



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis HEARING DATE: JULY 30, 2020

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* July 22, 2020  
*Case No.:* 2018-011065DRP  
*Project Address:* 3233 16th Street  
*Permit Application:* 2018.0807.6659  
*Zoning:* NCT [Valencia Street Neighborhood Commercial Transit]  
40-X Height and Bulk District  
*Block/Lot:* 3567 / 042  
*Project Sponsor:* Gary Gee, Architect  
98 Brady Street  
San Francisco, CA 94103  
*Staff Contact:* David Winslow – (415) 575-9159  
[David.Winslow@sfgov.org](mailto:David.Winslow@sfgov.org)  
*Recommendation:* **Do Not Take DR and Approve**

### PROJECT DESCRIPTION

The project proposes to demolish an existing garage, storage shed, and garbage enclosure at the front and middle of the lot and construct an approximately 40-foot-tall, four-story, 2,360-square-foot residential building with five dwelling units at the front of the lot. The existing two-unit residential building would remain at the rear of the lot, and no modifications are proposed to that structure.

### SITE DESCRIPTION AND PRESENT USE

The subject property is a 25’ wide by 110’ deep level lot that has a one-story garage structure at the front, a shed in the middle, and a two-story residential building in the rear yard. The existing rear house which was built in 1910 and is categorized as an ‘A –Historic Resource present.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of 16<sup>th</sup> Street is fronted by a consistent development of three-story residential buildings with no setbacks and include curb cuts and garages or small commercial spaces at the ground floors. The mid-block open space is irregular and constrained due to the adjacent buildings extending to the full buildable area and full lot coverage and from existing non-complying structures in the rear.

### BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	March 4, 2020 – April 4, 2020	4.4.2020	7.30.2020	117 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	July 10, 2020	July 10, 2020	20 days
Mailed Notice	20 days	July 10, 2020	July 10, 2020	20 days
Online Notice	20 days	July 10, 2020	July 10, 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 eligible for a Community Plan Evaluation pursuant to California Public Resources Code section 21083.3 and CEQA Guidelines Section 15183 because: 1) the proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans; 2) the proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods Programmatic Environmental Impact Report (PEIR); 3) the proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR; 4) the proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and 5) the project sponsor will undertake feasible mitigation

**DR REQUESTORS**

Jenna Smith of 3227 16th Street # 1, adjacent neighbor to the east of the proposed project.

**DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES**

The DR requestor is concerned that the proposed addition:

1. Impacts light and privacy and;
2. Is out of scale with existing context;

Proposed alternatives:

Lower the height by limiting the building to three floors and provide larger light wells

See attached *Discretionary Review Application*

## PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

The project has been reviewed by Planning Department staff and found to be compliant with the Planning Code and the Urban Design Guidelines. It has been designed to respond to the adjacent neighbors’ light wells and to not adversely impact privacy. The scale is compatible with the other surrounding buildings. Agreements have been made with the neighbors to limit hours of construction and respond to other non-Planning related issues.

See attached *Response to Discretionary Review Application*, dated 5.14.20

## DEPARTMENT REVIEW

The Department’s Urban Design Advisory Team (UDAT) re-reviewed this and found that the proposed addition does not create exceptional or extraordinary impacts to light and privacy to the adjacent property.

UDAT found that the proposed building matches the light wells above the ground floor of adjacent buildings and does not extend past either the rear walls of the immediate neighboring buildings and thereby maintains light and privacy to adjacent properties’ side light wells.

The rear roof decks on the third and fourth floors, located where the building massing steps back, are modest in size, and are setback from side property lines so as not to pose exceptional or extraordinary impacts to privacy.

The project is a Code-conforming infill at the front of a lot on a commercial and transit corridor; replaces a one-story parking garage with 5-units of housing and; provides an active use with a ground level residential unit that conforms to the Ground Floor Residential Design Guidelines.

Therefore, staff recommends not taking Discretionary Review and approving.

<b>RECOMMENDATION:</b> <b>Do Not Take DR and Approve</b>
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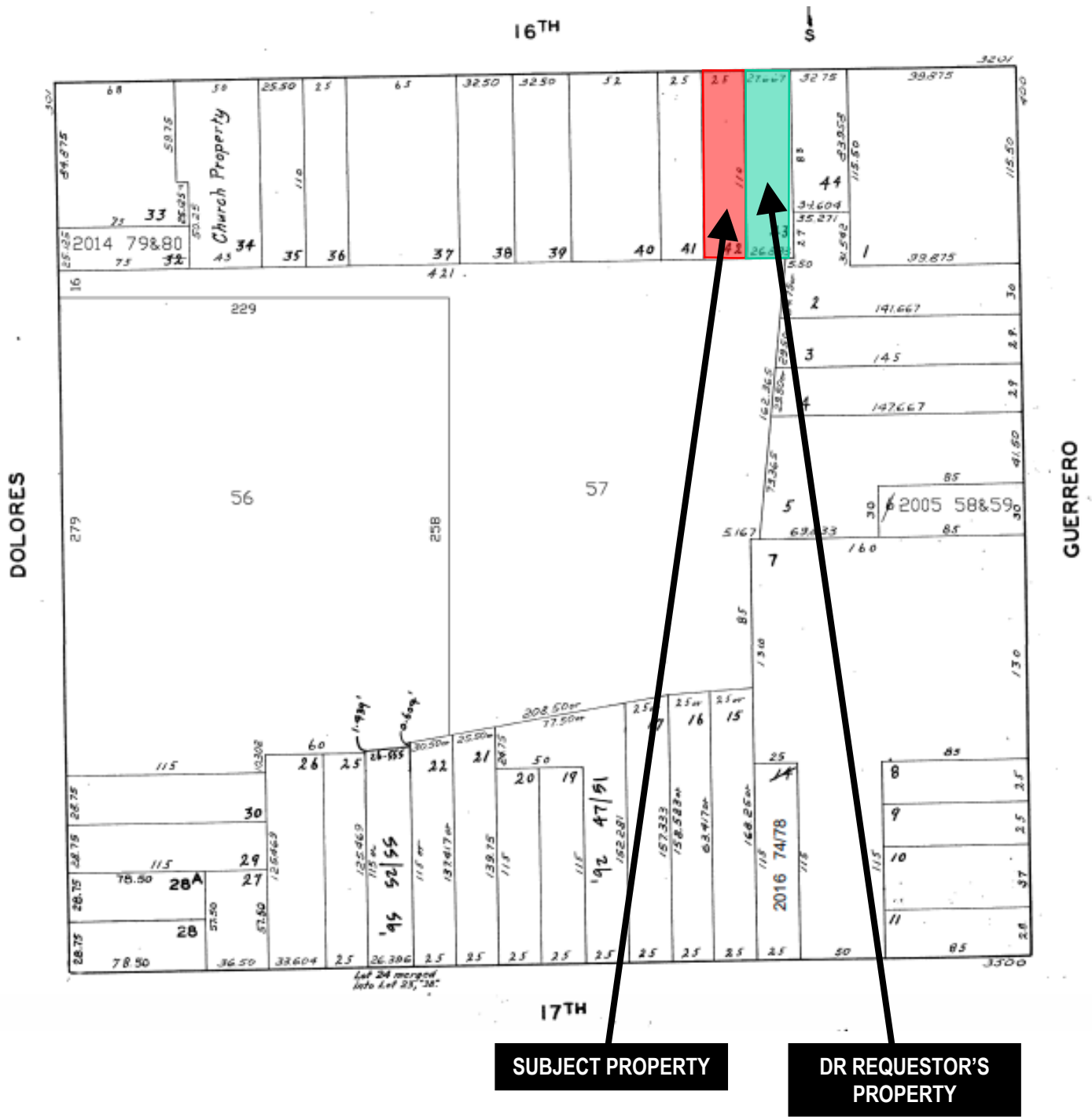
### Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- CEQA Determination
- DR Application
- Response to DR Application dated 5.14.20
- 311 Notification plans dated 9.12.19

# Exhibits

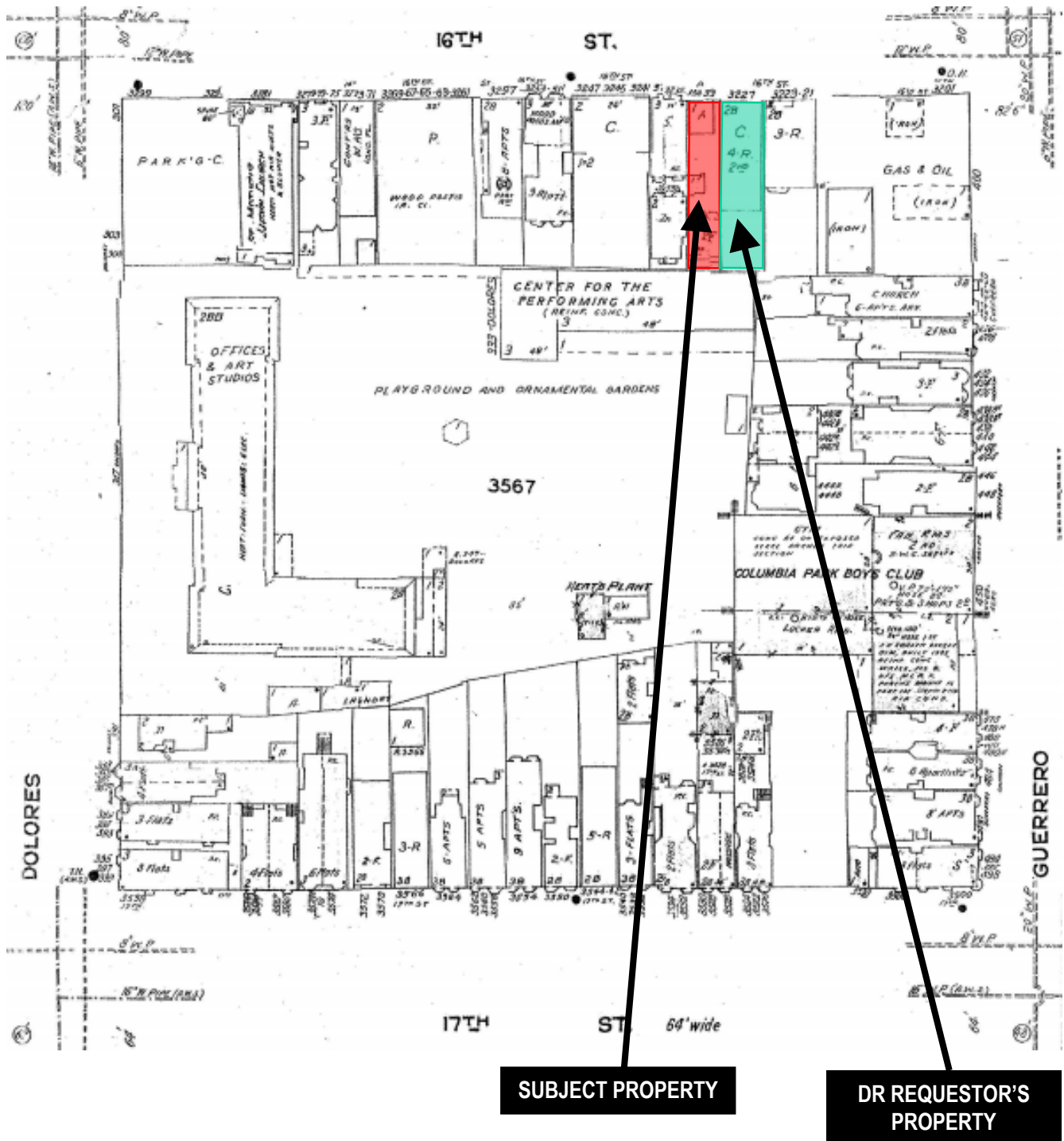


# Parcel Map



Discretionary Review Hearing  
 Case Number 2018-011065DRP  
 3233 16th Street

# Sanborn Map\*

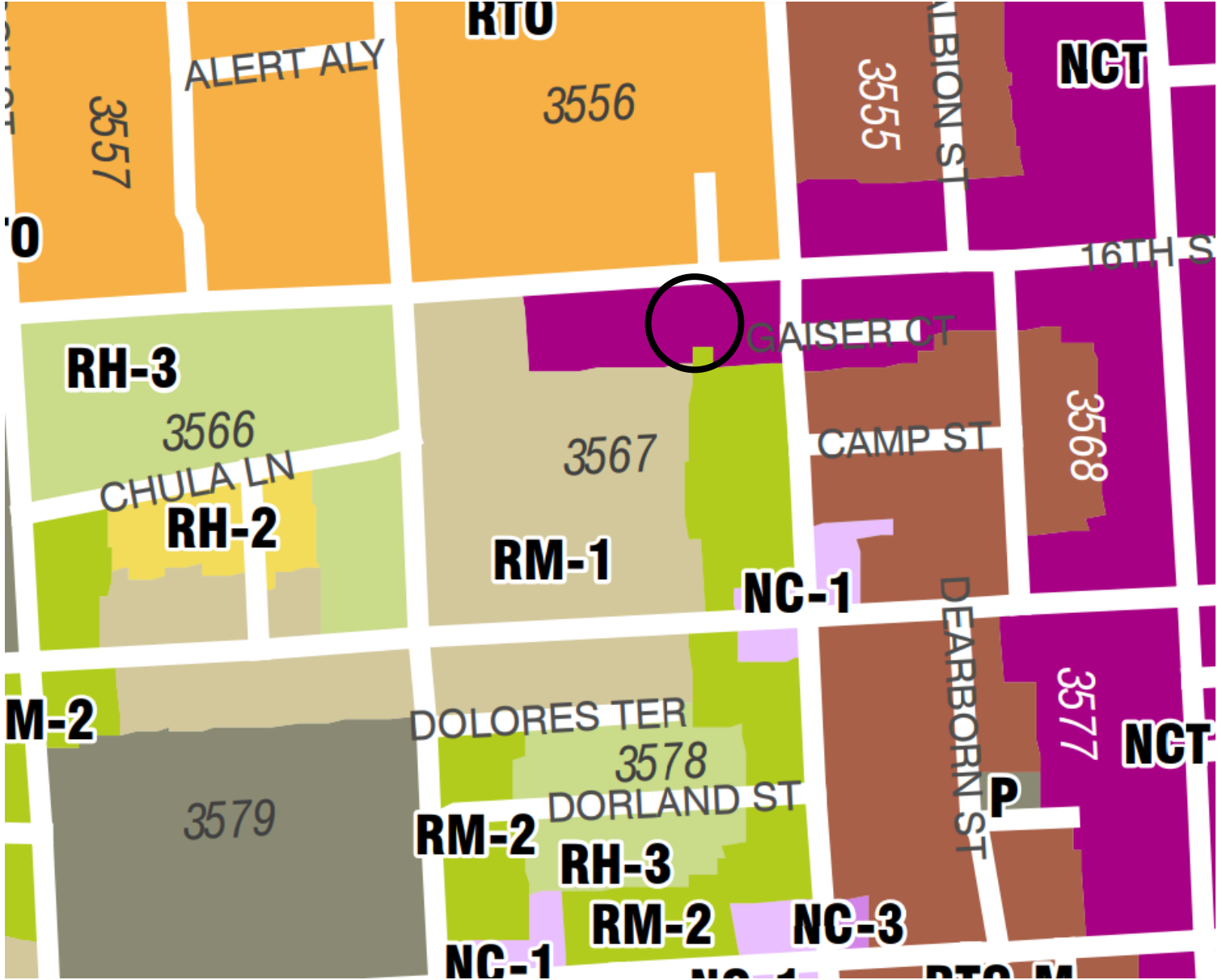


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2018-011065DRP  
3233 16th Street

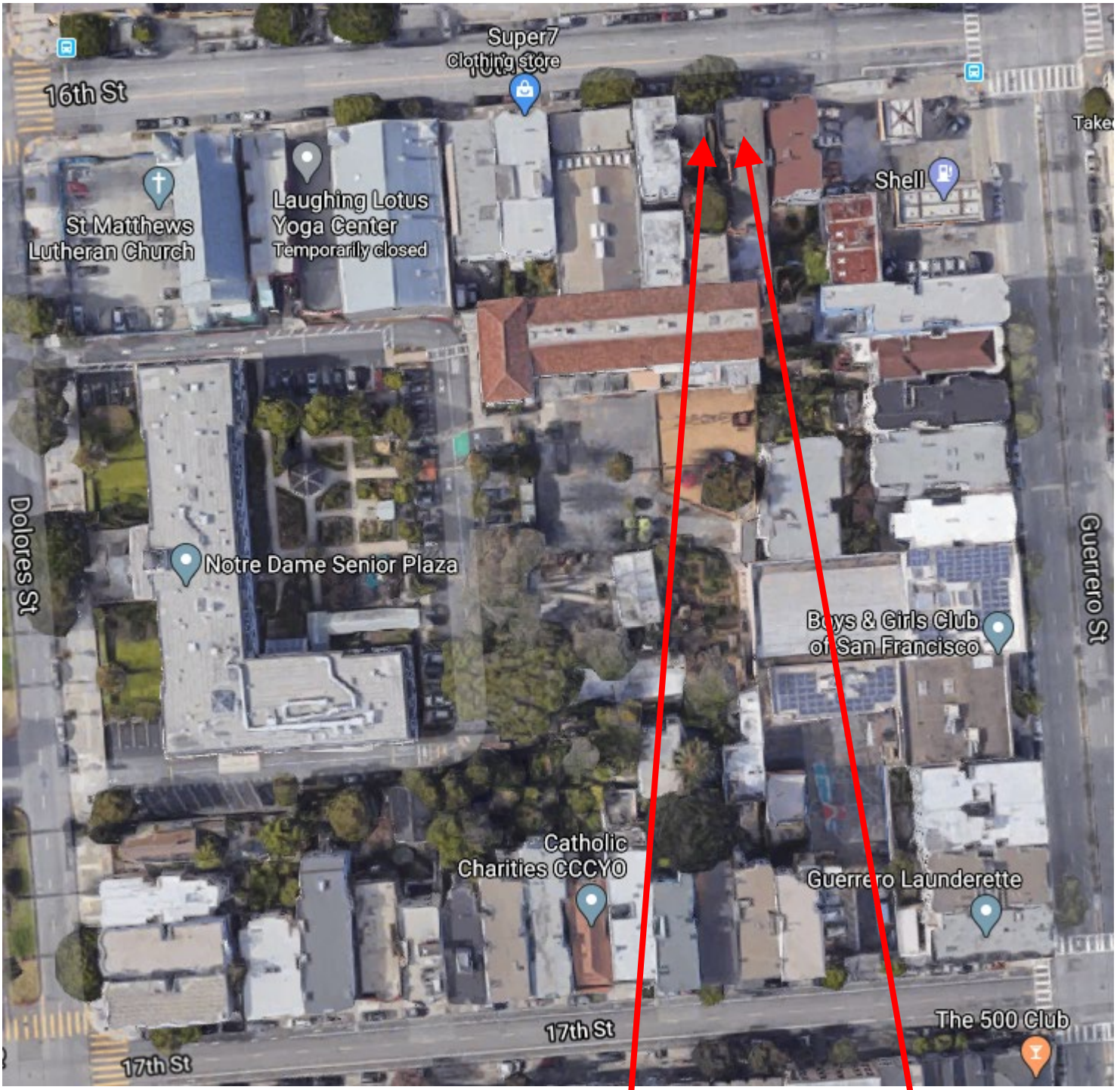
# Zoning Map



Discretionary Review Hearing  
Case Number 2018-011065DRP  
3233 16th Street



# Aerial Photo



**SUBJECT PROPERTY**

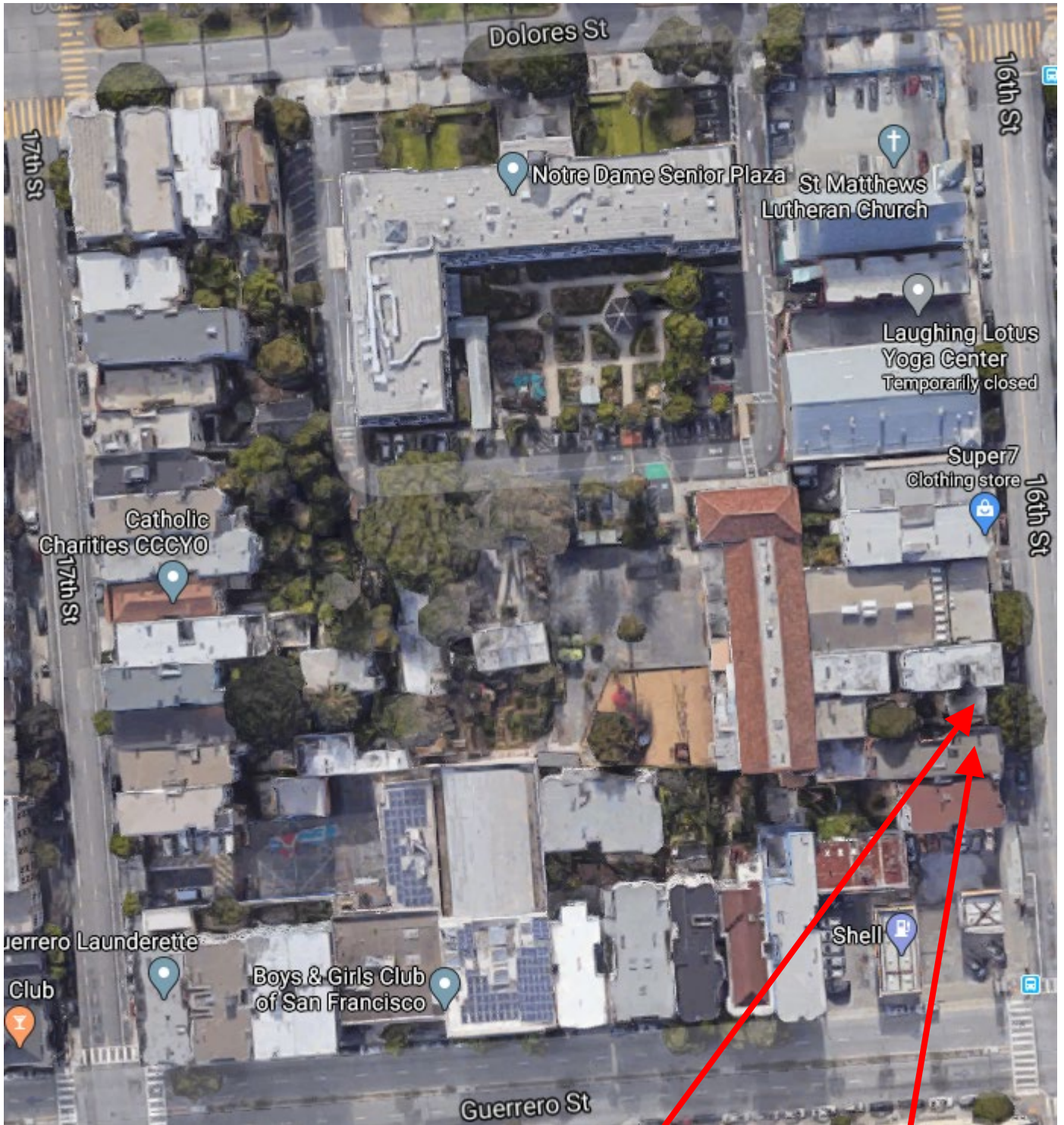
**DR REQUESTOR'S PROPERTY**



Discretionary Review Hearing  
Case Number 2018-011065DRP  
3233 16th Street



# Aerial Photo



**SUBJECT PROPERTY**

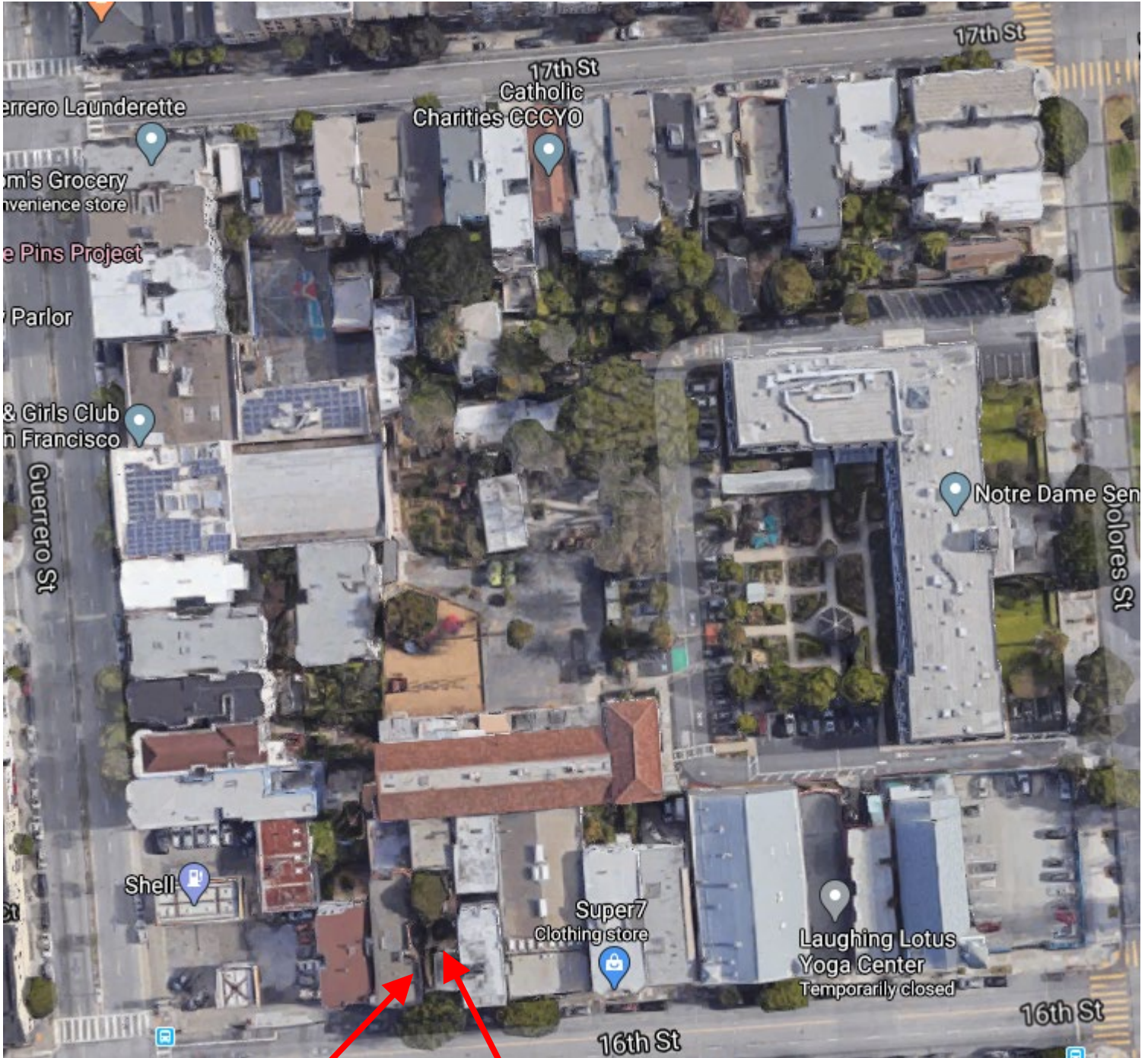
**DR REQUESTOR'S PROPERTY**



Discretionary Review Hearing  
Case Number 2018-011065DRP  
3233 16th Street



# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

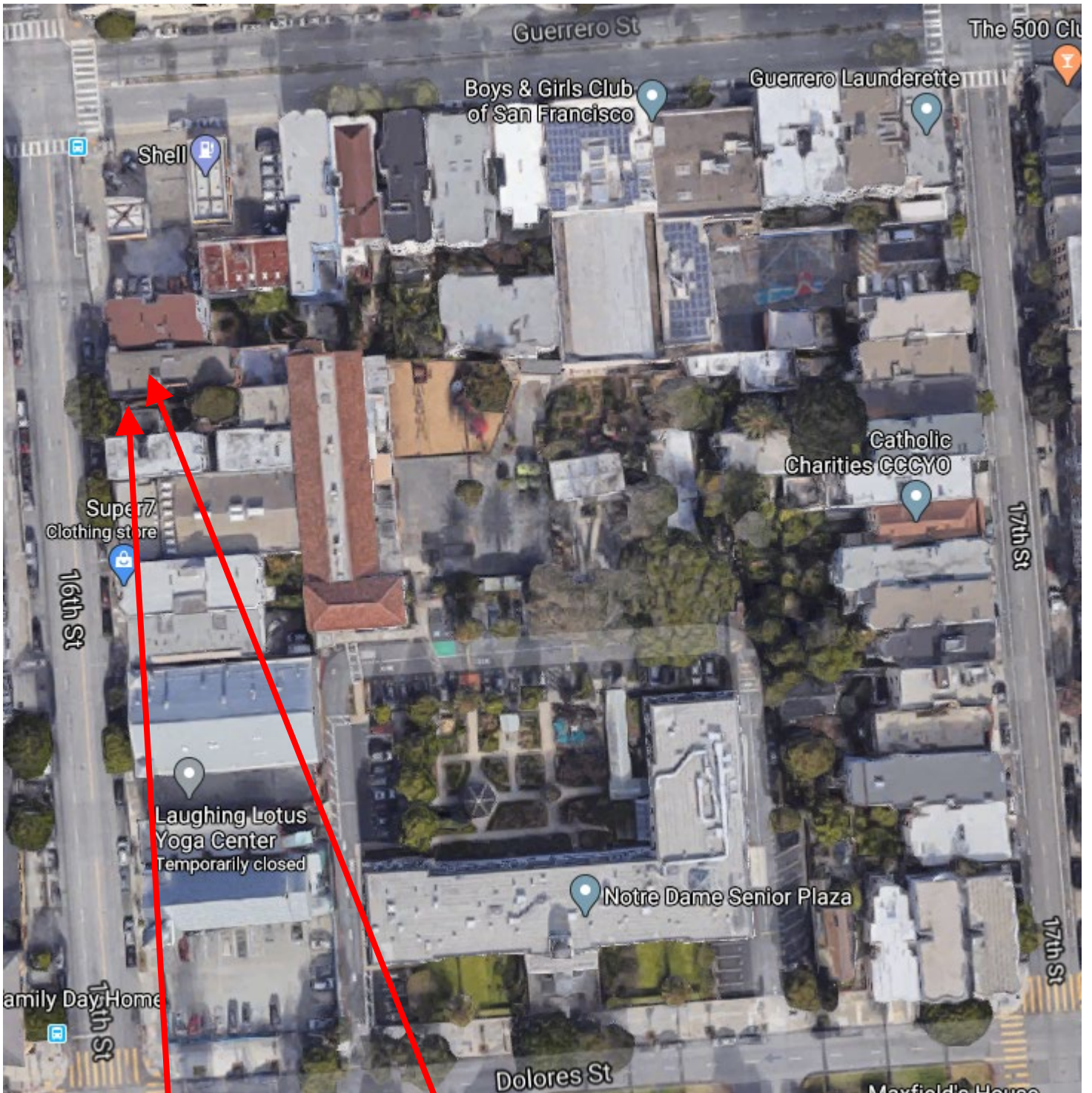
**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2018-011065DRP  
3233 16th Street



# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2018-011065DRP  
3233 16th Street

# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2018-011065DRP  
3233 16th Street





# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **August 7, 2018** Building Permit Application Nos. **201808076659** was filed for work at the Project Address below.

