



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: FEBRUARY 17, 2011

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: February 10, 2011
Case No.: 2010.0001D/2010.1152DDDD
Project Address: 45 GRATTAN STREET
Zoning: RH-2 (Residential House, Two-Family)
 40-X Height and Bulk District
Block/Lot: 1280/028
Project Sponsor: Jeremy Paul, Quickdraw Permit Consulting
 60 Otis Street
 San Francisco, CA 94103
Staff Contact: Glenn Cabreros – (415) 588-6169
glenn.cabreros@sfgov.org
Recommendation: **Do not take DR and approve demolition.**
Do not take DR and approve the new construction project.

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2010.0001D	New Building Case Number	2010.1152DDDD
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	2010.01.08.4446	New Building Application Number	2010.01.08.4443
Number Of Existing Units	1	Number Of New Units	2
Existing Parking	1	New Parking	2 (tandem)
Number Of Existing Bedrooms	2	Number Of New Bedrooms	5 (4 bedrooms + studio)
Existing Building Area	±1,700 Sq. Ft.	New Building Area	±3,400 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	Yes (3 requests)
311 Expiration Date	12/19/10	Date Time & Materials Fees Paid	N/A

PROJECT DESCRIPTION

The project is to demolish a two-story-plus-attic, single-family dwelling and to construct a new four-story, two-family dwelling.

SITE DESCRIPTION AND PRESENT USE

The property at 45 Grattan Street is located on the south side of Grattan Street between Cole and Belvedere Streets. The subject property is located in Cole Valley within the southwestern portion of the Haight-Ashbury Neighborhood. The property has 25 feet of lot frontage along Grattan Street with a lot depth of 125 feet. The lot contains a two-story-plus-attic, single-family residence of approximately 1,700 square feet. The existing structure, excluding the front stairs, is set back approximately nine feet from the front property line. The property is within the RH-2 (Residential, House, Two-Family) Zoning District and the 40-X Height and Bulk District. City records indicate that the structure was originally constructed circa 1915.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The surrounding residential neighborhood consists of a mixture of one-, two-, and three-story buildings with some three-story-plus-attic buildings containing attics within a gabled roof form. Most of the structures closest to the project are single-family and two-unit buildings, with two three-unit buildings across the street from the project. The corner buildings within the immediate area consist of three-story apartment buildings ranging from four to ten dwelling units. The adjacent property to the east of the project is an approximately 48-foot wide lot containing a three-story, two-unit detached building. The adjacent property to the west is the same size as the subject property (25 feet by 125 feet) and contains a two-story, single-family residence constructed to both side lot lines.

The lots on the subject blockface and the opposite blockface are within the RH-2 (Residential, House, Two-Family) Zoning District with exception of the lots located at the intersection of Grattan and Cole Streets, which are within the RH-3 (Residential, House, Three-Family) District. The immediate neighborhood character along Grattan Street is defined by residential structures of varied architectural styles constructed in the first quarter of the 20th century.

HEARING NOTIFICATION*

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 10, 2011	January 10, 2011	10 days
Mailed Notice	10 days	January 10, 2011	January 10, 2011	10 days

*The original Discretionary Review hearing for the project was publicly noticed for January 20, 2011. On January 20, 2011, the Commission did not hear the Discretionary Review requests and continued the case to February 17, 2011.

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	--	--	--
Other neighbors on the block or directly across the street	--	3+ (DR Requestors and submitted petition*)	--
Neighborhood groups	--	--	--

*A petition requesting the Commission deny the project has been signed by approximately 50+ residents of Cole Valley. The petition is attached to this report.

REPLACEMENT STRUCTURE

The project proposes a four-story, two-unit building. The replacement structure will provide two dwelling-units with a two-car tandem garage, and would be approximately 40 feet in height. The ground floor will contain an approximately 400 square-foot studio unit behind a two-car garage. The upper three floors will contain a four-bedroom dwelling unit with living, kitchen and dining areas located on the second floor (the floor above the garage). The fourth floor is set back 15 feet from the front façade to minimize its visibility and to address the predominant three-story building scale within the immediate vicinity.

Although modern in design, the overall scale and materials of the proposed replacement structure are compatible with the block-face and are complementary to the residential neighborhood character. The materials for the front façade include wood and glass, which are exterior materials found on other residential structures in the area.

PUBLICLY-FILED DR REQUESTS

Jan Platt and Jeffrey Ross, resident owners of 44 Grattan Street, directly across the street from the project.

John Crandon and John Derryberry, resident owners of 36-38 Grattan Street, across the street directly east of 44 Grattan Street.

Robbie Vann-Adibe, resident owner of 50 Alma Street, directly south of the project and whose rear yard shares the rear lot property line of the subject property.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

Requestors Crandon, Derryberry, Platt and Ross share similar concerns and propose similar alternatives:

Issue #1: The project is not Planning Code-complying as a parking variance is being requested for one parking space.

Issue #2: The project will adversely impact the existing neighborhood character primarily due to the large scale and massing and inappropriate design/lack of architectural detailing. The bold massing and scale of the building is too large for the street, as Grattan Street is a narrow street (in comparison to Cole Street).

Issue #3: The project will adversely impact light access as the project will be taller than the existing building proposed to be demolished.

Issues #4: Noise is a concern as the owner/project sponsor is a musician and the fourth floor bedroom may be turned into a practice or performance room.

Alternatives:

- Provide sufficient parking.
- Eliminate the proposed fourth floor from the project to make the scale and massing of the building more appropriate with the surrounding structures.
- Increase the proposed front setback of the main building to be equal to that of the existing building to the east (approximately 12 feet).
- Propose a design that is more consistent with the neighborhood character. The modern design would be more appropriate in a neighborhood with a more varied architectural style. The lack of detailing and ornamentation is not consistent with the neighborhood character.
- Proper sound attenuation should be assured.

Requestor Vann-Adibe's concerns and alternatives are:

Issue #1: The scale of the project is not compatible with the surrounding buildings. The project would be the most massive building on the block face excluding the corner buildings.

Issue #2: The scale and height of the building adversely impacts the mid-block open space and light access to the rear yard/mid-block open space areas. Enjoyment of the open space would be compromised by the increased mass of the proposed four-story building.

Alternatives:

- The height of the building should be reduced by eliminating the proposed fourth floor from the project.

Please reference the three *Discretionary Review Applications* for additional information. The *Discretionary Review Applications* are attached.

PROJECT ANALYSIS

Parking. Two parking spaces are required for the project. The project initially proposed a garage (28 feet deep) with parking for one car, and an application requesting a parking variance for one parking space was submitted. After the filing of the DR requests, the project was revised to provide a deeper garage (32 feet deep) to provide two tandem parking spaces. A parking variance is no longer required for the project.

Building scale, massing and design from the street. The front façade of the project is designed to read as a three-story mass, which is the predominant building scale in the immediate vicinity. After the filing of the DR requests, the fourth floor setback was increased to 15 feet to make the proposed fourth floor more subordinate and decrease its visibility from the public right-of-way. The front façade design uses traditional building materials such as wood and glass; however the application of such materials is proposed in a modern way.

Building scale and massing from the rear yard/mid-block open space. The rear façade is not flat and is broken up into differing planes at each floor level. Also, the rear wall of the of the fourth floor is set back 7 feet from the rear façade of the third floor below (the roof overhang at the fourth floor is setback three

feet from the rear façade of the third floor) so not to create a flat four-story wall facing the rear yard/mid-block open space.

Light access. The project will be taller than the existing building proposed to be demolished; however the proposed height of the building would not cause a significant loss of light to adjacent buildings. Light access to the Requestors' buildings would not be adversely impacted as the Requestors' buildings are located across the street or across the mid-block open space from the project.

Noise. The project is a residential building in a residential zoning district, and excessive noise is not typically attributed to residential uses. Noise attenuation is typically reserved for commercial structures or mixed-use buildings where sustained, loud noise is to be expected due to the use of the building (i.e. industrial uses, restaurants, bars, entertainment venues, etc.).

PUBLIC COMMENT

The project has completed the Section 311 and DR notification. Public comment in opposition to the project has resulted in the filing of three public Discretionary Review requests. No public comment in support of the project has been received.

GENERAL PLAN COMPLIANCE

The project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIES HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATE BY EMPLOYMENT DEMAND.

Policy 1.4:

Locate in-fill housing on appropriate sites in established residential neighborhoods.

The project replaces a two-story, single-family residence with a four-story, two-unit building in a residential district zoned for a dwelling unit density of two units per lot. One unit is proposed to be a studio unit and the second unit is proposed to be a four-bedroom unit.

SECTION 101.1 PRIORITY POLICIES

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

1. Existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The project will not affect neighborhood-serving retail uses as the project is a residential structure located within a residential zoning district.

1. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The existing housing and neighborhood character is protected as the building adds one additional dwelling unit to the City's housing stock with a building whose three-story front façade is consistent with the scale and massing of other three-story structures in the immediate vicinity.

2. That the City's supply of affordable housing be preserved and enhanced.

The project does not affect affordable housing as the existing building is not an affordable housing unit, as defined by the Mayor's Office of Housing

3. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The project provides two required parking spaces in a two-unit building. The proposed unit density is typically not associated with creating significant traffic impacts.

4. A diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The project does not displace any industrial or service uses.

5. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The project proposes new construction, which will be reviewed by the Department of Building Inspection for compliance with the current Building Code.

6. Landmarks and historic buildings be preserved.

The project demolishes a building that is not considered an historic resource.

7. Parks and open space and their access to sunlight and vistas be protected from development.

The project is not located within the vicinity of any protected parks and open spaces.

ENVIRONMENTAL REVIEW

Per Case No. 2010.0001E, the project was issued a Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines] on November 8, 2010.

RESIDENTIAL DESIGN TEAM REVIEW

On February 17, 2010, the Residential Design Team (RDT) provided initial design review comments on the proposed project. The initial design submitted to the Department proposed a two-unit, four-story replacement building with a three-story main façade and a fourth floor set back eight feet from the main facade. Originally, the three-story main façade proposed larger areas of glazing, including a two-story glass wall at the second and third floors. The RDT's initial comments requested additional setbacks at the fourth floor, redesign of the fenestration/window pattern to be more consistent with the neighborhood, an improved relationship between solid-to-void (window) proportions at the facade and the provision for a raised entrance. See attached *Residential Design Team Review*, meeting date 2/17/10.

