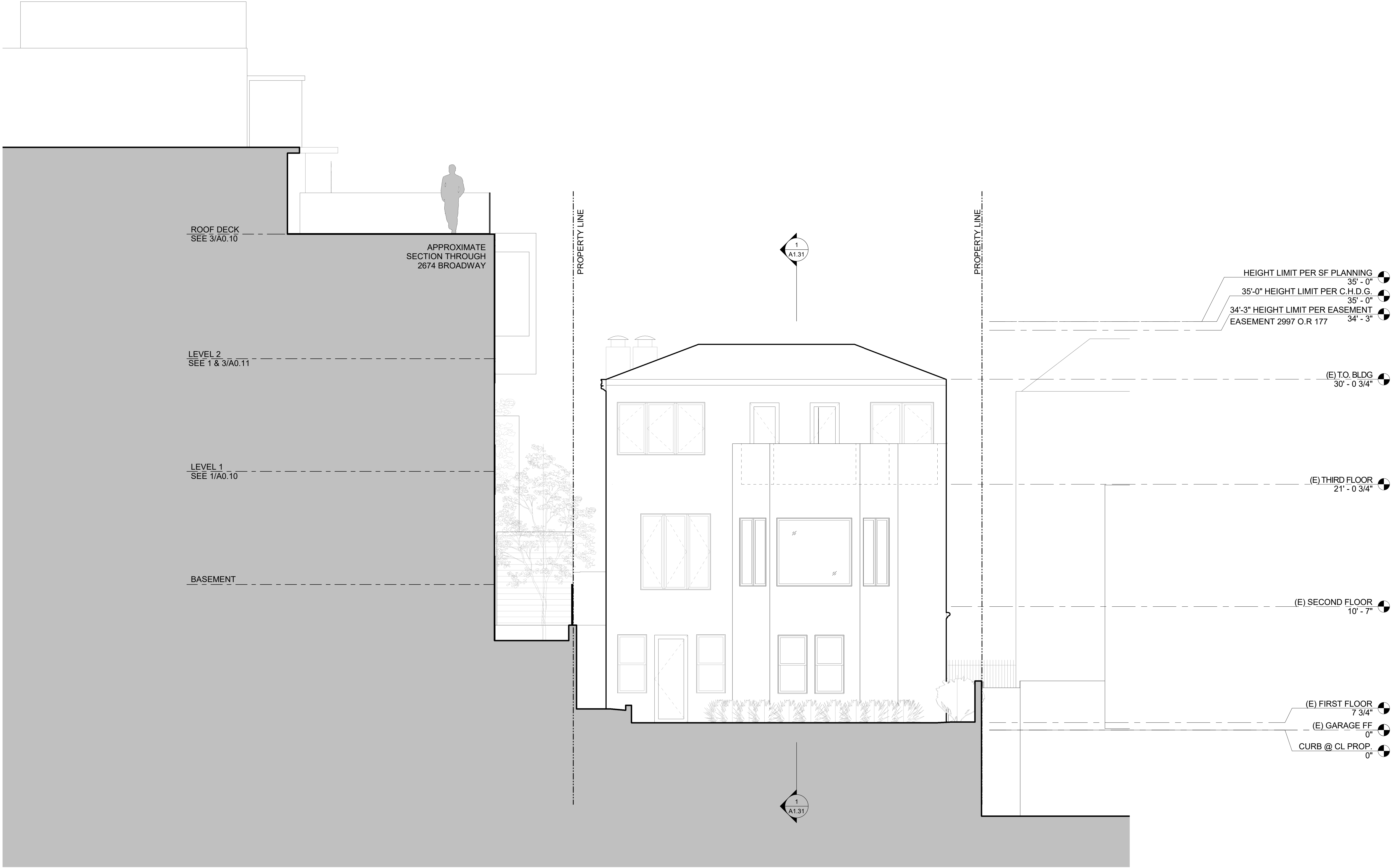
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JJB PE

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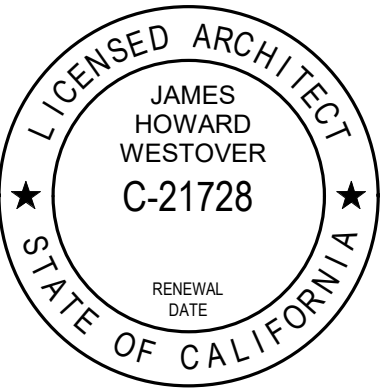


Sheet Title
**EXISTING NORTH
ELEVATION**

Sheet No.
A1.22



EXISTING ELEVATION - EAST 1
1/4" = 1'-0"



Revision No. Date

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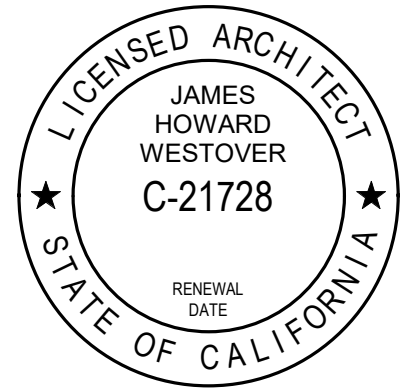
Drawn By: JJB Checked By: PE

Scale
1/4" = 1'-0"



Sheet Title
**EXISTING EAST
ELEVATION (REAR)**

Sheet No.
A1.23



Revision No.