**Notice Date:** March 4<sup>th</sup>, 2020

**Expiration Date:** April 3<sup>rd</sup>, 2020

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>3233 16TH ST</b>	Applicant:	<b>Gary Gee</b>
Cross Street(s):	<b>Dolores and Guerrero Streets</b>	Address:	<b>98 Brady Street</b>
Block/Lot No.:	<b>3567 / 042</b>	City, State:	<b>San Francisco, CA 94103</b>
Zoning District(s):	<b>NCT /40-X</b>	Telephone:	<b>415-863-8881</b>
Record Number:	<b>2018-011065PRJ</b>	Email:	<b>GGee@garygee.com</b>

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

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

PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	72 feet	0 feet
Side Setbacks	None	No Change
Building Depth	31 feet (rear building)	No Change 42 feet (front building)
Rear Yard	0 feet (existing building at rear of lot)	No Change
Building Height	26 feet (rear building)	No Change 40 feet (front building)
Number of Stories	2	4
Number of Dwelling Units	2	7
Number of Parking Spaces	2	0 8 bicycle parking spaces

### PROJECT DESCRIPTION

The project would demolish the existing garage, storage shed, and garbage enclosure at the front and middle of the lot and construct an approximately 40-foot-tall, four-story, 2,360-square-foot residential building with five dwelling units at the front of the lot. The existing two-unit residential building would remain at the rear of the lot, and no modifications are proposed to that structure.

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.

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

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

Ella Samonsky, 415-575-9112, Ella.Samonsky@sfgov.org

中文詢問請電 | PARA INFORMACIÓN EN ESPAÑOL LLAMAR AL | PARA SA IMPORMASYON SA TAGALOG TUMAWAG SA | 415.575.9010

# GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) in person at 1660 Mission Street, via phone at (415) 558-6377, or via email at [pic@sfgov.org](mailto:pic@sfgov.org). If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

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

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

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

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

## BOARD OF APPEALS

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

## ENVIRONMENTAL REVIEW

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on February 4, 2020, the Planning Department of the City and County of San Francisco determined that the proposed application was exempt from further environmental review under Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3. An appeal of the determination of the **Community Plan Evaluation for the project 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.



## **Certificate of Determination Community Plan Evaluation**

*Record No.:* 2018-011065ENV, 3231-3233 16th Street  
*Zoning:* NCT  
40-X Height and Bulk District  
*Plan Area:* Eastern Neighborhoods Area Plan, Mission Plan  
*Block/Lot:* 3567/042  
*Lot Size:* 2,748 sq ft  
*Project Sponsor:* Gary Gee, AIA; Gary Gee Architects  
*Staff Contact:* Megan Calpin, Megan.Calpin@sfgov.org, 415-575-9049

### **PROJECT DESCRIPTION**

The project site is located on the south side of 16th Street, on the block bounded by 17th Street to the south, Guerrero Street to the east, Dolores Street to the west, and 16th Street to the north in San Francisco's Mission Neighborhood. The site is currently occupied with an approximately 1,610-square-foot, 25-foot-6-inch-tall, two-story residential building with two dwelling units and 141 square feet of private open space at the rear of the property; an approximately 9-foot-7-inch-tall, one-story, 420-square-foot garage with two vehicular parking spaces at the front of the lot; and an approximately 210-square-foot residential storage shed and 30-square-foot garbage enclosure, each near the middle of the lot. The existing residential building on site was constructed in 1910 and is considered individually eligible for listing in the California Register as an example of Edwardian buildings constructed immediately after the 1906 Earthquake and Fire. The garage and shed are not contributing elements of the historic resource.

The project would demolish the existing garage, storage shed, and garbage enclosure at the front and middle of the lot and construct an approximately 40-foot-tall, four-story, 2,360-square-foot residential building with five dwelling units at the front property line. The existing 3233 and 3233A two-unit residential building would remain at the rear of the lot, and no modifications are proposed to that structure. Three of the new units would have private open space, in the form of a 40-square-foot deck over the rear yard on the third floor and a 95-square-foot deck over the rear yard on the fourth floor. In the middle of the lot, approximately 690 square feet of common open space would remain. With implementation of the project, there would be a total of seven dwelling units on the lot and 3,970 square feet of residential use.

The project would remove three trees from the project site and retain the existing street tree. The trees are not significant trees as defined in the Urban Forestry ordinance. The project would remove an existing approximately 16-foot-wide curb cut and add eight Class1 bicycle parking spaces in a ground-floor bike room in the new residential building and two Class-2 bicycle parking spaces on the 16<sup>th</sup> Street sidewalk at the project frontage. The project would include up to approximately 895 square feet of useable open space.

Construction of the proposed project would occur over approximately 14 months. Approximately 47 cubic yards of soil would be excavated to a depth of up to approximately two feet below grade for installation of concrete mat slab foundation, in an approximately 975-square-foot area. The project would also require

replacement of on-site sewer and water lines, which would be expected to require trenching to approximately 4 to 5 feet in depth.

**Approval Action:** If discretionary review before the planning commission is requested, the discretionary review hearing is the approval action for the project. If no discretionary review is requested, the issuance of a building permit is the approval action. The approval action date establishes the start of the 30-day appeal period for this CEQA determination pursuant to section 31.04(h) of the San Francisco Administrative Code.

## COMMUNITY PLAN EVALUATION OVERVIEW

California Environmental Quality Act (CEQA) section 21083.3 and CEQA Guidelines section 15183 provide that projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an environmental impact report (EIR) was certified, shall not be subject to additional environmental review except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 3231-3233 16th Street project described above and incorporates by reference information contained in the programmatic EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR)<sup>1</sup>. Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

## FINDINGS

As summarized in the initial study – community plan evaluation prepared for the proposed project (Attachment A)<sup>2</sup>:

1. The proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans<sup>3</sup>;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR;

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<sup>1</sup> Planning Department Record No. 2004.0160E and State Clearinghouse No. 2005032048. Available at: [https://sfplanning.org/environmental-review-documents?field\\_environmental\\_review\\_categ\\_target\\_id=214&items\\_per\\_page=10](https://sfplanning.org/environmental-review-documents?field_environmental_review_categ_target_id=214&items_per_page=10). Accessed August 16, 2019.

<sup>2</sup> The initial study – community plan evaluation is available for review at the San Francisco Property Information Map, which can be accessed at <https://sfplanning.org/PIM/>. The file can be viewed by clicking on the Planning Applications link, clicking the “More Details” link under the project’s environmental record number [Record Number] and then clicking on the “Related Documents” link.

<sup>3</sup> San Francisco Planning Department, Plan Check Letter for 3233 16th Street (2018-011065PRJ), Appendix A: Planning Code Review, October 24, 2018.

- 3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;
- 4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
- 5. The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

Mitigation measures are included in this project and the project sponsor has agreed to implement these measures. See the attached Mitigation Monitoring and Reporting Program (MMRP) (Attachment B) for the full text of required mitigation measures.

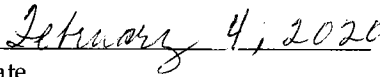
**CEQA DETERMINATION**

The project is eligible for streamlined environmental review per section 15183 of the CEQA Guidelines and California Public Resources Code section 21083.3.

**DETERMINATION**

I do hereby certify that the above determination has been made pursuant to State and local requirements.

  
 \_\_\_\_\_  
 Lisa Gibson  
 Environmental Review Officer

  
 \_\_\_\_\_  
 Date

**ATTACHMENTS**

- A. Initial Study – Community Plan Evaluation
- B. Mitigation Monitoring and Reporting Program

CC: Gary Gee, Project Sponsor; Supervisor Hillary Ronen, District 9; Ella Samonsky, Current Planning Division



# DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

## Discretionary Review Requestor's Information

Name: Jenna Smith

Address: 3227 16th St Apt 1  
San Francisco, CA 94103

Email Address: sinfin888@gmail.com

Telephone: 347-820-4445

## Information on the Owner of the Property Being Developed

Name: Colm Brennan

Company/Organization: Stronghold Construction

Address: 435 China Basin St, Unit 336, San  
Francisco, CA 94158

Email Address: colm@strongholdconstructionsf.com

Telephone:

## Property Information and Related Applications

Project Address: 3233 16th St

Block/Lot(s): 3567/042

Building Permit ApplicationNo(s): 201808076659

## ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	
Did you participate in outside mediation on this case? (including Community Boards)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Changes Made to the Project as a Result of Mediation.

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.

Neighboring tenants at 3227 16th St (“3227”) and 3237 16th St (“3237”) have made several collective and individual efforts to address questions and concerns related to the proposed development at 3233 16th St (“3233”) with the building applicant and architect, Mr. Gary Gee, property owner, developer, and owner of Stronghold Construction Co, Mr. Colm Brennan, and Planning Dept staff, Ms. Ella Samonsky. Additional advising was obtained from Mr. Mac McGilbray at Community Boards, however given time constraints with upcoming application review deadlines and financial constraints, it was felt that a formal Discretionary Review was most appropriate. [Continued on attached sheets]

## DISCRETIONARY REVIEW REQUEST

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

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

Of the issues where no resolution has been reached or where significant concerns still stand, we collectively seek discretionary review. Specifically, as it relates to impedance of necessary sunlight to the neighboring properties, incurred privacy and security concerns, and inadequate considerations into the impacts of affordability, density, and overall neighborhood planning projections when reviewing this building application. [Continued on attached sheets]

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.

As neighboring tenants to this development, we feel that the initial approval of the current application was done without clear consideration of the full impact and design to the existing adjacent structures. Particularly as it relates to impedance of light due to increased height allowance, inadequate design to maintain critical light to existing dwellings, and specific privacy and security concerns. These factors directly affect, at minimum, the 14 tenants living directly to the east and west of this new development. [Continued on attached sheets]

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 attached sheets



# 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.



Jenna Smith

Signature

Name (Printed)

Self

347-820-4445

sinfin888@gmail.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

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

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

Thursday, April 23, 2020

## **Discretionary Review Public Application**

Building Permit Application No: 201808076659  
Project Address: 3233 16<sup>th</sup> St  
Cross Streets: Dolores and Guerrero Streets  
Block Lot: 3567/042  
Zoning District: NCT/40-X

**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.**

Neighboring tenants at 3227 16<sup>th</sup> St (“3227”) and 3237 16<sup>th</sup> St (“3237”) have made several collective and individual efforts to address questions and concerns related to the proposed development at 3233 16<sup>th</sup> St (“3233”) with the building applicant and architect, Mr. Gary Gee, property owner, developer, and owner of Stronghold Construction Co, Mr. Colm Brennan, and Planning Dept staff, Ms. Ella Samonsky. Additional advising was obtained from Mr. Mac McGilbray at Community Boards, however given time constraints with upcoming application review deadlines and financial constraints, it was felt that a formal Discretionary Review was most appropriate.

Many issues were addressed, but the primary issues felt to be most impactful to the current neighboring tenants of the proposed development have been unresolved or unsatisfactorily addressed.

Of those that have been resolved, applicants agree to provide proper rodent control and extermination, agrees to cleaning of debris and dust following construction, and agrees to constructing a new border fence along the western border. They have further confirmed hours and duration of expected demolition and construction, outlined allowance of pets under 40 lbs, a strict noise tolerance policy, restriction of short-term rentals, and acknowledged plans to keep the large tree to the south of yard space.

**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.**

Of the issues where no resolution has been reached or where significant concerns still stand, we collectively seek discretionary review. Specifically, as it relates to impedance of necessary sunlight to the neighboring properties, incurred privacy and security concerns, and inadequate considerations into the impacts of affordability, density, and overall neighborhood planning projections when reviewing this building application.

Below is an outline of the concerns raised with Mr. Gee and Mr. Brennan, response if available, and a proposed solution.

## 1. Light Restriction

- a. Neighbors that were present at the pre-planning meeting state they were verbally assured by Mr. Gee and Mr. Brennan that the new property would not be taller than current structures to the east and west, however building plans submitted for approval do not reflect this.

Response:

- Mr. Gee restated proposed height and dimensions listed on the permit application to be 42' length x 40' height, sidewalk to roof peak height, 4 stories tall, with a yard space of 25' x 36'2".
- Mr. Gee states the building will be constructed to the maximum SF Building code height limit of 40' for this area. He states actual height will measure 42' from sidewalk to roof peak
- Mr. Gee states new building is to have a height 5' taller than 3237 16<sup>th</sup> St to the west and a height 9'6" taller than 3227 16<sup>th</sup> St to the east
- No acknowledgement or denial of verbal assurances of building height with tenants of 3237 prior.
  - EDIT 4/23/2020 1429: Mr Brennan writes "We all reviewed the plans with the neighbors at [the time of the pre-planning meeting]. The only thing that has changed and has been already been approved by planning, is that the building originally proposed 6 units. It is now approved for 5 units. The building height has always remained the same."

Outcome: **NO RESOLUTION**

Proposed solution: Limiting the new build to be in line or lower than 3237 as was initially ensured.

- b. Incongruencies with neighboring building design

- i. The other residential buildings on the southern side of 16th St between Dolores and Guerrero St are 3 stories with a garage or retail space below. This will be the tallest residential building on the above-mentioned stretch of 16<sup>th</sup> St, not including the churches. [photo]

Response:

- Mr Gee states, "The proposed 3231 16th Street building was presented to the Planning Department during design review. We explained the profile of the street and 3231-3233 16th Street, how the sloped roof makes the building appear shorter since the roof spring point was two feet (2') below the 40' allowable height for this block face. This building profile from the street and its height was acceptable to the Planning Staff."

Outcome: **NO RESOLUTION**

Proposed solution:

Limiting the new build to three floors consistent with the other buildings on this side of the street and/or developing a significantly better design that further reduces the impedance of sunlight a 4<sup>th</sup> floor brings over the current light wells. For example, a

further recessed top floor to sit behind the current cutouts with a roof that is peaked on all sides helps ensure adequate natural lighting to the existing dwellings.

c. Concern for restriction of natural light specifically to 3227 16<sup>th</sup> St:

- i. The new property will extend 9'6" higher than 3227 16th St. All bedrooms at 3227 are located on the western side and have a single window (8 total windows to 8 bedrooms) recessed into in a 4' x 18' cutout above the 1st floor, which also houses exhaust pipes from the restaurant below and a fire escape ladder. There are no windows or light sources on the east side of this building and apartments are not "railroad-style" (with windows in the front and the back). With all bedrooms primarily receiving sunlight from western exposure, a building rising 9'6" above the roof of 3227 16<sup>th</sup> St and extending 3/4 the length of light cutout would cast a shadow over more than 3/4 of the well. Light from the southern exposure proposed by leaving the cutouts/terrace on the southern facade of the new build would be blocked by the large overhanging tree in the yard, which several of the neighboring tenants wish to keep. All 8 bedrooms have windows receiving primarily western exposure of light. Even with scaled design, light passage will be greatly reduced by the shadows casted from increased overall height of the new building and from the large tree blocking southern exposure of light. [photos]

Response:

- Mr. Gee states that "The new building was laid out on the site to allow an open space at grade between the existing south and new north buildings."
- Mr. Brennan later replied, "I am not in acceptance of removing the fourth floor. Again, the building was approved and height falls under the planning guidelines."
- Shared consensus to keep the existing tree in the backyard

Outcome: **NO RESOLUTION**

Proposed solution:

The height should be lowered, the building should be limited to 3 stories or less, and scaling of the new building should extend further back at each floor to sit behind existing light cut-outs. Tree overhang should be trimmed or reduced without compromising the health or aesthetic of the tree.

- ii. 3227 16<sup>th</sup> was built in 1987 and designed with the current layout of 3233 16<sup>th</sup> St (built in 1910), with its lower height of the front-positioned one story-garage, and the primary two-unit residence placed in the back, separated from the garage by a large open space (partial concrete approximately 25' x 50' with several trees and 20'x10' storage shed). We feel a new build should respect 3227 original design components and not block or inhibit the necessary western exposure of light required for light to those bedrooms.

Response: See above

Outcome: **NO RESOLUTION**

Proposed solution:

New construction height should be lowered, the building should be limited to 3 stories or less, and/or scaling of new building should extend further back as to not block western exposure.

- iii. The projection of the bedrooms on the southeastern corner of the new development “box in” the 2<sup>nd</sup> and 3<sup>rd</sup> floor bedroom windows of 3227 on the northern side of the cut-out with the existing restaurant exhaust pipe, blocking light and visual quality. It is not clear if this was addressed with the Planning Department prior to approval. [see photo]

Response:

- Mr. Gee responded, “Our new building from the second floor and above extends beyond the north face of the 3227 16th Street by 3’-0”. During design review with the Planning Department we explained how our building steps back against the adjacent 3227 16<sup>th</sup> Street east lightwell and they accepted this setback.”

Outcome: **NO RESOLUTION**

Proposed solution:

Further recess the bedroom windows of the new development’s southeastern corner approx 3’ or more to be in line with the northern margin of the current window cut out at 3227 [photo].

- d. Concern for blockage of light specifically to 3237 16<sup>th</sup> St:

- i. The new build will be 5’ taller than 3237 16<sup>th</sup> St. This height will drastically reduce the natural light to the eastern sided windows of those apartments in the northern half of the building. There is an approx 8’ x 8’ cut-out on 3237 16<sup>th</sup> St, in which half the space contains two covered emergency exit stairways, and the other half is for light to four windows exclusively receiving northern and eastern exposure. The new build allots for an additional 6’6” x 3’ cut out, but as it is shorter than the current opening it would further enclose the existing cut out to the south. The additional 5’ height of the new building would also cast a shadow westward over the light well until at least midday.

Response:

- Mr. Gee responded, “The west lightwell for the new 3231 16th Street building was laid out to maximize the 36 foot length between the [3233 property] buildings and satisfy the property 3231-3233 16th Street open space requirements. The 20” off-set you refer to is a result of the Stairs #2 and required 4th level landing at Unit 401. This stair landing requires us to have the current west lightwell configuration.”

Outcome: **NO RESOLUTION**

Proposed solution:

A larger light well the same length (N to S) or larger would allow for more light. Height should be lowered, and the new building should be limited to 3 stories or less to limit the shadow casted over the light well.

- ii. There are two apartment windows flush on the east side wall of 3237, just south of the cut-out, that exclusively receive eastern exposure of light. Current plans appear to completely cover these windows, eliminating passage of light and air. Mr. Gee confirms these windows will be covered, but feels the adjacent window facing north into the cut-out is sufficient to maintain suitable light. As the natural light to the cut out is to be drastically reduced as outlined above, we disagree that current plans are going to provide adequate light to 3237. [photo]

Response:

- Mr Gee states, “The two property windows also have adjacent lightwell windows 90 degrees from these property line windows. The property line windows will be covered by the new building, but there are still adjacent windows facing their own lightwell.”

Outcome: **NO RESOLUTION**

Proposed solution:

Construct a light well large enough to allow significant natural light and air circulation to those two windows, or recess the 2<sup>nd</sup> and 3<sup>rd</sup> floors further to not cover the existing windows. The new building should be limited to 3 stories or less to limit the shadow casted over the light well, particularly if this is to be the only light source to those apartments in 3237.

## 2. Security and Privacy Concerns at 3227 16<sup>th</sup> St

- a. The proposed terrace from the 2<sup>nd</sup> floor south-facing bedroom appears to be directly abutted next to the 2<sup>nd</sup> floor partial wall of 3227, raising security concerns that a person could easily hop over and use the fire ladder to ultimately gain access to 3227 building’s interior or enter through one of the bedroom windows of 3227 directly.

Response:

- The project sponsor has agreed to remove the southeast deck at Unit 202 that is adjacent to the 3277 16th Street east lightwell. The Unit 202 bedroom window will be operable to allow SF Fire Department required rescue and escape for occupants. The bottom of the new building southeast lightwell will have a typical roofing membrane material.

Outcome: **NO RESOLUTION**

Proposed solution: The 2nd floor plans should not allow access from that bedroom for the security concerns mentioned above, and/or there should be sufficient distance from the wall of 3227 to prevent access. No barrier should be erected that would further impede light. While sponsor states the “deck” has been removed, the bedroom still contains a door to a flat roof space adjoined to 3227.

- b. Southeastern bedroom windows to the new development will face into existing bedroom windows at 3227 16<sup>th</sup> St at a distance of approx 4’6” to 14’ raising concerns of privacy

Response: No response received from Mr. Gee or Mr. Brannon as of 4/23/2020

Outcome: **NO RESOLUTION**

Proposed solution: Further recessing the bedroom windows of the new development’s southeastern corner approx 3’ or more to be in line with the northern margin of the current window well at 3227 will provide more distance. Covering the windows with an opaque glass could maintain current privacy.

## 3. Noise Concerns

- a. Neighboring tenants expressed concern for noise from barking dogs owned by future tenants

Response:

- Mr. Gee states “Project sponsor will allow animals up to 40 pounds more specifically dogs and cats. He will also have strict policies in place where if dogs are yapping during the day owner would have the right to terminate lease. Project sponsor also will not tolerate yapping dogs.” Mr. Brennan confirms this.

Outcome: **REVIEWED/RESOLVED**

- b. Concerns for privacy and noise with the balconies of the 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors being so close to the bedroom windows of 3227 16<sup>th</sup> St. Shortest balcony to bedroom window distance is approx. 7’.

Outcome: **UNREVIEWED** – unable to address prior to deadlines

Proposed solution: Ensuring strict noise and privacy policies will be established and enforced. Any solutions should not include barriers that further impede light.

#### 4. Construction Concerns

- a. Construction hours - clarification and requests

Response:

- To the question of “What time of day does construction begin and end? Mr. Gee responds that construction/demolition are to occur “Monday thru Saturday 8:00am to 5:30pm”
- Neighboring tenants requested a 9am start time. Mr. Gee did not confirm request, but states “project sponsor states he usually begins at 0700”
- Neighboring tenants request no work on weekends. Mr. Gee states “Saturday will be only interior work from 8:00am to 4:00pm. No work on Sundays.”

Outcome: **REVIEWED**

- b. Rodent disruption and request for control and extermination

Response:

- Mr. Gee states “Project sponsor plans to retain an exterminator company to set traps and other rodent preventive measures before and after demolition.”

Outcome: **RESOLVED**

- c. Fence replacement between property line of 3233 and 3237 16<sup>th</sup> St

Response:

- Mr. Gee states “Project sponsor will replace this with a new six-foot-high fence.”

Outcome: **RESOLVED**

- d. Neighboring residents request power-washing for construction dust and debris

Response:

- Mr. Gee states “Project sponsor will power wash and window clean walls and windows facing the new building site.”

Outcome: **RESOLVED**

## 5. Affordability, Density, and Neighborhood Impacts

- a. Below-average apartment size and “Micro-Dwellings”

- i. The proposed apartments are to be very small: 277 and 331 sq. ft studios, a 403 sq. ft one bedroom, and 541 and 665 sq. ft two bedrooms, without the increased light, interior vertical height, or building amenities that normally offset under-sized spaces like this.

Proposed solution: Minimum square footage considerations in line with San Francisco’s average apartment size of 737 sq. ft and/or on par with Mission neighborhood’s average household size demands.<sup>1, 3</sup>

- b. Density

- i. A modest increase in density is expected, however when this development is completed occupancy will triple at minimum, with a significant decrease in functional living space (30-34%) and storage for each tenant.

- c. Clarification of Intended Use

- i. As current sq footage proposed creates units smaller than the average hotel room and hotel suite in the US, knowledge whether short-term rentals (e.g. Airbnb) will be allowed or prohibited on the property when completed should be known in advance.

Response:

- Mr. Brennan replied, “Airbnb is illegal in the city of San Francisco. Again, since I am the builder and will be the landlord, there will be strict terms put in place to abide by this rule and this will be included in the lease agreement.”

- d. Neighborhood impact: Expected Rent and Affordability

- i. The new development will add five significantly undersized apartments to a lot with two average-to-large sized 2-bedroom apartments in an existing separate structure. By maximizing density while remaining below the 10-unit minimum to mandate affordable housing considerations this will worsen housing and affordability concerns within Mission, as it already has within San Francisco, and in other comparable markets. This is further concerning as it can indirectly increase rents for the neighboring tenants in this review.

Relevant data:



- ◇ Average neighborhood rent prices per sq ft increase further with the addition of undersized and micro apartments.<sup>1,2</sup>
- ◇ Among San Francisco neighborhoods, Mission has already seen one of the highest increases in rent per sq ft over the past 10 years.<sup>3</sup>
- ◇ Initial approval of the 2012 legislation permitting the construction of undersized apartments in San Francisco was intended to address affordable housing demands, with the rents predicted to average \$1200-1700 per unit. Rather, since 2015 rents have averaged \$2900-4000 for these units.<sup>4,5</sup>
- ◇ Other comparable micro-units built in San Francisco have rents that are now higher than the larger-sized apartments they were intended to be cheaper than.<sup>4</sup>
- ◇ Micro-units have not been shown to offer long-term rent stabilization without affordable housing controls.<sup>4,6</sup>
- ◇ Other large cities like New York and Seattle have limited micro-unit development after studying their negative effects on housing availability and affordability.<sup>7, 8,9</sup>
- ◇ There is no public record that Mr. Brennan has never personally applied for or developed a property with rent control or affordable housing considerations.

Response:

- Mr Brennan says “that the building originally proposed 6 units. It is now approved for 5 units.”
- Mr Gee states, “There are not affordable requirements for project less than 10 residential units.”

- ii. Neighboring tenants asked “whether [new dwellings would] be rented as new luxury, any affordable housing considerations, number of potential tenants etc.”

Response:

- Mr. Gee responded that apartments will be rented at “market rate,” however it’s unclear what that means as these tiny apartments developments are newer to SF.

e. Owner/Developer’s history of “flipping properties”

- i. According to San Francisco public records Mr. Brennan has considerable history of buying and developing properties to sell. Mr. Brennan’s developments have primarily been comprised of luxury single family homes in San Francisco (city). Public data shows these have sold for \$3.25M to \$4.12M each.
- ii. Given the record of buying properties and selling after development it cannot be inferred that Mr. Brennan will maintain ownership or management of 3233 property following its completion, leaving some of the concerns addressed by Mr. Gee’s responses without guarantee.