Minor design changes were proposed in response to the RDT's initial comments:

Fourth floor. In response to the RDT's initial comments, the proposed 8-foot front setback (including the roof overhang) at the fourth floor was increased to 11 feet. Department staff had required a 15-foot front setback at the fourth floor; however, only upon filing of the DR requests was the fourth floor front setback revised to provide a setback of 15 feet

Front Façade: Window Proportions and Pattern. The two-story glazing originally proposed at the second and third floors of the front façade was revised by introducing a wood lattice detail at the floor line of the third floor. With the addition of the wood lattice detail, the two-story glazing is divided horizontally in half and improves the façade design in relationship to the existing façade proportions of other buildings in the area. The wood lattice detail was also introduced in front of some windows along the front façade, further contributing to a building that appears more solid and a window proportion that is closer to the window patterns, solid-to-void ratios and window proportions found in the immediate vicinity.

Raised Entry. The project architect has elected not to provide a raised entry; however additional information was provided by the architect to demonstrate that a large expanse of glazing allows the project's main residential entry to be visually connected to the sidewalk/public right-of-way. The architect also argues that the proposed building entry provides both units equal dignity with access to equal street frontage and a common vestibule. While the proposed entry does not provide a raised entry as requested, the project meets the minimum standards of the RDGs as the transparency of the entry is consistent with the guideline that the entry should enhance the connection between the public realm of the sidewalk and the private realm of the building.

On January 6, 2011, the RDT reviewed the project against the DR Request applications filed. The project was not found to demonstrate exceptional or extraordinary circumstances particularly as related to issues discussed within the *Project Analysis* section of this report discussed above. See attached *Residential Design Team Review*, meeting date 1/6/11.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction on a vacant lot.

BASIS FOR RECOMMENDATION

The Department recommends that the demolition of the existing two-story-plus-attic, single-family residence and the new construction of a four-story, two-family building be approved. The project is

consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines and Planning Code. The Project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The project will result in a net gain of one dwelling unit.
- The project will maintain one family-sized dwelling unit. The family-sized, four-bedroom unit is thought to be better suited for family living compared to the existing two-bedroom unit.
- The project will provide diversity to the City's housing stock as one studio unit is proposed.
- No tenants will be displaced as a result of this Project.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The RH-2 Zoning District allows a maximum of two dwelling-units on this lot. This District is intended to accommodate a greater density than what currently exists on this underutilized lot, and several of the surrounding properties reflect this ability to accommodate the maximum density. The project is therefore an appropriate in-fill development.
- Although the existing structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.

RECOMMENDATION:

Case No. 2010.0001D – Do not take DR and approve the demolition.

Case No. 2010.1152DDDD – Do not take DR and approve the new construction as proposed.

DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

Project Does Not Meets Criteria

The project sponsor does not claim that the property is valued at or above 80% of the median single-family home prices in San Francisco. The property is considered relatively affordable and financially accessible housing for the purposes of this report and Planning Code Section 317, although the dwelling unit is not considered an affordable unit as defined by the Mayor's Office of Housing. At the time of application, an appraisal was provided valuing the property at \$1,285,000; a value of \$1,342,000 is the current value recognized by the Planning Commission for the 80th percentile of a single-family residence.

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings);

Project Does Not Meets Criteria

Based on a Soundness Report prepared by Patrick Buscovich & Associates – an independent third party for this project – the existing structure is considered a sound building.

DEMOLITION CRITERIA

Existing Building

1. Whether the property is free of a history of serious, continuing code violations;

Project Meets Criteria

A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation.

2. Whether the housing has been maintained in a decent, safe, and sanitary condition;

Project Meets Criteria

The existing building is free of Housing Code violations and appears to have been maintained in a decent, safe, and sanitary condition.

3. Whether the property is a "historical resource" under CEQA;

Project Meets Criteria

Although the existing structure is more than 50 years old, a review of the Historic Resource Evaluation resulted in a determination that it is not an historic resource for the purposes of CEQA.

4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

Criteria Not Applicable to Project

The property is not an historical resource.

Rental Protection

5. Whether the Project converts rental housing to other forms of tenure or occupancy;

Criteria Not Applicable to Project

The existing building is currently vacant and is not rental housing.

6. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

Project Meets Criteria

The building is not subject to rent control because it is a single-family dwelling that is currently vacant.

Priority Policies

7. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project Does Not Meet Criteria

The project does not meet this criterion because the existing dwelling will be demolished. Nonetheless, the project would result in a net gain of housing and would thus preserve and increase the quantity of housing. One four-bedroom, family-sized unit will replace one single-family home that contained only two

bedrooms. The second unit is a studio unit, which would diversify housing options. The creation of the two dwelling units will preserve the cultural and economic diversity within the neighborhood.

8. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project Meets Criteria

The project will conserve the neighborhood character by constructing a replacement building that is compatible with regard to massing, scale, glazing pattern and materials with other structures in the surrounding neighborhood, interpreted with a modern design aesthetic. The proposed building does meet the minimum standards of the Residential Design Guidelines. By creating a compatible new building that increases the density by one unit in a neighborhood defined by one-, two- and multi-family units, the neighborhood's cultural and economic diversity will be preserved.

9. Whether the Project protects the relative affordability of existing housing;

Project Does Not Meets Criteria

Although the existing dwelling proposed for demolition is not above the 80% average price of a single-family home and thus considered "relatively affordable and financially accessible" housing, the existing dwelling is not defined as an "affordable dwelling unit" by the Mayor's Office of Housing. By creating two new dwelling-units of different sizes, the relative affordability of existing housing would be preserved, as the studio unit would contribute to the relative affordability of market-rate housing options.

10. Whether the Project increases the number of permanently affordable units as governed by Section 415;

Project Does Not Meet Criteria

The project does not include any permanently affordable units, as the construction of two units does not trigger Section 415 review.

Replacement Structure

11. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

Project Meets Criteria

The project replaces one two-story-plus-attic, single-family residence with a four-story, two-unit building in a neighborhood characterized by one-, two- and multi-unit buildings of similar scale.

12. Whether the Project creates quality, new family housing;

Project Meets Criteria

The project will create an improved family-sized unit at the upper three floors of the project. The upper level unit provides two more bedrooms than the existing two-bedroom, single-family residence. The project also adds a variety in dwelling unit sizes to the City's housing stock by proposing a studio unit at the garage level.

13. Whether the Project creates new supportive housing;

Project Does Not Meet Criteria

The project is not specifically designed to accommodate any particular Special Population Group as defined in the Housing Element.

14. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

Project Meets Criteria

The project is in scale with the surrounding neighborhood and designed with quality materials.

15. Whether the Project increases the number of on-site dwelling units;

Project Meets Criteria

The project increases the number of dwelling units on the site from one to two.

16. Whether the Project increases the number of on-site bedrooms.

Project Meets Criteria

The project increases the number of bedrooms on the site from two to five (four bedrooms plus studio).

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?	X		
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		

Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?			X
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?			X
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?	X		
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in	X		

the neighborhood?			
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (PAGES 49 - 54)

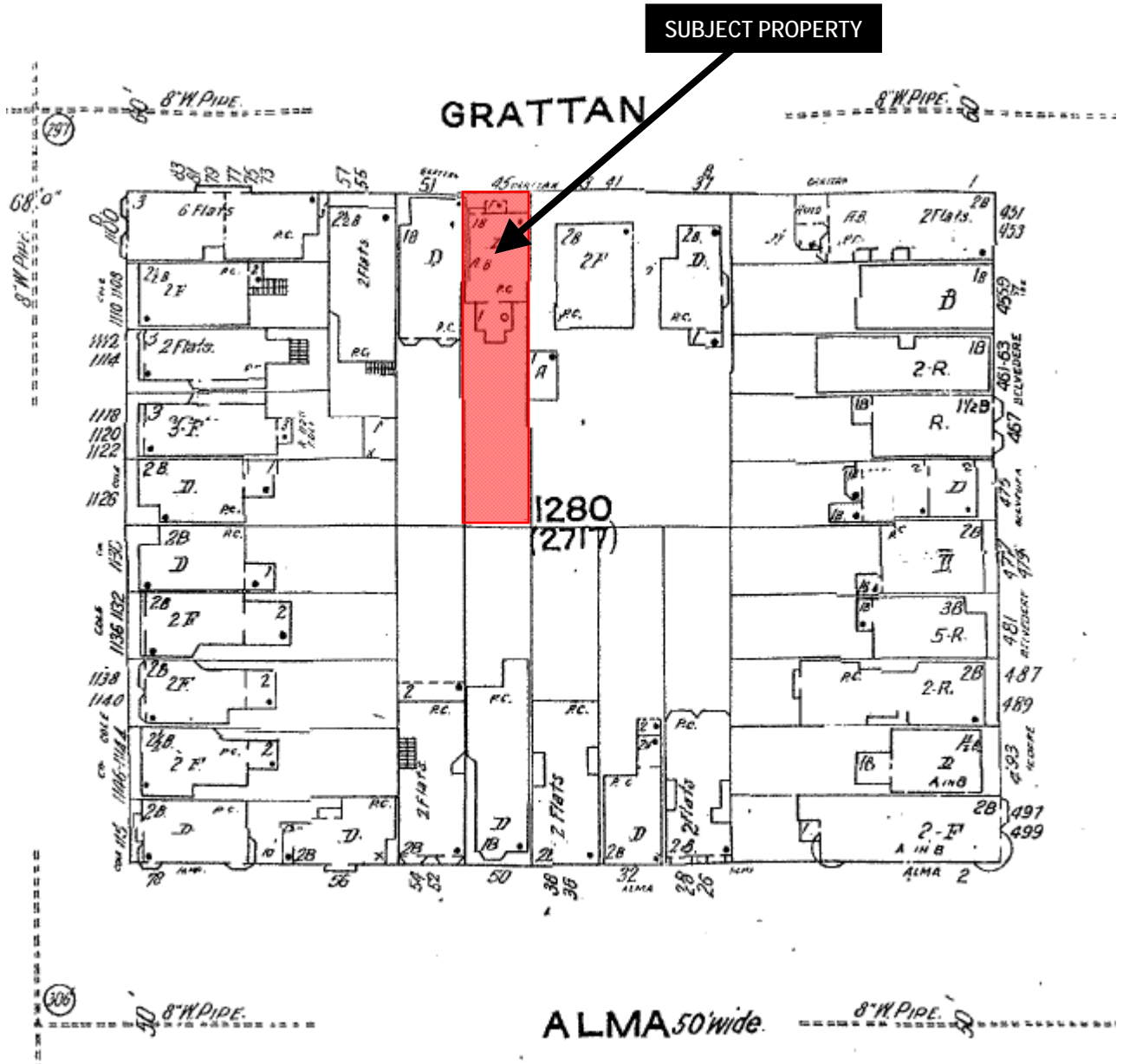
QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			X
Are the character-defining features of the historic building maintained?			X
Are the character-defining building form and materials of the historic building maintained?			X
Are the character-defining building components of the historic building maintained?			X
Are the character-defining windows of the historic building maintained?			X
Are the character-defining garages of the historic building maintained?			X