Date

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Drawn By:

Checked By:

JJB

PE

Scale

1/4" = 1'-0"



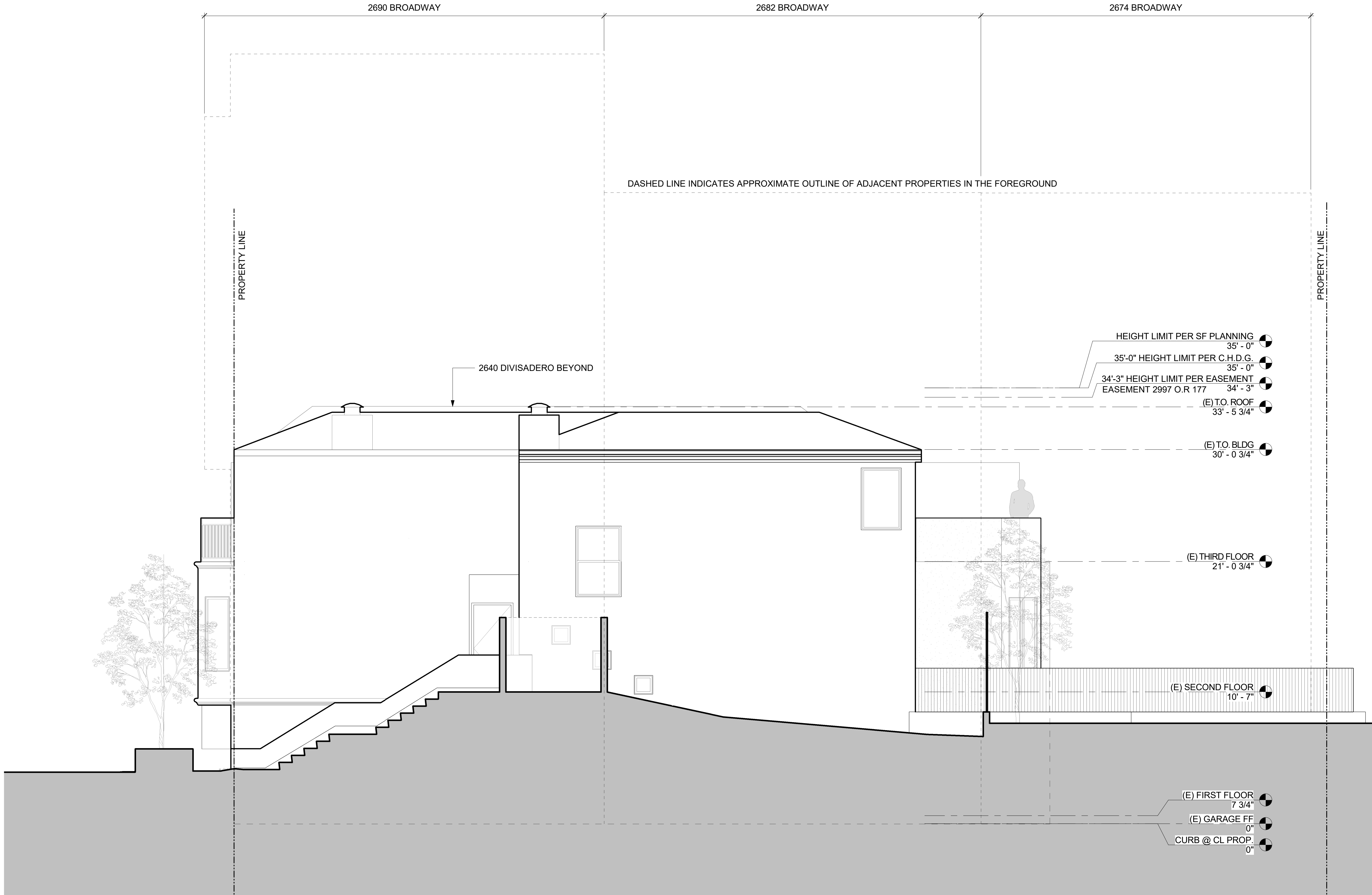
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EXISTING SOUTH

ELEVATION

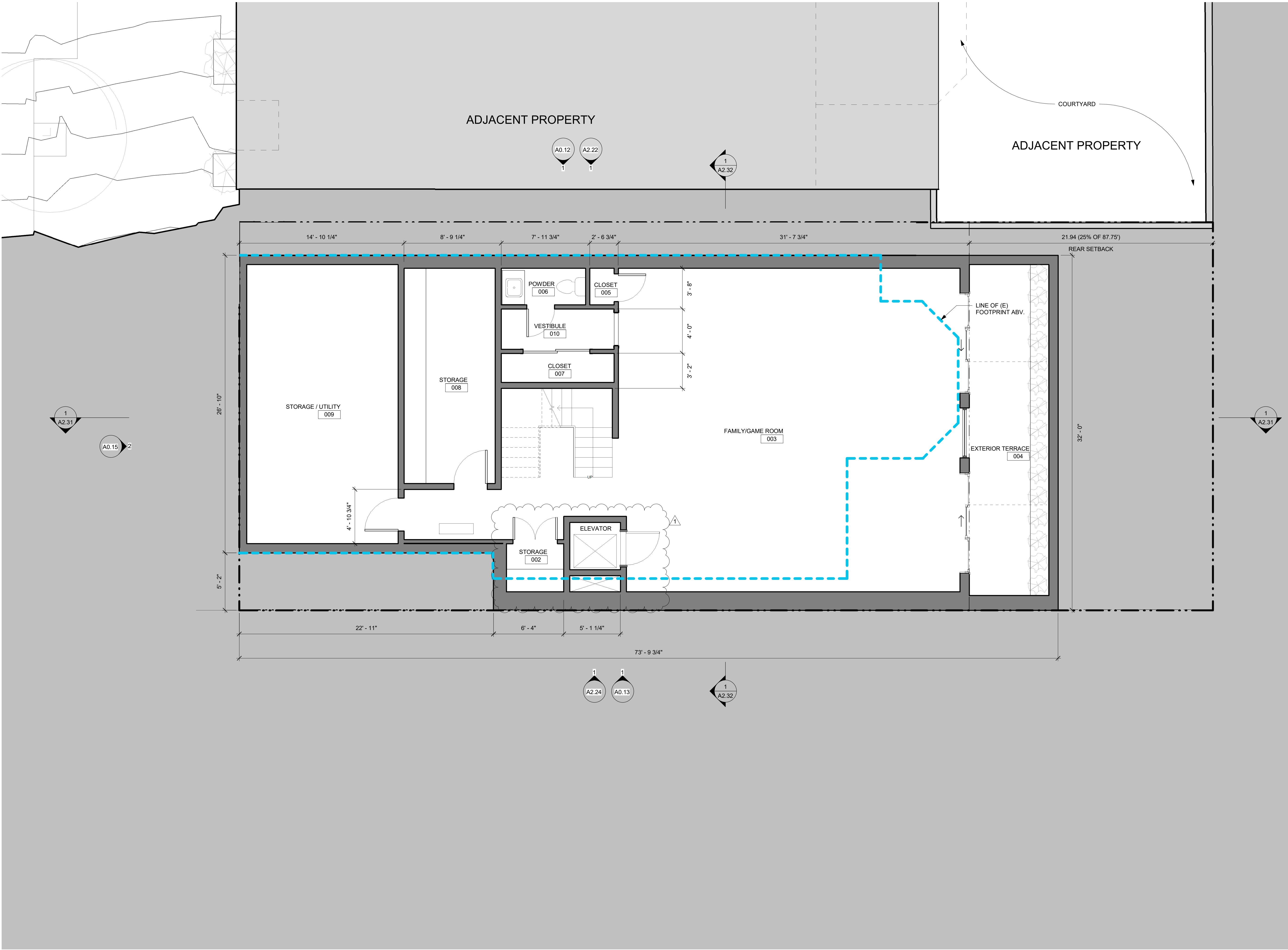
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A1.24

