SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review
Abbreviated Analysis
HEARING DATE: FEBRUARY 20, 2020

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

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Date:	February 10, 2020
Case No.:	**2018-007763DRP-06**
Project Address:	**66 Mountain Spring Avenue**
Permit Application:	2018.0517.9469
Zoning:	RH-1 (D) [Residential House, One-Family- Detached] 40-X Height and Bulk District
Block/Lot:	2706 / 025
Project Sponsor:	Amir Afifi Sia Consulting Corp. 1256 Howard Street San Francisco, CA 94103
Staff Contact:	David Winslow – (415) 575-9159 David.Winslow@sfgov.org
Recommendation:	**Do Not Take DR and Approve**

PROJECT DESCRIPTION

The project consists of demolition of an existing 2-story, single family over basement single-family house, and new construction of a 3-story single-family house.

SITE DESCRIPTION AND PRESENT USE

The site is a 50' wide x 100' deep down sloping lot with an existing 2-story, one-family house built in 1947. The building is a category 'C' historical resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The buildings on this block of Mountain Spring Avenue are a mix of 1- to 2-stories houses articulated with hip and gable roofs and a variety of front yard setbacks from the street. The house across the street are generally 3- to 4-stories. The depths of buildings that define the mid-block open space is not very consistent, but due to side setbacks and wide lots a general access to light and the narrow swath of mid-block open space is maintained.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	October 2, 2019 – November 1, 2019	11.1. 2019	2.20. 2020	111 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	January 31, 2020	January 31, 2020	20 days
Mailed Notice	20 days	January 31, 2020	January 31, 2020	20 days
Online Notice	20 days	January 31, 2020	January 31, 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 15303 (Class 3 – New Construction. Up to three new single-family residences or six dwelling units in one building.

DR REQUESTORS

DR requestor 1:
Rosemarie McGuinness of 60 Mountain Spring Avenue, resident of the adjacent property to the East of the proposed project.

DR requestor 2:
Megan O'Keefe of 75 Mountain Spring Avenue, resident of the property across the street to the Southwest of the proposed project.

DR requestor 3:
Dagmar Beyerlein of 74 Mountain Spring Avenue, resident of the adjacent property to the West of the proposed project.

DR requestor 4:
Margaret and Ronald Niver of 65 Mountain Spring Avenue, residents of the property across the street to the South of the proposed project.

DR requestor 5:
Lynn and Roy Oakley of 32 Mountain Spring Avenue, residents of the property to the East of the proposed project.

DR requestor 6:
Michael and Catherine Donovan of 50 Mountain Spring Avenue, residents of the property to the East of the proposed project.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

DR requestor 1:
Is concerned by the following issues:

1. The Application misrepresents the existing size of the home to be demolished.
2. The Application misrepresents the height and stories of the proposed home.
3. The proposed addition does not comply with the following **Residential Design Guidelines**:
    - "In areas with varied front setbacks, design building setbacks to act as a transition between adjacent buildings and to unify the overall streetscape."
    - "Articulate the building to minimize impacts on light and privacy to adjacent properties."
    - "Articulate the building to minimize impacts on light and privacy to adjacent properties."
    - "Design rooflines to be compatible with those found on surrounding buildings."

Proposed alternatives:
1. Reduce the overall size of the building
2. Maintain the downslope entry
3. Change the shape of the roofline
4. Maintain existing building depth a
5. Reduce the height at the rear
6. Treat windows to reduce privacy impacts to private rooms and front gardens
7. Remove roof deck and side deck
8. Articulate facade to match existing front setback.

See attached *Discretionary Review Application*, November 1, 2019.

DR requestor 2:
Is concerned by the following issues:
1. Massing is out of scale with the neighborhood scale at the street;
2. The flat roof forms and parapets are out of character with adjacent homes

Proposed alternatives:
9. Reduce the area to no greater than 4,000 sq. ft;
10. Limit its height to one story and;
11. Design a sloping roof and remove roof deck.

See attached *Discretionary Review Application*, dated November 1, 2019.

DR requestor 3:
Is concerned by the following issues:

1. The Application misrepresents the existing size of the home to be demolished.
2. The Application misrepresents the height and stories of the proposed home.
3. The proposal poses substantial risk due to its size and the slope of lot
4. The proposal does not comply with the following **Residential Design Guidelines**:
    - "In areas with varied front setbacks, design building setbacks to act as a transition between adjacent buildings and to unify the overall streetscape."
    - "Respect the existing pattern of side spacing."
    - "Articulate the building to minimize impacts on light and privacy to adjacent properties."
    - "Design the scale of the building to be compatible with the height and depth of surrounding buildings."
    - "Design the height and depth of the building to be compatible with the existing building scale at the street."
    - "Design the building's form to be compatible with that of surrounding buildings."
    - "Design rooflines to be compatible with those found on surrounding buildings."

Proposed alternatives:

1. Reduce the overall size to be no greater than 4,000 sq. ft;
2. Maintain existing building depth;
3. Reduce the building to 2-story height in the rear;
4. Articulate the building to maintain existing front setbacks;
5. Change the shape of the roof line;
6. Remove roof deck and;
7. Provide windows that face private rooms with non-transparent treatment.

See attached *Discretionary Review Application*, dated November 1, 2019.

DR requestor 4:

Is concerned by the following issues:

1. The Application misrepresents the existing size of the home to be demolished.
2. The Application misrepresents the height and stories of the proposed home.
3. The historic significance of the existing house was not correctly assessed.
4. The proposal does not comply with the following **Residential Design Guidelines**:
    - "Respect the topography of the site and the surrounding area."
    - "Design the scale of the building to be compatible with the height and depth of surrounding buildings."
    - "Design the height and depth of the building to be compatible with the existing building scale at the street."
    - "Design the building's proportions to be compatible with those found on surrounding buildings."
    - "Design building entrances to enhance the connection between the public realm of the street and sidewalk and the private realm of the building."
    - "Design parapets to be compatible with overall building proportions and other building elements."
    - "In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual context."
    - "Treat the front setback so that it provides a pedestrian scale and enhances the street."
    - "Protect major public views from public spaces."

Proposed alternatives:

1. Provide a thorough historic evaluation of this building in its context;
2. Provide a new design that harmonizes with the neighborhood that includes a one-story equivalent façade at the street and without a roof deck;

See attached *Discretionary Review Application*, dated November 1, 2019.

DR requestor 5:

Is concerned by the following issues:

1. The proposed massing is out of scale with the neighborhood scale at the street;
2. The proposed project does not conform to the existing rooflines and;
3. No historic analysis has been conducted for the area.

Proposed alternatives: reduce the bulk to more closely align with the existing building envelope and conform with existing rooflines.

See attached *Discretionary Review Application*, dated November 3, 2019.

DR requestor 6:

Is concerned by the following issues:

1. The proposed project is out of scale with the existing neighborhood;
2. The project is inconsistent with the architectural character of the neighborhood and;
3. Rooflines, and proportions are not in keeping with neighborhood.

See attached *Discretionary Review Application*, dated October 21, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project sponsor has designed a project that conforms to the with Planning Code and complies with the Residential Design Guidelines. In response to several issues posed by the neighbors, the project sponsor has met with neighbors and revised the design with side front setbacks, articulated massing, materials and proportions that conform to the neighborhood patterns per the RDGs. The threshold of extraordinary and exceptional circumstances has not been met.

See attached *Response to Discretionary Review,* dated February 6, 2020.

DEPARTMENT REVIEW

The Department's Residential Design Advisory Team (RDAT) re-reviewed this and confirmed that this project has incorporated recommendations made through several RDAT reviews and as such staff deems the proposal does not present any exceptional or extraordinary circumstances and meets the Residential Design Guidelines. Staff deemed the project poses minimal impacts to the neighbors with respect to light and privacy.

The neighborhood has a mix of distinct architectural styles with a strong presence of Mediterranean and modern homes. Hipped and gabled roofs are common. This proposal has a mix of influences that do not adhere to a particular style.

Specifically, staff finds that the Residential Design Guidelines cited by the DR requestors are met, in that:

1. The two-story front portion repeats a pattern of massing found on the two adjacent buildings to the West;
2. The front of the building is also articulated with a staggered front yard setback similar to the two western and one eastern neighbor;
3. The massing is articulated to provide a one-story entry with a second story set back 10' similar to the two immediate adjacent buildings, in keeping with the scale at the street;
4. Because there is a gentle lateral slope with wide lots and detached houses, the building follows the topography of the site in much the same manner as the existing surrounding buildings. This guideline is not applied to down sloping lots.
5. The proposed building entrance is set back 21 ', recessed, elevated by a step and defined architecturally to meet the building entrance guideline;
6. Windows are sized, proportioned, and detailed to relate to the surrounding architectural character;
7. At the rear, the depth of the proposed building extends 5' less than the neighbor to the east and 5' further than the neighbor to the west --moderating the depth of the immediate adjacent neighbors which along with the 5' side setbacks preserves access to mid-block open space, light and air;
8. As this is a down sloping lot, a two-story building at the street is a three-story building at the rear. The immediate neighbors are also massed as three stories at the rear;
9. Mountain Springs Avenue is identified in the General Plan as a street with a quality view. This was adopted not to prelude normal development of Code-complying building, but to prevent more egregious building massing or rezoning efforts. Staff believes this two-story structure at this location does not unduly block significant panoramic views from Mountain Spring.
10. Shaped roofs were not requested in this instance because 1) There was perceived to be enough stylistic variety in the context including flat roofs; and 2) doing so would add more unnecessary massing to the proposal.
11. The 5' side spacing required by the RH-1(D) is maintained on both sides of the proposed project. Both adjacent neighbors have buildings that encroach into their required side yards.

Preservation staff reviewed the property both as an individual resource and as a contributor to an historic district. While the HRE did not undertake a district analysis, this analysis was done by preservation staff, as is our normal process. The Preservation Team Review form (attached to the Categorical Exemption) prepared by preservation staff for this property documents this district analysis. The Preservation Team Review includes the following:

The subject building is not located adjacent to any known historic resources (Category A properties) and does not appear to be located in an eligible historic district. The building stock on this portion of Mountain Spring Avenue includes a range of residential building styles built over the course of the twentieth century, with the majority of homes constructed in the 1950's. 66 Mountain Spring Avenue and the neighboring building stock do not possess sufficient architectural, historical significance or cohesion to identify as a historic district.

In regard to individual significance, staff in the Preservation Team Review acknowledge the association with conductor Seiji Ozawa and that the property was designed by notable architect Oliver Rousseau and considered these associations in the historic resource determination.

Issues pertaining to foundation design and adequacy is not the purview of the Planning Department.

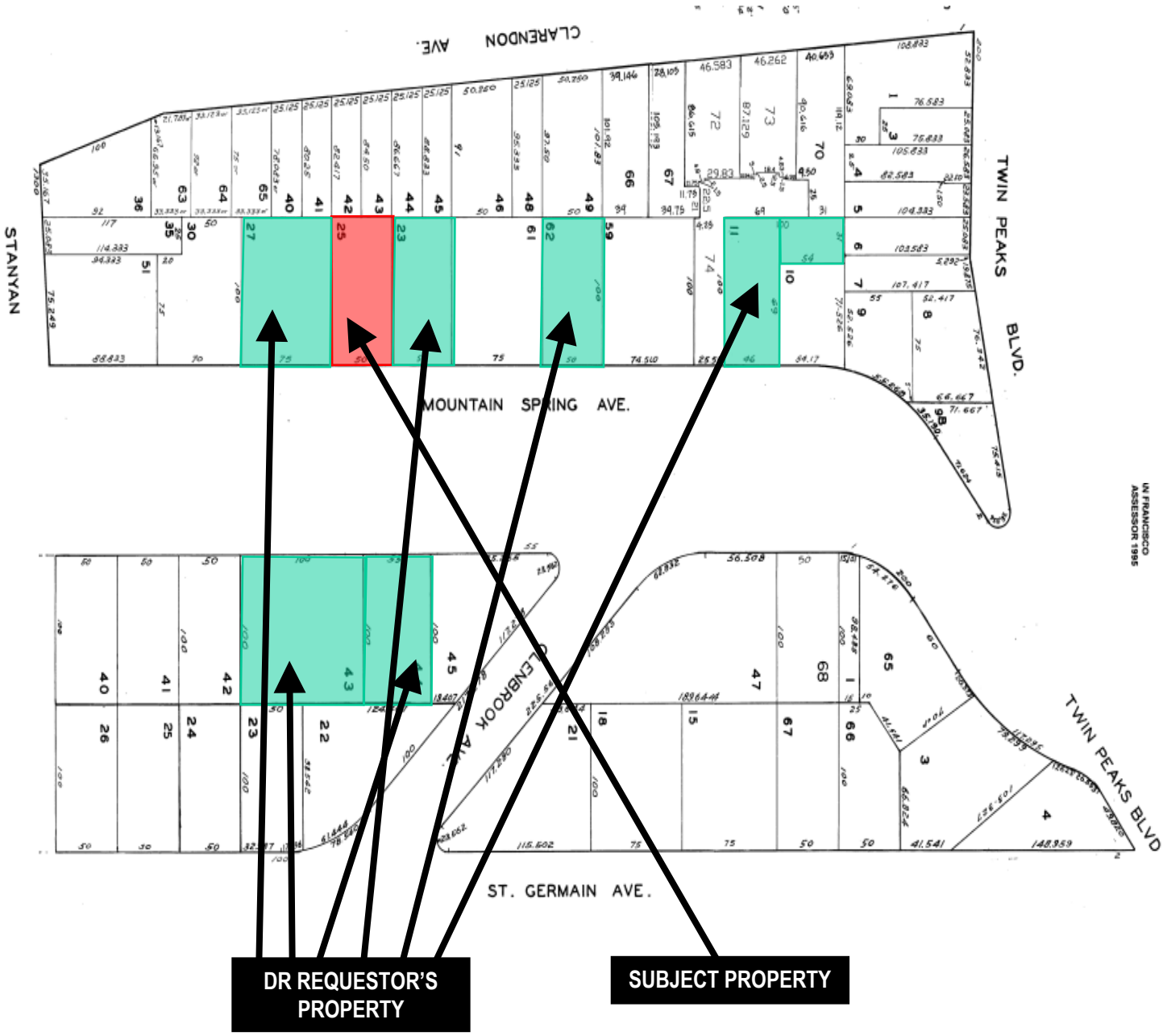
Therefore, staff finds there are no exceptional or extraordinary circumstances to this Code-complying project.

RECOMMENDATION:	**Do Not Take DR and Approve**

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 February 6, 2020
Reduced Plans

Exhibits

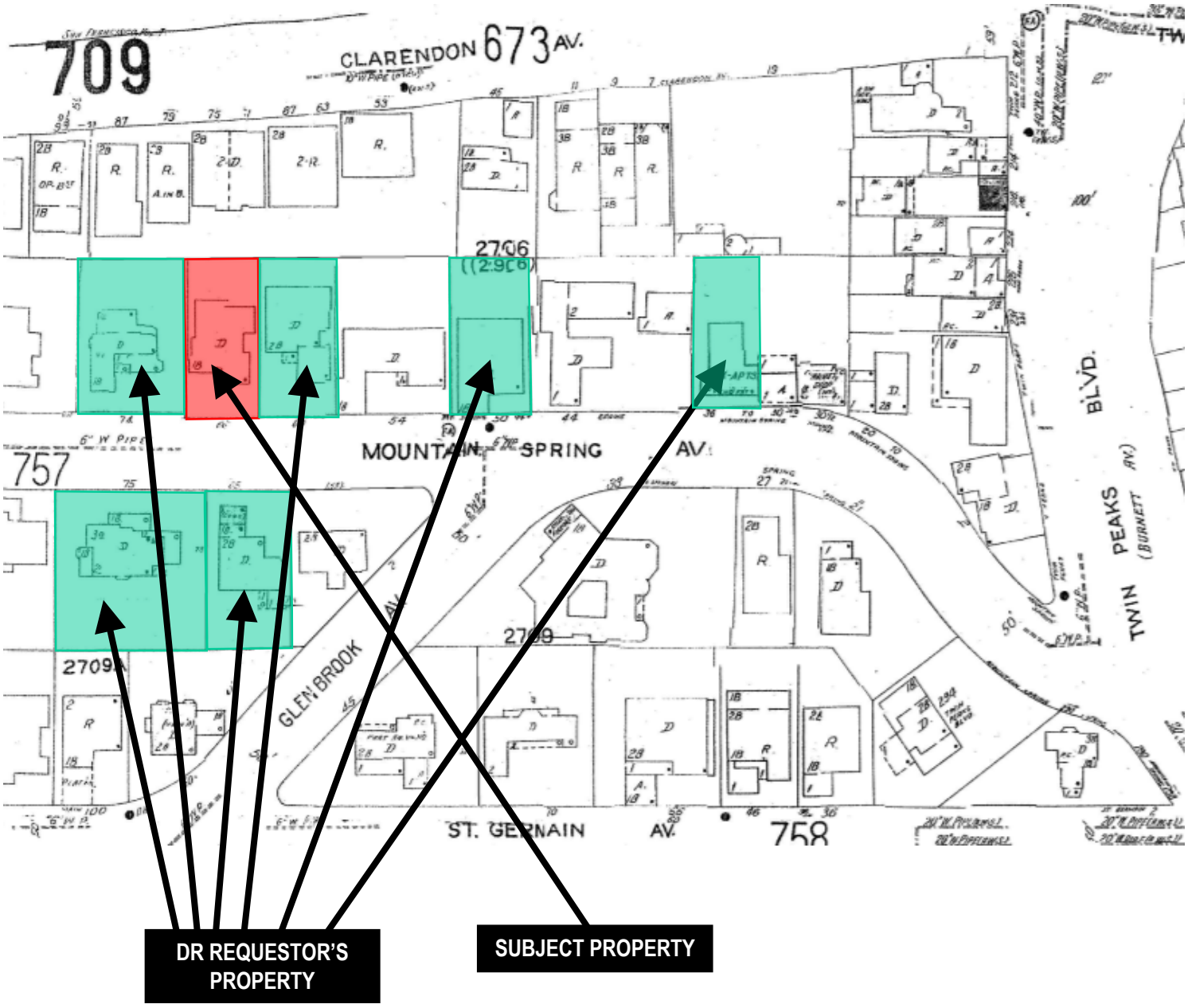
Parcel Map



Discretionary Review Hearing
Case Number 2018-007763DRP-06
66 Mountain Spring Avenue

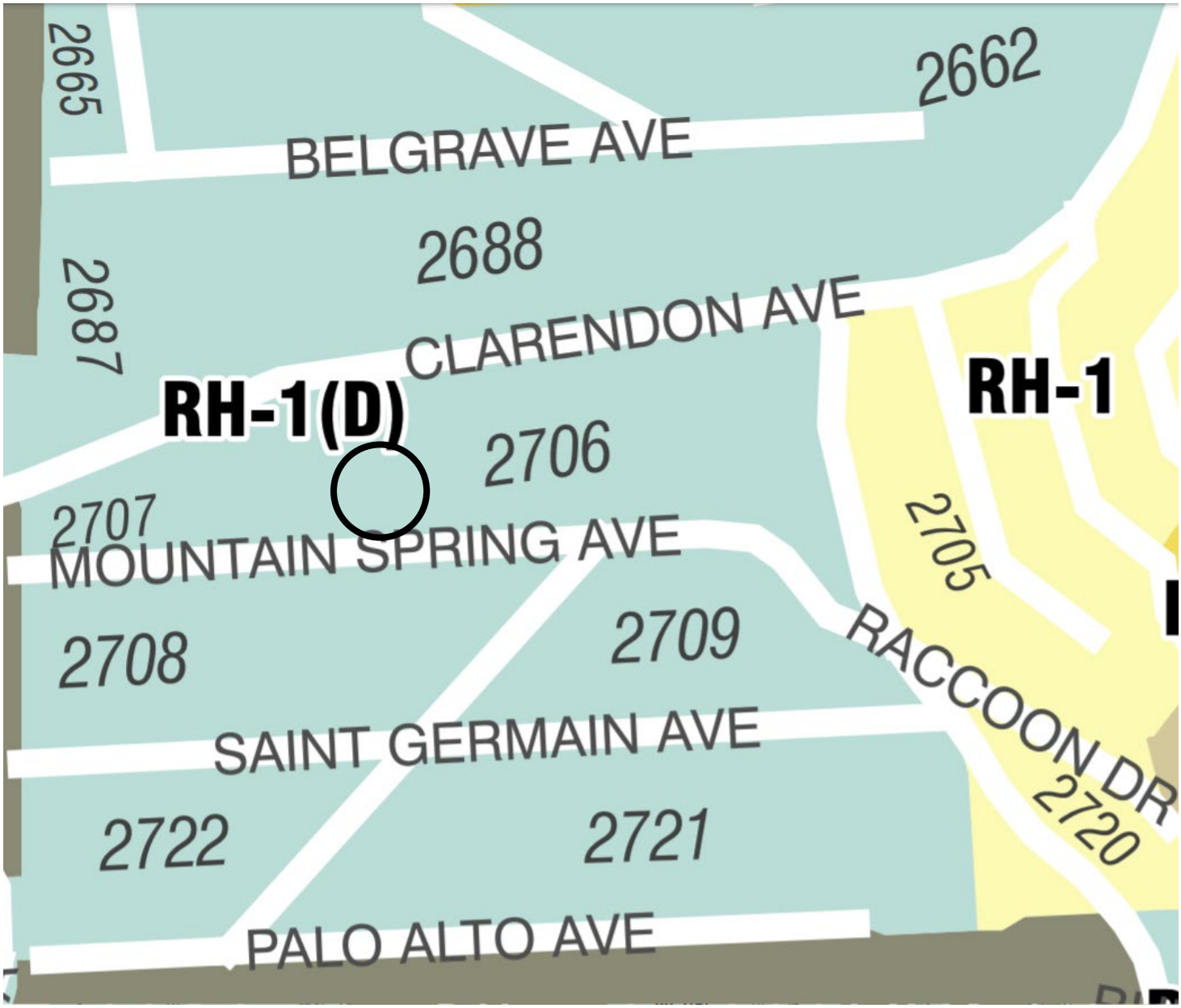
SAN FRANCISCO
PLANNING DEPARTMENT

Sanborn Map*

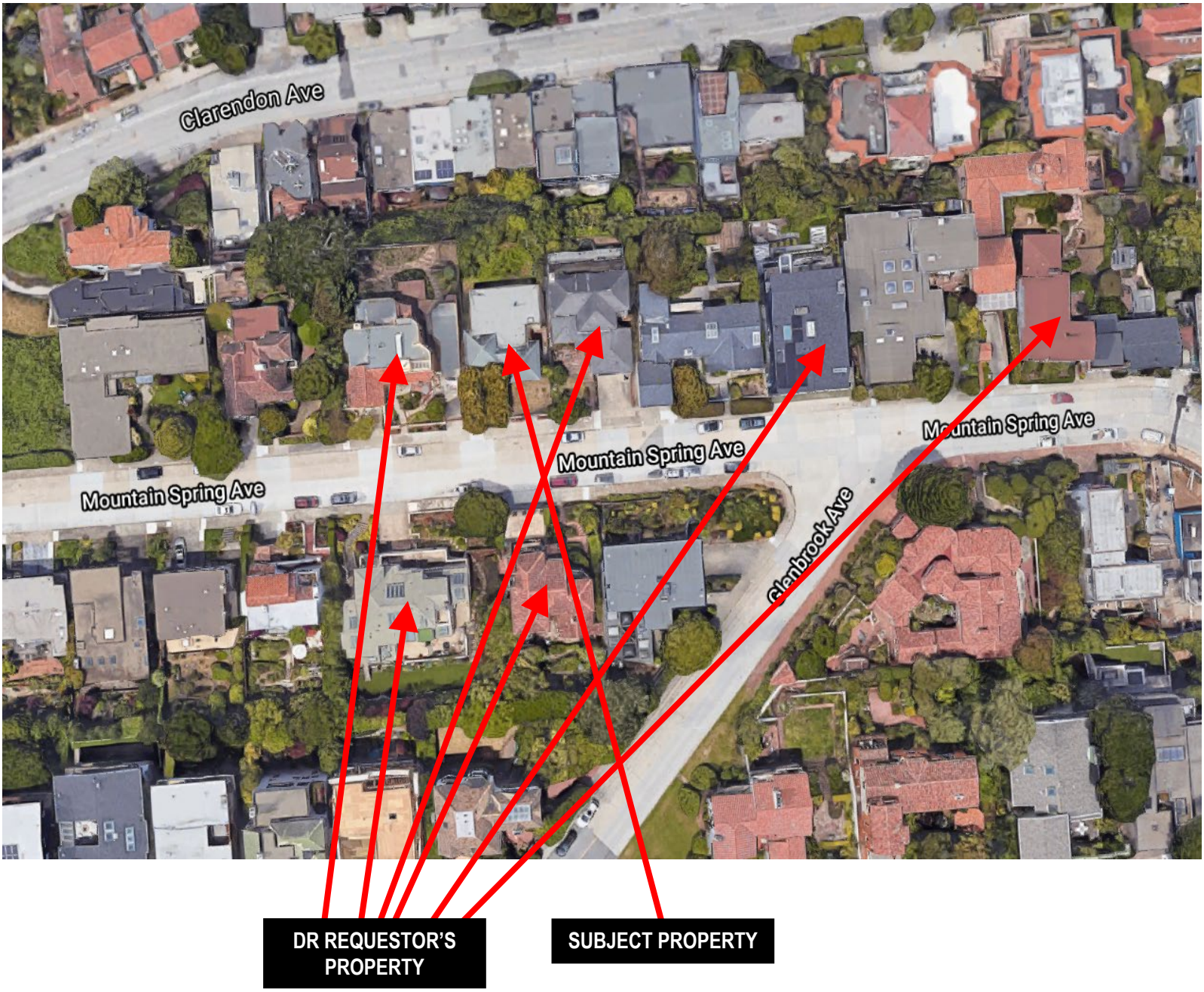


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

Zoning Map


2665
2662
BELGRAVE AVE
2688
2687
CLARENDON AVE
RH-1(D)
RH-1
2706
2707
MOUNTAIN SPRING AVE
2705
2708
2709
RACCOON DR
SAINT GERMAIN AVE
2720
2722
2721
PALO ALTO AVE

Aerial Photo



Aerial Photo

Discretionary Review Hearing
Case Number 2018-007763DRP-06
66 Mountain Spring Avenue

Aerial Photo

Aerial Photo

Site Photo

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **May 17, 2018**, Building Permit Application No. **2018.0517.9469** (new construction) and **2018.0517.9470 (demolition)** was filed for work at the Project Address below**.**

Notice Date: **October 2nd, 2019** **Expiration Date:** **November 1st, 2019**

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	**66 Mountain Spring Avenue**	Applicant:	**SIA Consulting Corporation**
Cross Street(s):	**Glenbrook Avenue**	Address:	**1256 Howard Street**
Block/Lot No.:	**2706/025**	City, State:	**San Francisco, California 94103**
Zoning District(s):	**RH-1(D) / 40-X**	Telephone:	**(415) 741-1292**
Record No.:	**2018-007763PRJ**	Email:	**amir@siaconsult.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		
☑ Demolition	☑ New Construction	☐ Alteration
☐ Change of Use	☐ Façade Alteration(s)	☐ Front Addition
☐ Rear Addition	☐ Side Addition	☐ Vertical Addition

PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single-Family Home	No Change
Front Setback	21'-0"	15'-0"
Side Setbacks	3'-3"/3-6"	5'-0"
Building Depth	49'-0"	60'-0"
Rear Yard	30'-0"	25'-0"
Building Height	20'-1" at peak of roof	21'-0"
Number of Stories	2 over basement	2
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	2

PROJECT DESCRIPTION

The proposal is for the demolition of an existing 4,763 gross square-foot two-story-over-basement single-family home and the construction of a new 5,869 gross-square-foot three-story single-family home. The project includes 5,454 square feet of conditioned living space and a 415 square foot garage. Please see the attached plans.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

For more information, please contact Planning Department staff:

Planner: Jeff Horn
Telephone: (415) 575-6925
E-mail: jeffrey.horn@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, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

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

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org 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) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. 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)**
66 MOUNTAIN SPRING AVE		2706025
Case No.		**Permit No.**
2018-007763ENV		201805179469
☐ **Addition/ Alteration**	■ **Demolition (requires HRE for Category B Building)**	■ **New Construction**

Project description for Planning Department approval.

Demolition of a two-story single family home and construction of a new three-story single family home.

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
■	**Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**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.
☐	**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**
☐	**Class ____**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**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)*
☐	**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? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**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? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**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*)
☐	**Slope = or > 20%:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required.**
■	**Seismic: Landslide Zone:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (*optional*): Laura Lynch

Preliminary goetechnical report prepared by H. Allen Gruen on April 28,2018 and an updated memo outlining the proposed project was prepared on Jan 5, 2019

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
■	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	**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.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	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.	
■	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	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.	
☐	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.
☐	2. **Interior alterations to publicly accessible spaces**.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.
☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*
■	10. **Reclassification of property status**. *(Requires approval by Senior Preservation Planner/Preservation* ☐ Reclassify to Category A ■ Reclassify to Category C a. Per HRER dated *(attach HRER)* b. Other *(specify)*: Reclassify to Category C as per PTR form signed on 2/12/2019
	Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
■	**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:	Michelle A Taylor

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 - CEQA Impacts ☐ Step 5 - Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
■	**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 If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	**Signature:** Michelle A Taylor 02/12/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. 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)
66 MOUNTAIN SPRING AVE		2706/025
Case No.	Previous Building Permit No.	New Building Permit No.
2018-007763PRJ	201805179469	
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:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	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

☐	The proposed modification would not result in any of the above changes.

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.

Planner Name:	**Date:**

San Francisco Planning

1650 MISSION STREET, #400
SAN FRANCISCO, CA 94103
WWW.SFPLANNING.ORG

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

Please read the Discretionary Review Informational Packet carefully before the application form is completed.

WHAT TO SUBMIT:

- ☐ Two (2) complete applications signed.
- ☐ A Letter of Authorization for Agent from the owner giving you permission to communicate with the Planning Department on their behalf.
- ☐ Photographs or plans that illustrate your concerns.
- ☐ Related covenants or deed restrictions (if any).
- ☐ A digital copy (CD or USB drive) of the above materials (optional).
- ☐ Payment via check, money order or debit/credit for the total fee amount for this application. (See Fee Schedule).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please submit in person at the Planning Information Center:

Location: 1660 Mission Street, Ground Floor
San Francisco, CA 94103-2479

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

PROJECT APPLICATION RECORD NUMBER (PRJ)

San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: Rosemarie MacGuinness

Address: 60 Mountain Spring Avenue, San Francisco, CA 94114

Email Address: rosemariemacg@yahoo.com

Telephone: 415-664-0503

Information on the Owner of the Property Being Developed

Name: Leo Cassidy

Company/Organization: Transatlantic Construction Company/ Residential Builders Associaiton

Address: 188 Midcrest Way, San Francisco, CA 94131(

Email Address: leocassidy@comcast.net

Telephone: 415-244-1202

Property Information and Related Applications

Project Address: 66 Mountain Spring Avenue

Block/Lot(s): 2706/ 025

Building Permit Application No(s): 2017.1013.1247

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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)		✓

The Neighbors met with Mr. Cassidy and after registering objections to the proposed mass, siting on the lot and size of the proposal, Mr. Cassidy proposed a larger building in the next plans he presented.

DISCRETIONARY REVIEW REQUEST

In the space below and on seperate 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.

The project is confusing and the 311 Notification provides incorrect data on the true size of the proposed project. The 311 Notification incorrectly claims that the existing square footage of the subject building is 4,763 and the intention is to expand it to 5,869. The pre-application meeting notice states existing square footage is 3,349. However, the Assessor's Office Official Records, MLS and Zillow all show the building size as 2,100 existing square feet, less than 1/2 of the claimed "starting point" now being put forward by the sponsor to try and justify more than doubling the size of the building. The height of the existing building is also misrepresented in the 311 notification. The proposal violates the RDG's and the Sponsor ignored the recommendations and directives from the RDT These fact alone is "exceptional and extraordinary" given the modest homes on all sides of the proposed project. (See Attachment).

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.

The proposal expands the building substantially vertically, horizontally and to the west and east where setbacks now exist to provide light and air to neighboring buildings. The RDT was very clear in its directives and recommendations to the sponsor and virtually none of the changes recommended were incorporated into the design. The proposal will not maintain the existing setback down the slope from Mountain Spring presenting a facade to the street much higher than all surrounding existing buildings. The building proposes a rear yard extension past the building to the west at 74 Mountian Spring Avenue at four different levels creating an unreasonable blockage of light. The Sponsors were requested to incorporate three foot (3') setbacks for all new construction at the upper floor on the east side . This setback as required by Planning is not incorporated into the final proposal. The extension into the rear yard is not reasonable. The demolision and new construction in this well established neighborhood is unprecedented. (See Attachment)

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

The front setbacks originally requested by the Dept.(twice!) and requested by the neighbors should be incorporated into the design. The impacts to the east and west neighbors are extraordinary and unreasonable especially given the fact that no new housing units are being created with the project. The neighbors would like to have the following changes incorporated into the design. (1) Three additional feet of setback along the east side to allow light to the building to the east (2) Limit the rear yard extension to 35% (3) Incorporate the front eighteen foot (18') setback down the slope as requested by the Planning Staff and the neighbors (4) Eliminate the elevated rear decks which will cause great privacy concerns with the neighbors (5) eliminate the upper floor as incompatible with the neighborhood (See Attachment).

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The information presented is true and correct to the best of my knowledge.

b) Other information or applications may be required.

	Rosemarie MacGuinness
Signature	Name (Printed)

Adjacent Neighbor--East	415-839-6406	rosemariemacg@yahoo.com
Relationship to Project (i.e. Owner, Architect, etc.)	Phone	Email

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

ATTACHMENT TO APPLICATION REQUESTING DISCRETIONARY REVIEW

PROPERTY ADDRESS:	66 Mountain Spring Avenue
ASSESSOR'S PARCEL NO:	Block 2706; Lot 025
ZONING DISTRICT	RH-1(D)
APPLICATION NO.	2018.0517.9469

ACTIONS PRIOR TO DISCRETIONARY REVIEW REQUEST

The community reached out to the Project Sponsors early on without response. Twenty-nine (29) neighbors on Mountain Spring Avenue sent a detailed letter to the property owners on December 4, 2018, outlining concerns regarding the proposed demolition and construction. The December 4 letter requested additional information regarding the proposed siting, size and massing of the project and proposed specific solutions. No written response was ever provided to the neighbors. A subsequent plan submitted by the Sponsors actually increased the size of the proposed home.

DISCRETIONARY REVIEW REQUEST

1. Reasons for Requesting Discretionary Review

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 Policies or Residential Design Guidelines? Please be specific and site-specific sections of the Residential Design Guidelines.

The reasons for requesting the Discretionary Review are as follows:

A. The 311 Notification is simply inaccurate. There are numerous errors including the figures provided for existing square footage and the roof height measurement of the current building at the site. The existing building is made to look much larger than it actually is in order to diminish the comparative size of the proposed replacement structure---To comply with the statute, a new 311 Notice is needed in this case;

B. The proposal DOES NOT meet the standards of the Residential Design Guidelines (RDG's); The Sponsor has NOT complied with specific directives from the Residential Design Team (RTD) which are needed to satisfy the RDG's.

C. The Sponsor did not respond to the letter from 29 neighbors and the specific requests for additional information. The failure to respond to the neighbors and explain aspects of the proposal requires a heightened project evaluation;

I. The 311 Notice and the Project Application Misrepresent the Square Footage and the Height of the Existing Building

The official City record from the Assessor's Office lists the existing home at 2100 square feet. This measurement of gross square footage appears in the San Francisco Tax Records and was the advertised

and listed square footage in the Multiple Listing Service ("MLS") when the home was sold to the developer (see Assessor's Records below and attached Exhibit 1 from the MLS and Zillow all showing **2100 square feet**).

Assessor's Report

Parcel	2706025
Address	66 MOUNTAIN SPRING AV
Assessed Values	
Land	$1,770,720.00
Structure	$758,880.00
Last Sale	3/19/2018
Last Sale Price	$2,480,000.00
Building Area	**2,100 sq ft**
Parcel Area	4,996 sq. ft

This is the true and accurate square footage of the existing building, the size on which it has been taxed and the size of what the Sponsor purchased on March 19, 2018. However, in the pre-application meeting notice, the "existing" square footage is misrepresented at 3,349 (an unexplained increase of 1250 s.f.). On the Project Application and in the 311 notification, the "existing" square footage is again inexplicably increased, this time to 4,763 square feet (an unexplained increase of 2663 s.f.). Both are wrong, the existing building at the site is 2100 square feet.

There a 3,769 square foot difference between the existing house and the proposed structure (5869 proposed minus 2100 existing from Assessor) not as claimed only a 1,106 square foot difference between the existing house the proposed structure (5869 proposed minus 4763 claimed existing in 311 notification). This is a very large disparity and probably the most important information for the neighbors and general public to have. The building is being increased by 270%, it is NOT being increased by only 19%. The footprint and overall size are obviously being substantially increased.

There is also an inaccurate height disclosure in the 311 Notification and in the plans themselves. The height of the existing building is listed in the 311 Notification as twenty fee and one inch (20'1") and the claimed proposed height of the new building is to be only eleven inches (11") taller at twenty-one feet (21'). However, the existing building is NOT 20 feet tall as measured under the Planning Code (or common sense).

The current building is setback from the street and down the slope. It presents a very small façade to Mountain Spring Avenue. It is decidedly NOT 20 feet tall as measured from Mountain Spring Avenue. Further, it appears as if the sponsor is measuring the building to the top of the peak on the plans and in the application and 311 notification. This is NOT a proper or approved method of measurement. Because the building is on a down-sloping lot and has a dramatically peaked roof, the Planning Code specifies two applicable measurement methods. First, Section 260(a)(1)(B) states:

"Where the lot is level with or slopes downward from a street at the centerline of the building or building step, such point shall be taken at curb level on such a street."

Next, Section 260(a)(2) states:

"The upper point to which such measurement shall be taken shall be the highest point on the finished roof in the case of a flat roof, and the average height of the rise in the case of a pitched or stepped roof, or similarly sculptured roof form...."

So, the building's existing height is to be measured from the sidewalk on Mountain Spring Avenue to an average height. This has been taken to be the "mid-rise" of the roof. The term is further clarified in the Code to be an elevation midway between the ridge and the point where the roof meets the wall. (See, Interpretations---San Francisco Planning Code) Accordingly, the actual height of the existing building as properly measured under the Code to the "mid-rise" from the centerline of the sidewalk is approximately one-half (1/2) of that listed on the 311 Notification and other materials.

The notification under Section 311 must be re-done by the Sponsor. Section 311 of the Planning Code specifically requires that an accurate depiction and accurate information be provided to the public. These are irreconcilable errors and the public and the neighbors are entitled to accurate information about the size of the project. This will be the first new building on this block in 60-70 years so its size and design will have a dramatic impact. Section 311(d) of the Planning Code mandates that accurate information of "existing" and "proposed" be included in the official public notice. That section states:

"It shall include a description of the proposal compared to any existing improvements on the site with dimensions of the basic features, elevations and site plan of the proposed project"

From the false figures presented by the developer, we don't know if the square footage will be increased by 270% or by 20%, or whether the height is being doubled or less than one foot. The project has to be re-noticed with correct figures on square footage and height, the resulting increase in the size and mass

of this proposal is out of character with the neighborhood. Further, the Sponsor cannot claim to be counting "crawl space' or storage space under the house. Planning Code Section 102: Floor Area, Gross (b), describes gross floor area as not including:

"*Basement and cellar space used only for storage or services necessary to the operation or maintenance of the building itself.*"

The project sponsor has incorrectly assumed the existing first floor plan to be floor area that could be included in existing square foot calculations. The result being that the proposal would appear like the existing structure is being replaced with only a slightly larger structure when that is not the case. The existing square footage is only the second and third floor as described in the demolition permit and identified on the MLS as 2,100 square feet, and the new building proposed at 5,869 square feet is more than double the size of what is there today.

Because of the proposed increase in size, the proposed project does not adhere to the context-specific issues that have been raised by neighbors including rear yard, front setback, mass, roof line, and privacy. The December 4 letter sent to the project sponsor by 29 neighbors outlined in 6 pages concerns and requested modifications. This letter was from the Mountain Spring Avenue Homeowners Association and signed by 28 direct neighbors (see attached letter Exhibit 2, and the map of neighbors who formally oppose the project Exhibit 3). No written response was received, and these issues and concerns have not been (for the most part) addressed.

Of particular note, despite the neighbors' concerns, the revised plans show a proposed structure that is actually larger than the previously proposed structure. [The August 2018 plans show a proposed structure of 5,815 square feet and the June 12, 2019 show a proposed structure of 5,869 square feet] The neighbors objected that the proposal is too large for the context and character of the neighborhood and the developers responded by making the project larger.

II. The Proposal Does Not Meet the Standards in the Residential Design Guidelines and the Project Does Not Conform to Specific Directives from the RDT Matrix.

The Residential Design Guidelines articulate expectations regarding the character of the City's built environment and are intended to promote design that will protect neighborhood character. The proposed project seeks to demolish the existing structure and build the first new structure on this block in the last 70 years---its design will have impacts. The proposal is too large and the façade it seeks to present to the

street disrupts the cohesive neighborhood identity and disturbs the existing character of the building's current unique setting on the lot and the design pattern that has been followed along Mountain Spring Avenue and the other streets in the Twin Peaks neighborhood.

The RDT reviewed this proposed project and specifically advised the Sponsor to maintain the existing setback from the street to maintain a low-profile on Mountain Spring Avenue. In March 2019 the RDT offered the following comments and specific directives to the Project Sponsors that it determined were necessary to bring the project into compliance with the RDG's:

RDT COMMENTS FROM MARCH 2019

- *Recommend maintaining downslope at entry to respect topography and minimize height of street facing volume.*

- *The mass of the project is out of scale with adjacent homes. These homes reduce their scale through a combination of sloping down to the entry and multiple volumes and shaped roofs that break up their massing. Recommend maintaining slope down to entry, lowering ceiling height of second floor, eliminating parapet, and breaking up massing/ roof forms to reduce scale.*
- *The flat roofs with tall parapet extending full height to the edges of the building do not sufficiently break up the massing.*
- *The double height entry volume is out of context with the neighbors and accentuates the height and mass of the home." (emphasis added in red)*

The RDT found the proposal to be OUT OF SCALE WITH ADJACENT HOMES—and it still is because the Sponsor did not embrace these recommendations or make the changes (for the most part) requested by the RDT. The RDT emphasized over and again that the downslope to the entry (the front setback) had to be maintained and noted that other homes on the block face use the downslope entry or front setback to reduce the scale presented to the street. The RDT required that the downslope entry be preserved, and that the height of the entry be reduced along with the ceiling heights of the new second story. The developer slightly reduced the height of the entry and the ceiling heights of the second floor but DID NOT redesign the project to maintain the downslope entry and setback from the street. The building still presents an unarticulated and unbroken façade to the street which does not adhere to the set pattern of design on the street. The project does not follow the RDT directives and should be rejected. These principles are discussed below.

What follows is a list of the residential design guidelines that are not met.

1. Building Scale and Form

Design Principle: The RDG require the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character.

Guideline: The RDG require the scale of the building to be compatible with the height and depth of surrounding buildings. The building scale is established primarily by its height and depth. It is essential for a building's scale to be compatible with that of surrounding buildings, in order to preserve the neighborhood character. Poorly scaled buildings will seem incompatible (too large or small) and inharmonious with their surroundings. A building that is larger than the surrounding buildings can still be in scale and be compatible with the smaller buildings in the area. It can often be made to look smaller by facade articulations and through setbacks to upper floors. In other cases, it may be necessary to reduce the height or depth of the building.

The proposed project's scale at the street is considerably larger, more monolithic and massive than the surrounding properties. All of the properties on the north side of Mountain Spring Avenue have a lower and more varied building form. As a well-recognized design consideration used on the steep slopes of San Francisco for many decades, the buildings on the north side of Mountain Spring Avenue maintain a very low profile of one-story or one story over a garage at most. In contrast, the buildings on the south side rise straight up from the street three or four stories in height. This is true generally of all the buildings on the "downhill" side of such streets. This is the consistent design rule for the homes on the other nearby streets such as Saint Germain Avenue, Crown Terrace, Graystone Terrace and Villa Terrace. It is a neighborhood of single-family homes that are all "terraced" along the steep slope and which afford spectacular views of the Bay and the City from nearly every level of every home on both sides of the street. This project would break that consistent design pattern.

The plans as proposed do not support the construction of appropriately scaled buildings for the block.

2. **Building Scale at the Street**

Guideline: The RDG require the height and depth of the building to be compatible with the existing building scale at the street. If a proposed building is taller than surrounding buildings, or a new floor is being added to an existing building, it may be necessary to modify the building height or depth to maintain the existing scale at the street. By making these modifications, the visibility of the upper floor is limited from the street, and the upper floor appears subordinate to the primary facade. The key is to design a building that complements other buildings on the block and does not stand out, even while displaying an individual design.

This is exactly what the RDT was saying to the Sponsor---The mass of the proposed project is clearly out of scale with adjacent homes. The adjacent homes (and indeed, all other buildings on the block face) reduce their scale through a combination of sloping down to the entry and multiple volumes and shaped roofs that break up the massing. The RDT recommended maintaining slope down to entry and breaking up the mass with different roof volumes and shapes.... this project has NONE of those considerations even after being directed to do so by the Dept.

3. **Neighborhood Character:**

Design Principle: The RDG's require buildings to be responsive to the overall neighborhood context, in order to preserve the existing visual character.

*The RDT determined that the to accomplish this design goal was to "maintain the downslope entry" (it is stated **twice** in the RDT comments). The RDT also suggested other design techniques to reduce the presentation of height to the street. (reduce entry height, reduce ceiling height, break up massing/roof forms). The Project does not follow the recommendation to maintain the downslope entry.*

4. **Defined Visual Character**

Design Principle: In areas with a defined visual character, the RDG require buildings to be compatible with the patterns and architectural features of surrounding buildings. On some block faces, there is a strong visual character defined by buildings with compatible siting, form, proportions, texture and architectural details. On other blocks, building forms and architectural character are more varied, yet the buildings still have a unified character. In these situations, buildings must be designed to be compatible with the scale, patterns and architectural features of surrounding buildings, drawing from elements that are common to block.

In this case the Dept and RDT found the block face has a Defined Visual Character and set forth recommendations to maintain that specific visual character---the most important of which is to maintain the down-slope entry and setback from Mountain Spring Avenue.

5. **Site Design**

Design Principle: The RDG's require the building to be situated on its site so it responds to the topography of the site, its position on the block, and to the placement of surrounding buildings. Site design relates to how a building is placed on the site. It establishes how the building addresses the street and surrounding buildings. In designing the building on a site, the topography of the site and its location on the block must be considered. A property on a sloping site will have a different form than one on a

flat site, as will a building on a corner rather than in the middle of the block. Other factors in site design include the site's relationship to adjacent properties and the location of front, side and rear yards.

In this instance the RDT recognized the Defined Visual Character of this block-face and gave specific directives designed to maintain the design consistency in the neighborhood. For the most part those recommendations were not incorporated into the final design by the Sponsor. Most telling is the failure to slope the building away from the street.

6. Varied Front Setbacks

Design Principle: In areas with varied front setbacks, design building setbacks to act as a transition between adjacent buildings and to unify the overall streetscape. In cases where existing buildings on a block face have varied front setbacks, infill project can play an important role in acting as a transition between front setbacks of varying depths and in unifying the overall rhythm of the streetscape. In designing the front setback, consider the following measures; (other measures may also be appropriate depending on the circumstances of a particular project):

- Articulate the façade with well-defined building entrances and project and recessed façade features that will establish a rhythm and add visual interest to the block face.
- Articulate the front façade in "steps" to create a transition between adjacent buildings.
- Avoid creating blank walls at the front setback that detract from the street composition.

Again, the RTD recognized the necessity to maintain the down sloping entrance and to move the new building back away from the street and down the slope to limit its visual impact on the neighborhood. The adjacent homes have varied front setbacks that exceed 15' and therefore the project proposes the minimum front setback required by Code which is 15'. The result being that the proposed project is much wider, taller and nearer to the front property line than what currently exists. The adjacent building to the west, 74 Mountain Spring Avenue is comprised of two structures, both with setbacks approximately 25' from the front property line multiple volumes and shaped roofs that break up the massing. The building at 60 Mountain Spring Avenue is setback between 20-40' feet. The existing building located at 66 Mountain Spring Avenue is setback approximately 21-30'. The proposed design does not unify the overall rhythm of the streetscape and DR Requestor requests that the relationship between 74, 66 and 60 Mountain Spring Avenue be coordinated by aligning the proposed building's front setback on the western side to match with the adjacent building wall, approximately 25' and match the building to the east at 60 Mountain Spring. This is exactly the design change RDT requested (maintain the downslope entrance), which is not incorporated into the current design.

7. Rear Yard

Design Principle: The RDG require that the building be designed to minimize impacts on light and privacy to adjacent properties. Rear yards are the open areas of land between the back of the building and the rear property line. When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered. This can be challenging given San Francisco's dense pattern of development, however, modifications to the building's design can help reduce these impacts and make a building compatible with the surrounding context.

The existing building extends approximately 5 feet beyond and is 1 story taller than the adjacent 1-story building on the west side of the subject property. This extension and height will shade the back garden and decks of 74 Mountains Spring and will dramatically impact the shadow on the east neighbor at 60 Mountain Spring. The proposed structure will extend 10 feet beyond the rear of and be 2 stories higher

than the adjacent building to the west and will be taller that the building to the east as well. This will have a major negative impact on light for the decks and neighbors' gardens.

8. Light

In areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion. However, there may be situations where a proposed project will have a greater impact on neighboring buildings. In these situations, the following design modifications can minimize impacts on light; other modifications may also be appropriate depending on the circumstances of a particular project:

- Provide setbacks on the upper floors of the building.
- Include a sloped roof form in the design.
- Provide shared light wells to provide more light to both properties.
- Incorporate open railings on decks and stairs.
- Eliminate the need for parapet walls by using a fire rated roof.

The proposal fails to maintain the downslope entrance at the façade as mandated by the RDT and will block direct sunlight from both neighboring structures. The additional 3'-foot setback required by the RDT for the east side is not in the design of the project

9. Privacy

As with light, some loss of privacy to existing neighboring buildings can be expected with a building expansion. However, this proposed project will have an unusual impact on privacy to neighboring interior living spaces. The following design modifications can minimize impacts on privacy; other modifications may also be appropriate depending on the circumstances of a particular project. Some of these measures might conflict with the "light" measures above, so it will be necessary to prioritize relevant issues:

- Incorporate landscaping and privacy screens into the proposal.
- Use solid railings on decks.
- Develop window configurations that break the line of sight between houses.
- Use translucent glazing such as glass block or frosted glass on windows and doors facing openings on abutting structures.

The existing building currently has only 1 window facing the deck and bedrooms of 60 Mountain Spring. There are two decks on the north-east side of the proposed project that are oriented directly over the rear yard of 60 Mountain Spring. In order to maintain some privacy for the neighboring buildings, the side window should be eliminated, redesigned as clerestory windows, or built with opaque glass. The windows and decks orientation of the building should be to the north and away from neighboring homes.

10. Rooflines

Guideline: The RDG require roof lines to be compatible with those found on surrounding buildings. Predominant rooflines found on buildings in San Francisco include front gabled, multi-gabled, hipped, or flat. In some cases, a building may have a parapet at the front that obscures a flat or gabled roof behind it. Within a block, the collection of roofs creates a "roofline," which is the profile of the

buildings against the sky. When designing a project, consider the types of rooflines found on surrounding buildings. For example, if most buildings have front gables, adding a building with a flat roof may not be consistent with the neighborhood pattern.

The north side of Mountain Spring Avenue is characterized by a cluster of homes with front gable, multi-gable, and hipped roofs. The proposed project contains a flat roof line with a heavy cornice, unbroken and unarticulated.

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 of the neighborhood would be unreasonably affected, please state who would be affected, and how.

The project as proposed as described above will create unreasonable impacts associated with building mass, shadow, and privacy.

(1) Mass and Shadow Impact

East-Facing Façade & Roofline: **EXHIBIT 4** compares the existing (outlined in red) and the proposed east facing façade of 66 Mountain Spring. This illustrates the overall shadow impact that the proposed west facing construction will have on 60 Mountain Spring. The proposed construction setbacks and higher rear and solid, square (not gabled) front rooflines double the size of the east-facing façade and will block all direct sunlight to 60 Mountain Spring in the afternoon. Again, the failure to maintain the setback and down slope as advised by the RDT will have a devastating negative impact on the neighbor

The December 4 letter requested a shadow study and story poles to better understand the impact. the Sponsor refused to provide these studies, however page A-4.1 of the plan set dated 5/17/2019 shows the rear of 66 Mountain Spring next to 60 Mountain Spring Avenue (Exhibit 4). The shadow impact on 60 Mountain Spring shown in this drawing is significant. 66 Mountain Spring Avenue would completely obstruct the direct sunlight to the south (front) and west side of 60 Mountain Spring Avenue. The sunlight to these buildings comes from the SOUTH (FRONT) so ignoring the RDT directive to maintain the downslope front setback has direct consequences on the neighbors.

Front Setback: Exhibit 4 shows a comparison of the existing and proposed home at 66 Mountain Spring relative to the property to the east at 60 Mountain Spring. The proposed 10-15' front extension will impact light to the front gardens, decks and kitchen at 60 Mountain Spring. In our December 4, 2018 letter, **Exhibit 3** the neighborhood requested that the applicant respect the front setbacks of adjacent buildings, in particular, the building at 60 Mountain Spring. However, this request was not met in the revised drawings.

(2) Privacy Impact

New Decks: The proposal seeks to provide two new balconies on the east side of the building and many new windows. Oddly, the two new decks are oriented directly at and will loom over the rear yard of 60 Mountain Spring This will obviously affect the privacy for the residents at 60 Mountain Spring Avenue. As proposed, the new decks will look directly into the rear yard at 60 Mountain Spring Avenue generating privacy impacts.