Attachments:

- Parcel Map
- Sanborn Map
- Aerial Photographs
- Zoning Map
- Public DR Requests (3)
- Residential Demolition Application/Prop M findings
- Residential Design Team comments, 2/17/10 and 1/6/11
- Section 311 Notice
- Categorical Exemption/Historical Resource Evaluation Response
- Neighborhood Petition
- Project Sponsor Submittal:
 - Reduced Plans
 - Context Photos
 - Rendering

* All page numbers refer to the Residential Design Guidelines

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 Nos. 2010.0001D & 2010.1152DDDD
Residential Demolition & New Construction
45 Grattan Street

Aerial Photo 1A



SUBJECT PROPERTY



Aerial Photo 1B

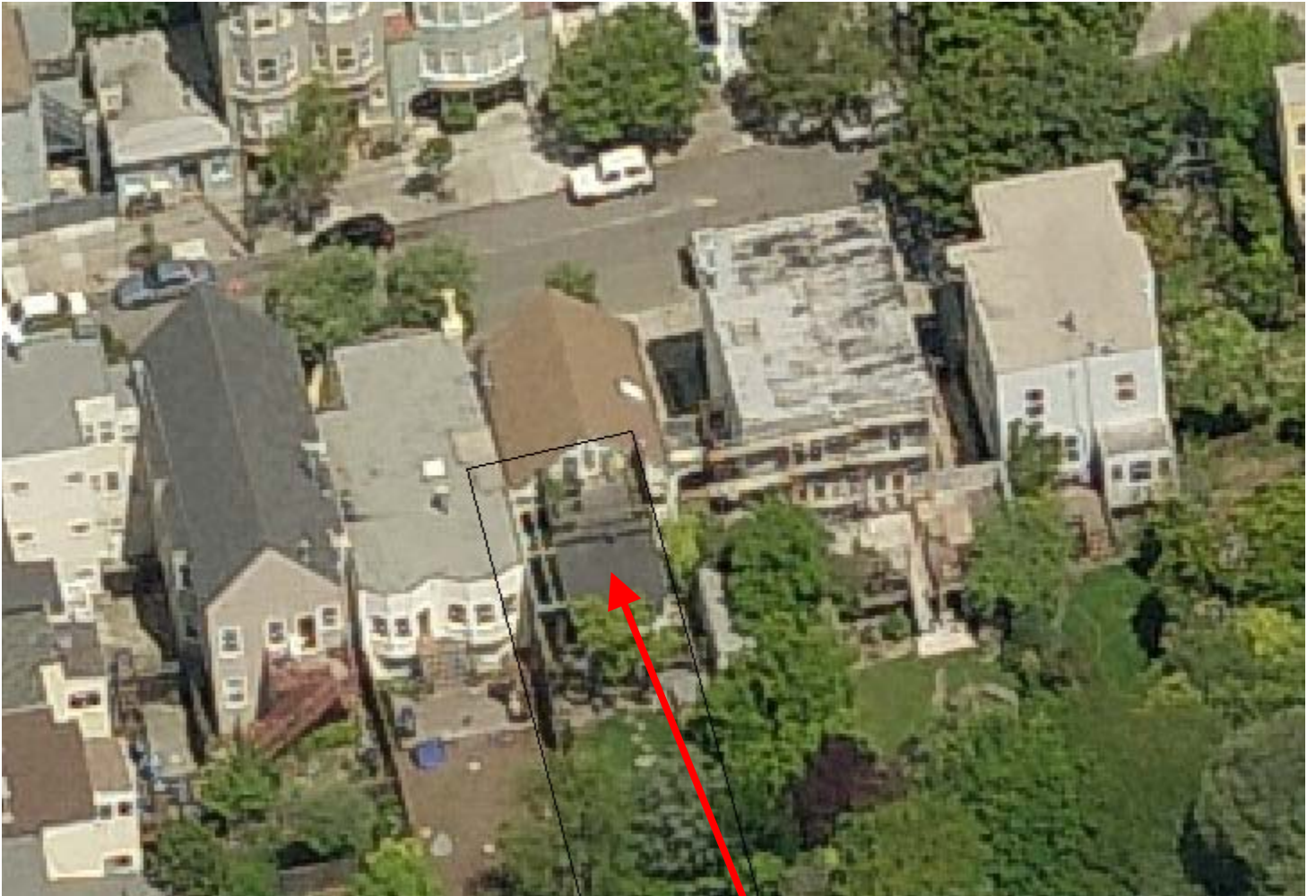


SUBJECT PROPERTY



Discretionary Review Hearing
Case Nos. 2010.0001D & 2010.1152DDDD
Residential Demolition & New Construction
45 Grattan Street

Aerial Photo 2A



SUBJECT PROPERTY



Aerial Photo 2B



SUBJECT PROPERTY



Discretionary Review Hearing
Case Nos. 2010.0001D & 2010.1152DDDD
Residential Demolition & New Construction
45 Grattan Street

Zoning Map



Discretionary Review Hearing
Case Nos. 2010.0001D & 2010.1152DDDD
Residential Demolition & New Construction
45 Grattan Street

APPLICATION FOR Discretionary Review Application

1. Owner/Applicant Information

John Crandon and John Derryberry

36-38 Grattan Street

94117 (415)305-6889

Erin Zhu

45 Grattan Street

94117 ()

Same as Above

()

2. Location and Classification

45 Grattan Street

94117

Cole Street and Belvedere Street

1280/028

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: Single story with attic; one unit residence

Proposed Use: Four story building; 2 unit residence

Building Permit Application No. 2010.01.08.4446 (Demolition) Date Filed: Jan 1 2010

2010.01.08.4443 (new construction)

RECEIVED

DEC 20 2010

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

10.11520

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

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

N/A

Discretionary Review Request

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

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

Please see attached memo.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

Please see attached memo.

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 memo.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: 

Date: 12/19/10

John Crandon

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

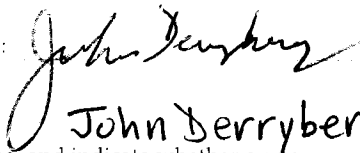
Owner

Owner / Authorized Agent (circle one)

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: 

Date: 12/13/18

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

Owner

Owner / Authorized Agent (circle one)

To: San Francisco Planning Department
 Attn: Glenn Cabrerros
From: John Crandon and John Derryberry; 36-38 Grattan Street
RE: Discretionary Review Request Filed by: John Crandon and John Derryberry

Date: 17 December 2010

Project Address: 45 Grattan Street
 Assessor's Block/Lot number: 1280/028
 Permit Application Numbers: 2010.01.08.4446 (Demolition) and
 2010.01.08.4443 (New Construction)

Remarks:

Below are answers to the three questions asked as part of the Discretionary Review Request.

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

- A. First, it appears that the building plans currently filed for 45 Grattan Street are not Code-compliant. Compliance requires requesting and justifying a variance from applicable off-street parking requirements, not scheduled for a Zoning Administrator's hearing until January 20, 2011.
- B. We live at 36-38 Grattan—almost directly across the street from 45 Grattan and believe the proposed new four-story two-unit dwelling plans on file at this date, which would replace an existing single family dwelling, do not meet the General Plan Priority Policy (Planning Code Section 101.1(b)(8)) to conserve and to protect existing housing and neighborhood character. To help implement this policy the Commission has adopted residential guidelines.
- C. The Residential Design Guidelines focus on six core Design Principles (p. 5), the first of which is "Ensure that the building's scale is compatible with the surrounding buildings," the second of which is "ensure that the building respects the mid-block open space," the third of which is "maintain light to adjacent properties by providing adequate setbacks." The new two-unit residential building proposed for 45 Grattan Street does not meet these three criteria (half of the total goals) and therefore is subject to Discretionary Review by the San Francisco Planning Commission.
- D. The proposed plans fail to follow the building scale principles (p.5 and 7) by being at least one floor higher than most dwellings to the east, north, west and south of 45 Grattan. Although we and our neighbors are still compiling the floor area ratios of

existing buildings in the immediate neighborhood, the building mass shown on the plans and elevation for 45 Grattan cause us to believe that the proposed building has a detrimentally higher FAR than the rest of the residential neighborhood.