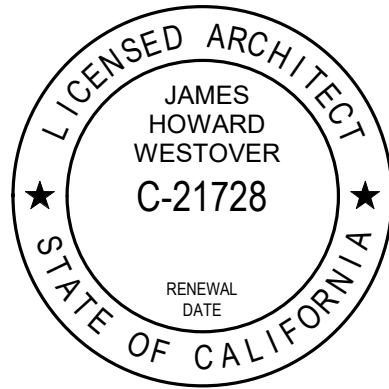


EXISTING ELEVATION - SOUTH

1/4" = 1'-0" 1



BASEMENT ①
1/4" = 1'-0"



Revision No.	Date
△ DESIGN REVISION FOR PLANNING	08/26/19

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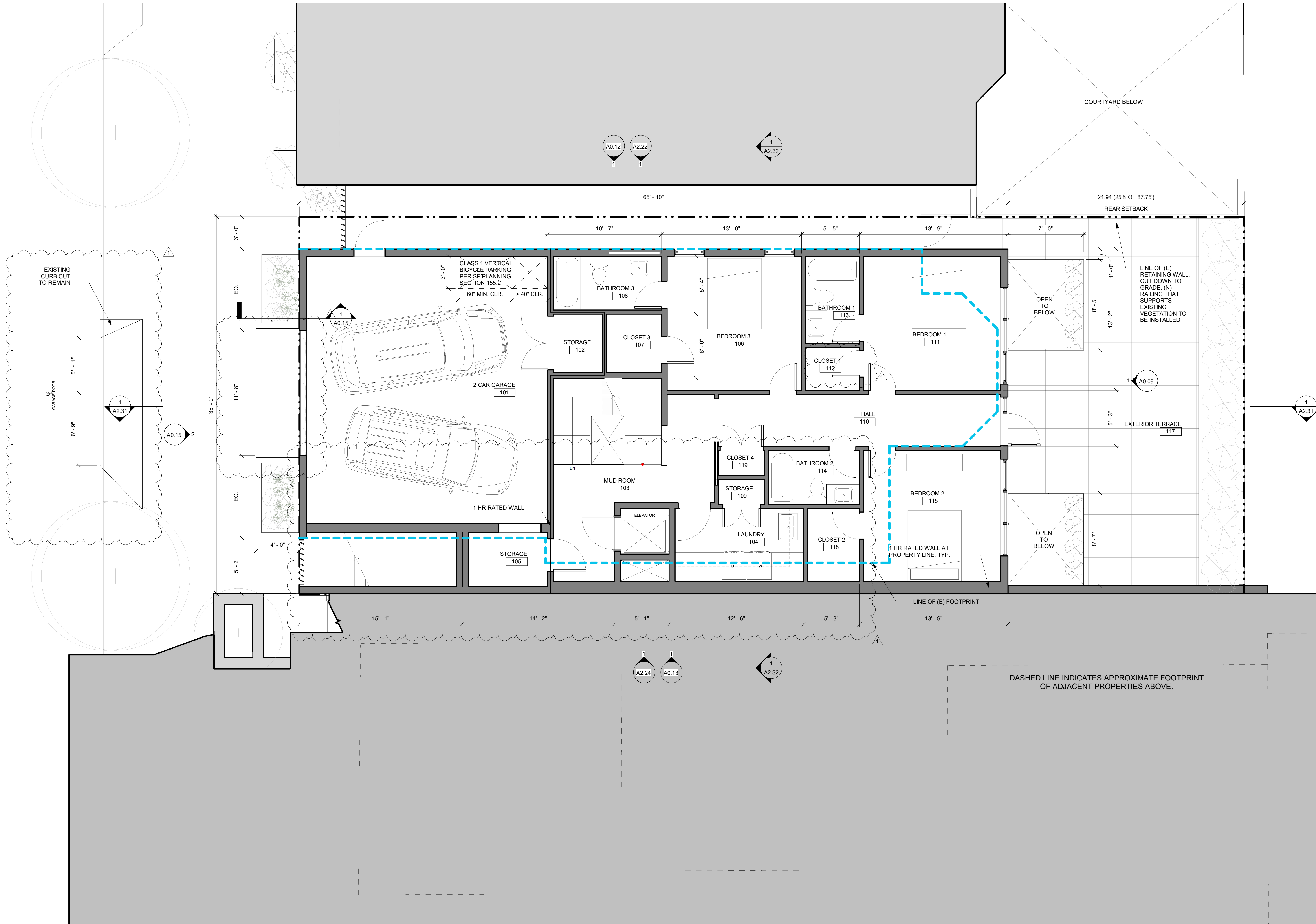
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1/4" = 1'-0"

