

CONDITIONAL USE HEARING  
SAN FRANCISCO PLANNING COMMISSION  
MAY 21, 2020



KARAMANOS RESIDENCE  
4118 21st Street • San Francisco, California • 94114

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VIEW FROM SOUTHEAST

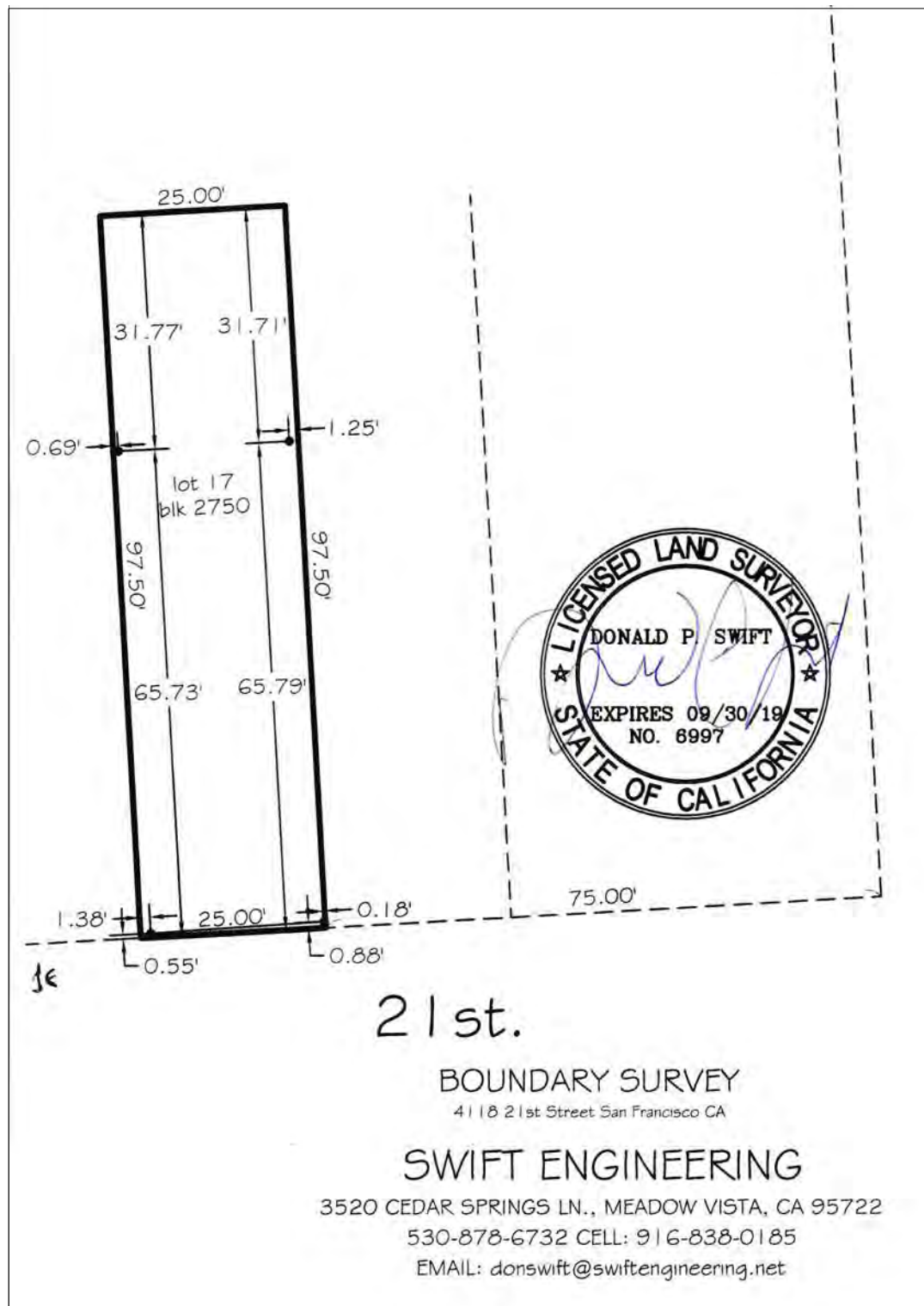


VIEW FROM NORTHWEST

#### EVENTS SINCE APRIL 23, 2020 PLANNING COMMISSION HEARING:

- Jacob Bintliff of Supervisor Mandelman's office coordinates communication between the project sponsor and the neighbors
- Neighbor's concerns are solicited in meeting with Supervisor Mandelman
- Project sponsor team meets with Supervisor Mandelman to present project
- Project sponsor is presented with neighbor items of concern
  - CONCERN 1: Possible property line encroachment at 4124 21st street
  - CONCERN 2: Extending beyond the top floors of 4112 21st and 4124 21st is out of scale and negatively impacts light on neighbors' properties.
  - CONCERN 3: Decks and window area negatively impact neighbors' privacy and the increased window area produces additional nighttime light.
  - CONCERN 4: Setback at west property line for light to neighbor bathroom
- Project sponsor team and neighbors meet with Supervisor
- Project sponsor presents a response to neighbor's requests