- E. The Residential Design Guidelines (p.7) state that “though each building will have its own unique features, proposed projects must be responsive to the overall neighborhood context. A sudden change in the building pattern can be visually disruptive.” The north and south elevations provided by the project sponsor as part of the 311 mailing clearly illustrate the conflicts between this proposal and the goals of the San Francisco Planning Department. The mass of the proposed building is excessive for the neighborhood context.
- F. The Residential Design Guidelines identify numerous ways that a building can achieve these goals. Below are two of the most relevant sections where the proposed structure is in conflict with these goals.
- i. *GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings. The building scale is established primarily by its height and depth. It is essential for a building's scale to be compatible with that of surrounding buildings, in order to preserve the neighborhood character. (page 23)*
 1. The surrounding streets (Grattan, Alma and Belvedere) are comprised mostly of buildings that contain one or two residential units, generally two to three stories tall. Three of the corner lots on this block of Grattan are comprised of larger multi-unit buildings. This block also edges Cole Street, the main commercial thoroughfare in the neighborhood. The buildings on Cole are taller, made up of three-stories plus basements, or four stories. The proposed building is four stories, maximizing the height of the allowable building envelope. The proposed structure for 45 Grattan is taller than the building to the east and uphill of the subject property. It is three stories and is the most massive building on this side of the block (discounting the corner buildings, which by their prominence on the corners can be larger). The building to the west and downhill of the subject property is a two story structure and is dwarfed by the four stories of the proposed building at 45 Grattan. The two other single family residences on this side of the street are also smaller in scale. Therefore, there is no precedent for a four-story structure on this narrow residential side street.
 - ii. *GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space. The height and depth of a building expansion into the rear yard can impact the mid-block open space. Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of the*

other buildings that define the mid-block open space. An out-of-scale rear yard addition can leave surrounding residents feeling “boxed in” and cut-off from the mid-block open space. (page 25)

1. The proposed building at 45 Grattan overwhelms the scale of the adjacent building in the midblock space bounded by Grattan, Cole, Alma and Belvedere. This is evident in the rear elevation drawing provided by the project sponsor. It clearly shows the difference in scale between the one story mass of the property to the west and the two story mass of the property to the east. The proposed structure, due to the rear yard excavation to provide light and air to the lower floor, reads as a four story structure. It exposes a two story wall along the west property line and is taller than the up-hill neighbor to the east.
- G. The contemporary architectural design of the building ,while attractive by itself, does not have the degree of detailing recommended on pages 43 through 48 of the residential guidelines.
- H. This proposed two dwelling units consist of a large four bedroom unit, and a ground floor studio unit. Only one standard size parking space is proposed. An alternative suggested to us by representatives of the project sponsor, is two compact spaces in tandem. However, in our discussion with the architect, she proposed a 28 foot long garage. A compact car (e.g. Honda Civic or Prius) is approximately 15 feet long. Therefore two compact cars would NOT fit in the modified garage plan. Neither of these parking solutions will meet the likely parking demand generated by the occupants. Curb Parking generally is congested on Grattan street. Further pressure on curb parking created by the new building will degrade the current livability for existing residents.
- I. Living across the street in a residence with a two-car tandem garage, we are regularly confronted with the challenge of attempting to exit our garage. The proposed parking plan for 45 Grattan will compound the existing problems.
- J. While the proposed fourth floor is shown as a bedroom, the project sponsor is a professional musician, and the architect has indicated the room will hold a piano. The project permit expediter stated that the owners plan to use the “fourth bedroom” as a studio, in which he will work. Contrary to the floor plan, it will NOT be used as a bedroom. We are concerned that the room may be turned into a practice or performance room without enough sound attenuation to preclude the creation of a noise nuisance for nearby neighbors. Our bedroom is directly across from 45 Grattan, and we would have to endure the sounds emanating from the studio.
- K. Since the project sponsor never contacted us prior to sending the November 22, 2010 notice, they have not afforded the neighbors adequate time to discuss with them their demolition and construction plan, the impacts to the neighborhood during demolition, construction and to address desired mitigation measures.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

- A. The neighborhood would be dramatically affected by the change in character associated with the inappropriate scale and design of the proposed structure. The lack of adequate parking is also a significant concern on a narrow street like Grattan.
- B. As the neighbors almost directly across from the proposed building, we would be very directly adversely affected. Currently both units receive significant benefit from the southern light we receive. Demolishing the current structure and replacing it with a four-story structure will limit the light for both of our units. The architect has provided some shadow studies, but we are concerned that the umbra and penumbra which will be created by the new building will significantly limit the light on the street for pedestrians and will reduce the light in our home.
- C. More significant, the four-story structure will dwarf the other buildings on the street. Currently, we have views in parts of the building of Tank Hill, the trees and below that the foliage and buildings of Cole Valley. Were the Planning Commission to allow the 45 Grattan Project to proceed as four stories, all we will see is the massive, bold, modern structure, which (while attractive in another more appropriate setting-- on a wider block with more space on either side) is inconsistent both in design and scale with all of the rest of the block and immediate neighborhood.
- D. Unlike Cole Street (to the west) Grattan is a narrow street. The scale of the existing building is consistent with the narrower street. The mass of the proposed building is exaggerated by the narrow street, making it even more dominant and oppressive when viewed from our living room or master bedroom.
- E. Similarly, the view from the street will make this building omnipresent, whether viewed by pedestrians traveling east or west on Grattan Street or by motorists. There are many children in the neighborhood who regularly play on the sidewalks on Grattan. The shadowing will affect them right in the middle of the day after school. This will affect their enjoyment of the neighborhood..

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

- A. Remove the Top Story.
- The major change, which would address many of our and the neighborhood's concerns, is the removal of the fourth story. This would reduce the massive scale of the building, making it more consistent with the character of the neighborhood

and leave some open-space visible. While our view would still be impacted substantially, removing the fourth story would be more consistent with the surrounding structures and the neighborhood feel of the building.

B. Reduce the Setback.

- The proposal is to reduce the setback by two feet. We suggest that the front setback be the same as the building to the east. Since both buildings present as large rectangular blocks, placing them in the same plane will reduce the impact of the new construction at 45 Grattan Street. We understand the Planning Commission's preference in other circumstances for siting the building half-way between the adjacent buildings. While this provides a pleasing aesthetic in other situations, we suggest that this building be sited consistent with the building to the east rather than half-way between the eastern and western buildings. Given the narrowness of Grattan Street, siting the building as proposed would make it even more obtrusive and aberrant when compared with the existing buildings.

C. Make the design consistent.

- Again, the modern design would be appropriate if located in a neighborhood which contained a more varied architectural style. Here the austere modern architecture is aberrant and conflicts with the historic early Twentieth Century architecture. The lack of ornamentation and detailing on the façade contribute to the anomaly.

D. Sufficient Parking

- This two-unit building should have sufficient parking. Currently many older buildings on Grattan Street have no or insufficient parking. The three-unit building to the west of our house has NO parking. It is frequently occupied by as many as nine unrelated people. They and their visitors park on the street. When parking is unavailable, they often double-park or park in our driveway. Adding a two-unit structure without adding sufficient parking for both units will compound the problem.

E. Correct Use

- If, as we have been told, the musician owner, will use the fourth floor for his studio, adequate sound attenuation should be assured.

We did not learn the details of the proposed demolition and construction until receipt of the November 22 notice. Should the Planning Commission decide to allow demolition and construction, appropriate mitigation measures should be required to minimize the impact on surrounding neighbors. The Planning Department had been concerned about making sure that the project complies with height and light-well regulations. It is clear from the documentation provided in the architectural drawing that the goal of the proposed structure is to maximize the height of the allowable buildable volume per the Planning Code requirements.

APPLICATION FOR Discretionary Review Application

1. Owner/Applicant Information

DR APPLICANT'S NAME:

Robbie Vann-Adibe

DR APPLICANT'S ADDRESS:

50 Alma Street, San Francisco, CA

ZIP CODE:

94117

TELEPHONE:

(415) 759-8870

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

Erin Zhu

ADDRESS:

c/o Jeremy Paul, Quickdraw Consulting
60 Otis St., San Francisco, CA

ZIP CODE:

94103

TELEPHONE:

(415) 552-1888

CONTACT FOR DR APPLICATION:

Same as Above Andrew E. Westley, Attorney at Law; Westley Law Office

ADDRESS:

870 Market St., Suite 457, San Francisco, CA

ZIP CODE:

94102

TELEPHONE:

(415) 362-2817

E-MAIL ADDRESS:

awestley@westleylaw.com

2. Location and Classification

STREET ADDRESS OF PROJECT:

45 Grattan Street, San Francisco, CA

ZIP CODE:

94117

CROSS STREETS:

Cole/Belvedere

ASSESSORS BLOCK/LOT:

1280 / 028

LOT DIMENSIONS:

LOT AREA (SQ FT):

3,123

ZONING DISTRICT:

RH-2

HEIGHT/BULK DISTRICT:

40-X

3. Project Description

Please check all that apply

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

Present or Previous Use: Single-Family Dwelling

Proposed Use: Two-Unit Dwelling

Building Permit Application No. 2010.01.08.4446 (Demolition)

Date Filed: January 1, 2010

2010.01.08.4443 (New Construction)

10.11520

01/6

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

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

On December 10, 2010, the architect for the project sponsor described the proposal to various affected neighbors who had gathered at the home of one such neighbor. Objections were voiced and discussed; there have not been any changes to the proposed project.

10.11520

Discretionary Review Request

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

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

See attached.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

See attached.

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

See attached.

ATTACHMENT TO DISCRETIONARY REVIEW APPLICATION

Project Address: 45 Grattan Street, San Francisco, CA
Block 1280; Lot 028

DR Applicant: Robbie Vann-Adibe
50 Alma Street, San Francisco, CA

Discretionary Review Request; Questions 1, 2, 3 (page 9 of Application)

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

The Residential Design Guidelines of the San Francisco Planning Department ("Guidelines") focus on six core Design Principles ("Principles"). The proposed two-unit residential building at 45 Grattan Street fails to meet the following Principles and is therefore subject to discretionary review by the City Planning Commission:

- Ensure that the building's scale is compatible with surrounding buildings.
- Ensure that the building respects the mid-block open space.
- Maintain light to adjacent properties by providing adequate setbacks.

The Guidelines state the following: "Though each building will have its own unique features, proposed projects must be responsive to the overall neighborhood context. A sudden change in the building pattern can be visually disruptive." In this case, the north and south elevations provided by the project sponsor as part of the Section 311 mailing clearly illustrate the conflicts between the proposed structure and the goals of the Planning Department. Indeed, the mass of the proposed building is excessive for the neighborhood context.

Discussed below are two glaring examples of how the proposed structure is in conflict with the Guidelines.

▣ GUIDELINE: *Design the scale of the building to be compatible with the height and depth of surrounding buildings. The building scale is established primarily by its height and depth. It is essential for a building's scale to be compatible with that of surrounding buildings, in order to preserve the neighborhood character.*

The surrounding streets (Grattan, Alma and Belvedere) are comprised mostly of buildings that contain one or two residential units, generally two to three stories tall. Three of the

corner lots on this block of Grattan are comprised of larger multi-unit buildings. This block also edges Cole Street, the main commercial thoroughfare in the neighborhood. The buildings on Cole are taller, made up of three-stories plus basements, or four stories. The proposed building is four stories, maximizing the height of the allowable building envelope. The proposed structure for 45 Grattan is taller than the building to the east and uphill of the subject property. It is three stories and is the most massive building on this side of the block (discounting the corner buildings, which by their prominence on the corners can be larger). The building to the west and downhill of the subject property is a two story structure and is dwarfed by the four stories of the proposed building at 45 Grattan. The two other single family residences on this side of the street are also smaller in scale. Therefore, there is no precedent for a four-story structure on this narrow residential side street.

GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space. The height and depth of a building expansion into the rear yard can impact the mid-block open space. Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of the other buildings that define the mid-block open space. An out-of-scale rear yard addition can leave surrounding residents feeling “boxed-in” and cut-off from the mid-block open space.

The proposed building at 45 Grattan overwhelms the scale of the adjacent building in the mid-block space bounded by Grattan, Cole, Alma and Belvedere. This is evident in the rear elevation drawing provided by the project sponsor. It clearly shows the difference in scale between the one story mass of the property to the west and the two story mass of the property to the east. The proposed structure, due to the rear yard excavation to provide light and air to the lower floor, reads as a four story structure. It exposes a two story wall along the west property line and is taller than the up-hill neighbor to the east.

- 2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:**

The neighborhood would be affected by the change in character associated with the scale of the proposed structure.

Mr. Vann-Adibe, the DR Applicant, would be affected by the impact of the proposed structure on the mid-block open space. His property at 50 Alma abuts the rear yard of the subject property. His enjoyment of the shared common open space would be compromised by the increased mass of the proposed four story building. Due to the up-sloping topography of this lot, the upper floors of the proposed building are more visually apparent to the neighboring buildings because the occupants of these buildings will be at a higher grade. Unlike a condition at the street, where the stepped-back upper floor has an impact on what is visible, this is not the case with the rear yard.

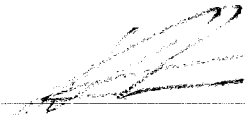
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

It is noted that the architect for the project has responded to the alterations requested by the Residential Design Team, but that these do not address issues related to the impact of the height of the building on the rear yard. The Planning Department had been concerned about making sure that the project complies with height and light-well regulations. It is clear from the documentation provided in the architectural drawing that the goal of the proposed structure is to maximize the height of the allowable buildable volume per the Planning Code requirements. Mr. Vann-Adibe is requesting that the height of the structure be reduced by elimination of the fourth story from the proposed building.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature:  _____

Date: 12/14/2010

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

OWNER
Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

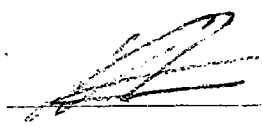
REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Convenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

Required Material.

Optional Material.

Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.



Date: 12/14/2010

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

APPLICATION FOR Discretionary Review Application

1. Owner/Applicant Information

Jan Platt and Jeffrey S Ross

44 Grattan Street

94117 (415) 731 8311

Erin Zhu

45 Grattan Street

94117 ()

Same as Above

()

2. Location and Classification

45 Grattan Street

94117

Cole Street and Belvedere Street

1280/028

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: Single story with attic; one unit residence

Proposed Use: Four story building; 2 unit residence

Building Permit Application No. 2010.01.08.4446 (Demolition) Date Filed: Jan 1 2010

2010.01.08.4443 (new construction)

RECEIVED

DEC 20 2010

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

10 11520

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

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

N/A

10.11520

Discretionary Review Request

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

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

Please see attached memo.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

Please see attached memo.

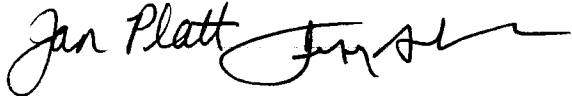
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Please see attached memo.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature:  Date: 12/19/10

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

Jan Platt and Jeffrey S. Ross
Owner Authorized Agent (circle one)

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

Response to Question 1

First, it appears that the building plans currently filed for 45 Grattan Street are not Code-compliant. Compliance requires requesting and justifying a variance from applicable off-street parking requirements, not scheduled for a Zoning Administrator's hearing until January 20, 2011.

We live at 44 Grattan--directly across the street from 45 Grattan and believe the proposed new four-story two-unit dwelling plans on file at this date, which would replace an existing single family dwelling, do not meet the General Plan Priority Policy (Planning Code Section 101.1(b)(8)) to conserve and to protect existing housing and neighborhood character. Therefore we request that the Planning Commission deny the permit to demolish the existing structure and not approve demolition unless and until the project sponsor submits a proposal which addresses the neighbor's concerns as stated below and in the requests for discretionary review submitted by other owners of neighboring properties.

To implement the policy of protecting existing housing and neighborhood character, the Commission has adopted residential guidelines. The proposed plans fail to follow the building scale principles (p.5 and 7) by being at least one floor higher than most dwellings to the east, north, west and south of 45 Grattan. Although we and our neighbors are still compiling the floor area ratios of existing buildings in the immediate neighborhood, the building mass shown on the plans and elevation for 45 Grattan suggest that the proposed building has a detrimentally higher FAR than the rest of the residential neighborhood.

The Residential Design Guidelines focus on six core Design Principles (p. 5), the first of which is to "ensure that the building's scale is compatible with the surrounding buildings;" Another principle is to "maintain light to adjacent properties by providing adequate setbacks." [The owner of the adjacent property owner to the south has addressed a third principle: "ensure that the building respects the mid-block open space,"] The new two-unit, four-story residential building proposed for 45 Grattan Street does not meet these three criteria (half of the total goals) and therefore is subject to Discretionary Review

Attachment to Platt/Ross Request for Discretionary Review
Project Site Address: 45 Grattan Street, San Francisco

by the San Francisco Planning Commission.

The Residential Design Guidelines (p.7) state that “though each building will have its own unique features, proposed projects must be responsive to the overall neighborhood context. A sudden change in the building pattern can be visually disruptive.” The north and south elevations provided by the project sponsor as part of the 311 mailing clearly illustrate the conflicts between this proposal and the goals of the San Francisco Planning Department. The mass of the proposed building is excessive for the neighborhood context.

The Residential Design Guidelines identify numerous ways that a building can achieve these goals. Below are two of the most relevant sections where the proposed structure conflicts with these goals.

GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings. The building scale is established primarily by its height and depth. It is essential for a building’s scale to be compatible with that of surrounding buildings, in order to preserve the neighborhood character. (page 23)

The surrounding streets (Grattan, Alma and Belvedere) are comprised mostly of buildings that contain one or two residential units, generally two to three stories tall. Three of the corner lots on this block of Grattan are comprised of larger multi-unit buildings, but these to are consistent with the character of the single-family and two-unit buildings in this first block of Grattan Street. This block also edges Cole Street, the main commercial thoroughfare in the neighborhood. Some of the buildings on Cole are taller, made up mostly of three-stories plus basements, but all maintain the neighborhood character of Cole Valley, both historically and aesthetically. The proposed building is four stories, maximizing the height of the allowable building envelope. The proposed structure for 45 Grattan is 6 feet taller than the building to the east and uphill of the subject property. The project sponsor advised of the plan to add solar panels, which will add another three feet to the height of the building, making it almost one story taller than the next-highest building on the block. It is not only the proposed structure’s height but the mass of the design which makes it incompatible with the surrounding buildings (discounting the corner buildings, which by their prominence on the corners can be larger). The building to the west and downhill of the subject property is a two-story structure and is dwarfed by the four stories of the proposed building at 45 Grattan. There is no precedent for a four-story structure on this narrow residential side street.

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

The proposed building at 45 Grattan overwhelms the scale of the adjacent buildings. The proposed building is set closer to the sidewalk than the existing building. This placement of the new building, in combination with the three-story front façade

Attachment to Platt/Ross Request for Discretionary Review
Project Site Address: 45 Grattan Street, San Francisco

height and overall four floor height, results in an obtrusive projection into the public realm that has been created along narrow Grattan Street.

The contemporary architectural design of the building ,while attractive by itself, does not have the degree of detailing recommended on pages 43 through 48 of the residential guidelines.

This proposed two dwelling units consist of a large four bedroom unit, and a ground floor studio unit. Only one standard size parking space is proposed. An alternative suggested to us by representatives of the project sponsor, is two compact spaces in tandem. However, in our discussion with the architect, she proposed a 28 foot long garage. A compact car (e.g. Honda Civic or Prius) is approximately 15 feet long. Therefore two compact cars would NOT fit in the modified garage plan. Neither of these parking solutions will meet the likely parking demand generated by the occupants. Curb parking generally is congested on Grattan street. Further pressure on curb parking created by the new building will degrade the current livability for existing residents.

Living directly across the street in a one-family residence with a two-car tandem garage, we are regularly confronted with the challenge of attempting to exit our garage. The proposed parking plan for 45 Grattan will compound the existing problems.

While the proposed fourth floor is shown as a bedroom, the project sponsor is an internationally-known professional musician, and the architect has indicated the room will hold a piano. The project permit expediter stated that the owners plan to use the "fourth bedroom" as a studio, in which he will work. Contrary to the floor plan, it will NOT be used as a bedroom. We are concerned that the room may be turned into a practice or performance room without enough sound attenuation to preclude the creation of a noise nuisance for nearby neighbors. Our bedroom is directly across from 45 Grattan, and we would have to endure the sounds emanating from the studio.

Since the project sponsor never contacted us prior to sending the November 22, 2010 notice, they have not afforded the neighbors adequate time to discuss with them their demolition and construction plan, the impacts to the neighborhood during demolition, construction and to address desired mitigation measures.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

Response to Question 2:

The neighborhood would be seriously affected by the change in character associated with the scale and design of the proposed structure.

Attachment to Platt/Ross Request for Discretionary Review
Project Site Address: 45 Grattan Street, San Francisco

As the neighbors directly across from the proposed building, we would be most directly adversely affected. Currently our living room and bedroom benefit from the southern light we receive. Demolishing the current structure and replacing it with a four-story structure will limit the light, especially on our first floor and living room. The architect has provided some shadow studies, but we are concerned that the umbra and penumbra which will be created by the new building will significantly limit the light on the street for pedestrians and will reduce the light in our home.