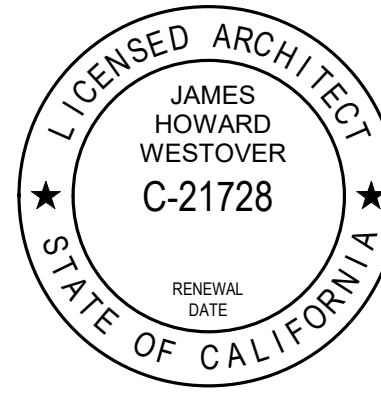


Sheet Title
PROPOSED BASEMENT PLAN

Sheet No.
A2.10



FIRST FLOOR - PROPOSED
1/4" = 1'-0"



Revision No.	Date
1 DESIGN REVISION FOR PLANNING	08/26/19

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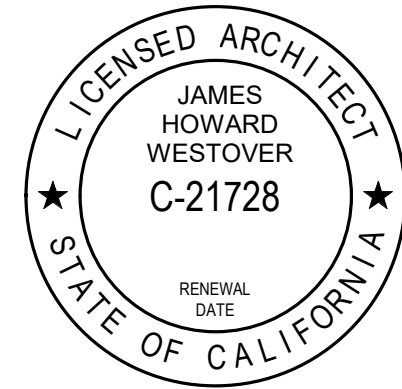
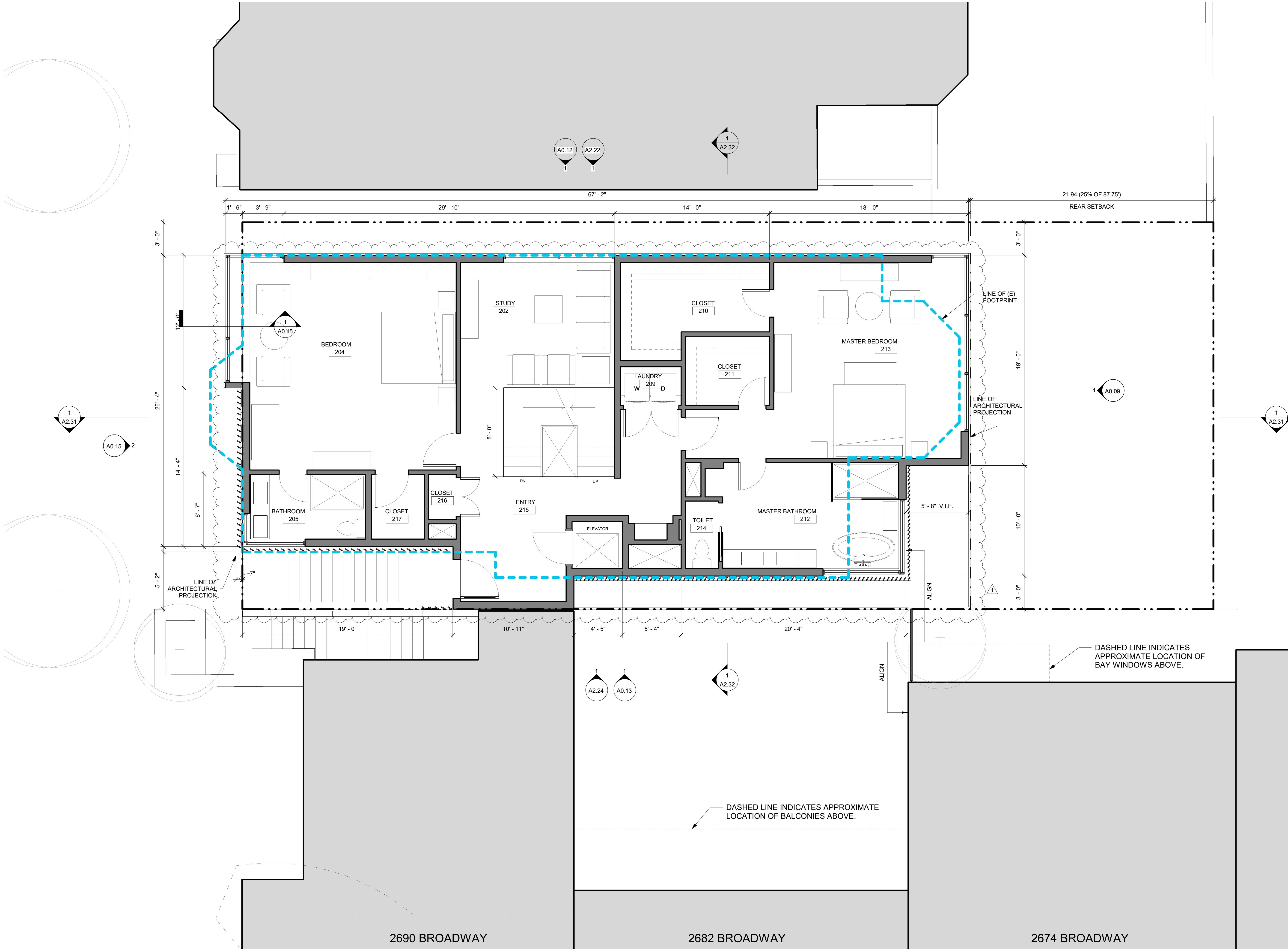
Drawn By: JJB
Checked By: PE

Scale
1/4" = 1'-0"



Sheet Title
PROPOSED FIRST FLOOR PLAN

Sheet No.
A2.11



Revision No.	Date
DESIGN REVISION FOR PLANNING	08/26/19

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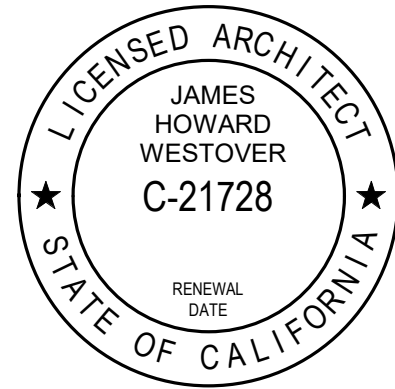
Scale
1/4" = 1'-0"



Sheet Title
PROPOSED SECOND FLOOR PLAN

Sheet No.