III. THE DEMOLITION WAS APPROVED ADMINISTRATIVELY, BUT THE DEMOLITION OF PERFECTLY GOOD HOUSING STOCK IN FAVOR OF A NEW BUILDING IS NOT ENVIRONMENTALLY SOUND OR "GREEN"

The neighbors are also concerned that the demolition of an existing building is not a "green" building practice. The Planning Commission should reject the demolition as proposed and require the project sponsor to proceed without completely demolishing the existing building. Construction and demolition materials now account for nearly 30% of the total waste stream in San Francisco and to allow the complete destruction of existing, useful and sound (albeit expensive) housing on the whim of the very wealthy should be discouraged, or perhaps prohibited in our residential neighborhoods. The proposed Project could be easily modified to preserve the existing façade, features visible from the street, and foundations, while still giving the project sponsors the larger and redesigned floor plan that they desire.

The Residential Design Team often comments that, "demolition is not a green building practice." The project sponsors should be put on notice that the Department does not consider this a green building practice. The subject building has not reached the end of its useful cycle and in fact, its interior was recently remodeled before the sponsors purchased last year. Now it is proposed to be demolished merely on a whim and as a speculative development of a new, modern "glass box" loft-like building. Such practices are shameful, destructive, and decidedly bad for the environment.

IV. The Geotechnical "Investigation" is Completely Insufficient and Seems to Have Been Written for a Different Project.

The Geotechnical Report or Investigation provided by the sponsor seems to have been written for a completely different project and does not address the potential for land-sliding on this steep slope. As noted in the Report, the site is mapped within the area of potential Landslide hazard maintained by the city and thus is subject to the Slope Protection Act found in the San Francisco Building Code. Accordingly, a geotechnical report and soils report are mandatory before demolition, excavation and other work can be done at the site.

However, even a cursory review of the Geotechnical Investigation reveals that it was not prepared for the subject project. At page one, from the beginning of the Report the author states that the project for which the report is done is "improvement of an existing residence," and not for demolition and new construction at the site. As stated in the report under the section termed **Proposed Development** the Report States as follows:

"It is my understanding that the project will consist of the design and construction of improvements to an existing residence. No other project details are known at this time."

The Report is dated April 28, 2018 and the project building permit application was submitted on May 17, 2018, so perhaps the nature of the project was changed from the time the Report was created.

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?

An overall size reduction (including in proposed front extension of the building) so that the proposed project respects the existing building's size, setbacks (front and rear), and open space; to minimize

impacts on privacy created through the addition of windows on each side of the proposed building; and design the roof line to be compatible with those found on surrounding buildings. THE RDT RECOMMENDATION TO MAINTAIN THE SETBACK ON THE DOWNSLOPE MUST BE FOLLOWED.

In response to the adverse effects noted above, we propose the following changes be made:

(1) Reduce the overall size of the building.

We request that Planning redesign the proposed building so that it is lower in scale and its mass is reduced by incorporating more ground floor setbacks. The proposed home of approximately 5,869 square feet (an expansion of 1,106 square feet or 2,520 square feet depending on the existing square feet calculations) is approximately 42% larger than the existing average (2,450 sf) of the twenty-eight homes on Mountain Spring Avenue (Exhibit 1). We support an expansion of a home that is limited to a size that is compatible with other homes on the street and propose that 66 Mountain Spring Avenue be no more than 4,000 square feet. We believe this reduction, while still larger than most buildings on the block, will be more compatible with the existing neighborhood character and mid-block open space.

(2) Maintain the Downslope Entry

As set forth above, this is the most important aspect of the design change called for by the RDT and as needed to preserve sunlight and air to the home at 60 Mountain Spring.

(3) Change the Shape of the Roof Line.

The north side of Mountain Spring Avenue is characterized by a cluster of homes with front gable, multi-gable, and hipped roofs. We request that you redesign the proposed project's flat roof line so that it is compatible with that of surrounding homes. The design of the proposed structure appears to be more like a commercial or industrial-type structure, especially on the east and west side. It will appear like a large wall facing the front garden of 60 Mountain Spring, creating an industrial/commercial aesthetic. Creating a pitched or gabled roof will ameliorate this effect.

(4) Maintain the existing building depth.

In our December 4, 2018 letter, the neighborhood requested a reduction in the rear building extension so that it does not extend into the rear yard any further than the existing home. Since the rear portion of the existing building already extends ~5 feet beyond the adjacent building at 74 Mountain Spring (a one-story garage with small open north facing deck, we believe that maintaining the existing rear setback is an acceptable compromise and reiterate this request in order to minimize impact to light to the rear decks and established garden of 74 Mountain Spring and the privacy impacts to 60 Mountain Spring.

(5) Reduce the Proposed Height in the Rear.

To minimize impact to light, maintain current the 5-foot extension beyond the adjacent garage building and lower the height of the building to maintain existing 2 story height.

(6) Glaze the Proposed Windows that Face Private Rooms/Front Gardens

Redesign the building's north facade so that there are fewer glass doors and windows with views directly into adjacent homes. Because the majority of the proposed side windows face into private rooms of the adjacent homes or the front gardens of the adjacent home, we request all side windows that face private rooms or gardens be glazed or treated with a similar non-transparent material to ensure privacy.

The proposed structure includes a large window that looks directly into the front garden of 60 Mountain Spring. This should be removed or glazed.

(7) Remove the Roof Deck and Center the Side Deck.

The proposed structure includes a roof deck that will allow direct views into front gardens, backyards, decks and master bed and bathrooms. None of the other homes on the northside of Mountain Spring Avenue have roof decks. We suggest that this roof deck be eliminated to maintain consistency of the neighborhood and privacy of the adjacent properties.

The proposed roof deck will look directly into the front and rear yards of 60 Mountain Spring. The two new decks on the east side will look directly into the rear yard.

(8) Articulate the Facade to Match the Existing Front Setback Design

The existing building has a varied front setback with the larger setback on the west side of the property. The current setback configuration allows light for citrus trees, garden and kitchen sun deck of 60 Mountain Spring. To minimize impact to light of the new building, articulate the setback design to match that of the existing structure (i.e., west setback larger than east setback) and scale front west setback to match adjacent 1-story garage (~25' setback). We request that the proposal set the west portion of the front building back so that it, at a minimum, aligns with the adjacent garage structure.

The Residential Design Team requested a three-foot set back on the top floor of the structure. The proposed plans do not show this setback.

The current proposal to expand in the front is to accommodate a two- car parking garage. We believe the garage could be reduced to fit one car parking space to accomplish this, or, alternatively, the location of the existing garage could remain where it currently is location on the first floor, thereby allowing for the removal of the garage on the second floor (18' X 22'6").

Exhibits

Exhibit 1: List of Square Footage of All Buildings on Mountain Spring and Zillow Listing (2100 s.f.)
Exhibit 2: Letter to Project Sponsor dated December 4, 2018
Exhibit 3: Neighbors (red dots) who formally oppose the project (yellow box)
Exhibit 4: Proposed East Facing Façade is Double the Size of the Existing with Shadow Impact to 60 Mountain Spring

EXHIBIT 1

ADDRESS	Building Sq Ft	PARCEL AREA	% of blding sq ft to parcel sq ft
2 Mountain Spring Ave	3524	3545	99.00%
10 Mountain Spring Ave	3114	4464	69.00%
15 Mountain Springs Ave	none listed	1485	
20 Mountain Spring Ave	1976	3598	54%
21 Mountain Spring Ave	1795	7004	25%
25 Mountain Spring Ave	3880	5000	77%
32 Mountain Spring Ave	2275	6150	36.90%
33 Mountain Spring Ave	5928	13194	44.90%
34 Mountain Spring Ave	1528	3807	40%
44 Mountain Spring Ave	3823	7450	51%
50 Mountain Spring Ave	3695	4996	73.90%
54 Mountain Spring Ave	3614	7496	48%
60 Mountain Spring Ave	3582	5000	71.60%
65 Mountain Spring Ave	3511	5500	63.80%
66 Mountain Spring Ave	2100	4996	42%
74 Mountain Spring Ave	2480	2500	99%
75 Mountain Spring Ave	5732	9997	57%
82 Mountain Spring Ave	1770	6499	27%
85 Mountain Spring Ave	2366	4996	47%
89 Mountain Spring Ave	2653	4996	53%
90 Mountain Spring Ave	2480	6865	36%
99 Mountain Spring Ave	3510	5000	70%
100 Mountain Spring Ave	2100	3645	57.60%
101 Mountain Spring Ave	1912	4996	38%
115 Mountain Spring Ave	1915	4996	38%
120 Mountain Spring Ave	2774	4133	67%
125 Mountain Spring Ave	2570	5000	51%
135 Mountain Spring Ave	4342	4996	87%
136 Mountain Spring Ave	listed as #90		
145 Mountain Spring Ave	2743	5100	53%

Public View
Real estate company

Zillow

- Owner View

66 Mountain Spring Ave

San Francisco, CA 94114

5 beds 2 baths 2,100 sqft

SOLD: $2,480,000
Sold on 03/19/18
Zestimate®: $2,594,065

EST. MORTGAGE

$9,092/mo

$Get pre-qualified

Is this your rental?

Get a monthly local market report with comparable rentals in your area.

- ◉ I own and manage this rental
- ○ I manage this rental for the owner

Subscribe

Claim this home as your residence

Note: This property is not currently for sale or for rent on Zillow. The description below may be from a previous listing.

4 Bedrooms + Den/Office, 2 Baths! Views, Views, Views! Golden Gate Bridge and downtown city views await! Come live in this charming single family home in Clarendon Heights, just below Sutro Tower. Enjoy a spacious, open floor plan with two bedrooms, one bath upstairs and two bedrooms, a study, and bath downstairs. Originally built in 1947, this home has sweeping views of San Francisco right when you walk into the entryway. To the left is the kitchen with a large walk-in pantry. To the right is the front bedroom with two closets. The large living room has a fireplace and arched windows opening up to the lush backyard and amazing views. The living area also opens up to the dining room on the first floor. There is an additional large bedroom and bathroom on the first floor. Head downstairs and you will find a large office area, two bedrooms, a bath, washer/dryer, and garage access. There is also access to a generous subbasement for additional storage. Enjoy living in this scenic central neighborhood of detached single family homes, near the crest of the Twin Peaks' east slope. Boasting the best of SF panoramic views as well as abundant green open spaces, mini-parks, hiking & biking trails. A retreat in the middle of the city! FEATURES Parking: One car garage Laundry: Washer/Dryer downstairs Yard: Front yard access and small backyard area Storage: Large subbasement storage *Photos of the home show furnishings from a previous owner. The home will be rented out UNFURNISHED with new carpets and paint* RENTAL TERMS Monthly Rent: $7,995 Security Deposit: 1 month's rent Lease: 12 months Pets: Dogs and cats allowed with additional deposit No smoking Utilities: Tenants pay all utilities Available for viewing after April 18th. Please contact for showings and questions. 12 month lease term

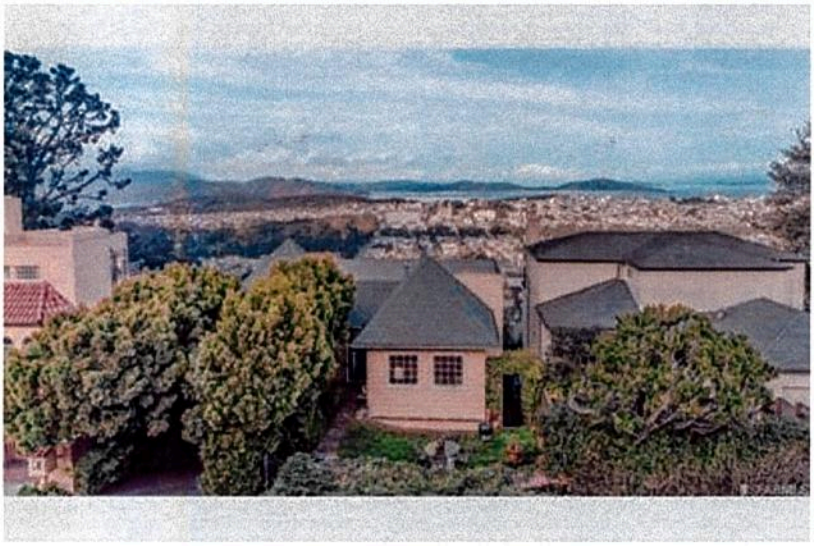


EXHIBIT 2

December 4, 2018

Mr. and Mrs. Leo Cassidy
188 Midcrest Way
San Francisco, CA 94131

RE: Mountain Spring Homeowners' Concerns, Questions and Requests re Proposed Demolition & Construction at 66 Mountain Spring Ave: PRJ 2018-007763 (Building permit applications 2018005179470 and 201805179469)

Dear Mr. and Mrs. Cassidy:

This letter is sent in response to your submission of plans and applications for a residential demolition of the home located at 66 Mountain Spring Avenue and construction of a new house (Building permit applications 2018005179470 and 201805179469). We, homeowners on Mountain Spring Avenue ("Mountain Spring Homeowners"), have reviewed the project application and plans and we have concerns about the proposed demolition and construction. This letter is sent to request additional information about your proposed project and to describe the concerns we have identified to date based on the limited information we have about the project. We are reaching out to you at this early point in the application process in the hope that we can work together to try to resolve our concerns in a collaborative and amicable manner.

KEY PROJECT CONSIDERATIONS

1. Historic Resource Determination Form

The Supplemental Information for Historic Resource Determination is required due to the age of the existing home at 66 Mountain Spring Avenue. The information requested in this document helps Planning Department staff determine whether a property is a historic resource under CEQA, and if required, the impacts of a proposed project to the historic resource.

We request that you provide the Mountain Spring Homeowners with a copy of any documents you have related to the Historic Resource Determination, including a copy of the final Historic Resource Determination Form.

2. Archaeological Evaluation

Based on the plans you submitted, it appears that basement level will require more than 8 feet of excavation. This was not indicated on the Environmental Evaluation Screening form.

We request that you confirm to the Mountain Spring Homeowners the depth of excavation you are planning for the basement level and verify that no further archaeological evaluation will be required.

3. Geotechnical Report

A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: The project involves: excavation of 50 or more cubic yards of soil, or building expansion greater than 1,000 square feet outside of the existing building footprint. The project involves a lot split located on a slope equal to or greater than 20 percent.

We understand that 66 Mountain Spring Avenue is in a Seismic Hazard – Landslide zone. Given the steep slope of the project site and the need for excavation, the proposed project is of great concern to surrounding homeowners. We request that you provide the Mountain Spring Homeowners with a copy of any geotechnical reports or studies that you or your representatives have obtained, including the final report.

4. Maher Map

It is difficult to determine whether the property at 66 Mountain Spring Avenue is indicated on the Maher Map furnished by the Department of Public Health. It appears that one parcel on the north side of the street, possibly the subject property, may be identified on the Maher Map.

We request that you inform the Mountain Spring Homeowners of whether the project site at 66 Mountain Spring Avenue is located within the Maher area and, if so, whether the proposed construction would involve ground disturbance of at least 50 cubic yards.

5. Shadow Study

The plans you submitted indicate that the proposed building's height would be approximately 21 feet, and we are concerned about new shadows that will impact adjacent homes. We feel a shadow fan would help us understand this matter more fully.

We request that you prepare and provide to the Mountain Spring Homeowners a shadow study (shadow fan) per the Planning Department Guidelines for Shadow Analysis Application.

6. Conformance with the Residential Design Guidelines

The Residential Design Guidelines (RDG) articulate the character of the built environment and are intended to promote design that will protect neighborhood character, enhancing the attractiveness and quality of life in the city. As you know, Mountain Spring Avenue has a very special character. Based on the limited information we have seen regarding your proposed construction, the Mountain Spring Homeowners have a number of concerns regarding the project's compliance with the RDG guidelines with respect to Visual Character, Site Design, Building Scale and Form. Based on the partial list of relevant guidelines that apply to the proposed project set forth below, we have identified the following project modifications that we believe would reduce impacts and strengthen the design to comply with the RDG.

1) **Neighborhood Character**:

VISUAL CHARACTER GUIDELINE: In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings. On some block faces, there is a strong visual character defined by buildings with compatible siting, form, proportions, texture and architectural details. On other blocks, building forms and architectural character are more varied, yet the buildings still have a unified character. In these situations, buildings must be designed to be compatible with the scale, patterns and architectural features of surrounding buildings, drawing from elements that are common to block.

Requested Modification: see below

2) **Site Design:**

SIDE SPACING BETWEEN BUILDINGS GUIDELINE: Respect the existing pattern of side spacing. Side spacing is the distance between adjacent buildings. In many cases, only a portion of the building is set back from the side. Side spacing helps establish the individual character of each building while creating a rhythm to the composition of a proposed project. Projects must respect the existing pattern of side spacing.

Requested Modification: Retain the existing home's side setbacks so there is no change in its relationship to adjacent properties.

REAR YARD GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties. Rear yards are the open areas of land between the back of the building and the rear property line. When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered. This can be challenging given San Francisco's dense pattern of development, however, modifications to the building's design can help reduce these impacts and make a building compatible with the surrounding context. Light. In areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion. However, there may be situations where a proposed project will have a greater impact on neighboring buildings. In these situations, the following design modifications can minimize impacts on light; other modifications may also be appropriate depending on the circumstances of a particular project: • Provide setbacks on the upper floors of the building. • Include a sloped roof form in the design. • Provide shared light wells to provide more light to both properties. • Incorporate open railings on decks and stairs. • Eliminate the need for parapet walls by using a fire rated roof.

Requested Modification: Reduce the proposed project's building footprint so that it does not extend into the rear yard more than the existing home.

FRONT YARD GUIDELINE: In areas with varied front setbacks, design building setbacks to act as a transition between adjacent buildings and to unify the overall streetscape. In cases where existing buildings on a block face have varied front setbacks, infill projects can play an important role in acting as a transition between front setbacks of varying depths and in unifying the overall of the streetscape.

Under Planning Code Section 132, the required front setback is typically the average of the two adjacent buildings, or 15 feet, whichever is less.

Requested Modification: The proposed new construction is inconsistent with the topography and front setback patterns on Mountain Spring Avenue because it does not have any of the stepping or articulation found in surrounding homes. In designing the front setback, we request that you consider the following measures: articulate the facade with well-defined building entrances and projecting and recessed facade features that will establish a rhythm and add visual interest to the block face; articulate the front facade in "steps" to create a transition between adjacent buildings; avoid creating blank walls at the front setback that detract from the street composition. The proposed project is located next to an architecturally significant building that is set back from the street. The front setback of the proposed project must respect the historic building's setbacks and open space.

PRIVACY: As with light, some loss of privacy to existing neighboring buildings can be expected with a building expansion. However, there may be special situations where a proposed project will have an unusual impact on privacy to neighboring interior living spaces. In these situations, the following design modifications can minimize impacts on privacy; other modifications may also be appropriate depending on the circumstances of a particular project. Some of these measures might conflict with the "light" measures above, so it will be necessary to prioritize relevant issues: • Incorporate landscaping and privacy screens into the proposal. • Use solid railings on decks. • Develop window configurations that break the line of sight between houses. • Use translucent glazing such as glass block or frosted glass on windows and doors facing openings on abutting structures.

Requested Modification: redesign the building's north facade so that there are fewer glass doors and windows with views directly into adjacent homes.

3) Building Scale And Form:

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

BUILDING SCALE GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings. The building scale is established primarily by its height and depth. It is essential for a building's scale to be compatible with that of surrounding buildings, in order to preserve the neighborhood character. Poorly scaled buildings will seem incompatible (too large or small) and inharmonious with their surroundings. A building that is larger than the surrounding buildings can still be in scale and be compatible with the smaller buildings in the area. It can often be made to look smaller by facade articulations and through setbacks to upper floors. In other cases, it may be necessary to reduce the height or depth of the building.

BUILDING SCALE AT THE STREET GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the street. If a proposed building is taller than surrounding buildings, or a new floor is being added to an existing building, it may be necessary to modify the building height or depth to maintain the existing scale at the street. By making these modifications, the visibility of the upper floor is limited from the street, and the upper floor appears subordinate to the primary facade.

The key is to design a building that complements other buildings on the block and does not stand out, even while displaying an individual design.

Requested Modification: The proposed project's scale at the street appears considerably larger, more monolithic and massive than the surrounding properties. All of the properties on the north side of Mountain Spring Avenue have a lower and more varied building form. We request that you redesign the proposed building so that it is lower in scale and its mass is reduced by incorporating more ground floor setbacks.

ROOF GUIDELINE: Design roof lines to be compatible with those found on surrounding buildings. Predominant roof lines found on buildings in San Francisco include front gabled, multi-gabled, hipped, or flat. In some cases, a building may have a parapet at the front that obscures a flat or gabled roof behind it. Within a block, the collection of roofs create a "roofline," which is the profile of the buildings against the sky. When designing a project, consider the types of roof lines found on surrounding buildings. For example, if most buildings have front gables, adding a building with a flat roof may not be consistent with the neighborhood pattern. In some situations, there may be groups of buildings that have common roof lines, providing clues to what type of roof line will help tie the composition of the design.

Requested Modification: The north side of Mountain Spring Avenue is characterized by a cluster of homes with front gable, multi-gable, and hipped roofs. We request that you redesign the proposed project's flat roof line so that it is compatible with that of surrounding homes.

SUMMARY

As the discussion above highlights, the Mountain Spring Homeowners have a number of concerns and questions about your proposed demolition and new construction at 66 Mountain Spring Avenue. In addition to the documents, information and modifications identified above, we respectfully request the following:

- We request that additional visual studies to be prepared: A massing model of the proposed residence in relationship to surrounding properties and a graphic 3D rendering of the proposed building, from north, south, east and west. Our goal in making this request is to fully illustrate the effects of the proposed building's height and the size and volume of the building's north facing elevation, as well as its relation to the neighborhood's visual character.

- We request that a statement of findings of compliance with Residential Design Guidelines be prepared by the Project Architect. This document should focus on how the project meets the RDG with a focus on the primary areas of concern of visual character and size and scale, roof form and rear yard.

- We request that story poles and other outlining techniques be employed to fully illustrate the building's proposed height, scale and massing. This should be constructed at a mutually agreed upon time and should be left in place for an extended period, as well as photographed, so that the Mountain Spring Homeowners can clearly see the project's proposed footprint.

We look forward to your written response[1] to our requests and to working collaboratively with you to protect the unique character and attractiveness of our neighborhood.

Sincerely,

Mountain Spring Avenue Homeowners Association.

(Signatures of the following homeowners are attached on the following page. This is not a complete list of concerned homeowners on Mountain Spring Ave)

North side of Mountain Spring Ave:

Lynn and Roy Oakley	30-32 Mountain Spring Ave
Rina and Michael Donovan	50 Mountain Spring Ave
Eliot Charles	54 Mountain Spring Ave
Rosemarie MacGuinness	60 Mountain Spring Ave
Dagmar Beyerlein	74 Mountain Spring Ave
Oleg and Ruth Obuhoff	82 Mountain Spring Ave
Brian Flynn and Dora Drimass	90 Mountain Spring Ave
Irene and Larry Wong	100 Mountain Spring Ave
Pauline and David Grissom	120 Mountain Spring Ave

South side of Mountain Spring Ave:

David Sullivan	2 Glenbrook
Janet and Lloyd Cluff	33 Mountain Spring Ave
Meg and Ron Niver	65 Mountain Spring Ave
Dan and Megan O'Keeffe	75 Mountain Spring Ave
Lisa Douglass	
Steve Pearlmutter	99 Mountain Spring Ave
Catherine Marconi	101 Mountain Spring Ave
Richie and Autumn Benavidez	115 Mountain Spring Ave
Akansha Sahu	
Gaurav Rastogi	145 Mountain Spring Ave

cc: Mr. Jeff Horn, Project Planner, San Francisco Planning Department
Mr. Reza Khoshnevisan, Project Architect, SIA Consulting Group

[1] Please send your response to the Mountain Spring Avenue Homeowners Association, c/o Rosemarie MacGuinness, 60 Mountain Spring Avenue, San Francisco, CA 94114

Homeowner Signatures

Printed Name & Address	Signature & Date
DANIEL O'Keefe 75 Mountain Spring	11-19-18
Megan O'Keefe 75 Mountain Spring	11-19-18
ROSEMARIE MAC GUINNESS 60 Mountain Spring Ave	
Michael Donovan 50 Mountain Spring Ave	
Pauline GRISSOM 126 Mountain Spring	
DAVID GRISSOM 126 MOUNTAIN SPRING	
DAGMAR BEYERLEIN 74 MOUNTAIN SPRING AVE	
Catherine A. Marconi 101 Mountain Spring Ave	11-29-2018
CATHERINE DONOVAN 50 Mountain Spring AVE	11.29.18
JANET CLUFF 33 Mountain Spring	Janet Cluff 11-29-18
Lloyd Cluff 33 Mountain Spring	

Letter to Mr. Cassidy, November 2018

Homeowner Signatures

Printed Name & Address	Signature & Date
Eliot Charles 54 Mountain Spring	
Larry & Irene Cooney 100 Mtn. Spring Ave	
Oleg Obukhoff 82 Mt Spring	
Ruth Obukhoff 82 Mt Spring	
BRIAN FLYNN 90 MOUNTAIN SPRING AVE	
DORA DRIMALOS 90 MOUNTAIN SPRING AVE	
LYNN OAKLEY 32 Mt. Spring Ave	Lynn Oakley 12/4/18
ROY OAKLEY 32 Mt. Spring Ave	Roy Oakley 12/4/18
LISA DOUGLASS 99 MOUNTAIN SPRING AVE	
STEVE PEARLMUTTER 99 MOUNTAIN SPRING AVE	
DAVID SULLIVAN 2 GLENbrook	

Homeowner Signatures

Printed Name & Address	Signature & Date
AKANKSHA SAHU 145 MOUNTAIN SPRING AVE	A Sahu
GAURAV RASTOGI 145 MOUNTAIN SPRING AVE	G Rastogi
RICHIE BENAVIDEZ 115 MOUNTAIN SPRING AVE	
Margaret Niver 65 Mountain Spring Ave	Margaret Niver
RONALD E. NIVER 65 MOUNTAIN SPRING AVE	

Homeowner Signatures

115 Mountain Spring Ave
Autumn Benavidez — 12-4-18

Printed Name & Address — Signature & Date

Printed Name & Address — Signature & Date

Printed Name & Address — Signature & Date

Printed Name & Address — Signature & Date

Printed Name & Address — Signature & Date

Printed Name & Address — Signature & Date

Printed Name & Address — Signature & Date

Printed Name & Address — Signature & Date

Printed Name & Address — Signature & Date

Printed Name & Address — Signature & Date

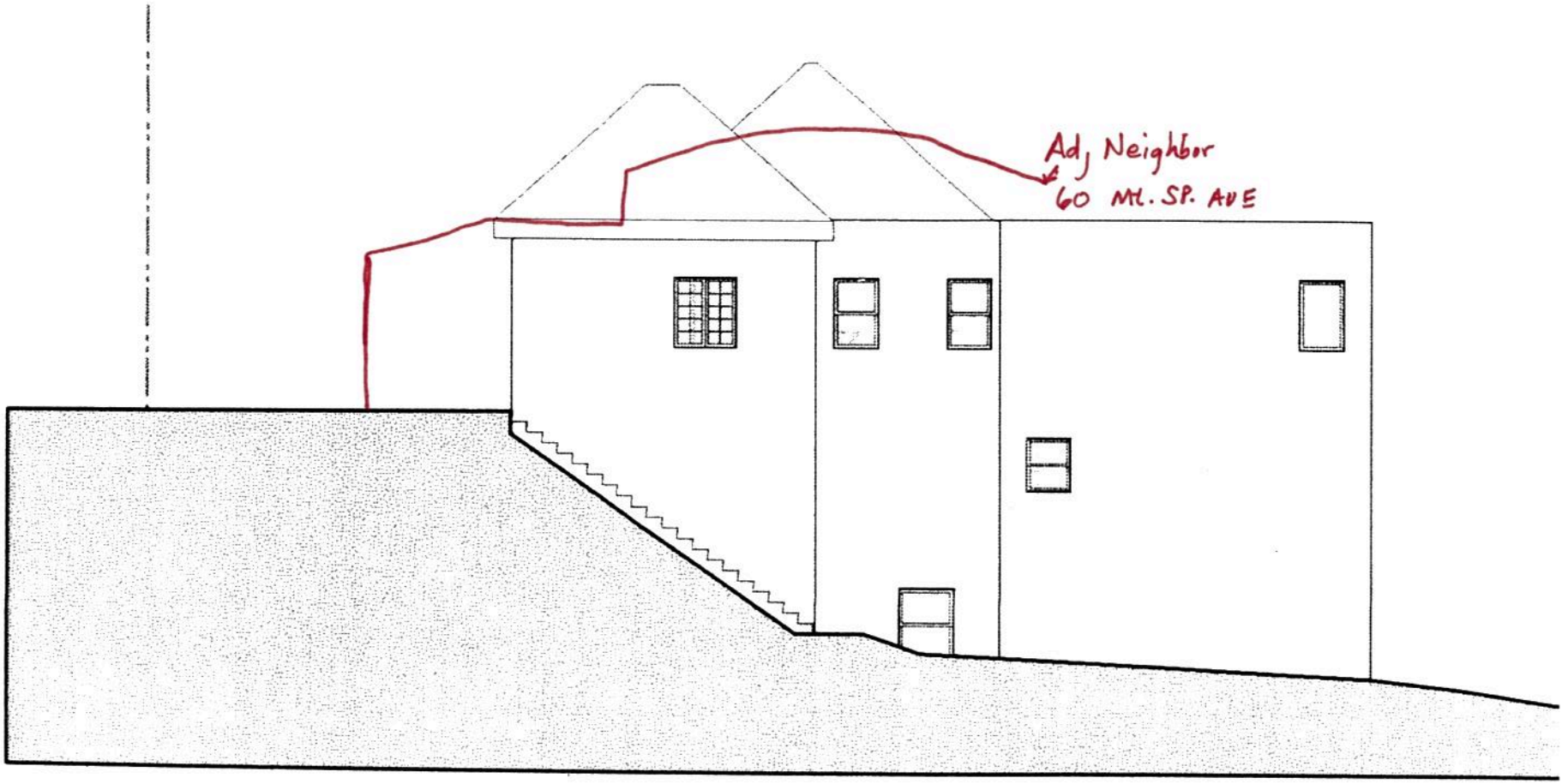
Printed Name & Address — Signature & Date

EXHIBIT 3


74
66
60
65
Mountain Spring Ave
g Ave
Glenbrook Ave

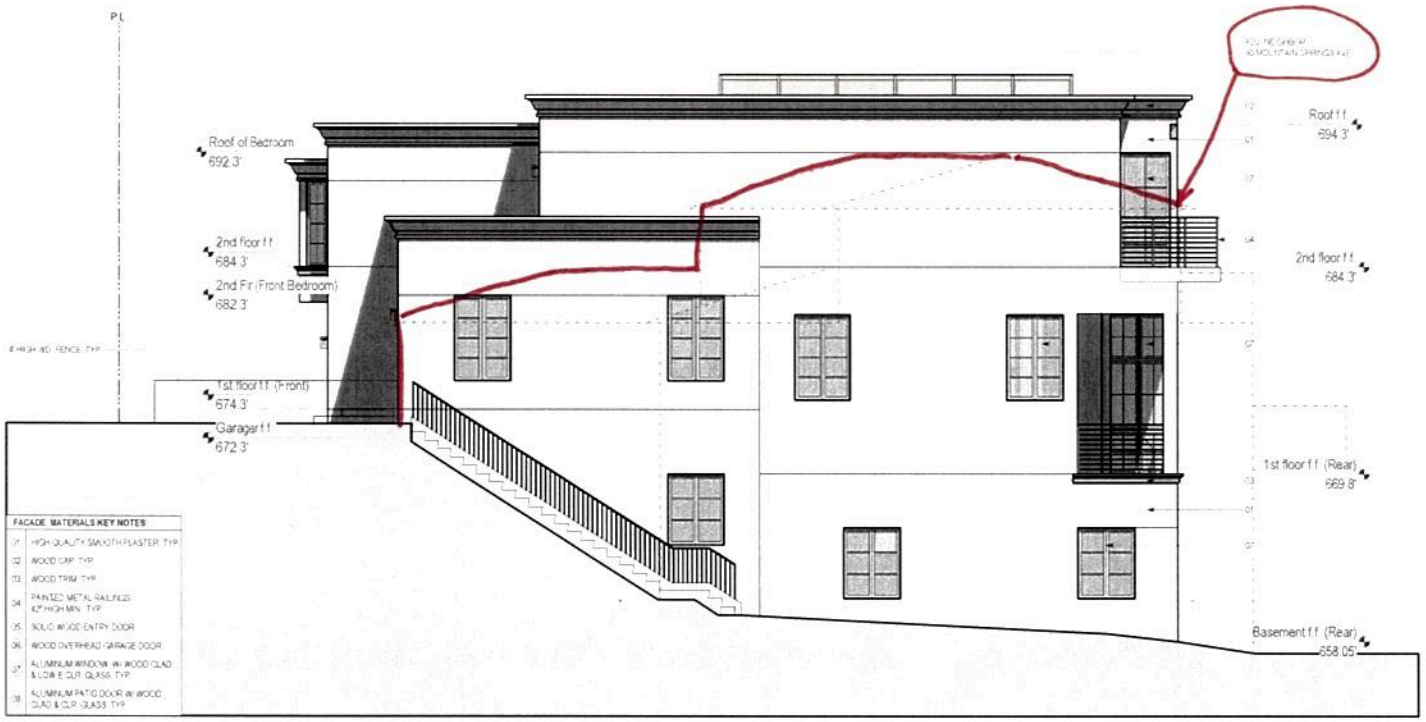

arendon Ave
Mountain Spring Ave
Mountain Spring Ave
Mountain Spring Ave
Glenbrook Ave

EXHIBIT 4



Existing Right Elevation (East)

1/8" = 1'-0"



Right Elevation (East)
1/4" = 1'-0"

PROPOSED

PROJECT NAME
66 Mountain Spring Av.
San Francisco, CA 94114

SIA consulting
SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO, CA 94103
TEL: (415) 741-1292 / FAX: (415) 849-1252

SHEET TITLE
Building Elevation (East)

05/17/2018	PLANS SUBMITTED
08/08/2018	REVISION
04/09/2019	REVISION

DRAWN BY	R.L.
DESIGN BY	R.K.
DATE	06/12/2019
JOB NO.	18-1792
SHEET NO.	A-3.4

San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: Megan J. O'Keefe

Address: 75 Mountain Spring Ave., SF 94114

Email Address: meganjokeefe@hotmail.com

Telephone: (415) 515-9676

Information on the Owner of the Property Being Developed

Name: Leo Cassidy

Company/Organization:

Address: 188 Midcrest Way, SF 94131

Email Address:

Telephone:

Property Information and Related Applications

Project Address: 66 Mountain Spring Ave., SF 94114

Block/Lot(s): 2706/025

Building Permit Application No(s):

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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 summarize the result, including any changes that were made to the proposed project.

My husband discussed the project with the applicant on several occasions. My understanding is that the applicant made a few modest changes to his plans, specifically replacing the parapet with a glass wall on the roof top deck, narrowing the project by a few feet on each side and trimming the back corner on the west side. The other changes the neighbors requested in their December 4, 2018 letter to applicant were not made.

RECEIVED

NOV 01 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

DISCRETIONARY REVIEW REQUEST

In the space below and on seperate 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.

I am requesting Discretionary Review because the proposed project is inconsistent with San Francisco's Residential Design Guidelines. As the Planning Department's Residential Design Team found, the proposed project is much larger than the other houses on the north side of Mountain Spring Avenue and its design and specific features, including its visual character, scale at the street, rooflines and parapets, are inconsistent with adjacent homes.

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.

The proposed project would have an unreasonable impact on the Mountain Spring neighborhood. At almost 6,000 square feet, the proposed project is massive as compared to the other houses on the north side of the street, which are generally only one story at the street level. None of these houses has a rooftop deck, instead they generally have sloping roofs. The proposed project would damage the character of this historic neighborhood.

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

The proposed project should be reduced in size to no more than 4,000 square feet (which is still almost double the size of the existing house which is 2,100 square feet). It should be limited to one story or its equivalent at street level. The proposed project should have a sloping roof with no deck.

DISCRETIONARY REVIEW REQUESTOR'S APPLICANT

Under penalty of perjury the following declarations are made:

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

Signature

Megan J. O'Keefe

Name (Printed)

Requestor

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

(415) 515-9676

Phone

meganjokeefe@hotmail.com

Email

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

San Francisco Planning

1650 MISSION STREET, #400
SAN FRANCISCO, CA 94103
WWW.SFPLANNING.ORG

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

Please read the Discretionary Review Informational Packet carefully before the application form is completed.

WHAT TO SUBMIT:

- ☑ Two (2) complete applications signed.
- ☐ A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- ☑ Photographs or plans that illustrate your concerns.
- ☐ Related covenants or deed restrictions (if any).
- ☐ A digital copy (CD or USB drive) of the above materials (optional).
- ☑ Payment via check, money order or debit/credit for the total fee amount for this application. (See Fee Schedule).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please submit in person at the Planning Information Center:

Location: 1660 Mission Street, Ground Floor
San Francisco, CA 94103-2479

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文： 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

PROJECT APPLICATION RECORD NUMBER (PRJ)

2018-007763PRJ

San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: Dagmar Beyerlein

Address: 74 Mountain Springs Avenue, SF, CA, 94114

Email Address: cyclogoat@gmail.com

Telephone: 415.745.0687

Information on the Owner of the Property Being Developed

Name: SIA Consulting Corporation (applicant)

Company/Organization: SIA Consulting Corporation

Address: 1256 Howard Street, SF, CA 94103

Email Address: amir@siaconsult.com

Telephone: 415.741.1292

Property Information and Related Applications

Project Address: 66 Mountain Spring Avenue

Block/Lot(s): 2706/025

Building Permit Application No(s): 2018.0517.9469 & 2018.0517.9470

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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 summarize the result, including any changes that were made to the proposed project.

See attached.

DISCRETIONARY REVIEW REQUEST

In the space below and on seperate 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.

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.

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

Dagmar Beyerlein
Name (Printed)

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

415-745-0687
Phone

cyclogoat@gmail.com
Email

For Department Use Only
Application received by Planning Department:

By: _____ Date: _____

66 Mountain Spring Avenue
Building Permit Application: 2018.0517.9469 (new construction)

Discretionary Review Application

ACTIONS PRIOR TO DISCRETIONARY REVIEW REQUEST

The community reached out to the Project Sponsor early on without response. Twenty-nine neighbors on Mountain Spring Avenue sent a detailed letter to the Project Sponsor on December 4, 2018, outlining their concerns regarding the proposed demolition and the construction of a disproportionally large home to replace the existing one. The December 4, 2018 letter requested additional information and proposed specific solutions to scale back the project. No written or formal response was ever provided to the 29 neighbors.

I spoke with the Project Sponsor/owner, Leo Cassidy, of the property in early July 2019. At that time, Mr. Cassidy mentioned that the plans had been updated. I requested an updated plan set but he told me that the project was delayed and that the plans were tied up in his architect's office due to a fire. I never received an updated plan set from Mr. Cassidy or SIA Consulting.

The next communication regarding this project was the October 2, 2019 311 Notice which shows that the Project Sponsor actually increased the size of the proposed home from 5,815 (Exhibit 1) to 5,869 (Exhibit 2) = 54 square feet rather than scaling it back as the community requested.

A copy of the December 4, 2018 letter was also provided to Jeff Horn, Project Planner, SF Planning Department.

Discretionary Review Request

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 Policies or Residential Design Guidelines? Please be specific and site-specific sections of the Residential Design Guidelines.**

The reasons for requesting the Discretionary Review are as follows:

A. The application misrepresents the square footage of the existing home. The official City record from the Assessor lists the existing home at 2,100 square feet. This measurement appears in the San Francisco Tax Records and was listed in the Multiple Listing Service when the home was sold to the Project Sponsor (see below and attached Exhibit 5).

Assessor's Report

Parcel 2706025

Address	66 MOUNTAIN SPRING AV
Assessed Values	
Land	$1,770,720.00
Structure	$758,880.00
Last Sale	3/19/2018
Last Sale Price	$2,480,000.00
Building Area	**2,100 sq ft**
Parcel Area	4,996 sq. ft

The notice of pre-application meeting dated April 27, 2018 states that the existing building square footage is 3,349 (Exhibit 6). The plan set that was submitted with the application to construct a new building and dated August 8, 2018 doesn't state the existing building square footage but shows a blank existing first floor. The demolition permit (2018.05.17.9470) describes the demolition of an existing 2 story home. The permit set used for the 311 Notice shows an existing 2 story over basement structure with an existing square footage of 4,763 (Exhibit 7).

Planning Code Section 102: Floor Area, Gross (b), describes gross floor area as not including: basement and cellar space used only for storage. Based on this information, and the information provided above, it appears the Project Sponsor has incorrectly assumed the existing first floor plan to be floor area that could be included in existing square foot calculations. The result being that the proposal would appear like the existing structure is being replaced with a slightly larger structure when that is not the case. Indeed, assuming that the existing square footage is only the second and third floor as described in the demolition permit and identified on the MLS as 2,100 square feet, then the new building at 5,454 square feet cited in the 311 Notification ***is more than double the size of the home that exists today.***

This is a huge discrepancy and probably the most important information for the neighbors and general public to have for evaluating a project. Is the building being increased by more than double (2,100 to 5,454 square feet) or is it only being increased by 691 square feet (5,454-4,763)? Consequently, we believe that this project requires further and heightened evaluation.

B. The Application misrepresents the number of stories of the proposed Home. The 311 Notice states that the proposed home will be 2 stories when, in actuality, it will be 3. This is a misrepresentation of the project that should be re-evaluated and corrected.

C. The Application misrepresents the height of the existing home. The 311 Notification cites the height of the existing building as 20'-1" at the peak of a pyramid hip roof and the proposed height of the flat roof will be 21'. This appears to be a small ~1' difference. However, this 20'-1" measurement was taken at the peak of the pyramid hip roof which rises from a flat roof at 684.3' to 693.2' at the tip of the hip. According to Planning Code Section 260(a)(2), the upper point to which such measurement shall be taken shall be the highest point on the finished roof in the case of a flat roof, and ***the average height of the rise in the case of a pitched or stepped roof***. When measuring according to the code, the actual height of the existing roof should be the average of the flat roof height (684.3') and

the tip of the hipped roof height (693.2') which is 688.7' or 4.5' lower than the cited height of the existing roof. Consequently, the existing roof is actually between 14-15', not 20'-1" as the 311 notice states. The proposed structure will in essence be 6 feet taller than the existing average, not 1 foot.

This is another discrepancy that misrepresents the true scope of the project and necessitates further heightened evaluation.

D. The Project Sponsor did not respond to the 6-page letter dated 12/4/2018 from 29 neighbors (Exhibits 3 and 4) and the specific requests for additional information and design changes. The failure to provide detail on the project or respond to the neighbors requested changes requires a heightened project evaluation.

E. The proposed project poses a substantial risk to neighboring properties based on its massive size and the steep slope of the lot. According to the Property Information Map, the project is located in both a Seismic Hazard-Landslide area and is on a slope of 20% or greater. As such, great caution must be exercised in any construction on the project site to protect neighboring properties and families from the risk of landslide or other catastrophic failure.

In our December 4, 2018 letter, we requested that the developer provide us with a copy of any geotechnical reports and verification about the extent of excavation to be conducted at the basement level. The developer did not provide the requested information. Various code provisions, including San Francisco's Slope and Seismic Hazard Protection Act and San Francisco's Building Code Sections 1803.5.7 and 3307.1 are potentially applicable given the steep slope and landslide risk. We request that the Commission require the developer to supplement the project record with information demonstrating that the project complies with these and any other applicable provisions.

A copy of the geotechnical report was subsequently obtained by legal representation of the neighbors. In the report, the author states, "It is my understanding that the project will consist of the design and the construction of improvements to an existing residence." The geotechnical report, or at least this version, does not include the demolition of the building in its assessment scope.

F. The proposal does not meet the standards in the Residential Design Guidelines (RDGs), and the Project Sponsor has not complied with specific guidance from the Residential Design Team (RDT) which are needed to satisfy the RDGs.

The Residential Design Guidelines articulate expectations regarding the character of the building environment and are intended to promote design that will protect neighborhood character. The proposed project, which seeks to demolish the existing structure and build a new structure, disrupts the cohesive neighborhood identity and disturbs the existing character of the building's current unique setting on the lot. What follows is a list of the residential design principles and guidelines that we believe are not met.

Broadly, the proposed construction does not follow the following Residential Design Principles:

- Ensure that the building's scale is compatible with surrounding buildings

  The proposed home's scale is much larger and is not compatible with the surrounding buildings. It will be one of the largest homes on Mountain Spring and by far the largest on a 50'x100' downslope lot. The proposed home of 5,454 square feet is approximately 2,407 square feet larger than the existing average (3,047 sf) of the twenty-eight homes on Mountain Spring Avenue (Exhibit 8). Moreover, it will be the largest home on the north, downslope side of Mountain Spring exceeding the next largest north side house's area by 1,631 square feet. (Exhibit 8)

- Maintain light to adjacent properties by providing adequate setbacks

  As shown in the 311 Notification page A-1.1, the existing building is a 2-story 40'x45' (on average) structure with pyramid hip roofs up to 694' in elevation in front and a rear flat roof at 684' in elevation. The majority of the current roof is in the rear (70% of the area) and is 684' in elevation The proposed building will be 40'x60' and have one solid uninterrupted roof 696' in elevation including parapets and roof deck. The proposed structure is 33% deeper on average and 12-13.5' taller at the rear. This increased size and height doubles the size of the west-facing wall (Exhibit 9) and will have a significant impact to air and light on the adjacent properties.

- Provide architectural features that enhance the neighborhood's character

  The north side of Mountain Spring Avenue is characterized by a cluster of homes with front gable, multi-gable, and hipped roofs. The proposed project contains a flat roof line that is incompatible with the neighborhood's character.

More specifically, we believe that the proposed construction does not follow the Site Design and Building Scale and Form guidelines as outlined and elaborated in the tables below.

Table 1: Site Design Guideline Conflicts & Unreasonable Impacts

Guideline	Residential Design Guideline Conflict	Unreasonable Impact
Front Setback: In areas with varied front setbacks, design building to act as a transition between adjacent buildings and to unify the overall streetscape	The proposed design does not provide a front setback transition between the adjacent building on the west side of the property. The adjacent building to the west, 74 Mountain Spring, is a one-story garage which is setback approximately 25' from the front property. The proposed construction has a 15' front west setback with 2 full stories. Neither the setback nor building height provide a cohesive transition between the buildings. See Exhibit 10 for lack of setback cohesion with adjacent building at 74 Mountain Spring	The reduced front setback and full two-story roofline will have an unreasonable impact to the light to the front garden, decks and kitchen of 74 Mountain Spring. It also disrupts the visual character and open space in the front yard of 74 Mountain Spring.
Side Spacing: Respect the existing pattern of side spacing	The proposed design does not respect the existing pattern of side spacing. The rear of the existing house is 6'3" from the west property line. The rear portion of the proposed structure is only 5 ft from the west property line. See Exhibit 10 for existing and proposed side setbacks	The reduced side setback and high roofline at the rear of the house will have an unreasonable impact on light to the rear garden, master bedroom, dining room, living room and rear decks.
Rear Yard: Articulate the building to minimize impacts on light and privacy to adjacent properties	Light: The rear setbacks, building height and articulation have not been designed to minimize impacts to light. The rear of the existing building extends approximately 5 feet beyond and is 1 story taller than the adjacent 1-story garage building at 74 Mountain Spring. The proposed structure will extend 10 feet beyond the rear of and be a full 2 stories higher than the adjacent building. See Exhibit 10 for existing and proposed setbacks Privacy: The west-facing side of the existing building has only 2 windows (the northern-most window is boarded up). The proposed building will have 7 windows, some of them much larger, facing directly into 74 Mountain Spring. (Exhibit 11). The proposed structure also includes a roof deck that will likely allow direct views into backyards, decks and interior rooms. None of the other homes on the northside of Mountain Spring Avenue have roof decks.	The rear extension and additional building height will have an unreasonable shade impact to the master bedroom, dining room, living room back garden and decks of 74 Mountain Spring. The 5 additional windows and roof deck will have an unreasonable privacy impact as they face the living and dining rooms, kitchen, master bed and bathroom, and gardens and decks. The roof top deck also disrupts the consistency of the neighborhood since none of the other northside homes have them.

Table 2: Building Scale & Form Guideline Conflicts & Unreasonable Impacts

Guideline	Residential Design Guideline Conflict	Unreasonable Impact
Building Scale: Design the scale of the building to be compatible with the height and depth of surrounding buildings	The proposed home's scale is much larger and is not compatible with the surrounding buildings. The project will be one of the largest homes on Mountain Spring and by far the largest on a 50'x100' downslope lot. The proposed home of approximately 5,454 square feet is 2,407 sf larger than the existing average (3,047 sf) of the twenty-eight homes on Mountain Spring Avenue. Moreover, it will be the largest home on the north, downslope side of Mountain Spring exceeding the next largest north side house's gross area by 1,631 square feet. (Exhibit 8) In Exhibit 12, the RDT reiterated this observation multiple times noting that the mass of the project was out of scale with adjacent homes.	As discussed above, the building proportions and scale are out of character with the neighborhood. This disrupts the visual cohesion and character of the neighborhood and also negatively impacts the air and light to adjacent buildings, decks and gardens.
Building Scale: Design the height and depth of the building to be compatible with the existing building scale at the street	The proposed design is not compatible with the existing scale at the street. In Exhibit 12, the RDT reiterated this observation multiple times noting that the mass of the project was out of scale with adjacent homes. The RDT also suggested that the downslope driveway be maintained to reduce the mass of the front building. This suggestion was not honored.	The large scale at the street disrupts the visual cohesion and character of the neighborhood and negatively impacts air and light.
Building Form: Design the building's form to be compatible with that of surrounding buildings	The building's form is not compatible with that of surrounding buildings. The proposed project's scale at the street appears considerably larger, more monolithic and massive than the surrounding properties. All of the properties on the north side of Mountain Spring Avenue have a lower and more varied building form.	This proposed building form disrupts the visual cohesion and character of the neighborhood and the high roofline and disproportional setbacks of the front impact light and air to the front of 74 Mountain Spring Ave.
Design rooflines to be compatible with those found on surrounding buildings	The north side of Mountain Spring Avenue is characterized by a cluster of homes with front gable, multi-gable, and hipped roofs and variable height roofs. The proposed project is not compatible as it consists of a large-profile, monolithic, flat roof line.	The proposed design disrupts the visual character of the down-sloping, north side of Mountain Spring. The higher, monolithic roofline unreasonably impacts light and air to the adjacent properties.

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 of the neighborhood would be unreasonably affected, please state who would be affected, and how.**

The project as proposed and described above will create unreasonable impacts associated with loss to neighborhood visual cohesion, light, air and privacy. These impacts are outlined by individual Residential Design Guideline in the 3rd columns of Table 1 and 2. What follows is a higher level description of the impacts.

Rear, Side and Front Setbacks: The smaller rear, west side and front setbacks will have unreasonable impacts to air and light. Exhibit 9 compares the existing (outlined in red) and the proposed west facing façade of 66 Mountain Spring. The proposed construction setbacks and higher rear and solid, square, monolithic rooflines essentially double the size of the west-facing façade.

On December 4, 2018, the neighbors formally requested a shade study and story poles to better understand the impact of the project, but these studies were not provided. Without these studies, the exact shade impact is not known; however, page A-3.2 from the 311 Notification shows the rear of 66 Mountain Spring next to the one-story garage of 74 Mountain Spring Avenue (Exhibit 13). The shadow impact on the east face of 74 Mountain Spring shown in this drawing is significant. 66 Mountain Spring Avenue could completely obstruct the light to the east side of 74 Mountain Spring Avenue including gardens, windows and decks. In addition to the shade studies, the neighbors also requested that the rear, side and front setbacks be increased in their December 4, 2018 letter. These requests were not respected with the exception of minor modifications to the side setbacks to comply with 5 foot minimum requirement.

Rear Building Roofline: Exhibit 9 compares the existing (outlined in red) and proposed west-facing façade. As discussed, the proposed addition is considerable adding ~100% more area to the west-facing façade thus having a major impact to light. Respecting the existing building's front and rear setbacks will help mitigate the impact to light; however, the additional roof height will also reduce light to the decks, master bedroom, kitchen, living room and garden. The roofline of the majority (the entire rear portion) of the existing building is 684' in elevation as shown in Exhibit 10 of the plan set in the 311 notice. The Project Sponsor proposes to increase the height of this roof by approximately 12-13.5' (694' + 2' parapet and 42" roof deck). In our December 4, 2018 letter, the request was made to lower the roof; however, this request was not respected in the revised plan.

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?**

Generally, there is support and a request to: reduce the overall size (including proposed building height and depth) so that the proposed project respects the existing building's size, setbacks (front and rear), and open space; minimize impacts on privacy created through the addition of windows on the west side of the proposed building; and to design the roof line to be compatible with those found on surrounding buildings. These measures will help maintain the cohesive neighborhood character and also restore existing light to the adjacent properties.

In response to the adverse effects noted above, we request the following specific changes be made:

a. Reduce the overall size of the building.

We support an expansion of a home that is limited to a size that is more compatible with other homes on the street which average 3,047 square feet and propose that 66 Mountain Spring Avenue be no more than 4,000 square feet which is still larger than the largest 3,823 square foot home on the north, down-sloping side of Mountain Spring. We believe this reduction, while still larger than most buildings on the block, will be more compatible with the existing neighborhood character and mid-block open space.

b. Maintain the existing rear building depth on the second and third story.