**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.**

As neighboring tenants to this development, we feel that the initial approval of the current application was done without clear consideration of the full impact and design to the existing adjacent structures. Particularly as it relates to impedance of light due to increased height allowance, inadequate design to maintain critical light to existing windows, and specific privacy and security concerns. These factors directly effect, at minimum, the 14 tenants living directly to the east and west of this new development.

Additionally, while longstanding demands for increased housing supply in San Francisco necessitate creative solutions we do not feel this particular development offers a reasonable long-term solution to Mission Neighborhood's specific housing needs. And further, it appears this sort of development could have long-term negative consequences to affordability and density for the Dolores-Valencia community residents.

**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?**

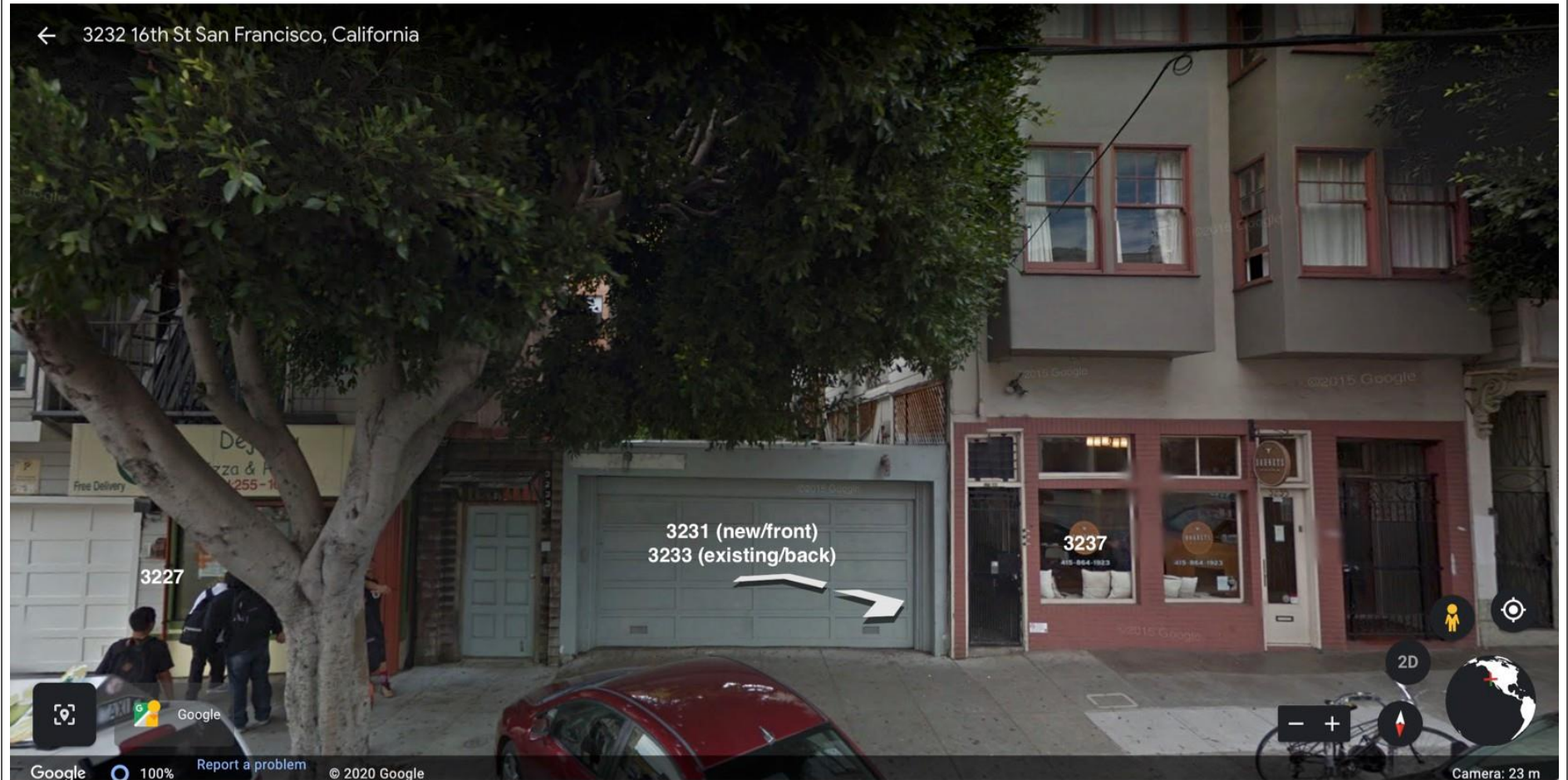
We welcome the addition of reasonable housing to the Mission Dolores-Valencia neighborhood, and do not oppose sensible development of 3233 16<sup>th</sup> St property. Any development of 3233 16<sup>th</sup> St should be complimentary to the existing surrounding structures and mindful not to significantly encroach on the existing sunlight, air, privacy, and security as outlined above.

In summary, proposed changes include:

- Limiting the structure to three stories or less, in line with or lower than the adjacent structures.
- Taking better design consideration to the existing windows and cut-outs at 3227 and 3237 16<sup>th</sup> St. The new development's cut-outs should be enlarged, and each floor should be recessed further back behind existing cut-outs to maintain critical natural light to the adjacent apartments. No windows should be covered without access to light or air.
- Avoiding any compromises to security and privacy. Terraces should not adjoin or be close enough to any portion of the existing buildings that could allow potential access to the neighboring units, and a door allowing access to these spaces should be avoided. Bedrooms and windows directly facing or closely positioned to existing windows should be recessed back further and/or partially frosted.
- Ensuring the size of the new units align with San Francisco's average apartment size and avoiding further development of severely undersized apartments in Mission that don't explicitly address affordability.

## References

- <sup>1</sup> Balant, N., “U.S. Average Apartment Size Trend Downward” Nov 30, 2018  
<https://www.rentcafe.com/blog/rental-market/real-estate-news/us-average-apartment-size-trends-downward/>
- <sup>2</sup> The Urban Land Institute. Macro View on Micro Units [https://uli.org/wp-content/uploads/ULI-Documents/MicroUnit\\_full\\_rev\\_2015.pdf](https://uli.org/wp-content/uploads/ULI-Documents/MicroUnit_full_rev_2015.pdf)
- <sup>3</sup> National Association for Latino Community Asset Builders. Mar 2015 “An Assessment of Housing and Housing Affordability in the Mission Promise Neighborhood”  
[http://medasf.org/redesign/wp-content/uploads/2015/08/1429-03252015\\_MPN-NALCAB-Mission-Housing-Assessment\\_v151.pdf](http://medasf.org/redesign/wp-content/uploads/2015/08/1429-03252015_MPN-NALCAB-Mission-Housing-Assessment_v151.pdf)
- <sup>4</sup> Beyer, S. “What is the Market Demand for Micro-Housing in San Francisco,” Mar 31, 2017  
<https://www.forbes.com/sites/scottbeyer/2017/03/31/what-is-the-market-demand-for-micro-housing-in-san-francisco>
- <sup>5</sup> Cagle, S., “San Francisco Approves Micro Housing” Nov 20, 2012 <https://grist.org/cities/san-francisco-approves-micro-apartments/>
- <sup>6</sup> Howard, M. “You Can’t Just Put Homeless People in Tiny Houses,” May 22, 2018  
<https://theoutline.com/post/4639/tiny-house-affordable-housing-adu-boston-portland>
- <sup>7</sup> Micro-Apartment Minimums By Apartment Size, Feb 22, 2018 <https://jorgefontan.com/micro-apartments-minimum-apartment-size-nyc/>
- <sup>8</sup> Goodman, E. “A Year After New Micro-Housing Rules Went into Effect, Neither Side Should Be Happy,” Feb 16, 2016 <https://www.theurbanist.org/2016/02/16/a-year-after-new-microhousing-rules-went-into-effect-neither-side-should-be-happy-with-the-outcome/>
- <sup>9</sup> Disbrow, R., “The Economic Viability of Micro-Units in New York City”, Jun 2013. MIT.  
<https://dspace.mit.edu/bitstream/handle/1721.1/81737/859204727-MIT.pdf>

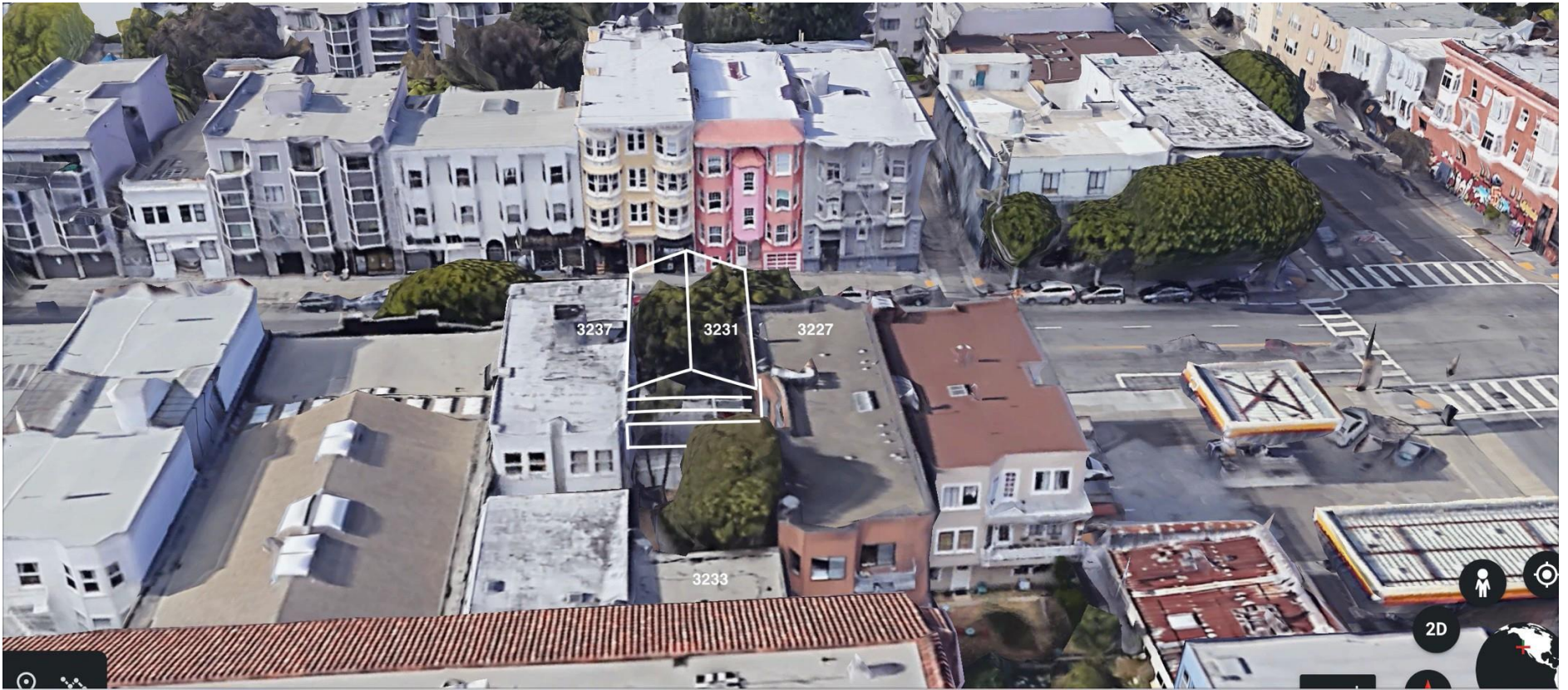


View from 16<sup>th</sup> St, facing south





View from 16<sup>th</sup> St facing southeast

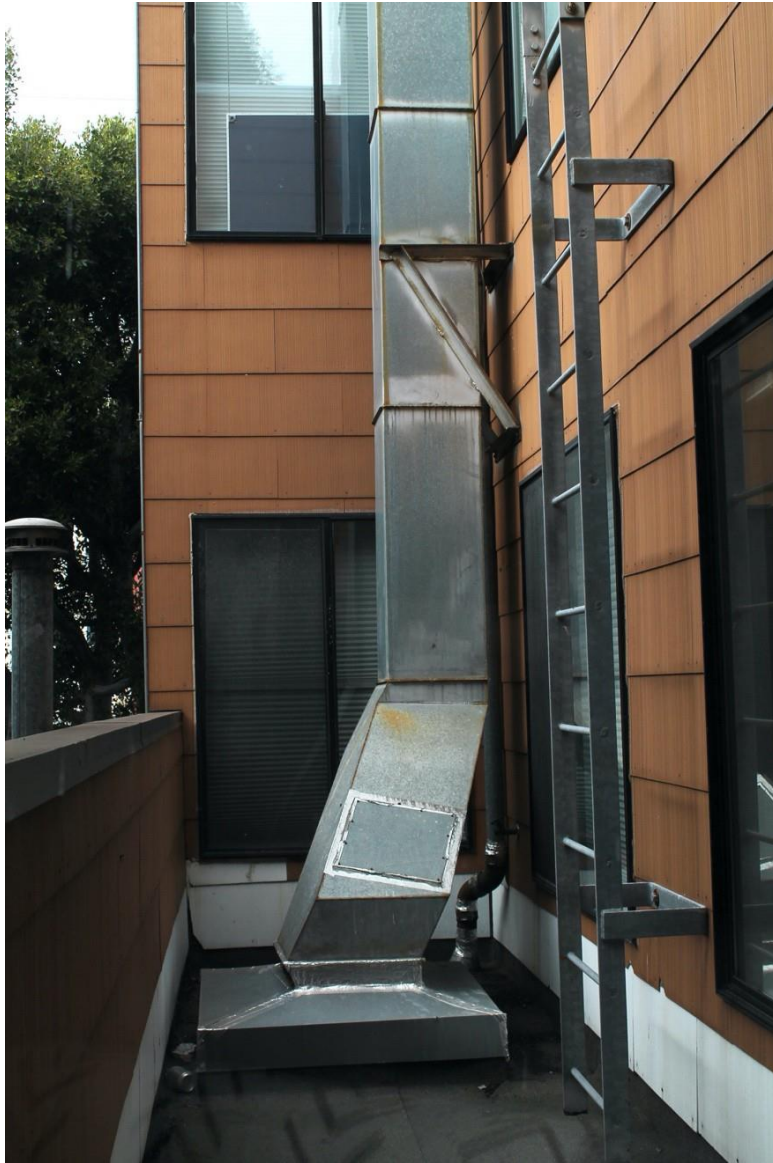


**Aerial view representing proposed height**





**Aerial photo shows expected shadow from new building onto and over proposed light sources**

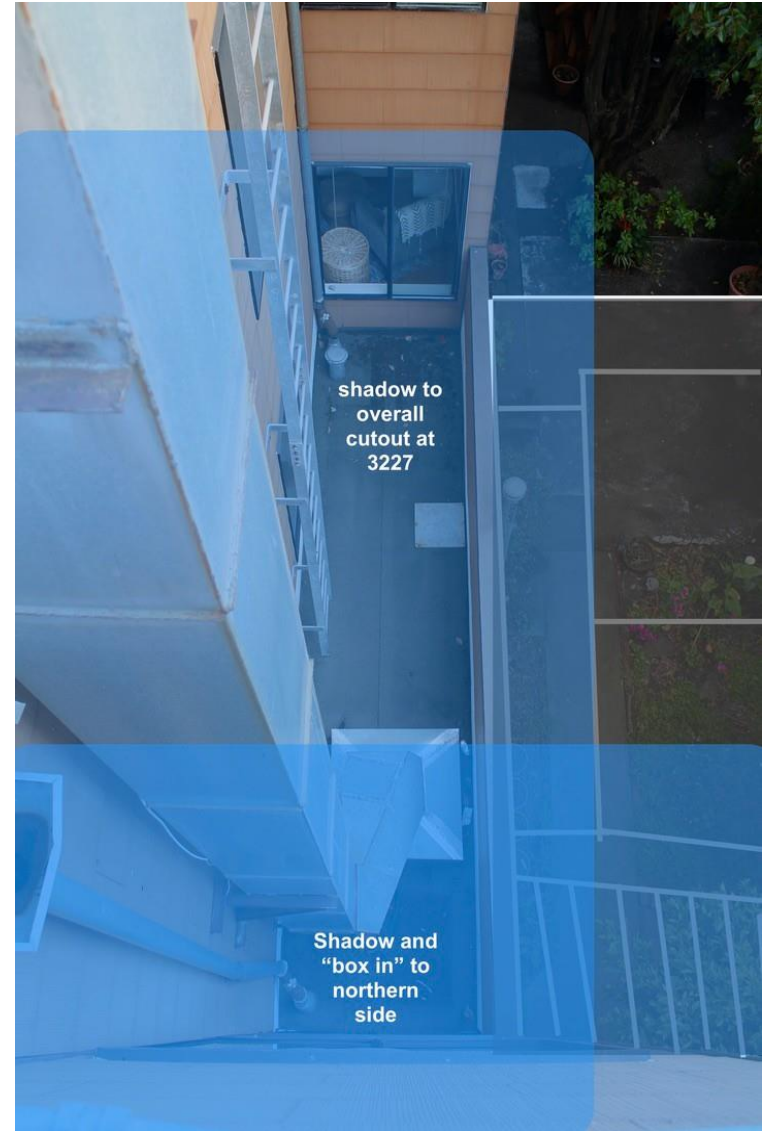


**View: Facing north in current window cutout of 3227 16<sup>th</sup> St .**

**Southeast bedrooms on new building will extend into 3227 cut-out and “ box in” those bedrooms with the existing restaurant exhaust pipe. We suggest recessing the new build further to be in-line with the northern margin of the current cut out**

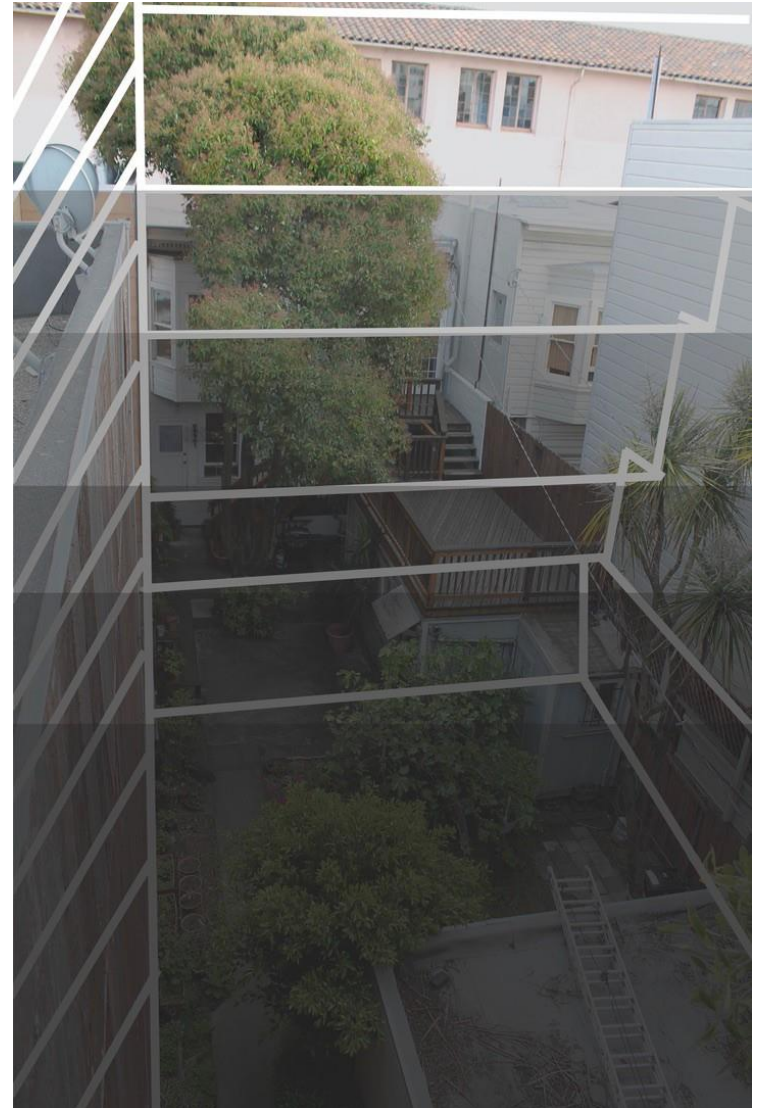
**Photo taken with western exposure at 4-5pm (max light), to be limited new building height.**





**View: From roof of 3227, looking south down into window cut-out. Photo taken between 4-5pm, maximum western exposure**

**Proposed building will " box-in" windows to North with exhaust pipe. Overall height and design of new building will significantly reduce light to entire light well.**



**View: From the roof of 3227 16<sup>th</sup> St. looking south over 3233**

**Representation of expected shadow from new building at 3233. Height to be up 9' 6" taller than 3227, 5' taller than 3237**





**View: From 3227 16<sup>th</sup> St window cut-out, looking southwestward. Taken at 4-5pm, maximum western exposure.**

**Proposed light from southern exposure is blocked by the existing 3233 apartment building (out of view to left) and a large overhanging tree. Majority of light is received from western exposure.**





**View: From the roof of 3227 16<sup>th</sup> St facing west and looking down into 3233 property. Taken at 4-5pm, maximum western exposure of light to 3227 window cut-out.**

**Security concerns that a terrace on the second floor of 3231 could allow access to the building and apartments of 3227. Shade cast from tree, blocking southern exposure of light that planner proposes will allow remaining light to 3227 windows. Shadow from 3231 expected to cover light wells of both 3227 and 3237 16<sup>th</sup> St**





**View: From window cut-out of 3227 looking southwest at existing 3233 16<sup>th</sup> St apartment building. Taken at 4-5pm, maximum western exposure for 3227.**

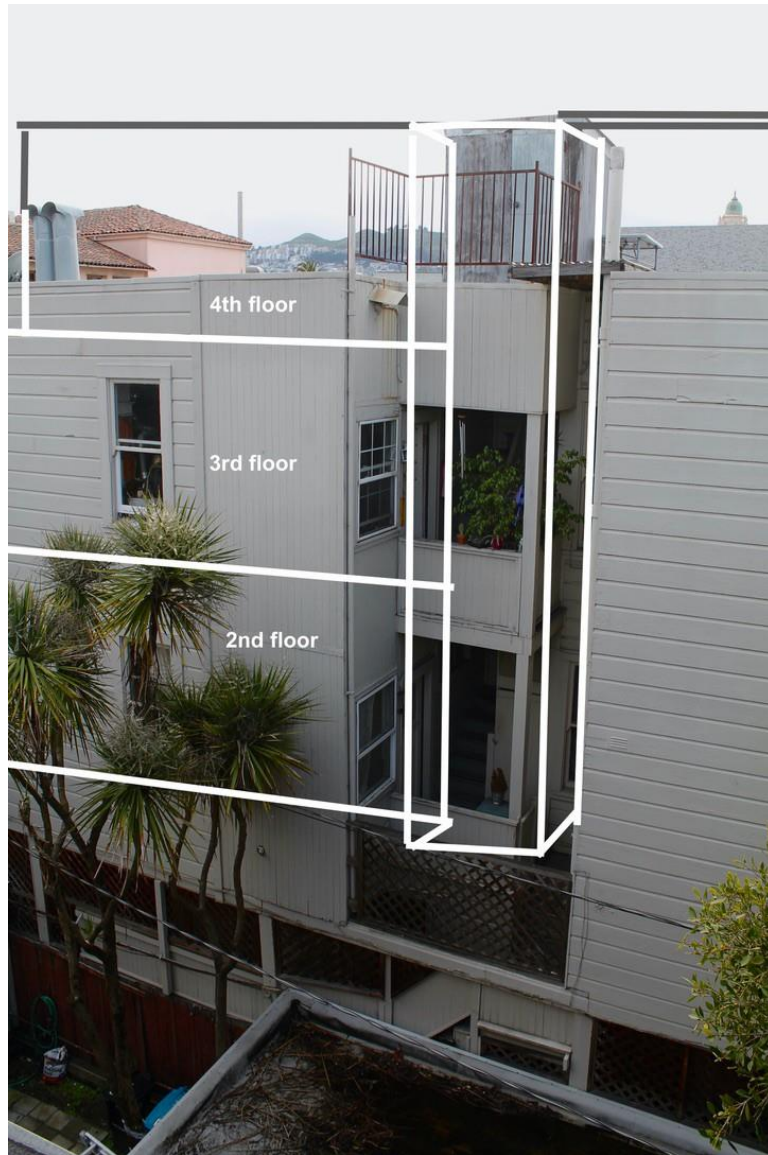
**Southern exposure of light is impeded by large tree. Light is primarily received from western exposure and will be substantially blocked by new 3231 building.**



**View: From roof of 3227 16<sup>th</sup> St, looking west at the top of 3237 16<sup>th</sup> St.**

**Height is to be 5' taller than 3237 and 9'6" taller than 3227. Shadows from the new building will block critical sunlight to both adjacent buildings.**





**View: From roof of 3227 16<sup>th</sup> St looking westward at 3237**

**New building to be 5' taller than 3237. Proposed light well is smaller than current window cut out, further "boxing-in" those windows. Increased height is expected to shadow entire light well. Windows on eastern wall of 3237 are to be covered without adequate light or air passage.**

# RESPONSE TO DISCRETIONARY REVIEW (DRP)



San Francisco  
Planning

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

## Project Information

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Property Address: 3231 16th Street

Zip Code: 94110

Building Permit Application(s): 2018-08-07-6659, 2018-08-07-6658Demo, 2018-08-07-6655Demo

Record Number: 2018-011065PRJ

Assigned Planner: Ella Samonsky

## Project Sponsor

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Name: Colm Brennan

Phone: (415) 269-1785

Email: colm@strongholdconstructionsf.com

## Required Questions

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

The proposed building has been designed to complement adjacent property lightwells. Both the new rear facade and east facade massing steps back away from the rear building line and east property line at the 2nd, 3rd & 4th floors. The new building height complements the adjacent east two story and west three story buildings. This new building design was reviewed by the RDT and revisions made based upon their recommendations. There are four story residential buildings across the street from the project site.

The new building creates a 25'x36'-2" yard at grade between the existing rear building and the new building at the street frontage. The roof peak of the new building is 42' high and slopes north to south (street to rear) to minimize the building height profile from the street and rear facade. See attached letters to neighbors.

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

Our design already responds to the concern of the lost of light and air by complementing the adjacent property lightwells (See #1 response). The massing diagram submitted by the DR requester is not accurate because the roof profile is incorrectly shown and the building appears taller in this image. We inserted a new west light well on the proposed building as requested by the RDT. There were design changes made at the request of the RDT during the Planning Department review. At the request of the DR requestor from her 4-15-20 email concerns, the project sponsor agreed to remove the Unit 202 southeast deck to maintain privacy between the east adjacent building lightwell and propose Unit 202. See attached letters to neighbors and street rendering.

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

Project sponsor has agreed to several requests by the neighbors: 1- Agreeing to hours of construction. 2- Retain an exterminator company to set traps and other rodent preventive measures before and after construction. 3- Limit the types and number pets owned by future tenants. 4- Power washing the adjacent property windows facing the 3231 16th Street construction site. 5- Building a new 6' high fence against the west property line. The new building design has limited ability for changes because it is 42' long with two required staircases. The NC-Valencia RTD zoning requires 40% two bedroom units. The current existing and new buildings have 40% two bedroom units. Any further changes to reduce the building massing will impact the number of two bedroom units.



## Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	2	5
Occupied Stories (all levels with habitable rooms)	2	4
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	2	0
Bedrooms	4	11
Height	28'	40'
Building Depth	31'-1"	31'-1' + 42'
Rental Value (monthly)		
Property Value		

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

Signature:



Date:

5/14/20

Printed Name: Gary Gee, AIA

- Property Owner  
 Authorized Agent

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



Architecture/Planning/Interiors

98 Brady Street, #8 San Francisco, CA 94103-1239

Tel: 415/863-8881 Fax: 415/863-8879

July 1, 2020

Mr. Joel Koppel, President  
Planning Commission  
City & County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**RE: 3231 16<sup>th</sup> Street Permit Application #2018-08-07-6659**  
**San Francisco, CA Planning Record Number 2018-011065PRJ**

Dear President Koppel:

We are the architects retained by the project sponsor Mr. Colm Brennan in May 2018 to design a new five (5) unit building at this site.