A2.12



Revision No. Date
DESIGN REVISION FOR PLANNING 08/26/19

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Drawn By: Checked By:
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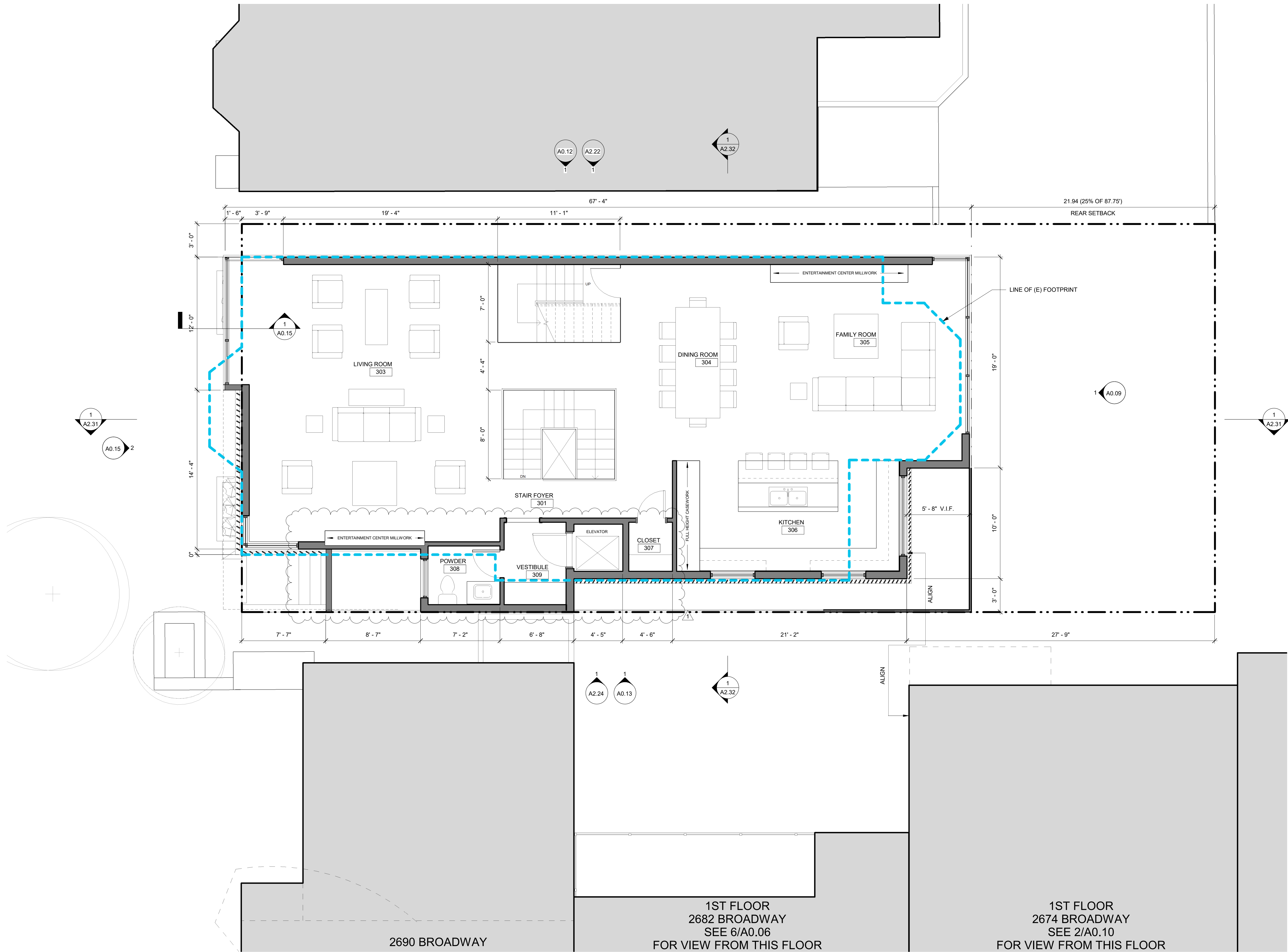
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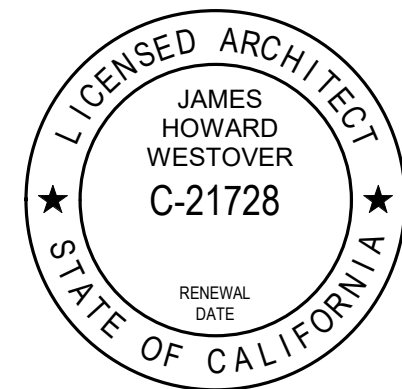
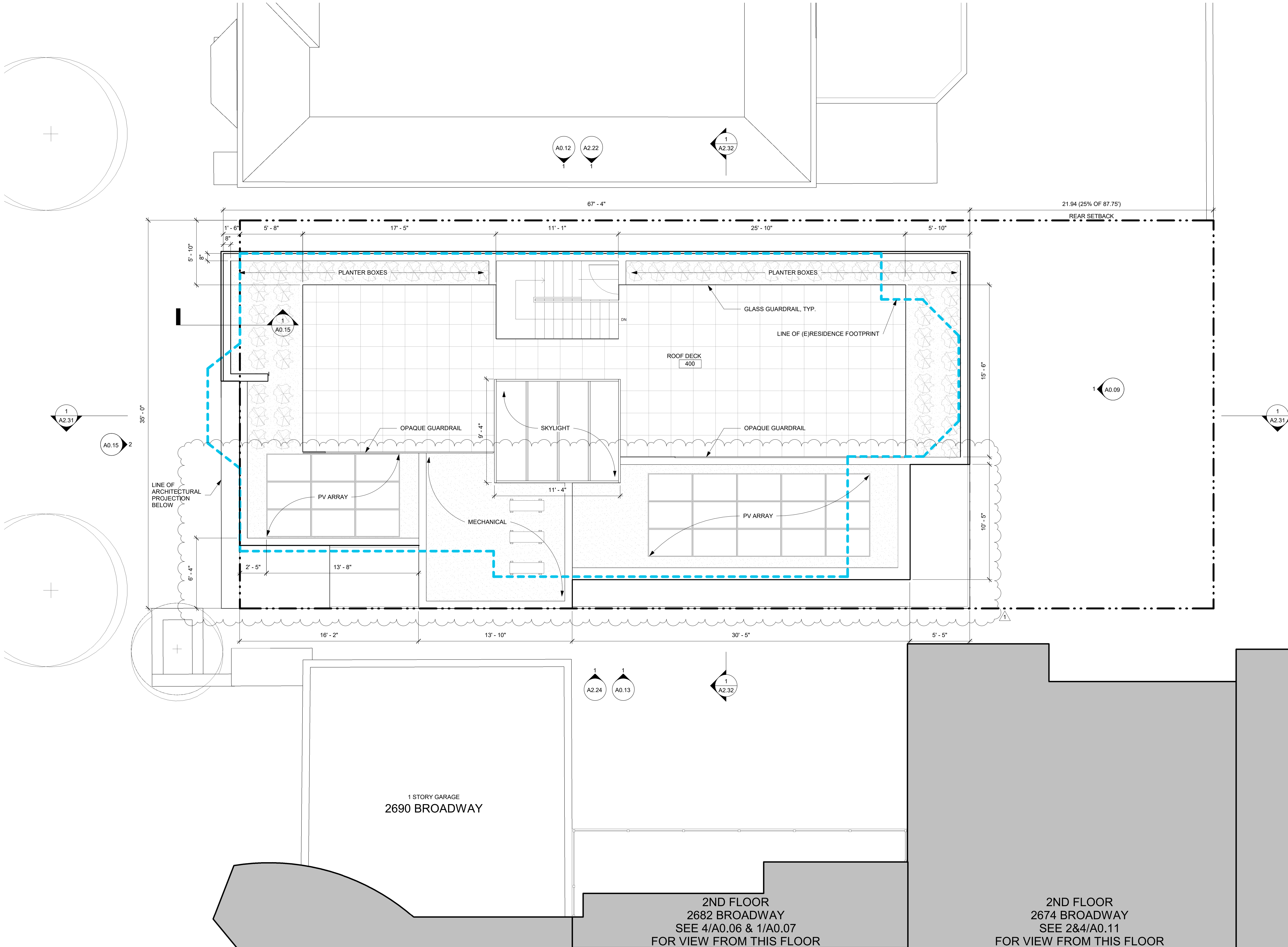
Sheet Title
PROPOSED THIRD FLOOR PLAN