In our December 4, 2018 letter, the neighborhood requested a reduction in the rear building extension so that it does not extend into the rear yard any further than the existing home. This request was not honored. Since the rear portion of the existing building already extends ~5 feet beyond the adjacent building at 74 Mountain Spring, we believe that maintaining the existing rear setback on the upper floors is an acceptable compromise and reiterate this request in order to minimize impact to light to the rear decks and established garden of 74 Mountain Spring. This could be achieved by reducing the size of the large kitchen, living room, master bath and bedroom on the northside of the property.

c. Reduce the proposed height in the rear.

To minimize impact to light, lower the height of the building to maintain existing 2 story 684' height in the rear. This can be accomplished by reducing the size of the rooms and rearranging rooms of the house, lowering the ceiling heights to 10' for all 3 stories, digging down lower, and removing the 2 foot parapets and installing a fire retardant roof.

d. Articulate the Property to Existing Front Setback Design & Maintain Existing Front Setbacks

The existing building has a varied front setback with the larger setback on the west side of the property. The new design reverses the setback pattern and has a smaller setback on

the west facing side. The current setback configuration allows light for citrus trees, garden and kitchen sun deck of 74 Mountain Spring. To minimize impact to light of the new building, we to articulate the front west setback to match adjacent 1-story garage (~25' setback). We request that the proposal set the west portion of the front building back so that it, at a minimum, aligns with the adjacent garage structure on the west side. The east front setback should, at a minimum, remain at the existing 21'.

The current proposal to expand in the west front is to accommodate a two-car parking garage and bedroom. We believe the garage could be reduced to fit one car parking space to accomplish this, or, alternatively, the location of the existing garage could remain where it is at its current location on the first floor, thereby allowing for the removal of the garage on the second floor (18' X 22'6"). The garage could also be relocated to the east side of the property where the existing front setback is currently smaller. The bedroom on the third floor could be relocated to the first floor by reducing the size of the family room.

e. Change the Shape of the Roof Line.

The north side of Mountain Spring Avenue is characterized by a cluster of homes with front gable, multi-gable, and hipped roofs. We request that you redesign the proposed project's flat roof line so that it is compatible with the design and scale of adjacent buildings and maintains light to surrounding homes

f. Glaze the Proposed Windows that Face Private Rooms and Remove the Roof Deck.

Redesign the building's west facade so that there are fewer glass windows with views directly into the adjacent home. Because the majority of the proposed side windows face into private rooms of the adjacent home, we request all remaining side windows that face private rooms, yards and decks be glazed or treated with a similar non-transparent material to ensure privacy.

The proposed structure includes a roof deck that will likely allow direct views into backyards, decks and private rooms. None of the other homes on the northside of Mountain Spring Avenue have roof decks. We request that this roof deck be eliminated to maintain consistency of the neighborhood and privacy of the adjacent properties.

These requested changes are summarized graphically in Exhibit 14.

Exhibits

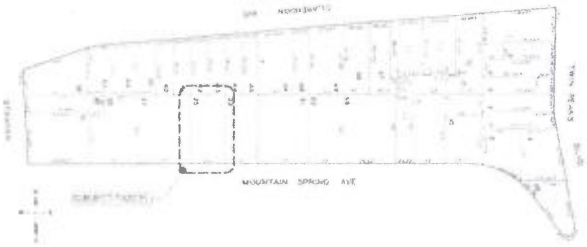
Exhibit 1: Project Plan Cover Sheet 08/08/2018
Exhibit 2: Project Plan Cover Sheet 06/12/2019
Exhibit 3: Aerial Map of Neighbors who formally oppose proposed 66 Mountain Spring project
Exhibit 4: Letter to Project Sponsor dated 12/4/2018; copied to Jeff Horn, SF Planning Department
Exhibit 5: Coldwell Banker 66 Mountain Spring Property Details
Exhibit 6: Notice of Pre-Application Meeting 04/27/2018
Exhibit 7: SF Planning Department Notice of Permit Application (Section 311) 10/2/2019
Exhibit 8: Mountain Spring Ave Home Size Analysis
Exhibit 9: Proposed West Facing Façade is Double the Size of the Existing
Exhibit 10: Page A-1.1 311 Notification 10/2/2019
Exhibit 11: Existing & Proposed West-Facing Windows
Exhibit 12: Residential Design Guidelines Matrix for 66 Mountain Spring Avenue
Exhibit 13: Potential Shadow Impact to East-Facing Side of 74 Mountain Spring
Exhibit 14: Proposed Changes

Exhibit 1: Project Plan Cover Sheet 08/08/2018

DRAWING INDEX

ARCHITECTURAL

ASSESSOR'S MAP



SCOPE OF WORK

PROPOSED NEW CONSTRUCTION OF A THREE-STORY SINGLE FAMILY HOME.

NOTE:
BLDG. TO BE FULLY SPRINKLERED PER NFPA 13 D, UNDER SEPARATE PERMIT

PROJECT DATA

PLANNING DATA:

ADDRESS	66 MOUNTAIN SPRING AVE
BLOCK / LOT	2706 / 025
LOT AREA	5,300 ± S.F.
ZONING	RH-1 (D)
# OF UNITS	1
ALLOWABLE HEIGHT	40' X
BUILDING HEIGHT	21' 0" ±
SETBACKS	
FRONT SETBACK PROVIDED	15' 0"
BOTH SIDES SETBACK PROVIDED	5' 0"
# OF COVERED CAR PARKING PROVIDED	2
BICYCLE PARKING PROVIDED	1

GROSS FLOOR AREA:

FIRST FLOOR	1,720 ± S.F.
SECOND FLOOR (EXCL. GARAGE)	1,720 ± S.F.
THIRD FLOOR	1,965 ± S.F.
TOTAL GROSS AREA (EXCL. GARAGE):	5,405 ± S.F.
GARAGE:	410 ± S.F.

5815

BUILDING DATA:

NUMBER OF STORIES	3
CONSTRUCTION TYPE	TYPE "V-B"
OCCUPANCY GROUP	R-3
APPLICABLE CODES	2016 CALIFORNIA CODES EDITIONS W/ SAN FRANCISCO AMENDMENTS

GENERAL NOTES

1 ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF

2 ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN COMPLIANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL

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16 THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH CBC SEC. 719

17 ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8

18 ALL NEW SMOKE DETECTORS TO BE HARD WIRED

NOTE: WATERPROOFING OF BUILDING ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS

ABBREVIATION

#	POUND OR NUMBER	HDCP	HANDICAPPED
&	AND	HR	HIGH
@	AT	HM	HOLLOW METAL
ABV	ABOVE	HP	HIGH POINT
ACT	ACOUSTIC CEILING TILE	HR	HOUR
AD	AREA DRAIN	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
ADT	ABOVE FINISHED FLOOR	IPCWB	IMPACT RESISTANT GYPSUM WALL BOARD
ALUM	ALUMINUM		
APPROX	APPROXIMATE		
ANOD	ANODIZED	INT	INTERIOR
ASPH	ASPHALT	INSUL	INSULATED
BD	BOARD	INT	INTERIOR
BLDG	BUILDING	LAV	LAVATORY
BLKG	BLOCKING	MAX	MAXIMUM
BOT	BOTTOM	MECH	MECHANICAL
BSMT	BASEMENT	MEMBR	MEMBRANE
BST	BOTTOM OF STAIRS	MIN	MINIMUM
BYND	BEYOND	MO	MASONRY OPENING
CIP	CAST IN PLACE	MTL	METAL
CHNL	CHANNEL	(N)	NEW
CJ	CONTROL JOINT	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NUMBER
CLO	CLOSET	NOM	NOMINAL
CLR	CLEAR	NTS	NOT TO SCALE
CNTR	COUNTER	O/C	ON CENTER
CMU	CONCRETE MASONRY UNIT	OFF	OFFICE
COL	COLUMN	OH	OPPOSITE HAND
COMPR	COMPRESSIBLE	OV	OVEN
CONC	CONCRETE	PCC	PRE-CAST CONCRETE
CONT	CONTINUOUS	PL	PROPERTY LINE
CONTR	CONTRACTOR	PLUMB	PLUMBING
CPT	CARPET	PLYWD	PLYWOOD
CT	CERAMIC TILE	PS	PRESSURE TREATED
CTR	CENTER	PNT	PAINT/PAINTED
CTYD	COURTYARD	PVC	POLYVINYL CHLORIDE
DBL	DOUBLE	RBR	RUBBER
DLMO	DIAPHRAGM	RCP	REFLECTED CEILING PLAN
DET	DETAIL	RD	ROOF DRAIN
DF	DRINKING FOUNTAIN	REINFD	REINFORCED
DIA	DIAMETER	REQ'D	REQUIRED
DIMS	DIMENSIONS	RM	ROOM
DN	DOWN	SF	SQUARE FOOT
DR	DOOR	SIM	SIMILAR
DWG	DRAWING	SPEC	SPECIFIED OR SPECIFICATION
(E)	EXISTING	SPR	SPRINKLER
EA	EACH	SSTL	STAINLESS STEEL
EL	ELEVATION	STC	SOUND TRANSMISSION COEFFICIENT
ELEC	ELECTRICAL		
ELEV	ELEVATOR/ELEVATION	STD	STANDARD
EQ	EQUAL	STL	STEEL
EXP	EXPANSION JOINT	STRUCT	STRUCTURAL
EXP JT	EXPANSION JOINT	SQ	SQUARE
EXT	EXTERIOR	T&G	TONGUE AND GROOVE
F.D.	FLOOR DRAIN	TC	TOP OF CURB
FEC	FIRE EXTINGUISHER CABINET	TELE	TELEPHONE
FDN	FOUNDATION	TEL	TOILET
FLR	FLOOR	TO	TOP OF
FLOOR	FLUSHE SCRIPT	TOC	TOP OF CONCRETE
FM	FIELD MARK	TOS	TOP OF STEEL
FND	FOUNDATION	TP	TOILET PAPER DISPENSER
FO	FACE OF	TD	TELEPHONE/DATA
FOF	FACE OF FINISH	TST	TOP OF STAIRS
FURR	FURRING	TYP	TYPICAL
GA	GAUGE	U.N.O.	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	UNS	UNDERSIDE
GB	GRAB BAR	VIF	VERIFY IN FIELD
GND	GROUND	WP	WORK POINT
GPD	GROUP	WF	WITH
GWB	GYPSUM WALL BOARD	WD	WOOD
GYP	GYPSUM	WH	WATER HEATER

PROJECT NAME
66 Mountain Spring Av.
San Francisco, CA 94114

SHEET TITLE
Cover Sheet

DRAWN BY
DESIGN BY
DATE
JOB NO. 16.1792
SHEET NO.
A-0.1

Exhibit 2: Project Plan Cover Sheet 06/12/2019

66 MOUNTAIN SPRING

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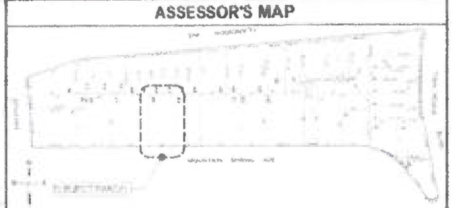
ASSESSOR'S MAP



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ABBREVIATION

#	POUND OR NUMBER	GYP	GYPSUM
&	AND	H.C.	HANDICAPPED
@	AT	HR	HOUR
ABV	ABOVE	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR	INSUL	INSULATED
ALUM	ALUMINUM	INT	INTERIOR
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BD	BOARD	MECH	MECHANICAL
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CLO	CLOSET	N.T.S	NOT TO SCALE
CLR	CLEAR	PL	PROPERTY LINE
CNTR	COUNTER	PLUMB	PLUMBING
COL	COLUMN	PLYD	PLYWOOD
CONC	CONCRETE	RD	ROOF DRAIN
CORR	CORRIDOR	RDWD	REDWOOD
CTR	CENTER	REQD	REQUIRED
DBL	DOUBLE	RM	ROOM
DEMO	DEMOLISH	SF	SQUARE FOOT
DET	DETAIL	SSTL	STAINLESS STEEL
DIMS	DIMENSIONS	STC	SOUND TRANSMISSION COEFFICIENT
DN	DOWN		
DR	DOOR	STD	STANDARD
DWG	DRAWING	STL	STEEL
(E)	EXISTING	STRUCT	STRUCTURAL
EA	EACH	SQ	SQUARE
EL	ELEVATION	TC	TOP OF CURB
ELEC	ELECTRICAL	TYP	TYPICAL
ELEV	ELEVATOR/ELEVATION	U.N.O	UNLESS NOTED OTHERWISE
EQ	EQUAL	V.I.F	VERIFY IN FIELD
EXCL	EXCLUDE	W/	WITH
EXT	EXTERIOR	WD	WOOD
F.D	FLOOR DRAIN	WH	WATER HEATER
FLR	FLOOR		
FND	FOUNDATION		

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE & SAN FRANCISCO AMENDMENTS
2016 CALIFORNIA ELECTRICAL CODE & SAN FRANCISCO AMENDMENTS
2016 CALIFORNIA MECHANICAL CODE & SAN FRANCISCO AMENDMENTS
2016 CALIFORNIA PLUMBING CODE & SAN FRANCISCO AMENDMENTS
2016 CALIFORNIA FIRE CODE & SAN FRANCISCO AMENDMENTS
2016 CALIFORNIA ENERGY CODE
NFPA 13 SPRINKLERS
NFPA 720 CARBON MONOXIDE SYSTEM (ALSO CBC 420.6)

PROJECT DATA

PLANNING DATA:

ADDRESS	66 MOUNTAIN SPRING AVE
BLOCK / LOT	2706 / 025
LOT AREA	5,000 ± S.F.
ZONING	RH-1 (D)
# OF UNITS	1
ALLOWABLE HEIGHT	40-X
BUILDING HEIGHT	21'-0" ±
SETBACKS	
FRONT SETBACK PROVIDED	15'-0"
BOTH SIDES SETBACK PROVIDED	5'-0"
# OF COVERED CAR PARKING PROVIDED	2
BICYCLE PARKING PROVIDED	1

GROSS FLOOR AREA:

FIRST FLOOR	1,720 ± S.F.
SECOND FLOOR (EXCL GARAGE)	1,707 ± S.F.
THIRD FLOOR	2,027 ± S.F.
TOTAL GROSS AREA (EXCL. GARAGE):	**5,454 ± S.F.**
GARAGE:	**415 ± S.F.**
	5869

BUILDING DATA:

NUMBER OF STORIES	3
CONSTRUCTION TYPE	TYPE "V B"
OCCUPANCY GROUP	R-3

SCOPE OF WORK

PROPOSED NEW CONSTRUCTION OF A THREE-STORY SINGLE FAMILY HOME.

NOTE:
BLDG. TO BE FULLY SPRINKLERED PER NFPA 13-D, UNDER SEPARATE PERMIT

DRAWING INDEX

ARCHITECTURAL

A-0.1	COVER SHEET
A-0.2	GENERAL NOTES
A-0.3	PLANNING CODE ANALYSIS
A-1.1	SITE PLANS
A-2.1	EXISTING FLOOR PLANS (DEMO PLANS)
A-2.2	EXISTING FLOOR PLANS (DEMO PLANS)
A-2.3	PROPOSED FLOOR PLANS
A-2.4	PROPOSED FLOOR PLANS
A-3.1	EXISTING BUILDING ELEVATIONS
A-3.2	BUILDING ELEVATIONS (NORTH & SOUTH)
A-3.3	BUILDING ELEVATION (WEST)
A-3.4	BUILDING ELEVATION (EAST)
A-4.1	BUILDING SECTION
A-5.1	TYPICAL DETAILS
C-0.1	SURVEY
G-0.1	GREEN BUILDING CHECKLIST

PROJECT NAME
66 Mountain Spring Av.
San Francisco, CA 94114

SIA consulting

SHEET TITLE
Cover Sheet

DATE 06/12/2019

SHEET NO.
A-0.1

Exhibit 3: Aerial Map of Neighbors (red dots) who formally disapprove of proposed 66 Mountain Spring project (location in yellow box)

Exhibit 4: Letter to Project Sponsor

December 4, 2018 letter to Mr. and Mrs. Leo Cassidy

December 4, 2018

Mr. and Mrs. Leo Cassidy
188 Midcrest Way
San Francisco, CA 94131

RE: Mountain Spring Homeowners' Concerns, Questions and Requests re Proposed Demolition & Construction at 66 Mountain Spring Ave: PRJ 2018-007763 (Building permit applications 2018005179470 and 201805179469)

Dear Mr. and Mrs. Cassidy:

This letter is sent in response to your submission of plans and applications for a residential demolition of the home located at 66 Mountain Spring Avenue and construction of a new house (Building permit applications 2018005179470 and 201805179469). We, homeowners on Mountain Spring Avenue ("Mountain Spring Homeowners"), have reviewed the project application and plans and we have concerns about the proposed demolition and construction. This letter is sent to request additional information about your proposed project and to describe the concerns we have identified to date based on the limited information we have about the project. We are reaching out to you at this early point in the application process in the hope that we can work together to try to resolve our concerns in a collaborative and amicable manner.

KEY PROJECT CONSIDERATIONS

1. Historic Resource Determination Form

The Supplemental Information for Historic Resource Determination is required due to the age of the existing home at 66 Mountain Spring Avenue. The information requested in this document helps Planning Department staff determine whether a property is a historic resource under CEQA, and if required, the impacts of a proposed project to the historic resource.

We request that you provide the Mountain Spring Homeowners with a copy of any documents you have related to the Historic Resource Determination, including a copy of the final Historic Resource Determination Form.

2. Archaeological Evaluation

Based on the plans you submitted, it appears that basement level will require more than 8 feet of excavation. This was not indicated on the Environmental Evaluation Screening form.

We request that you confirm to the Mountain Spring Homeowners the depth of excavation you are planning for the basement level and verify that no further archaeological evaluation will be required.

3. Geotechnical Report

A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: The project involves: excavation of 50 or more cubic yards of soil, or building expansion greater than 1,000 square feet outside of the existing building footprint. The project involves a lot split located on a slope equal to or greater than 20 percent.

We understand that 66 Mountain Spring Avenue is in a Seismic Hazard – Landslide zone. Given the steep slope of the project site and the need for excavation, the proposed project is of great concern to surrounding homeowners. We request that you provide the Mountain Spring Homeowners with a copy of any geotechnical reports or studies that you or your representatives have obtained, including the final report.

4. Maher Map

It is difficult to determine whether the property at 66 Mountain Spring Avenue is indicated on the Maher Map furnished by the Department of Public Health. It appears that one parcel on the north side of the street, possibly the subject property, may be identified on the Maher Map.

We request that you inform the Mountain Spring Homeowners of whether the project site at 66 Mountain Spring Avenue is located within the Maher area and, if so, whether the proposed construction would involve ground disturbance of at least 50 cubic yards.

5. Shadow Study

The plans you submitted indicate that the proposed building's height would be approximately 21 feet, and we are concerned about new shadows that will impact adjacent homes. We feel a shadow fan would help us understand this matter more fully.

We request that you prepare and provide to the Mountain Spring Homeowners a shadow study (shadow fan) per the Planning Department Guidelines for Shadow Analysis Application.

6. Conformance with the Residential Design Guidelines

The Residential Design Guidelines (RDG) articulate the character of the built environment and are intended to promote design that will protect neighborhood character, enhancing the attractiveness and quality of life in the city. As you know, Mountain Spring Avenue has a very special character. Based on the limited information we have seen regarding your proposed construction, the Mountain Spring Homeowners have a number of concerns regarding the project's compliance with the RDG guidelines with respect to Visual Character, Site Design, Building Scale and Form. Based on the partial list of relevant guidelines that apply to the proposed project set forth below, we have identified the following project modifications that we believe would reduce impacts and strengthen the design to comply with the RDG.

1) **Neighborhood Character:**

VISUAL CHARACTER GUIDELINE: In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings. On some block faces, there is a strong visual character defined by buildings with compatible siting, form, proportions, texture and architectural details. On other blocks, building forms and architectural character are more varied, yet the buildings still have a unified character. In these situations, buildings must be designed to be compatible with the scale, patterns and architectural features of surrounding buildings, drawing from elements that are common to block.

Requested Modification: see below

2) **Site Design:**

SIDE SPACING BETWEEN BUILDINGS GUIDELINE: Respect the existing pattern of side spacing. Side spacing is the distance between adjacent buildings. In many cases, only a portion of the building is set back from the side. Side spacing helps establish the individual character of each building while creating a rhythm to the composition of a proposed project. Projects must respect the existing pattern of side spacing.

Requested Modification: Retain the existing home's side setbacks so there is no change in its relationship to adjacent properties.

REAR YARD GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties. Rear yards are the open areas of land between the back of the building and the rear property line. When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered. This can be challenging given San Francisco's dense pattern of development, however, modifications to the building's design can help reduce these impacts and make a building compatible with the surrounding context. Light. In areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion. However, there may be situations where a proposed project will have a greater impact on neighboring buildings. In these situations, the following design modifications can minimize impacts on light; other modifications may also be appropriate depending on the circumstances of a particular project: • Provide setbacks on the upper floors of the building. • Include a sloped roof form in the design. • Provide shared light wells to provide more light to both properties. • Incorporate open railings on decks and stairs. • Eliminate the need for parapet walls by using a fire rated roof.

Requested Modification: Reduce the proposed project's building footprint so that it does not extend into the rear yard more than the existing home.

FRONT YARD GUIDELINE: In areas with varied front setbacks, design building setbacks to act as a transition between adjacent buildings and to unify the overall streetscape. In cases where existing buildings on a block face have varied front setbacks, infill projects can play an important role in acting as a transition between front setbacks of varying depths and in unifying the overall of the streetscape.

Under Planning Code Section 132, the required front setback is typically the average of the two adjacent buildings, or 15 feet, whichever is less.

Requested Modification: The proposed new construction is inconsistent with the topography and front setback patterns on Mountain Spring Avenue because it does not have any of the stepping or articulation found in surrounding homes. In designing the front setback, we request that you consider the following measures: articulate the facade with well-defined building entrances and projecting and recessed facade features that will establish a rhythm and add visual interest to the block face; articulate the front facade in "steps" to create a transition between adjacent buildings; avoid creating blank walls at the front setback that detract from the street composition. The proposed project is located next to an architecturally significant building that is set back from the street. The front setback of the proposed project must respect the historic building's setbacks and open space.

PRIVACY: As with light, some loss of privacy to existing neighboring buildings can be expected with a building expansion. However, there may be special situations where a proposed project will have an unusual impact on privacy to neighboring interior living spaces. In these situations, the following design modifications can minimize impacts on privacy; other modifications may also be appropriate depending on the circumstances of a particular project. Some of these measures might conflict with the "light" measures above, so it will be necessary to prioritize relevant issues: • Incorporate landscaping and privacy screens into the proposal. • Use solid railings on decks. • Develop window configurations that break the line of sight between houses. • Use translucent glazing such as glass block or frosted glass on windows and doors facing openings on abutting structures.

Requested Modification: redesign the building's north facade so that there are fewer glass doors and windows with views directly into adjacent homes.

3) **Building Scale And Form:**

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

BUILDING SCALE GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings. The building scale is established primarily by its height and depth. It is essential for a building's scale to be compatible with that of surrounding buildings, in order to preserve the neighborhood character. Poorly scaled buildings will seem incompatible (too large or small) and inharmonious with their surroundings. A building that is larger than the surrounding buildings can still be in scale and be compatible with the smaller buildings in the area. It can often be made to look smaller by facade articulations and through setbacks to upper floors. In other cases, it may be necessary to reduce the height or depth of the building.

BUILDING SCALE AT THE STREET GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the street. If a proposed building is taller than surrounding buildings, or a new floor is being added to an existing building, it may be necessary to modify the building height or depth to maintain the existing scale at the street. By making these modifications, the visibility of the upper floor is limited from the street, and the upper floor appears subordinate to the primary facade.

The key is to design a building that complements other buildings on the block and does not stand out, even while displaying an individual design.

Requested Modification: The proposed project's scale at the street appears considerably larger, more monolithic and massive than the surrounding properties. All of the properties on the north side of Mountain Spring Avenue have a lower and more varied building form. We request that you redesign the proposed building so that it is lower in scale and its mass is reduced by incorporating more ground floor setbacks.

ROOF GUIDELINE: Design roof lines to be compatible with those found on surrounding buildings. Predominant roof lines found on buildings in San Francisco include front gabled, multi-gabled, hipped, or flat. In some cases, a building may have a parapet at the front that obscures a flat or gabled roof behind it. Within a block, the collection of roofs create a "roofline," which is the profile of the buildings against the sky. When designing a project, consider the types of roof lines found on surrounding buildings. For example, if most buildings have front gables, adding a building with a flat roof may not be consistent with the neighborhood pattern. In some situations, there may be groups of buildings that have common roof lines, providing clues to what type of roof line will help tie the composition of the design.

Requested Modification: The north side of Mountain Spring Avenue is characterized by a cluster of homes with front gable, multi-gable, and hipped roofs. We request that you redesign the proposed project's flat roof line so that it is compatible with that of surrounding homes.

SUMMARY

As the discussion above highlights, the Mountain Spring Homeowners have a number of concerns and questions about your proposed demolition and new construction at 66 Mountain Spring Avenue. In addition to the documents, information and modifications identified above, we respectfully request the following:

- We request that additional visual studies to be prepared: A massing model of the proposed residence in relationship to surrounding properties and a graphic 3D rendering of the proposed building, from north, south, east and west. Our goal in making this request is to fully illustrate the effects of the proposed building's height and the size and volume of the building's north facing elevation, as well as its relation to the neighborhood's visual character.

- We request that a statement of findings of compliance with Residential Design Guidelines be prepared by the Project Architect. This document should focus on how the project meets the RDG with a focus on the primary areas of concern of visual character and size and scale, roof form and rear yard.

- We request that story poles and other outlining techniques be employed to fully illustrate the building's proposed height, scale and massing. This should be constructed at a mutually agreed upon time and should be left in place for an extended period, as well as photographed, so that the Mountain Spring Homeowners can clearly see the project's proposed footprint.

We look forward to your written response[1] to our requests and to working collaboratively with you to protect the unique character and attractiveness of our neighborhood.

Sincerely,

Mountain Spring Avenue Homeowners Association.

(Signatures of the following homeowners are attached on the following page. This is not a complete list of concerned homeowners on Mountain Spring Ave)

North side of Mountain Spring Ave:

Lynn and Roy Oakley	30-32 Mountain Spring Ave
Rina and Michael Donovan	50 Mountain Spring Ave
Eliot Charles	54 Mountain Spring Ave
Rosemarie MacGuinness	60 Mountain Spring Ave
Dagmar Beyerlein	74 Mountain Spring Ave
Oleg and Ruth Obuhoff	82 Mountain Spring Ave
Brian Flynn and Dora Drimass	90 Mountain Spring Ave
Irene and Larry Wong	100 Mountain Spring Ave
Pauline and David Grissom	120 Mountain Spring Ave

South side of Mountain Spring Ave:

David Sullivan	2 Glenbrook
Janet and Lloyd Cluff	33 Mountain Spring Ave
Meg and Ron Niver	65 Mountain Spring Ave
Dan and Megan O'Keeffe	75 Mountain Spring Ave
Lisa Douglass	
Steve Pearlmutter	99 Mountain Spring Ave
Catherine Marconi	101 Mountain Spring Ave
Richie and Autumn Benavidez	115 Mountain Spring Ave
Akansha Sahu	
Gaurav Rastogi	145 Mountain Spring Ave

cc: Mr. Jeff Horn, Project Planner, San Francisco Planning Department
Mr. Reza Khoshnevisan, Project Architect, SIA Consulting Group

[1] Please send your response to the Mountain Spring Avenue Homeowners Association, c/o Rosemarie MacGuinness, 60 Mountain Spring Avenue, San Francisco, CA 94114

Homeowner Signatures

Printed Name & Address	Signature & Date
DANIEL O'Keefe 75 Mountain Spring	11-19-18
Megan O'Keefe 75 Mountain Spring	11-19-18
ROSEMARIE MAC GUINNESS 60 Mountain Spring Ave	
Michael Donovan 50 Mountain Spring Ave	
Pauline Grissom 126 Mountain Spring	
DAVID GRISSOM 126 MOUNTAIN SPRING	
DAGMAR BEYERLEIN 74 MOUNTAIN SPRING AVE	
Catherine A. Marconi 101 Mountain Spring Ave	11-29-2018
CATHERINE DONOVAN 50 Mountain Spring AVE	11.29.18
JANET CLUFF 33 Mountain Spring	11-29-18
Lloyd Cluff 33 Mountain Spring	

Letter to Mr. Cassidy, November 2018

Homeowner Signatures

Printed Name & Address	Signature & Date
Eliot Charles 54 Mountain Spring	
Larry & Irene Lowy 100 Mtn. Spring Ave	
Oleg Obukhoff 82 Mt Spring	
Ruth Obukhoff 82 Mt Spring	
BRIAN FLYNN 90 MOUNTAIN SPRING AVE	
DORA DRIMALAS 90 MOUNTAINSPRING AVE	
LYNN OAKLEY 32 Mt. Spring Ave	Lynn Oakley 12/4/18
ROY OAKLEY 32 Mt. Spring Ave	Roy Oakley 12/4/18
LISA DOUGLASS 99 MOUNTAINSPRING AVE	
STEVE PEARLMUTTER 99 MOUNTAIN SPRING AVE	
DAVID SULLIVAN 7 GLENbrook	

Homeowner Signatures

Printed Name & Address	Signature & Date
AKANKSHA SAHU 145 MOUNTAIN SPRING AVE	A Sahu
GAURAV RASTOGI 145 MOUNTAIN SPRING AVE	G Rastogi
RICHIE BENAVIDEZ 115 MOUNTAIN SPRING AVE	
Margaret Niver 65 Mountain Spring Ave	Margaret Niver
RONALD E. NIVER 65 MOUNTAIN SPRING AVE	

Homeowner Signatures

Printed Name & Address	Signature & Date
115 Mountain Spring Ave Autumn Benavidez	12-9-18

Exhibit 5: Coldwell Banker Property Details

COLDWELL BANKER
RESIDENTIAL BROKERAGE

ColdwellBankerHomes.com

66 Mountain Spring Ave, San Francisco, CA 94114

$2,480,000

Sold Closed Single Family 4 Beds 2 Full Baths 2,100 Sq. Ft. 1 Car Garage

COLDWELL BANKER | GLOBAL LUXURY.

Charming cul-de-sac location for this stunning two story 4BR/2BA luxury home with sweeping unobstructed views of the Golden Gate, North Bay and Downtown Skyline. Main level includes walk-in entry to open living and dining room with fireplace, master suite and guest bedroom or den. Eat-in kitchen. Lower level includes two family bedrooms and hall bath, laundry, garage access. Amenities include front and rear flat gardens. Bonus large basement levels allow for future expansion potential. This scenic central neighborhood of detached single family homes, near the crest of the Twin Peaks east slope, enjoy the best of SF panoramic views as well as abundant green open spaces, mini-parks, hiking & biking trails. A retreat in the middle of the city!

Full Property Details for 66 Mountain Spring Ave

General

Sold For: $2,480,000
Status: Closed
Type: Single Family
MLS ID: 466479
Added: 632 day(s) ago
Viewed: 194 times

Interior

Number of Rooms: 7
Rooms/Areas: Den/Study, Storage, Wine Cellar
Main Level: 2 Bedrooms, 1 Bath, 1 Master Suite, Living Room, Dining Room, Kitchen
Lower Level: 2 Bedrooms, Family Room
Fireplace: Yes
Flooring: Wall to Wall Carpet, Partial Hardwood

Rooms

BATHROOMS

Total Bathrooms: 2
Full Bathrooms: 2
Bathroom Features: Tile, Shower and Tub, Shower Stall, Tub in Master Bdrm

BEDROOMS

Total Bedrooms: 4

OTHER ROOMS

Living Room: View
Kitchen: Gas Range, Refrigerator, Dishwasher, Garbage Disposal, Tile Counter, Breakfast Area, Pantry
Dining Room: Lvng/Dng Rm Combo

Heating & Cooling

Heating Type: Central Heating, Gas

Utilities

Water: Water-Public, Sewer System-Public
Water/Sewer: Water-Public, Sewer System-Public

Structural Information

Architectural Style: Traditional
Stories/Levels: 2
Stories Description: Detached, 2 Stories
Square Feet: 2,100
Sq. Ft. Source: Per Tax Records
Year Built: 1947

Lot Features

Property View: Panoramic, Bay Bridge, Golden Gate Bridge, Downtown, Ocean, Park, Mount Tamalpais, Mount Diablo
Lot Size (Acres): 0.11
Lot Size (Sq. Ft.): 4,996
Zoning: RH-1(D)
Lot Description: Downslope

Water Features

Laundry: Washer/Dryer, In Closet
Other Room 1: Den/Study, Storage, Wine Cellar

Additional Information

Other Features: Garden, Landscaping-Front, Landscaping-Rear

Parking

Garage Spaces: 1
Parking: Attached, Garage, Auto Door, Interior Access
Garage Description: Attached, Garage, Auto Door, Interior Access

Location

Area: CLARENDON HEIGHTS
County: San Francisco
Cross Streets: Glenbrook
Driving Directions: From Twin Peaks, turn uphill onto Mountain Spring

Water Front Desc.: Water-Public, Sewer System-Public

Financial Considerations

Price Per Sq. Ft.: $1,180.95

Disclosures and Reports

Legal Disclosures: Disclosure Pkg Avail
APN: 2706025

Meet the listing agent

— 66 Mountain Spring Ave —

Dona Crowder
CalRE#: 00570185
☐ Email Me
(415) 310-5933 *mobile*
(415) 229-1399 *direct*

Schools serving 66 Mountain Spring Ave

School District:San Francisco Unified School District

Score	Name	Grades	Distance
8	Clarendon Elementary School 500 Clarendon Ave, San Francisco, CA 94131	K-5	0.5 mi
8	Presidio Middle School 450 30th Avenue, San Francisco, CA 94121	6-8	2.7 mi
3	Independence High School, San Francisco, CA 1350 7th Ave, San Francisco, CA 94116	9-12	0.8 mi

4	The Academy - San Francisco At McAteer 555 Portola Drive, San Francisco, CA 94131	9-12	0.9 mi
2	Mission High School 3750 18th Street, San Francisco, CA 94114	9-12	1.3 mi
NR	Ida B. Wells High School 1099 Hayes Street, San Francisco, CA 94117	9-12	1.5 mi
8	Raoul Wallenberg High School 40 Vega St, San Francisco, CA 94115	9-12	1.5 mi
2	John O'Connell High School 2355 Folsom St, San Francisco, CA 94110	9-12	2 mi
NR	Downtown High School 693 Vermont St, San Francisco, CA 94107	9-12	2.5 mi

Disclaimer: School ratings provided by GreatSchools. Ratings are on a scale of 1-10. Learn more about GreatSchools ratings. School attendance boundaries provided by Pitney Bowes and are for reference only. Contact the school directly to verify enrollment eligibility.

Price & Sales History for 66 Mountain Spring Ave

Date	Details	Price	Change	Source
3/19/2018	Sold	$2,480,000	3.55%	MLS
2/05/2018	Listed	$2,395,000	—	MLS

Disclaimer: Historical sales information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

66 Mountain Spring Avenue, San Francisco, CA 94114 (MLS# 466479) is a Single Family property that was sold at $2,480,000 on March 19, 2018. This property was listed by Dona Crowder from our S.F. Pacific Heights Office. Want to learn more about 66 Mountain Spring Avenue? Do you have questions about finding other Single Family real estate for sale in Clarendon Heights? You can browse all Clarendon Heights real estate or contact a Coldwell Banker agent to request more information.

Notice of Pre-Application Meeting

4/27/2018
Date

Dear Neighbor:
You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 66 Mountain Spring Ave, cross street(s) Twin Peaks Blvd & Clarendon Ave (Block/Lot#: 2706/025; Zoning: RH-1(D)), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- ☑ New Construction;
- ☐ Any vertical addition of 7 feet or more;
- ☐ Any horizontal addition of 10 feet or more;
- ☐ Decks over 10 feet above grade or within the required rear yard;
- ☐ All Formula Retail uses subject to a Conditional Use Authorization;
- ☐ PDR-I-B, Section 313;
- ☐ Community Business Priority Processing Program (CB3P).

The development proposal is to: Proposed New Construction of 3-story single family home

Existing # of dwelling units:	1	Proposed:	1	Permitted:	1
Existing bldg square footage:	3,349	Proposed:	6,000	Permitted:	7,900
Existing # of stories:	3	Proposed:	3	Permitted:	3
Existing bldg height:	20.8'	Proposed:	21.5'	Permitted:	35'
Existing bldg depth:	49'	Proposed:	60'	Permitted:	60'

MEETING INFORMATION:
Property Owner(s) name(s): Leo & Deirdre Cassidy
Project Sponsor(s): SIA Consulting Corp.
Contact information (email/phone): amir@siaconsult.com / 415-741-1292 x 104
Meeting Address*: 101 Glenbrook Ave, San Francisco, CA 94114
Date of meeting: Wednesday, 5/16/2018
Time of meeting:** 6:00 PM

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m, unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

Exhibit 7: SF Planning Department Notice of Permit Application (Section 311) 10/2/2019

SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **May 17, 2018**, Building Permit Application No. **2018.0517.9469** (new construction) and **2018.0517.9470 (demolition)** was filed for work at the Project Address below.

Notice Date: **October 2nd, 2019** **Expiration Date:** **November 1st, 2019**

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	**66 Mountain Spring Avenue**	Applicant:	**SIA Consulting Corporation**
Cross Street(s):	**Glenbrook Avenue**	Address:	**1256 Howard Street**
Block/Lot No.:	**2706/025**	City, State:	**San Francisco, California 94103**
Zoning District(s):	**RH-1(D) / 40-X**	Telephone:	**(415) 741-1292**
Record No.:	**2018-007763PRJ**	Email:	amir@siaconsult.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		
☑ Demolition	☑ New Construction	☐ Alteration
☐ Change of Use	☐ Façade Alteration(s)	☐ Front Addition
☐ Rear Addition	☐ Side Addition	☐ Vertical Addition

PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single-Family Home	No Change
Front Setback	21'-0"	15'-0"
Side Setbacks	3'-3"/3-6"	5'-0"
Building Depth	49'-0"	60'-0"
Rear Yard	30'-0"	25'-0"
Building Height	20'-1" at peak of roof	21'-0"
Number of Stories	2 over basement	2
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	2

PROJECT DESCRIPTION

The proposal is for the demolition of an existing 4,763 gross square-foot two-story-over-basement single-family home and the construction of a new 5,869 gross-square-foot three-story single-family home. The project includes 5,454 square feet of conditioned living space and a 415 square foot garage. Please see the attached plans.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

For more information, please contact Planning Department staff:

Planner: Jeff Horn
Telephone: (415) 575-6925
E-mail: jeffrey.horn@sfgov.org

EXHIBIT 8: Mountain Spring Home Size Analysis

Mountain Spring *Average* Home Size Analysis

	Average MS Home (sf)	66 MS Proposed (sf)	66 MS vs. average MS Home (sf)	Comparison
All homes	3,047	5454	2,407	2,407sf larger than average MS home
Homes on N side only	2,741	5454	2,713	2,713 sf larger than average MS home on north side

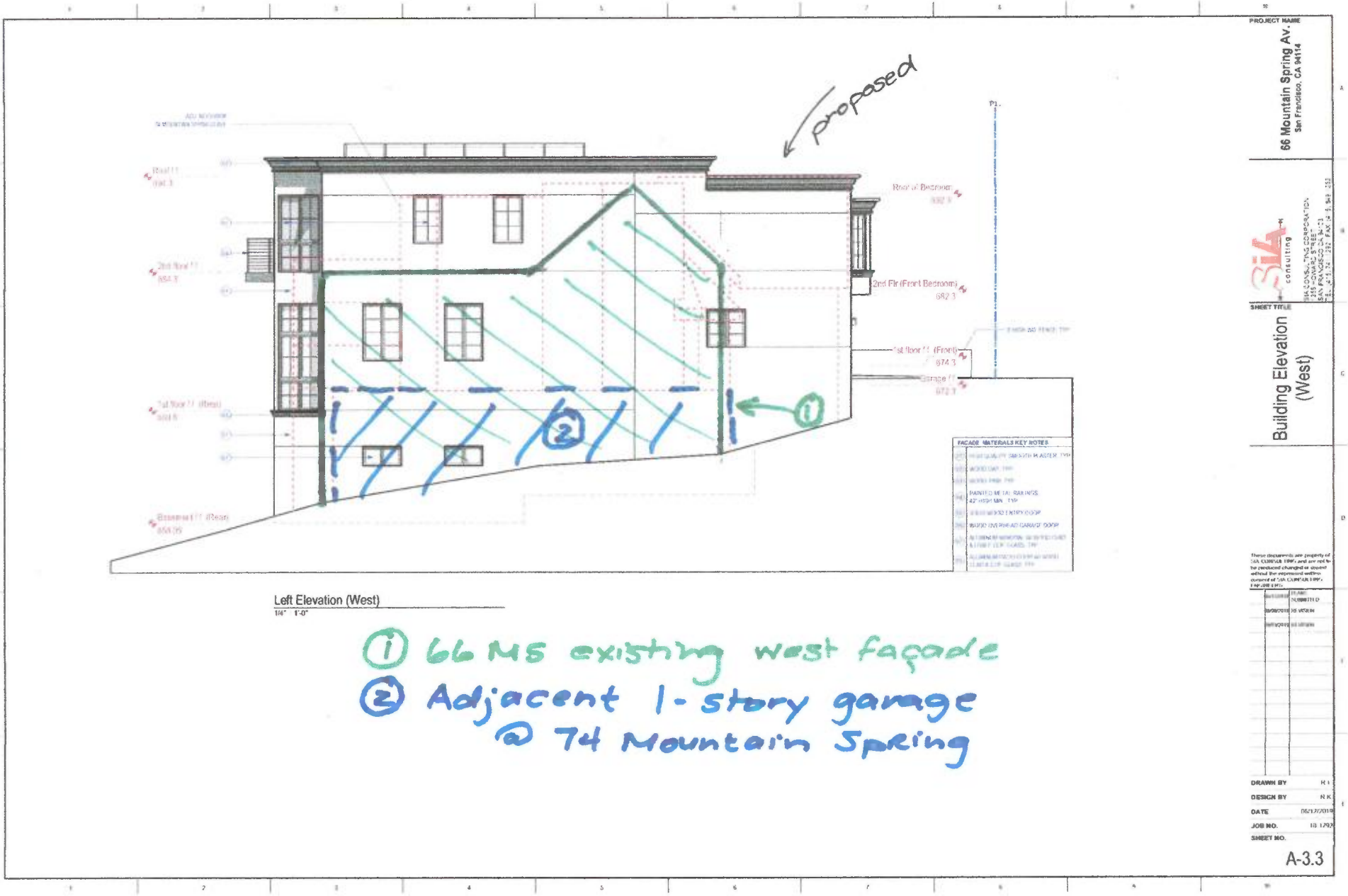
Mountain Spring *Largest* Current Home Size Analysis

	Largest MS Home (sf)	66 MS Proposed (sf)	66 MS vs. Largest MS Home (sf)	Comparison
All homes (33 MS; 13,194 sf lot)	5,928	5454	474	Largest home is 474 sf larger than 66 MS, but it occupies a 13K sf lot (2.6X larger lot)
Homes on N side only (44 MS; 7,450 sf lot)	3,823	5454	(1,631)	66 MS is 1,631 sf larger than all other houses on north MS

Raw Data from Tax Assessor

ADDRESS	Habitable sf	Parcel Area sf	Notes
10 Mountain Spring Ave	3114	4464	
20 Mountain Spring Ave	1976	3598	
32 Mountain Spring Ave	2275	6150	
34 Mountain Spring Ave	1528	3807	
44 Mountain Spring Ave	**3823**	**7450**	Largest house on north Mountain Spring (downslope); 7.5K sf lot
54 Mountain Spring Ave	3614	7496	
60 Mountain Spring Ave	3582	5000	
74 Mountain Spring Ave	3800	7500	
82 Mountain Spring Ave	1770	6499	
90 Mountain Spring Ave	2480	6865	
100 Mountain Spring Ave	2100	3645	
120 Mountain Spring Ave	2774	4133	
2 Mountain Spring Ave	3524	3545	
21 Mountain Spring Ave	1795	7004	
33 Mountain Spring Ave	**5928**	**13194**	Largest house on Mountain Spring; 13K sf lot
65 Mountain Spring Ave	3513	5500	
75 Mountain Spring Ave	**5732**	**9997**	2nd largest house on MS; 10K sf lot
66 Mountain Spring Ave	2100	4996	
89 Mountain Spring Ave	2653	4996	
25 Mountain Spring Ave	3880	5000	
50 Mountain Spring Ave	3695	4996	
85 Mountain Spring Ave	2366	4996	
99 Mountain Spring Ave	3510	5000	
101 Mountain Spring Ave	1912	4996	
115 Mountain Spring Ave	1915	4996	
125 Mountain Spring Ave	2570	5000	
135 Mountain Spring Ave	4342	4996	

Exhibit 9: Proposed West Facing Façade is Double the Size of the Existing



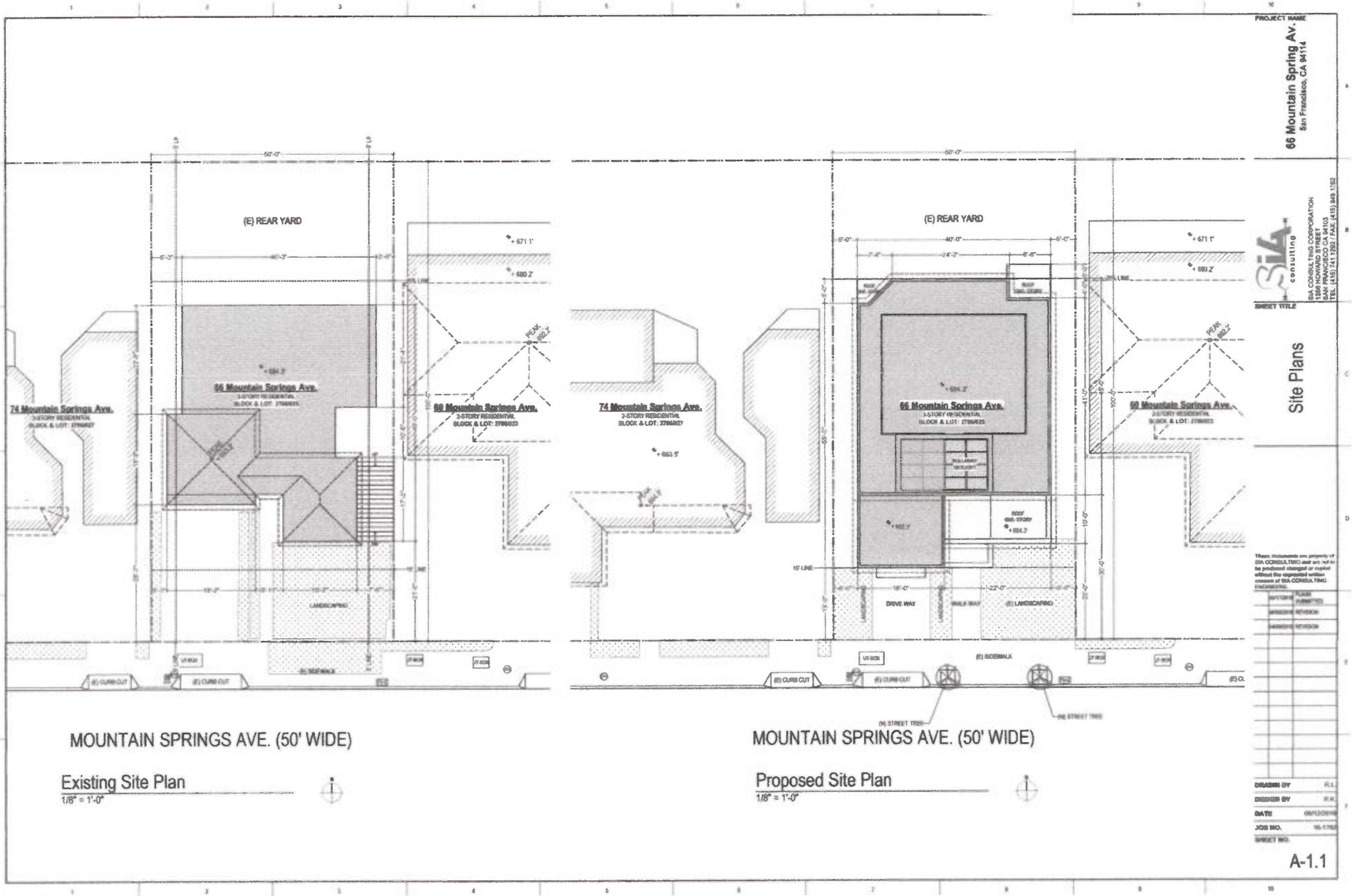
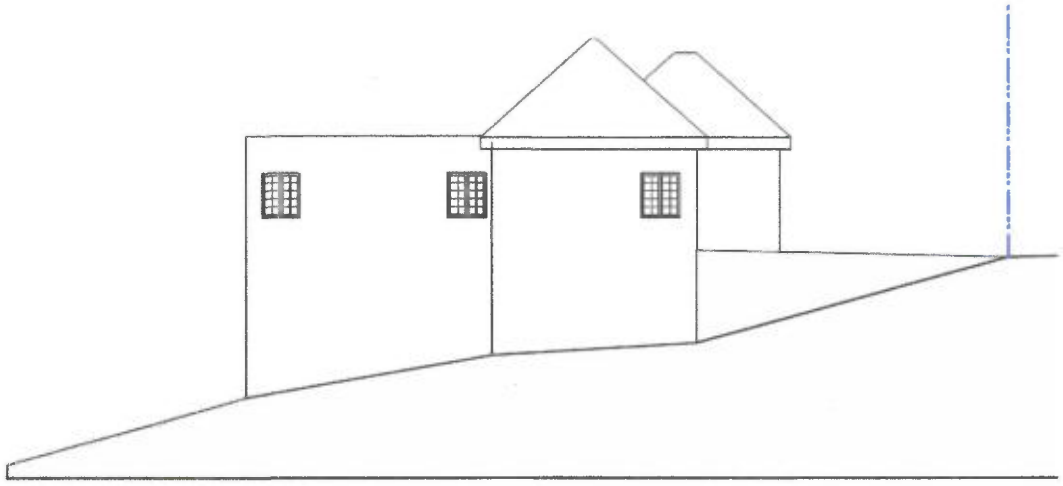
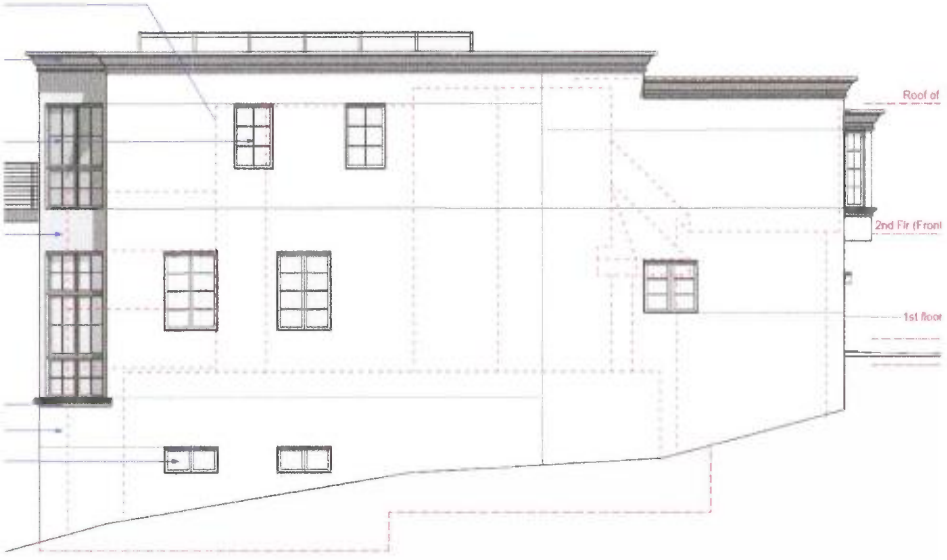

(E) REAR YARD
66 Mountain Springs Ave.
74 Mountain Springs Ave.
68 Mountain Springs Ave.
MOUNTAIN SPRINGS AVE. (50' WIDE)
Existing Site Plan
1/8" = 1'-0"
(E) REAR YARD
66 Mountain Springs Ave.
74 Mountain Springs Ave.
68 Mountain Springs Ave.
DRIVE WAY
(E) SIDEWALK
MOUNTAIN SPRINGS AVE. (50' WIDE)
Proposed Site Plan
1/8" = 1'-0"
PROJECT NAME
66 Mountain Spring Av.
San Francisco, CA 94114
SHEET TITLE
Site Plans
A-1.1

Exhibit 11: Existing & Proposed West-Facing Windows



Existing Left Elevation (West)
1/8" = 1'-0"



Left Elevation (West)
1/4" = 1'-0"