#### **EXISTING PROJECT SITE**

- The project site is 25' wide and 110' deep lot with an existing two (2) story two (2) unit at the rear (south) property line whose address is 3223 16<sup>th</sup> Street.
- Under the current permit application, no work is to be done to this existing residential building.
- The existing two (2) unit building footprint is 25' in width, 31'-1" in length and is 28' in height.

#### **PROPOSED PROJECT**

- Project sponsor plans to demolish an existing one-story garage at the north (16<sup>th</sup> Street) property line and a small one-story storage shed behind this garage.
- Existing large tree between the buildings to remain.
- A four story five (5) unit new building is to be built to replace this garage.
- This new five (5) unit building will be 25' wide, 42'-1" length and 40' at the average roof slope. *See architectural plan A1.0 and A2.1.*
- There is a 25' wide by 36' long open space at grade between the buildings.

#### **DESIGN FEATURES OF THE NEW BUILDING RESPONDING TO ADJACENT PROPERTY LIGHTWELLS:**

**1. "DR Requestor states the proposed building will block the light and air from the adjacent east building lightwell."**

- A. The proposed building has a 3'-6" wide by 10'-10" long setback opposite the adjacent east building lightwell where the DR Requestor lives. This 3'-6" x 10'-10" massing notch is at the southeast corner of the proposed building and was intended to create more space between the buildings at the second through fourth floors.  
*See architectural plans A2.1, A2.2, A2.3 and photo of East Building Lightwell.*

- B. The rear building plane of the proposed building steps back at the third floor (2 feet) and fourth floor (6 feet) to allow more light and air into the central open space and the east building adjacent lightwell. See architectural plans A2.2 and A3.1.
- C. The proposed building has a 3'-0" (deep) x 6'-6" (length) at the west property line to complement the existing west building lightwell. This lightwell is three stories high. See architectural plans A2.1, A2.2 and A2.3.

2. **“DR Requestor states the proposed building not in proportion and height of the block.”**

- D. The proposed building was designed to harmonize with the urban design features of the block. See attached 16<sup>th</sup> Street façade rendering.
- E. A roof sloping from the street to the rear was designed to create a lower profile of the building when viewed from the street.
- F. The window sizes were designed to complement the existing window proportions of the adjacent east and west building facades.
- G. The new building first floor base design residential entries and recessed ground floor window frontage was designed to complement the base elements of the adjacent west building façade. See attached architectural plan A3.0 and 16<sup>th</sup> Street façade rendering.

**MEETING AND EMAILS WITH THE NEIGHBORS:**

3. **“A Neighborhood Pre-Application Meeting was held on Friday, July 13, 2018. See attached Pre-Application meeting notes.”**

- H. Project sponsor agrees to erect 6'-0" plywood barrier against the west building property line.
- I. Project sponsor agrees to erect plywood barrier at sidewalk property line to deter rodent entry to site and plant rodent traps during construction. See attached Pre-Application Meeting Notification and Meeting Notes.

4. **“Architect letter sent via email to neighbor Janell Schwart dated March 25, 2020 responding to her email concerns.**

See attached architect 3-25-20 letter to Janell Schwart.

- J. Project sponsor agrees to retain an exterminator company to set rat traps and other rodent prevention measures before and after demolition. See attached Terminix rodent exterminator service quote dated 5-20-20.
- K. Project sponsor agrees to replace existing west property line fence with a new 6 foot high wood fence.
- L. Project sponsor agrees to only allow future tenants to have pet animals up to 40 pound in weigh and will not tolerate yapping dogs.
- M. Project sponsors agrees to power wash windows and clean wall and windows facing the new building site.

5. **“Architect letter sent via email to neighbor Jenna Smith dated April 23, 2020 responding to her email concerns.**

*See attached architect 4-23-20 letter to Jenna Smith.*

N. Project sponsor agrees to remove the Unit 202 southeast deck next to the adjacent east property lightwell to maintain privacy concerns between the buildings.

O. Letter explains the proposed new building sloped roof avoids any rooftop stair penthouses and there allows the building to maintain a lower street profile in height.

6. **“Architect and Project Sponsor presented proposed building to the Mission Dolores Neighborhood Association (MDNA) on Tuesday, November 14, 2018 and received a letter of support.”**

*See there attached email dated November 15, 2018 indicating MDNA support for this project and adjacent Déjà Vu Pizza business support for this project.*

## CONCLUSIONS

The proposed building has been thoughtfully design to respond to the concerns regarding the impact of light and privacy at the adjoining properties. The project sponsor has agreed too many of the requested concerns from the neighbors and has removed a southeastern deck from Unit 202. We respectfully request the DR application be denied and approve the project as designed.

Very truly yours,

Gary S. Gee, AIA

cc: Colm Brennan



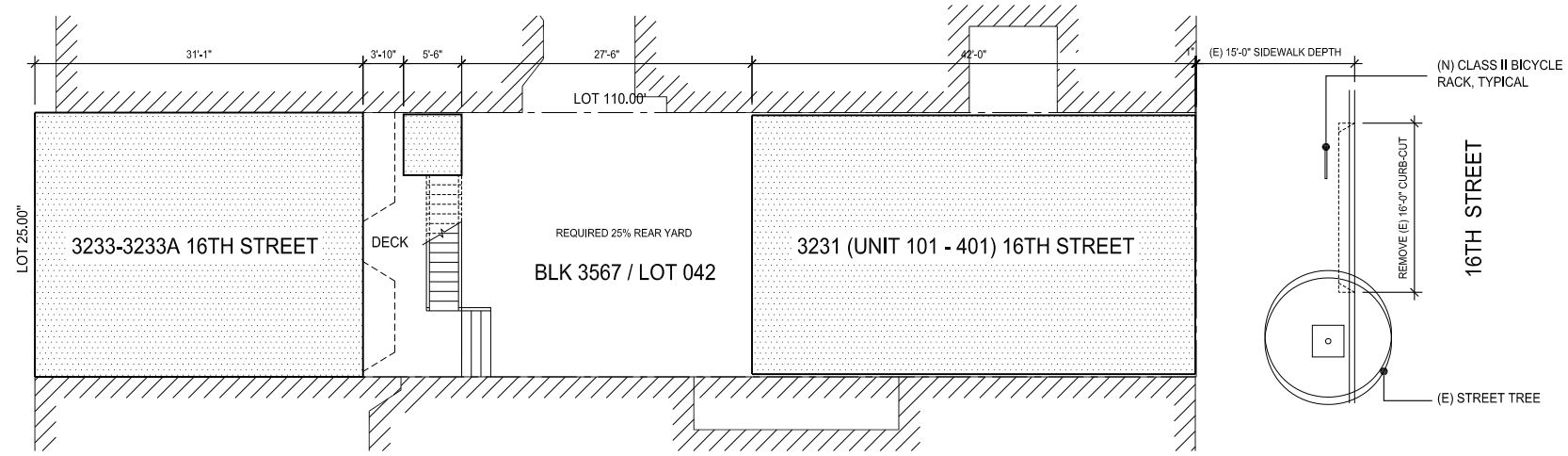


**3227 16TH ST**

**3231 16TH STREET  
ELEVATION**

**3237-3235 16TH ST**





PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



**BUILDING DATA:** GROSS SQUARE FOOTAGE CALCULATION FOR NEW CONSTRUCTION

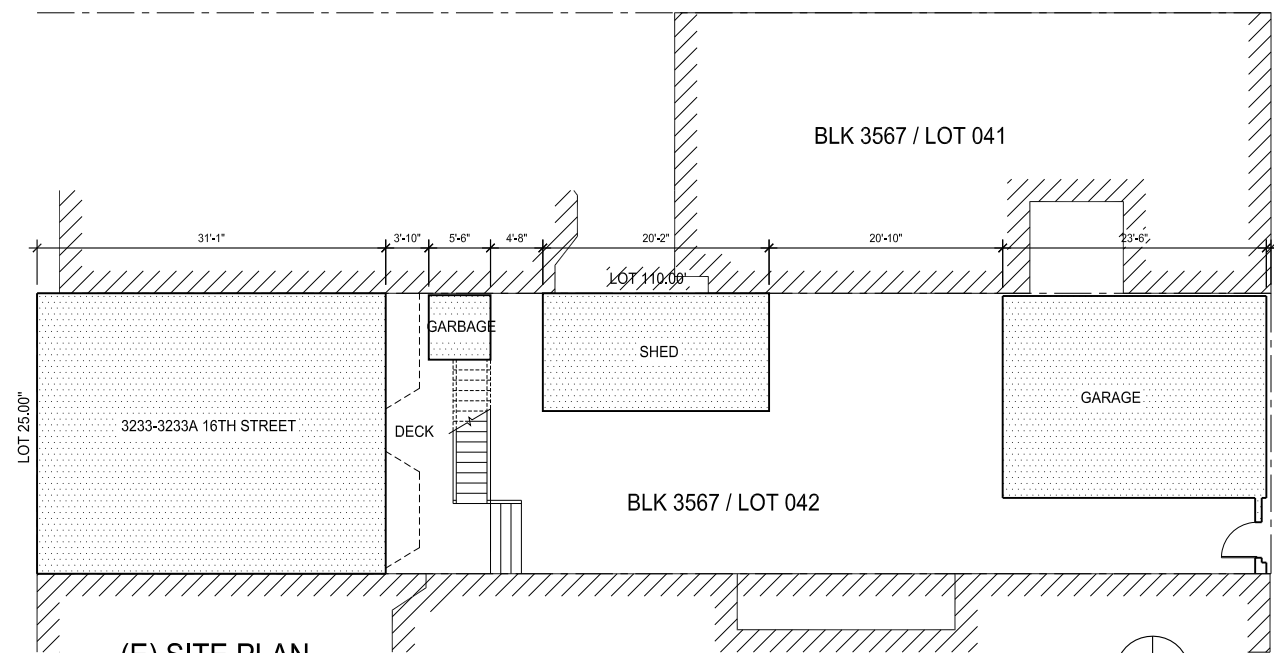
FLOOR:	RESIDENTIAL:	COMMON:	SF
FIRST FLOOR:	RESIDENTIAL:		331 SF
	COMMON:		698 SF
SECOND FLOOR:	RESIDENTIAL:		681 SF
	COMMON:		334 SF
THIRD FLOOR:	RESIDENTIAL:		665 SF
	COMMON:		286 SF
FOURTH FLOOR:	RESIDENTIAL:		541 SF
	COMMON:		203 SF
TOTAL SF:	RESIDENTIAL:		2,218 SF
	COMMON:		1,521 SF
			3,739 SF

**BUILDING DATA:** OPEN SPACE REQUIREMENTS PER RESIDENTIAL UNIT

COMMON AREA REQUIREMENT:	80 SF PER UNIT X 1.33 = 106.4 SF
PRIVATE AREA REQUIREMENT:	80 SF PER UNIT
	114.5 SF DECK PROVIDED FOR (E) UNIT 3233
	93 SF DECK PROVIDED FOR (N) UNIT #401

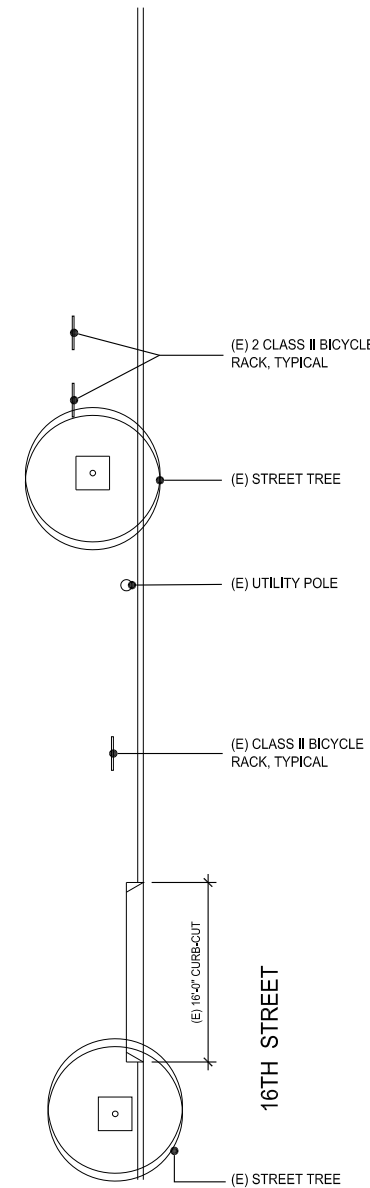
**BUILDING DATA:** REAR YARD REQUIREMENTS

REAR YARD FOR RH-3 :	25% OF LOT
	110'-0" LOT DEPTH
	25% X 110'-0" = 27'-6" REQUIRED
	27'-6" PROVIDED IN CENTER COURT YARD

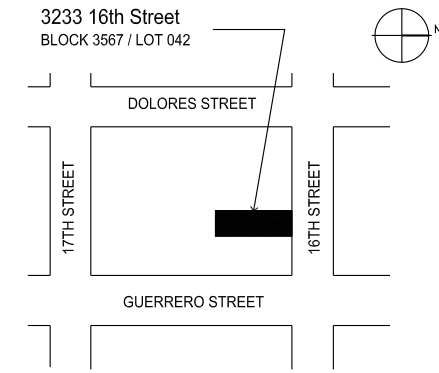


(E) SITE PLAN

SCALE: 1/8" = 1'-0"



LOCATION MAP



3231

16th Street

A Mixed-use Condominium Project

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GEE  
AIA

GARY GEE ARCHITECTS, INC.  
98 Brady Street, #8  
San Francisco, CA 94103  
Tel 415/863-8881  
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SCOPE OF WORK

- EXISTING 2 STORY RESIDENTIAL BUILDING AT REAR OF LOT TO REMAIN, DEMOLISH EXISTING STORAGE SHED AND GARAGE IN FRONT OF LOT. REPLACE WITH NEW 4 - STORY RESIDENTIAL BUILDING IN FRONT OF LOT.

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PLANNING INFORMATION

LOCATION:	3231 16th STREET SAN FRANCISCO, CALIFORNIA
BLOCK / LOT:	3567 / 042
ZONED:	NCT - VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT
EXISTING USE:	R-3 OCCUPANCY WITHIN AN EXISTING 2 STORY 2 UNITS WITH DETACH GARAGE AND SHED, TYPE V-B, WOOD FRAME CONSTRUCTION.
PROPOSED USE:	ADDITION OF A NEW 4 STORY R-2 WITH 6 RESIDENTIAL UNITS, TYPE V-A, FULLY SPRINKLER.
HEIGHT / BULK:	40-X
RESIDENTIAL UNITS:	
EXISTING:	2 - 2 BEDROOM UNITS
PROPOSED:	2 - 2 BEDROOM UNIT 1 - 1 BEDROOM UNIT 2 - STUDIO UNITS
TOTAL:	4 - 2 BEDROOM UNIT 1 - 1 BEDROOM UNIT 2 - STUDIO UNITS
PARKING:	
EXISTING:	2 PARKING SPACES
PROPOSED:	NONE
BICYCLE PARKING:	
EXISTING:	NONE
PROPOSED:	8 RESIDENTIAL 2 GUEST

Project No.	Date
18-011	03.20.18

Revisions

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	ISSUED FOR COMMENTS 01.09.20
	ISSUED FOR COMMENTS 01.15.20
	ISSUED FOR SECTION 311 02.05.20

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE 2016 CALIFORNIA BUILDING CODE, THE SAN FRANCISCO AMENDMENTS AND ALL APPLICABLE BUILDING CODES.
- ALL DIMENSIONS AND DETAILS OF CONSTRUCTION SHALL BE VERIFIED IN THE FIELD BY CONTRACTOR.
- DO NOT SCALE THESE DRAWINGS.

CONTRACTOR IS TO FIELD VERIFY ALL CONDITIONS BEFORE STARTING WORK.

DRAWING INDEX

A1.0	SITE PLAN, PROJECT INFORMATION
A2.0	EXISTING / DEMO FLOOR PLANS
A2.1	EXISTING / PROPOSED FLOOR PLANS
A2.2	PROPOSED FLOOR PLANS
A2.3	PROPOSED ROOF PLANS
A3.0	ELEVATIONS
A3.1	ELEVATIONS / SECTION
A4.0	SECTION

General Notes  
Existing Floor Plan

Scale: 1/8" = 1'-0"

A1.0

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Project No. 18-011 Date 03.20.18

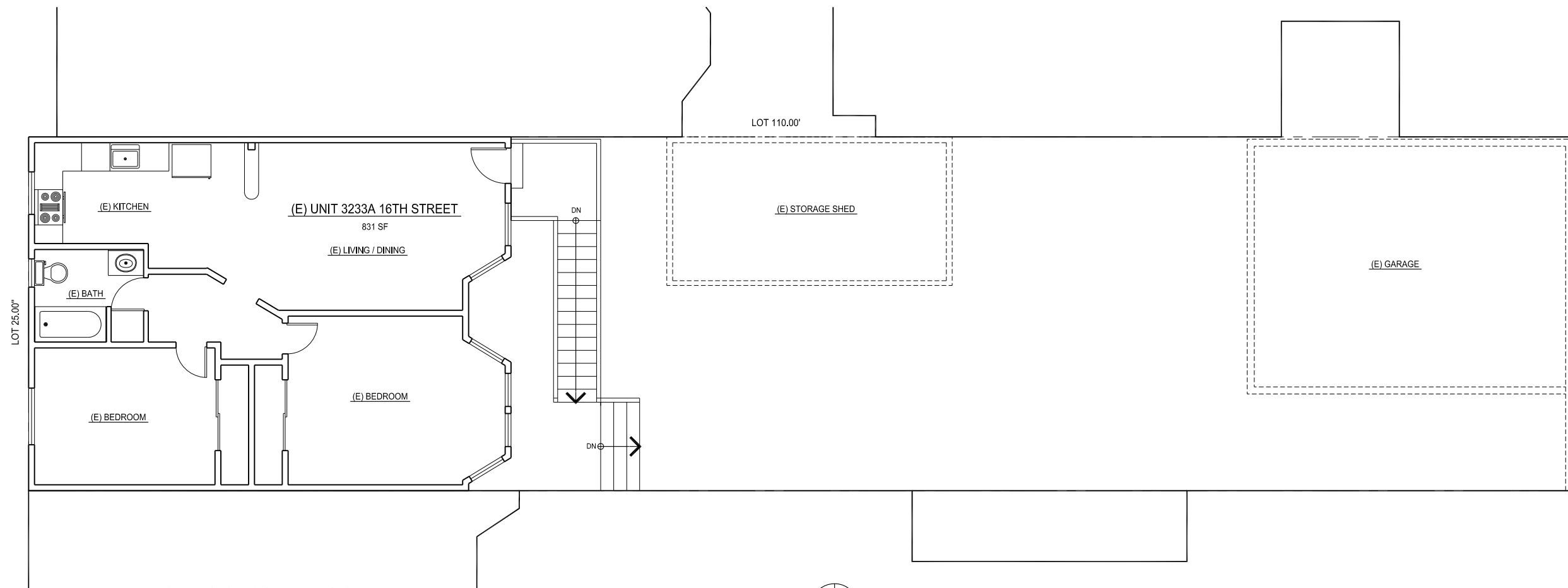
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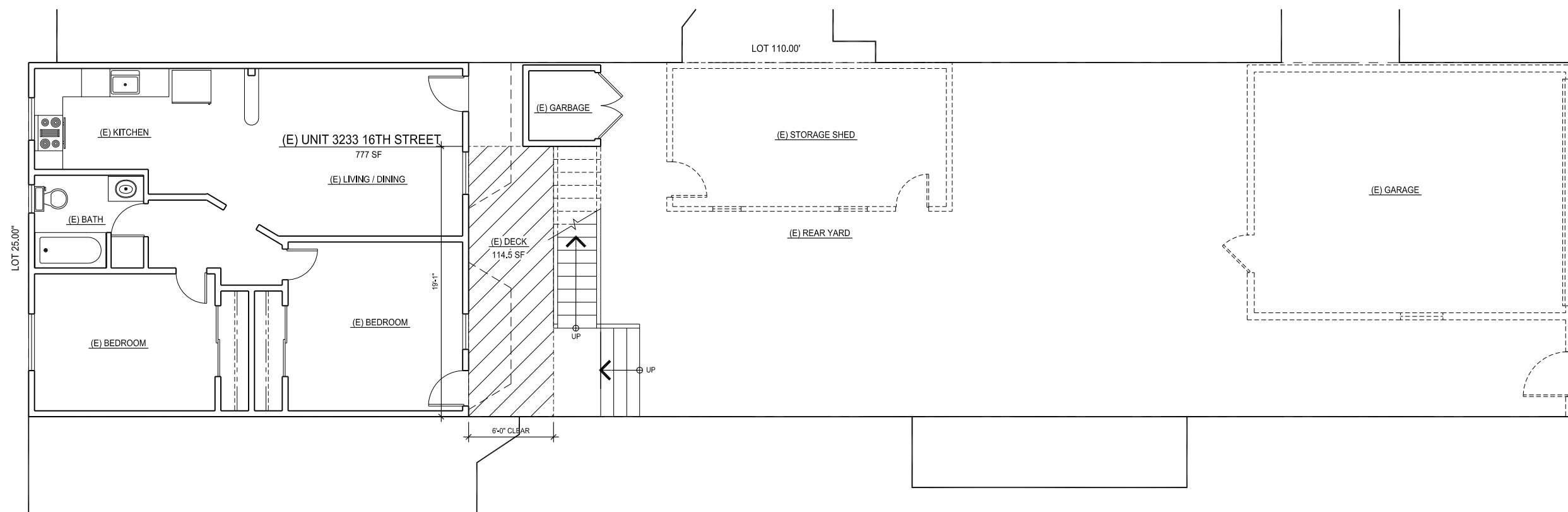
Floor Plans

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

A2.0



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



WALL LEGEND

- EXISTING 2X WALLS
- DEMO
- NEW 2X WALLS





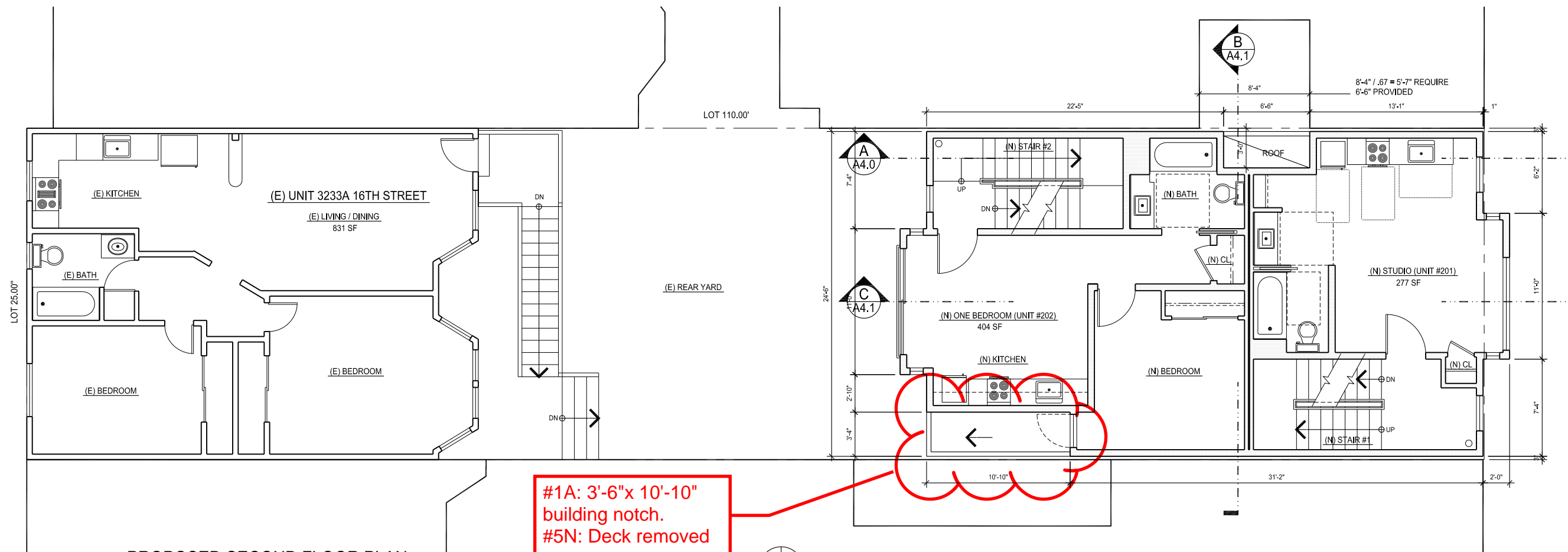
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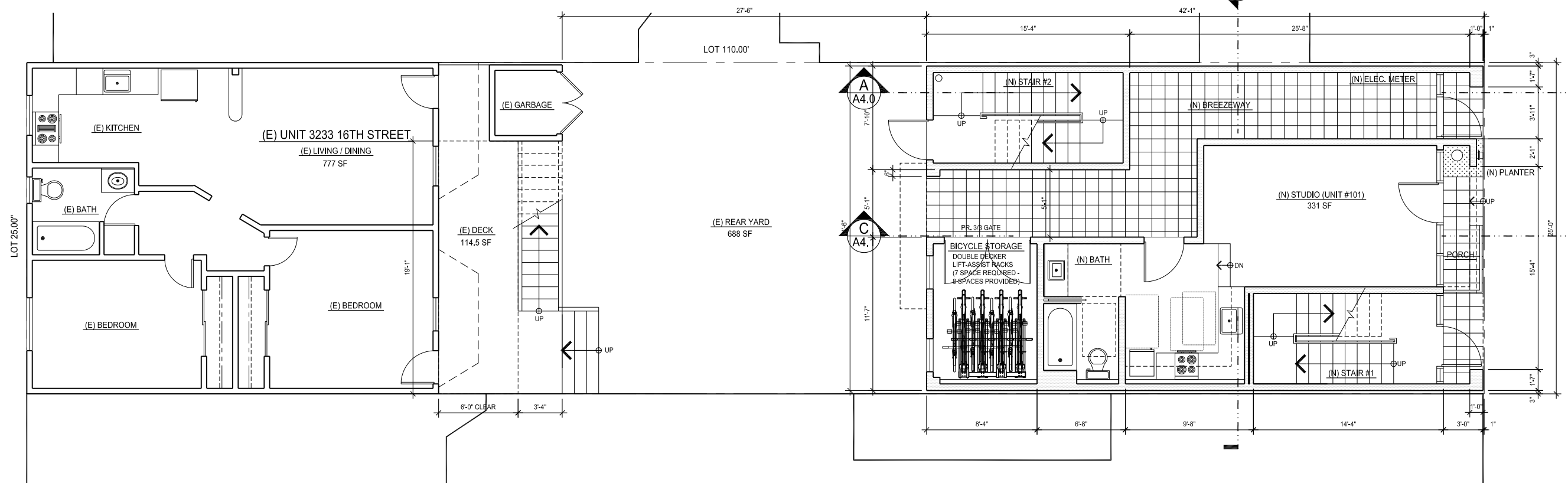
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#1A: 3'-6"x 10'-10" building notch.  
#5N: Deck removed

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



WALL LEGEND

- EXISTING 2X WALLS
- DEMO
- NEW 2X WALLS

FIRST FLOOR GLAZING CALCULATION

BUILDING WIDTH: 24'-6"  
LENGTH OF WALL WIDTH: 5'-3"  
GLAZING: 19'-6" / 24'-9" = 80%



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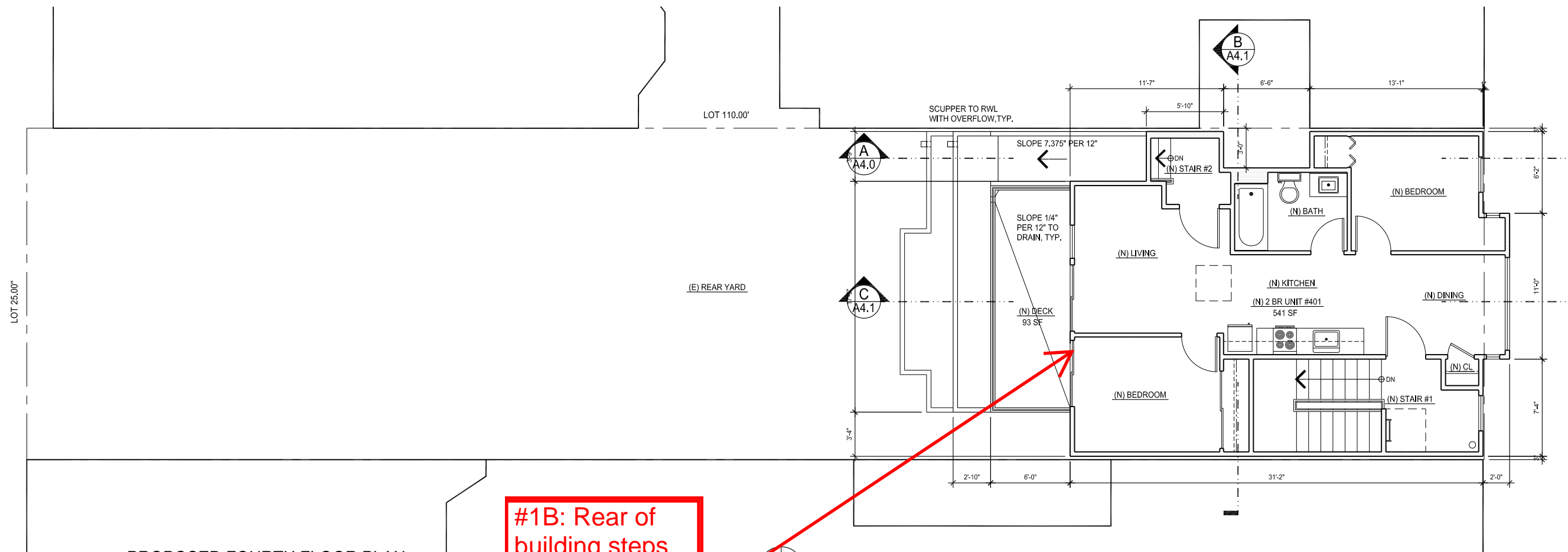
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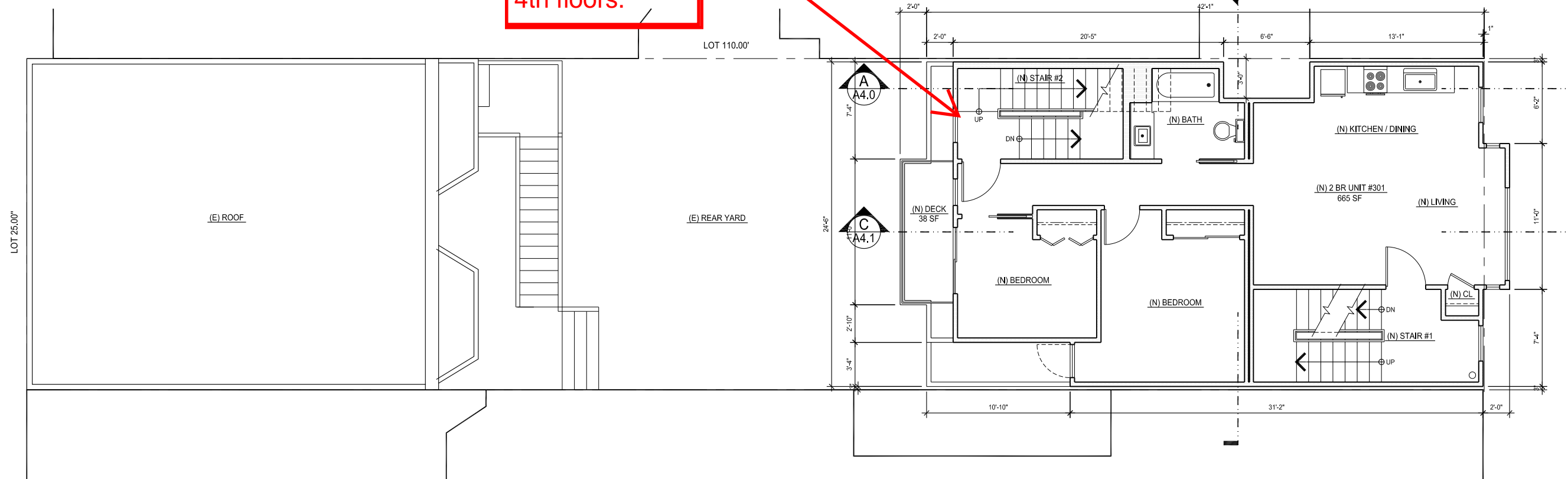
Floor Plans

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



PROPOSED FOURTH FLOOR PLAN

#1B: Rear of building steps back at 3rd & 4th floors.