Sheet No.

A2.13



THIRD FLOOR ①
1/4" = 1'-0"



Revision No.	Date
DESIGN REVISION FOR PLANNING	08/26/19

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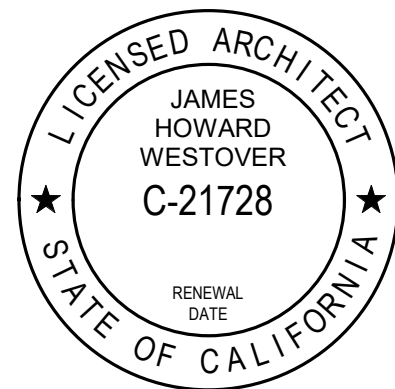
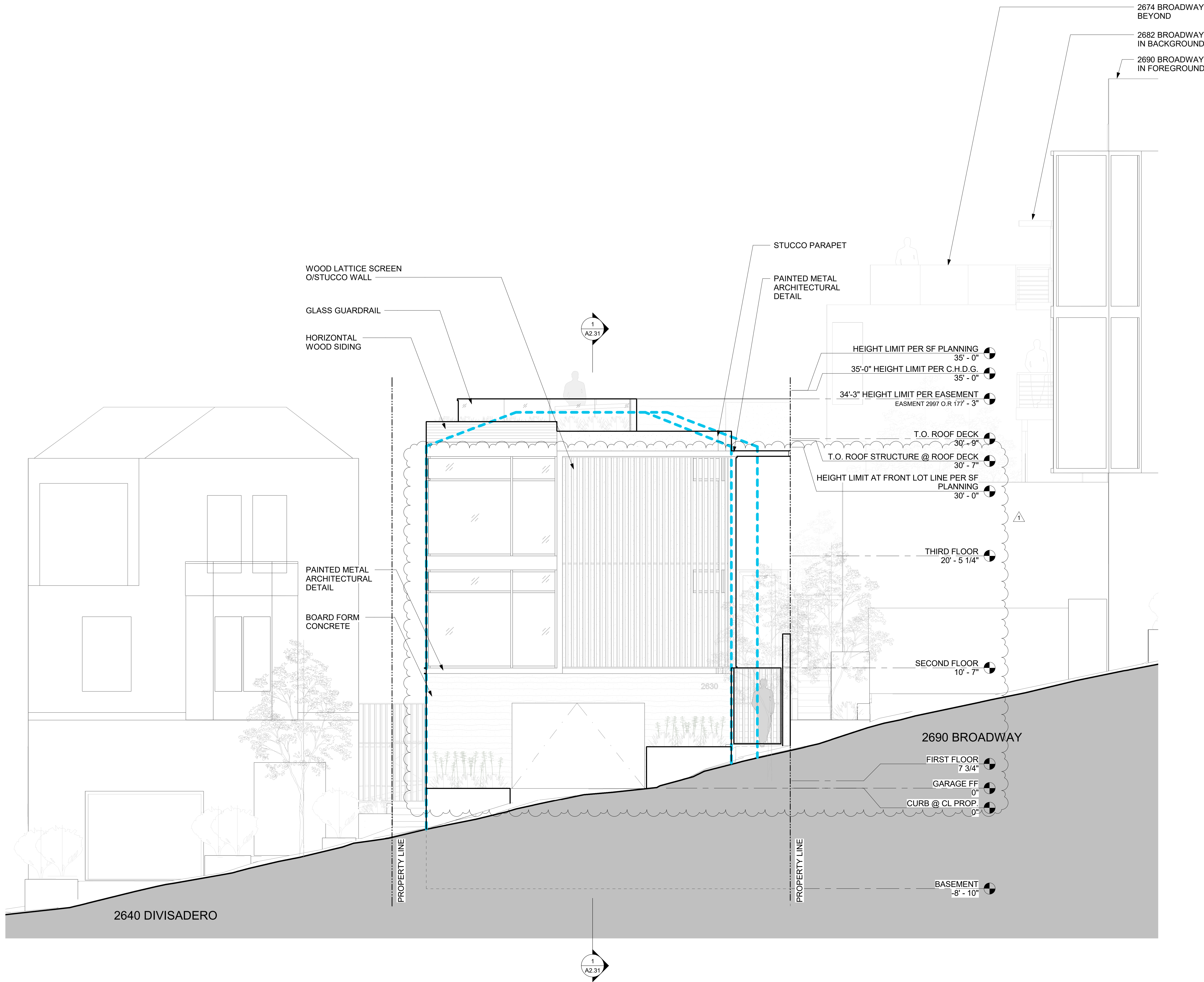
Scale
1/4" = 1'-0"