Exhibit 12: RDG MATRIX

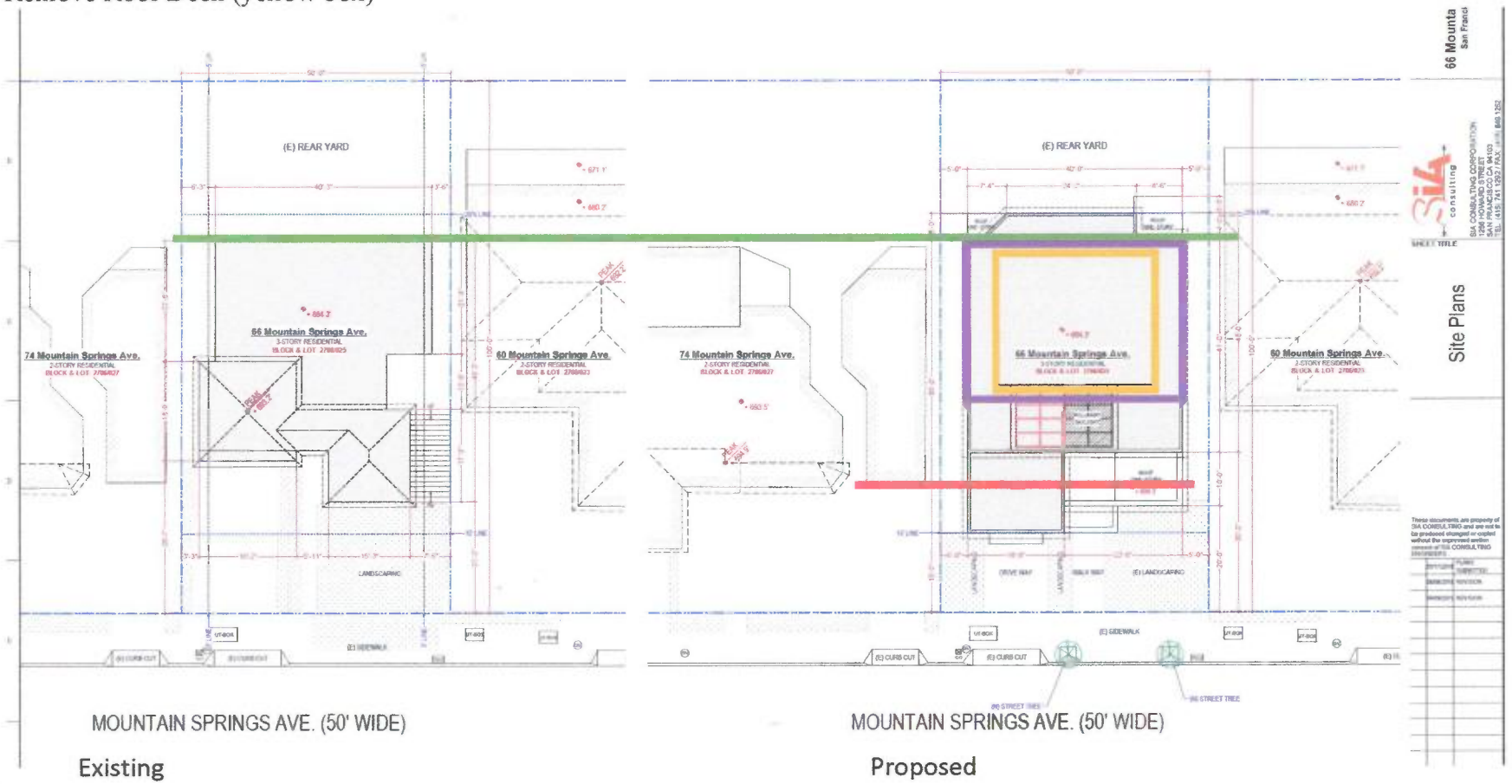
RESIDENTIAL DESIGN GUIDELINES MATRIX										
Project address	66 MOUNTAIN SPRING AVE	REVIEW TYPE	PR-INI	RDAT #1	Sponsor Response	Post RDTA				
Application number	2018-007763PRJ	Date of Review / Response	2/20/19							
Quadrant	SW	Date of Drawings	8/8/19	8/8/19	4/8/19	5/22/19				
Assigned Planner	Jeffrey Horn	Comment author		Trent Greenan	Brad Terrell	Jeff Horn				
Assigned Design Review staff		Meeting Attendees		Jeff Horn, Trent Greenan, David Winslow, Luiz Barata, Elizabeth Gordon-Jonckheer, Glenn Cabreros		Trent Grenaan				
#	Guideline Chapter, Topic	Subtopic	Guideline							
Neighborhood Character										
II1	WHAT IS THE CHARACTER OF THE NEIGHBORHOOD?	Defined Visual Character	GUIDELINE: In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings.	Meets Guideline	NA		NA				
II2		Mixed Visual Character	GUIDELINE: In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual context.	Meets Guideline	Neighborhood has a mix of distinct architectural styles with a strong presence of Mediterranean and modern homes. Hipped and gabled roofs are common. Proposal has a mix of influences that do not adhere to a particular style.						
Site Design										
III 1	TOPOGRAPHY		Guideline: Respect the topography of the site and the surrounding area.	Down sloping lot with existing descending driveway. New Project Proposes street level garage/entrance.	Recommend maintaining downslope at entry to respect topography and minimize height of street facing volume.	The proposed design has been revised to lower the garage elevation by two feet. We maintain that the front entry stoop is consistent with the of the existing house and the context street. Proposed streetscape garden walls and landscaping are suggested to correspond with adjacent sidewalk conditions.	MEETS GUIDELINE				
III 2	FRONT SETBACK		GUIDELINE: Treat the front setback so that it provides a pedestrian scale and enhances the street.	Meets Guideline	MEETS GUIDELINE		MEETS GUIDELINE				
III 3		Varied Front Setbacks	GUIDELINE: In areas with varied front setbacks, design building setbacks to act as a transition between adjacent buildings and to unify the overall streetscape.	Meets Guideline	MEETS GUIDELINE		MEETS GUIDELINE				
III 4		Landscaping	GUIDELINE: Provide landscaping in the front setback.	Meets Guideline	MEETS GUIDELINE		MEETS GUIDELINE				
III 5	SIDE SPACING BETWEEN BUILDINGS		GUIDELINE: Respect the existing pattern of side spacing.	Meets Guideline: Provides 9 foot side setbacks per R4-1(D)	MEETS GUIDELINE		MEETS GUIDELINE				
III 6	REAR YARD		GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties.	Meets Guideline	MEETS GUIDELINE		MEETS GUIDELINE				
III 7	VIEWS		GUIDELINE: Protect major public views from public spaces.	NA	NA		NA				
III 8	SPECIAL BUILDING LOCATIONS	Corner Buildings	GUIDELINE: Provide greater visual emphasis to corner buildings.	NA	NA		NA				
III 9		Building Abutting Public Spaces	GUIDELINE: Design building facades to enhance and complement adjacent public spaces.	NA	NA		NA				
III 10		Rear Yard	GUIDELINE: Articulate the building to minimize impacts on light to adjacent cottages.	NA	NA		NA				
Existing Scale and Form										
IV 1		Building Scale	GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings.	Two-story with Flat Roof	The mass of the project is out of scale with adjacent homes. These homes reduce their scale through a combination of sloping down to the entry and multiple volumes and shaped roofs that break up their massing. Recommend maintaining slope down to entry, lowering ceiling height of second floor, eliminating parapet, and breaking up massing/ roof forms to reduce scale.	The proposed design has been revised to both reduce the overall height and lower the garage/second floor bedroom volume elevation by two feet to better break up the the massing. The proposed rusticated finish at the base of the 2 story volume distinguishes the ground floor and breaks up the elevation.	Changes where made in regards to lowering building and parapet, and breaking up massing/ roof forms to reduce scale. Further reduction of massing should be made by providing a 3 foot setback along the east side of the top floor.				
IV 2		Building Scale at the Street	GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the street.	Full two-stories at front wall.	See comment IV 1		See comment IV 1				

RESIDENTIAL DESIGN GUIDELINES MATRIX										
Project address	66 MOUNTAIN SPRING AVE	REVIEW TYPE	PR-INI	RDAT #1	Sponsor Response	Post RDTA				
Application number	2018-007763PRJ	Date of Review / Response	2/20/19							
Quadrant	SW	Date of Drawings	8/8/19	8/8/19	4/8/19	5/22/19				
Assigned Planner	Jeffrey Horn	Comment author		Trent Greenan	Brad Terrell	Jeff Horn				
Assigned Design Review staff		Meeting Attendees		Jeff Horn, Trent Greenan, David Winslow, Luiz Barata, Elizabeth Gordon-Jonckheer, Glenn Cabreros		Trent Grenaan				
IV 3		Building Scale at the Mid-Block Open Space	GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.	Meets Guideline: Depth is at 25%, less the average of two adjacent neighbors	MEETS GUIDELINE		MEETS GUIDELINE				
IV 4	BUILDING FORM		GUIDELINE: Design the building's form to be compatible with that of surrounding buildings.	Limited roof shaping	See comment IV 1		See comment IV 1				
IV 5		Facade Width	GUIDELINE: Design the building's facade width to be compatible with those found on surrounding buildings.	Meets Guideline	MEETS GUIDELINE		See comment IV 1				
IV 6		Proportions	GUIDELINE: Design the building's proportions to be compatible with those found on surrounding buildings.	Proportions out of character	See comment IV 1		See comment IV 1				
IV 7		Rooflines	GUIDELINE: Design rooflines to be compatible with those found on surrounding buildings.	Downhill blockface has character consisting of shaped roofs.	The flat roofs with tall parapet extending full height to the edges of the building do not sufficiently break up the massing.	The proposed design has been revised to incorporate lower parapets and varied elevations of the interlocking volumes.	Please incorprate a 3 foot side setback along the east side of the top floor.				
Architectural Projects											
V 1	BUILDING ENTRANCES		GUIDELINE: Design building entrances to enhance the connection between the public realm of the street and sidewalk and the private realm of the building.	Meets Guideline	The double height entry volume is out of context with the neighbors and accentuates the height and mass of the home.	The proposed design has been revised to reduce the entry foyer volume.	Further reduce the double height entry. The volume remains out of context with the neighbors and accentuates the height and mass of the home.				
V 2		Location of Building Entrances	GUIDELINE: Respect the existing pattern of building entrances.	Meets Guideline	MEETS GUIDELINE		MEETS GUIDELINE				
V 3		Front Porches	GUIDELINE: Provide front porches that are compatible with existing porches of surrounding buildings.	Meets Guideline	NA		NA				
V 4		Utility Panels	GUIDELINE: Locate utility panels so they are not visible on the front building wall or on the sidewalk.	NA	Show location in plans.		Show location in plans and elevations.				
V 5	BAY WINDOWS		GUIDELINE: Design the length, height and type of bay windows to be compatible with those on surrounding buildings.	NA	NA		NA				
V 6	GARAGES	Garage Structures	GUIDELINE: Detail garage structures to create a visually interesting street frontage.	Meets Guideline	NA		NA				
V 7		Garage Door Design and Placement	GUIDELINE: Design and place garage entrances and doors to be compatible with the building and the surrounding area.	Door width	MEETS GUIDELINE		MEETS GUIDELINE				
V 8		Garage Door Widths	GUIDELINE: Minimize the width of garage entrances.	Not Dimensioned, exceeding 10 feet	Dimension garage door. Door should not exceed 10' width.		MEETS GUIDELINE				
V 9		Curb Cuts	GUIDELINE: Coordinate the placement of curb cuts.	Meets Guideline	MEETS GUIDELINE		MEETS GUIDELINE				
V 9	ROOFTOP ARCHITECTURAL FEATURES		GUIDELINE: Sensitively locate and screen rooftop features so they do not dominate the appearance of a building.	Meets Guideline	MEETS GUIDELINE		MEETS GUIDELINE				
V 10		Stair Penthouses	GUIDELINE: Design stair penthouses to minimize their visibility from the street.	NA	NA		NA				
V 11		Parapets	GUIDELINE: Design parapets to be compatible with overall building proportions and other building elements.	Add height	The tall parapets add height and mass to the building.		MEETS GUIDELINE				
V 12		Dormers	GUIDELINE: Design dormers to be compatible with the architectural character of surrounding buildings.	NA	NA		NA				
V 13		Windscreens	GUIDELINE: Design windscreens to minimize impacts on the building's design and on light to adjacent buildings.	NA	NA		NA				
Building Details											
VI 1	ARCHITECTURAL DETAILS		GUIDELINE: Design the placement and scale of architectural details to be compatible with the building and the surrounding area.	Meets Guideline	MEETS GUIDELINE		MEETS GUIDELINE				
VI 2	WINDOWS		GUIDELINE: Use windows that contribute to the architectural character of the building and the neighborhood.	Meets Guideline	MEETS GUIDELINE		MEETS GUIDELINE				

RESIDENTIAL DESIGN GUIDELINES MATRIX										
Project address	66 MOUNTAIN SPRING AVE	REVIEW TYPE	PR-INI	RDAT #1	Sponsor Response	Post RDTA				
Application number	2018-007763PRJ	Date of Review / Response	2/20/19							
Quadrant	SW	Date of Drawings	8/8/19	8/8/19	4/8/19	5/22/19				
Assigned Planner	Jeffrey Horn	Comment author		Trent Greenan	Brad Terrell	Jeff Horn				
Assigned Design Review staff		Meeting Attendees		Jeff Horn, Trent Greenan, David Winslow, Luiz Barata, Elizabeth Gordon-Jonckheer, Glenn Cabreros		Trent Grenaan				
VI 3		Window Size	GUIDELINE: Relate the proportion and size of windows to that of existing buildings in the neighborhood.	Meets Guideline	MEETS GUIDELINE		The window above the garage has an unproportional horizontal orientation. Reduce the width of the window to better align with the garage door's width.			
VI 4		Window Features	GUIDELINE: Design window features to be compatible with the building's architectural character, as well as other buildings in the neighborhood.	Meets Guideline	MEETS GUIDELINE		MEETS GUIDELINE			
VI 5		Window Material	GUIDELINE: Use window materials that are compatible with those found on surrounding buildings, especially on facades visible from the street.	Meets Guideline	MEETS GUIDELINE		MEETS GUIDELINE			
VI 6	EXTERIOR MATERIALS		GUIDELINE: The type, finish, and quality of a building's materials must be compatible with those used in the surrounding area.	Meets Guideline	MEETS GUIDELINE		MEETS GUIDELINE			
VI 7		Exposed Building Walls	GUIDELINE: All exposed walls must be covered and finished with quality materials that are compatible with the front facade and adjacent buildings.	Meets Guideline	MEETS GUIDELINE		MEETS GUIDELINE			
VI 8		Material Detailing	GUIDELINE: Ensure that materials are properly detailed and appropriately applied.	Meets Guideline	MEETS GUIDELINE		Provide more details on the cornice, the render and plan elevations are not consistent. A detailed cornice may help define the architectural style of the building.			

Exhibit 13: Potential Shadow Impact to East-Facing Side of 74 Mountain Spring

Exhibit 14: Proposed Changes: Increase Rear Setback to that of Existing Building (green line). Increase Front Setback to that of Adjacent 1-story Garage (red line). Maintain rear roof height to existing height 684' elevation including parapets (purple box). Remove Roof Deck (yellow box)



Dagmar & Fritz Beyerlein
74 Mountain Spring Avenue
San Francisco, CA 94114

February 6, 2020

San Francisco Planning Commission
1650 Mission Street #400
San Francisco, CA 94103

Subject: *2018-007763DRP-06 February 20, 2020 Hearing on Discretionary Review Requests of permit nos. 2018.0517.9469 and 2018.0517.9470 (66 Mountain Spring Avenue)*

Honorable Planning Commissioners:

We, the homeowners at 74 Mountain Spring Avenue, San Francisco, respectfully submit this letter to summarize and supplement our November 6, 2019 *Request for Discretionary Review* of the proposed demolition of the existing 4,763 gross square foot (sq.ft.) home at 66 Mountain Spring Avenue and the proposal to replace it with a 5,869 sq.ft. house, that is much larger than, and completely out of character with, the other homes on our block and street.

"Table A" that follows shows the proposed home's size compared to other homes on the same block and street. At 5,454 habitable sq.ft. (5,869 gross sq.ft.), it will be the largest home of Block 2706 on Mountain Spring Ave. exceeding the current average and largest habitable home sizes by 2,493 sq.ft. and 1,631 sq.ft., respectively. The substantial square footage increase has significant impact on neighbors and the neighborhood by adding a 2,027 sq.ft. 3rd-floor in addition to a roof deck on top of a 4,763 sq.ft. gross square foot building.

The existing gross square footage of the structure was provided by the developer in the 311 Notice and is notable since it is already 940 sq.ft. bigger than the next biggest house on the block and street. This begs the question: *could the project sponsor realize a substantial expansion of the house by developing the already existing large envelope with minimal long-term impact to neighbors and the neighborhood?* In fact, the construction within the existing 4,763 sq.ft. envelope would be a significant increase over the sponsor's current home at 188 Midcrest Way which lists at 1,874 sq.ft. on a 3,100 sq.ft. parcel. The proposed 5,454 sq.ft. project would result in a home that is nearly three times the size of the sponsor's current home.

Given the much smaller homes on the street and block, we, along with our neighbors on all sides of the proposed new structure, believe the proposal is excessive and will have significant negative impact to the neighborhood character as well as to light and privacy. In addition, the proposed project will set an unwanted precedent for monster-home development and highly visible, privacy-impacting roof decks on the 2706 block of Mountain Spring Avenue.

Table A: Home Size Comparison, 2706 Block Mountain Spring Avenue

Block 2706 Mountain Spring Ave Addresses	Area SQ.FT.	Parcel Area SQ.FT.	Notes
66 ***Proposed*** Habitable	**5,454**	5,000	Proposed 5,869 gross sq.ft.
66 ***Existing*** Gross	**4,763**	5,000	Existing 4,763 gross sq.ft.
44	3,823	7,450	Current largest habitable
50	3,695	4,996	
54	3,614	7,496	
60	3,582	5,000	Adjacent neighbor to east
2	3,524	3,545	
74	3,400	7,500	Adjacent neighbor to west
10	3,114	4,464	
120	2,774	4,133	
90	2,480	6,865	
32	2,275	6,150	
100	2,100	3,645	
20	1,976	3,598	
82	1,770	6,499	
34	1,528	3,807	

Current Average Home (sq.ft.) - habitable	2,961	sq.ft.
Current Largest Home (sq.ft.) - habitable	3,823	sq.ft.
66 Proposed vs. Current Average Home (sq.ft.)	**2,493**	**sq.ft. larger**
66 Proposed vs. Current Largest Home (sq.ft.)	**1,631**	**sq.ft. larger**
66 Current Gross vs. Largest Home (sq.ft.)	**940**	**sq.ft. larger**

The following Figures (1-6) show the character and mass impact of the project relative to the existing properties from the rear (north-facing side). The scale of the proposed solid 25' rear setback and full 697' high structure is clearly incompatible with that of the rear of the adjacent home at 74 Mountain Spring Ave. which has varying roof elevations between 674' and 693' and rear setbacks ranging between 30'-50'. These varying elevations and setbacks were designed specifically to reduce and break up the massing of the rear of the house and allow north and northwest views and light to 66 Mountain Spring Ave. In fact, in 1991, when we purchased our home and moved into the neighborhood, we designed and built a west single-story garage addition *specifically to allow unobstructed views from and light to the west-facing windows of 66 Mountain Spring Ave*. This single-story garage is shown on the right side of Figures (3-6) and below the west-facing windows of Figure 1a. *At that time, we also limited all other renovations to the existing building envelope in order to minimize the impact of building our dream home in conflict with our neighbor's views and preferences.*

By contrast, the proposed design of 66 Mountain Spring Ave. is a large 40' x 60' three-story monolithic structure has no meaningful design considerations at the rear of the house to minimize impact to light, views and privacy to 60 Mountain Spring Ave., 74 Mountain Spring Ave. and others.

The following attached Figures (1-6) provide specific examples of how the proposed structure will impact light and shade to 74 Mountain Spring Ave. The proposed rear height and setback design (Figure 1-6b) will completely block the sunrise light to the master bedroom and bathroom of 74 Mountain Spring Ave. at all times of the year while the current home design (Figures 1-6a) allows significant early morning sunlight.

Figures 3-6 show the privacy impact of the rooftop deck to the garden and home at 74 Mountain Spring Ave. and adjacent properties. The proposed roof deck directly overlooks all adjacent properties and would be a first on the 2706 block of Mountain Spring Ave.

In summary, we believe that the proposed project is uncharacteristically large for our block and street and unnecessarily impacts privacy and light to adjacent properties. We respectfully request the commission to scale back this project as follows:

- Maintain rear roof elevation to the existing 684'. This is the average roof elevation of 74 Mountain Spring and will maintain existing morning light to the property.
- Maintain existing rear setback of ~30' on the upper floors. The rear setback of 74 Mountain Spring Ave is 35'. The smaller, proposed 25' setback would extend the rear of the proposed home 10 feet beyond that of the home at 74 Mountain Spring Ave.
- Maintain existing 4,763 sq.ft. gross building envelope and parcel positioning. The existing gross building envelope is already 940 sq. ft. larger than the next largest home on the block and street. Maintaining this already large building envelope will have minimal long-term impact to the neighbors and is more environmentally friendly than a full demolition and rebuild of a bigger new house.
- Remove roof deck. None of the other homes on the block and street have roof decks and thus this is out of character with the block and street as well as having a major negative impact to privacy of all surrounding neighbors.
- Eliminate or glaze west windows that face directly into private rooms and gardens

Thank you for your consideration in these matters.

Sincerely,

(Owners of 74 Mountain Spring Avenue)

Dagmar Beyerlein, MS, MBA Fritz Beyerlein, PhD

Addendums Attached: Figures (1-6)

Figure 1: Sunrise & Rear Mass Comparison from Master Bedroom – View 1

1a: *Existing* Property - allows morning sunlight into master bedroom of 74 Mountain Spring

1b: *Proposed* Property – blocks morning sunlight into master bedroom of 74 Mountain Spring

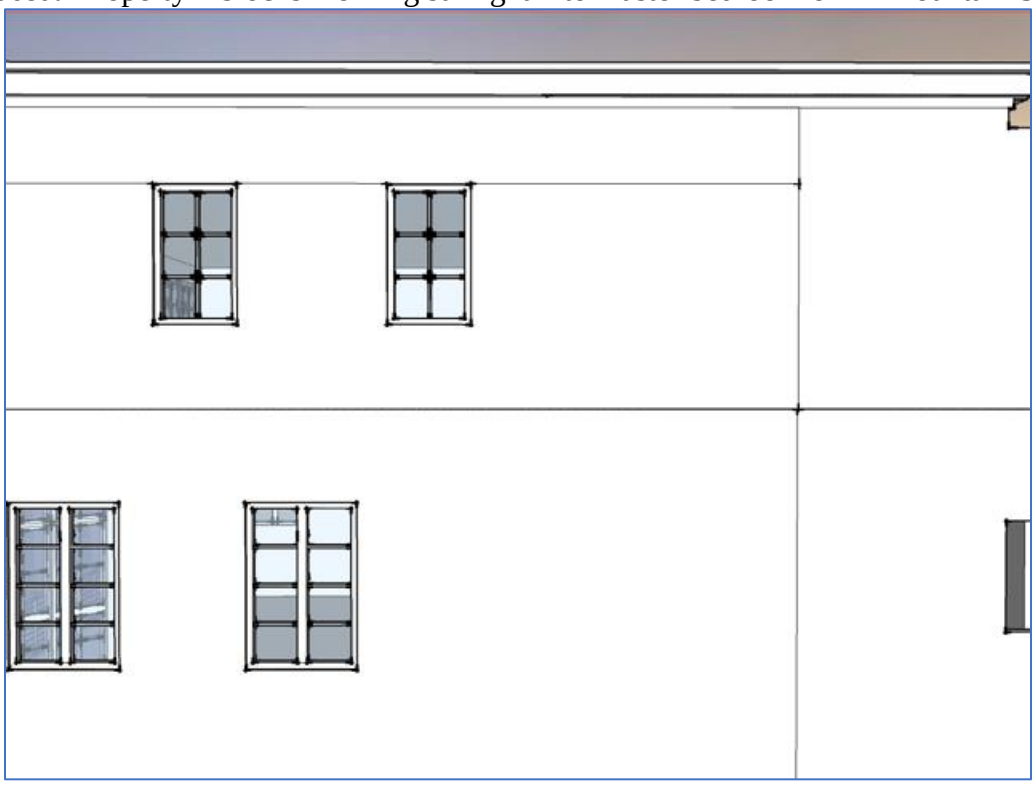
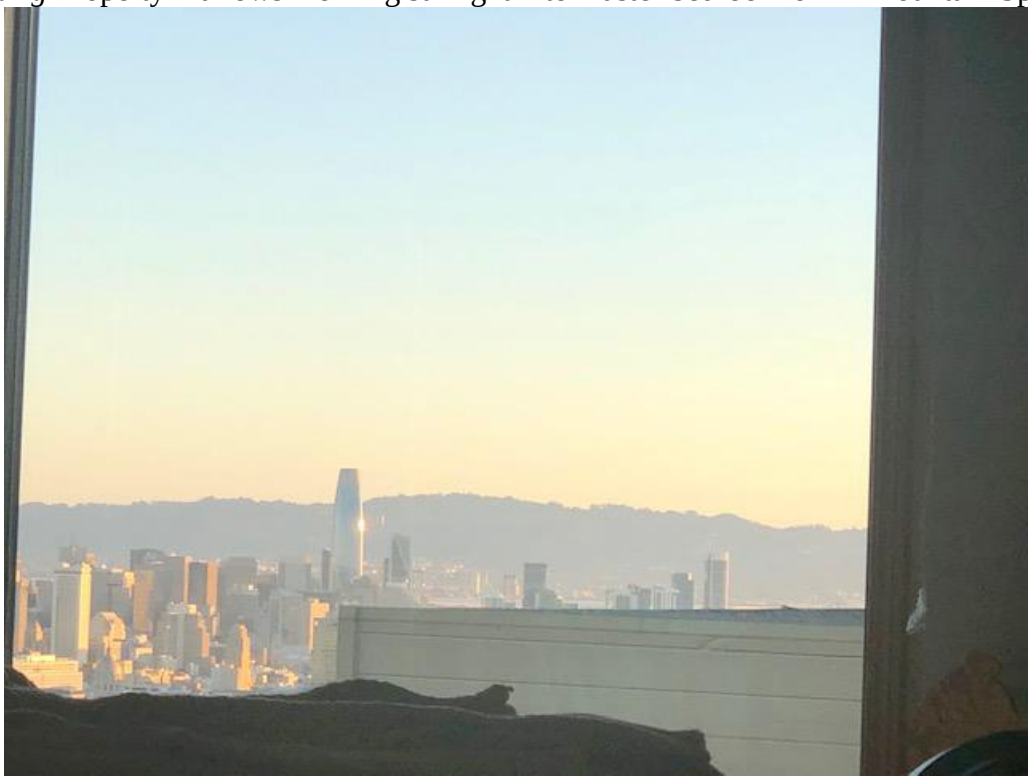


Figure 2: Sunrise and Rear Mass Comparison from Master Bedroom – View 2

2a: *Existing* Property - allows morning sunlight into master bedroom of 74 Mountain Spring



2b: *Proposed* Property – blocks morning sunlight into master bedroom of 74 Mountain Spring

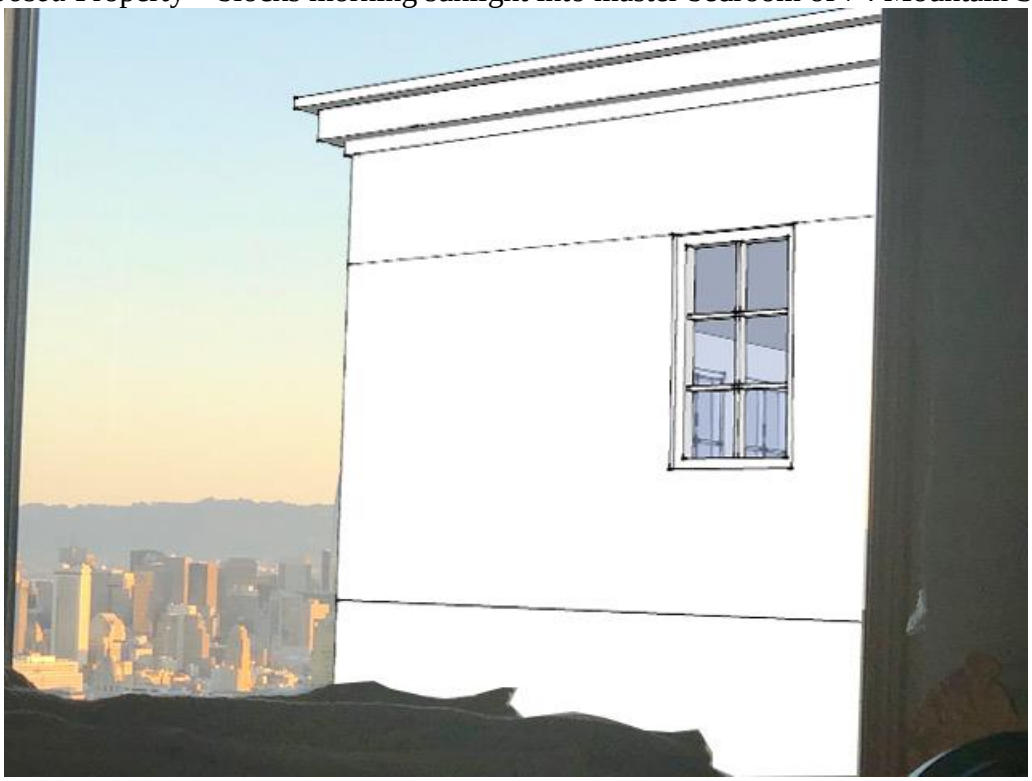
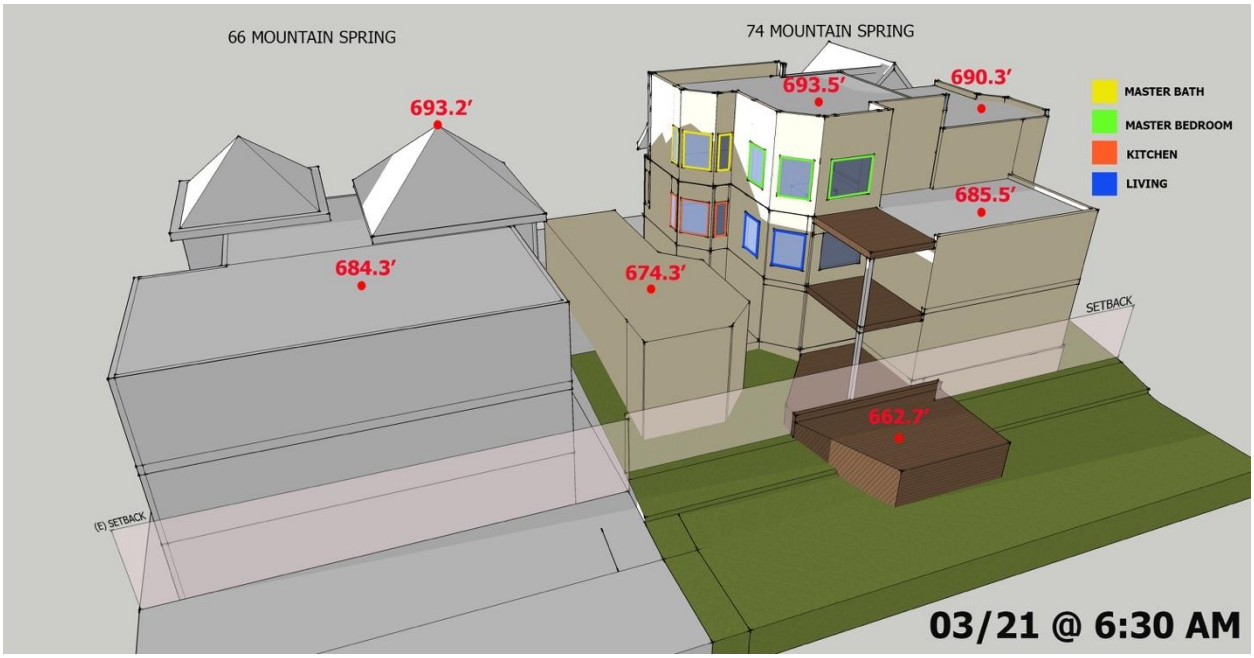


Figure 3: Shadow & Rear Mass Comparison of *Existing* vs. *Proposed* Properties (Sunrise, *March 21)*

3a: *Existing* Property – **allows** sunlight into master bedroom and bathroom at sunrise



3b: *Proposed* Property – **blocks** sunlight into master bedroom and bathroom at sunrise. Rear mass too large relative to adjacent property to at 74 Mountain Spring Avenue

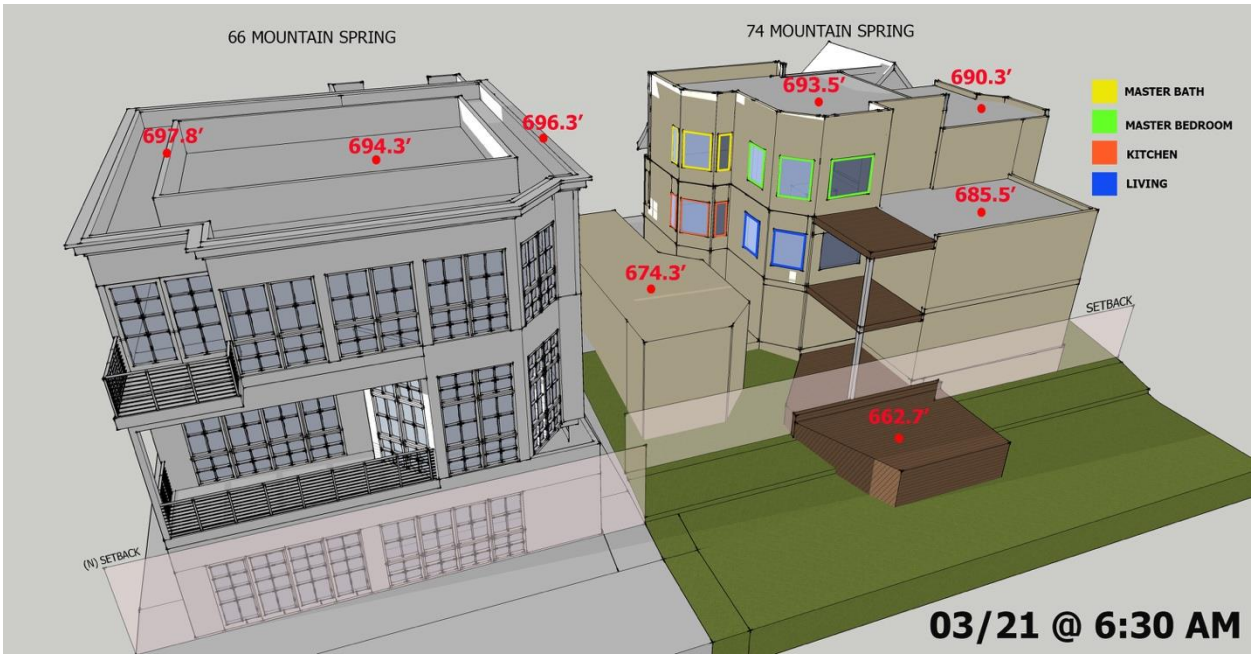
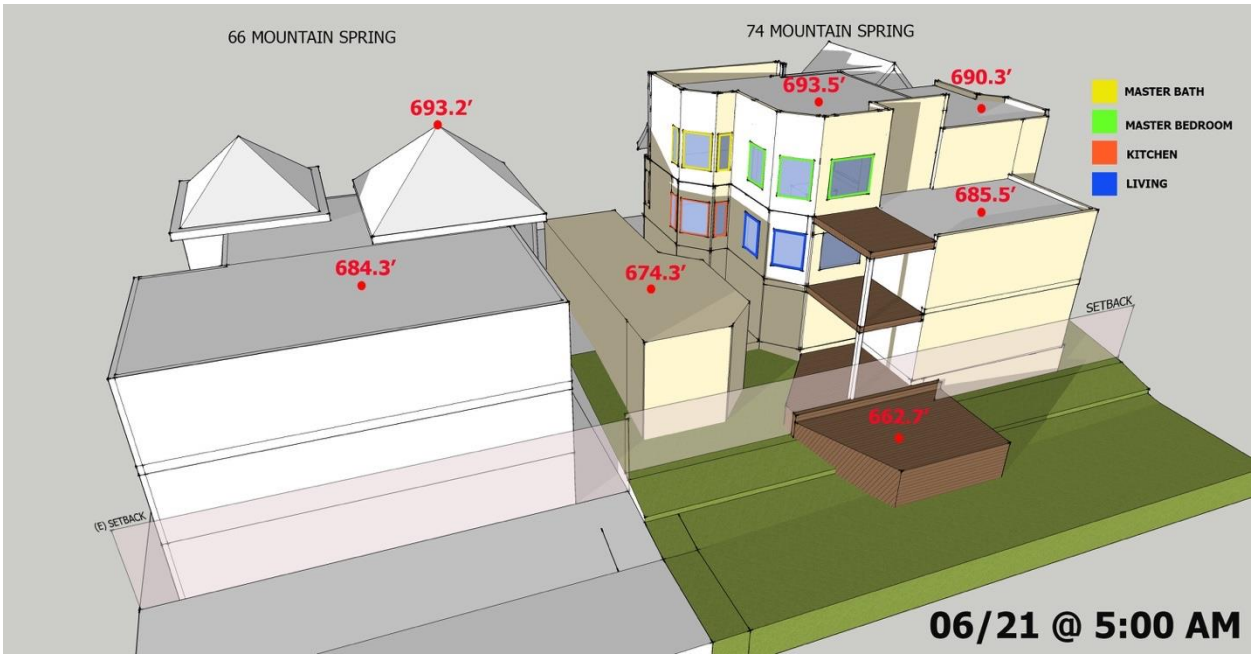


Figure 4: Shadow Comparison of *Existing* vs. *Proposed* Property at Sunrise on *June 21*

4a: *Existing* Property – allows sunlight into master bedroom and bathroom at sunrise



4b: *Proposed* Property – blocks sunlight into master bedroom and bathroom at sunrise. Rear mass too large relative to adjacent property at 74 Mountain Spring Avenue

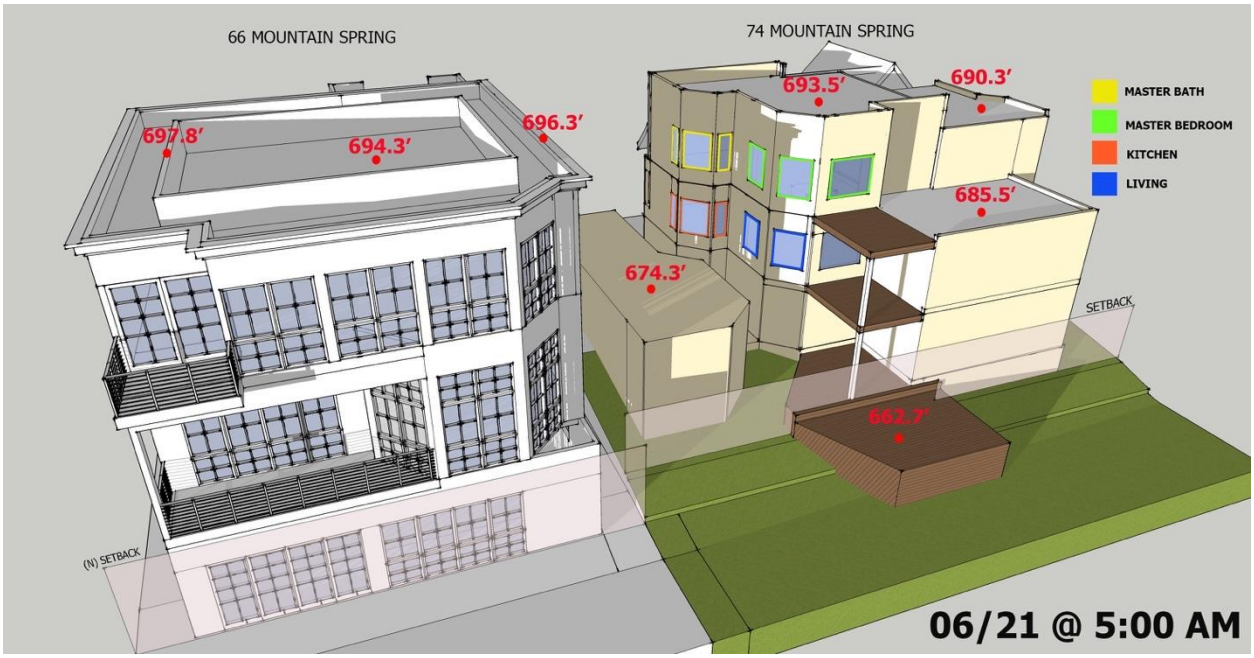
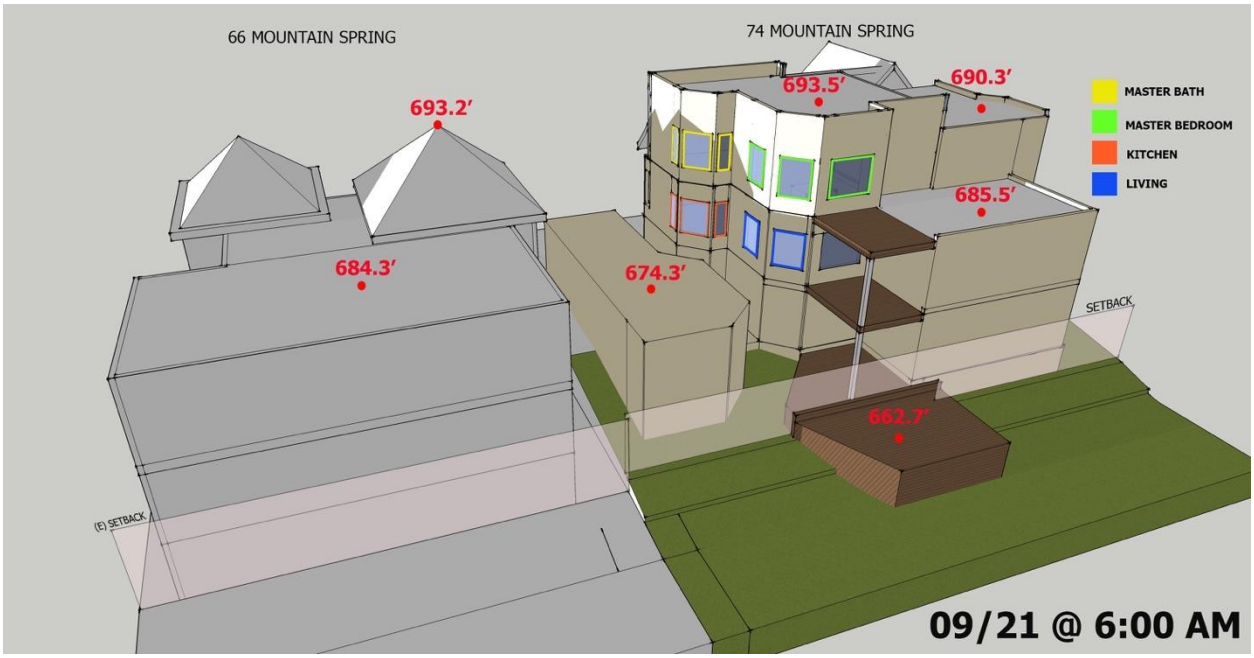


Figure 5: Shadow Comparison of *Existing* vs. *Proposed* Property at Sunrise on *September 21*

5a: *Existing* Property – allows sunlight into master bedroom and bathroom at sunrise



5b: *Proposed* Property – blocks sunlight into master bedroom and bathroom at sunrise. Rear mass too large relative to adjacent property at 74 Mountain Spring Avenue

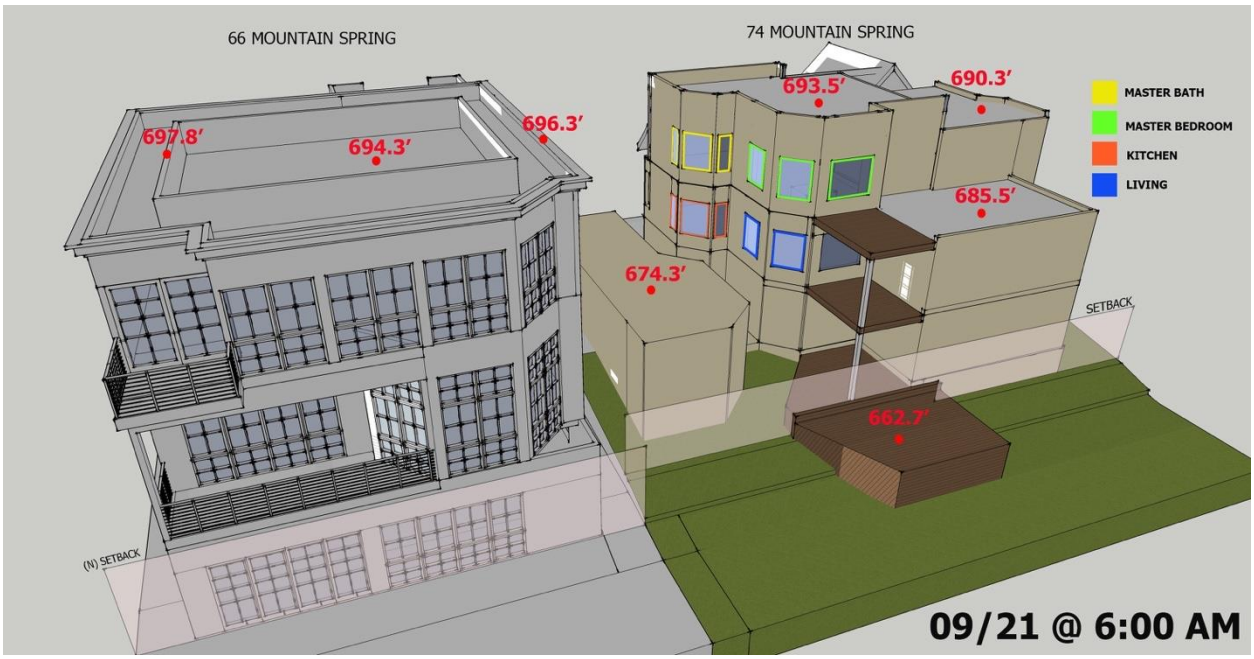
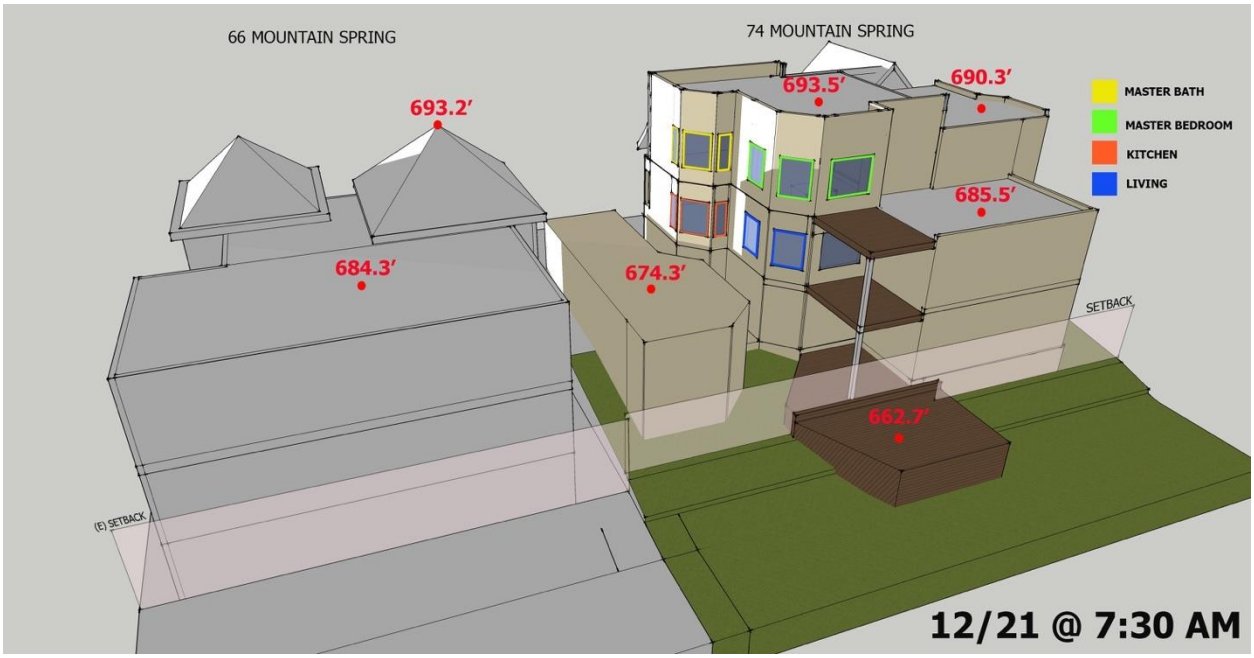
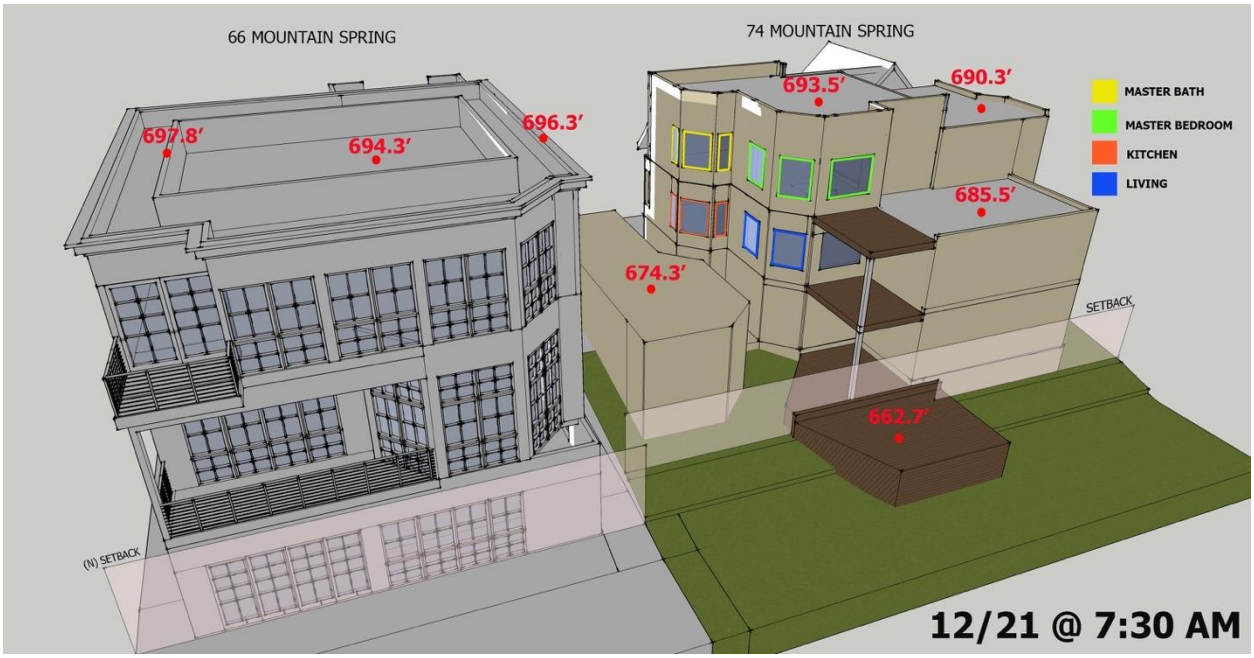


Figure 6: Shadow Comparison of *Existing* vs. *Proposed* Property at Sunrise on *December 21*

6a: *Existing* Property – allows sunlight into master bedroom and bathroom at sunrise



6b: *Proposed* Property – blocks sunlight into master bedroom and bathroom at sunrise. Rear mass too large relative to adjacent property at 74 Mountain Spring Avenue



(End)

San Francisco Planning

1650 MISSION STREET, #400
SAN FRANCISCO, CA 94103
WWW.SFPLANNING.ORG

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

Please read the Discretionary Review Informational Packet carefully before the application form is completed.

WHAT TO SUBMIT:

- ☐ Two (2) complete applications signed.
- ☐ A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- ☐ Photographs or plans that illustrate your concerns.
- ☐ Related covenants or deed restrictions (if any).
- ☐ A digital copy (CD or USB drive) of the above materials (optional).
- ☐ Payment via check, money order or debit/credit for the total fee amount for this application. (See Fee Schedule).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please submit in person at the Planning Information Center:

Location: 1660 Mission Street, Ground Floor
San Francisco, CA 94103-2479

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

PROJECT APPLICATION RECORD NUMBER (PRJ)

San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: Margaret Niver and Ronald Niver

Address: 65 Mountain Spring Ave., SF 94114

Email Address: theniverfamily@gmail.com

Telephone: (415) 722-7808

Information on the Owner of the Property Being Developed

Name: Leo Cassidy

Company/Organization:

Address: 188 Midcrest Way, SF 94131

Email Address:

Telephone:

Property Information and Related Applications

Project Address: 66 Mountain Spring Ave., SF 94114

Block/Lot(s): 2706/025

Building Permit Application No(s):

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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 summarize the result, including any changes that were made to the proposed project.

The Nivers, together with 27 of their neighbors, wrote a lengthy letter to the permit applicant, describing their concerns about the size and design of the proposed project, proposing modifications and requesting additional information. We asked the permit applicant to respond in writing to our letter, but he did not do so. In the plans that applicant subsequently submitted to the City, he ignored most of the neighbors' requested modifications and actually increased the square footage of the proposed project.

DISCRETIONARY REVIEW REQUEST

In the space below and on seperate 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 attached letter and exhibits.

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 attached letter and exhibits.

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 recommendations in attached letter.

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.

Margaret Niver Ronald Niver

Signature

Margaret Niver and Ronald Niver

Name (Printed)

Requestors

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

(415) 722-7808

Phone

theniverfamily@gmail.com

Email

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

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

November 1, 2019

RE: Request for Discretionary Review for Permit Application Nos. 2018.0517.9469 and 2018.0517.9470

Dear Commissioners:

By this letter and attached application and exhibits, Ms. Margaret Niver and Mr. Ronald Niver ("Requestors" or "the Nivers") hereby seek Discretionary Review of the above-referenced permit applications ("project"). The Nivers reside at 65 Spring Mountain Avenue, directly across the street from the proposed project. The Nivers' request contains facts and evidence upon which the Commission should grant Discretionary Review. However, because the existing record contains significant errors and omissions described in detail below, the Requestors intend to supplement their request as additional information becomes available throughout the City's review process.