PROPOSED THIRD FLOOR PLAN

WALL LEGEND

- EXISTING 2X WALLS
- DEMO
- NEW 2X WALLS

SCALE: 1/4" = 1'-0"



LOT 25.00'

LOT 25.00'

LOT 110.00'

LOT 110.00'

(E) REAR YARD

(E) REAR YARD

(E) ROOF

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16th  
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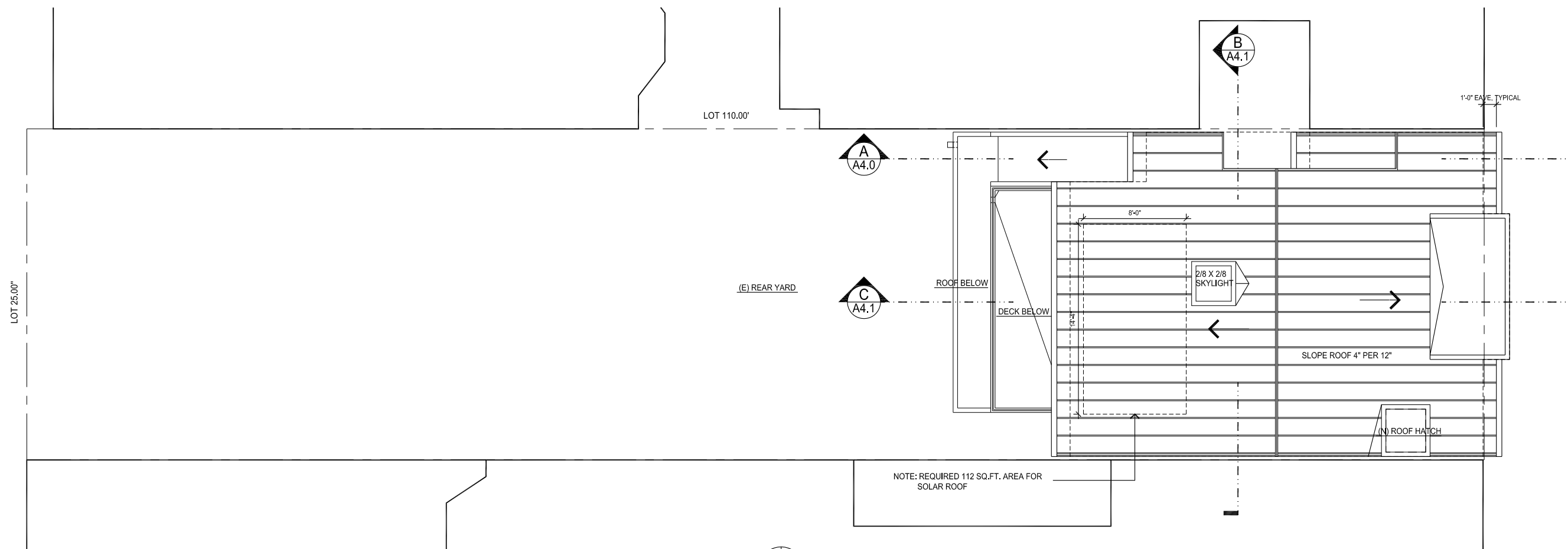
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BETTER ROOF CALCULATION:

ROOF AREA : 825 SQ.FT.  
ROOF OPENINGS : (SKYLT. & RF. HATCH) -82 SQ.FT.  
TOTAL ROOF AREA X 15% FOR SOLAR : 743 SQ.FT. X 15% = 112 SQ.FT.



NOTE: REQUIRED 112 SQ.FT. AREA FOR SOLAR ROOF

PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"



Roof Plan

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

A2.3

# 3231 16th Street

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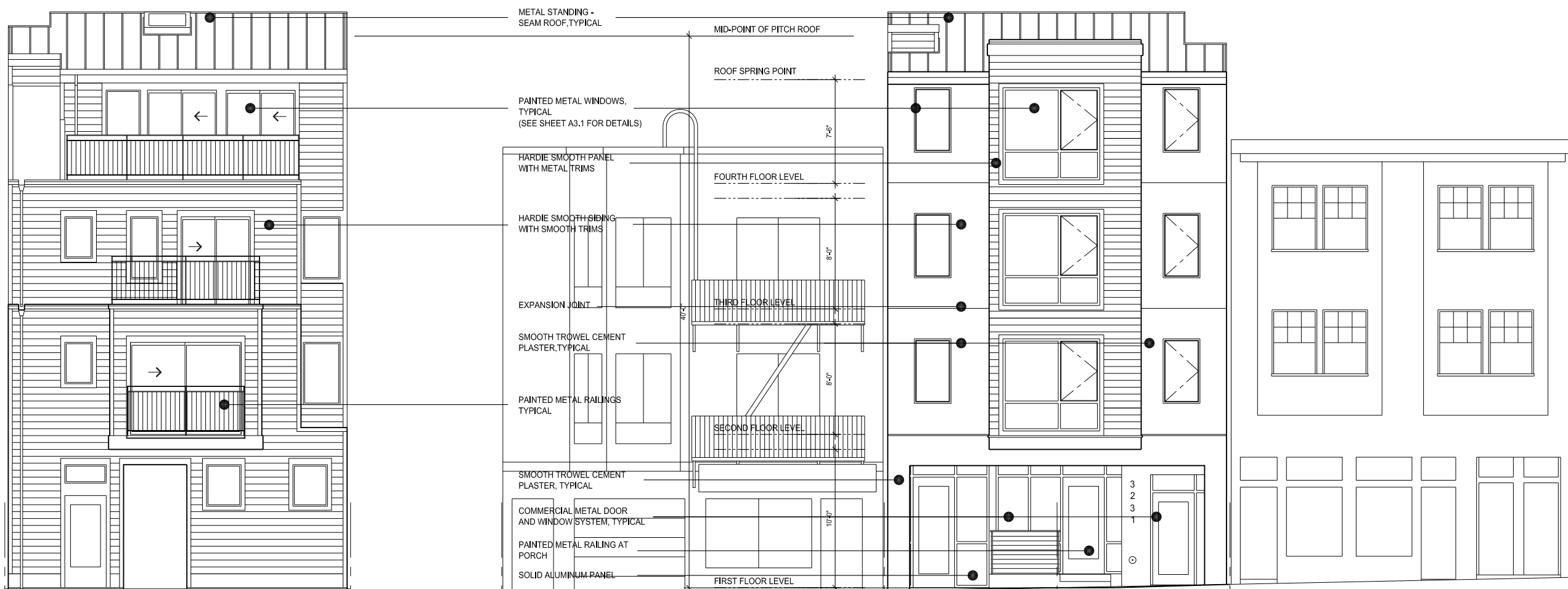
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	ISSUED FOR COMMENTS 01.15.20



**3231 16th St  
Rear of New Building**

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

**3227 16th St  
East Building**

**3231 16th St  
Proposed Building**

**3237-3235 16th St  
West Building**

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

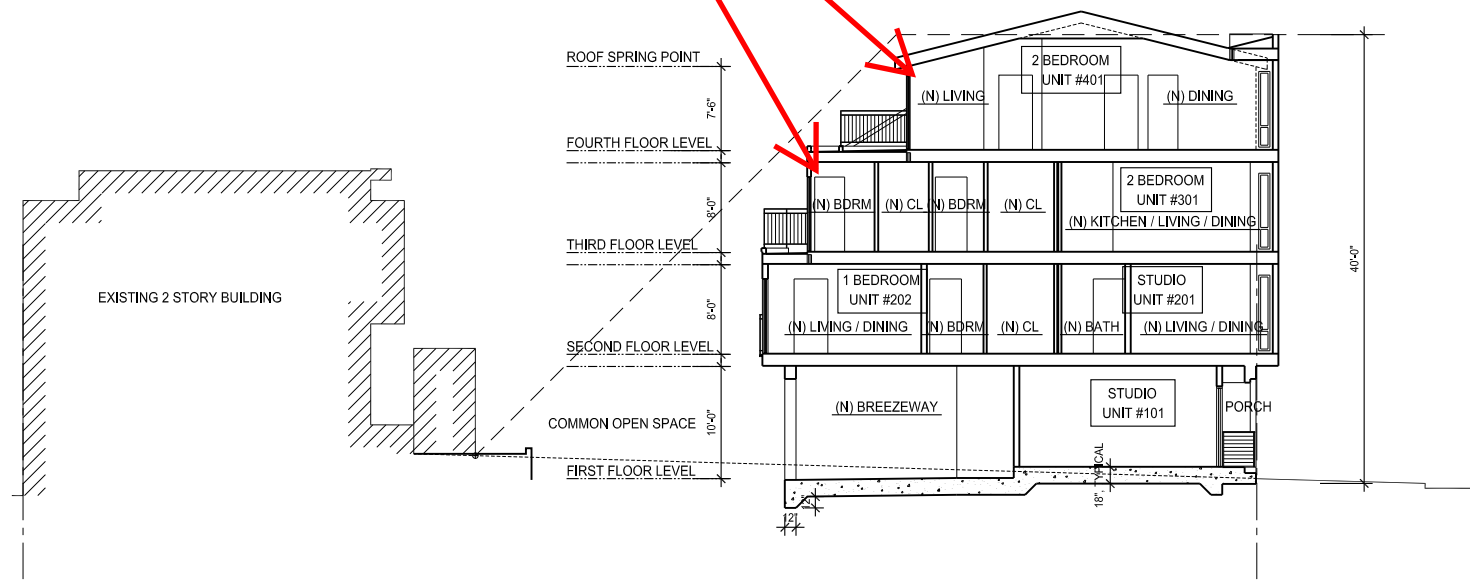
Elevations

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

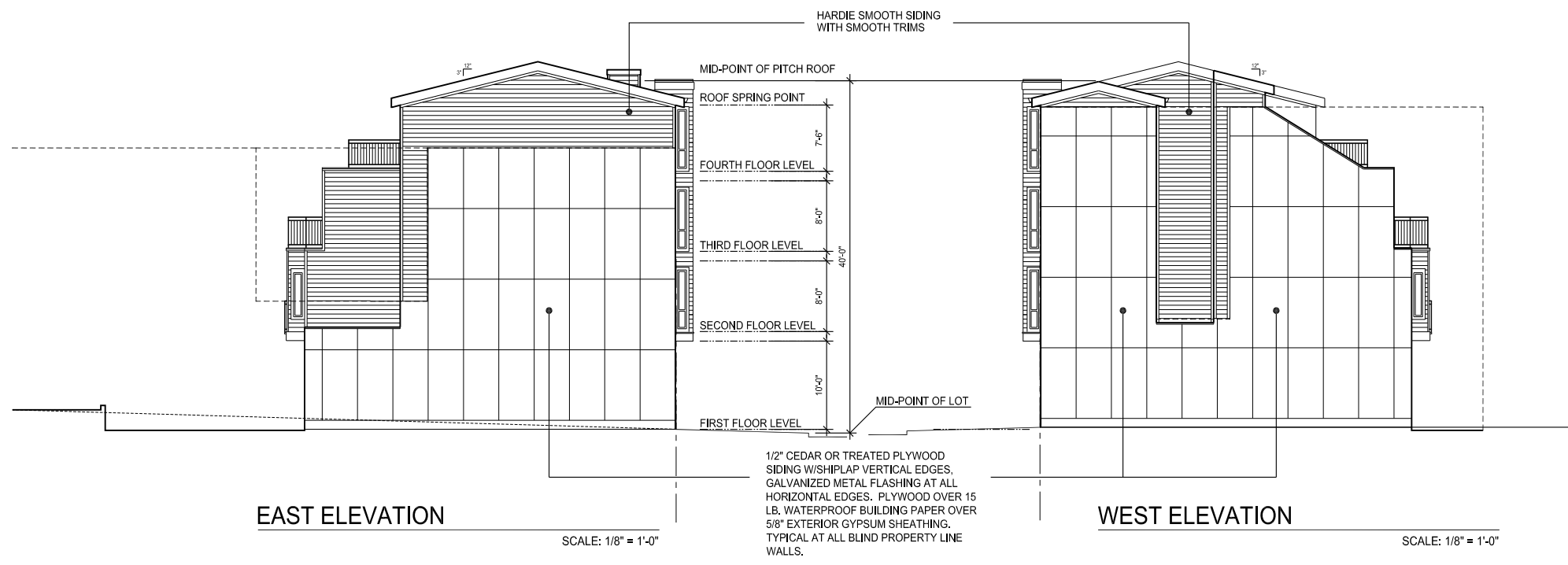
**A3.0**



3231 16th St building rear steps back at 3rd and 4th floors.



BUILDING SECTION C-C  
SCALE: 1/8" = 1'-0"



EAST ELEVATION SCALE: 1/8" = 1'-0" WEST ELEVATION SCALE: 1/8" = 1'-0"

3231  
16th  
Street

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Project No.	Date
18-011	03.20.18

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	ISSUED FOR SECTION 311 02.05.20

Elevations

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

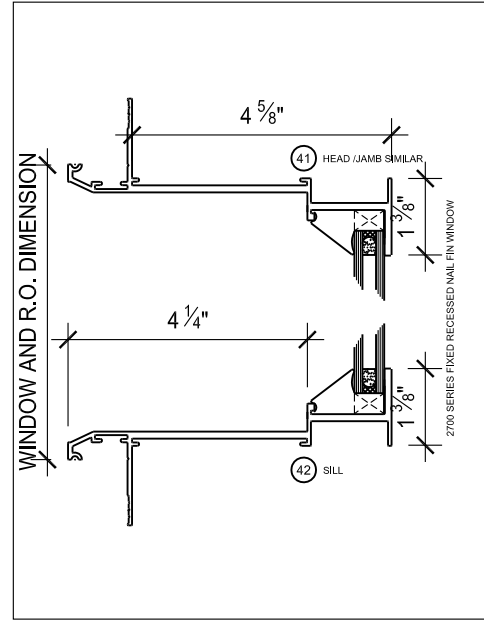
A3.1

# DETAILS: 700R RECESSED FIXED AND PROJECTED

( AT 16th STREET FACADE )

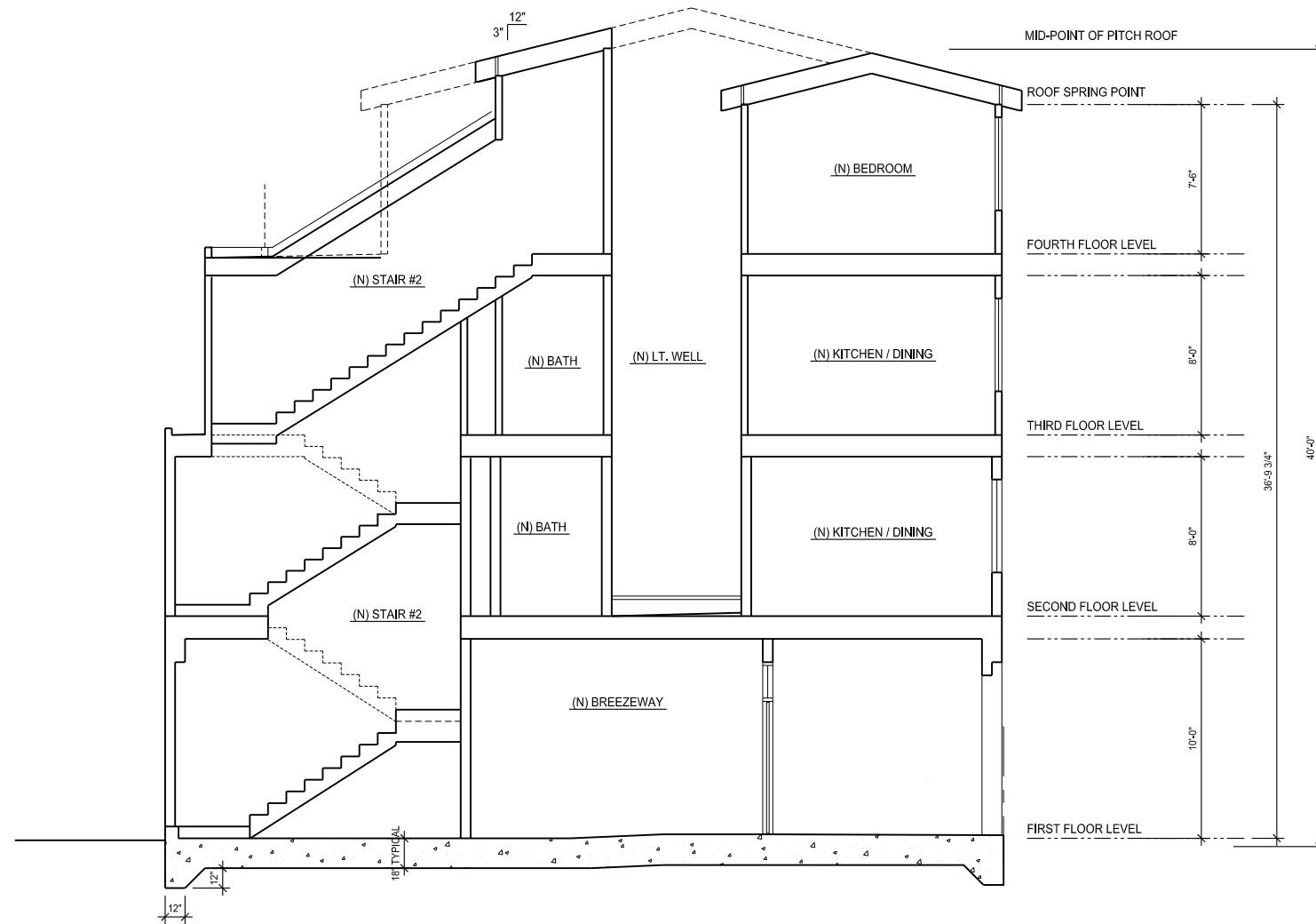
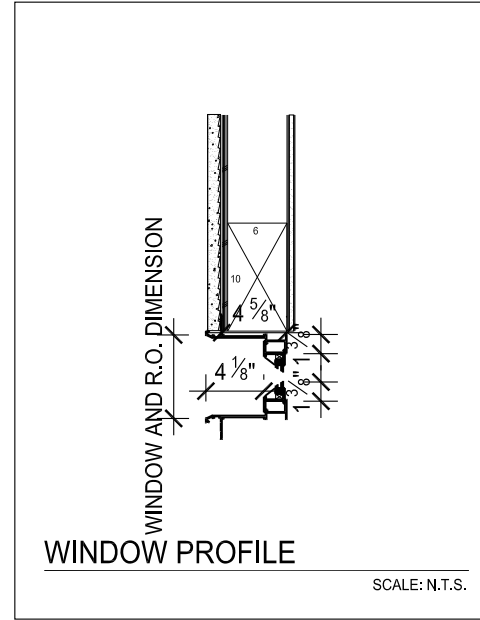
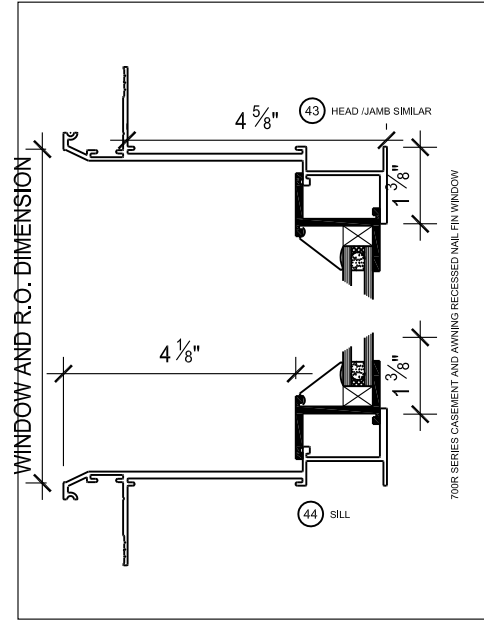
## DETAIL 41,42

BONELLI WINDOWS & DOORS  
2700 SERIES FIXED RECESSED NAIL FIN WINDOW



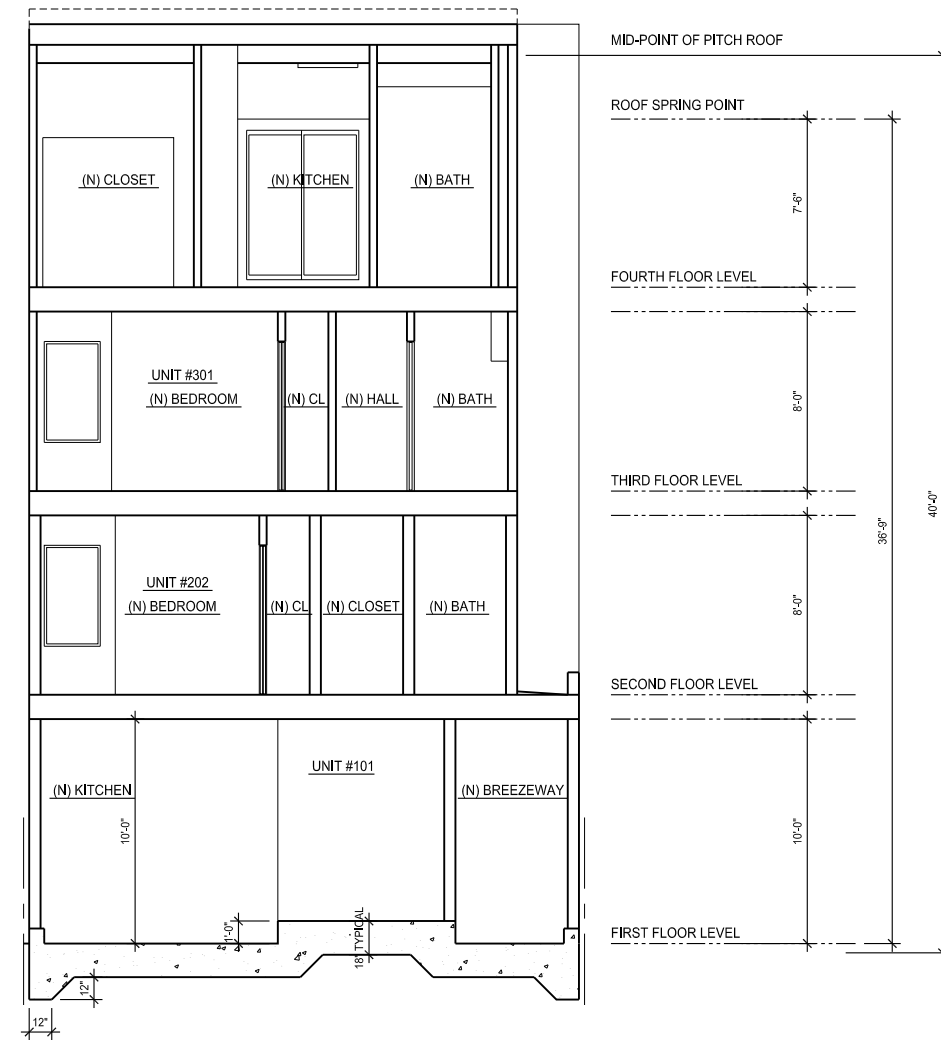
## DETAIL 43,44

BONELLI WINDOWS & DOORS  
2700 SERIES CASEMENT AND AWNING RECESSED NAIL FIN WINDOW



BUILDING SECTION A-A

SCALE: 1/4" = 1'-0"



BUILDING SECTION B-B

SCALE: 1/4" = 1'-0"

# 3231

## 16th Street

A Mixed-use Condominium Project

San Francisco • California

**GARY  
GEE  
AIA**

GARY GEE ARCHITECTS, INC.  
98 Brady Street, #8  
San Francisco, CA 94103  
Tel 415/863-8881  
Fax 415/863-8879

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Project No. 18-011 Date 03.20.18

### Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 04.06.18
	ISSUED FOR REVIEW 04.16.18
	ISSUED FOR REVIEW 04.20.18
	ISSUED FOR REVIEW 06.19.18
	ISSUED FOR REVIEW 06.26.18
	ISSUED FOR SITE PERMIT 07.18.18
1	ISSUED FOR COMMENTS 12.19.18
	ISSUED FOR REVIEW 04.26.19
	ISSUED FOR COMMENTS 05.17.19
	ISSUED FOR COMMENTS 08.20.19
	ISSUED FOR COMMENTS 09.12.19
	ISSUED FOR COMMENTS 01.09.20
	ISSUED FOR COMMENTS 01.15.20
	ISSUED FOR SECTION 311 02.05.20

Section

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

# A4.0



Architecture/Planning/Interiors

98 Brady Street San Francisco, CA 94103-1239

Tel: 415/863-8881 Fax: 415/863-8879 www.garygee.com

---

March 25, 2020

Janelle Schwartz

[janelleschwartzsf@gmail.com](mailto:janelleschwartzsf@gmail.com)

**RE: 3231 16<sup>th</sup> Street Permit Application #2018-08-07-6659  
San Francisco, CA New Five Unit Building**

**Janelle:**

**This letter is a response to your email inquiry dated Sunday, March 22, 2020 with questions regarding the proposed residential building at 3231 16<sup>th</sup> Street.**

**YOUR EMAIL CONCERNS AND QUESTIONS:**

**HUGE CONCERN:**

1. Height: Two of our neighbors met with you and the owner a while back and expressed concern about losing sunlight depending on the height of the building. At the time they were told the height of the building was to be lower than our building height, (@3237) and therefore wouldn't block sunlight.