More significant, the four-story structure will dwarf the other buildings on the street. Currently, we have an unobstructed view from our living room and the master bedroom of Tank Hill and its trees and, below that, the foliage and charming buildings of Cole Valley. Were the Planning Commission to allow the 45 Grattan Project to proceed as four stories, all we will see is the massive, bold, modern structure, which (while attractive in another more appropriate setting-- on a wider block with more space on either side) is inconsistent both in design and scale with all of the rest of the block and immediate neighborhood.

Unlike Cole Street (to the west) Grattan is a narrow street. The scale of the existing building is not consistent with the narrower street. The mass of the proposed building is exaggerated by the narrow street, making it even more dominant and oppressive when viewed from our living room or master bedroom.

Similarly, the view from the street will make this building omnipresent, whether viewed by pedestrians traveling east or west on Grattan Street or by motorists.

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

The major change, which would address many of our and the neighborhood's concerns, is the removal of the fourth story. This would reduce the massive scale of the building, making it more consistent with the character of the neighborhood and leave some open-space visible. While our view would still be impacted substantially, removing the fourth story would be more consistent with the surrounding structures and the neighborhood feel of the building.

The proposal is to reduce the setback by two feet. We suggest that the front setback be the same as the building to the east. Since both buildings present as large rectangular blocks (though the building to the east is softened by its historic detail), placing them in the same plane will reduce the impact of the new construction at 45 Grattan Street. We understand the Planning Commission's preference in other circumstances for siting the building half-way between the adjacent buildings. While this provides a pleasing aesthetic in other situations, we suggest that this building be sited in line with the building to the east rather than half-way between the eastern and western buildings. Given the narrowness of Grattan Street, siting the building as proposed would make it even more obtrusive and aberrant when compared with the existing buildings.

Attachment to Platt/Ross Request for Discretionary Review
Project Site Address: 45 Grattan Street, San Francisco

Again, the modern design would be appropriate if located in a neighborhood which contained a more varied architectural style. Here the austere modern architecture is aberrant and conflicts with the areas historic early Twentieth Century architecture. The lack of ornamentation and detailing on the façade contribute to the anomaly.

This two-unit building should have sufficient parking. Currently many older buildings on Grattan Street have no or insufficient parking. The three-unit building to the west of our house has NO parking. It is frequently occupied by as many as nine unrelated people. They and their visitors park on the street. When parking is unavailable, they often double-park or park in our driveway. Adding a two-unit structure without adding sufficient parking for both units will compound the problem.

If, as we have been told, the musician owner, will use the fourth floor for his studio, adequate sound attenuation should be assured.

We did not learn the details of the proposed demolition and construction until receipt of the November 22 notice. Should the Planning Commission decide to allow demolition and construction, appropriate mitigation measures should be required to minimize the impact on surrounding neighbors.



SAN FRANCISCO PLANNING DEPARTMENT

Section 317 Application

Section 317 of the Planning Code requires that a public hearing will be held prior to approval of any permit that will remove existing housing, with certain codified exceptions. Where a project will result in the loss of one or two residential units, the project is subject to a Mandatory Discretionary Review (DR) hearing before the Planning Commission, unless the Code specifically requires Conditional Use (CU) Authorization. Projects resulting in the loss of three or more units will require a Conditional Use hearing by the Planning Commission. If a Conditional Use is required, attach this Application as a supplemental document. All projects subject to Section 317 must fill out this cover sheet and the relevant attached Form(s) (A, B, or C), and contact Georgia Powell at (415) 558-6371 to schedule an intake appointment.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning Information:
415.558.6377

PROJECT ADDRESS: 45 Girattan St.		NAME: Jeremy Paul		
BLOCK / LOT: 1200 / 028		ADDRESS: 40 Otis St.		
ZONING: RH-2		CITY, STATE: SF, CA 94103		
LOT AREA 3125 sq ft.		PHONE: 415.552.1888		
#	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	1	2	+1
2	Total number of parking spaces	1	1	0
3	Total gross habitable square footage	1450	3660	
4	Total number of bedrooms	0	5	5
5	Date of property purchase	10/15/09		
6	Number of rental units	0	1	+1
7	Number of bedrooms rented	0	1	
8	Number of units subject to rent control	0	0	
9	Number of bedrooms subject to rent control	0	0	
10	Number of units currently vacant	1	0	
11	Was the building subject to the Ellis Act within the last decade?	NO		
12	Number of owner-occupied units	1	1	

I have read and understood the information in this Application, including the required payment of time and material fees for processing this Application. I certify that I will pay all Planning Department time and material costs for processing this Application, as required by Sections 350(c) and 352(B) of the Planning Code.

Signature:

Printed Name:

Jeremy Paul

Date:

1/08/10

Loss of Dwelling Units through Demolition

(FORM A - COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(d), the demolition of residential dwellings not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval. Administrative approval only applies to (1) single-family dwellings in RH-1 Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 50% of combined land and structure value of single-family homes in San Francisco); or (2) residential buildings of two units or fewer that are found to be unsound housing.

The Planning Commission will consider the following criteria in the review of applications to demolish Residential Buildings. Please fill out answers to the criteria below:

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 50% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months):
This home is not affordable or financially accessible housing as it has been valued at \$1,215,000
2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings). This housing has not been found to be unsound.

Existing Building

1. Whether the property is free of a history of serious, continuing code violations:
While lacking an actual bedroom this property is free of any history of code violations
2. Whether the housing has been maintained in a decent, safe, and sanitary condition:
While of poor construction quality this home has been maintained.
3. Whether the property is a "historical resource" under CEQA:
This property has been determined not to be a historic resource
4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA:

Rental Protection

5. Whether the Project converts rental housing to other forms of tenure or occupancy:
One unit of rental housing will be added to the housing stock as a result of this project
6. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance:
There has never before been rental housing at this site

Priority Policies

7. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;
~~The existing cultural and economic neighborhood diversity will not be impacted by a new home built by and for a resident family.~~
8. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;
The existing neighborhood character and cultural and economic neighborhood diversity will not be impacted by a new home built by and for a resident family.
9. Whether the Project protects the relative affordability of existing housing;
The existing housing that the subject site is not relatively affordable at the appraised value of \$1,215,000
10. Whether the Project increases the number of permanently affordable units as governed by Section 315;
A new rental unit being created on the site is of modest scope and will be relatively affordable in this district.

Replacement Structure

11. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;
This project proposes a new two family dwelling in an RH2 zoning district on a fully developed block
12. Whether the Project creates quality, new family housing;
~~This project proposes to employ green technologies and site appropriate design to vastly improve the quality of the housing provided currently at this site.~~
13. Whether the Project creates new supportive housing;
No
14. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;
This project sponsor will work closely with the Planning Department RDT, staff planner, and the zoning administrator, to further enhance neighborhood character and to provide the most well-designed housing for this site.
15. Whether the Project increases the number of on-site dwelling units;
Yes there will be two dwelling units, replacing one inadequate unit
16. Whether the Project increases the number of on-site bedrooms.
Yes, the existing dwelling has no bedroom and this proposal includes ~~four~~ **5** bedrooms.

Priority General Plan Policies – Planning Code Section 101.1 (APPLICABLE TO ALL PROJECTS SUBJECT TO THIS APPLICATION)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced:
 There will be no impact on neighborhood serving retail uses

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;
 The Bargeld family has worked carefully with their architect and neighbors to assure that existing housing and neighborhood character be conserved.

3. That the City's supply of affordable housing be preserved and enhanced;

~~No affordable housing will be affected by this proposal~~

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking. Off street parking is provided in a similar configuration to the existing structure.
 There will be no impact on commuter traffic or on Muni transit service.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;
 There will be no impact on industrial and service sectors. Improved housing is being created within walking distance of places of employment in both the financial sector and retail sector

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake. The existing structure is poorly prepared for a seismic event. The replacement structure will meet or exceed all city and state seismic safety standards as will be confirmed by DBI

7. That landmarks and historic buildings be preserved; and

~~No landmarks or historic buildings will be affected by this proposal.~~

8. That our parks and open space and their access to sunlight and vistas be protected from development.

 No parks will be affected by this proposal



SAN FRANCISCO PLANNING DEPARTMENT

RESIDENTIAL DESIGN TEAM REVIEW

DATE: February 11, 2010 RDT MEETING DATE: 2/17/10

PROJECT INFORMATION:

Planner: G. Cabrerros
 Address: 45 Grattan Street
 Cross Streets: Cole/Belvedere
 Block/Lot: 1280/028
 Zoning: RH-2
 Height/Bulk District: 40-X
 BPA/Case No. 2010.01.08.4443
 Project Status Initial Review Post NOPDR DR Filed

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

Demo two-story SFD and new construction of 4-story, 2-unit building.

PROJECT CONCERNS:

Seeking comments re: overall massing and bulk, appropriateness of 4th floor and material/window detailing. Raised entry not provided as project sponsor would like a secure entry.

RDT COMMENTS:

- Please provide additional setbacks along the front and/or sides of the fourth floor so that the fourth floor will be minimally visible from the public right-of-way. Consider eliminating the fourth floor overhang in order to help achieve this objective. (RDG, pg 23-25)
- The façade frame and the amount of glazing are overscaled in contrast to the neighborhood context, specifically the subject block of Grattan Street. Please redesign the fenestration to read as individual floor levels rather than having the façade read as a two-story volume. (RDG, pg. 29, 43-44)
- Please maintain the approximate ratio of glazing:opaque wall area exemplified on neighboring properties. (RDG, pg. 44-45)
- Please provide a raised entrance. (RDG, pg 31-32)



SAN FRANCISCO PLANNING DEPARTMENT

RESIDENTIAL DESIGN TEAM REVIEW

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

DATE: 12/20/10 RDT MEETING DATE: 1/6/11

Reception:
415.558.6378

PROJECT INFORMATION:

Planner:	<u>G. Cabrerros</u>
Address:	<u>45 Grattan Street</u>
Cross Streets:	<u>Cole / Belvedere</u>
Block/Lot:	<u>1280/028</u>
Zoning:	<u>RH-2</u>
Height/Bulk District:	<u>40-X</u>
BPA/Case No.	<u>DR case to be assigned</u>
Project Status	<input type="checkbox"/> Initial Review <input type="checkbox"/> Post NOPDR <input checked="" type="checkbox"/> DR Filed

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

- Demo 2-story SFD. New construction of 4-story, 2-unit building. 3 DRs filed.