I. Background

Mountain Spring Avenue is a small street just below the Sutro Tower in an area of Twin Peaks known as Clarendon Heights. There are approximately 15 houses on the north side of Mountain Spring Avenue, including several historic homes. Developer Leo Cassidy ("Developer") seeks to demolish one of those homes, a 2,100 square foot house built in 1947 by noted San Francisco architect Oliver Rousseau, and replace it with a structure almost three times as large (5,651 square feet). The structure that Developer proposes to build is massive by comparison to the other homes on the north side of Mountain Spring Avenue -- much larger overall, much taller at the street level and much larger in comparison to the lot size. Developer's proposed structure is also inconsistent with the design and character of the other homes on the north side of Mountain Spring Avenue. Quite literally, it would stick out like a sore thumb.

On December 4, 2018, 29 neighbors -- almost every person living on Mountain Spring Avenue -- signed a letter to the Developer requesting additional information, including a copy of any historic resource evaluation, geotechnical reports and information about the amount of excavation the proposed project would entail. The Developer failed to provide any of the information requested by the neighbors. The letter also contained a detailed description of the neighbors' concerns regarding the proposed project, including specifics about project modifications the neighbors requested to bring the project into compliance with the City's

Residential Design Guidelines. A copy of the neighbors' letter is attached hereto as Exhibit A. The letter requested a written response but the Developer never provided one. In the plans the Developer subsequently submitted to the City, he ignored almost all of the neighbors' requested modifications and actually increased the square footage of the proposed project.

This Request for Discretionary Review responds to Developer's posted notice under Planning Code section 311.

II. Project Description

The City's CEQA determination described the project as: "PROPOSED NEW CONSTRUCTION OF A THREE-STORY SINGLE-FAMILY HOME." This description is woefully inadequate to describe the true nature and extent of the new construction the Developer is proposing. More troubling, however, is the false information contained in the project description and the 311 Notice.

Most glaring is the misrepresentation of the actual square footage of the existing home at 66 Mountain Spring Avenue. According to tax records and the property's 2018 marketing documents, the existing size of the home at 66 Mountain Spring Avenue is 2,100 square feet. Starting with Developer's Pre-Application Notice, the existing size of the home has increased again and again, culminating with the 311 Notice which states that the square footage is more than double of what the tax records and marketing materials showed in 2018. The four different square footage numbers for the existing house are:

2,100 sq/ft (2018, based on tax records and marketing materials)

3,349 sq/ft (4/27/18 Pre-Application Notice)

4,459 sq/ft (Project Features)

4,763 sq/ft (311 Notice)

The 311 Notice and other post-application documents seem designed to give the false impression that the Developer's proposed project would be only slightly larger than the current home. In fact, however, as reflected in the tax records and MLS listing, the development footprint of the proposed project would increase the building's size by 270%. This error must be rectified. So too must the omission of information in the application about how the property will be used. The project application should state whether the property is ultimately to be used for rental purposes or sale.

Another inaccurate aspect of the description of the existing house as compared to the proposed project concerns the actual height of the two. According to the Developer's 311 Notice, the height of the existing building is 20 feet, 1 inch, at the roof's peak and the proposed project's height would 21 feet. However, Planning Code Section 260(a)(2) requires plans to measure the

upper point as the average height of the rise in the case of a pitched or stepped roof. Therefore, the 311 Notice is inaccurate in stating that the proposed project would be less than one foot taller than the roof on the existing home. When measured according to Code, the height of the roof of the existing building is actually lower than the 20'1" represented in the 311 Notice. Therefore, the difference between the height of the existing roof and the roof of the proposed project is much greater than the 11 inches claimed by the Developer. In fact, when properly measured, the roof on the proposed project is approximately six feet taller than the roof on the existing home. The 311 Notice grossly misrepresented the height of the roof on the proposed project as compared to the existing roof and should be corrected.

In addition, the plans themselves do not provide the appropriate terms of measurement required by the Department's "Plan Submittal Guidelines" which require: heights (in feet and number of stories, calculated as defined in Planning Code Sections 102 and 260) of buildings and any difference in elevation due to pitched roofs or steps in building mass. The record is full of omissions like these, but what is worse is that much of the information in the Developer's submissions is just plain wrong. Tellingly, all of the inaccurate information provided by the Developer has the effect of understating the size and impact of the proposed project.

When the inaccurate information submitted by the Developer is corrected, it becomes clear that the proposed project would be a very large three-story single-family dwelling with a rooftop deck and parapet. This new configuration would result in a street-facing two-story flat roof building with a mass that is grossly out of scale with all of the other north-side, downslope homes on Mountain Spring Avenue. The new building would unnecessarily add a wholly discordant element to that side of the block. In addition, the parcel itself is a steep hillside at risk of slope failure in the event of an earthquake[1] or, increasingly, climate-related intense winter storms.[2] It is incumbent upon the Commission to take these risks seriously and apply a high level of scrutiny to projects vulnerable to both climate change and earthquakes. Likewise, to approve the demolition of livable and picturesque 1947 home designed by Oliver Rousseau is wasteful consumerism at its worst and inconsistent with San Francisco values and policies. Allowing this home to end up as landfill would be a reprehensible act in this day and age.

The Planning Department should require the Developer to provide all missing information and correct the misrepresentations identified above and any others before the Commission considers the proposed project. To do otherwise, deprives everyone involved the opportunity to fully and fairly evaluate what it is *exactly* the Developer is proposing to build.

III. Basis for Discretionary Review

The Nivers are not anti-development. They have never before opposed a construction project, despite the fact that there have been numerous projects at homes on and around Mountain Spring Avenue in recent years. However, in most of those projects, the owners and builders worked with neighbors to address any concerns and the resulting homes were consistent

with the size, design and character of the other homes in the neighborhood. Unfortunately, the Developer here chose to follow a different course of action, ignoring neighbors' concerns, misrepresenting the size and scope of his proposed project, being secretive about the plans for the project and increasing the size of the project over time rather than reducing it.

1. The Proposed Project is Inconsistent with San Francisco's Design Guidelines

The Planning Department's residential design team (RDT) reviewed the Developer's proposed project and found:

"The mass of the project is out of scale with adjacent homes. These homes reduce their scale through a combination of sloping down to the entry and multiple volumes and shaped roofs that break up their massing. Recommend maintaining slope down to entry, lowering ceiling height of second floor, eliminating parapet, and breaking up massing/ roof forms to reduce scale."

The RDT went on to find that the project ran afoul of numerous Residential Design Guidelines regulating residential buildings':

- Visual character;
- Scale and form;
- Scale at the street;
- Topography;
- Proportion;
- Rooflines;
- Entrances; and
- Parapets.

In response, the Developer offered to reduce the overall street-facing height of the proposed project by a meager 24 inches. Inexplicably, the RDT accepted this superficial change which did nothing to address the applicable Guideline requirements. The Nivers agree with the RDT that the street-level height and massing of the proposed project is grossly out of proportion with all other residences on the downslope, north side of Mountain Spring Avenue. And based on that fact, the Nivers request that the Commission direct the developer to reconfigure the proposal to conform to the height, massing and character features that are consistent with the other residences on that side of the street.

A. The Proposed Project Must be Modified to Comply with the Residential Design Guidelines

"The construction of new residential buildings and alteration of existing residential buildings in R districts ***shall*** be consistent with the design policies and guidelines of the General Plan and with the "Residential Design Guidelines."[3] Relevant here, the Guidelines require

proposed projects to be responsive to the overall neighborhood context, because a sudden change in the building pattern can be visually disruptive. Therefore, new development must build on the common rhythms and elements of architectural expression found in a neighborhood.[4] A height reduction of 24 inches did nothing to remedy violations of the following RDGs:

GUIDELINE: Respect the topography of the site and the surrounding area.

The north side of Mountain Spring Avenue, including No. 66, sharply downslopes from the street so that residences on that side take advantage of the topography by greatly minimizing height and mass at street level and building in conformance with the topography. The Developer's proposed project is inconsistent with this guideline because it seeks to maximize height and mass at street level, resulting in a jarring effect with the building elevation out of character with the topography and surrounding homes. Such a project might be appropriate for an upslope parcel; but here it is oversized and wholly inconsistent with the other residences on the north side which downslope and minimize height to one-story at street-level.

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

The RDT found that the "full two-stories at the front wall" led to "proportions out of character" with those of surrounding buildings. Specifically, the Developer's proposed project is incompatible with the height, patterns and architectural features of the surrounding homes on Mountain Spring Avenue. The proposed street-facing two-story flat roof results in a mass that is out of scale with other north-side, downslope homes. This is because existing homes all reduced their scale through a combination of maintaining single story height at street level, sloping down to the entry and multiple volumes and shaped roofs that break up massing in the front. The Developer should be required to do the same here.

GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the street.

The Developer has not explained why he is proposing to build a two-story south-facing structure when most developers take advantage of north-facing views and topography. The proposed project would be two full stories at street level, and the flat roof results in a mass that is out of scale with other north-side, downslope homes. Existing homes all reduced their scale with a combination of single-story height at street level, sloping down to the entry, with multiple volumes and shaped roofs to break up massing. The Developer should be required to do the same.

GUIDELINE: Design the building's proportions to be compatible with those found on surrounding buildings.

The proposed project is out of character with the rest of the north-side, downslope homes. The flat roof and deck extend to the full height of the building's corners at street level and result in unacceptable massing at the entrance.

GUIDELINE: Design building entrances to enhance the connection between the public realm of the street and sidewalk and the private realm of the building.

The proposed project's entry would be double height at street level which would be out of scale with other north-side, downslope homes, further accentuating the project's massing. Downslope existing homes have single story height at street level, and slope down to the entry with multiple volumes and shaped roofs that break up massing. The Developer has not explained why he chose to maximize height and bulk at the entrance, making the proposed project unlike any other residence on that side of the street.

GUIDELINE: Design parapets to be compatible with overall building proportions and other building elements.

A rooftop deck at the front of the proposed project makes no sense given the topography and views and the fact that the plans currently include decks and balconies at the rear of the building. Nor does it appear that rear facing open space would impinge on neighbors' privacy to the same extent that a roof deck would. The proposed project's parapets and roof deck add unnecessarily to the building's massing and street-level height and must be eliminated.

GUIDELINE: In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual context.

Mountain Spring Avenue has a mix of distinct architectural styles with a strong presence of Mediterranean homes. Hipped and gabled roofs are common. The proposed project is inconsistent with neighborhood character because it lacks any particular style. The proposed project can best be described as tending towards Brutalist architecture with its over-sized, blocky geometric style and massive two-story façade at street-level.

GUIDELINE: Treat the front setback so that it provides a pedestrian scale and enhances the street.

The RDT found that the "full two-stories at the front wall" led to "proportions out of character" with those of surrounding buildings. The existing streetscape is pedestrian friendly with most houses limited to single stories at street-level, sloping down to the entry. Because the proposed project focuses its mass in front it is discordant with the rest of the street.

GUIDELINE: Protect major public views from public spaces.

The Twin Peaks and Clarendon Heights areas are known for their sweeping views of San Francisco, Marin and the East Bay. These areas are part of the original 49 Mile Scenic Drive, and

are featured in multiple publications, such as the *San Francisco Chronicle*'s regular stories regarding the best view spots in the Bay Area. The March 29, 2019 *Chronicle* article on "Best Bay Area Views," updated April 3, 2019, identifies Twin Peaks and the top of Sutro Tower as two of the best view spots. Of Twin Peaks, the article stated, "When tourists, locals and movie producers think of views in San Francisco, Twin Peaks immediately comes to mind. … If there was a Mount Rushmore of Bay Area view spots, Twin Peaks would be a lock, joining Mount Diablo, Mount Tamalpais and one of the Oakland/Berkeley hills vantage points."

With the unfortunate rise in crime, especially car break-ins, at the Twin Peaks Lookout, people in search of beautiful views increasingly visit Sutro Tower and Clarendon Heights. Every day the Nivers encounter tourists and locals alike who walk, bicycle, run or drive up Mountain Spring Avenue and turn onto Glenbrook Avenue to enjoy the view. One place where there is a public view of San Francisco Bay is on the sidewalk along Glenbrook Avenue, next to the home at 2 Glenbrook, 100 feet or so uphill from the intersection with Mountain Spring Avenue. A photo attached as Exhibit B shows the view of San Francisco Bay that can be seen from that vantage point. The view can be seen over the existing flat portion of the roof of 66 Mountain Spring Avenue. Developer's proposed project would raise the level of the roof to approximately one foot above the top of the pointed part of the roof (shown in the photo), which would block the view of the Bay that can currently be seen from the vantage point on Glenbrook.

2. The Commission Should Require Further Historical Analysis Before Permitting the Demolition of the Existing Home.

The existing home at 66 Mountain Spring Avenue has historic significance, both in its own right and as part of a historic neighborhood. The Historic Resource Evaluation ("HRE") commissioned by the City acknowledged a number of historic features of the existing home, including that it was designed by noted San Francisco architect Oliver Rousseau and that it was the home of "internationally significant conductor" Seiji Ozawa. The HRE states that properties like 66 Mountain Spring Avenue may become eligible to be listed on the California Register of Historical Resources if they are found to be a contributor to a historical district. No evaluation was conducted by the City's consultant as to whether Mountain Spring Avenue constitutes a historic district to which 66 Mountain Spring Avenue is a contributor. As reflected in the HRE (p. 18), the consultant did not conduct such an evaluation "based on the scoping discussion on October 1, 2018 with the Planning Department."

The Mountain Spring Avenue neighborhood has numerous historic features to it, as described in the book *Images of America*: San Francisco's Twin Peaks, authored by Mountain Spring Avenue resident Lynn Oakley. Ms. Oakley's grandfather, Edward Moffitt, known at the time as "the Mayor of Twin Peaks," built Mountain Spring Avenue and the first house on it. Many of the homes here have been designed by renowned architects and famous people have

lived on this street and the immediate surrounding area, as described in Ms. Oakley's book and in her Request for Discretionary Review.

The Commission should require an evaluation of whether Mountain Spring Avenue is part of a historic district to which 66 Mountain Spring Avenue is a contributor. The demolition of 66 Mountain Spring Avenue should not be permitted until there has been a thorough evaluation of its historic significance in the context of this historic neighborhood.

IV. Proposed Recommendations and Modifications

For the reasons discussed above, the demolition of 66 Mountain Spring should not be permitted until a thorough evaluation of its historic significance in the context of this historic neighborhood has been completed. Once that has been done, the Commission can turn to evaluating Developer's proposed project. At most, the record supports only a project which is drastically reduced from the one proposed by Developer, one that conforms to and is in harmony with the entire north side of Mountain Spring Avenue. Accordingly, the Nivers respectfully request that the Commission grant Discretionary Review and require the Developer to re-submit plans for a new project that includes a single-story equivalent street-level facade without a roof deck.

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[1] One of the General Plan's priority policies is that "the City achieves the greatest possible preparedness to protect against injury and the loss of life in an earthquake."

[2] California Climate Adaptation Strategy. A Report to the Governor of the State of California in Response to Executive Order S-13-2008.

[3] San Francisco Residential Guidelines, at p. 2 (2013).

[4] Guidelines at p. 7.

Exhibit

A

December 4, 2018

Mr. and Mrs. Leo Cassidy
188 Midcrest Way
San Francisco, CA 94131

RE: Mountain Spring Homeowners' Concerns, Questions and Requests re Proposed Demolition & Construction at 66 Mountain Spring Ave: PRJ 2018-007763 (Building permit applications 2018005179470 and 201805179469)

Dear Mr. and Mrs. Cassidy:

This letter is sent in response to your submission of plans and applications for a residential demolition of the home located at 66 Mountain Spring Avenue and construction of a new house (Building permit applications 2018005179470 and 201805179469). We, homeowners on Mountain Spring Avenue ("Mountain Spring Homeowners"), have reviewed the project application and plans and we have concerns about the proposed demolition and construction. This letter is sent to request additional information about your proposed project and to describe the concerns we have identified to date based on the limited information we have about the project. We are reaching out to you at this early point in the application process in the hope that we can work together to try to resolve our concerns in a collaborative and amicable manner.

KEY PROJECT CONSIDERATIONS

1. Historic Resource Determination Form

The Supplemental Information for Historic Resource Determination is required due to the age of the existing home at 66 Mountain Spring Avenue. The information requested in this document helps Planning Department staff determine whether a property is a historic resource under CEQA, and if required, the impacts of a proposed project to the historic resource.

We request that you provide the Mountain Spring Homeowners with a copy of any documents you have related to the Historic Resource Determination, including a copy of the final Historic Resource Determination Form.

2. Archaeological Evaluation

Based on the plans you submitted, it appears that basement level will require more than 8 feet of excavation. This was not indicated on the Environmental Evaluation Screening form.

We request that you confirm to the Mountain Spring Homeowners the depth of excavation you are planning for the basement level and verify that no further archaeological evaluation will be required.

Exhibit A

3. Geotechnical Report

A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: The project involves: excavation of 50 or more cubic yards of soil, or building expansion greater than 1,000 square feet outside of the existing building footprint. The project involves a lot split located on a slope equal to or greater than 20 percent.

We understand that 66 Mountain Spring Avenue is in a Seismic Hazard – Landslide zone. Given the steep slope of the project site and the need for excavation, the proposed project is of great concern to surrounding homeowners. We request that you provide the Mountain Spring Homeowners with a copy of any geotechnical reports or studies that you or your representatives have obtained, including the final report.

4. Maher Map

It is difficult to determine whether the property at 66 Mountain Spring Avenue is indicated on the Maher Map furnished by the Department of Public Health. It appears that one parcel on the north side of the street, possibly the subject property, may be identified on the Maher Map.

We request that you inform the Mountain Spring Homeowners of whether the project site at 66 Mountain Spring Avenue is located within the Maher area and, if so, whether the proposed construction would involve ground disturbance of at least 50 cubic yards.

5. Shadow Study

The plans you submitted indicate that the proposed building's height would be approximately 21 feet, and we are concerned about new shadows that will impact adjacent homes. We feel a shadow fan would help us understand this matter more fully.

We request that you prepare and provide to the Mountain Spring Homeowners a shadow study (shadow fan) per the Planning Department Guidelines for Shadow Analysis Application.

6. Conformance with the Residential Design Guidelines

The Residential Design Guidelines (RDG) articulate the character of the built environment and are intended to promote design that will protect neighborhood character, enhancing the attractiveness and quality of life in the city. As you know, Mountain Spring Avenue has a very special character. Based on the limited information we have seen regarding your proposed construction, the Mountain Spring Homeowners have a number of concerns regarding the project's compliance with the RDG guidelines with respect to Visual Character, Site Design, Building Scale and Form. Based on the partial list of relevant guidelines that apply to the proposed project set forth below, we have identified the following project modifications that we believe would reduce impacts and strengthen the design to comply with the RDG.

1) **Neighborhood Character:**

VISUAL CHARACTER GUIDELINE: In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings. On some block faces, there is a strong visual character defined by buildings with compatible siting, form, proportions, texture and architectural details. On other blocks, building forms and architectural character are more varied, yet the buildings still have a unified character. In these situations, buildings must be designed to be compatible with the scale, patterns and architectural features of surrounding buildings, drawing from elements that are common to block.

Requested Modification: see below

2) **Site Design:**

SIDE SPACING BETWEEN BUILDINGS GUIDELINE: Respect the existing pattern of side spacing. Side spacing is the distance between adjacent buildings. In many cases, only a portion of the building is set back from the side. Side spacing helps establish the individual character of each building while creating a rhythm to the composition of a proposed project. Projects must respect the existing pattern of side spacing.

Requested Modification: Retain the existing home's side setbacks so there is no change in its relationship to adjacent properties.

REAR YARD GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties. Rear yards are the open areas of land between the back of the building and the rear property line. When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered. This can be challenging given San Francisco's dense pattern of development, however, modifications to the building's design can help reduce these impacts and make a building compatible with the surrounding context. Light. In areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion. However, there may be situations where a proposed project will have a greater impact on neighboring buildings. In these situations, the following design modifications can minimize impacts on light; other modifications may also be appropriate depending on the circumstances of a particular project: • Provide setbacks on the upper floors of the building. • Include a sloped roof form in the design. • Provide shared light wells to provide more light to both properties. • Incorporate open railings on decks and stairs. • Eliminate the need for parapet walls by using a fire rated roof.

Requested Modification: Reduce the proposed project's building footprint so that it does not extend into the rear yard more than the existing home.

FRONT YARD GUIDELINE: In areas with varied front setbacks, design building setbacks to act as a transition between adjacent buildings and to unify the overall streetscape. In cases where existing buildings on a block face have varied front setbacks, infill projects can play an important role in acting as a transition between front setbacks of varying depths and in unifying the overall of the streetscape.

Under Planning Code Section 132, the required front setback is typically the average of the two adjacent buildings, or 15 feet, whichever is less.

Requested Modification: The proposed new construction is inconsistent with the topography and front setback patterns on Mountain Spring Avenue because it does not have any of the stepping or articulation found in surrounding homes. In designing the front setback, we request that you consider the following measures: articulate the facade with well-defined building entrances and projecting and recessed facade features that will establish a rhythm and add visual interest to the block face; articulate the front facade in "steps" to create a transition between adjacent buildings; avoid creating blank walls at the front setback that detract from the street composition. The proposed project is located next to an architecturally significant building that is set back from the street. The front setback of the proposed project must respect the historic building's setbacks and open space.

PRIVACY: As with light, some loss of privacy to existing neighboring buildings can be expected with a building expansion. However, there may be special situations where a proposed project will have an unusual impact on privacy to neighboring interior living spaces. In these situations, the following design modifications can minimize impacts on privacy; other modifications may also be appropriate depending on the circumstances of a particular project. Some of these measures might conflict with the "light" measures above, so it will be necessary to prioritize relevant issues: • Incorporate landscaping and privacy screens into the proposal. • Use solid railings on decks. • Develop window configurations that break the line of sight between houses. • Use translucent glazing such as glass block or frosted glass on windows and doors facing openings on abutting structures.

Requested Modification: redesign the building's north facade so that there are fewer glass doors and windows with views directly into adjacent homes.

3) **Building Scale And Form:**

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

BUILDING SCALE GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings. The building scale is established primarily by its height and depth. It is essential for a building's scale to be compatible with that of surrounding buildings, in order to preserve the neighborhood character. Poorly scaled buildings will seem incompatible (too large or small) and inharmonious with their surroundings. A building that is larger than the surrounding buildings can still be in scale and be compatible with the smaller buildings in the area. It can often be made to look smaller by facade articulations and through setbacks to upper floors. In other cases, it may be necessary to reduce the height or depth of the building.

BUILDING SCALE AT THE STREET GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the street. If a proposed building is taller than surrounding buildings, or a new floor is being added to an existing building, it may be necessary to modify the building height or depth to maintain the existing scale at the street. By making these modifications, the visibility of the upper floor is limited from the street, and the upper floor appears subordinate to the primary facade.

The key is to design a building that complements other buildings on the block and does not stand out, even while displaying an individual design.

Requested Modification: The proposed project's scale at the street appears considerably larger, more monolithic and massive than the surrounding properties. All of the properties on the north side of Mountain Spring Avenue have a lower and more varied building form. We request that you redesign the proposed building so that it is lower in scale and its mass is reduced by incorporating more ground floor setbacks.

ROOF GUIDELINE: Design roof lines to be compatible with those found on surrounding buildings. Predominant roof lines found on buildings in San Francisco include front gabled, multi-gabled, hipped, or flat. In some cases, a building may have a parapet at the front that obscures a flat or gabled roof behind it. Within a block, the collection of roofs create a "roofline," which is the profile of the buildings against the sky. When designing a project, consider the types of roof lines found on surrounding buildings. For example, if most buildings have front gables, adding a building with a flat roof may not be consistent with the neighborhood pattern. In some situations, there may be groups of buildings that have common roof lines, providing clues to what type of roof line will help tie the composition of the design.

Requested Modification: The north side of Mountain Spring Avenue is characterized by a cluster of homes with front gable, multi-gable, and hipped roofs. We request that you redesign the proposed project's flat roof line so that it is compatible with that of surrounding homes.

SUMMARY

As the discussion above highlights, the Mountain Spring Homeowners have a number of concerns and questions about your proposed demolition and new construction at 66 Mountain Spring Avenue. In addition to the documents, information and modifications identified above, we respectfully request the following:

- We request that additional visual studies to be prepared: A massing model of the proposed residence in relationship to surrounding properties and a graphic 3D rendering of the proposed building, from north, south, east and west. Our goal in making this request is to fully illustrate the effects of the proposed building's height and the size and volume of the building's north facing elevation, as well as its relation to the neighborhood's visual character.
- We request that a statement of findings of compliance with Residential Design Guidelines be prepared by the Project Architect. This document should focus on how the project meets the RDG with a focus on the primary areas of concern of visual character and size and scale, roof form and rear yard.
- We request that story poles and other outlining techniques be employed to fully illustrate the building's proposed height, scale and massing. This should be constructed at a mutually agreed upon time and should be left in place for an extended period, as well as photographed, so that the Mountain Spring Homeowners can clearly see the project's proposed footprint.

We look forward to your written response[1] to our requests and to working collaboratively with you to protect the unique character and attractiveness of our neighborhood.

Sincerely,

Mountain Spring Avenue Homeowners Association.

(Signatures of the following homeowners are attached on the following page. This is not a complete list of concerned homeowners on Mountain Spring Ave)

North side of Mountain Spring Ave:

Lynn and Roy Oakley	30-32 Mountain Spring Ave
Rina and Michael Donovan	50 Mountain Spring Ave
Eliot Charles	54 Mountain Spring Ave
Rosemarie MacGuinness	60 Mountain Spring Ave
Dagmar Beyerlein	74 Mountain Spring Ave
Oleg and Ruth Obuhoff	82 Mountain Spring Ave
Brian Flynn and Dora Drimass	90 Mountain Spring Ave
Irene and Larry Wong	100 Mountain Spring Ave
Pauline and David Grissom	120 Mountain Spring Ave

South side of Mountain Spring Ave:

David Sullivan	2 Glenbrook
Janet and Lloyd Cluff	33 Mountain Spring Ave
Meg and Ron Niver	65 Mountain Spring Ave
Dan and Megan O'Keeffe	75 Mountain Spring Ave
Lisa Douglass Steve Pearlmutter	99 Mountain Spring Ave
Catherine Marconi	101 Mountain Spring Ave
Richie and Autumn Benavidez	115 Mountain Spring Ave
Akansha Sahu Gaurav Rastogi	145 Mountain Spring Ave

cc: Mr. Jeff Horn, Project Planner, San Francisco Planning Department
Mr. Reza Khoshnevisan, Project Architect, SIA Consulting Group

[1] Please send your response to the Mountain Spring Avenue Homeowners Association, c/o Rosemarie MacGuinness, 60 Mountain Spring Avenue, San Francisco, CA 94114

Letter to Mr. Cassidy, November 2018

Homeowner Signatures

Printed Name & Address	Signature & Date
DANIEL O'Keefe 75 Mountain Spring	11-19-18
Megan O'Keefe 75 Mountain Spring	11-19-18
ROSEMARIE MAC GUINNESS 60 Mountain Spring Ave	
Michael Donovan 50 Mountain Spring Ave	
Pauline GRISSOM 126 Mountain Spring	
DAVID GRISSOM 126 MOUNTAIN SPRING	
DAGMAR BEYERLEIN 74 MOUNTAIN SPRING AVE	
Catherine A. Marconi 101 Mountain Spring Ave	11-29-2018
CATHERINE DONOVAN 50 Mountain Spring AVE	11.29.18
JANET CLUFF 33 Mountain Spring	11-29-18
Lloyd Cluff 33 Mountain Spring	

Letter to Mr. Cassidy. November 2018

Homeowner Signatures

Printed Name & Address	Signature & Date
Eliot Charles 54 Mountain Spring	
Larry + Irene Lowy 100 Mtn. Spring Ave	
Oleg Obukhoff 82 Mt Spring	
Ruth Obukhoff 82 Mt Spring	
BRIAN FLYNN 90 MOUNTAIN SPRING AVE	
DORA DRIMAKAS 90 MOUNTAINSPRING AVE	
LYNN OAKLEY 32 Mt. Spring Ave	Lynn Oakley 12/4/18
ROY OAKLEY 32 Mt. Spring Ave	12/4/18
LISA DOUGLASS 99 MOUNTAINSPRING AVE	
STEVE DOARLHUTTOK 99 MOUNTAIN SPRING AVE	
DAVID SULLIVAN 26 GLENbrook	

Letter to Mr. Cassidy, November 2018

Homeowner Signatures

Printed Name & Address	Signature & Date
AKANKSHA SAHU 145 MOUNTAIN SPRING AVE	A Sahu
GAURAV RASTOGI 145 MOUNTAIN SPRING AVE	G Rastogi
RICHIE BENAVIDEZ 115 MOUNTAIN SPRING AVE	
Margaret Niver 65 Mountain Spring Ave	Margaret Niver
RONALD E. NIVER 65 MOUNTAIN SPRING AVE	

Letter to Mr. Cassidy, November 2018

Homeowner Signatures

115 Mountain Spring Ave
Autumn Benavidez — 12-4-18

Printed Name & Address | Signature & Date

Printed Name & Address | Signature & Date

Printed Name & Address | Signature & Date

Printed Name & Address | Signature & Date

Printed Name & Address | Signature & Date

Printed Name & Address | Signature & Date

Printed Name & Address | Signature & Date

Printed Name & Address | Signature & Date

Printed Name & Address | Signature & Date

Printed Name & Address | Signature & Date

Printed Name & Address | Signature & Date

Exhibit
B

Photo taken on October 4, 2019 showing the view of San Francisco Bay that can be seen from public vantage point on sidewalk of Glenbrook Avenue, approximately 50 feet from the intersection with Mountain Spring Avenue. The view of the Bay, which can be seen over the flat part of the roof of 66 Mountain Spring Avenue shown in the photo, would be blocked by Developer's proposed project which would raise the entire roof to one foot about the pointed part of the roof shown on the left side of the photo.

Exhibit B

Check Gallery 1-800-297-9204 www.checkgallery.com

90-7118/3211

4603

MARGARET M. NIVER
RONALD E. NIVER
65 MOUNTAIN SPRING AVENUE
SAN FRANCISCO, CA 94114-2143

Date Oct. 30, 2019

Pay to the Order of San Francisco Planning Dept $640.00

six hundred forty dollars and 00/100 Dollars

Security Features Details on Back

CITIBANK, N.A.
(800) 627-3999
WWW.CITIBANK.COM

Memo 2018-007763PRJ Margaret Niver MP

⑆321171184⑆ 040009517372⑈ 4603

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RECEIPT No. 004747

DATE 11/1/19

FROM MARGARET + RONALD NIVER $640.00

six hundred and forty DOLLARS

○ FOR RENT
○ FOR DR for 66 Mountain Spring

ACCT.		○ CASH	# 4603
PAID	$640.00	☒ CHECK	FROM
DUE		○ MONEY ORDER	
		○ CREDIT CARD	BY

A-1152
T-4161

65 Mountain Spring Ave.
San Francisco, CA 94114

February 6, 2020

San Francisco Planning Commission
1650 Mission Street #400
San Francisco, CA 94103

Re: 2018-007763DRP – 2/20/20 Hearing on Discretionary Review Requests re permit nos. 2018.0517.9469 and 2018.0517.9470 (66 Mountain Spring Avenue)

Dear Planning Commission members:

We respectfully submit this letter to supplement our Request for Discretionary Review of the proposed demolition of the existing home at 66 Mountain Spring Avenue and its proposed replacement with a house that is much larger than, and completely out of character with, the other homes on our street.

More than a year ago, 29 neighbors wrote a letter to the project sponsor, developer Leo Cassidy, expressing our concerns about his proposed project and asking for additional information. The Developer did not respond to that letter, and after the 311 Notice was filed, 6 neighbors filed requests for discretionary review. We were among the four DR requestors who participated in a mediation session on January 7, 2020. Unfortunately, at that meeting the Developer and his architects did not attempt to address any of the neighbors' concerns or offer to make any modification to the plans. Instead, the Developer's architects devoted their time at the meeting to explaining how under the Planning Code they could have made the proposed new house even bigger than set forth in the plans under review.

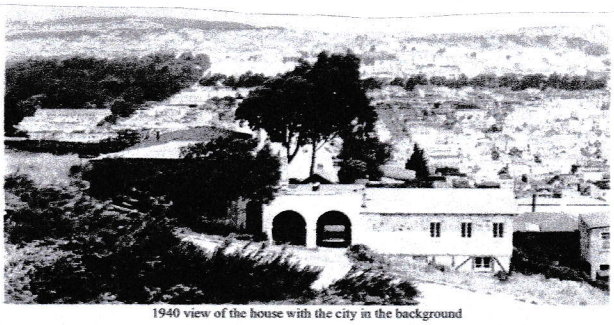
We have lived on Mountain Spring Avenue for 8 years, having moved there after living for 22 years in a flat in the Sunset District. We needed to find a bigger place to live with our two daughters, and in November of 2011 we saw an open house on Mountain Spring advertised in the newspaper and went to see it. We immediately fell in love with the neighborhood and bought our home on Mountain Spring six weeks later.

Mountain Spring Avenue is a very special street, with a unique character. It also is an important place in San Francisco's history. The existing home at 66 Mountain Spring that the Developer seeks to demolish is part of that history. It was designed by noted San Francisco architect Oliver Rousseau. San Francisco has recognized the importance of Rousseau's work and has proposed to create a Rousseaus' Boulevard Tract Landmark District of 93 homes designed by Rousseau in the Sunset District.

The home at 66 Mountain Spring Avenue is also historic because of who has lived there. The home was owned by internationally renowned conductor Seiji Ozawa from 1969-2004. Many other famous San Franciscans have lived on Mountain Spring Avenue and the immediately surrounding neighborhood, including attorney Melvin Belli, Judge William Stein, and Frank Bartholomew (war correspondent and owner of the Buena Vista Winery).

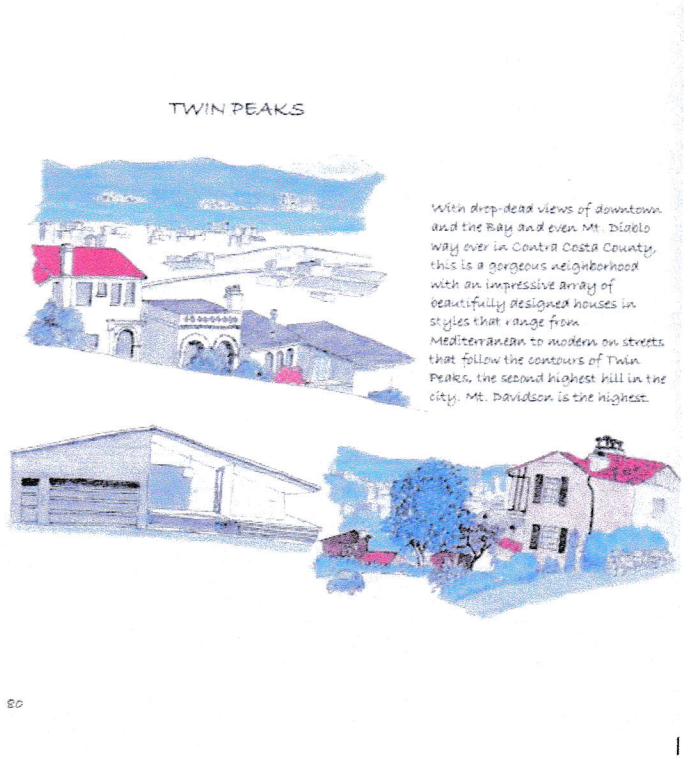
The first house on Mountain Spring Avenue was built by Edward Moffitt, who in the 1940s was known as the "Mayor of Twin Peaks." Moffitt personally carved Mountain Spring Avenue off of Twin Peaks and named it for the natural springs there. In about 1920, Moffitt built a cottage using wood obtained when the structures from the 1915 Exposition were dismantled. Later Moffitt built a brick house, which still stands at 32 Mountain Spring Avenue, and Moffitt's granddaughter, Lynn Oakley, lives there with her husband Roy. Mrs. Oakley has written several books about Moffitt and the Twin Peaks area, including San Francisco's Twin Peaks, which is part of the Images of America series, and Moff – The Mayor of Twin Peaks. The photos and captions reproduced below, taken from Ms. Oakley's books with her permission, show Moffitt carving Mountain Spring Avenue and the home he built at 32 Mountain Spring.

Edward Moffitt and friends carve out Mountain Spring Avenue, off Twin Peaks Boulevard in 1920. The Bernard Maybeck home, built for Alice Gay in 1917, is in the center of this photograph right above the moving car, next to the Clarendon Heights Water Tank on Tank Hill. The mountain home, built in 1910, is right behind the workers on the left with all the windows. (Author's collection.)



1940 view of the house with the city in the background

The Moffitt/Oakley house is also featured in the book Sketching San Francisco's Neighborhoods by Eleanor Burke, in which drawings of that house and others on Mountain Spring are used as the illustration of the Twin Peaks neighborhood in the book. This page is reproduced below.



TWIN PEAKS

With drop-dead views of downtown and the Bay and even Mt. Diablo way over in Contra Costa County, this is a gorgeous neighborhood with an impressive array of beautifully designed houses in styles that range from Mediterranean to modern on streets that follow the contours of Twin Peaks, the second highest hill in the city. Mt. Davidson is the highest.

80

The Historic Resource Evaluation of the home at 66 Mountain Spring acknowledged the historic features of the property based on its design by Oliver Rousseau and Seiji Ozawa's ownership of it, but concluded that by itself it did not meet the criteria for inclusion on the California Register. The HRE noted that Planning Department staff had directed the evaluation to exclude any consideration of a historic district analysis. Given the rich history of the Mountain Spring neighborhood, this Commission should require that a historic district analysis be conducted before a determination is made about whether the home at 66 Mountain Spring can be demolished.

The Developer not only seeks to destroy the historic home at 66 Mountain Spring, he wants to replace it with the largest house he could possibly fit on the lot. Clearly, the Developer knows that his proposed house is too big for Mountain Spring Avenue. We can say with certainty that he knows the proposed house is too big because he has repeatedly misrepresented to the Planning Department, the neighbors and the public, the size of the existing home at 66 Mountain Spring.

The existing house is 2,100 square feet, yet at every opportunity, the Developer misrepresented the house as being larger and larger. In the pre-application notice he claimed it was 3,349 square feet, in the Project Features it is listed as 4,459 square feet and in the 311

Notice it is listed at 4,763 square feet. Clearly, the Developer and his team of architects know how to measure the square footage of a house, so the only explanation for the exponential increases in the description of size of the existing house is to make the Developer's proposed new house seem only modestly bigger. In fact, the proposed new house is 5,869 square feet, which is 270% bigger than the existing home. As set forth in the chart below based on data gathered by DR requestor and neighbor Dagmar Beyerlein, Developer's proposed house would by far be the largest house on the North side of Mountain Spring Avenue.

Mountain Spring #	Habitable SF	Parcel SF	Habitable/Parcel SF	Slope Side	5K lot
66 Proposed	5,454	5,000	109%	Down	Yes
44	3,823	7,450	51%	Down	No
50	3,695	4,996	74%	Down	Yes
54	3,614	7,496	48%	Down	No
60	3,582	5,000	72%	Down	Yes
2	3,524	3,545	99%	Down	No
74	3,400	7,500	45%	Down	No
10	3,114	4,464	70%	Down	No
120	2,774	4,133	67%	Down	No
90	2,480	6,865	36%	Down	No
32	2,275	6,150	37%	Down	No
100	2,100	3,645	58%	Down	No
20	1,976	3,598	55%	Down	No
82	1,770	6,499	27%	Down	No
34	1,528	3,807	40%	Down	No

The Developer also misrepresented the height of the proposed new house by measuring the top of the new roof from the top of the peak of the existing roof, not as Planning Code section 260(a)(2) requires that it be measured. When measured according to Planning Code requirements, the new roof is approximately six feet taller than the existing roof, not the mere 11 inches that Developer claimed in his submissions to the Planning Department. Given the Developer and his architects' experience, it is unfathomable that they don't know how to measure the roof height properly. Instead, it is clear that this is yet another attempt to misrepresent to the Planning Department, the neighbors and the public how much more massive his proposed house is compared to the existing house.

In addition to damaging the character of Mountain Spring Avenue, the house that the Developer proposes to build would block a public view of the Bay. Set forth below is a photo of the view from the public sidewalk in front of 2 Glenbrook Avenue, together with Developer's plans superimposed on the photo to show how the house would block the view of the Bay.

We understand that Discretionary Review is an extraordinary measure, but we believe it is amply justified in this instance. With our neighbors we have tried in good faith to resolve our concerns with the Developer, but he has ignored us. We need your help.

Together with the other five neighbors who requested Discretionary Review, we cordially invite the members of the Commission to make a site visit to Mountain Spring Avenue. If that is not possible for the Commission, we respectfully request that you grant Discretionary Review and require that a Historic Resource Evaluation be conducted of Mountain Spring Avenue before any determination is made that the home at 66 Mountain Spring can be demolished. If the Commission declines to seek a historical district analysis for Mountain Spring Avenue, we respectfully request that the Commission grant Discretionary Review and condition approval on the Developer making the house one story or equivalent at street level, with a roofline consistent with the other homes on Mountain Spring Avenue and removing the proposed roof top deck. Thank you for your consideration.

Sincerely,

Margaret Niver and Ronald Niver

PROJECT APPLICATION RECORD NUMBER (PRJ)

San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: Lynn and Roy Oakley

Address: 32 Mountain Spring Ave., SF 94114

Email Address: oakvio@aol.com

Telephone: (415) 786-1562

Information on the Owner of the Property Being Developed

Name: Leo Cassidy

Company/Organization:

Address: 188 Midcrest Way, SF 94131

Email Address:

Telephone:

Property Information and Related Applications

Project Address: 66 Mountain Spring Ave., SF 94114

Block/Lot(s): 2706/025

Building Permit Application No(s):

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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 summarize the result, including any changes that were made to the proposed project.

RECEIVED

NOV 01 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

DISCRETIONARY REVIEW REQUEST

In the space below and on seperate 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.

I am requesting a Discretionary Review for 2 reasons:
(1) The average square footage of homes on Mountain Spring Avenue is roughly 2,653. A 6,000 square foot building will not be visually in scale with the street and rooflines and therefore not consistent with San Francisco's Residential Design Guidelines.
(2) No historic analysis has been done on the area. My grandfather built the first house on Mountain

(cont.)

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.

The size of the project alone will require extensive construction and will unreasonably impact the neighborhood. The homes on the north side of Mountain Spring Avenue are largely one story at street level, with beautiful and diverse architectural character, creating an attractive neighborhood. This project will be out of context with its surroundings and disruptive to the neighborhood character. An international and tourist city such as San Francisco should be very concerned about maintaining the historic character and significance of each neighborhood.

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

Reduce the bulk/square footage of the project and adjust the design to conform more closely to the existing building envelope and to conform with surrounding rooflines and street facing volume.

Discretionary Review Request: additional content for question 1:

(2) No historic analysis has been done on the area. My grandfather built the first home on Clarendon Heights above Twin Peaks Blvd. In fact, he carved Mountain Spring Avenue so that he could bring his supplies up the hill. Many famous people have lived on the hill. These are a few of them:

Seiji Ozawa, San Francisco Symphony Conductor, lived at 66 Mountain Spring

Judge Stein, lived across the street. - He was appointed to the California Court of Appeal in 2008, by Governor Deukmejian

33 Mountain Spring Avenue was re-designed by architect Clarence Tantau in 1935 and was previously owned by trial attorney Melvin Belli. It is now owned by Janet Cluff, whose husband Lloyd Cluff was a renowned geologist with PG&E

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

Lynn and Roy Oakley

Name (Printed)

Requestor

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

415-786-1562

Phone

oakvio@aol.com

Email

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

GLORIA D. SMITH
48 ROSEMONT PL
SAN FRANCISCO, CA 94103

National Park Foundation

2877
15-7444/2540

11.1.19
Date

Pay to the Order of S.F. Planning Dept $640.00

Six hundred forty Dollars

Security Features Details on Back

GRAND TETON NATIONAL PARK

Interior Federal Credit Union
Washington, D.C. 20240

For 2018-007763PRJ

MP

⑆254074442⑆109003413400⑈2877

www.nationalparks.org

Rerfand Clarke

RECEIPT

No. 004748

DATE 11/1/19

FROM GLORIA SMITH $640.00

Six hundred and forty DOLLARS

○ FOR RENT
○ FOR DR for 66 Mountain Spring

ACCT.	
PAID	$640.00
DUE	

○ CASH
✕ CHECK #2877
○ MONEY ORDER
○ CREDIT CARD

FROM TO

BY S. Smith

A-1152
T-4161

PROJECT APPLICATION RECORD NUMBER (PRJ)

San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: Michael Donovan and Catherine Donovan

Address: 50 Mountain Spring Ave, San Francisco, CA 9

Email Address: mld6000@yahoo.com

Telephone: 415 640 1681

Information on the Owner of the Property Being Developed

Name: Joe Cassidy

Company/Organization:

Address: 188 Midcrest Way San Francisco 94131

Email Address:

Telephone:

Property Information and Related Applications

Project Address: 66 Mountain Spring Ave

Block/Lot(s): 2706/025

Building Permit Application No(s): 2018.0517.9469 and 2018.0517.9470

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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 summarize the result, including any changes that were made to the proposed project.

This is a demolition and new construction of a 5,869 square foot home to replace a 2100 square foot home (per Assessor's report).

The applicants are part of a neighborhood group that sent a letter dated December 4, 2018 to the project owners indicating the neighborhood's concern over the proposed demolition of the existing home and construction of a new building. Applicants are not aware of any response from the property owners to the letter.

DISCRETIONARY REVIEW REQUEST

In the space below and on seperate 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.

The proposed building is a large, bulky structure with a two-story street level facade. It is far larger than the existing home on the site. The proposed building is inconsistent with the character of the neighborhood as well as the size and the style of surrounding buildings. As described in more detail in applications filed by homeowners adjacent to the project, the project does not meet a number of design guidelines including those for neighborhood character, site design, building scale, proportions, roofline, and form and visual character.

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.

The proposed project would unreasonably impact the neighborhood including the applicants. The homes on the north side of Mountain Spring Ave are largely one story at street level, most have appealing architectural character and together create an attractive and cohesive neighborhood block. The proposed building will break the continuity and character of the neighborhood with its massive monolithic design and by imposing two story facade at street level. The RDG state "a single building out of context with its surroundings can be disruptive to neighborhood character." That is the case here and result in an unreasonable negative impact on applicants and surrounding neighbors.

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

The applications filed by homeowners adjacent to the project detail changes that would reduce the adverse affects of the project, including reducing the bulk of the building, and having the proposed design conform more closely to the existing building envelope, especially as to roofline and street facing volume.

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

Michael Donovan and Catherine Donovan

Name (Printed)

	415 640 1681	mld6000@yahoo.com
Relationship to Requestor (i.e. Attorney, Architect, etc.)	Phone	Email

For Department Use Only

Application received by Planning Department:

By: _____ Date: 10/31/19


© 2019 Google
66 Mountain Springs
Mountain Spring
Ave
74 Mountain Spring Ave


© 2019 Google
66 Mountain Spring Ave


© 2019 Google
66 Mountain Spring
Mountain Spring Ave
54 Mountain Spring Ave


66 Mountain Spring
Mountain Spring Ave
Mountain Spring Ave
Mountain Spring Ave
Mountain Spring Ave
oogle

REUBEN, JUNIUS & ROSE, LLP

John Kevlin
jkevlin@reubenlaw.com

February 6, 2020

Delivered Via Email (david.winslow@sfgov.org)

President Joel Koppel
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 66 Mountain Spring Avenue – Case No. 2018-007763DRP
Project Sponsor's Brief for February 20, 2020 hearing
Our File No.: 11597.01

Dear President Koppel and Commissioners:

Our office represents the owner of the property located at 66 Mountain Spring Avenue ("**Property**"). The owner proposes to renovate the home to more comfortably accommodate his family. To do so, the owner is proposing the demolition of the existing building and construction of a new three-story home that presents as two stories at the street level ("the "**Project**"). The Property is located on a steeply sloped block, with an overall development pattern of downslope homes that are 1-2 stories at street level and upslope homes that are 3-4 stories.

Discretionary Review ("**DR**") requests were filed by the owners of the of the two-story above grade buildings to the west and east of the Property at 74 and 60 Mountain Spring Avenue, the owners of the upslope homes across the street from the Property at 65 and 75 Mountain Spring Avenue, and the owners of homes down the street to the east at 32 and 50 Mountain Spring Avenue (collectively the "**DR Requestors**").

The DR Requestors do not identify any exceptional or extraordinary circumstances that justify taking discretionary review or making modifications to the Project. Each of the DR requests should be denied and the Project approved as designed for the following reasons:

- Compatibility with Design Guidelines. The Project is appropriate and desirable in use, massing, size, and overall scope. It is compatible with the surrounding neighborhood and is consistent with the Residential Design Guidelines ("**RDG**") and the Planning Code. **See page 5 for a discussion of the Project's compatibility with the design guidelines.**

- Massing. The existing three-story building was constructed in 1947 and is smaller in apparent massing from the street level than many of the homes on the block. Although the proposed Project will increase the size of the building, it will remain smaller than the permitted buildable area under the Code. The proposed height is significantly lower than permitted and the building does not extend to the front setback line for the full length of the front façade. Overall, the Project is in line with the existing neighborhood pattern, which includes many buildings that are three stories or more and present as one or two stories at the street. For downslope lots, additional square footage can be provided by excavating into the hillside, without significantly increasing the apparent massing of the building from the street, as is the case here. Therefore, the proposal is compatible with the existing development pattern in the area and the DR requests to reduce the scope of the proposed home would unreasonably restrict development of the Property. **See pages 5-7 for a complete discussion of the massing and size of the Project.**

- Light, Air, and Privacy. The Project provides Code-compliant front, side, and rear setbacks that will maintain adequate access light, air, and privacy for the adjacent neighbors. To the west, the Property abuts a one-story detached garage that provides additional separation between the Property and the main residence of the DR Requestors at 74 Mountain Spring Avenue. A shadow analysis shows that the Project will not significantly alter access to light for the adjacent properties compared to existing conditions. As for privacy, many of the downslope homes on the block include large northern facing windows and rear decks. Therefore, the Project's rear windows and decks are compatible with the existing development pattern. Windows on the western and eastern façade are necessary to provide light and air to the interior spaces, but will be staggered to avoid any direct line of sight into adjacent buildings. **See pages 7-9 for a complete discussion of the proposed setbacks, light, air, and privacy and Exhibits A for the shadow study.**

- Neighborhood Outreach. The Project team has carefully designed the Project to minimize any potential effects on the adjacent properties and has been proactive about meeting with neighbors to discuss their concerns since the inception of the Project. Numerous modifications to the initial design have been made to address DR requestors' concerns and comments from Planning Department staff. **See pages 3-4 for a description of communications with the neighbors and modifications made to the Project.**

For all of these reasons, no exceptional or extraordinary circumstances have been established that would justify the exercise of discretionary review and modification of the Project. We respectfully request that you approve the Project as proposed.

A. Neighborhood Context and Project Description

The Property is located in a residential area within the RH-1(D) Zoning District and 40-X Height and Bulk District. The subject lot is steeply downward-sloping like the other properties on the northern side of Mountain Spring Avenue. The majority of the buildings on the downward-sloping side of the street, including many of the DR Requestors' properties, are 3 stories with 1-2

stories above grade at the street level. The front façade of 74 Mountain Spring Avenue, the adjacent building to the west of the Property, presents as two stories with a third story below grade. The same is true for next building over at 82 Mountain Spring Avenue, as well as multiple other buildings on the block. On the upward-sloping side of the street, the majority of the buildings are 3-4 stories at street level.

The Property is currently improved with a three-story home that presents as one story from the street. The existing building was built in 1947 and has small bedrooms, a cramped kitchen, and an awkward overall layout that together make the space feel restricted. The Project layout will include two stories at street level and one level below grade. The reimagined and open floorplan will provide spacious bedrooms with more access to light and air.

The Project will continue the development pattern of varied front setbacks by providing a 15' setback for a portion of the façade and a deeper 20' setback for the remainder of the front façade. The eastern side of the top floor is set back an additional 10 feet to further articulate the building and break up the massing. The existing side setbacks are as small as 3'3" for portions of the building. The proposed Project will provide a consistent 5' side setback. The Project's rear yard depth is an average between the rear walls of the adjacent two buildings, creating an appropriate transition. In addition to the rear yard, the Project will significantly increase the amount of functional open space that can be utilized by the residents of the Property by providing a patio overlooking the front yard, two balconies in the rear, and a roof deck. Rear balconies are common in the neighborhood and the roof deck will be accessed by an interior staircase to avoid any roof penthouse.

As explained in more detail below, the Project has been designed to complement and enhance the existing neighborhood character and to respect the concerns raised by the DR Requestors.

B. Neighborhood Outreach and Design Development

The Project team has spent a considerable amount of time and effort meeting and following up with the neighbors, including the DR Requestors, to listen to any concerns and modify the Project based on their concerns. Since April 2018, no less than five meetings have been held with neighbors, including the DR Requestors.

These efforts were made early in the process to meet with the neighbors in order to modify the Project in response to their concerns. The Project has been redesigned and reduced in size from its original conception. Design changes in response to the neighbors' concerns and comments from the Planning Department include:

1. Breaking up the massing by increasing the front setback at the eastern portion of the building to 20 feet and stepping back that portion of the upper level another 10 feet;

2. Increasing side setbacks to 5 feet on both sides;

3. Reducing height by two feet and incorporating lower parapets;

4. Reducing height of entry volume by 8 feet;

5. Sculpting rear corners to preserve neighbor's privacy, access to light, and views;

6. Reducing the size of the roof deck and providing a minimum of 5-foot setbacks from the roof edge;

7. Including divided windows and detailed cornices; and

8. Providing a rusticated finish at the base to distinguish the ground floor and break up the elevation.

The net effect of these changes is to preserve the prevailing development pattern on the block with a properly-scaled building as well as to ensure access to light and air and maintain privacy for the adjacent neighbors. Despite the numerous modifications made to the Project and the fact that the Planning Department has determined that the Project is within its buildable area and consistent with the RDG, it appears that the DR Requestors are unwilling to accept a redesigned building at the Property.