**RESPONSE: This building was originally designed and previously presented at the neighborhood Pre-Application meeting as a four story building 40 feet in height. The proposed building is 42 feet deep. This was done to create an open yard 25' wide by 36'-2" deep between the existing rear building and the new street frontage building. This yard allows light and air to the new, existing and adjacent buildings.**

2. Our main concern is it does appear taller in the illustrations, compared to our building. They were told the peak of the sloped roof would be slightly higher than our roof, by inches, but if the illustration in the packet is to scale it looks to be 6 to 8 feet higher. Gary, the planning doc says "approximately 40' Ft. Height." Could you please verify the scale, and let us know how much taller than our building it will really be?

**RESPONSE:**

**3227 16<sup>th</sup> Street adjacent east building: The central sloped roof ridge of the proposed building is 9'-6" higher than the adjacent three (3) story east building.**

**3237 & 3235 16<sup>th</sup> Street adjacent west building: The central sloped roof ridge of the proposed building is five (5) feet higher than the adjacent three (3) story west building. The SF Planning Code allows buildings with sloped roofs to have the maximum height at the midpoint of the slope. The midpoint of the average slope of this roof is 40 feet in height. Therefore the actual peak of the roof is 42 feet in height from the sidewalk curb.**

**The slope roof design was selected to lower the roof profile at the street and rear of the building. Lowering this profile shortens front and rear building plane heights**



**and allows more light into the yard between the building at 3231 and 3213 16<sup>th</sup> Street.**

**OTHER CONCERNS AND QUESTIONS:**

- How long will the building construction go on?

**RESPONSE: 10 TO 12 Months.**

- What time of day does work begin and end? Could we request to start at 9am?

**RESPONSE: Construction hours Monday to Friday 8:00am to 5:30pm.  
The project sponsor states he normally starts at 7:00am.**

- Is this Monday to Friday? Could we request no work on weekends?

**RESPONSE: Saturday will be only interior work from 8:00am to 4:00pm.  
No work on Sundays.**

- Big concern about rodents/rats. What will be done about DE RATTING the area as this will disturb nests and no doubt construction/demolition will send them to surrounding areas to re nest. WE REQUEST PLEASE, THAT THIS IS ADDRESSED PRIOR TO THE ONSET ON DEMOLITION.

**RESPONSE: Project sponsor plans to retain an exterminator company to set traps and other rodent preventive measures before and after demolition.**

- What about the existing fence in alleyway at 3235/3237, which is already in bad shape?

**RESPONSE: Project sponsor will replace this with a new six foot high fence.**

- Will this be a pet free building? Asking too much we know but imagine a yapping dog all day!

**RESPONSE: Project sponsor will allow animals up to 40 pounds more specifically dogs and cats. He will also have strict policies in place where if dogs are yapping during the day owner would have the right to terminate lease. Project sponsor also will not tolerate yapping dogs.**

- Once construction is completed, we will no doubt be covered in dust. Could we please request a power wash and window cleaning, at least on the sides effected by the construction?

**RESPONSE: Project sponsor will power wash and window clean walls and windows facing the new building site.**

- And just a side note out of curiosity, we had questions about the density and small size of the apartments, and whether they'll be rented as new luxury, any affordable housing considerations, number of potential tenants etc. Just curious, as we know those factors don't effect us directly but would be nice to know what to expect, if possible.

**RESPONSE: Residential units will be rented at market rate.**

Most of us have lived here a good while and really like our home and environment. We try to respect a 10pm quiet time on weekend nights and generally watch out for each other. We all really appreciate you taking our questions into consideration.

**If you have any questions or need any additional information, please contact me.**

**Very truly yours,**

**Gary Gee, AIA**

**cc: Colm Brennen**



Architecture/Planning/Interiors

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Tel: 415/863-8881 Fax: 415/863-8879 www.garygee.com

April 23, 2020

Jenna Smith

[sinfin888@gmail.com](mailto:sinfin888@gmail.com)

**RE: 3231-3233 16<sup>th</sup> Street Permit Application #2018-08-07-6659  
San Francisco, CA**

Dear Ms. Smith:

This letter is to response to your April 15, 2020 email concerns and questions:

1. According to your letter, the new property will extend 9'6" higher than 3227 16th St. All bedrooms at 3227 are located on the western side and have a single window (8 total windows to 8 bedrooms) recessed into in a 4' x 18' cutout above the 1st floor, which also houses large exhaust pipes from the restaurant below and a fire escape ladder. There are no windows or light sources on the east side of 3227 and apartments are not "railroad-style" (with windows in the front and the back). With all bedrooms primarily receiving sunlight from western exposure, your building rising 9'6" above the roof of 3227 and extending up to 3/4 the length can be predicted to cast a shadow over at least three quarters of the light well, except in the hours when the sun is directly above.

**RESPONSE:**

**Both the 3227 and the new 3231 16<sup>th</sup> Street first floor building footprint abuts each other at the first floor along the shared property line. The new 3231 16<sup>th</sup> Street second floor is set back to the north 10'-8". Our new building from the second floor and above extends beyond the north face of the 3227 16<sup>th</sup> Street by 3'-0". During design review with the Planning Department be explained how our building steps back against the adjacent 3227 16<sup>th</sup> Street east lightwell and they accepted this setback.**

2. Light from the southern exposure proposed by leaving the cutouts/terrace on the southern facade of the new build is blocked until later in the day by the large overhanging tree in the yard which a majority of the neighboring tenants wish to keep.

After further reviewing the plans it looks as though the proposed cut-out on the southeast side of the second floor is actually a terrace/balcony that can be accessed from the 2nd floor bedroom. As this appears to be directly abutted next to the 2nd floor partial wall of 3227, this raises serious security concerns as a person could easily hop over and use the fire ladder to ultimately gain access to 3227 building's interior. The 2nd floor plans should not allow access for a terrace from that bedroom for the security concerns mentioned above.

The new building's bedroom windows in the southeast corner will look directly into the bedrooms of 3227, between 4' to 14' from each window.

Further recessing the bedroom windows of the new development's southeastern corner approx 2'6" or more to be in line with the northern margin of the current window well at 3227 would allow more light and prevent "boxing in" the bedroom windows on the northern side of the 3227 cut-out with the restaurant exhaust pipe.

**RESPONSE:**

**The project sponsor has agreed to remove the southeast deck at Unit 202 that is adjacent to the 3277 16<sup>th</sup> Street east lightwell. The Unit 202 bedroom window will be operable to allow SF Fire Department required rescue and escape for occupants. The bottom of the new building southeast lightwell will have a typical roofing membrane material.**

3. "The new build will be 5' taller than 3237 16th St. This height will drastically reduce the natural light to the eastern sided windows of those apartments in the northern half of the building. There is an approx 8' x 8' cut-out on 3237, in which there are 2 small partially covered patio spaces taking up approx half the area, and windows (2 to each apartment) receiving light exclusively from northern and eastern exposure. The new build allots for an additional 6'6" x 3' cut out, but it is shorter than the current opening and would further enclose the existing light well to the south. The additional 5' height of the building would also cast a shadow westward over the light well until midday. A larger light well the same length (N to S) or larger would allow for more light."

**RESPONSE:**

**The west lightwell for the new 3231 16<sup>th</sup> Street building was laid out to maximize the 36 foot length between the buildings and satisfy the property**

**open space requirements. The 20' off-set you refer to is a result of the Stairs #2 and required 4<sup>th</sup> level landing at Unit 401. This stair landing requires us to have the current west lightwell configuration.**

4. Additionally, there are 2 windows flush on the east side wall of 3237 just south of the cut out that exclusively receive eastern exposure of light. Under current plans it's not clear if the new building allow for any significant light or if they will be completely covered by the western wall of the new building.

**RESPONSE:**

**The two property windows also have adjacent lightwell windows 90 degrees from these property line windows. The property line windows will be covered by the new building, but there are still adjacent windows facing their own lightwell.**

5. From aerial photos, the other buildings on the block appear to be designed with light sources from the front and back, negating the need for substantial side-facing light considerations. 3227 was designed and built differently because of the lower height of the previously built front-positioned one story-garage at the current 3233 16th St lot, with the primary 2-unit residence placed in the back, and separated from the garage by a large open space (partial concrete approximately 25' x 50' with a large tree and 20'x10' storage shed).

The other residential buildings on the southern side of 16th St between Dolores and Guerrero St are 3 stories with a garage and/or retail space below. This will be the tallest residential building on the above-mentioned stretch of 16th, not including the churches. Limiting the new build to 3 floors consistent with the other buildings on this side of the block, or developing a significantly better design that further reduces the impedance of sunlight a 4th floor and its additional height brings over the current light wells (such as a further recessed 4th floor with a roof that's peaked on all 4 sides), will help with maintaining adequate natural lighting to the existing dwellings.

**RESPONSE:**

**The proposed 3231 16<sup>th</sup> Street building was presented to the Planning Department during design review. We explained the profile of the street and**



**how the sloped roof makes the building appear shorter since the roof spring point was two feet (2') below the 40' allowable height for this block face. This building profile from the street and its height was acceptable to the Planning Staff.**

6. When the property is done occupancy will triple at minimum, with a significant loss of parking and storage for tenants. With limited storage and the apartments being extremely small (ie "micro") concerns arise that developing a property of micro-dwellings that fall below the 10-unit minimum to mandate affordable housing considerations will worsen housing and affordability concerns, as it has in other markets. It's unclear what your mention of "market rate" means for these tiny apartments as they are new to SF, but the average rent per sq ft will be driven up further in this area with the addition of these sorts of apartments, as has been seen in other comparable markets.

As current sq footage proposed creates dwellings smaller than the average hotel room and hotel suite in the US, can you please advise whether short term rentals will be allowed or prohibited on this property when completed (eg AirBnB).

**RESPONSE:**

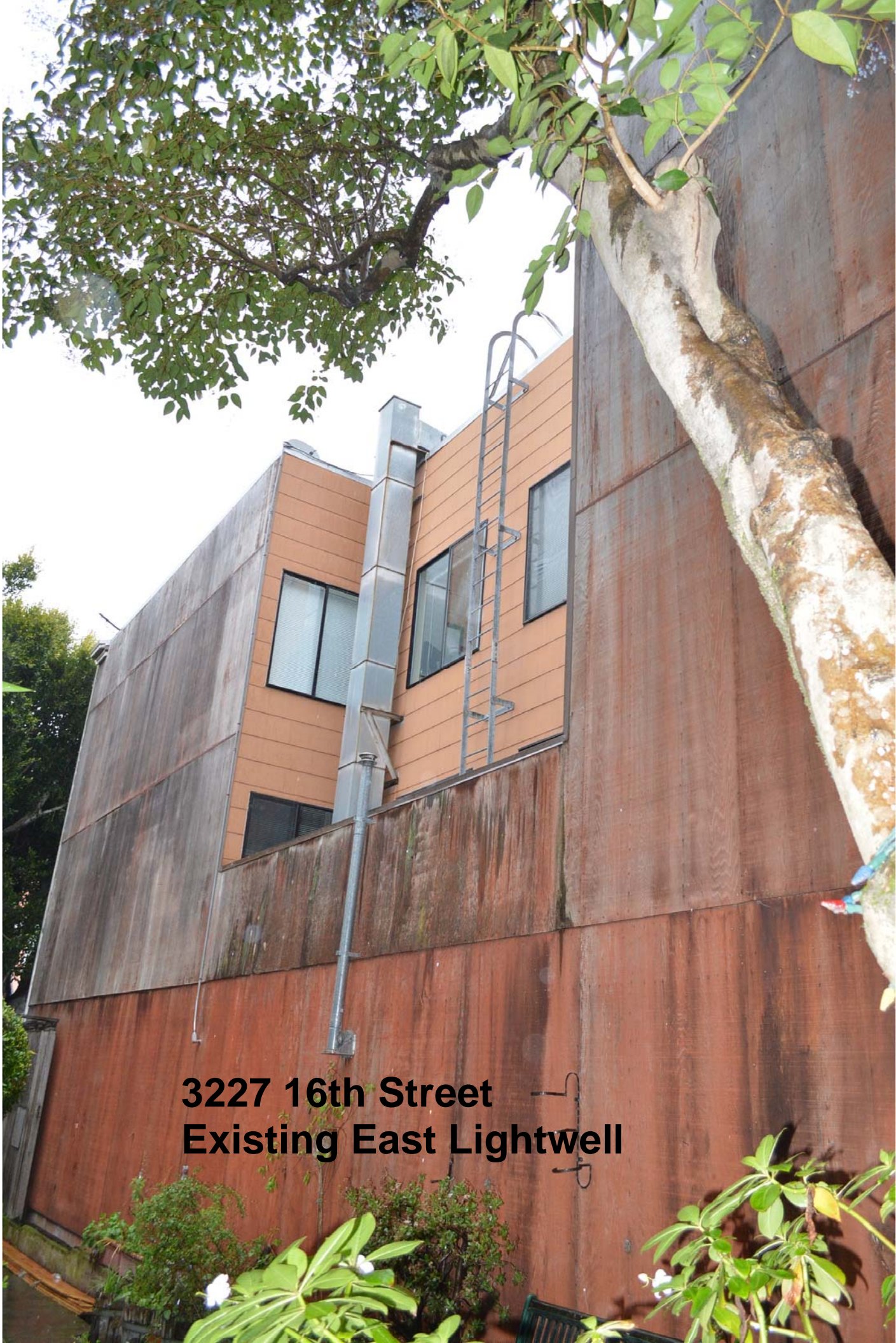
**There are not affordable requirements for project less than 10 residential units. The project sponsor plans to keep this project as traditional long-term market rate residential rental units. No short-term rents will be allowed.**

**Thank you for your questions and concerns. If you need any additional information, please contact me via email.**

**Very truly yours,**

**Gary Gee, AIA**

cc: Colm Brennen



**3227 16th Street  
Existing East Lightwell**



RE: 3233 16<sup>th</sup> street

4/23/2020

Dear Neighbors,

I just want to get back to you on your recent comments and concerns.

I originally met two of the neighbors at the neighborhood meeting that we are required to conduct by SF Planning dept. over a year ago. We all reviewed the plans with the neighbors at that time. The only thing that has changed and has been already approved by planning, is that the building originally proposed 6 units. It is now approved for 5 units. The building height has always remained the same.

There was also a light well added in on the west side to accommodate more light to neighbors on that side.

I have left voicemails and sent emails to Janelle in response to her concerns with regard to the tree in the back yard. She stated that she wanted to keep the tree, I am happy to accommodate her request. Since I am going to be the long term owner of this building, I will maintain and keep the tree healthy, I am happy to do this. I've also addressed all your other concerns the best way I can. See comments below:

- Big concern about rodents/rats. What will be done about DE RATTING the area as this will disturb nests and no doubt construction/demolition will send them to surrounding areas to re nest. WE REQUEST PLEASE, THAT THIS IS ADDRESSED PRIOR TO THE ONSET ON DEMOLITION.  
**RESPONSE: Project sponsor plans to retain an exterminator company to set traps and other rodent preventive measures before and after demolition.**
- What about the existing fence in alleyway at 3235/3237, which is already in bad shape?  
**RESPONSE: Project sponsor will replace this with a new six foot high fence.**
- Will this be a pet free building? Asking too much we know but imagine a yapping dog all day!  
**RESPONSE: Project sponsor will allow animals up to 40 pounds more specifically dogs and cats. He will also have strict policies in place where if dogs are yapping during the day owner would have the right to terminate lease. Project sponsor also will not tolerate yapping dogs.**
- Once construction is completed, we will no doubt be covered in dust. Could we please request a power wash and window cleaning, at least on the sides effected by the construction?  
**RESPONSE: Project sponsor will power wash and window clean walls and windows facing the new building site.**

With regard to your latest concerns, I would be amenable to not having a patio on the west side, if that is your collective preference.

Regarding your concerns about Airbnb, as you know Airbnb is illegal in the city of San Francisco. Again, since I am the builder and will be the landlord, there will be strict terms put in place to abide by this rule and this will be included in the lease agreement.

During the planning process we have worked with the planning department to meet their strict residential guidelines and criteria to ensure this building is acceptable to the neighborhood and zoning restrictions. I am not in acceptance of removing the fourth floor. Again, the building was approved and height falls under the planning guidelines.

I hope I have answered all of your questions and I truly appreciate your support. If we need to discuss this further, I am available to meet and speak with you when time permits. I am also available to speak over the phone, should you want to organize a conference call.

Thank you,

Colm Brennan



4/20/20

RE: 3233 16<sup>th</sup> street Project

We, Aung Kyi & Sak Hsek, the owners of Déjà vu Pizza located at 3227 16<sup>th</sup> Street, are providing this letter to Colm Brennan in support of his 3233 16<sup>th</sup> street project.

Signature: Aung Kyi (AUNG KYI)

Signature: Sak Hsek

## Colm Brennan

---

**From:** Gary Gee <GGee@garygee.com>  
**Sent:** Thursday, April 16, 2020 3:09 PM  
**To:** Colm Brennan  
**Subject:** FW: 3231 16th Street Presentation to MDNA on Wednesday, November 14, 2018

Colm:  
Here is the email you were referring to.

Gary Gee, AIA

---

**From:** Peter Lewis [<mailto:missiondna@earthlink.net>]  
**Sent:** Thursday, November 15, 2018 4:02 PM  
**To:** Gary Gee  
**Cc:** Colm Brennan  
**Subject:** Re: 3231 16th Street Presentation to MDNA on Wednesday, November 14, 2018

Dear Gary:

Thanks for your presentation last night. We'll look forward to your updated and enhanced rendering of the building. Once completed, I'll poll the board and we should be able to write you a letter of support, if needed.

Sorry the meeting with Rafael and his aid took over an hour. As you know, everyone is very concerned about the homeless problem.

Please note that we also support the arts, so please let us know if you ever do an arts related project. As for land use, that's our main focus. So we have three architects on our board.

Best wishes,

Peter Lewis  
President: Mission Dolores Neighborhood Association (MDNA)  
<http://www.missiondna.org>  
<http://www.lapisland.com>  
415-310-6057

---

**From:** Gary Gee <[GGee@garygee.com](mailto:GGee@garygee.com)>  
**Date:** Thursday, November 15, 2018 at 3:29 PM  
**To:** Peter Lewis <[missiondna@earthlink.net](mailto:missiondna@earthlink.net)>  
**Cc:** Colm Brennan <[colm@strongholdconstructions.com](mailto:colm@strongholdconstructions.com)>  
**Subject:** 3231 16th Street Presentation to MDNA on Wednesday, November 14, 2018

Peter:  
Thank you for the opportunity to present our proposed new five (5) residential building to the Mission Dolores Neighborhood Association (MDNA). Our permit application is now being reviewed by the Planning Department. I will forward you any copies of the final exterior street elevation after the project is approved by the Planning Department.

Please contact me if you have any questions or need any additional information.

Gary Gee, AIA

---

**From:** Peter Lewis [<mailto:missiondna@earthlink.net>]

**Sent:** Wednesday, November 14, 2018 9:24 AM

**To:** Peter Lewis

**Cc:** Mandelman, Rafael (BOS); Temprano, Tom (BOS); Gary Gee; Dolores Park Church

**Subject:** Reminder: Next MDNA Board Meeting: Tonight, November 14th at 6:30 PM

Dear MDNA Board and Guests:

Our next board meeting will be this next Wednesday, November 14<sup>th</sup> at 6:30 PM. It will be held at 65 Dorland Street (off Dolores), in room 406. The access code will be \*406, unless we change the room. You can also reach me on my cell phone. (Please note that we might change rooms to accommodate additional members.)

If you haven't already, please confirm that you'll be coming.

I'll put the agenda below.

Thank you and best wishes,

Peter Lewis, President

<http://www.missiondna.org>

415-310-6057, cell

### **MDNA Agenda**

**Wednesday, November 14<sup>th</sup> at 6:30 PM**

**65 Dorland Street (off Dolores), Room 406**

1. Minutes – 5 minutes
2. Rafael Mandelman, District 8 Supervisor; Tom Temprano, legislative Aid: special guests, 30-40 minutes  
(Subjects include update on homeless problem.)
3. 3233 16th Street Project, Gary Gee, architect, special guest – 30-40 minutes
4. Adjournment

All times are approximate.



**Pest Control Quote**  
**RE 3233 16TH STREET, SAN FRANCISCO, CA 94103**

**Your Price** **\$453.00**  
Up to 4.5 hours

**What type of pest do you have?**

Rodents

**Where do you need this done?**

Garage & Exterior Yard

**Is the pest alive?**

Yes

**Approximately how many hours will this project take?**

4.5

**Project Description**

3233 16th street, San Francisco, CA 94103



**Frequently Asked Questions**

**Will I need to provide any tools and supplies or will my professional bring them?**



# Notice of Pre-Application Meeting

JUNE 28, 2018

Date

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 3233 16TH STREET, cross street(s) GUERRERO (Block/Lot#: 3567/042; Zoning: NCT), 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](http://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: DEMOLISH EXISTING ONE-STORY GARAGE AND BUILD A FIVE UNIT RESIDENTIAL BUILDING. EXISTING TWO UNIT BUILDING AT REAR TO REMAIN.

Existing # of dwelling units:	<u>2</u>	Proposed:	<u>7</u>	Permitted:	<u>N/A</u>
Existing bldg square footage:	<u>1,956</u>	Proposed:	<u>5,344</u>	Permitted:	<u>N/A</u>
Existing # of stories:	<u>2 (RESIDENTIAL)</u>	Proposed:	<u>4</u>	Permitted:	<u>N/A</u>
Existing bldg height:	<u>28'</u>	Proposed:	<u>40'</u>	Permitted:	<u>40'</u>
Existing bldg depth:	<u>31'-1"</u>	Proposed:	<u>42'</u>	Permitted:	<u>82.5'</u>

### MEETING INFORMATION:

Property Owner(s) name(s): COLM BRENNAN SUZANNE GREGG  
 Project Sponsor(s): COLM BRENNAN SUZANNE GREGG  
 Contact information (email/phone): GARY GEE ARCHITECTS, INC. ggee@garygee.com  
 Meeting Address\*: 98 BRADY ST, SAN FRANCISCO, CA 94103  
 Date of meeting: FRIDAY, JULY 13, 2018  
 Time of meeting\*\*: 7:00 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](mailto:pic@sfgov.org). You may also find information about the San Francisco Planning Department and on-going planning efforts at [www.sfgov.org/planning](http://www.sfgov.org/planning).

# Pre-Application Meeting Sign-in Sheet

Meeting Date: FRIDAY, JULY 13, 2018  
 Meeting Time: 7:00PM  
 Meeting Address: 98 BRADY ST.  
 Project Address: 3233 16TH ST  
 Property Owner Name: COLM BRENNAN SUZANNE GREGG  
 Project Sponsor/Representative: ARCHITECT, GARY GEE

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	GARY GEE / GARY GEE ARCHITECTS, INC	98 BRADY	415.863.8881	info@garygee.com	<input type="checkbox"/>
2.	Rob Geller	3237A 16TH ST	415-255-3781	rbgeller@sonic.net	<input type="checkbox"/>
3.	Colm Brennan	415 2691785	Colm @ STROMHOLM CONSTRUCTION SF.COM		<input type="checkbox"/>
4.	SUZANNE GREGG	415-816-9133	SGO@JVAFFAIR.COM		<input type="checkbox"/>
5.	Alana Hemon	415-861-2950	alanahemon24@gmail.com		<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>
15.					<input type="checkbox"/>
16.					<input type="checkbox"/>
17.					<input type="checkbox"/>
18.					<input type="checkbox"/>

## Summary of discussion from the Pre-Application Meeting

Meeting Date: FRIDAY, JULY 13, 2018  
 Meeting Time: 7:00PM  
 Meeting Address: 98 BRADY ST.  
 Project Address: 3233 16TH ST.  
 Property Owner Name: COLM BRENNAN SUZANNE GREGG  
 Project Sponsor/Representative: ARCHITECT, GARY GEE

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group):  
WHAT WILL YOU DO ABOUT RODENTS DURING DEMOLITION?

Project Sponsor Response: ERECT PLYWOOD BARRIER AT SIDEWALK  
PROPERTY LINE AND SET RODENT TRAPS.

Question/Concern #2: THE WEST ADJACENT BUILDING MAY EXPERIENCE  
VIBRATION. HOW WILL YOU CONSTRUCT THE FOUNDATION?

Project Sponsor Response: BASE ON A FUTURE GEOTECHNICAL REPORT,  
THE FOUNDATION WILL BE POURED-IN-PLACE CONCRETE OR  
DRILLED PIERS. NO PILE DRIVING WILL OCCUR ON THIS SITE.

Question/Concern #3: WHAT ARE THE CONSTRUCTION HOUR?

Project Sponsor Response: WEEKDAY 7:00AM TO 4:30PM. SATURDAY 8:00AM  
TO 4:30PM.

Question/Concern #4: WHERE IS THE LOCATION OF THE ELECTRIC AND  
GAS METERS?

Project Sponsor Response: ELECTRIC METERS ARE LOCATED IN THE RECESSED  
ENTRY AREA. GAS METERS ARE LOCATED AT HE NORTHEAST  
PORTION OF THE STREET FACADE.



Gary Gee Architects, Inc.  
98 Brady Street, #8  
San Francisco, CA 94103-1239



GARY GEE ARCHITECTS, INC.  
98 BRADY ST. #8  
SAN FRANCISCO, CA 94103-1239



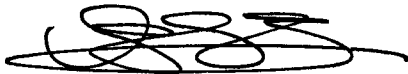
# Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, GARY GEE, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 98 BRADY ST (location/address) on JULY 13, 2018 (date) from 7:00PM (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, JULY 13, 2018 IN SAN FRANCISCO.



Signature

GARY GEE

Name (type or print)

ARCHITECT

Relationship to Project (e.g. Owner, Agent)  
(if Agent, give business name & profession)

3233 16TH STREET

Project Address

# RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco  
Planning**

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

## Project Information

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Property Address: 3231 16th Street

Zip Code: 94110

Building Permit Application(s): 2018-08-07-6659, 2018-08-07-6658Demo, 2018-08-07-6655Demo

Record Number: 2018-011065PRJ

Assigned Planner: Ella Samonsky

## Project Sponsor

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Name: Colm Brennan

Phone: (415) 269-1785

Email: colm@strongholdconstructionsf.com

## Required Questions

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

The proposed building has been designed to complement adjacent property lightwells. Both the new rear facade and east facade massing steps back away from the rear building line and east property line at the 2nd, 3rd & 4th floors. The new building height complements the adjacent east two story and west three story buildings. This new building design was reviewed by the RDT and revisions made based upon their recommendations. There are four story residential buildings across the street from the project site.

The new building creates a 25'x36'-2" yard at grade between the existing rear building and the new building at the street frontage. The roof peak of the new building is 42' high and slopes north to south (street to rear) to minimize the building height profile from the street and rear facade. See attached letters to neighbors.

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

Our design already responds to the concern of the lost of light and air by complementing the adjacent property lightwells (See #1 response). The massing diagram submitted by the DR requestor is not accurate because the roof profile is incorrectly shown and the building appears taller in this image. We inserted a new west light well on the proposed building as requested by the RDT. There were design changes made at the request of the RDT during the Planning Department review. No design changes were made since the 30 day 311 notice has been mailed out. See attached letters to neighbors and street rendering.

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

Project sponsor has agreed to several requests by the neighbors: 1- Agreeing to hours of construction. 2- Retain an exterminator company to set traps and other rodent preventive measures before and after construction. 3- Limit the types and number pets owned by future tenants. 4- Power washing the adjacent property windows facing the 3231 16th Street construction site. 5- Building a new 6' high fence against the west property line. The new building design has limited ability for changes because it is 42' long with two required staircases. The NC-Valencia RTD zoning requires 40% two bedroom units. The current existing and new buildings have 40% two bedroom units. Any further changes to reduce the building massing will impact the number of two bedroom units.

## Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	2	5
Occupied Stories (all levels with habitable rooms)	2	4
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	2	0
Bedrooms	4	11
Height	28'	40'
Building Depth	31'-1"	31'-1' + 42'
Rental Value (monthly)		
Property Value		

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

---

Signature: 

Date: 5/4/20

Printed Name: Gary Gee, AIA

Property Owner  
 Authorized Agent

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



4/20/20

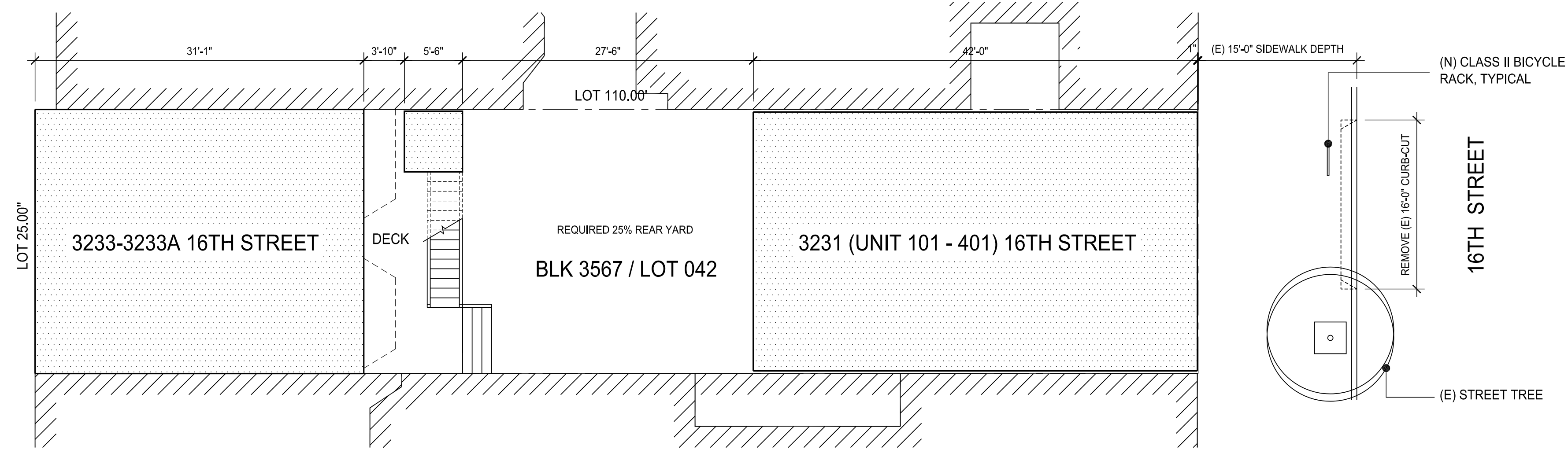
RE: 3233 16<sup>th</sup> street Project

We, Aung Kyi & Sak Hsek, the owners of Déjà vu Pizza located at 3227 16<sup>th</sup> Street, are providing this letter to Colm Brennan in support of his 3233 16<sup>th</sup> street project.

Signature: Aung Kyi (AUNG KYI)

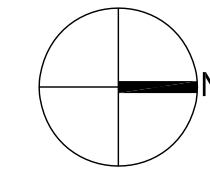
Signature: Sak Hsek





PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



**BUILDING DATA:** GROSS SQUARE FOOTAGE CALCULATION FOR NEW CONSTRUCTION

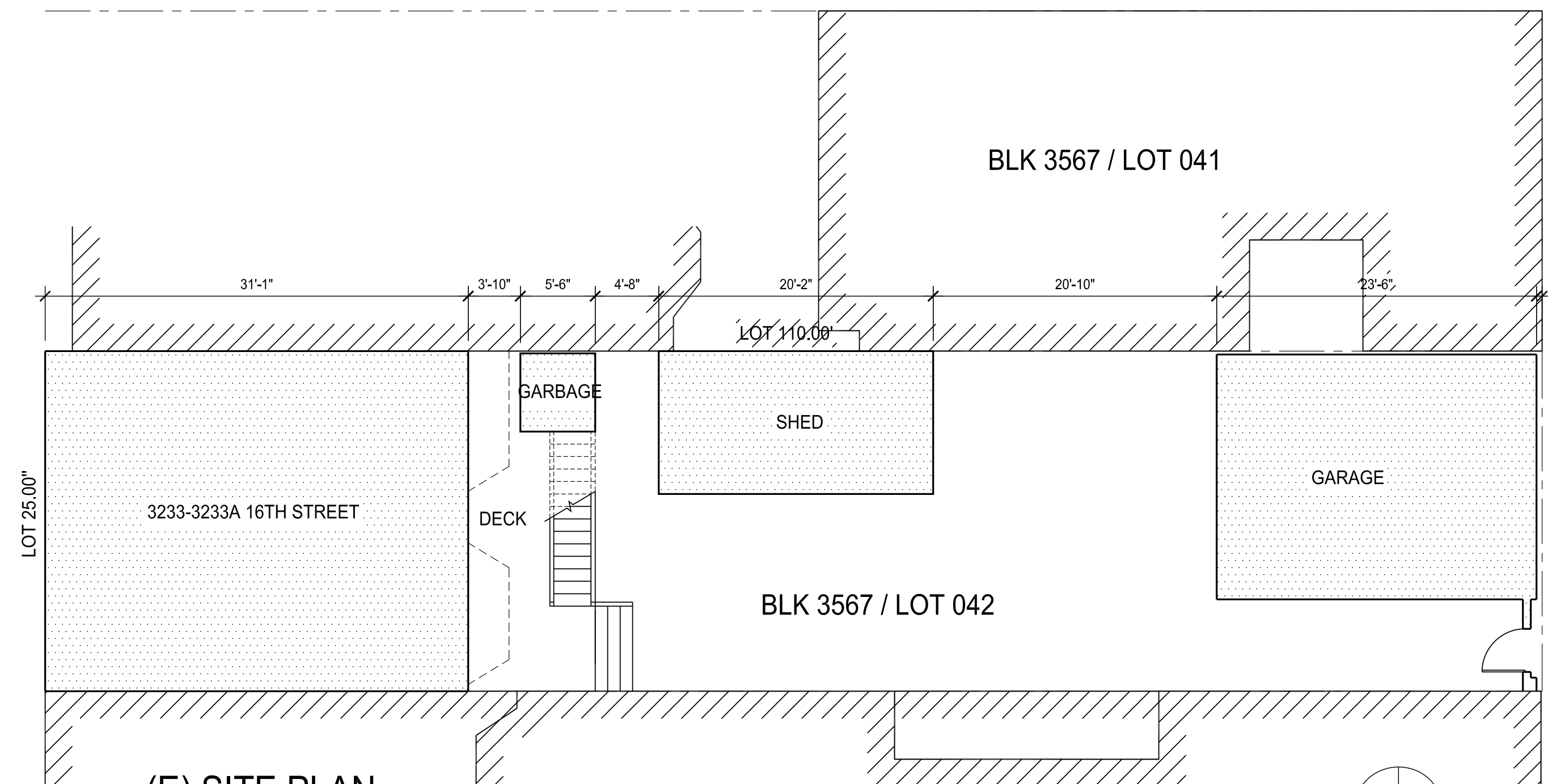
FIRST FLOOR:	RESIDENTIAL:	331 SF
	COMMON:	698 SF
SECOND FLOOR:	RESIDENTIAL:	681 SF
	COMMON:	334 SF
THIRD FLOOR:	RESIDENTIAL:	665 SF
	COMMON:	286 SF
FOURTH FLOOR:	RESIDENTIAL:	541 SF
	COMMON:	203 SF
TOTAL SF:	RESIDENTIAL:	2,218 SF
	COMMON:	1,521 SF
		3,739 SF

**BUILDING DATA:** OPEN SPACE REQUIREMENTS PER RESIDENTIAL UNIT

COMMON AREA REQUIREMENT:	80 SF PER UNIT X 1.33 = 106.4 SF
	6 RESIDENTIAL UNIT X 106.4 = 638.4 SF REQUIRED
	687.5 SF PROVIDED AT CENTER YARD
PRIVATE AREA REQUIREMENT:	80 SF PER UNIT
	114.5 SF DECK PROVIDED FOR (E) UNIT 3233
	93 SF DECK PROVIDED FOR (N) UNIT #401

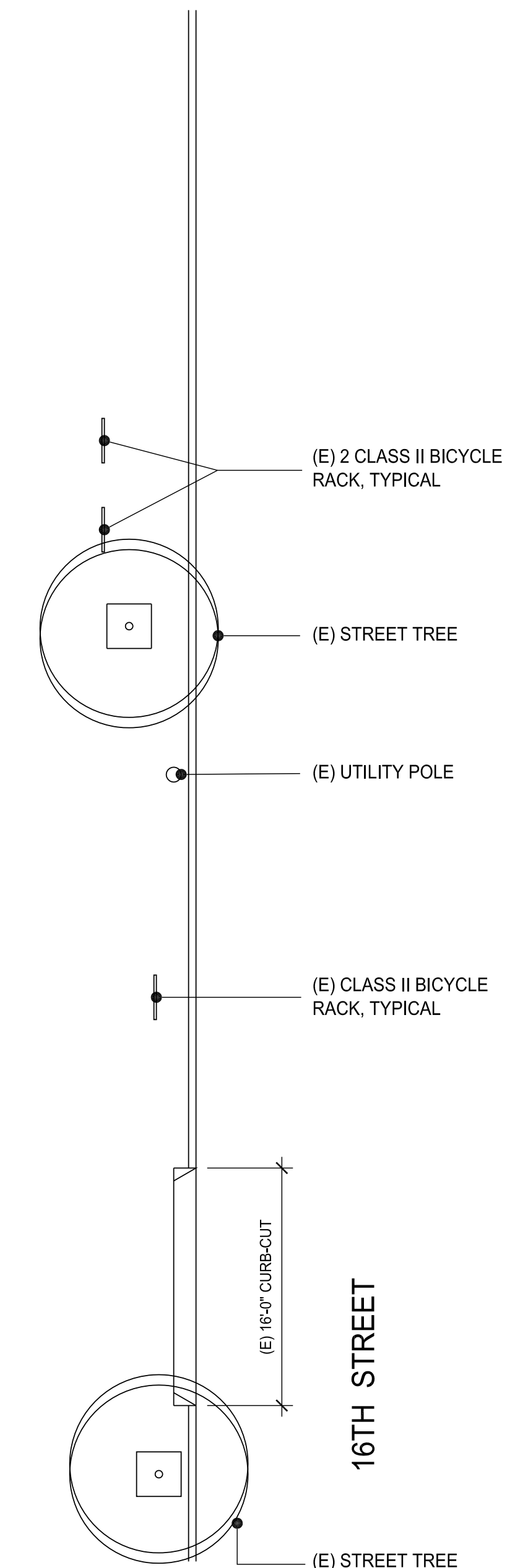
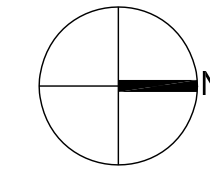
**BUILDING DATA:** REAR YARD REQUIREMENTS

REAR YARD FOR RH-3 :	25% OF LOT
	110'-0" LOT DEPTH
	25% X 110'-0" = 27'-6" REQUIRED
	27'-6" PROVIDED IN CENTER COURT YARD

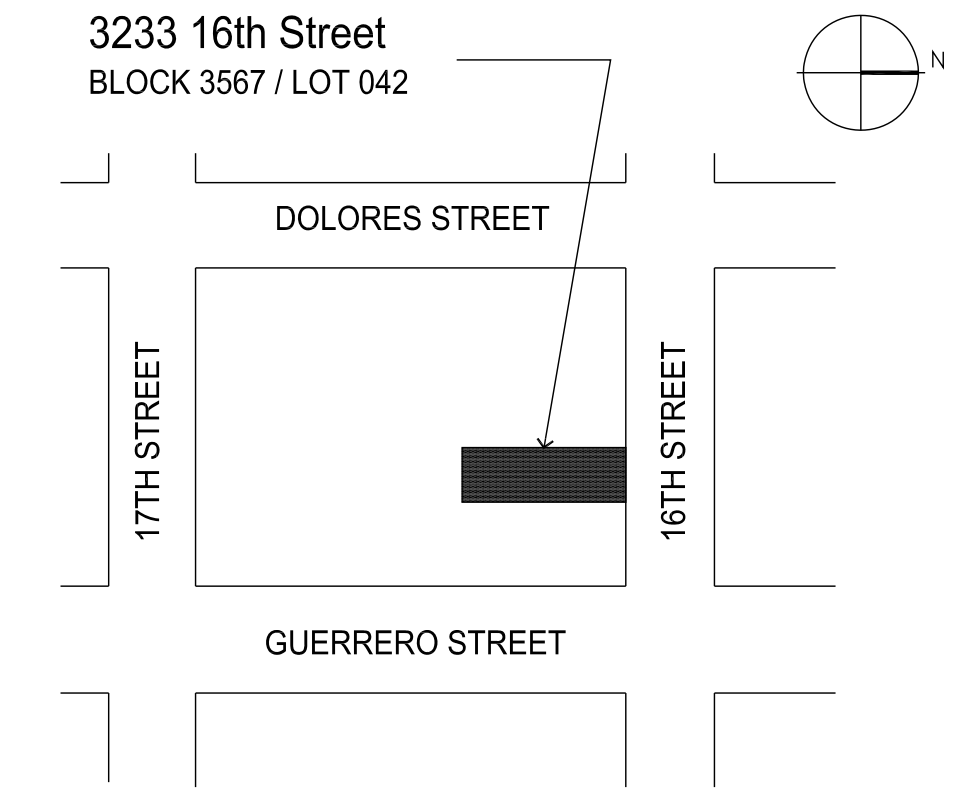


(E) SITE PLAN

SCALE: 1/8" = 1'-0"



LOCATION MAP



SCOPE OF WORK

- EXISTING 2 STORY RESIDENTIAL BUILDING AT REAR OF LOT TO REMAIN. DEMOLISH EXISTING STORAGE SHED AND GARAGE IN FRONT OF LOT. REPLACE WITH NEW 4 - STORY RESIDENTIAL BUILDING IN FRONT OF LOT.

PLANNING INFORMATION

LOCATION:	3231 16th STREET SAN FRANCISCO, CALIFORNIA
BLOCK / LOT:	3567 / 042
ZONED:	NCT - VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT
EXISTING USE:	R-3 OCCUPANCY WITHIN AN EXISTING 2 STORY 2 UNITS WITH DETACH GARAGE AND SHED. TYPE V-B. WOOD FRAME CONSTRUCTION.
PROPOSED USE:	ADDITION OF A NEW 4 STORY R-2 WITH 6 RESIDENTIAL UNITS, TYPE V-A, FULLY SPRINKLER.
HEIGHT / BULK:	40-X
RESIDENTIAL UNITS:	
EXISTING:	2 - 2 BEDROOM UNITS
PROPOSED:	2 - 2 BEDROOM UNIT 1 - 1 BEDROOM UNIT 2 - STUDIO UNITS
TOTAL:	4 - 2 BEDROOM UNIT 1 - 1 BEDROOM UNIT 2 - STUDIO UNITS
PARKING:	
EXISTING:	2 PARKING SPACES
PROPOSED:	NONE
BICYCLE PARKING:	
EXISTING:	NONE
PROPOSED:	8 RESIDENTIAL 2 GUEST

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE 2016 CALIFORNIA BUILDING CODE, THE SAN FRANCISCO AMENDMENTS AND ALL APPLICABLE BUILDING CODES.
- ALL DIMENSIONS AND DETAILS OF CONSTRUCTION SHALL BE VERIFIED IN THE FIELD BY CONTRACTOR.
- DO NOT SCALE THESE DRAWINGS.

CONTRACTOR IS TO FIELD VERIFY ALL CONDITIONS BEFORE STARTING WORK.

DRAWING INDEX

A1.0	SITE PLAN, PROJECT INFORMATION
A2.0	EXISTING / DEMO FLOOR PLANS
A2.1	EXISTING / PROPOSED FLOOR PLANS
A2.2	PROPOSED FLOOR PLANS
A2.3	PROPOSED ROOF PLANS
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A4.0	SECTION
A4.1	SECTION
1	SURVEY
G1.0	GREEN SHEET

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16th Street

A Mixed-use Condominium Project

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Project No.	Date
18-011	03.20.18

Revisions

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	ISSUED FOR COMMENTS 08.20.19
	ISSUED FOR COMMENTS 09.12.19

General Notes  
Existing Floor Plan

Scale: 1/8" = 1'-0"

A1.0

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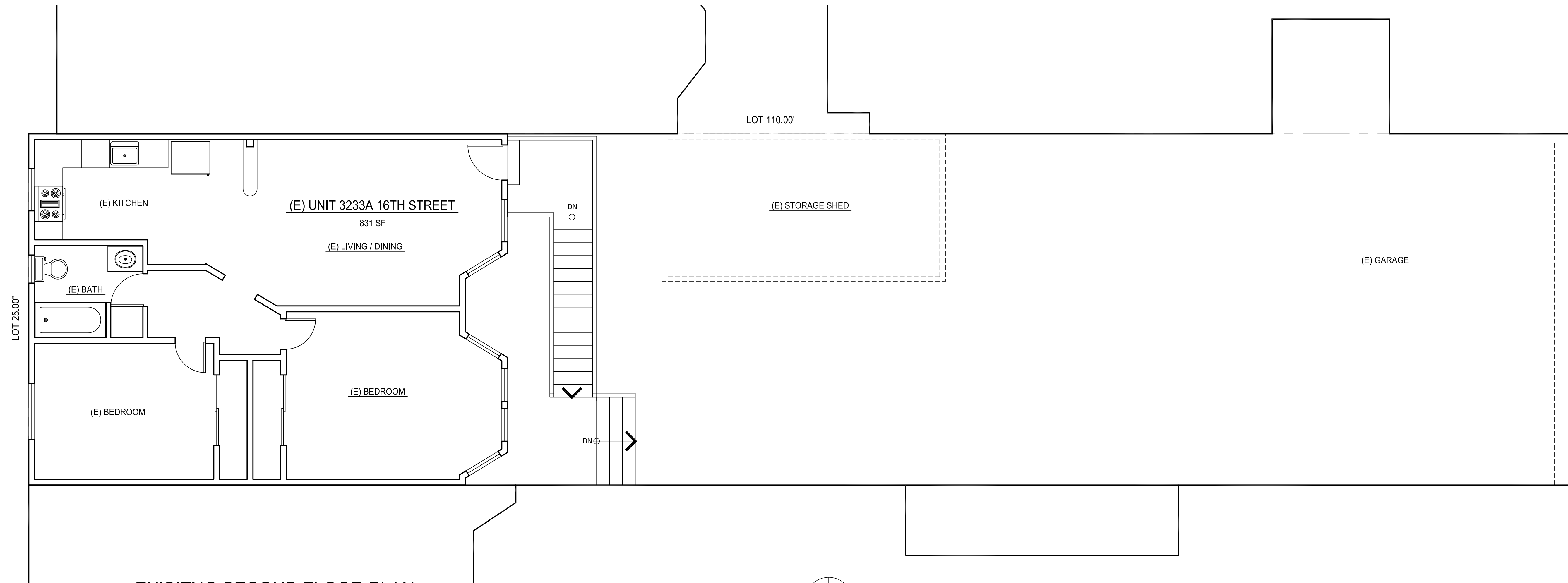
Revisions

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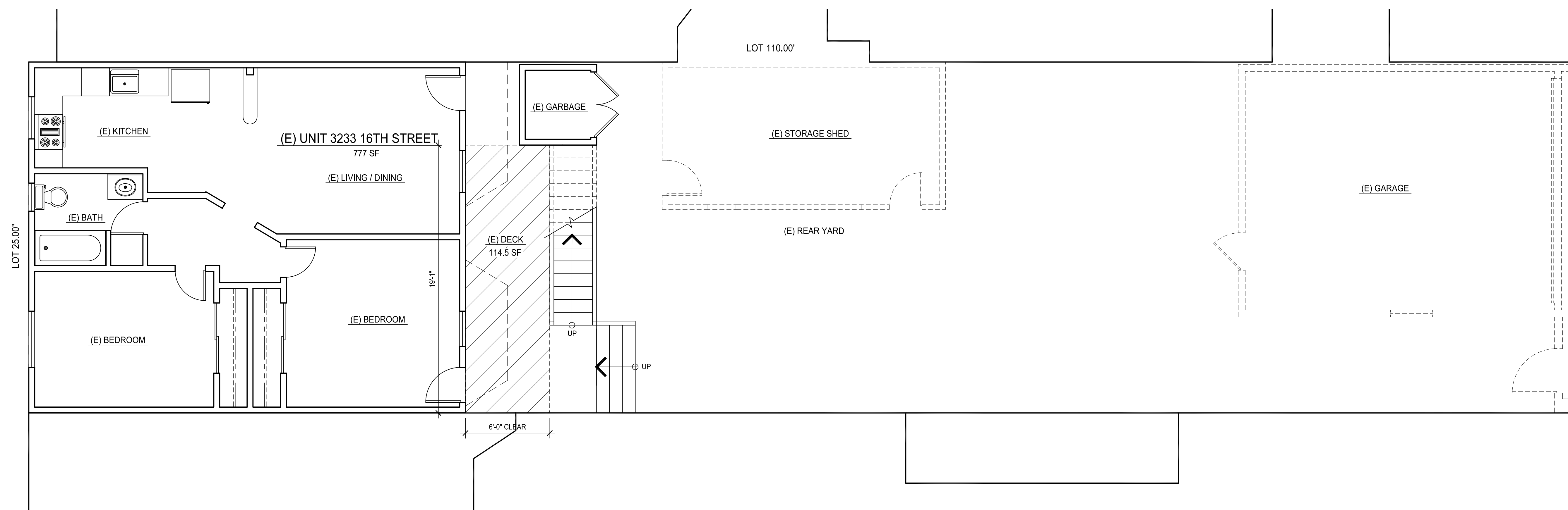
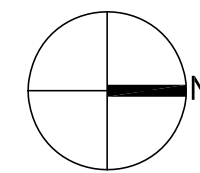
Floor Plans

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

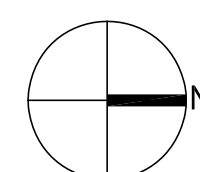
A2.0



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



WALL LEGEND

- ==== EXISTING 2X WALLS
- DEMO
- ==== NEW 2X WALLS

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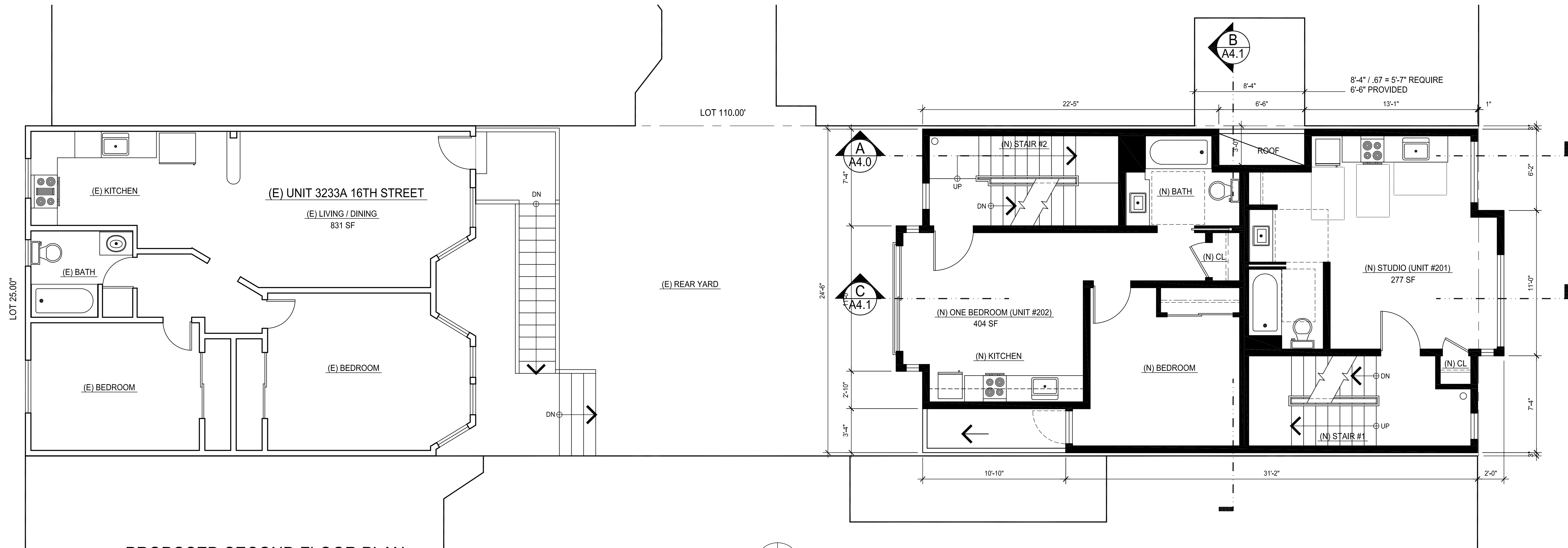
Revisions

Table with 2 columns: No. and Issue / Date. Contains 10 revision entries with dates ranging from 04.06.18 to 09.12.19.