Sheet Title
PROPOSED ROOF PLAN

Sheet No.

A2.14



Revision No.	Date
1 DESIGN REVISION FOR PLANNING	08/26/19

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Drawn By: JJB
Checked By: PE

Scale
1/4" = 1'-0"

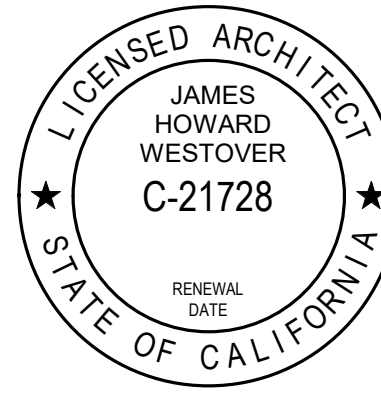
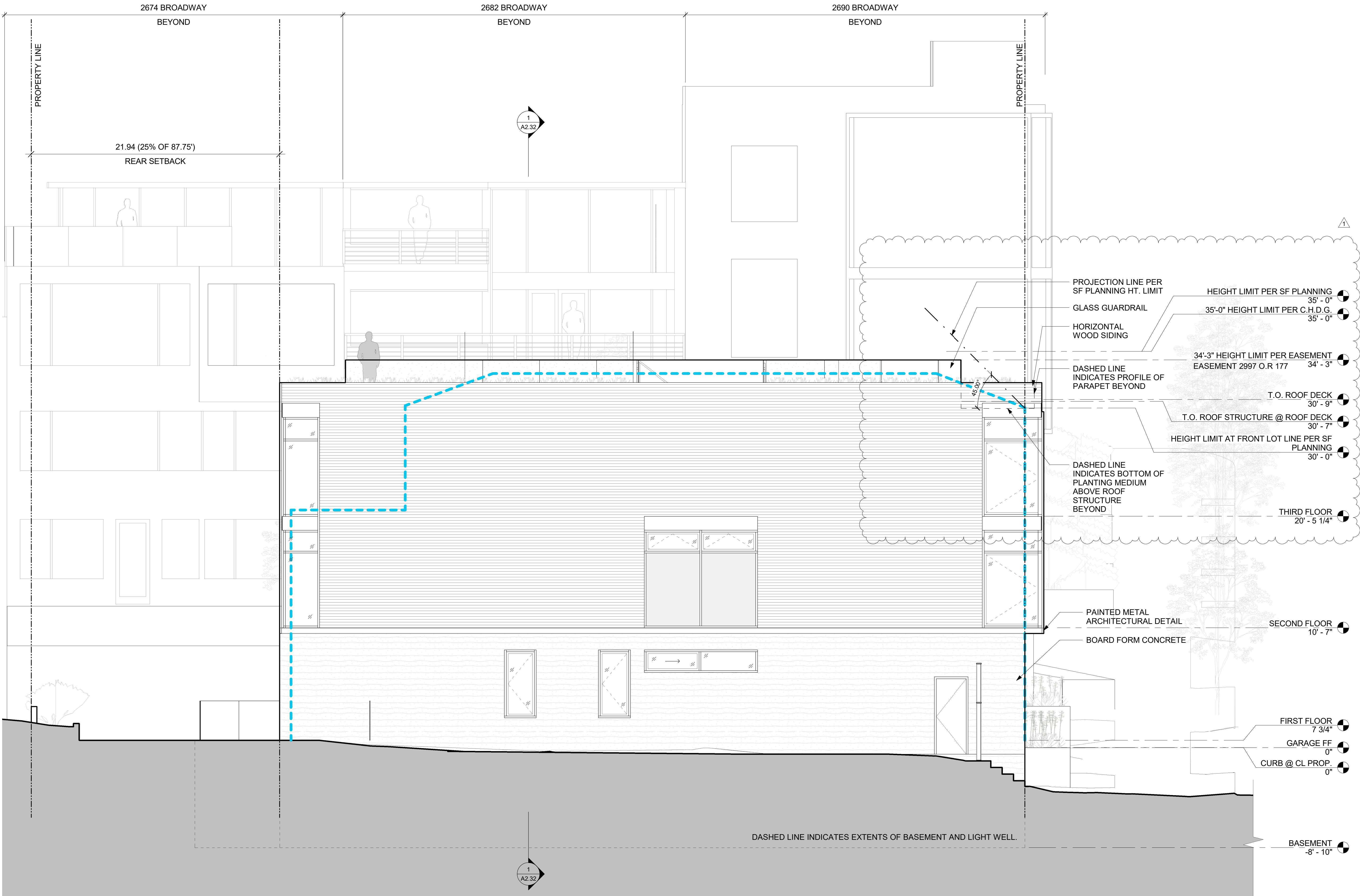


Sheet Title
PROPOSED WEST ELEVATION

Sheet No.