C. Standard for Discretionary Review

Discretionary review is a "special power of the Commission, outside of the normal building permit approval process. It is to be used only when there are exceptional and extraordinary circumstances associated with the proposed project."[1] It is a "sensitive discretion … which must be exercised with the utmost restraint."[2] Exceptional or extraordinary circumstances have been defined as complex topography, irregular lot configuration, unusual context, or other circumstances not addressed in the design standards.

The DR power provides the Planning Commission with the authority to modify a project that is otherwise Code compliant, and while the Commission has a great deal of latitude in hearing DR cases, the DR power can be exercised only in situations that contain exceptional or extraordinary circumstances. No such circumstances exist here. As described in detail below, the DR requestor has failed to establish any exceptional or extraordinary circumstances that are necessary for the Planning Commission to exercise its DR power, and thus the request for DR should be denied.

[1] Planning Department informational packet for Discretionary Review available at: http://forms.sfplanning.org/DRP_InfoPacket.pdf.
[2] Id.

D. Reponses to DR Requestors' Concerns

1. The Project is consistent with the RDG.

Contrary to many of the DR Requestors' claims, the Project is consistent with the RDG, as determined by Planning staff and discussed in more detail in the subsequent sections. The RDG sets forth a general guideline to "[d]esign the scale of the building to be compatible with the height and depth of surrounding buildings."[3] But the same guideline notes that a "building that is larger than its neighbors can still be in scale and be compatible with the smaller buildings in the area…by facade articulations and through setbacks to upper floors."[4] The guidelines also note that "in areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion."[5] Similarly, "some loss of privacy to existing neighboring buildings can be expected with a building expansion."[6] Although some impacts are expected, the Project team incorporated recommendations from RDAT to reduce such impacts and to make the Project compatible with the neighborhood. These design features include varying the front facade, lowering the height, adding window configurations that break the line of sight with the adjacent neighbors, creating cutouts in the rear corners of the western and eastern façades, and increasing the side setbacks.

2. The massing and height of the Project are compatible with the prevailing neighborhood development pattern.

The DR Requestors' claims that the massing and height of the building are out of character with the neighborhood are unfounded. While the DR Requestors raise the issue of the proposed building floor area, the RDG include no guideline that refers to such metric – the RDG are squarely focused on the apparent massing of the building in its surrounding context. The reason for the absence of emphasis on building floor area is demonstrated by the Project – it proposes to excavate into the hillside to gain floor area, but such floor area is not reflected in the massing due to the steep slope.

Instead, the apparent massing from the street is the relevant metric to determine compatibility with the neighborhood. Most properties on the downslope portion of the street, including some of DR Requestors' properties are three stories. And while some present as one-story buildings, many of them appear to be two stories at street level. In fact, the property next door at 74 Mountain Spring Avenue is very similar in terms of massing at the street level. Both have a one-story over garage massing at the front-most portion of the property with the main entrance set back and a portion of the upper floor further stepped back. This implements recommendations in the RDG and from RDAT to reduce massing through façade articulation and

[3] Residential Design Guidelines, p. 32.
[4] Id.
[5] Residential Design Guidelines, p. 16.
[6] Residential Design Guidelines, p. 17.

setbacks at upper floors and is compatible with the neighborhood character regardless of square footage.

75 Mountain Spring Avenue

Proposed Project at 66 Mountain Spring Avenue

Even so, the square footage of the proposed Project is consistent with new development in the area despite the DR Requestor's claims to the contrary. The chart below shows the projects in the area that are over 5,000 square feet. It is clear that the Project is similar to other existing buildings in the area both in terms of square footage and FAR.

SIMILAR PROJECTS IN THE NEIGHBORHOOD[7] (in descending order)			
Address	**Building Area (sf)**	**Lot Area (sf)**	**FAR (rounded)**
100 Palo Alto Ave	5,177	5,000	1.0
53 Saint Germain Ave	5,248	4,000	1.3
3 Clarendon Ave	5,400	4,459	1.2
66 Mountain Spring	5,454	5,000	1.1
140 Saint Germain Ave	5,701	5,000	1.1
75 Mountain Spring	5,732	9,997	0.6
33 Mountain Spring	5,928	13,194	0.4
170 Saint Germain Ave	6,500	4,996	1.3
65 Saint Germain Ave	6,897	8,786	0.8
401 Twin Peaks Blvd	7,056	6,442	1.1
150 Glenbrook Ave	7,346	5,271	1.4
37 Saint Germain Ave	7,557	4,000	1.9
50 Saint Germain Ave	7,616	5,000	1.5

In addition to the height of the building, the DR Requestors also question the compatibility of a flat roof with the neighborhood character. Although many of the buildings on the street have front gable roofs, a significant number are also flat, as shown below. Therefore, the proposed Project's flat roof is consistent with the existing neighborhood character.

[7] All information in this table is from the Multiple Listing Service.

3. The Project's front, side, and rear yard setbacks are compatible with the scale and form of surrounding buildings in the neighborhood.

The proposed front façade is set back a minimum of 15 feet on the western side of the building and 20 feet on the eastern side. As noted above, this type of varied setback is consistent with the development pattern in the neighborhood and meets or exceeds the Planning Code requirement for a 15-foot setback. Here, both neighboring properties use this technique to break up the massing and are stepped back on the side that abuts the Property. Because the setback is deeper at 60 Mountain Springs, to the east of the Property, the eastern half of the building is proposed to be setback an additional 5 feet from the rest of the front façade on the ground floor and an additional 10 feet on the upper level. To the west, the Property abuts a detached garage structure, which creates a larger separation from the main residence on the western side of the Property.

The existing building's side setbacks are as narrow as 3'3" along the western façade and 3'6" along the eastern façade. The proposed Project will bring the building into compliance with the Code by providing at least a 5' setback on each side, with cutouts on the upper-level rear corners. This is a larger setback than either of the adjacent buildings currently provide. And as noted above, the Property abuts a detached garage structure to the west, which creates an additional separation of at least 15 feet from the main residence at 74 Mountain Spring Avenue. Together these features provide ample separation between the buildings.

The proposed Project provides a Code-compliant rear yard that averages the depth of the rear walls of the adjacent homes. As shown below, although almost all the lots fronting Mountain Spring Avenue have a depth of 100 feet, the building depths vary. Many of the buildings extend deeper than the Project's rear wall, including the adjacent property at 60 Mountain Spring. The proposed rear yard is clearly consistent with the neighborhood development patterns and will provide for a smooth transition between adjacent buildings.

4. The Project provides adequate light, air, and privacy to the adjacent properties.

The Project's design is sensitive to the DR Requestors' concerns regarding light, air, and privacy in the context of a steeply-sloped area where the prevailing neighborhood pattern shows that buildings are constructed at varying depths with minimal side setbacks and large upper-level decks.

The DR Requestors assert that the Project will block all direct sunlight to 60 Mountain Spring and will cast unreasonable new shadows on 74 Mountain Spring. The shadow study attached as **Exhibit A** shows that the Project will not substantially increase shadows compared to existing conditions. Even so, the Project was designed with a significant 20-30 foot front setback on the eastern side of the building, as well as cutouts on the upper level rear corners to minimize impacts to the front and rear yards of the adjacent properties. The shadow study together with the analysis of the prevailing development pattern above, make clear that the front, side, and rear setbacks allow for adequate light and air to the adjacent properties.

Similarly, the assertion that the Project will have exceptional or extraordinary privacy impacts is unfounded. As stated previously, the Project will increase the separation from the adjacent two buildings. 74 Mountain Spring has windows facing the Property but they are more than 15 feet away. 60 Mountain Spring has few or no windows. The DR Requestors at 60 Mountain

Spring assert that the rear decks are oriented to face their rear decks and rear yard. This is not the case. The rear decks, like those at 60 Mountain Spring, are oriented to face their own backyards. Furthermore, because the building at 60 Mountain Spring extends past the proposed Project, the rear decks and side-facing windows will not face the decks or bedrooms at 60 Mountain Spring. In addition, the varied building depths for the three properties help maintain privacy on the downslope lots. As for the roof deck, it provides 5 foot setbacks from the roof edge, on all sides, which will eliminate any direct line of sight into the adjacent neighbors' yards.

Together, the design features discussed above will maintain adequate privacy, light, and air to the adjacent neighbors.

5. The Project underwent sufficient geotechnical and historic analysis as part of the environmental review process.

As some of the DR Requestors noted, the original geotechnical report was prepared for an expansion of the existing building. However, the geotechnical engineer provided a supplemental letter noting the change in scope of the Project to include demolition and new construction. The engineer found that the recommendations in the report were appropriate for the revised project and did not propose any changes to the original report. Environmental Planning staff accepted the geotechnical report and supplemental letter, and the Project team has incorporated the report's recommendations to addresses any potential risks associated with the construction of the Project within the landslide hazard zone.

Likewise, the HRE and Preservation Team's review form sufficiently describe why the existing building was not determined to be a historic resource, despite the DR Requestors' claims that there should be additional historic analysis. First, both the HRE and the Preservation Team noted that the existing building does not meet any of the criteria to be individually eligible for listing. And although the HRE does not analyze whether the neighborhood should be considered a historic district, preservation staff noted that "the neighboring building stock do not possess sufficient architectural, historical significance or cohesion to identify as a historic district." See Preservation Team Review Form, p. 3, attached as **Exhibit B**.

E. Conclusion

The DR Requestors have failed to establish exceptional or extraordinary circumstances that would justify the exercise of discretionary review and further modification of the Project. The Project has been modified multiple times since its inception, demonstrating the owner's willingness to work with the neighbors and Planning staff to design a project that is compatible with the existing neighborhood. The current design is sensitive to the concerns raised by the DR Requestors including massing, privacy, and access to light and air. Because the DR Requestors have not established any exceptional or extraordinary circumstances, we respectfully ask that the

Planning Commission deny the request for discretionary review and approve the Project as proposed. Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

John Kevlin

Enclosures

cc: Vice President Kathrin Moore
Commissioner Sue Diamond
Commissioner Frank S. Fung
Commissioner Milicent A. Johnson
Commissioner Dennis Richards
John Rahaim – Planning Director
Jonas Ionin – Commission Secretary
David Winslow – DR Planner
Leo Cassidy – Property Owner

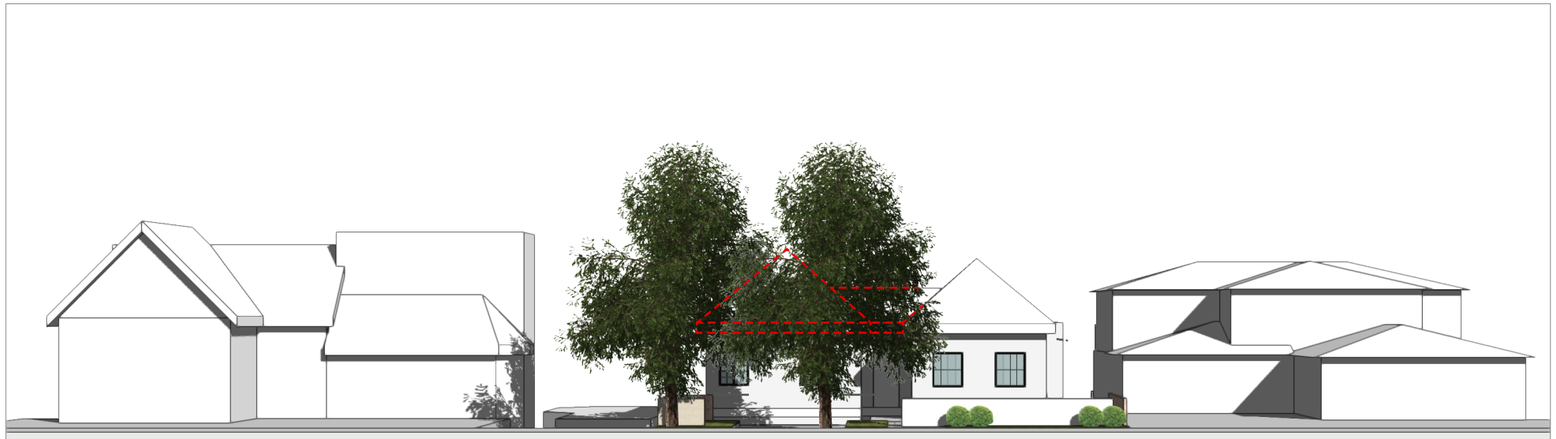
Exhibit List

A - Shadow Study
B - Preservation Team Review Form

Exhibit A

66 Mt. Spring

01/29/2020



Existing Street View

Proposed Street View

66 Mt. Spring

01/29/2020

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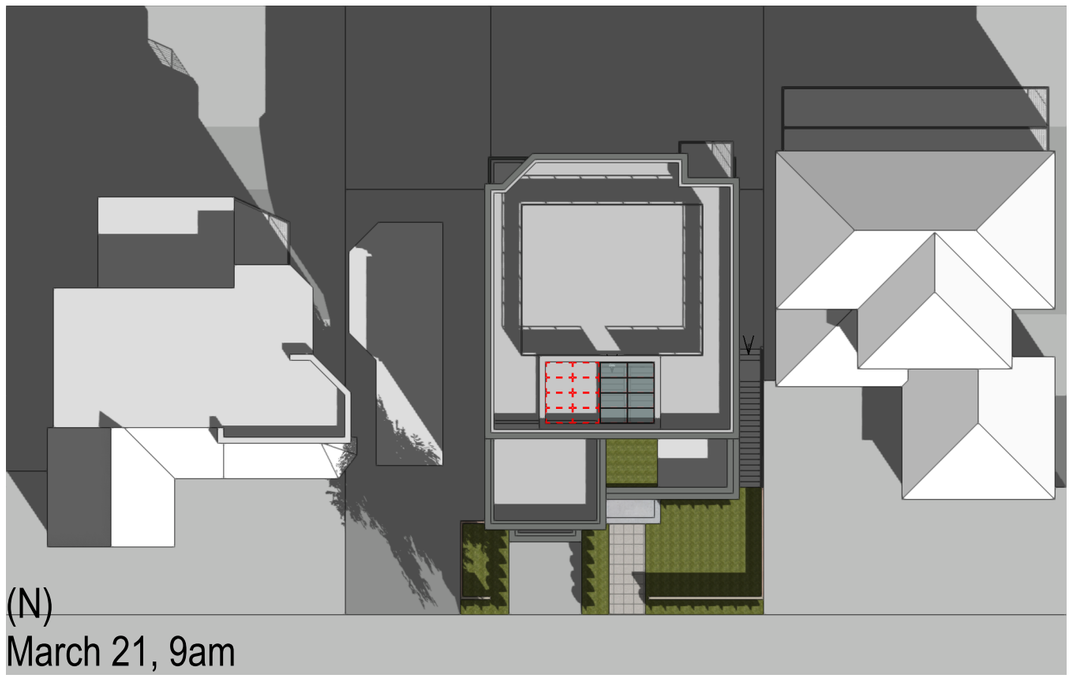
March 21, 9am



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66 Mt. Spring

01/29/2020

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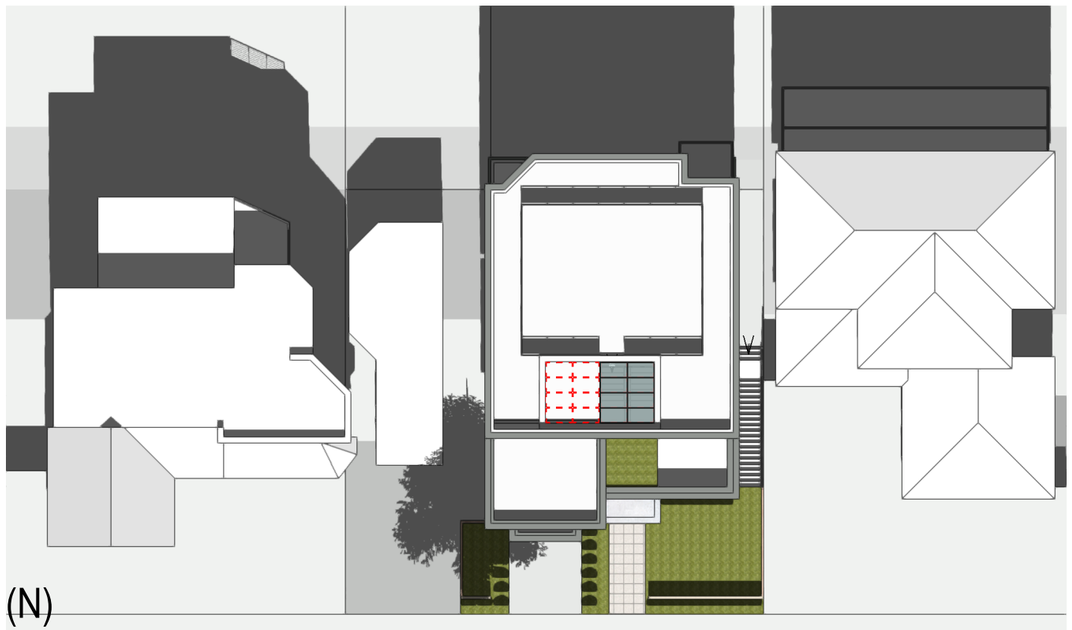

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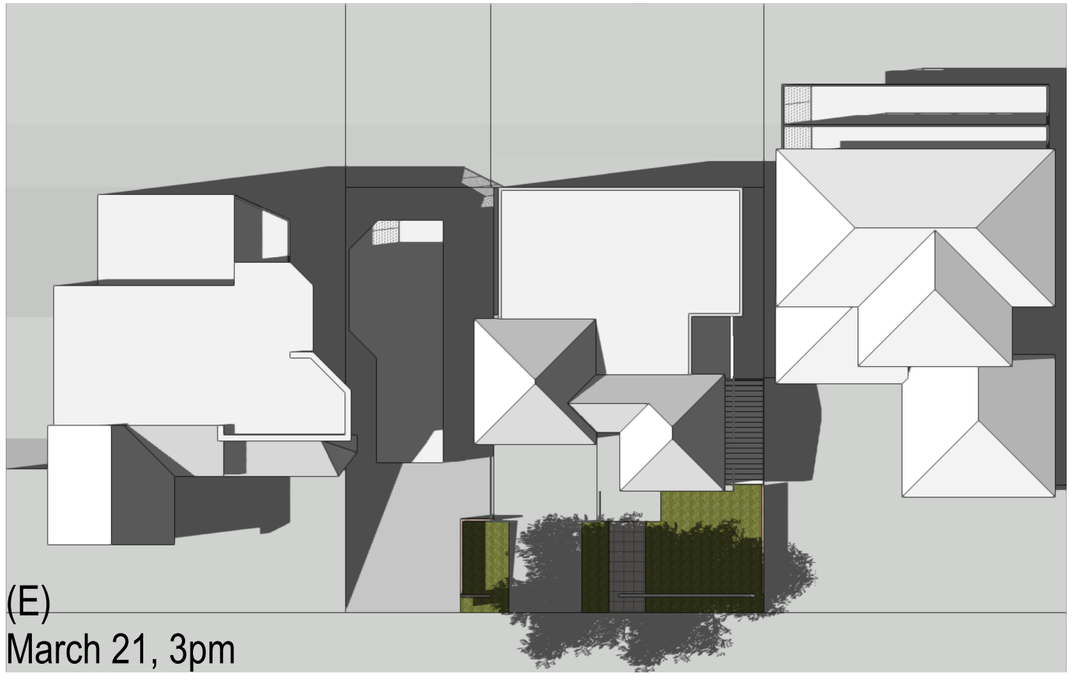

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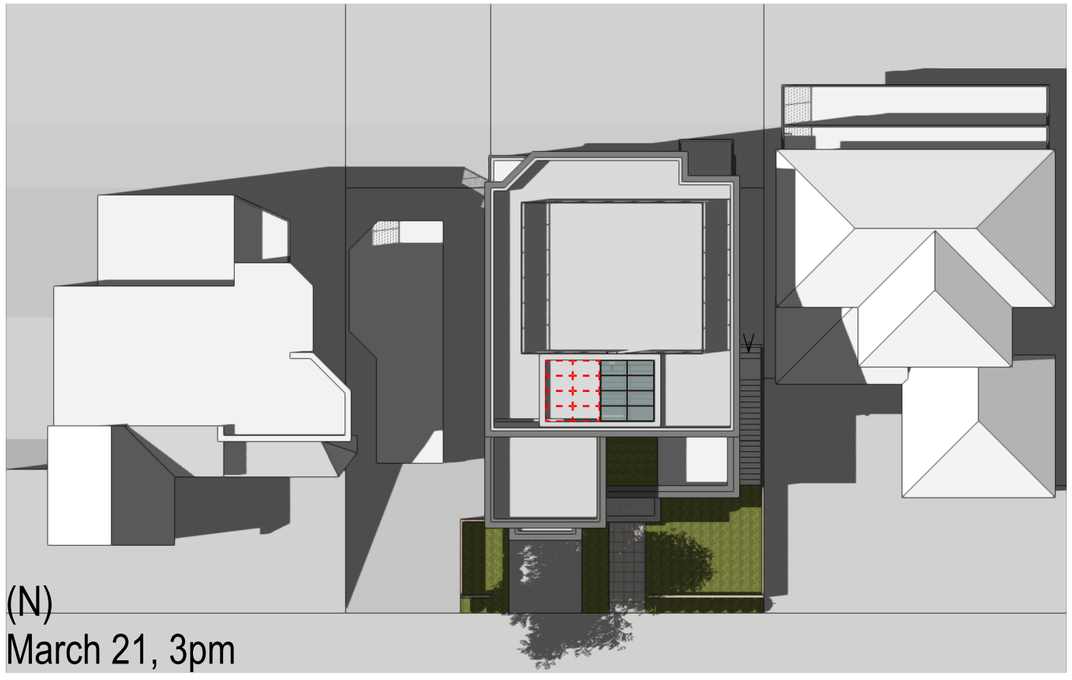

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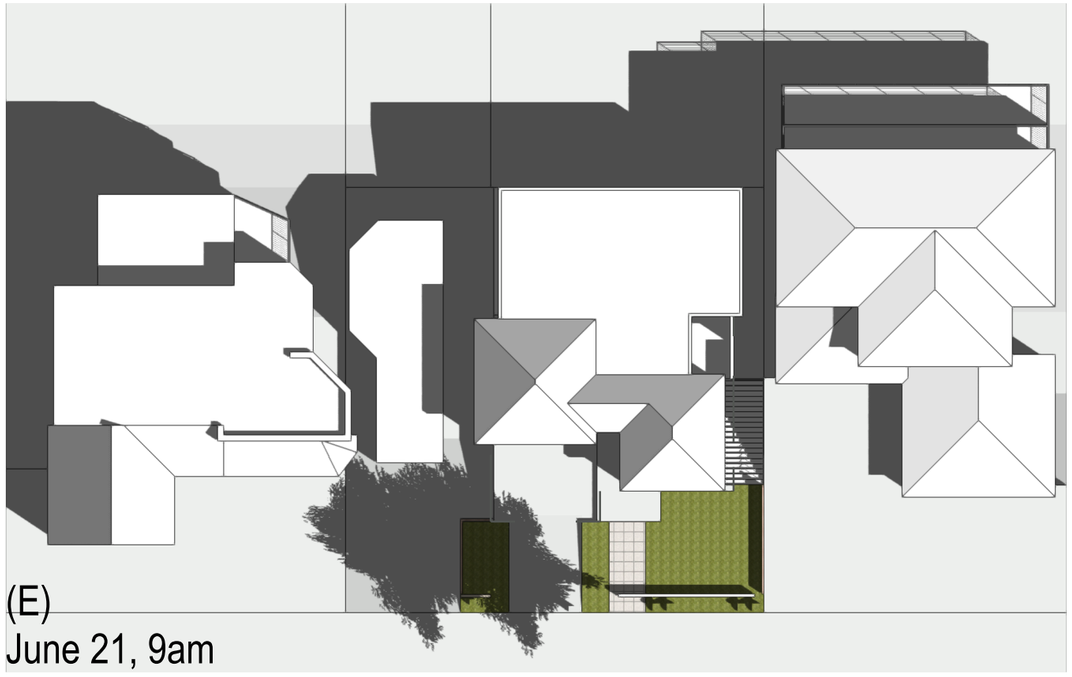

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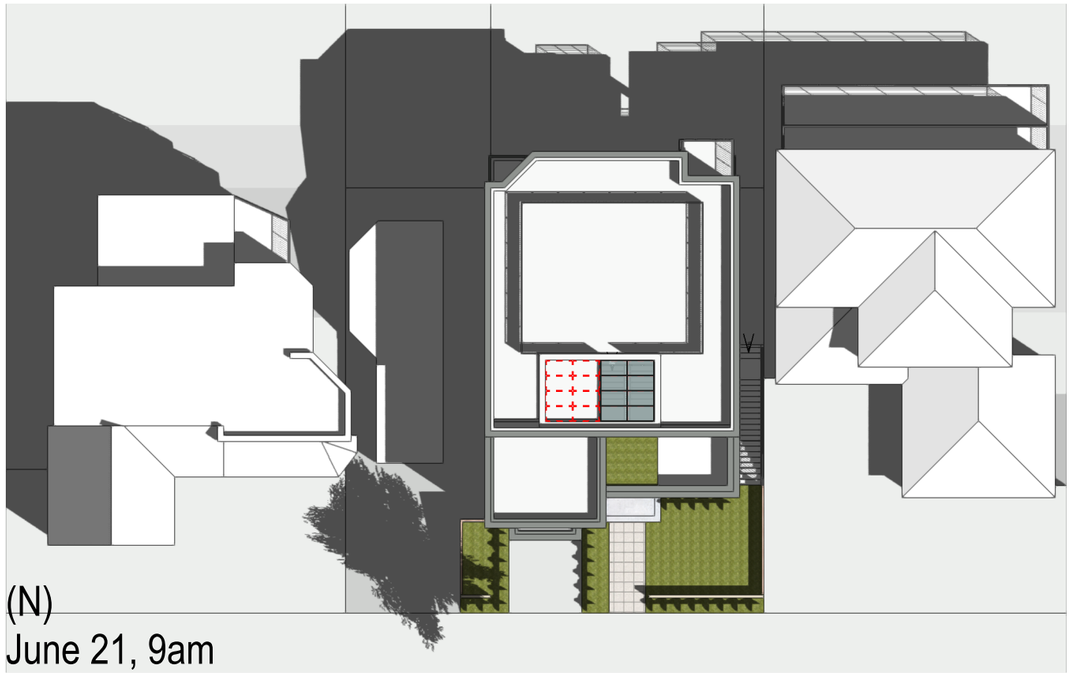

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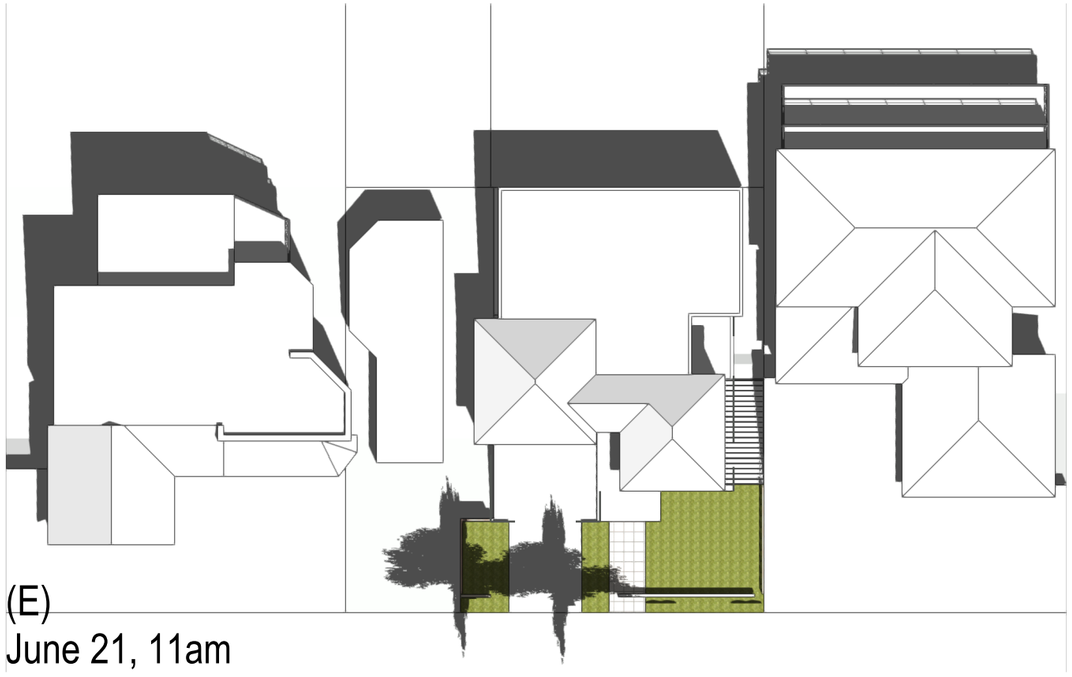

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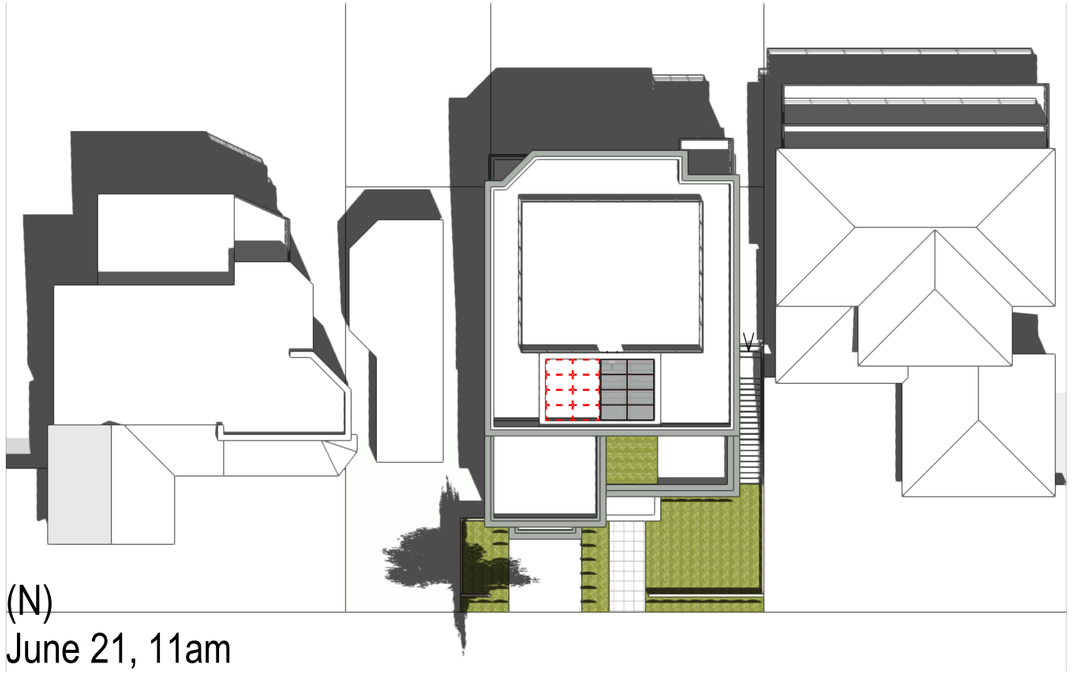

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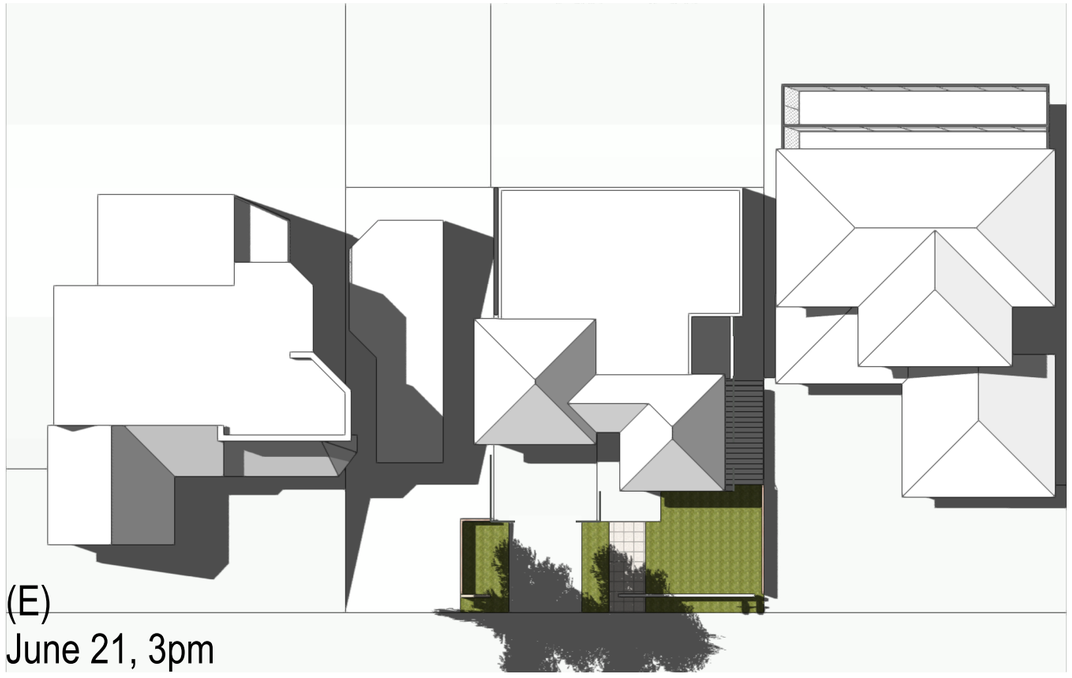

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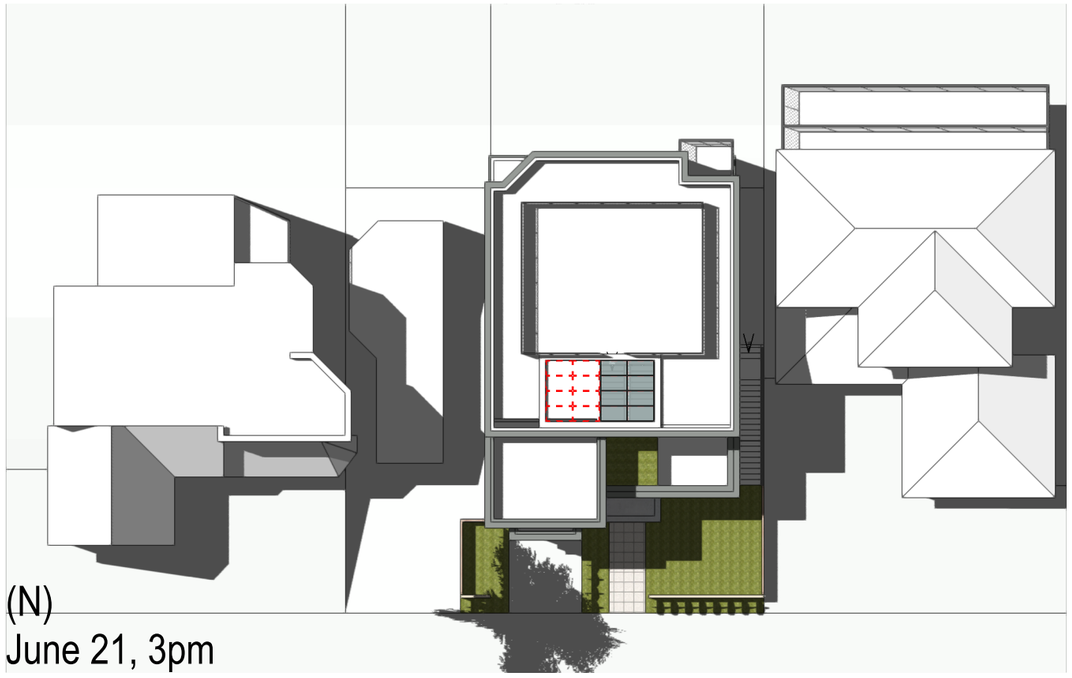

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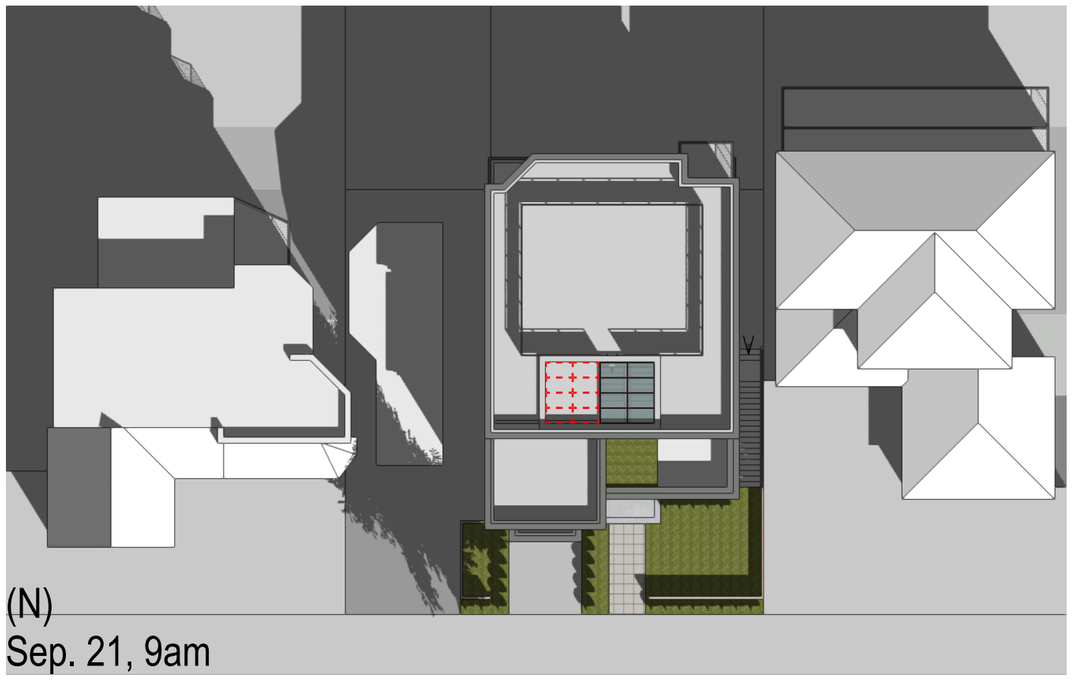

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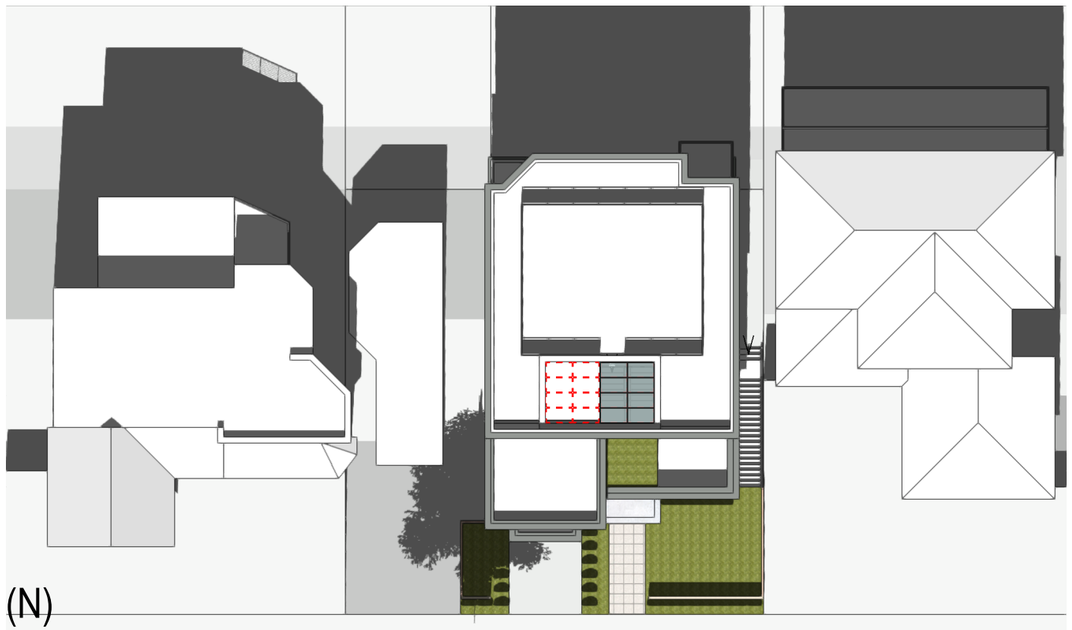

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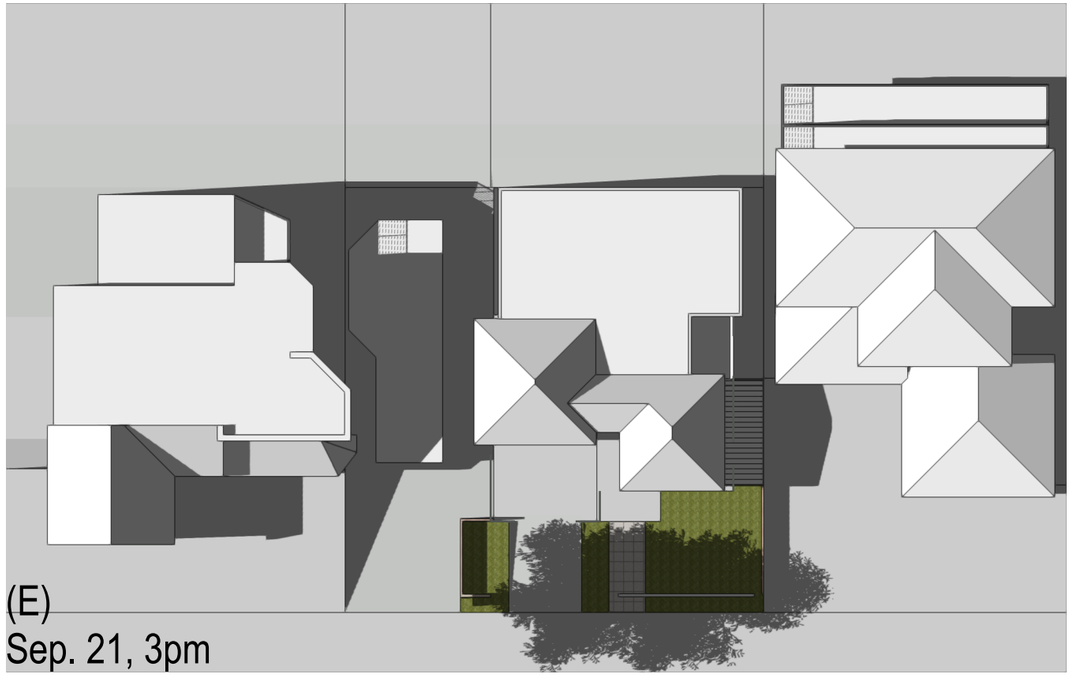

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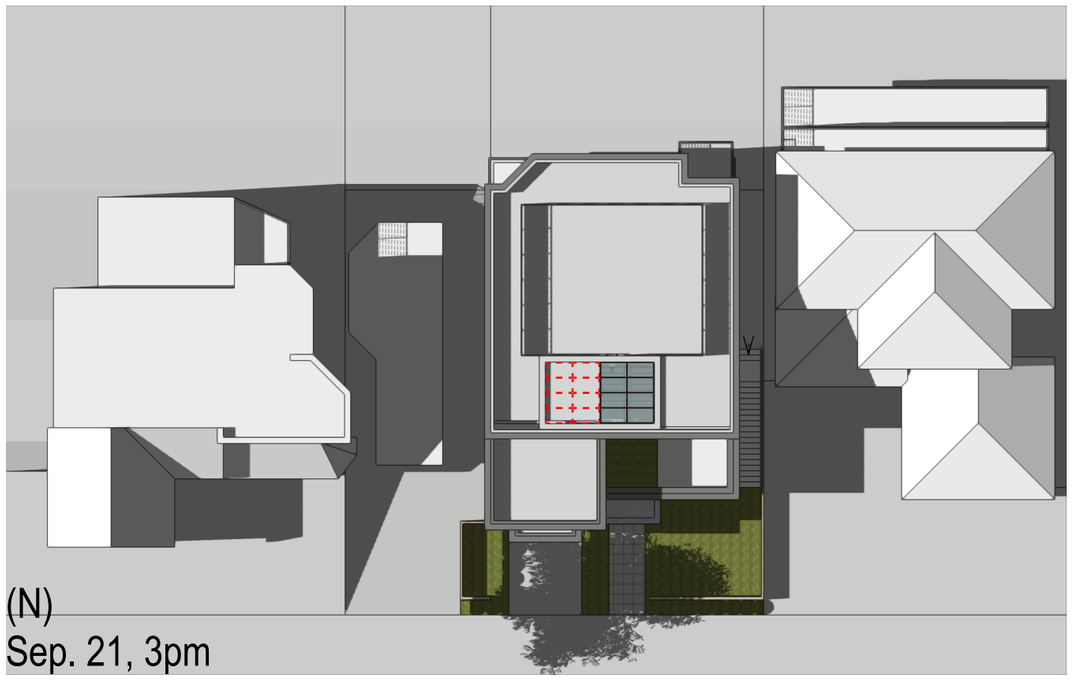

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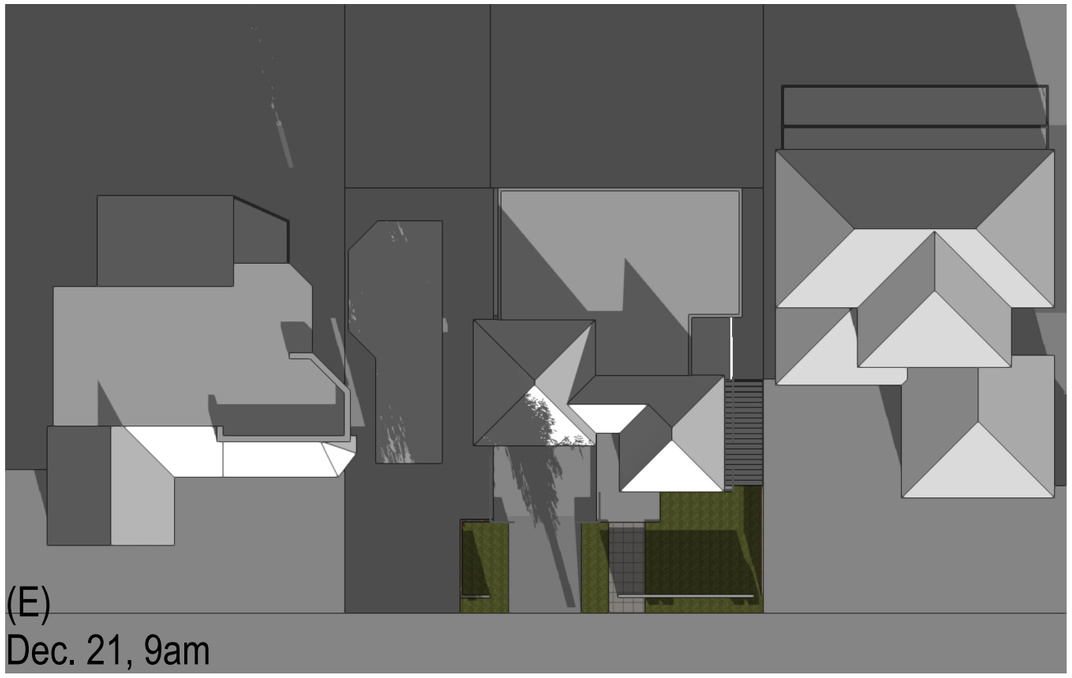

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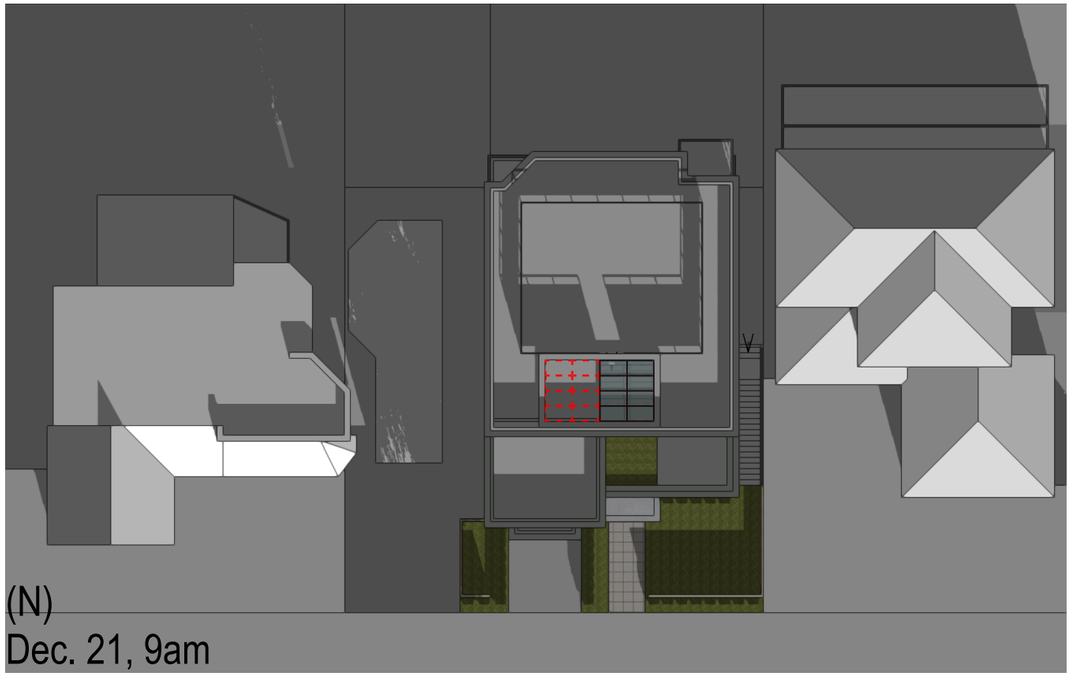

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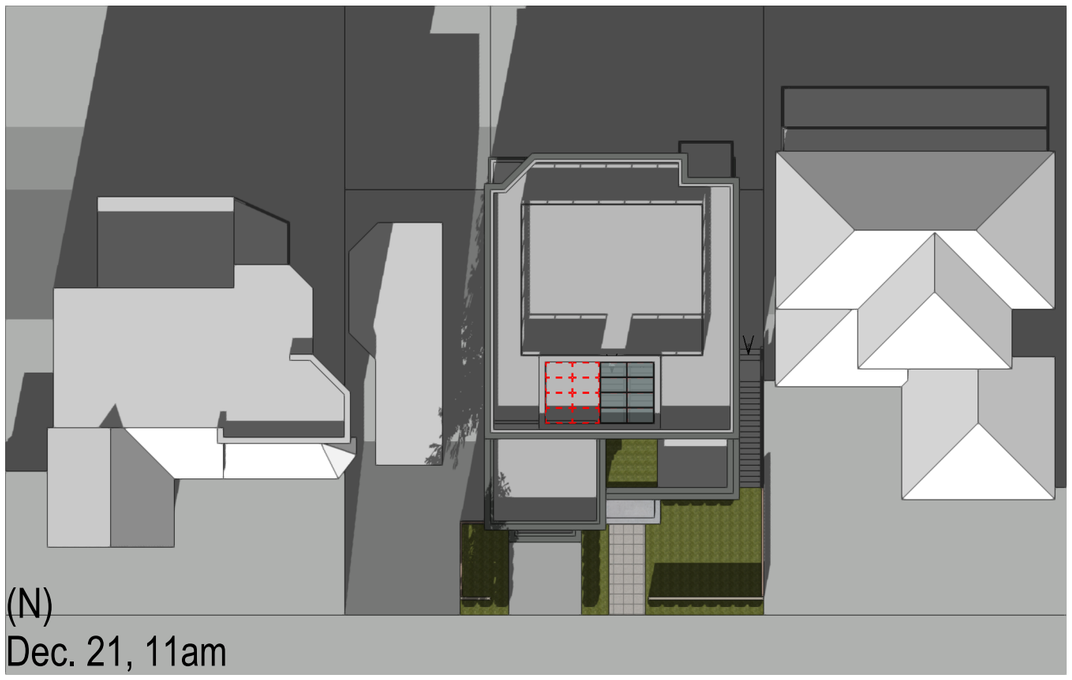

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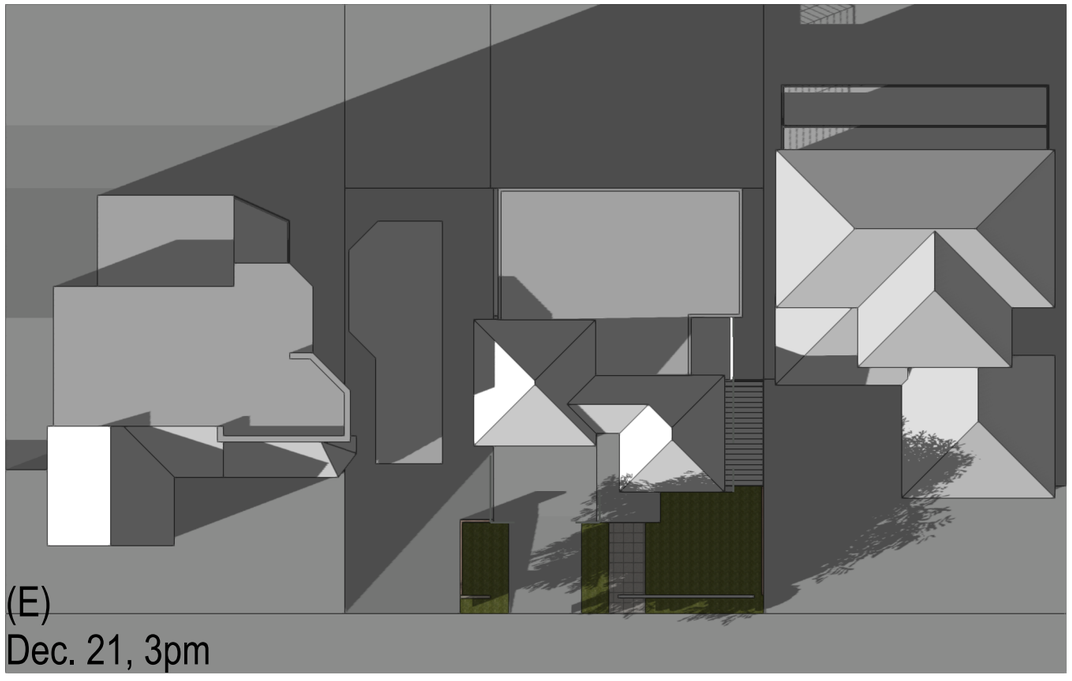

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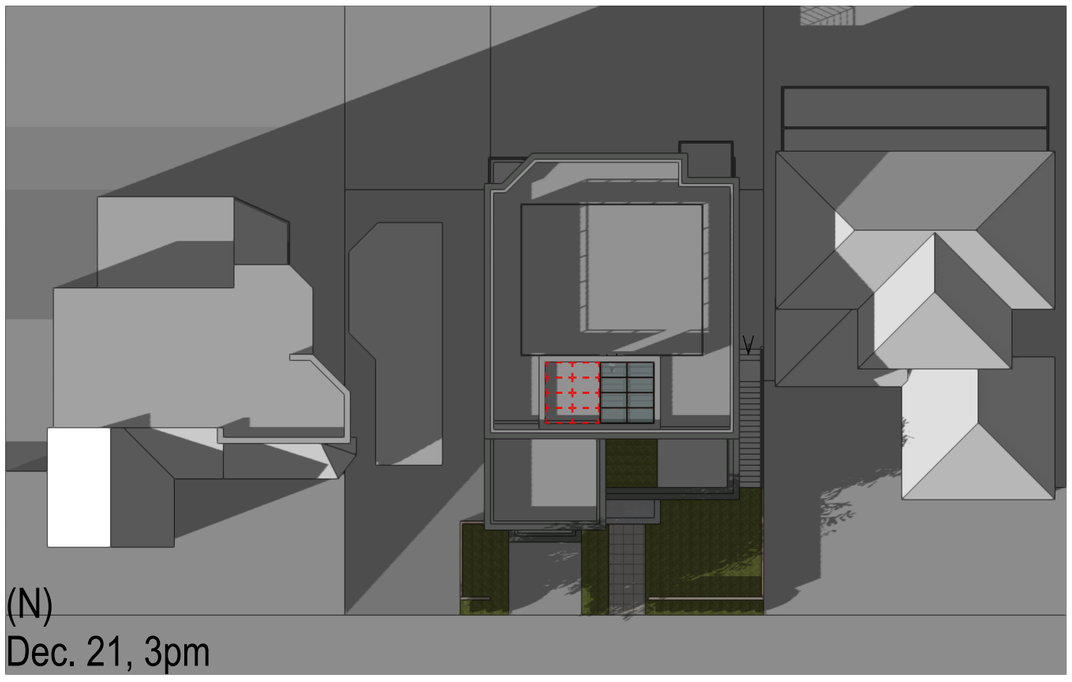

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Exhibit B

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**	1/8/2019

PROJECT INFORMATION:		
Planner:	Address:	
Michelle Taylor	66 Mountain Spring Avenue	
Block/Lot:	Cross Streets:	
2706/025	Glen Brook Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2018-007763ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
◉ CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	◉ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	08/08/2018

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	Historic Resource Evaluation prepared by Tim Kelley Consulting, LLC (dated October 2018). Proposed Project: Demolition of a two-story single-family home and construction of a new three-story single-family home.