PROJECT CONCERNS:

- Building scale, massing and neighborhood context– taller than other buildings on the block. New building set closer to side walk than existing building. Grattan is a narrow street.
- Impacts to light, mid-block open space – building depth, rear elevation is massive, excavation at rear yard makes building appear taller.
- Non-Code complying – parking variance requested.
- Sound issues - upper room is to be a music studio.

RDT COMMENTS:

- The RDT finds the building’s proposed massing to be compatible with the development pattern on the block, which has a pattern of three-story structures, including the adjacent neighbor to the east. The RDGs allow for buildings to be one-story taller than the surrounding context, if setback subordinate. (RDG, pg. 24-25)
- The RDT would continue to support the project if the owners chose to setback the entire structure to be equal with the easterly neighbor’s front setback.
- The rear of the top floor is setback from the rear wall in order to minimize light and massing impacts on the adjacent properties’ rear yards. The overall building depth is compatible with the adjacent buildings’ depths. (RDG, pg. 16, 25-26)
- The project is not located within a historic districted, and the neighborhood is mixed in terms or architectural character. Contemporary architecture can be compatible as infill development in older neighborhoods, if appropriately designed. Although the block does not contain contemporary buildings, there are many examples within the immediate area. (RDG, pg. 10, 47-48)



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On January 1, 2010, the Applicant named below filed Building Permit Application Nos. 2010.01.08.4446 (Demolition) and 2010.01.08.4443 (New Construction) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Erin Zhu c/o Jeremy Paul	Project Address:	45 Grattan Street
Address:	Quickdraw Consulting, 60 Otis Street	Cross Streets:	Cole/Belvedere
City, State:	San Francisco, CA 94103	Assessor's Block /Lot No.:	1280/028
Telephone:	(415) 552-1888	Zoning Districts:	RH-2/40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE			
<input checked="" type="checkbox"/> DEMOLITION	and/or	<input checked="" type="checkbox"/> NEW CONSTRUCTION	or <input type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS	<input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)	<input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Single-Family Dwelling	Two-Unit Dwelling
FRONT SETBACK	9 feet	7 feet
SIDE SETBACKS	none	No Change
BUILDING DEPTH	55 feet	57 feet
REAR YARD	61 feet (to rear wall)	61 feet (to rear wall)
HEIGHT OF BUILDING	24 feet	40 feet
NUMBER OF STORIES	2 plus attic	4
NUMBER OF DWELLING UNITS	1	2
NUMBER OF OFF-STREET PARKING SPACES	1	No Change

PROJECT DESCRIPTION

The proposal is to demolish the existing two-story, single-family dwelling and to construct a new four-story, two-unit building. Per Planning Code Section 317, a Mandatory Discretionary Review (Case No. 2010.0001D) hearing is required for the residential demolition. A parking variance (Case No. 2010.0001V) is also requested, as the project requires two parking spaces; however only one space is proposed. The Discretionary Review and Variance hearings are scheduled to be heard anytime after 1:30 PM on Thursday, January 20, 2011 at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400. The required notification for the Discretionary Review and Variance cases will be mailed under a separate cover. See attached plans.

PLANNER'S NAME: Glenn Cabrerros

PHONE NUMBER: (415) 558-6169

EMAIL: glenn.cabreros@sfgov.org

DATE OF THIS NOTICE: 11-19-10

EXPIRATION DATE: 12-19-10



**SAN FRANCISCO
PLANNING DEPARTMENT**

Date received:
RECEIVED

FEB 23 2010

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M.E.A.

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input checked="" type="checkbox"/>	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Geotechnical Report</i> , as indicated in Part 3 Questions 3a and 3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): Quickdraw / Jeremy Paul Date: 2/22/10
 (For Staff Use Only) Case No. 2010.0157E Address: 45 Grattan St
 Block/Lot: 1280/028

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>Erin Zhu & Blixa Bargeld</u>	Telephone No.	<u>c/o Architect/Agent 415.522.1907</u>
Address	<u>3937 21st Street</u>	Fax. No.	<u>c/o Architect /Agent 415.522.1917</u>
	<u>San Francisco, CA 94107</u>	Email	<u>cary@cbstudio.com</u>
Project Contact	<u>Cary Bernstein</u>	Telephone No.	<u>415.522.1907</u>
Company	<u>Cary Bernstein Architect</u>	Fax No.	<u>415.522.1917</u>
Address	<u>2325 Third Street Studio 341</u>	Email	<u>cary@cbstudio.com</u>
	<u>San Francisco, CA 94107</u>		

Site Information

Site Address(es):	<u>45 Grattan Street</u>		
Nearest Cross Street(s)	<u>Cole/Belvedere</u>		
Block(s)/Lot(s)	<u>B-1280 L-028</u>	Zoning District(s)	<u>RH-2</u>
Site Square Footage	<u>3,125sf</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use Community Plan Area (if any)	<u>Single family residence</u>		

Project Description - please check all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Change of use	<input type="checkbox"/> Zoning change	<input checked="" type="checkbox"/> New construction
<input type="checkbox"/> Alteration	<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Lot split/subdivision or lot line adjustment	
<input type="checkbox"/> Other (describe)	<u>Estimated Cost</u>		

Describe proposed use Two-unit residence

Narrative project description. Please summarize and describe the purpose of the project.

The proposed project involves the demolition of existing single-family residence and construction of new two-unit residential building.

The existing single-family residence does not have a legal bedroom. The new residential structure will provide space for a family and improve the density of construction in the city by adding a second unit.

The proposed new building will have a shallower footprint in the rear-yard thereby enhancing public open space. The proposed new building will be built to higher efficiency and sustainable standards than the existing structure.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. <i>Front yard setback</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,925sf	2,925sf	1,733sf	4,658sf
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	384sf	290sf	(-94sf)	290sf
Other (specify use)				
Total GSF				
Dwelling units	1	1	1	2
Hotel rooms	0	0	0	0
Parking spaces	1	1	0	1
Loading spaces	0	0	0	0
Number of buildings	1	1	0	0
Height of building(s)	23'-9"	23'-9"	16'-3"	40'-0"
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
 CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS # 3(a) § 1(i)

Aaron Stone 11/8/10



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 45 Grattan Street
Block/Lot: 1280/028
Case No.: 2010.0157E
Date of Review: November 3, 2010
Planning Dept. Reviewer: Aaron Starr
 (415) 558-6362 | aaron.starr@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning Information:
415.558.6377

PROPOSED PROJECT Demolition Alteration

PROJECT DESCRIPTION

The proposed project involves demolishing the existing one-and-a-half-story-over-garage, 2,925 sq. ft. single-family building and replacing it with a four-story, 4,658 sq. ft. two-family building.

PRE-EXISTING HISTORIC RATING / SURVEY

Mary E. Bartel, the owner of the property at the time, commissioned her neighbor Thomas Davinroy, a carpenter, to construct the subject building in 1906. The subject property is not included on any historic surveys, and is not included on the National or the California Registers. The building's recorded date of construction makes it a "Category B" building (requires further information and consultation) for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on a rectangular shaped lot on the south side of Grattan Street between Cole and Belvedere Streets. The subject property is located in the City's Height Ashbury Neighborhood in an area more specifically defined as Cole Valley. The subject property is not located within a known historic district. A survey conducted by Tim Kelley Consulting found potential districts in the area with the most notable concentration of buildings found on Belvedere, Clayton and Cole Streets. The Historic Resource Evaluation concluded that this block of Grattan Street is visually isolated from those areas and does not possess a sufficient concentration of the building types identified in the potential districts; therefore the subject building is not located within a potential historic district.¹

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

¹ Tim Kelley Consulting. Historic Resource Evaluation for 45 Grattan Street; October 2010. On file for review at the SF Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

- Event: or Yes No Unable to determine
Persons: or Yes No Unable to determine
Architecture: or Yes No Unable to determine
Information Potential: Further investigation recommended.
District or Context: Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for listing on the California Register under Criterion 1. While constructed during the period of significance for the districts identified in the report by Tim Kelly Consulting, 45 Grattan does not possess the same characteristics as the homes found in the potential historic districts on Belvedere, Clayton and Cole – larger, comfortable, single-family homes constructed by contractor-builders who repeated two or three designs in a row². Further, the subject building is on a street that is visually mixed and isolated from those potential districts.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible for listing on the California Register under Criterion 2. The original owner and person who commissioned the building was Mary E. Bartel, a widower with two children. No information was found about her that would indicate that she was important to the history of San Francisco or the State of California. Further, no information was found on previous owners or occupants that would indicate that they were important to the history of San Francisco or the State of California.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Constructed in 1906, 45 Grattan is a one-and-a-half-story-over-garage, single-family, wood-framed structure rendered in a vernacular, Tudor revival style. It is a modest structure that does not possess high artistic values and nor does it embody the distinctive characteristics of a type, period, region or method of construction. The subject property was designed and built by a carpenter – Thomas Davinroy - who lived adjacent to the subject building. Mr. Davinroy was not a master architect.

² Tim Kelley Consulting. Historic Resource Evaluation for 45 Grattan Street; October 2010. On file for review at the SF Planning Department, National Register Historic District Files, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

Further, the subject block does not appear to be a contributor to or located within a potential historic district (see discussion above).

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: Retains Lacks
Association: Retains Lacks
Design: Retains Lacks
Workmanship: Retains Lacks

Setting: Retains Lacks
Feeling: Retains Lacks
Materials: Retains Lacks

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

No Resource Present (*Go to 6 below.*)

Historical Resource Present (*Continue to 4.*)

-
4. **If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

-
5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

To: The San Francisco Planning Commission
 Re: 45 Grattan Street; Building Permit Application Nos. 2010.01.08.4446 (demolition) and 2010.01.08.4443 (New Construction); Parking Variance (Case No. 2010.0001V)

Discretionary Review and Variance Hearing: Thursday, January 20, 2011 at 1:30 p.m.


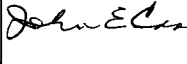
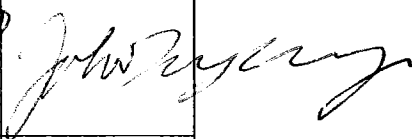
We, the undersigned, Cole Valley residents respectfully request the Planning Commission to deny Building Permit Application Nos. 2010.01.08.4446 (demolition) and 2010.01.08.4443 (New Construction) and the Parking Variance (Case No. 2010.0001V).