Floor Plans

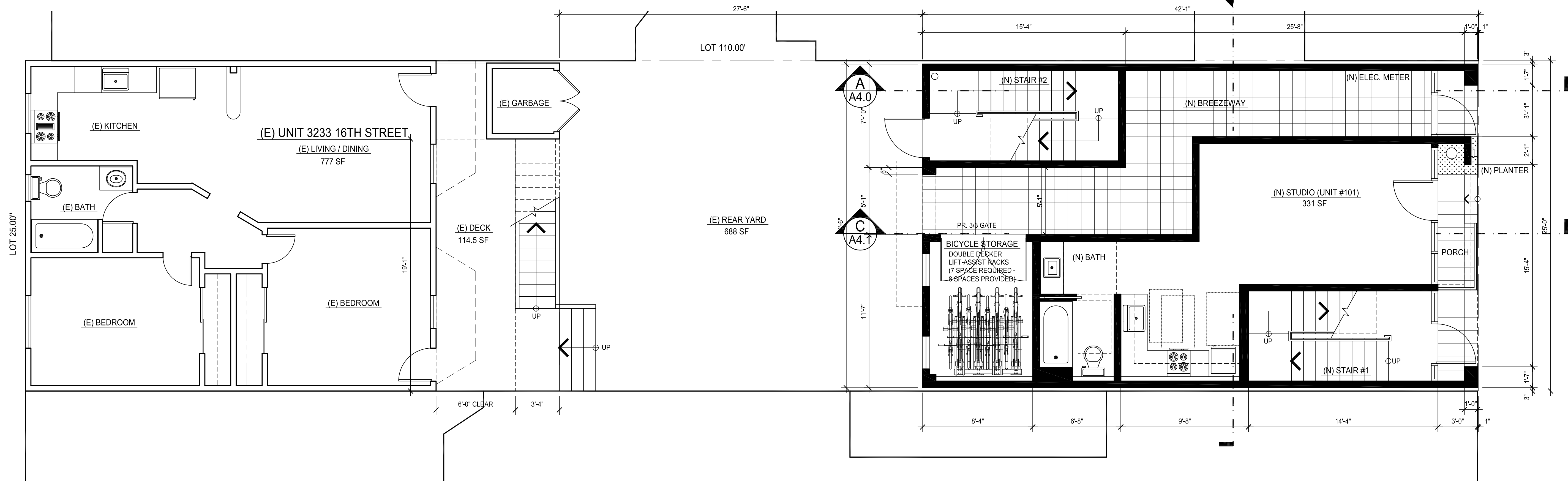
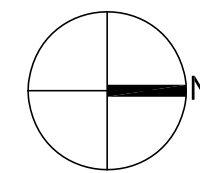
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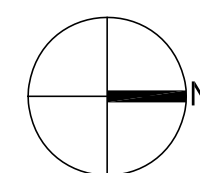
PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



WALL LEGEND

- EXISTING 2X WALLS
DEMO
NEW 2X WALLS

FIRST FLOOR GLAZING CALCULATION

BUILDING WIDTH: 24'-6"
LENGTH OF WALL WIDTH: 5'-3"
GLAZING: 19'-6" / 24'-9" = 80%

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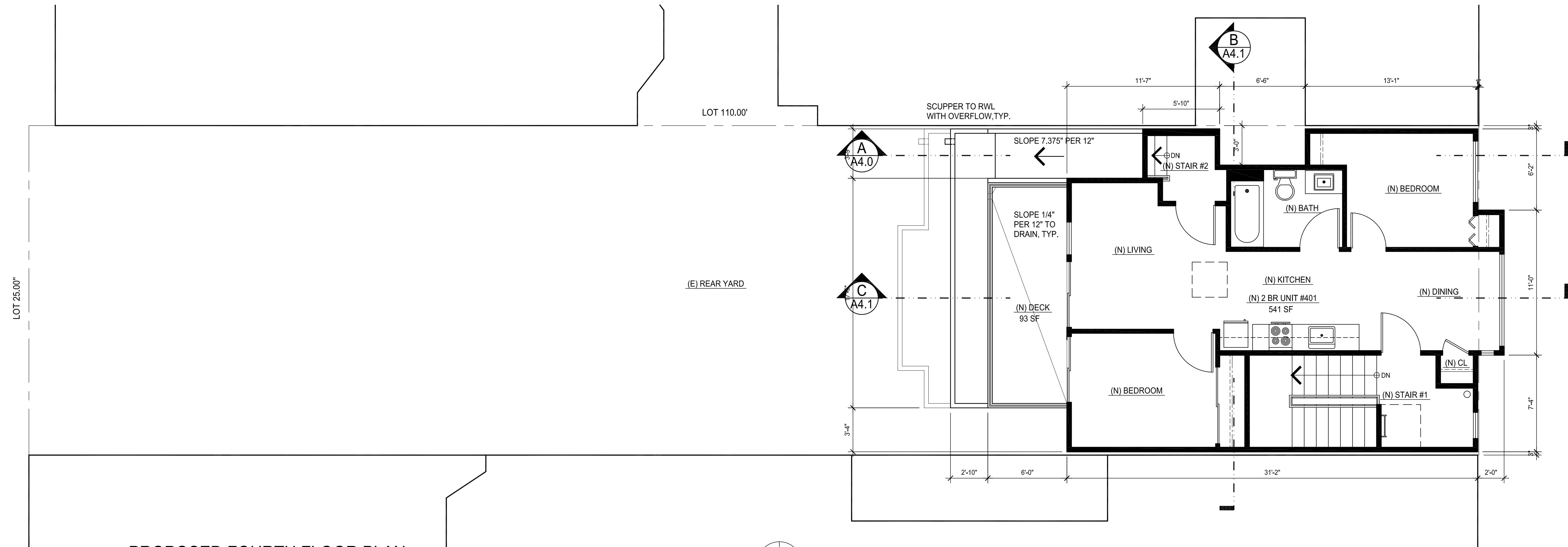
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Floor Plans

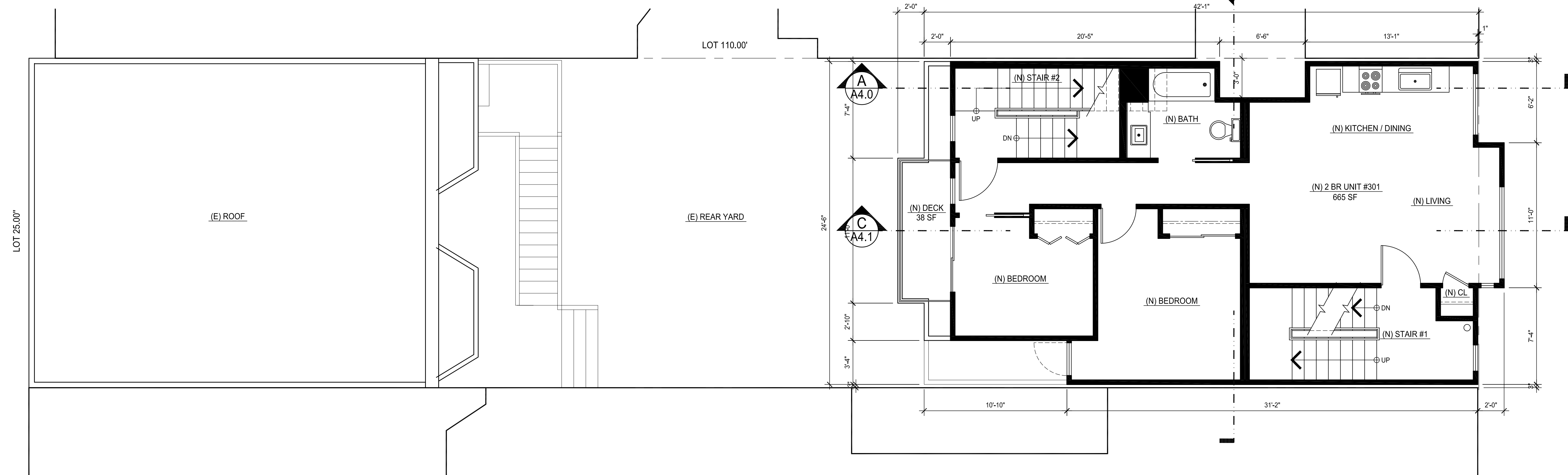
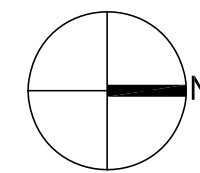
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A2.2



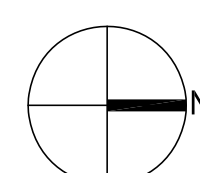
PROPOSED FOURTH FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROPOSED THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



WALL LEGEND

- EXISTING 2X WALLS
- DEMO
- NEW 2X WALLS



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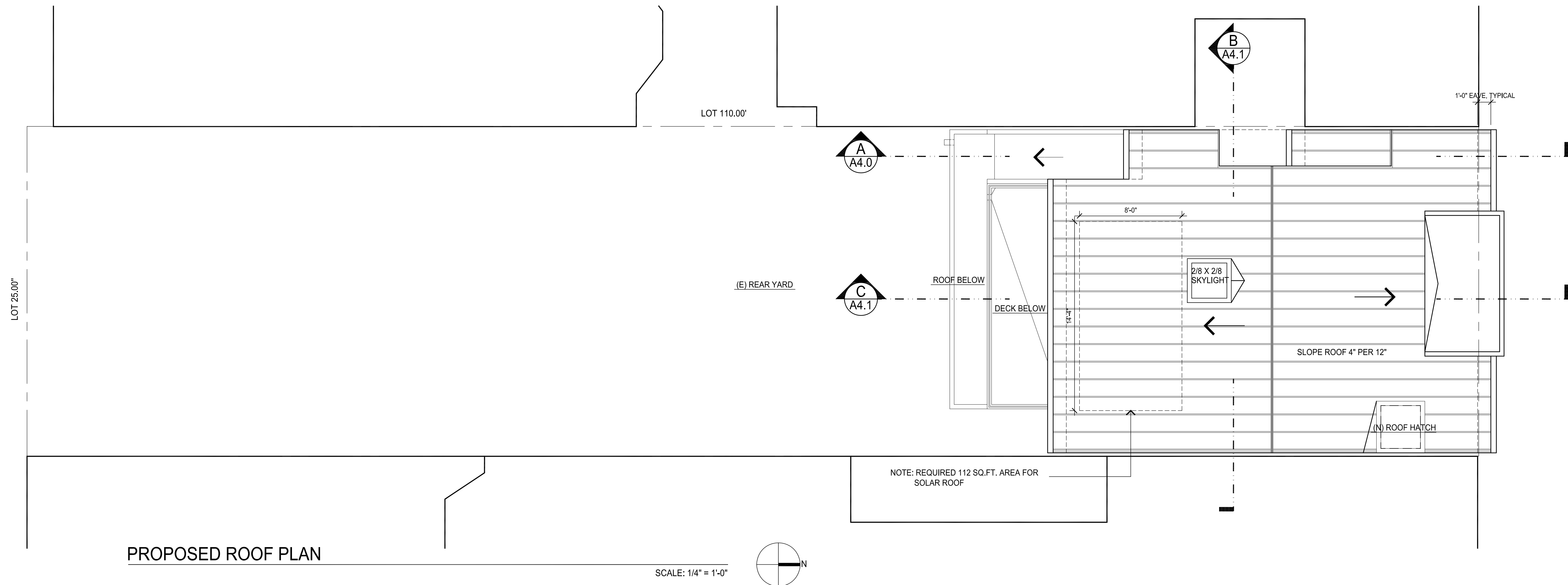
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BETTER ROOF CALCULATION:

ROOF AREA : 825 SQ.FT.  
 ROOF OPENINGS : (SKYL.T. & RF. HATCH) -82 SQ.FT.  
 TOTAL ROOF AREA X REQUIRED 15% FOR SOLAR : 743 SQ.FT. X 15% = 112 SQ.FT.



Roof Plan

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

A2.3

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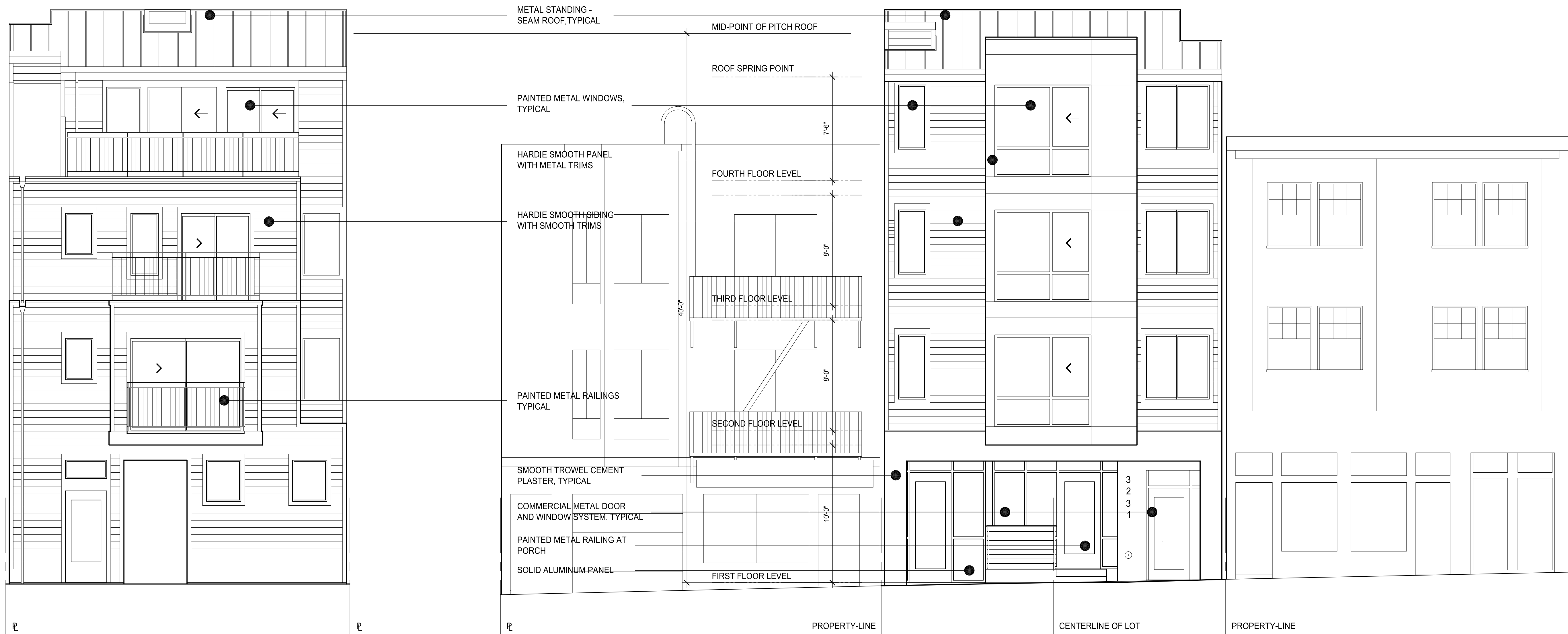
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SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

Elevations

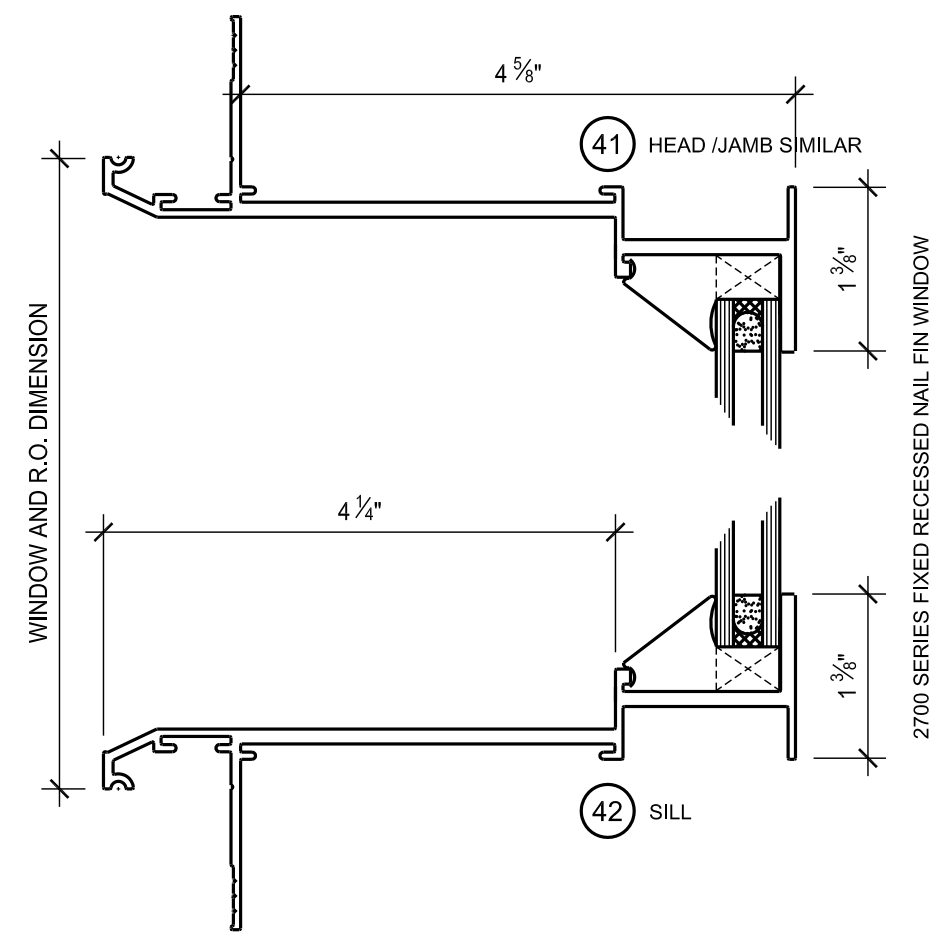
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A3.0

# DETAILS: 700R RECESSED FIXED AND PROJECTED ( AT 16th STREET FACADE )

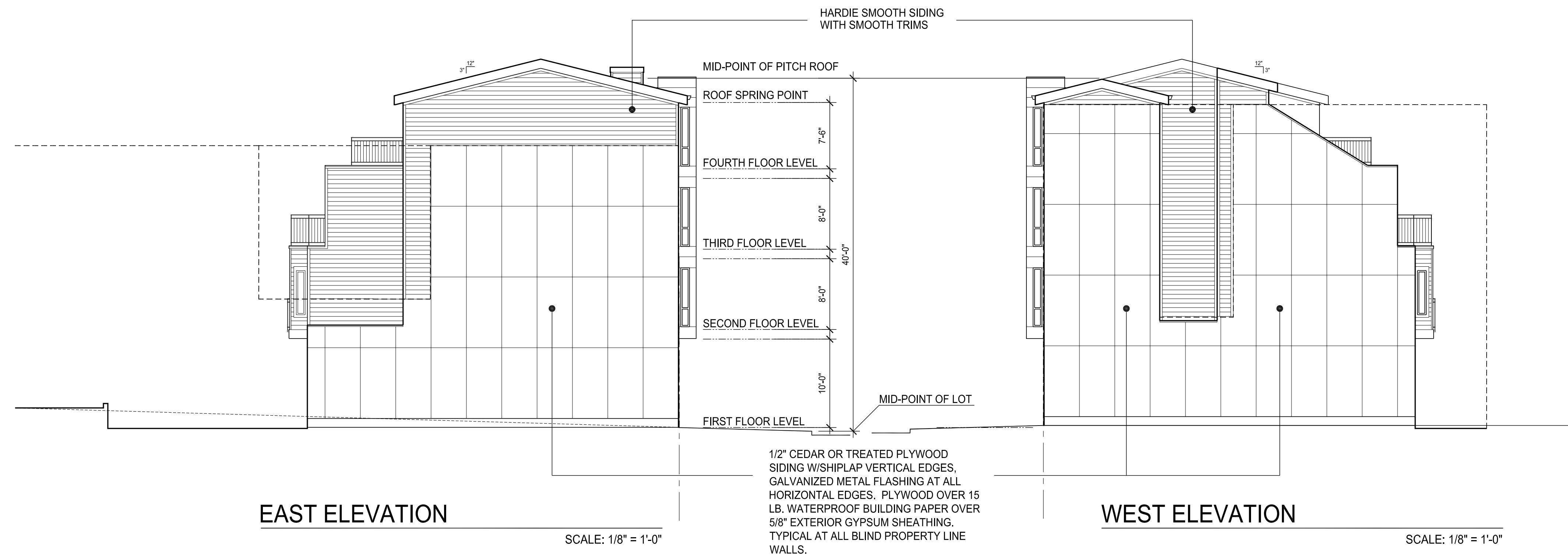
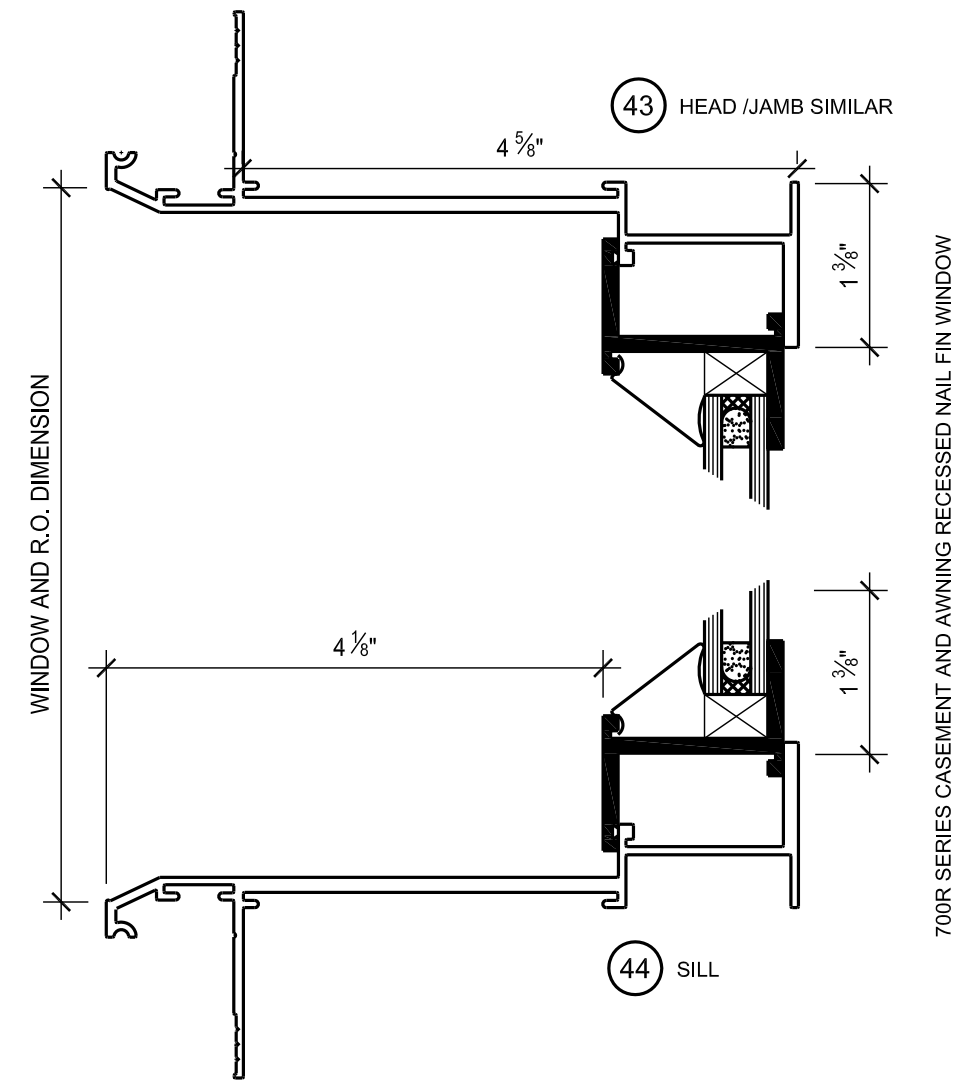
## DETAIL 41,42

BONELLI WINDOWS & DOORS  
2700 SERIES FIXED RECESSED NAIL FIN WINDOW



## DETAIL 43,44

BONELLI WINDOWS & DOORS  
2700 SERIES CASEMENT AND AWNING RECESSED NAIL FIN WINDOW



# 3231

## 16th Street

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### Elevations

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

# A3.1

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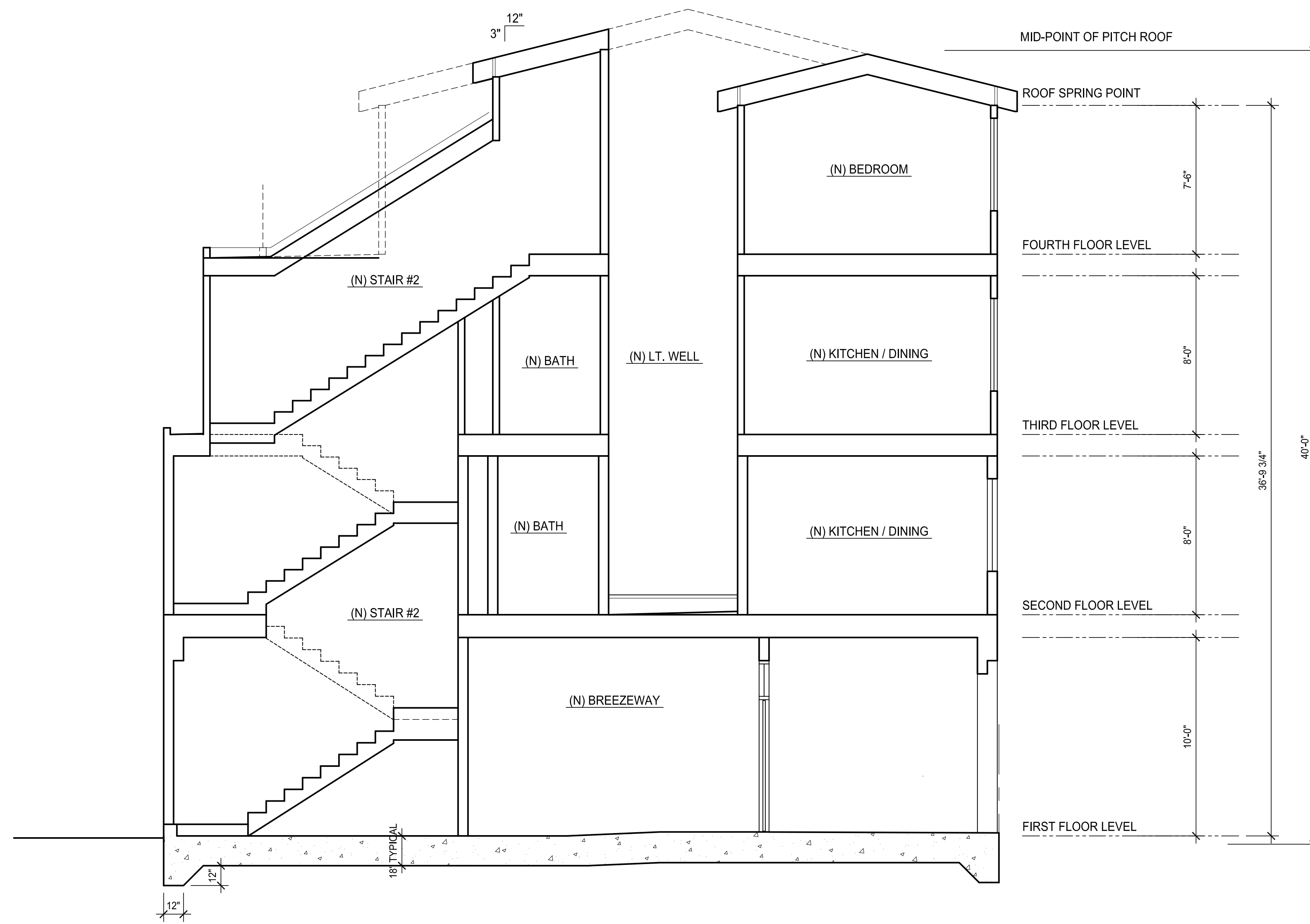
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Project No. 18-011 Date 03.20.18

Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 04.06.18
	ISSUED FOR REVIEW 04.16.18
	ISSUED FOR REVIEW 04.20.18
	ISSUED FOR REVIEW 06.19.18
	ISSUED FOR REVIEW 06.26.18
	ISSUED FOR SITE PERMIT 07.16.18
▲	ISSUED FOR COMMENTS 12.19.18
	ISSUED FOR REVIEW 04.26.19
	ISSUED FOR COMMENTS 05.17.19
	ISSUED FOR COMMENTS 08.20.19
	ISSUED FOR COMMENTS 09.12.19



BUILDING SECTION A-A

SCALE: 1/4" = 1'-0"



BUILDING SECTION B-B

SCALE: 1/4" = 1'-0"

Section

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

A4.0



3231

16th Street

A Mixed-use Condominium Project

San Francisco • California

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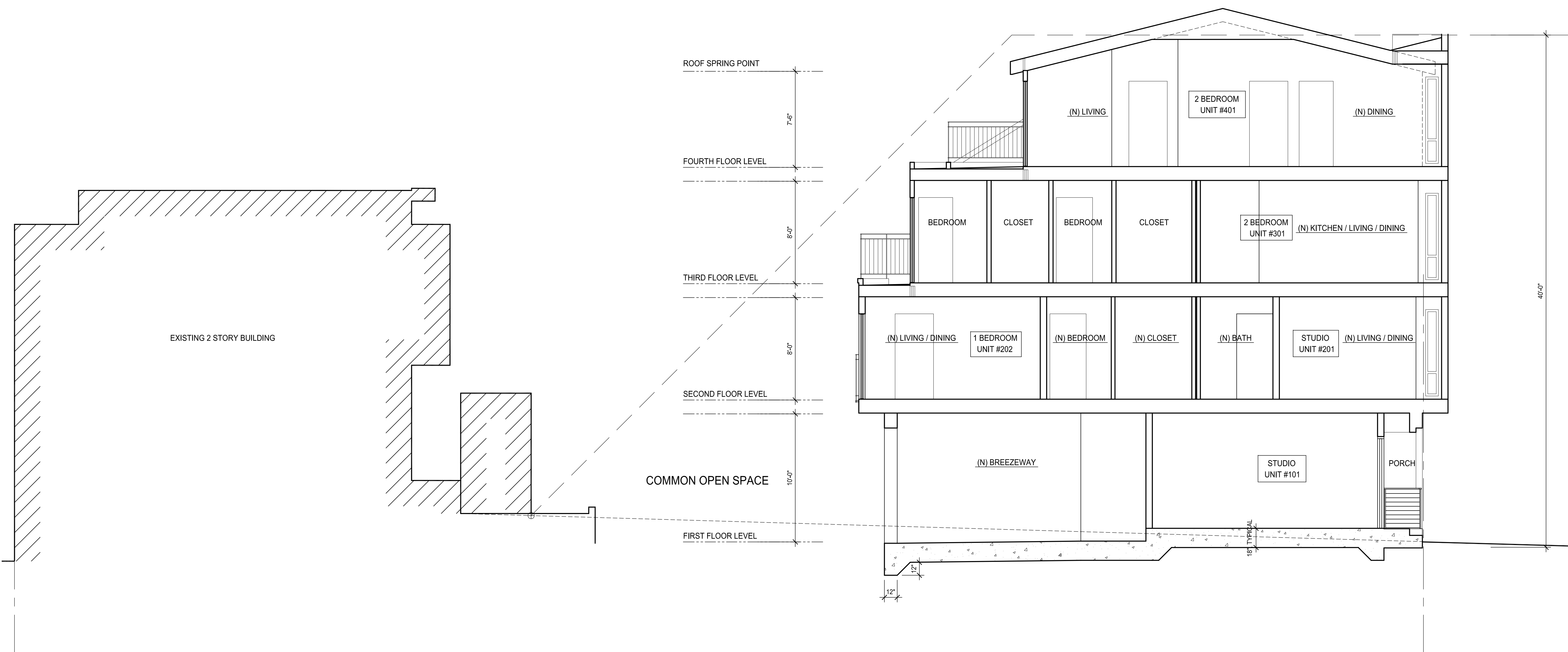
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Section

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

A4.1