PRESERVATION TEAM REVIEW:			
Category:	○ A	○ B	◉ 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: ○ Yes ◉ No	Criterion 1 - Event: ○ Yes ◉ No
Criterion 2 -Persons: ○ Yes ◉ No	Criterion 2 -Persons: ○ Yes ◉ No
Criterion 3 - Architecture: ○ Yes ◉ No	Criterion 3 - Architecture: ○ Yes ◉ No
Criterion 4 - Info. Potential: ○ Yes ◉ No	Criterion 4 - Info. Potential: ○ Yes ◉ No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	◉ N/A
CEQA Material Impairment to the individual historic resource:	○ Yes	◉ No	
CEQA Material Impairment to the historic district:	○ Yes	◉ No	
Requires Design Revisions:	○ Yes	◉ No	
Defer to Residential Design Team:	◉ Yes	○ No	

PRESERVATION TEAM COMMENTS:

According to Planning Department records and the Historic Resource Evaluation prepared by Tim Kelley Consulting, LLC, 66 Mountain Spring Avenue is a single-family residence in the Twin Peaks neighborhood. The subject property was built in 1947 and designed by Oliver Rousseau in the Mid-Century Modern style. Oliver Rousseau is most often associated with the architecture firm Rousseau & Rousseau, Inc., which developed a tract of Storybook style homes in the Sunset in the early 1930's, and recently identified as the California-Register Eligible Picturesque Period Revival Tracts Historic District.

Due to siting on a steeply sloped lot, 66 Mountain Spring Avenue presents as a single-story building over garage at street level and a three-story building at the rear. The building is clad in rustic wood siding and the primary (south) elevation features two volumes capped with steep pyramidal roofs. The eastern volume sits at grade and proud of the western volume. The western volume projects over a partially below grade garage with a simple wood door. Both the eastern and western volumes feature a pair of multi-lite wood-frame windows. At center is a recessed primary entrance accessed by a rustic brick path. The front of the property has a deep setback and sloped concrete drive. According to the permit history, the subject building has undergone some alterations including interior remodel work (1970), installation of new window opening for a playroom added within building envelope (1972), and re-roofing (2001).

Records indicate that William and Genevieve Sanford were the first owners 66 Mountain Spring Avenue and occupied the building until 1967. Subsequent owners and occupants included Ernest Griffin and Francis McCroy (1967-1968) and Raymond Landis (1968-1969). In 1969, Seiji Ozawa (b.1935) and his wife Vera purchased the property, occupied the building until 1981, and sold the property in 2004. Records indicate that Ozawa, a Japanese-born conductor, served as the San Francisco Symphony director from 1970 until 1977; simultaneously Ozawa served as the Boston Symphony Director from 1973 until 2002. Ozawa was considered to have a highly successful and innovative tenure with the San Francisco Symphony, during which he elevated the Symphony's standing, formed the San Francisco Symphony Chorus, and integrated dancers into some performances. Ozawa went on to receive the Japan Art Association's Praemium Imperiale prize for music in 2011 and in 2015 was named a Kennedy Center honoree.

(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2019.02.12 12:03:16 -08'00'	

(continued)

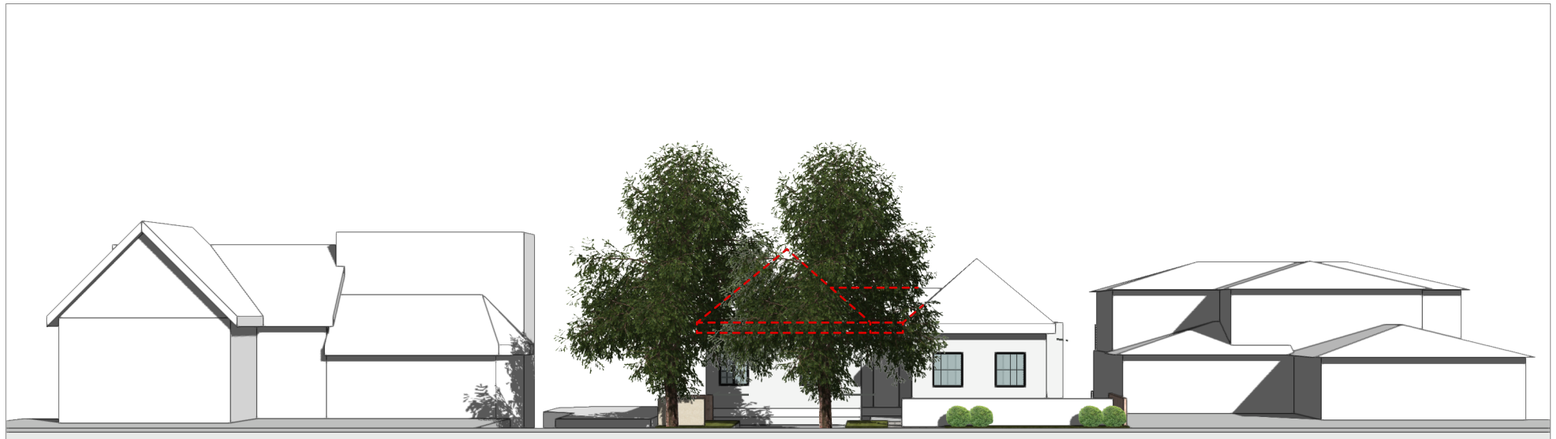
The subject building is not eligible for individual listing in the California Register of Historical Resources under Criterion 1 (events), 2 (persons), 3 (architecture), or 4 (information potential). According to the information provided, the subject property is not associated with events found to be sufficiently important to be significant under Criterion 1. Although owner and occupant Seiji Ozawa is a notable figure with an illustrious career as a symphony director and conductor, there is no evidence that the building is directly associated with his accomplishments. Additionally, records show that none of the other property owners or tenants of the building are important to the local, regional or national past and therefore the property does not appear significant under Criterion 2. Architecturally, the building features a simple design that does not present distinctive characteristics of a particular style, period, or method of construction. Although designed by a master architect, Oliver Rousseau is most often associated with the architecture firm formed with his brother Arthur, Rousseau & Rousseau, Inc. and his independent work has not garnered the same level of attention or accolades. The subject building is not representative of Rousseau's body of work nor does it possess high artistic value and therefore it is not eligible for listing under criterion 3. Based upon a review of information in the Departments records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

The subject building is not located adjacent to any known historic resources (Category A properties) and does not appear to be located in an eligible historic district. The building stock on this portion of Mountain Spring Avenue includes a range of residential building styles built over the course of the twentieth century, with the majority of homes constructed in the 1950's. 66 Mountain Spring Avenue and the neighboring building stock do not possess sufficient architectural, historical significance or cohesion to identify as a historic district.

66 Mountain Spring Avenue (Google Maps, 2014)

66 Mt. Spring

01/29/2020



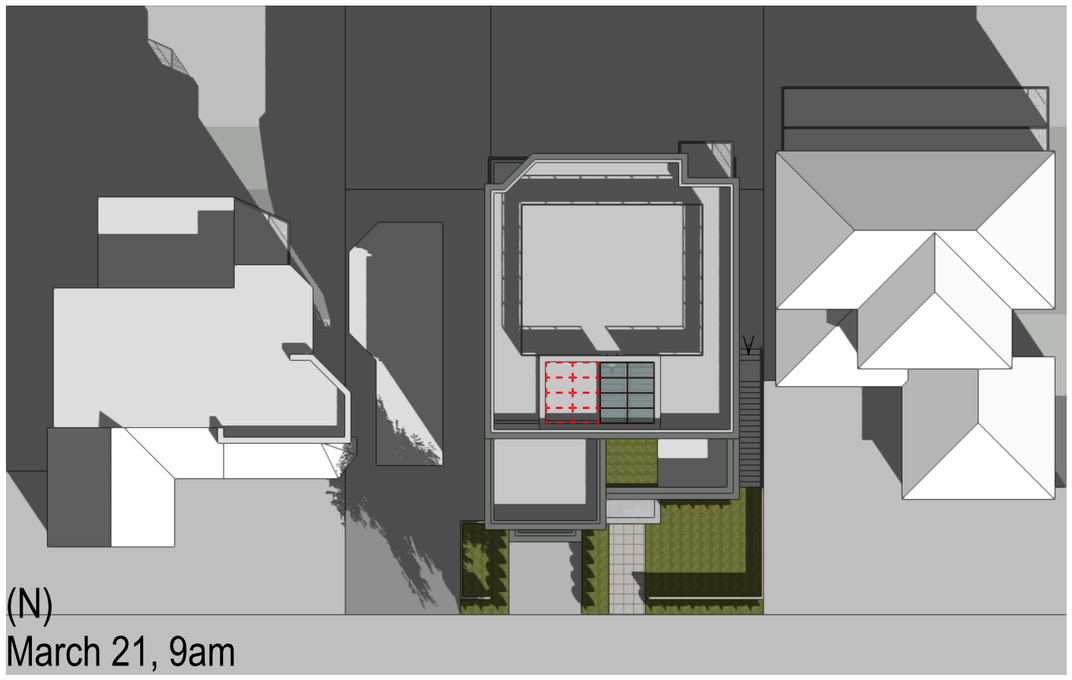
Existing Street View

Proposed Street View

66 Mt. Spring

01/29/2020

(E)
March 21, 9am



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March 21, 9am

66 Mt. Spring

01/29/2020

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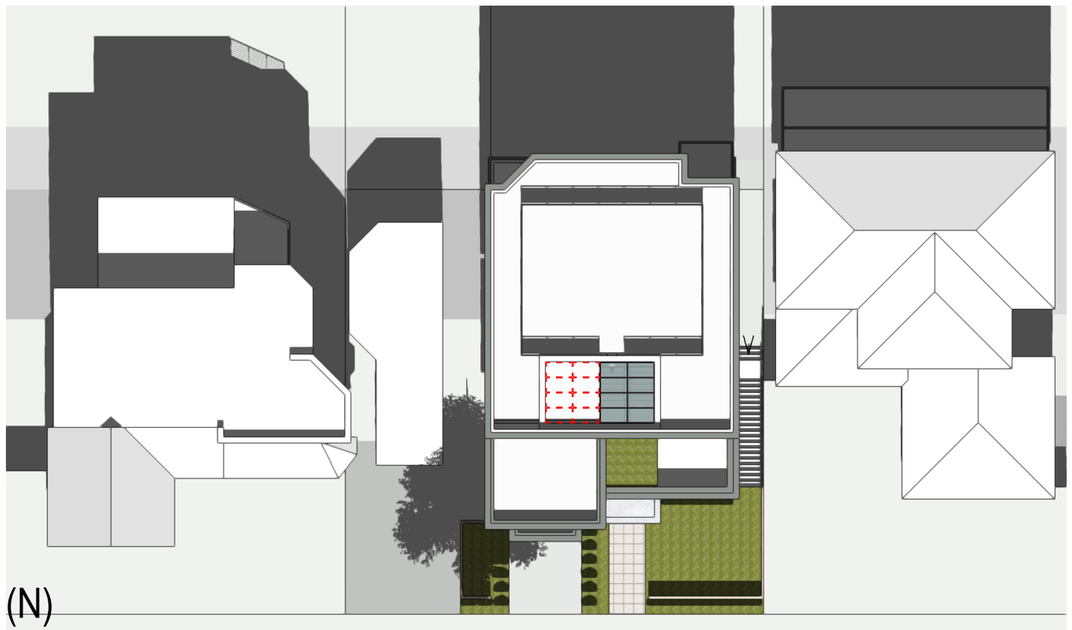
March 21, 11am



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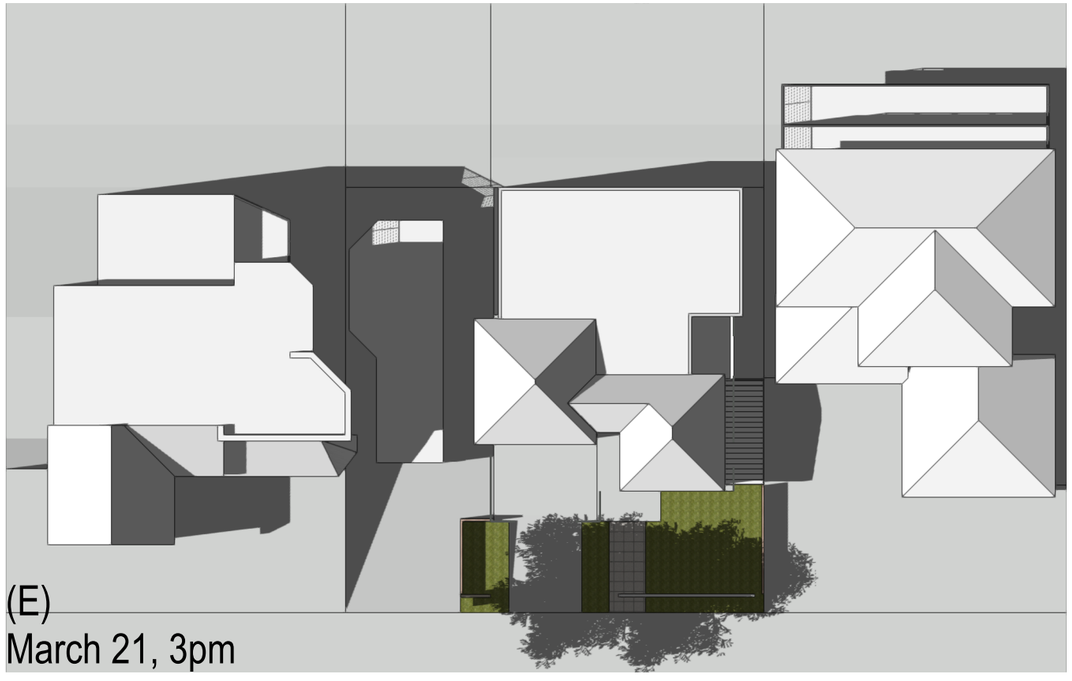

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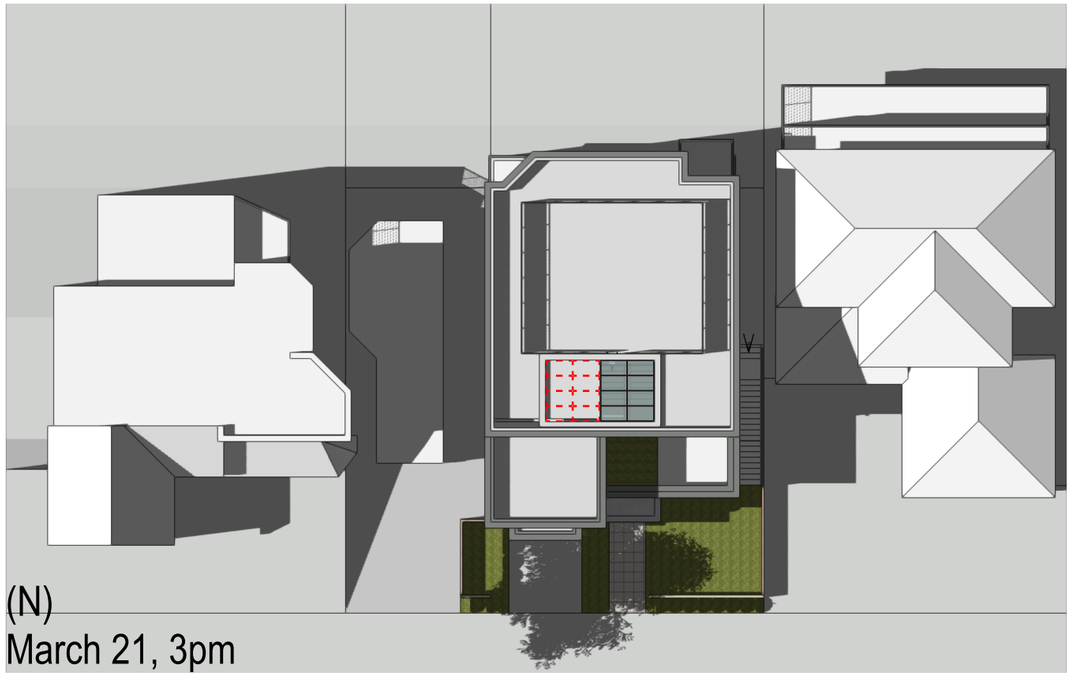

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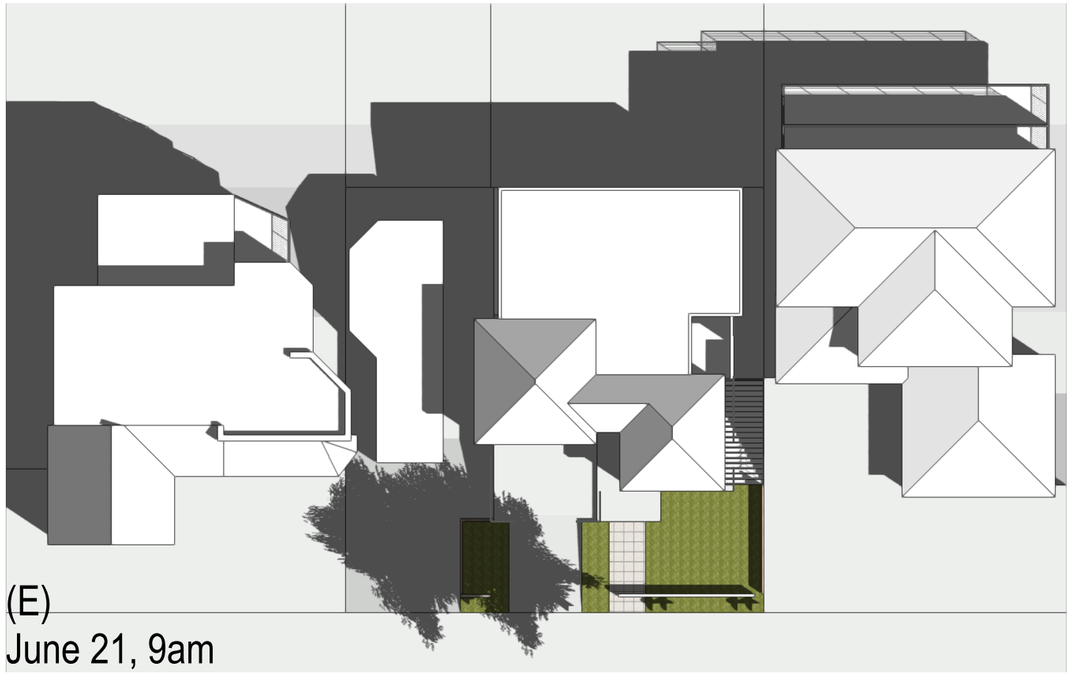

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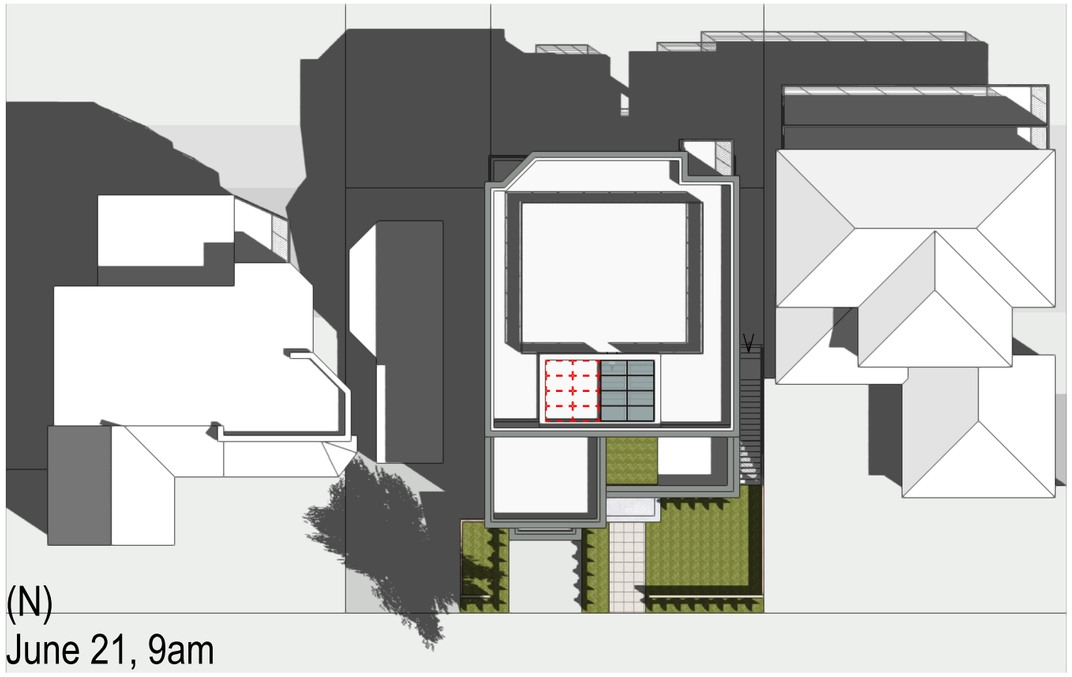

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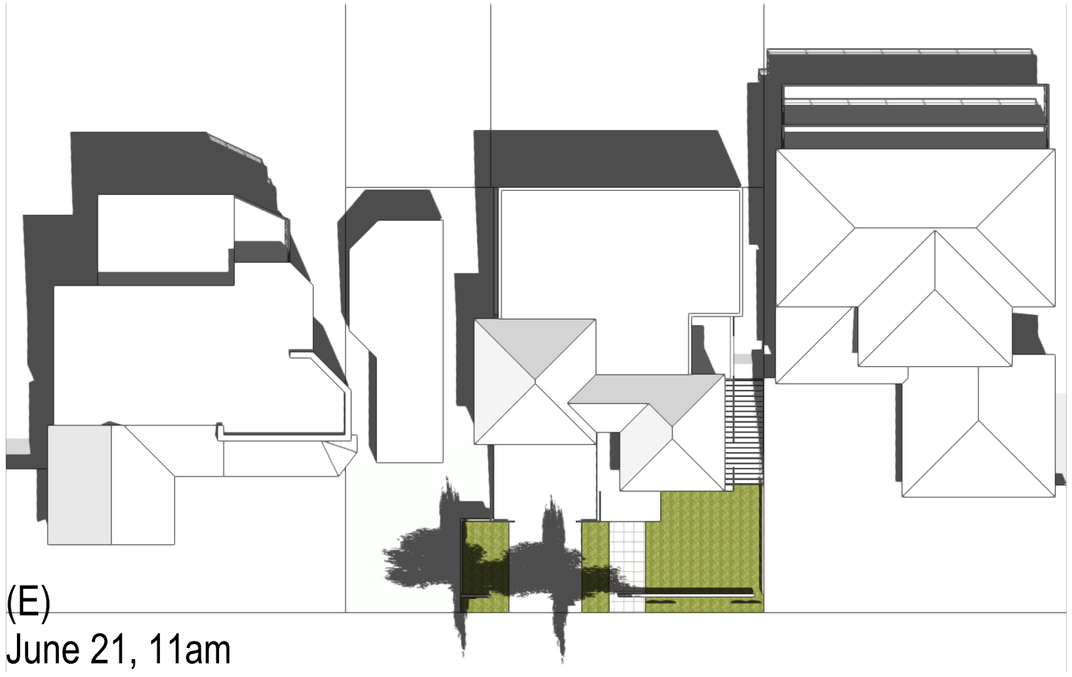

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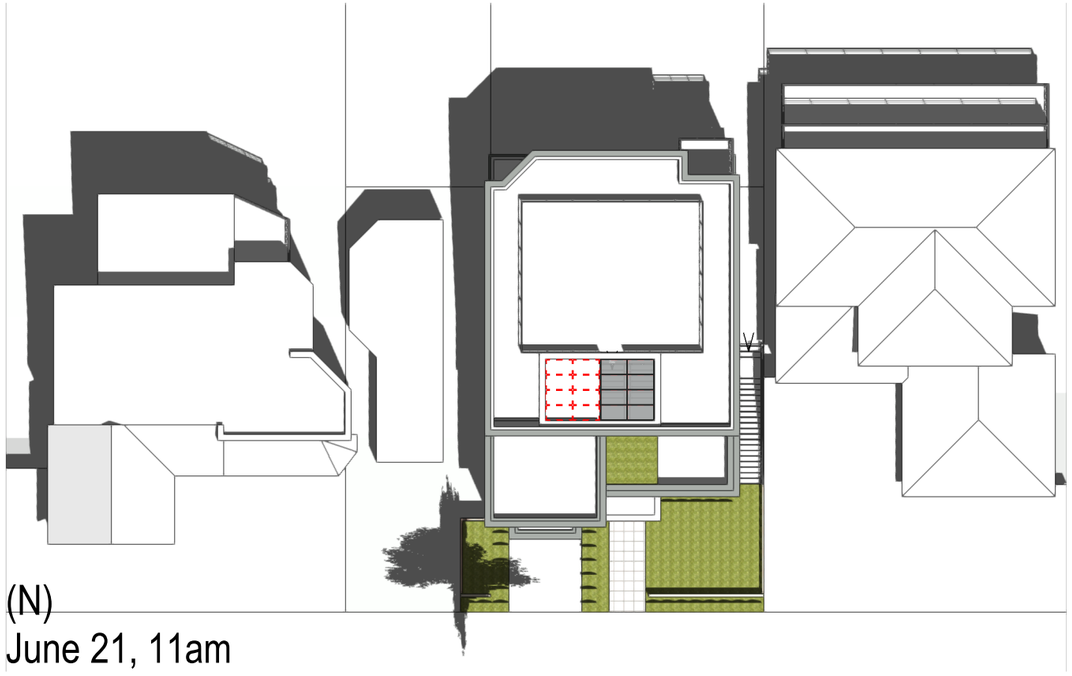

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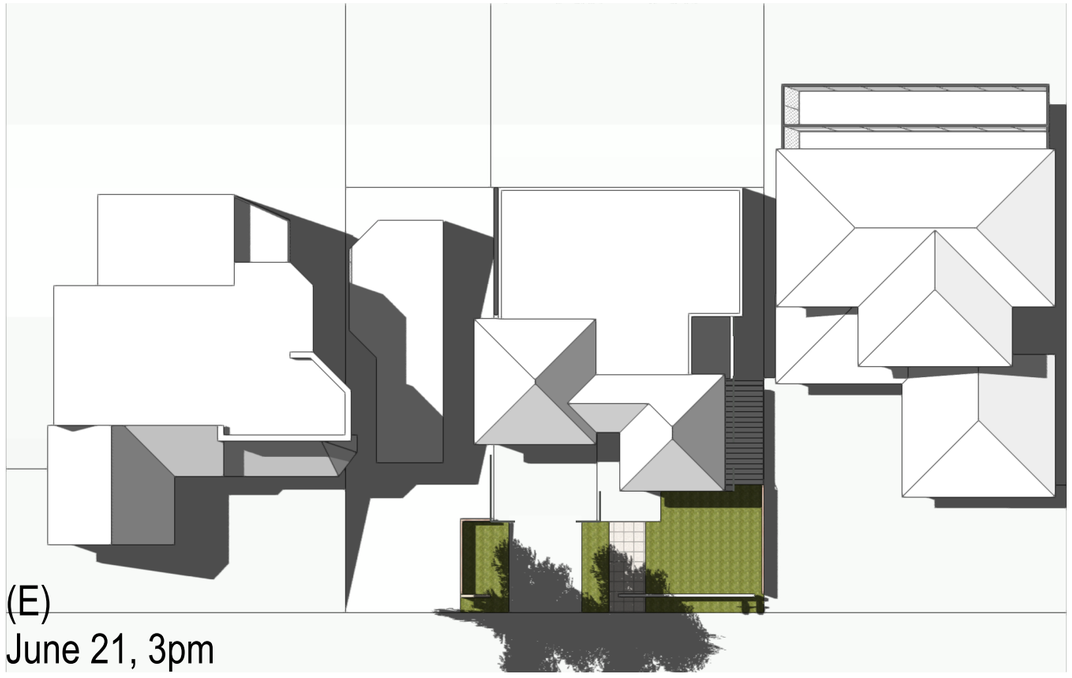

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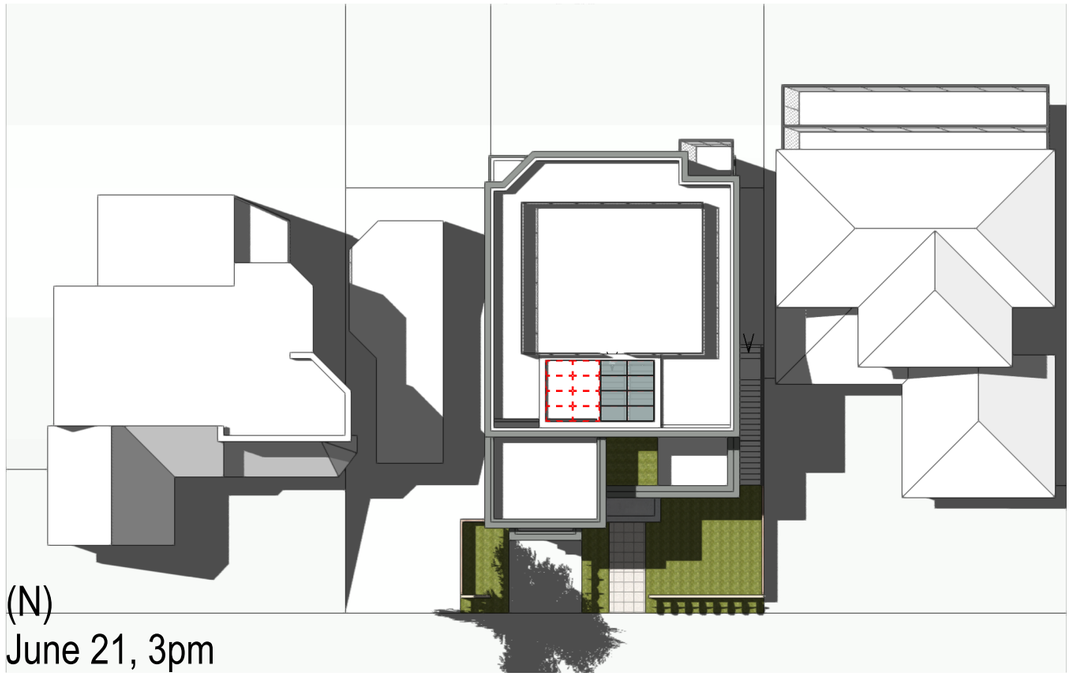

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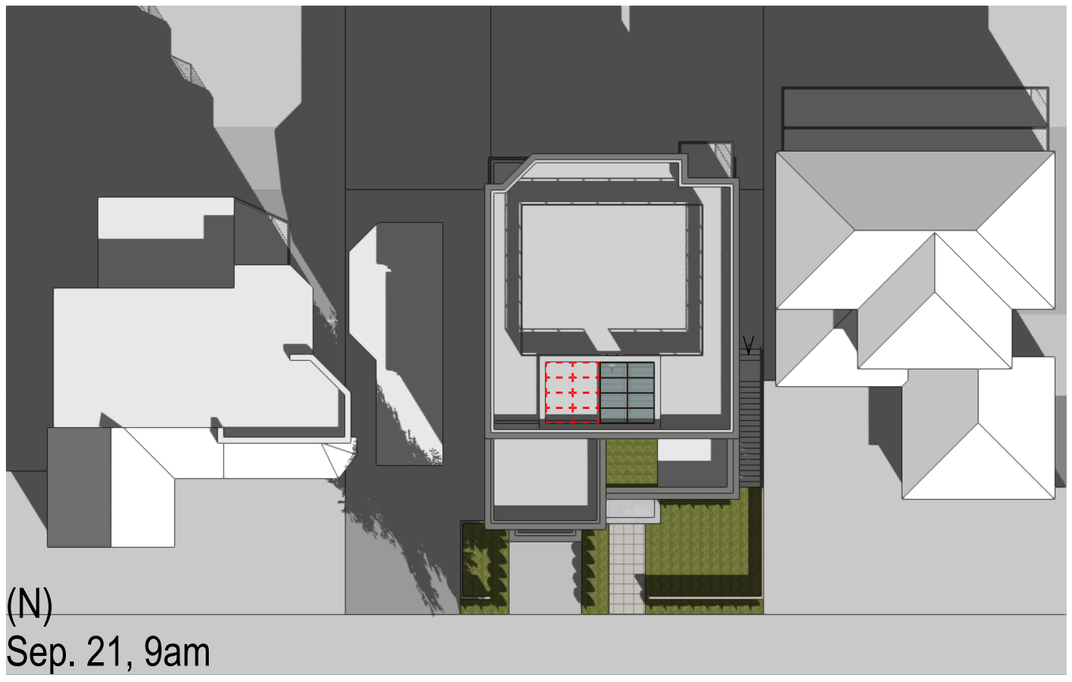
(E)
Sep. 21, 9am

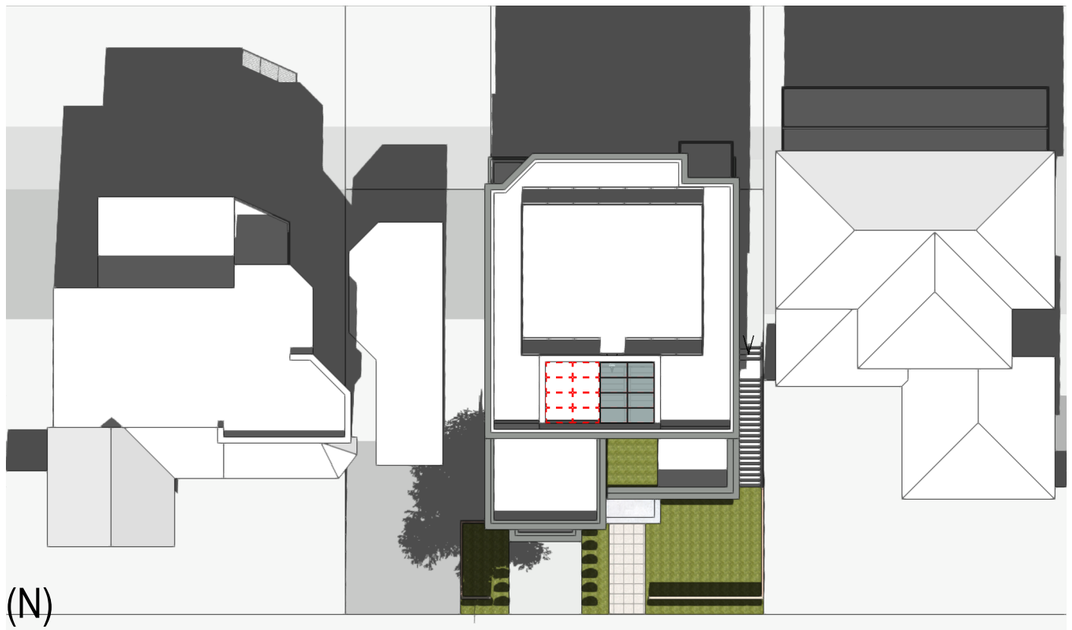


(N)
Sep. 21, 9am

66 Mt. Spring

01/29/2020

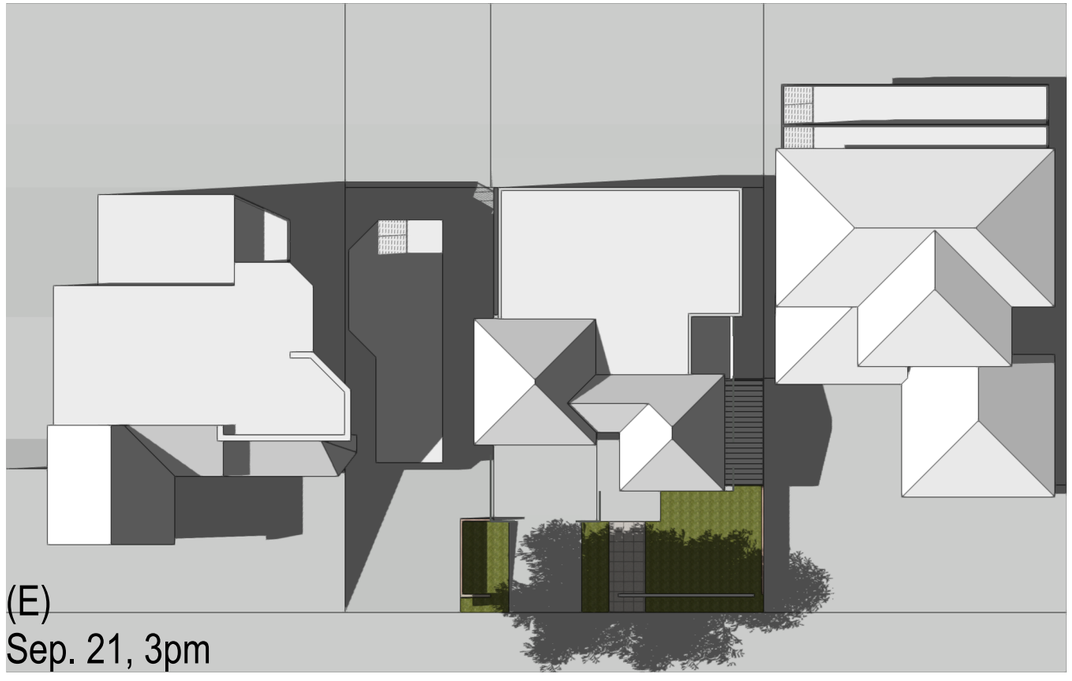
(E)
Sep. 21, 11am



(N)
Sep. 21, 11am

66 Mt. Spring

01/29/2020



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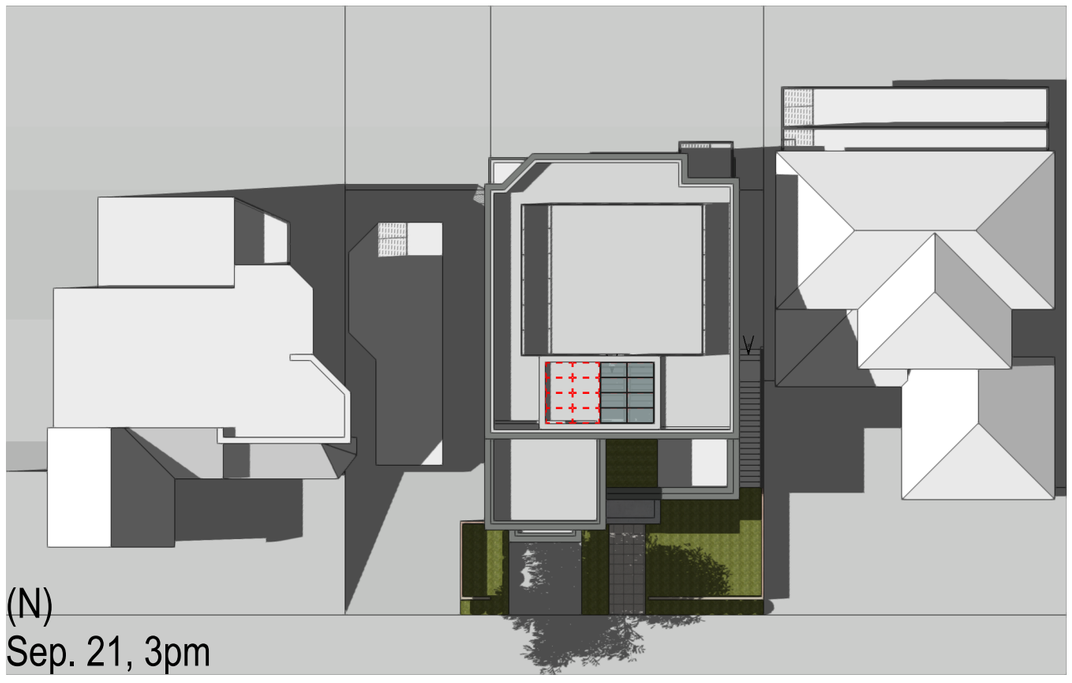
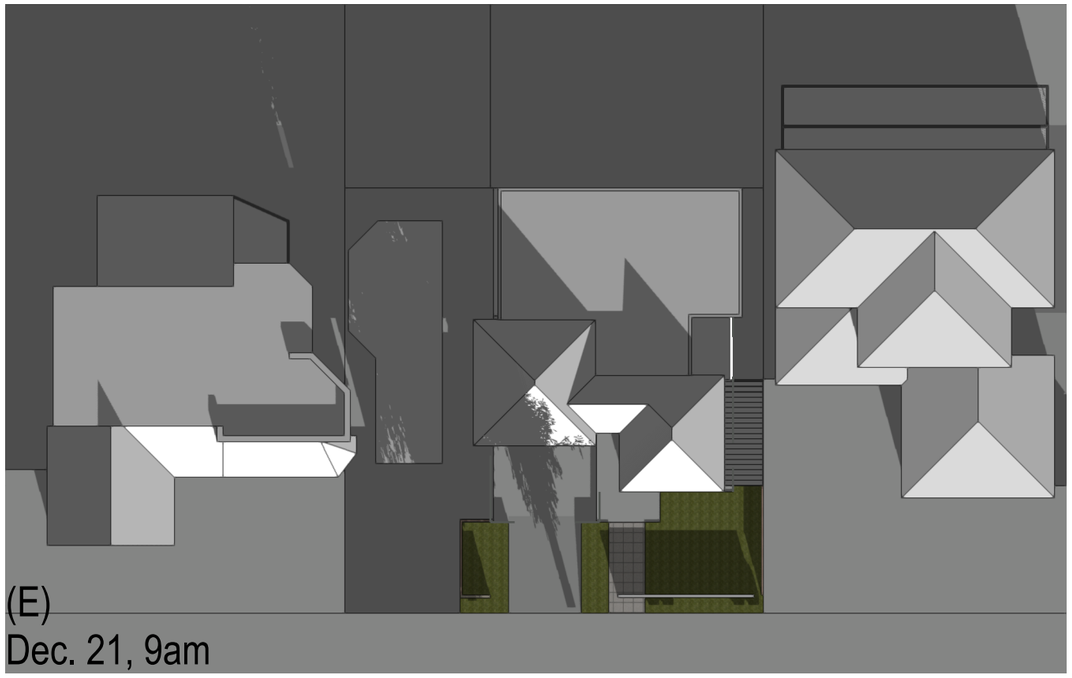


(N)
Sep. 21, 3pm

66 Mt. Spring

01/29/2020



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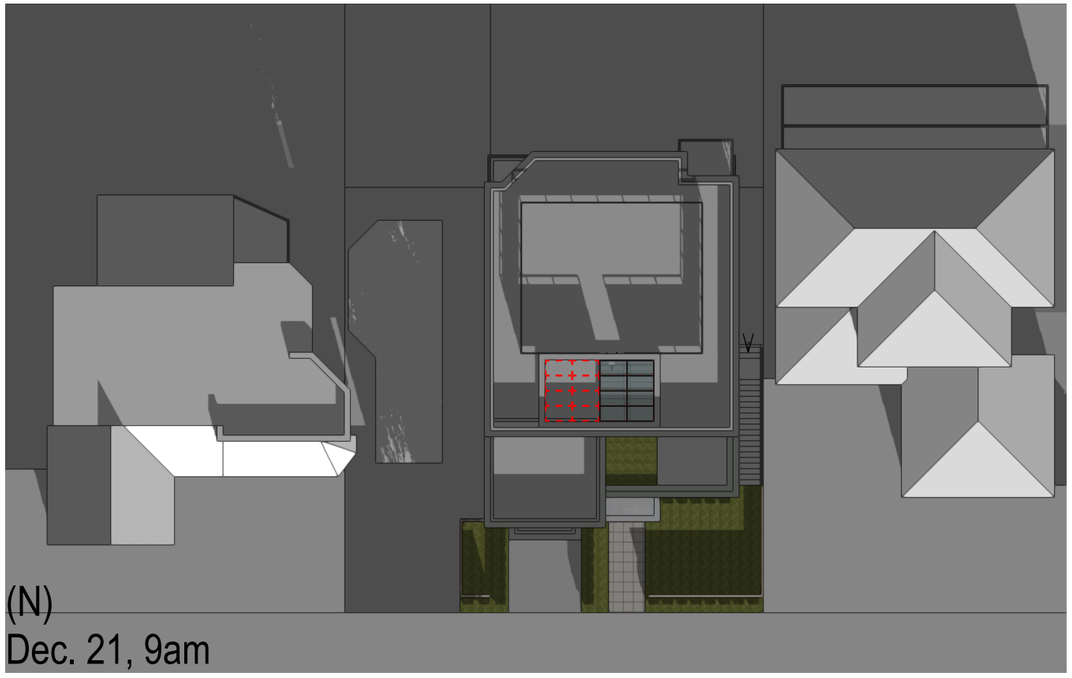
Dec. 21, 9am

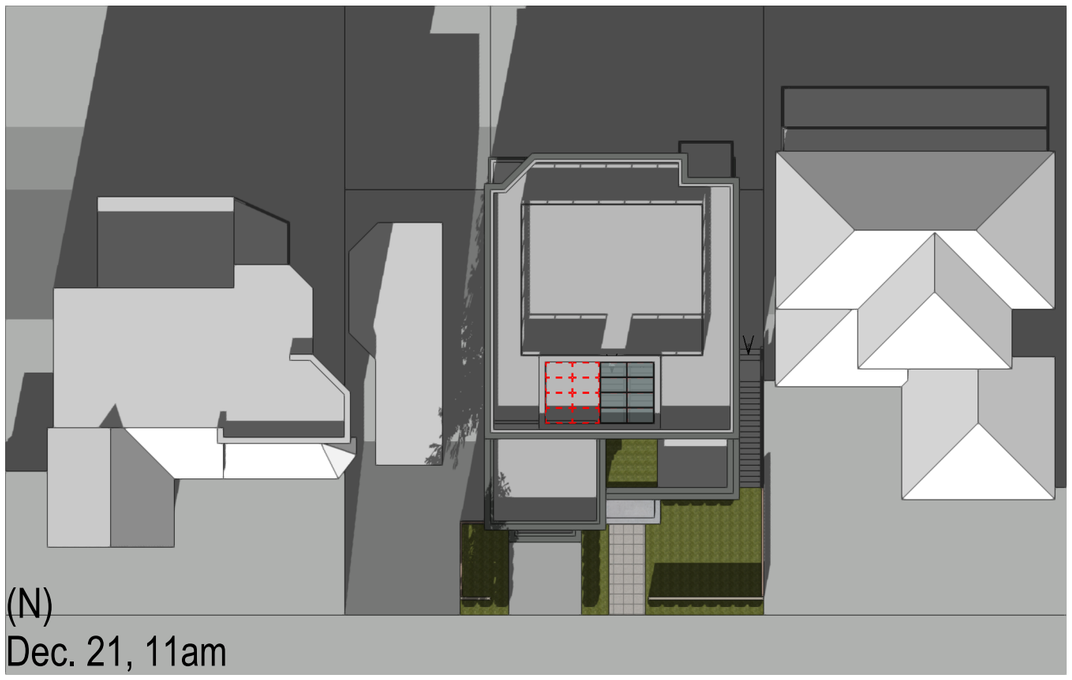


(N)
Dec. 21, 9am

66 Mt. Spring

01/29/2020

(E)
Dec. 21, 11am



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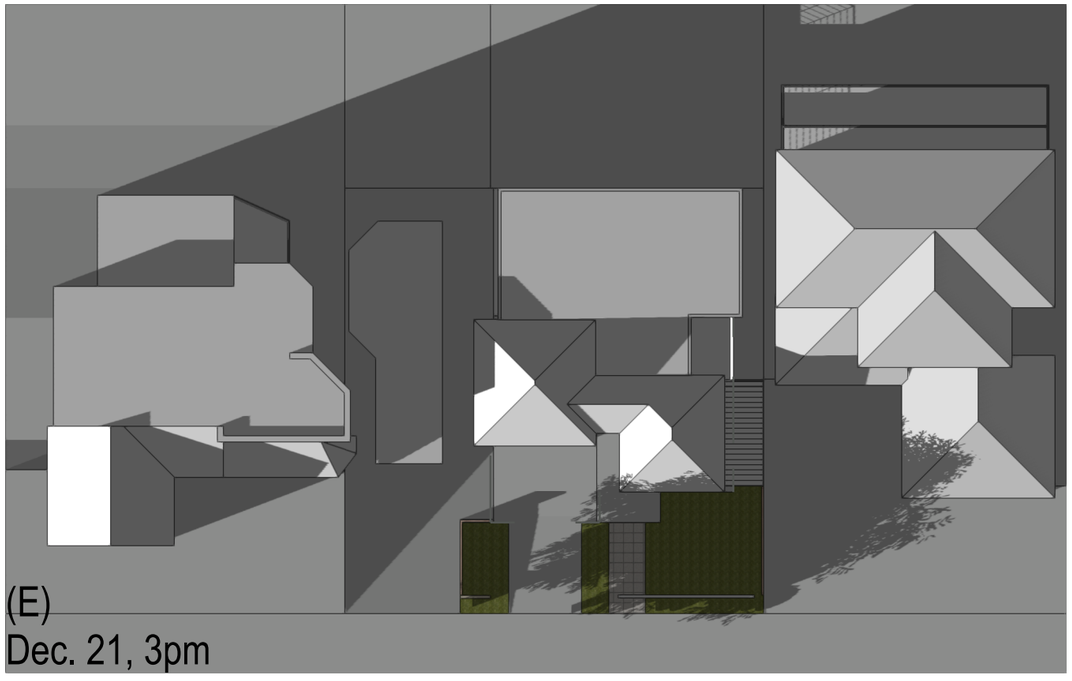
66 Mt. Spring