  - RESPONSE 1: Provide a visual marking of boundary survey confirming there is no encroachment
  - RESPONSE 2: Illustrates that the design is in scale and significantly IMPROVES light to neighboring properties
  - RESPONSE 3: Revise windows to reduce glass area by 19% to improve privacy and reduce nighttime light
  - RESPONSE 4: Offer skylight to neighbor for light to bathroom
- Despite on-going negotiations and having addressed all of their concerns, neighbors rejected revisions and filed multiple complaint letters with the Planner while Project Sponsor continued good faith negotiations and discussions





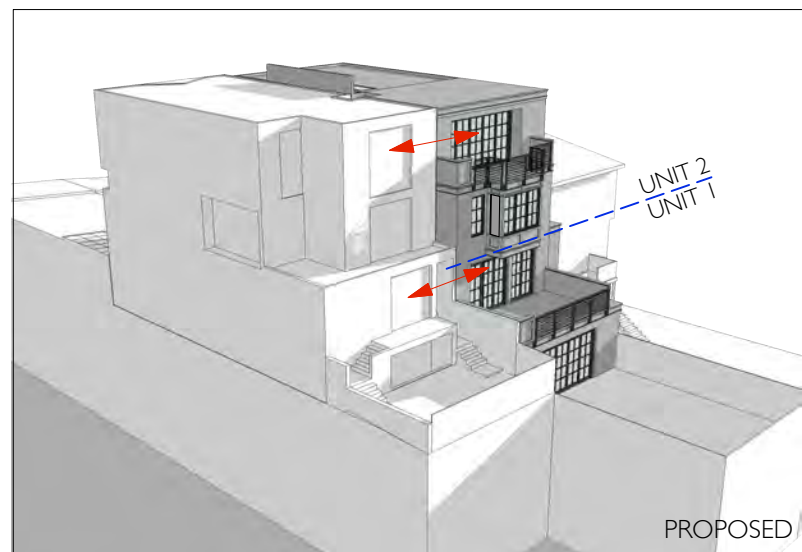
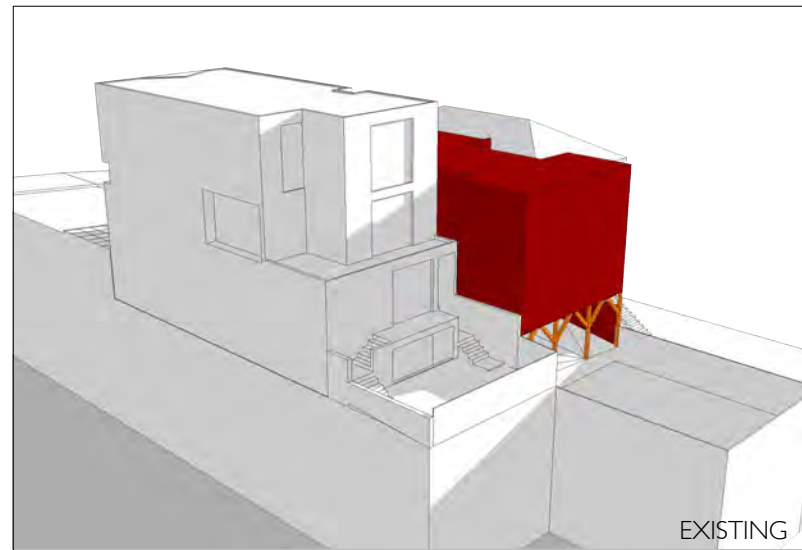
ITEMS REQUESTED BY NEIGHBORS IN COMMUNICATION WITH SUPERVISOR MANDELMAN'S OFFICE:

**CONCERN 1: PERCEIVED PROPERTY LINE ENCROACHMENT AT 4124 21ST STREET**

The owner has provided to the Supervisor and the neighbors on multiple occasions, a legal boundary survey for the property that was prepared AFTER the construction was stopped. Despite the fact that the survey shows that there is no encroachment, the neighbors have requested a visual marking of the property line to verify the dimensions as shown in the survey.