A2.21

PROPOSED ELEVATION - WEST
1/4" = 1'-0" 1



Revision No.	Date
1 DESIGN REVISION FOR PLANNING	08/26/19

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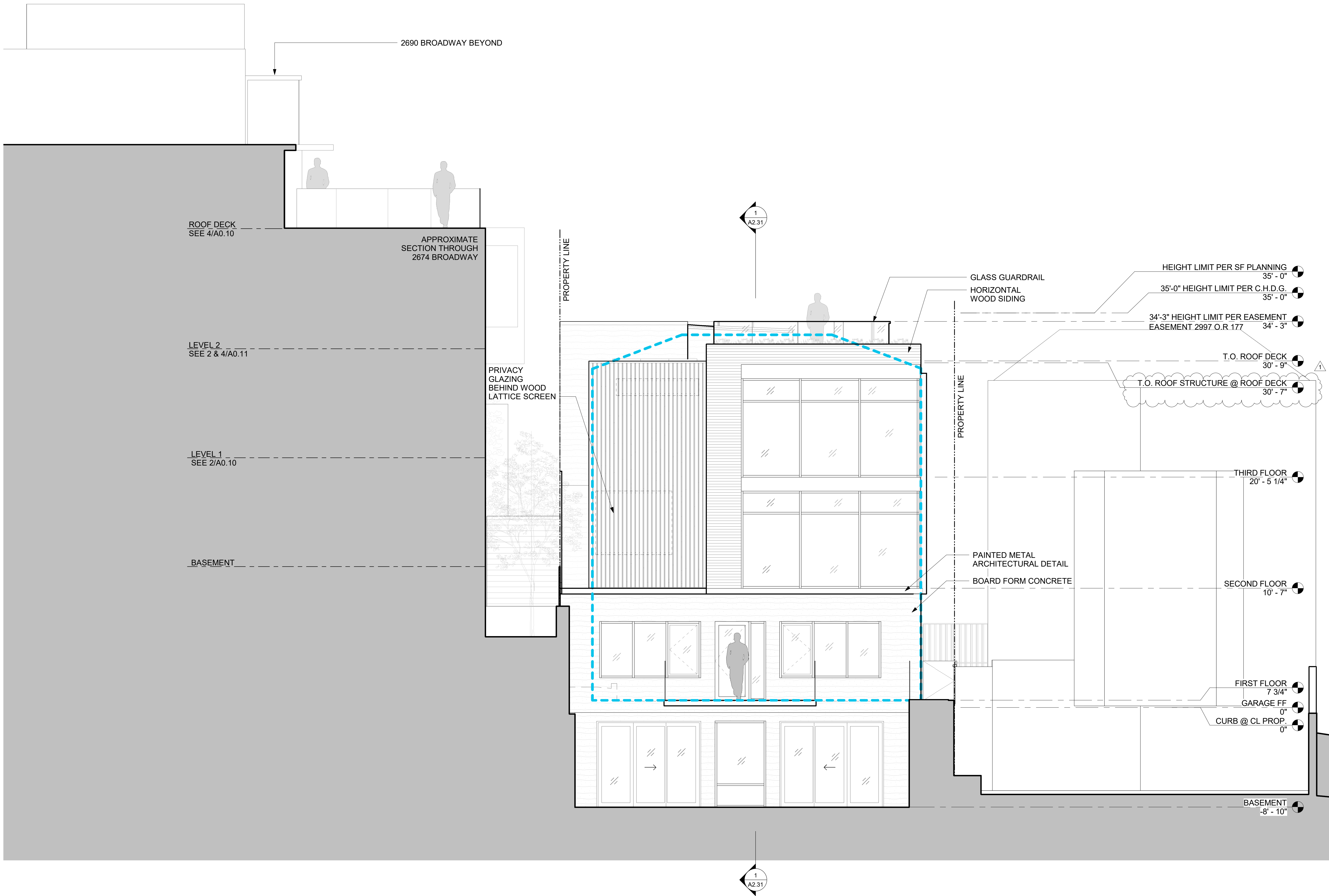
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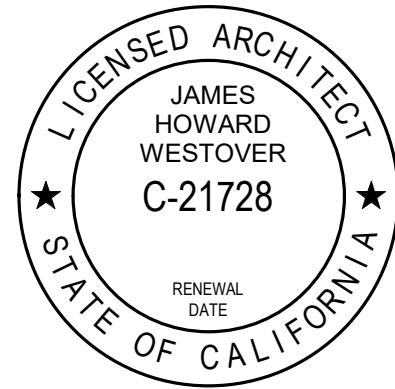
Sheet Title
PROPOSED NORTH ELEVATION

Sheet No.
A2.22

PROPOSED ELEVATION - NORTH
1/4" = 1'-0" 1



PROPOSED ELEVATION - EAST
1/4" = 1'-0"



Revision No.	Date
1 DESIGN REVISION FOR PLANNING	08/26/19

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of William Duff Architects, Inc. and may not be reused or reproduced in any manner without our express written consent.

Job Title
DIVISADERO RESIDENCE

Job Address
2630 DIVISADERO STREET
SAN FRANCISCO, CA 94123
0960/003

Date
10/08/2019

Issued For
PLANNING RESUBMITTAL

Job No.
15025

Drawn By: JJB
Checked By: PE

Scale
1/4" = 1'-0"



Sheet Title
PROPOSED EAST ELEVATION

Sheet No.
A2.23