01/29/2020



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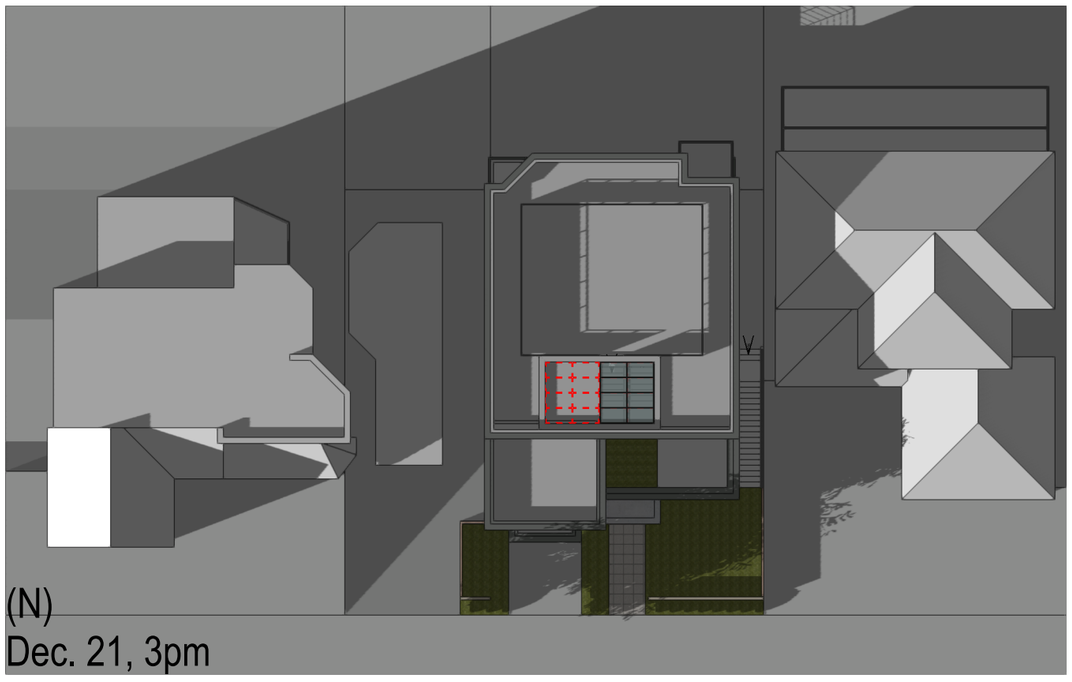

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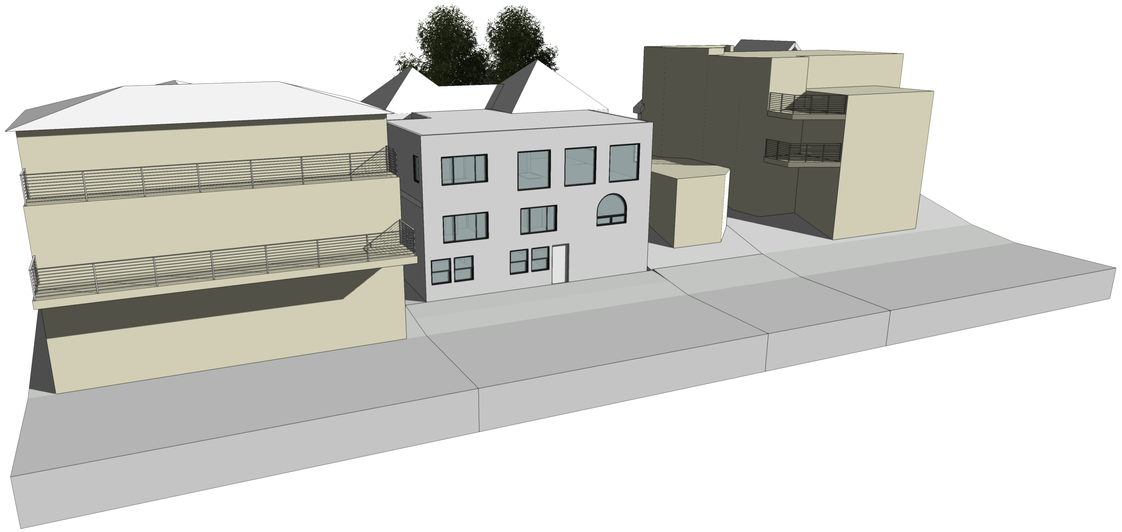
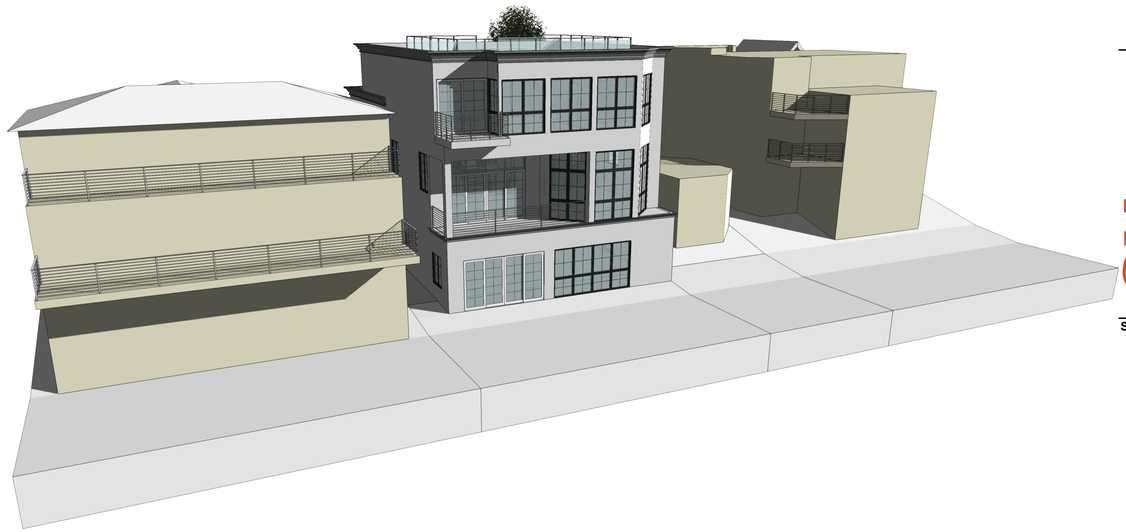


Existing Rear Perpective View-1
5pm June, 21



Proposed Rear Perpective View-1
5pm June, 21

Existing Rear Perpective View-2
5pm June, 21

Proposed Rear Perpective View-2
5pm June, 21

PROJECT NAME

66 Mountain Spring Av.
San Francisco, CA 94114

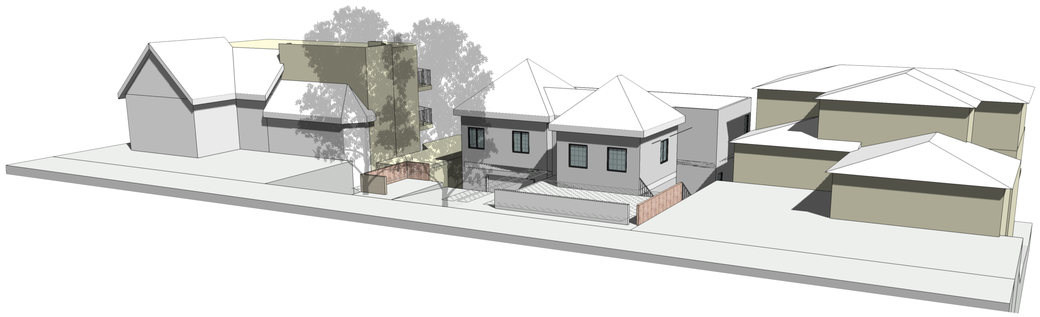
SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292 / FAX: (415) 849.1252

SHEET TITLE

Bulk Study

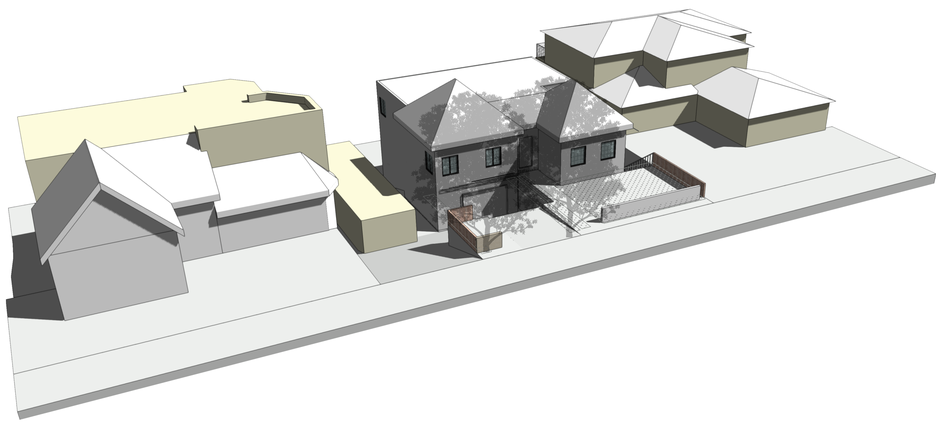
	05/17/2018	PLANS SUBMITTED
	08/08/2018	REVISION
	04/09/2019	REVISION

DRAWN BY	R.L.
DESIGN BY	R.K.
DATE	02/07/2020
JOB NO.	18-1792
SHEET NO.	A-0.4



Existing Front Perpective View-1
9am June, 21

Proposed Front Perpective View-1
9am June, 21



Existing Bird's Eye View-1
9am June, 21

Proposed Bird's Eye View-1
9am June, 21

PROJECT NAME

66 Mountain Spring Av.
San Francisco, CA 94114

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SAN FRANCISCO CA 94112
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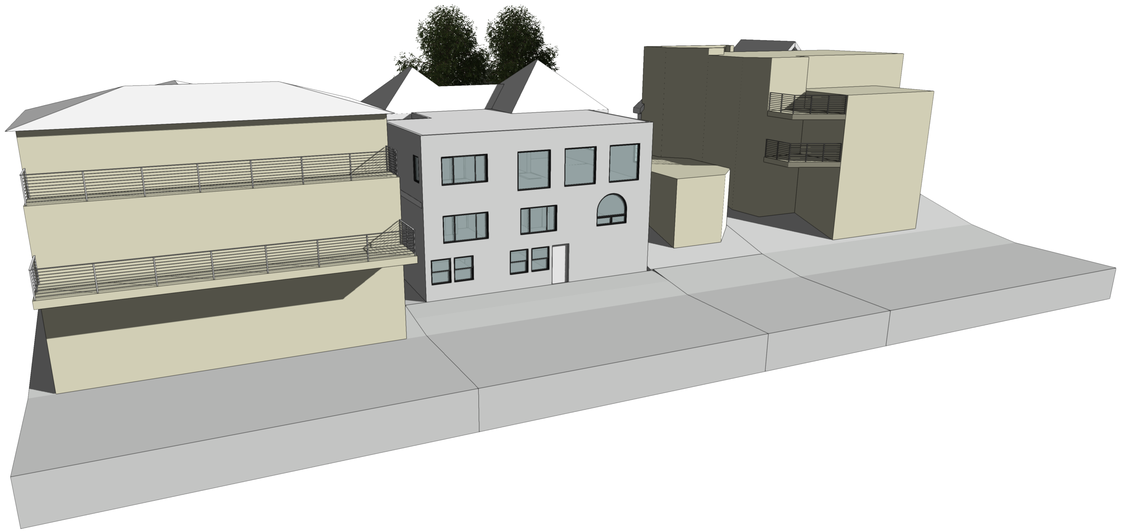
SHEET TITLE

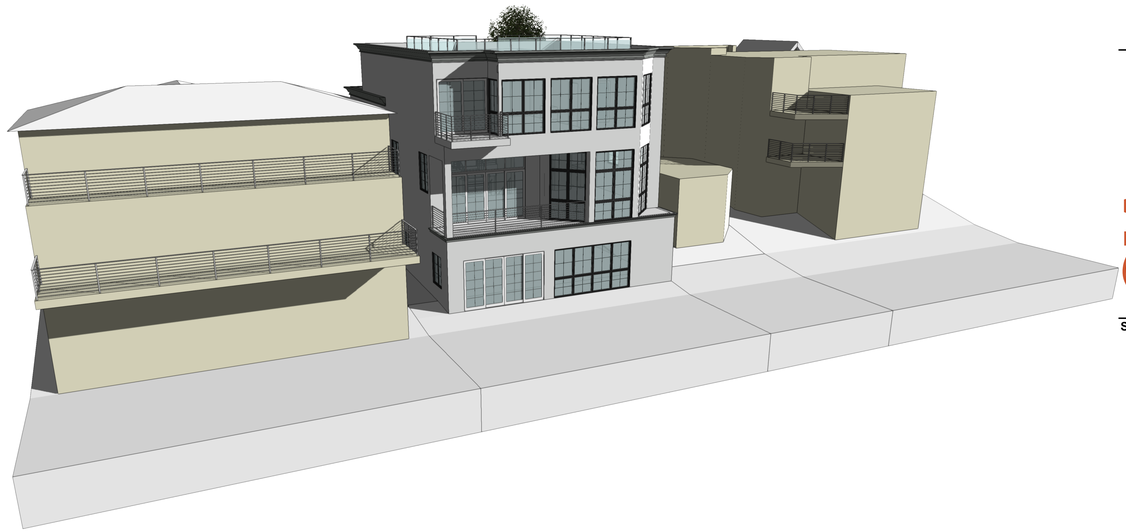
Bulk Study (1)

	05/17/2018	PLANS SUBMITTED
	08/08/2018	REVISION
	04/09/2019	REVISION

DRAWN BY	R.L.
DESIGN BY	R.K.
DATE	02/07/2020
JOB NO.	18-1792
SHEET NO.	A-0.4



Existing Rear Perpective View-1
5pm June, 21



Proposed Rear Perpective View-1
5pm June, 21

Existing Rear Perpective View-2
5pm June, 21

Proposed Rear Perpective View-2
5pm June, 21

PROJECT NAME

66 Mountain Spring Av.
San Francisco, CA 94114

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SHEET TITLE

Bulk Study (2)

	05/17/2018	PLANS SUBMITTED
	08/08/2018	REVISION
	04/09/2019	REVISION

DRAWN BY	R.L.
DESIGN BY	R.K.
DATE	02/07/2020
JOB NO.	18-1792
SHEET NO.	A-0.5

66 MOUNTAIN SPRING

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.

2. ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS DIMENSIONS, AND MEASUREMENTS IN THE FIELD BEFORE BEGINNING WORK. ANY AND ALL DISCREPANCIES, UNUSUAL CIRCUMSTANCES, ERRORS OMISSIONS AND/OR CONFLICTS FUNDS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER'S AND THE OWNER ATTENTION IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK, VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES.

5. UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.

7. DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.

8. ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

9. NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND COMMUNICATIONS ARE DESIGN BUILD ITEMS. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT, CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREMENTS WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR/SUBCONTRACTOR SHALL SUBMIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING DEPARTMENT AS REQUIRED FOR PLAN CHECK AND PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK AND PERMIT FEES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.

11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.

12. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

13. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF , OR INSTALLATION OF ANY ITEM OF WORK.

14. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BACKING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING AS NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED ON THE DRAWINGS, PROVIDE BACKING PLATES AT ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.

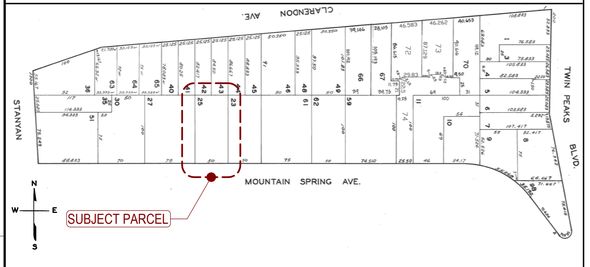
15. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.

16. THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH CBC SEC. 719.

17. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.

18. ALL NEW SMOKE DETECTORS TO E HARD WIRED.

ASSESSOR'S MAP



NOTE: WATERPROOFING OF BUILDING ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS

ABBREVIATION

#	POUND OR NUMBER	GYP	GYPSUM
&	AND	H.C.	HANDICAPPED
@	AT	HR	HOUR
ABV	ABOVE	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR		
ALUM	ALUMINUM	INSUL	INSULATED
APPROX	APPROXIMATE	INT	INTERIOR
BD	BOARD	MAX	MAXIMUM
BLDG	BUILDING	MECH	MECHANICAL
BLKG	BLOCKING	MIN	MINIMUM
BYND	BEYOND	MTL	METAL
CLO	CLOSET	(N)	NEW
CLR	CLEAR	N.T.S.	NOT TO SCALE
CNTR	COUNTER	P.L.	PROPERTY LINE
COL	COLUMN	PLUMB	PLUMBING
CONC	CONCRETE	PLYD	PLYWOOD
CORR	CORRIDOR	RD	ROOF DRAIN
CTR	CENTER	RDWD	REDWOOD
DBL	DOUBLE	REQD	REQUIRED
DEMO	DEMOLISH	RM	ROOM
DET	DETAIL	S.F.	SQUARE FOOT
DIMS	DIMENSIONS	SSTL	STAINLESS STEEL
DN	DOWN	STC	SOUND TRANSMISSION COEFFICIENT
DR	DOOR		
DWG	DRAWING	STD	STANDARD
(E)	EXISTING	STL	STEEL
EA	EACH	STRUCT	STRUCTURAL
EL	ELEVATION	SQ.	SQUARE
ELEC	ELECTRICAL	TC	TOP OF CURB
ELEV	ELEVATOR/ELEVATION	TYP	TYPICAL
EQ	EQUAL	U.N.O.	UNLESS NOTED OTHERWISE
EXCL	EXCLUDE	V.I.F.	VERIFY IN FIELD
EXT	EXTERIOR	W/	WITH
F.D.	FLOOR DRAIN	WD	WOOD
FLR	FLOOR	W.H.	WATER HEATER
FND	FOUNDATION		

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE & SAN FRANCISCO AMENDMENTS
2016 CALIFORNIA ELECTRICAL CODE & SAN FRANCISCO AMENDMENTS
2016 CALIFORNIA MECHANICAL CODE & SAN FRANCISCO AMENDMENTS
2016 CALIFORNIA PLUMBING CODE & SAN FRANCISCO AMENDMENTS
2016 CALIFORNIA FIRE CODE & SAN FRANCISCO AMENDMENTS
2016 CALIFORNIA ENERGY CODE
NFPA 13 SPRINKLERS
NFPA 720 CARBON MONOXIDE SYSTEM (ALSO CBC 420.6)

PROJECT DATA

PLANNING DATA:

ADDRESS:	66 MOUNTAIN SPRING AVE.
BLOCK / LOT:	2706 / 025
LOT AREA:	5,000 ± S.F.
ZONING:	RH-1 (D)
# OF UNITS:	1
ALLOWABLE HEIGHT:	40-X
BUILDING HEIGHT:	21'-0" ±
SETBACKS:	
FRONT SETBACK PROVIDED:	15'-0"
BOTH SIDES SETBACK PROVIDED:	5'-0"
# OF COVERED CAR PARKING:	
PROVIDED:	2
BICYCLE PARKING:	
PROVIDED:	1

GROSS FLOOR AREA:

FIRST FLOOR:	1,720 ± S.F.
SECOND FLOOR (EXCL GARAGE):	1,707 ± S.F.
THIRD FLOOR:	2,027 ± S.F.
TOTAL GROSS AREA (EXCL. GARAGE):	**5,454 ± S.F.**
GARAGE:	**415 ± S.F.**

BUILDING DATA:

NUMBER OF STORIES:	3
CONSTRUCTION TYPE:	TYPE "V-B"
OCCUPANCY GROUP:	R-3

SCOPE OF WORK

PROPOSED NEW CONSTRUCTION OF A THREE-STORY SINGLE FAMILY HOME.

NOTE:
BLDG. TO BE FULLY SPRINLLERED PER NFPA 13-D, UNDER SEPARATE PERMIT.

DRAWING INDEX

ARCHITECTURAL

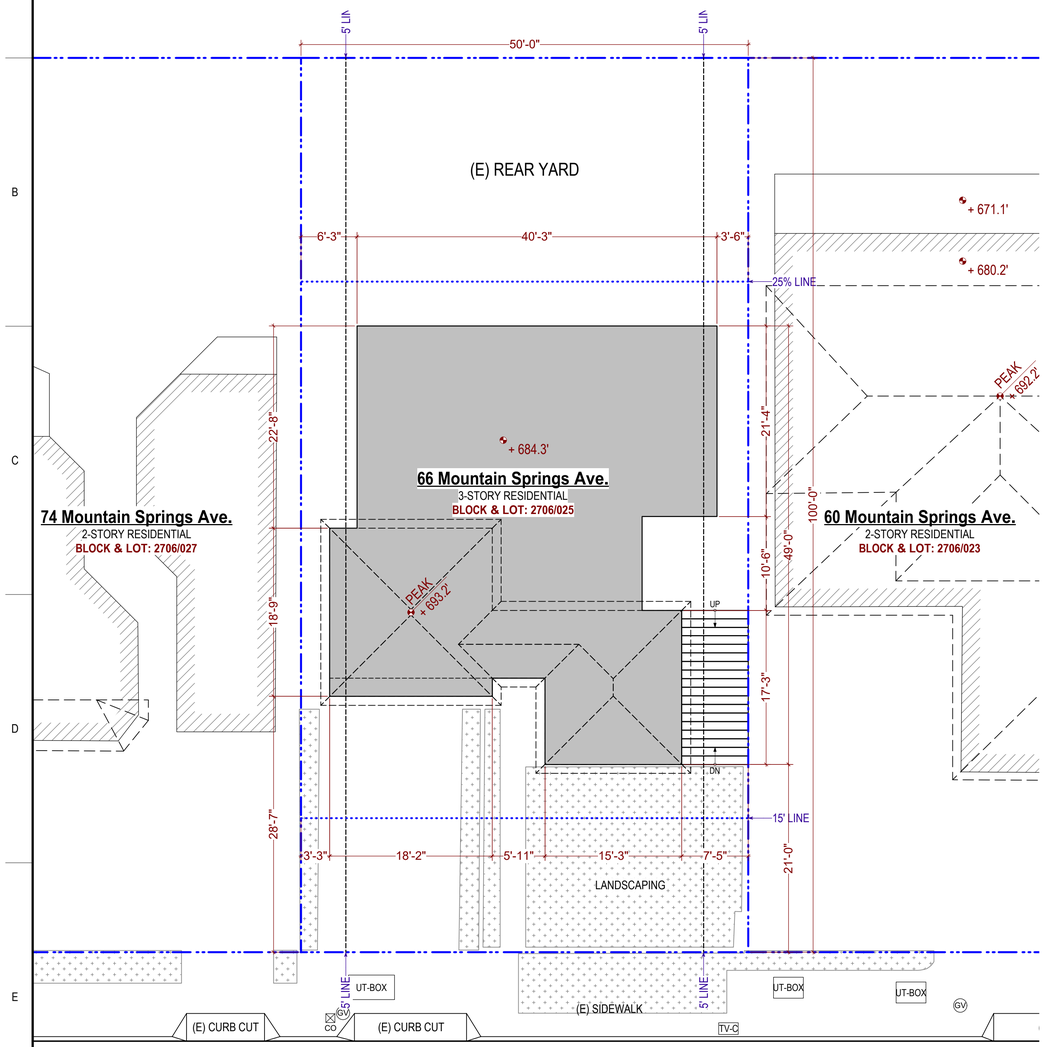
PROJECT NAME
66 Mountain Spring Av.
San Francisco, CA 94114

SiA consulting
SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292 / FAX: (415) 849.1252

SHEET TITLE
Cover Sheet

	05/17/2018	PLANS SUBMITTED
	08/08/2018	REVISION
	04/09/2019	REVISION

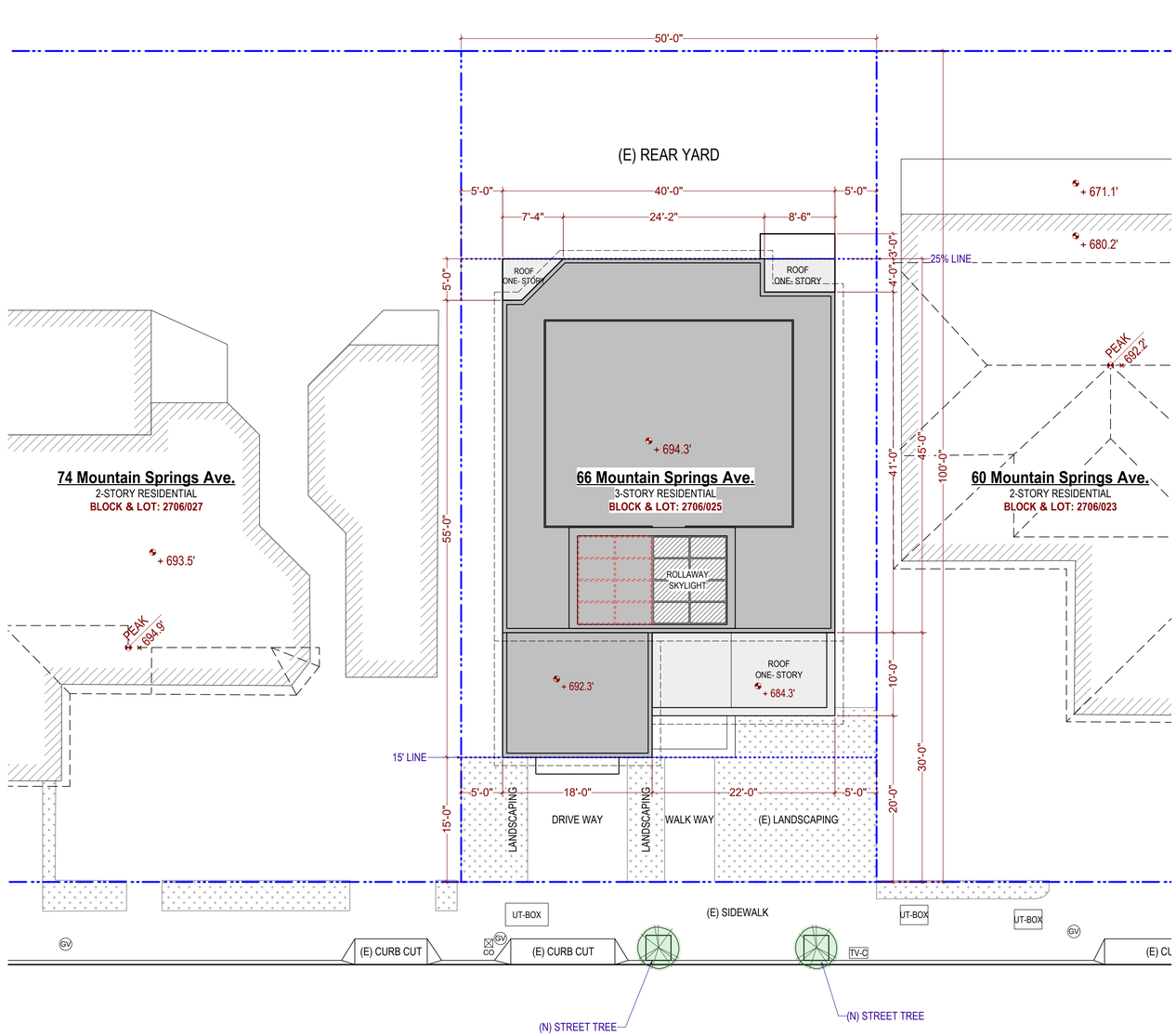
DRAWN BY	R.L.
DESIGN BY	R.K.
DATE	06/12/2019
JOB NO.	18-1792
SHEET NO.	A-0.1



MOUNTAIN SPRINGS AVE. (50' WIDE)

Existing Site Plan

1/8" = 1'-0"



MOUNTAIN SPRINGS AVE. (50' WIDE)

Proposed Site Plan

1/8" = 1'-0"

PROJECT NAME

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San Francisco, CA 94114

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SAN FRANCISCO CA 94103
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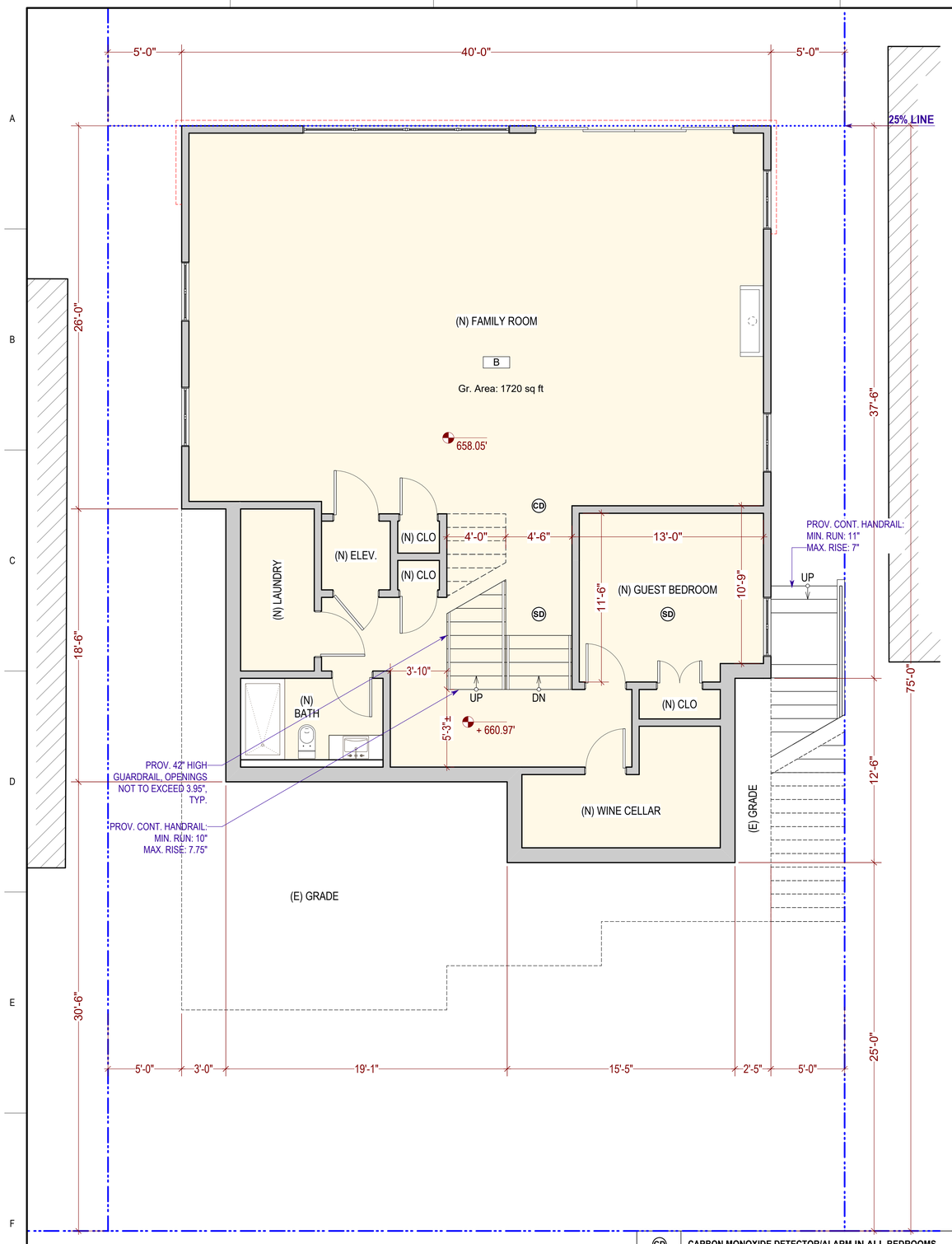
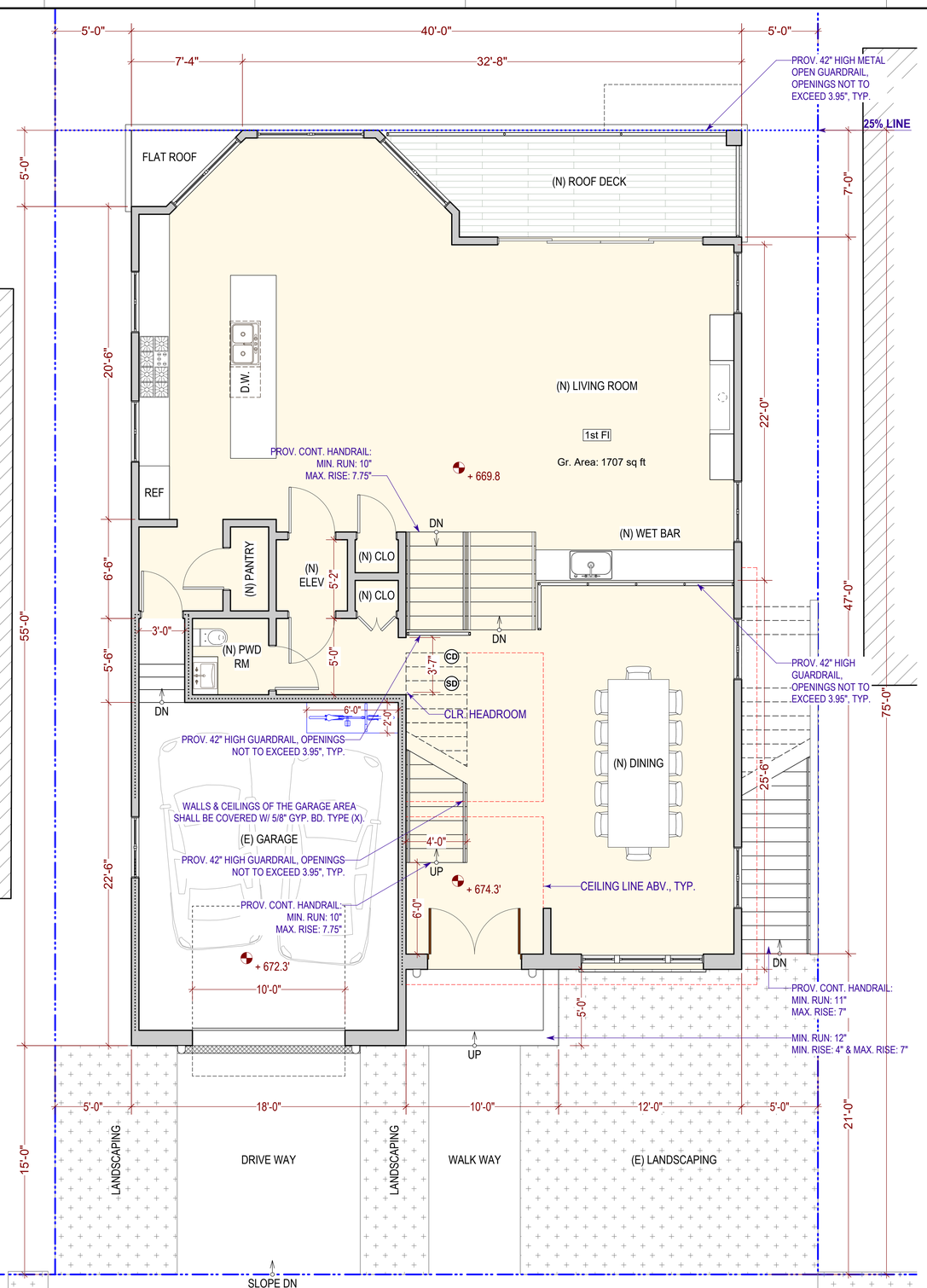
SHEET TITLE

Site Plans

05/17/2018	PLANS SUBMITTED
08/08/2018	REVISION
04/09/2019	REVISION

DRAWN BY	R.L.
DESIGN BY	R.K.
DATE	06/12/2019
JOB NO.	18-1792
SHEET NO.	A-1.1





CD	CARBON MONOXIDE DETECTOR/ALARM IN ALL BEDROOMS
SD	SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATTERY BACKUP
	PROPERTY LINE
	WOOD FRAME WALL

Proposed First Floor Plan

1/4" = 1'-0"

Proposed Second Floor Plan (Street Level)

1/4" = 1'-0"

PROJECT NAME

66 Mountain Spring Av.
San Francisco, CA 94114

SIA consulting

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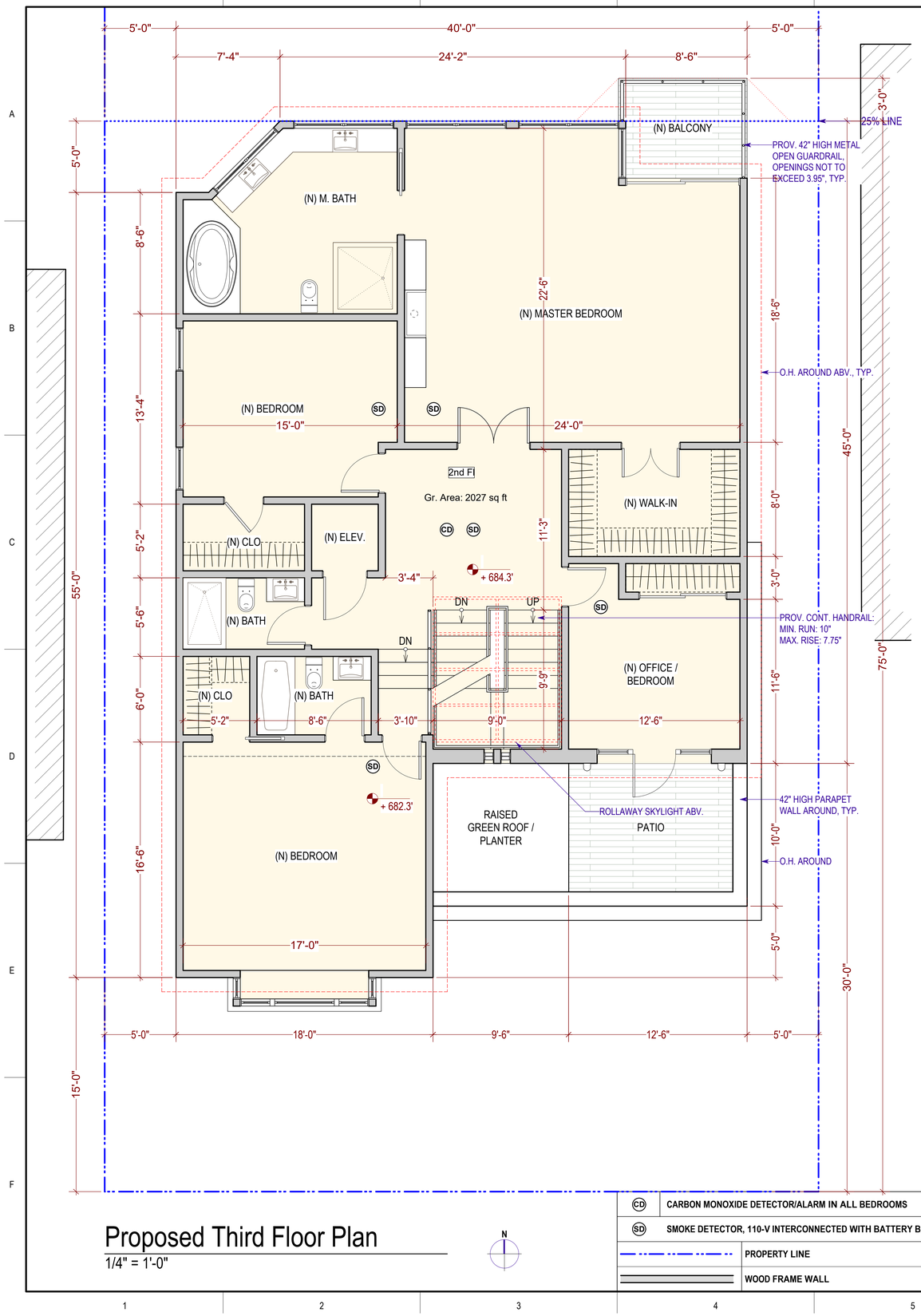
SHEET TITLE

Proposed Floor Plans

	05/17/2018	PLANS SUBMITTED
	08/08/2018	REVISION
	04/09/2019	REVISION

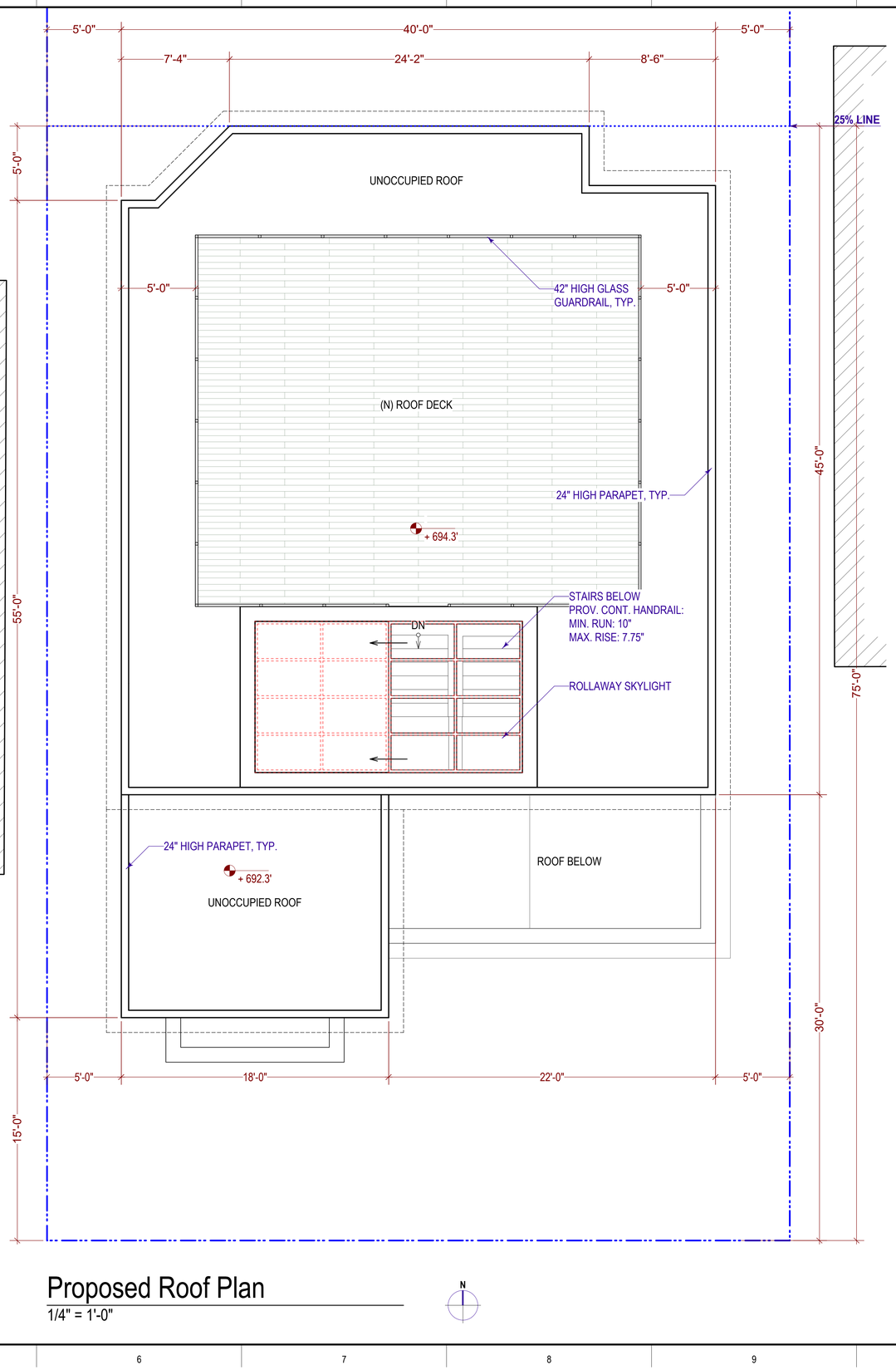
DRAWN BY	R.L.
DESIGN BY	R.K.
DATE	06/12/2019
JOB NO.	18-1792
SHEET NO.	A-2.3



Proposed Third Floor Plan

1/4" = 1'-0"

CD	CARBON MONOXIDE DETECTOR/ALARM IN ALL BEDROOMS
SD	SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATTERY BACKUP
	PROPERTY LINE
	WOOD FRAME WALL



Proposed Roof Plan

1/4" = 1'-0"

PROJECT NAME

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SHEET TITLE

Proposed Floor Plans

	05/17/2018	PLANS SUBMITTED
	08/08/2018	REVISION
	04/09/2019	REVISION

DRAWN BY	R.L.
DESIGN BY	R.K.
DATE	06/12/2019
JOB NO.	18-1792
SHEET NO.	A-2.4

Front Elevation (South)

1/4" = 1'-0"

Rear Elevation (North)

1/4" = 1'-0"

FACADE MATERIALS KEY NOTES:

01	HIGH QUALITY SMOOTH PLASTER, TYP.
02	WOOD CAP, TYP.
03	WOOD TRIM, TYP.
04	PAINTED METAL RAILINGS, 42" HIGH MIN., TYP.
05	SOLID WOOD ENTRY DOOR
06	WOOD OVERHEAD GARAGE DOOR
07	ALUMINUM WINDOW, W/ WOOD CLAD & LOW E CLR. GLASS, TYP.
08	ALUMINUM PATIO DOOR W/ WOOD CLAD & CLR. GLASS, TYP.

PROJECT NAME

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San Francisco, CA 94114

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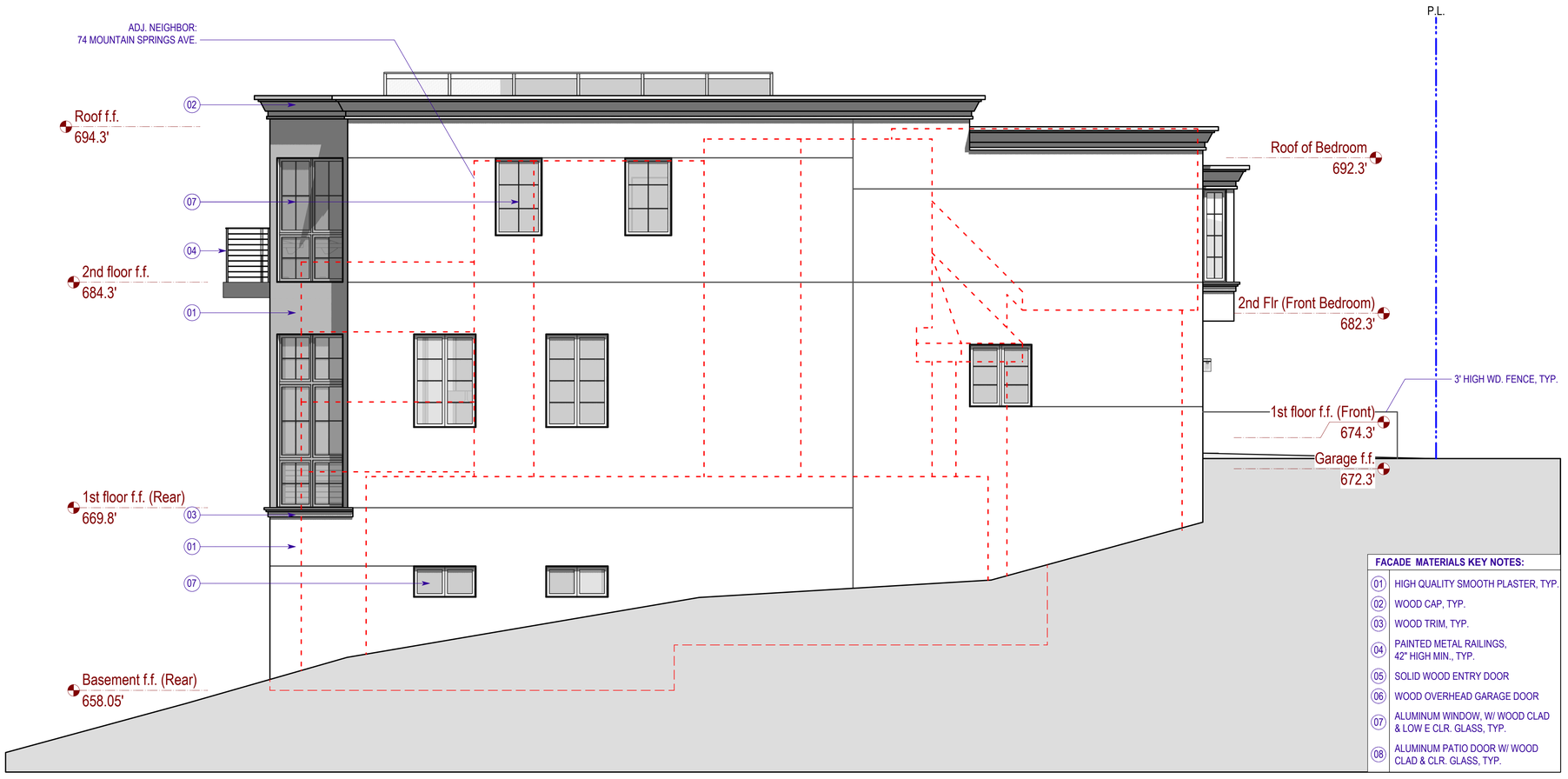
SHEET TITLE

Building Elevations (South & North)

05/17/2018	PLANS SUBMITTED
08/08/2018	REVISION
04/09/2019	REVISION

DRAWN BY	R.L.
DESIGN BY	R.K.
DATE	06/12/2019
JOB NO.	18-1792
SHEET NO.	A-3.2



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05	SOLID WOOD ENTRY DOOR
06	WOOD OVERHEAD GARAGE DOOR
07	ALUMINUM WINDOW, W/ WOOD CLAD & LOW E CLR. GLASS, TYP.
08	ALUMINUM PATIO DOOR W/ WOOD CLAD & CLR. GLASS, TYP.

Left Elevation (West)

1/4" = 1'-0"

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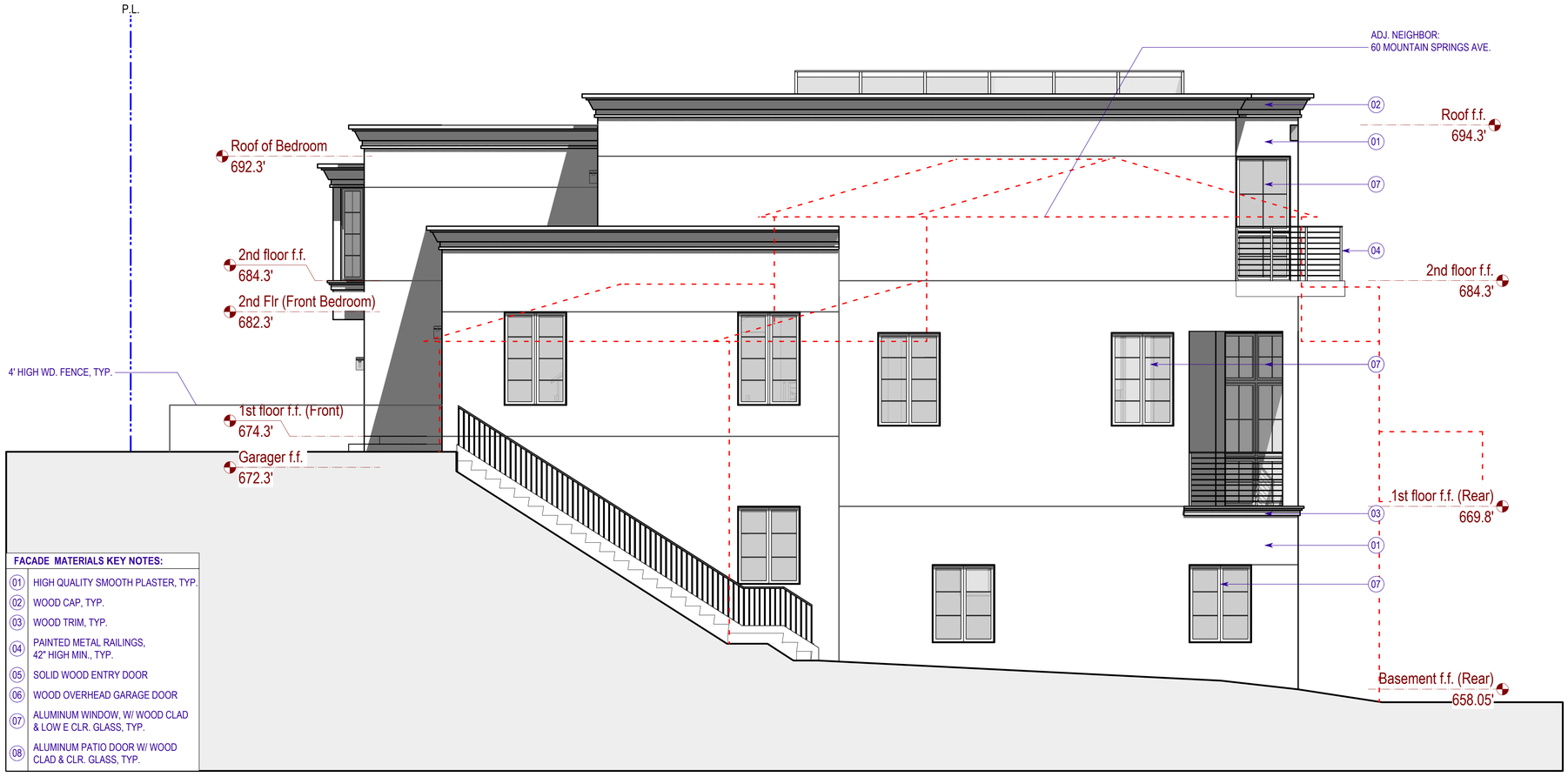
SHEET TITLE

Building Elevation (West)

	05/17/2018	PLANS SUBMITTED
	08/08/2018	REVISION
	04/09/2019	REVISION

DRAWN BY	R.L.
DESIGN BY	R.K.
DATE	06/12/2019
JOB NO.	18-1792
SHEET NO.	A-3.3



FACADE MATERIALS KEY NOTES:

01	HIGH QUALITY SMOOTH PLASTER, TYP.
02	WOOD CAP, TYP.
03	WOOD TRIM, TYP.
04	PAINTED METAL RAILINGS, 42" HIGH MIN., TYP.
05	SOLID WOOD ENTRY DOOR
06	WOOD OVERHEAD GARAGE DOOR
07	ALUMINUM WINDOW, W/ WOOD CLAD & LOW E CLR. GLASS, TYP.
08	ALUMINUM PATIO DOOR W/ WOOD CLAD & CLR. GLASS, TYP.

Right Elevation (East)

1/4" = 1'-0"

PROJECT NAME

66 Mountain Spring Av.
San Francisco, CA 94114

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1256 HOWARD STREET
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SHEET TITLE

Building Elevation (East)

	05/17/2018	PLANS SUBMITTED
	08/08/2018	REVISION
	04/09/2019	REVISION

DRAWN BY	R.L.
DESIGN BY	R.K.
DATE	06/12/2019
JOB NO.	18-1792
SHEET NO.	A-3.4