- There is no encroachment as seen in the survey. the range of setback from the property line is 0.18' (2") at the southeast corner to 1.38' (16.5") along the west property line adjacent to 4124 21st
- The owner is committed to providing the visual marking of the survey prior to the issuance of the final building permit.



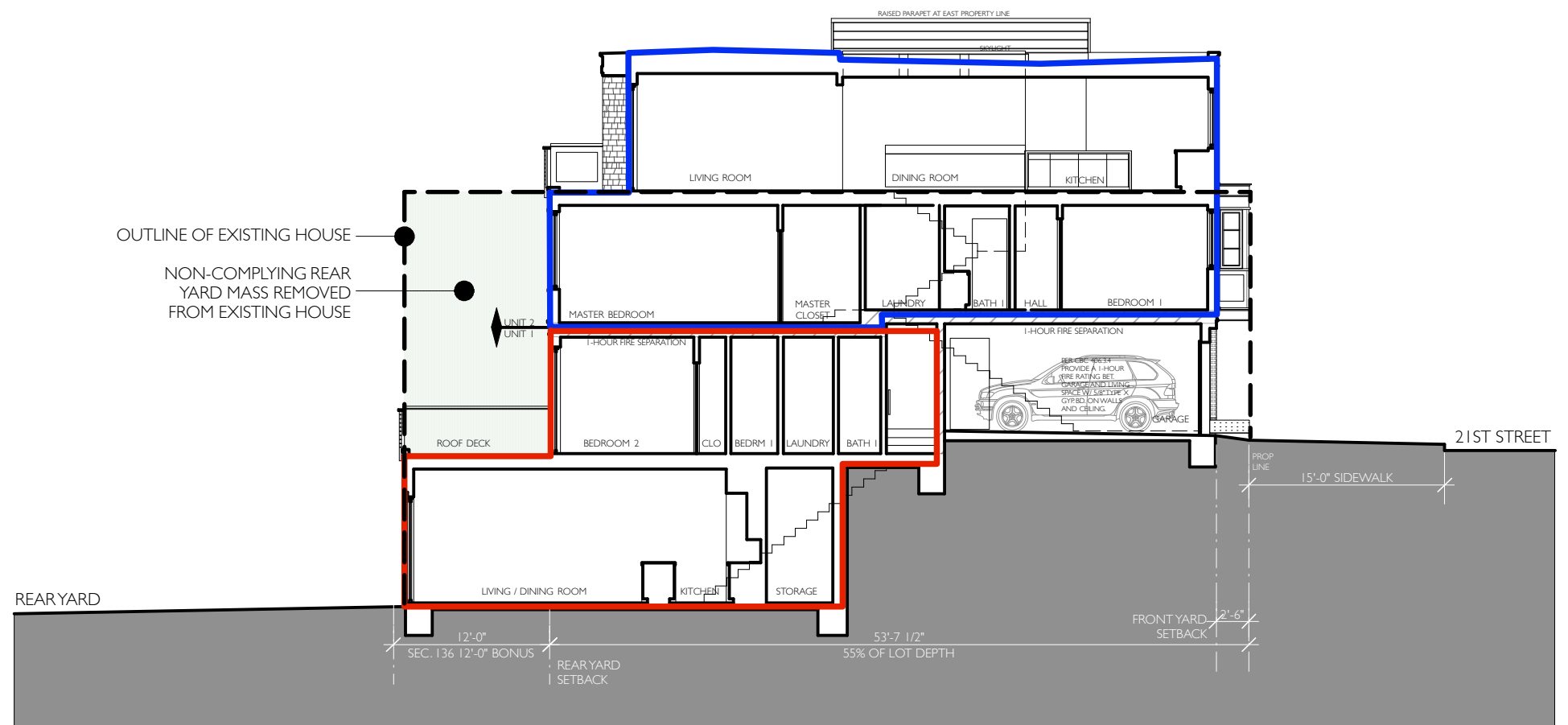


ITEMS REQUESTED BY NEIGHBORS IN COMMUNICATION WITH SUPERVISOR MANDELMAN'S OFFICE:

**CONCERN 2: EXTENDING BEYOND THE TOP FLOORS OF 4112 21ST AND 4124 21ST IS OUT OF SCALE AND NEGATIVELY IMPACTS LIGHT ON NEIGHBORS' PROPERTIES.**

*This concern is addressed in the design of the building and does not require any revisions to the project. The building is exactly IN SCALE with the neighboring buildings:*

- The basement level is located in the same location as the existing house
- The 1st floor level rear wall is aligned with 4112 21st and almost aligned with 4124 21st. REMOVES 11'-2" of this floor to be within the required setback
- The 2nd floor north wall is aligned with the 1st floor north wall REMOVES 11'-2" of this floor to be within the required setback
- The 3rd floor wall is setback an additional 4'-0" to align with the 3rd floor of 4112 21st.
- The mass of this two-family house is virtually identical to the single-family 4112 21st Street
- **Project significantly improves access to light and views into the mid-block open space FOR ALL NEIGHBORS**



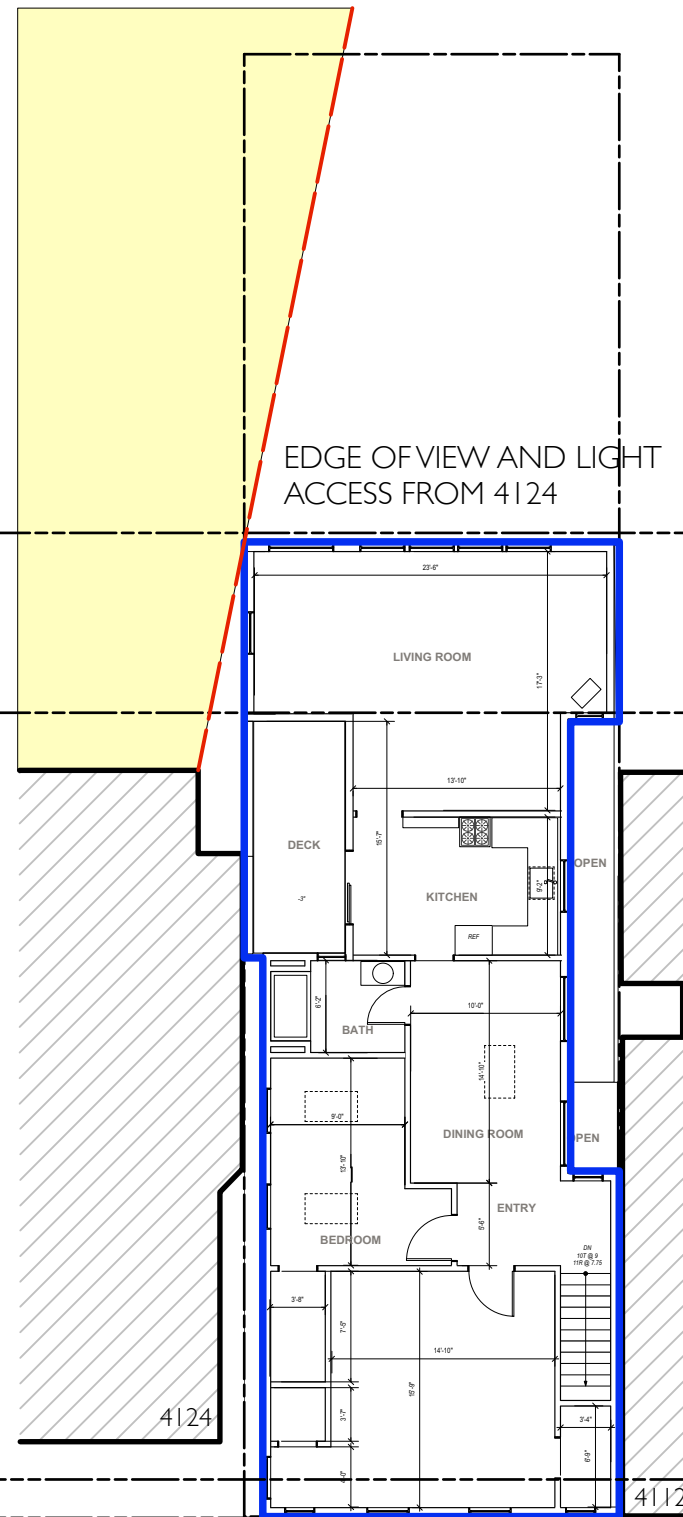
REDUCTION OF REARYARD MASSING

PROPOSED PLAN PROVIDES SIGNIFICANT INCREASE OF VIEW, LIGHT AND AIR FROM 4124 21ST TO MID-BLOCK OPEN SPACE

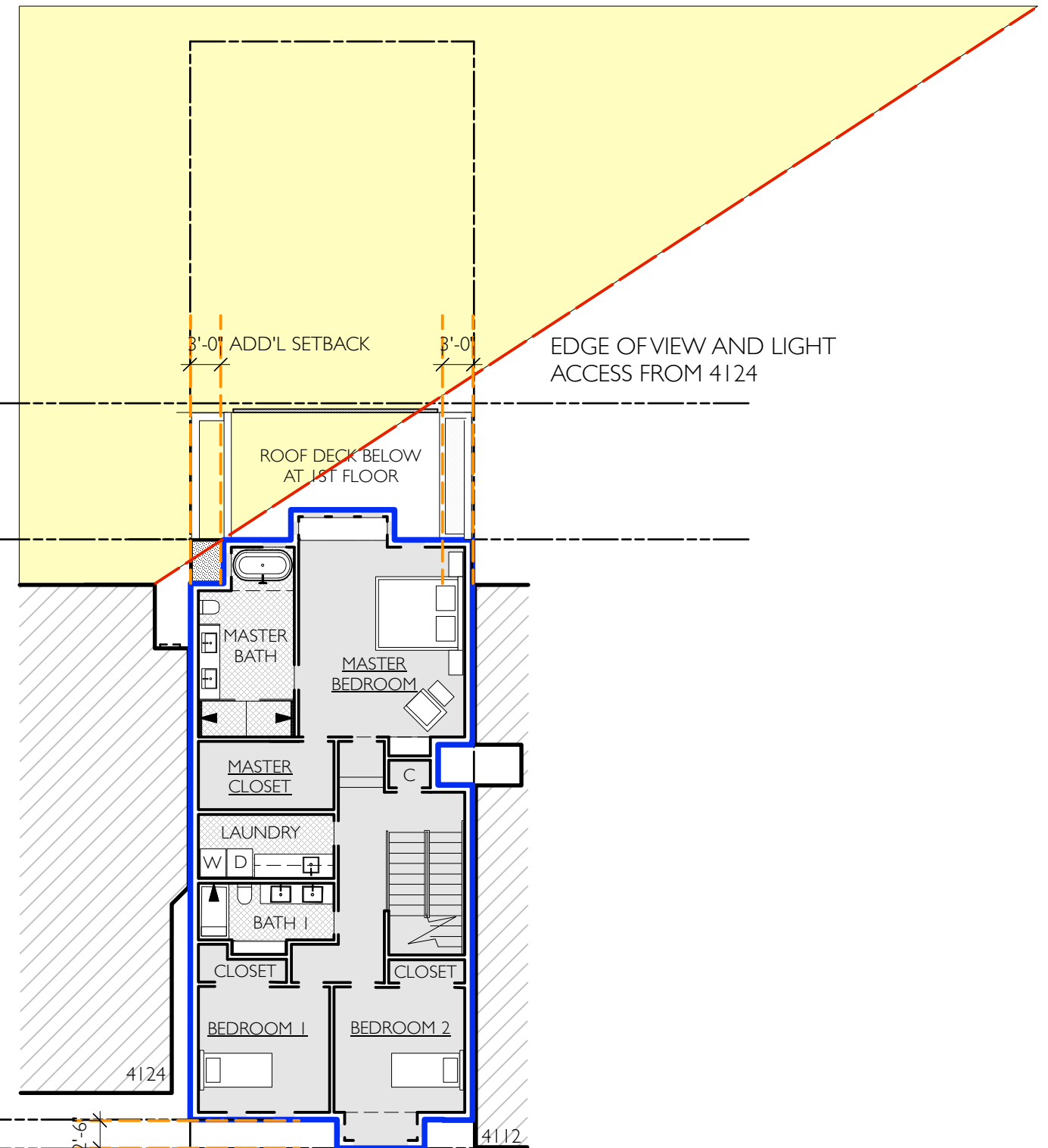
12'-0" SEC. 136 BONUS

45% REAR YARD SETBACK

REQUIRED FRONT SETBACK  
PROPERTY LINE

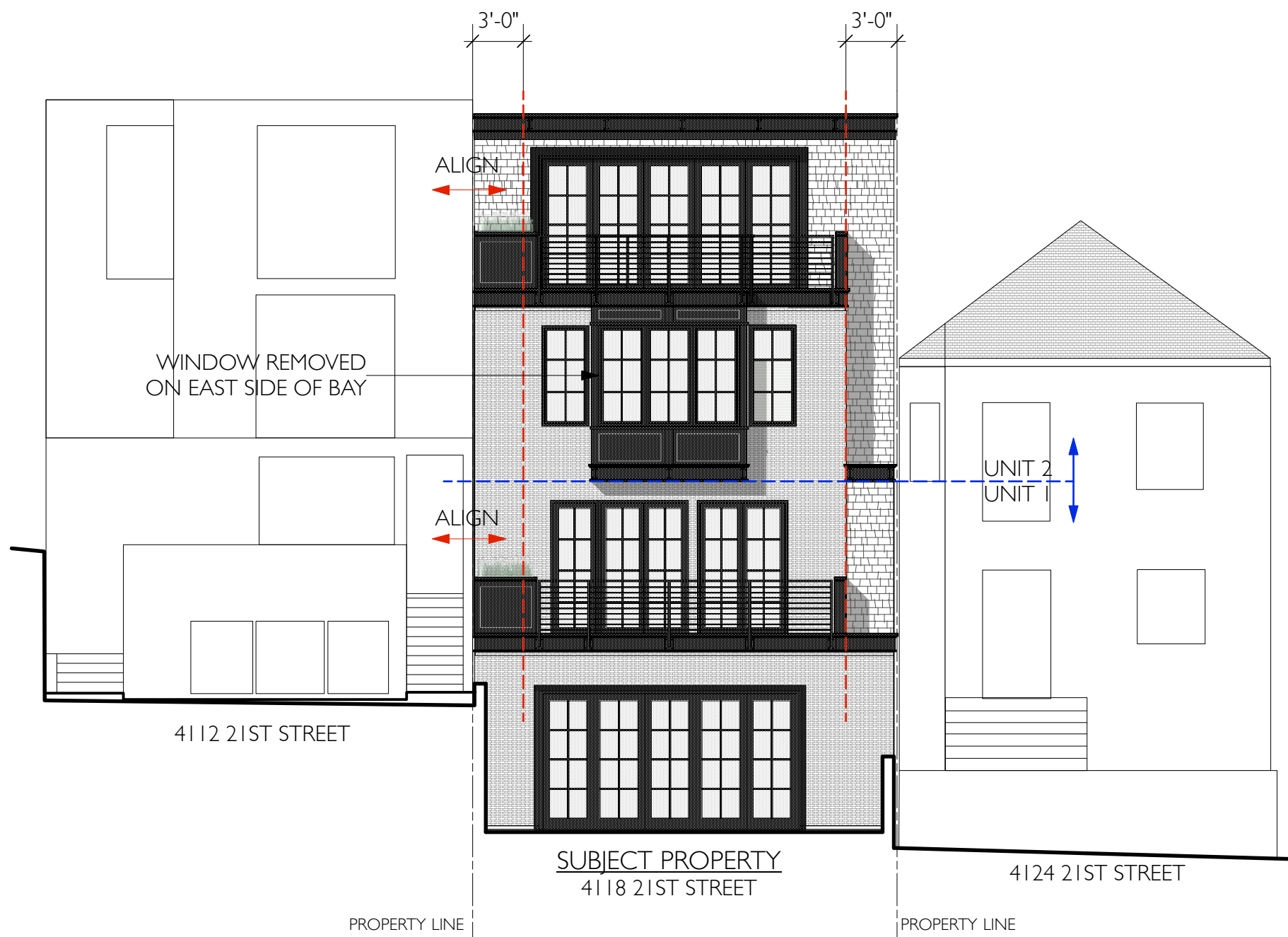


EXISTING 2ND FLOOR



PROPOSED 2ND FLOOR





REVISED GLASS AREA:  
 BEFORE: 333.88 SQ. FT.  
 AFTER: 271.25 SQ. FT.  
 DIFFERENCE: -62.63 SQ. FT.

19% LESS GLASS AREA

DOORS AND WINDOWS SHOWN ARE  
 MARVIN SIGNATURE ULTIMATE COLLECTION

ITEMS REQUESTED BY NEIGHBORS IN COMMUNICATION WITH SUPERVISOR MANDELMAN'S OFFICE:

**CONCERN 3: DECKS AND WINDOW AREA NEGATIVELY IMPACT NEIGHBORS' PRIVACY AND THE INCREASED WINDOW AREA PRODUCES ADDITIONAL NIGHTTIME LIGHT.**

The neighbors requested that we reduce the area of the windows for privacy and light issues by 20%. They asked that the back of the house align with the new house at 4112 21st. Despite the fact that they have decks on the rear of their homes that face into the mid-block open space, they have requested a reduction of the deck area

- At the request of an uphill neighbor, the roof deck and stair penthouse were removed.
- The 3rd floor deck is setback 3'-0" from the side property lines and cannot be reduced as it is the open space for the upper unit.
- The 1st floor deck is setback 3'-0" from the side property lines. It should be noted that this deck is off the two bedrooms of the lower unit and is not a "social" deck for the unit. The rear yard is at the basement level for socializing.
- The glass area of the north elevation was reduced by 62 sq. ft.
- To address privacy concerns, the east window on the 2nd floor bay window facing 390 Diamond was eliminated.
- The total reduction in glass area from the earlier design is 19%
- It should be noted that the total window area is for two units and per unit, is comparable to any of the neighboring single-family homes



4124 21ST STREET  
BATHROOM WINDOW



4124

4118

PROPERTYLINE

ITEMS REQUESTED BY NEIGHBORS IN COMMUNICATION WITH SUPERVISOR MANDELMAN'S OFFICE:

#### CONCERN 4: SETBACK AT WEST PROPERTY LINE FOR LIGHT TO NEIGHBOR BATHROOM

The neighbors, in *claiming* to represent Mr. Carlos Ibarra, the home owner at 4124, expressed the concern that the narrow alley space between the two properties was being narrowed by 14" creating a light issue to Mr. Ibarra's bathroom. The request was to move the wall back to its original location along the side of the garage.

- The side alley is not being reduced in width with the building built on the existing foundation at the 1st floor
- The light to Mr. Ibarra's bathroom is limited by the overhang of his own roof
- The owner is willing to purchase and have installed a skylight tube into Mr. Ibarra's bathroom
- The owners have communicated with Mr. Ibarra many times and were never informed of this specific issue
- Mr. Bintliff of Supervisor Mandelman's office spoke with Mr. Ibarra and extended the offer of the skylight. Mr. Ibarra declined the offer stating his concern of any roof damage to his home.
- Mr. Ibarra expressed that his concern was not about the light, but more about his having access to the side alley for the storage of his garbage can. The side alley width is unaltered so this access is maintained.

ORIGINAL FOUNDATION  
(WALL IS NEWLY CONSTRUCTED  
DUE TO DRY ROT AND TERMITE  
DAMAGE IN ORIGINAL WALL)



## SUMMARY

- THE PROJECT MEETS ALL OF THE REQUIREMENTS:
  - THE PLANNING CODE
  - THE RESIDENTIAL DESIGN GUIDELINES
  - FOR A CONDITIONAL USE AUTHORIZATION
- THE PROJECT HAS BEEN REVISED TO ADDRESS ALL OF THE CONCERNS OF THE NEIGHBORS:
  - CONCERN 1: NO ENCROACHMENT
  - CONCERN 2: IN SCALE AND POSITIVELY IMPACTS LIGHT
  - CONCERN 3: REDUCED GLASS AREA AND INCREASED PRIVACY
  - CONCERN 4: NO CHANGE TO SIDE SETBACK AT WEST SIDE

# KARAMANOS RESIDENCE

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