The existing single-family residence is consistent with the neighborhood character and architectural style and scale of the surrounding homes. Its demolition would remove a charming cottage which contributes to the charm and historic feel of Grattan Street.

The proposed construction of a 4-story 2-unit building with inadequate parking does not meet the General Plan Priority Policy. The parking variance should be denied as there is currently inadequate parking for residents and the patrons of Cole Street shops and restaurants. Constructing two units without parking for two full-size cars will compound the problem.

The design and scale of the proposed building are not compatible with the surrounding buildings and therefore violate a Residential Design Guideline Principle. At a height of 40 feet and four stories, the building is 16 feet taller than the existing structure, 6 feet taller than the adjacent building and out of scale with the entire block. The addition of a fourth story is unprecedented. The size is exacerbated by the modern, cube-like design, devoid of the charm and character of the neighborhood. We estimate the floor area ratio (FAR) of the proposed building to be significantly more than the neighboring structures.

Many of us have work commitments which conflict with the time of the hearing, and we appreciate the Commission's considering our views as expressed in this petition.

Name	Address	Years In CV	Phone	e-mail	Signature
Bernie Cottone	1060 Cole St, #1	Cole 28 Valley	412 1600	bcsfeh@comcast.net	Bernie Cottone
John Crandon	36 Grattan	3	573-353 9218		
John Crandon	36 Grattan	7	415 305 6889	grattan@johncrandon.com	
John Derryberry	38 Grattan	17 yrs.	415-505-1272	john.derryberry@edelman.com	

To: The San Francisco Planning Commission
 Re: 45 Grattan Street; Building Permit Application Nos. 2010.01.08.4446
 (demolition) and 2010.01.08.4443 (New Construction); Parking Variance (Case
 No. 2010.0001V)

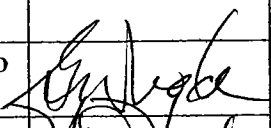
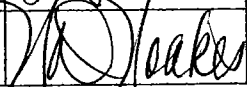
Discretionary Review and Variance Hearing: Thursday, January 20, 2011 at 1:30 p.m.

We, the undersigned, long-time Cole Valley residents respectfully request the Planning Commission to deny Building Permit Application Nos. 2010.01.08.4446 (demolition) and 2010.01.08.4443 (New Construction) and the Parking Variance (Case No. 2010.0001V). The existing single-family residence is consistent with the neighborhood character and architectural style and scale of the surrounding homes. Its demolition would remove a charming cottage which contributes to the charm and historic feel of Grattan Street.

The proposed construction of a 4-story 2-unit building with inadequate parking does not meet the General Plan Priority Policy. The parking variance should be denied as there is currently inadequate parking for residents and the patrons of Cole Street shops and restaurants. Constructing two units without parking for two full-size cars will compound the problem.

The design and scale of the proposed building are not compatible with the surrounding buildings and therefore violate a Residential Design Guideline Principle. At a height of 40 feet and four stories, the building is 16 feet taller than the existing structure, 6 feet taller than the adjacent building and out of scale with the entire block. The addition of a fourth story is unprecedented. The size is exacerbated by the modern, cube-like design, devoid of the charm and character of the neighborhood. We estimate the floor area ratio (FAR) to be 1.38, significantly more than the neighboring structures.

Many of us have work commitments which conflict with the time of the hearing, and we appreciate the Commission's considering our views as expressed in this petition.

Name	Address	Years in Cole Valley	Phone	e-mail	Signature
Geoff Noakes	1126 Cole	23+	415-370-5980	geoffnoakes@hotmail.com	
Nancy Noakes	1126 Cole	23+	415-753-8635	nancynoakes@hotmail.com	

To: The San Francisco Planning Commission
 Re: 45 Grattan Street; Building Permit Application Nos. 2010.01.08.4446 (demolition) and 2010.01.08.4443 (New Construction); Parking Variance (Case No. 2010.0001V)

Discretionary Review and Variance Hearing: Thursday, January 20, 2011 at 1:30 p.m.


We, the undersigned, Cole Valley residents respectfully request the Planning Commission to deny Building Permit Application Nos. 2010.01.08.4446 (demolition) and 2010.01.08.4443 (New Construction) and the Parking Variance (Case No. 2010.0001V).

The existing single-family residence is consistent with the neighborhood character and architectural style and scale of the surrounding homes. Its demolition would remove a charming cottage which contributes to the charm and historic feel of Grattan Street.

The proposed construction of a 4-story 2-unit building with inadequate parking does not meet the General Plan Priority Policy. The parking variance should be denied as there is currently inadequate parking for residents and the patrons of Cole Street shops and restaurants. Constructing two units without parking for two full-size cars will compound the problem.

The design and scale of the proposed building are not compatible with the surrounding buildings and therefore violate a Residential Design Guideline Principle. At a height of 40 feet and four stories, the building is 16 feet taller than the existing structure, 6 feet taller than the adjacent building and out of scale with the entire block. The addition of a fourth story is unprecedented. The size is exacerbated by the modern, cube-like design, devoid of the charm and character of the neighborhood. We estimate the floor area ratio (FAR) of the proposed building to be significantly more than the neighboring structures.

Many of us have work commitments which conflict with the time of the hearing, and we appreciate the Commission's considering our views as expressed in this petition.

Name	Address	Years In CV Cole Valley	Phone	e-mail	Signature
Cheryl Jackson	410 Grattan St 94117	1	415 994 3232	Spiderwickel@ gmail.com	

To: The San Francisco Planning Commission
 Re: 45 Grattan Street; Building Permit Application Nos. 2010.01.08.4446
 (demolition) and 2010.01.08.4443 (New Construction); Parking Variance (Case
 No. 2010.0001V)

Discretionary Review and Variance Hearing: Thursday, January 20, 2011 at 1:30 p.m.

We, the undersigned, long-time Cole Valley residents respectfully request the Planning Commission to deny Building Permit Application Nos. 2010.01.08.4446 (demolition) and 2010.01.08.4443 (New Construction) and the Parking Variance (Case No. 2010.0001V). The existing single-family residence is consistent with the neighborhood character and architectural style and scale of the surrounding homes. Its demolition would remove a charming cottage which contributes to the charm and historic feel of Grattan Street.

The proposed construction of a 4-story 2-unit building with inadequate parking does not meet the General Plan Priority Policy. The parking variance should be denied as there is currently inadequate parking for residents and the patrons of Cole Street shops and restaurants. Constructing two units without parking for two full-size cars will compound the problem.

The design and scale of the proposed building are not compatible with the surrounding buildings and therefore violate a Residential Design Guideline Principle. At a height of 40 feet and four stories, the building is 16 feet taller than the existing structure, 6 feet taller than the adjacent building and out of scale with the entire block. The addition of a fourth story is unprecedented. The size is exacerbated by the modern, cube-like design, devoid of the charm and character of the neighborhood. We estimate the floor area ratio (FAR) to be 1.38, significantly more than the neighboring structures.

Many of us have work commitments which conflict with the time of the hearing, and we appreciate the Commission's considering our views as expressed in this petition.

Name	Address	Years in Cole Valley	Phone	e-mail	Signature
James Ingals	404 Belvedere	12	415.664.5663	mbj@lmi.net	
Mary Birchler	489 Belvedere	22	664-5663	mbj@lmi.net	
Meghan Saito	484 Belvedere	<1	415.592.8201	Meghan.Saito@gmail.com	
Alex Saito	484 Belvedere	<1	415-592-8201	THE SAITOS@hotmail.com	
Rob Weir	487 Belvedere St	1	415 420 5062	jamesrweir@hotmail.com	
Jennifer Leer	487 Belvedere	1	415 5645062	jenniferleer@gmail.com	
SUSAN KARP	418 Belvedere	30	415 5663349	SLK418@aol.com	

NAME	ADDRESS	YEARS IN CV	PHONE	E-MAIL	SIGNATURE
MARTIN SCHEIDER	425 BELVEDERE	42	415 564 7682	MARTINBC1@SBCGLOBAL.NET	<i>Martin Scheider</i>
JEANNE SCHEIDER	425 BELVEDERE	42	415 564-7682	Jcscheider22@abcglobal.net	<i>Jeanne Scheider</i>
Michael Perry	425A Belvedere	5	415-242-8446	MPerry@lmgc.org	<i>Michael Perry</i>
Christine Beliveau	425 Belvedere	5	415 640-0167	christine@arthemis.com	<i>Christine Beliveau</i>
DETLEF E. YOOS	426 BELVEDERE	21	681-0837	DETLEFYOOS@PACBELL.NET	<i>Detlef E. Yoos</i>
Steph H	415 Belvedere	35	415 819-3251	Annajoy1@aol.com	<i>Steph H</i>
Michael H	415 Belvedere	35	415 661-4815	m4p@tsw.com	<i>Michael H</i>
Christopher Solissen	475 Belvedere	8	415-661-2613	topher_solissen@gmail.com	<i>Christopher Solissen</i>
VALERIE DANIELS	472 BELVEDERS	36	415-665-2784	westbayralph@sbcglobal.net	<i>Valerie Daniels</i>
Ralph DANIELS	472 Belvedere	36	415-425-7067	westbayralph@sbcglobal.net	<i>Ralph Daniels</i>
Dan Brady	431 Belvedere	26	415-753-6566	dbrady01@yahoo.com	<i>Dan Brady</i>
JANE MILLER	422 Belvedere	32	415 681 7631	millersinst@earthlink.net	<i>Jane Miller</i>
Ken Quam	440 Belvid	25	415.664955	kenndh.quam@att.net	<i>Ken Quam</i>
Janice Sanz	432 Belvedere	33	415-661-5540	sanzjle@comcast.net	<i>Janice Sanz</i>
Max Dan	432 Belvedere	33	415 664 6311	maxid@comcast.net	<i>Max Dan</i>
BORR PAVEL	407 BELVEDERE	45	415 564 5673		<i>Borr Pavel</i>
Pattyn Rob	401 Belvedere St	21	415 665-8692	pattynrob4@gmail.com	<i>Pattyn Rob</i>

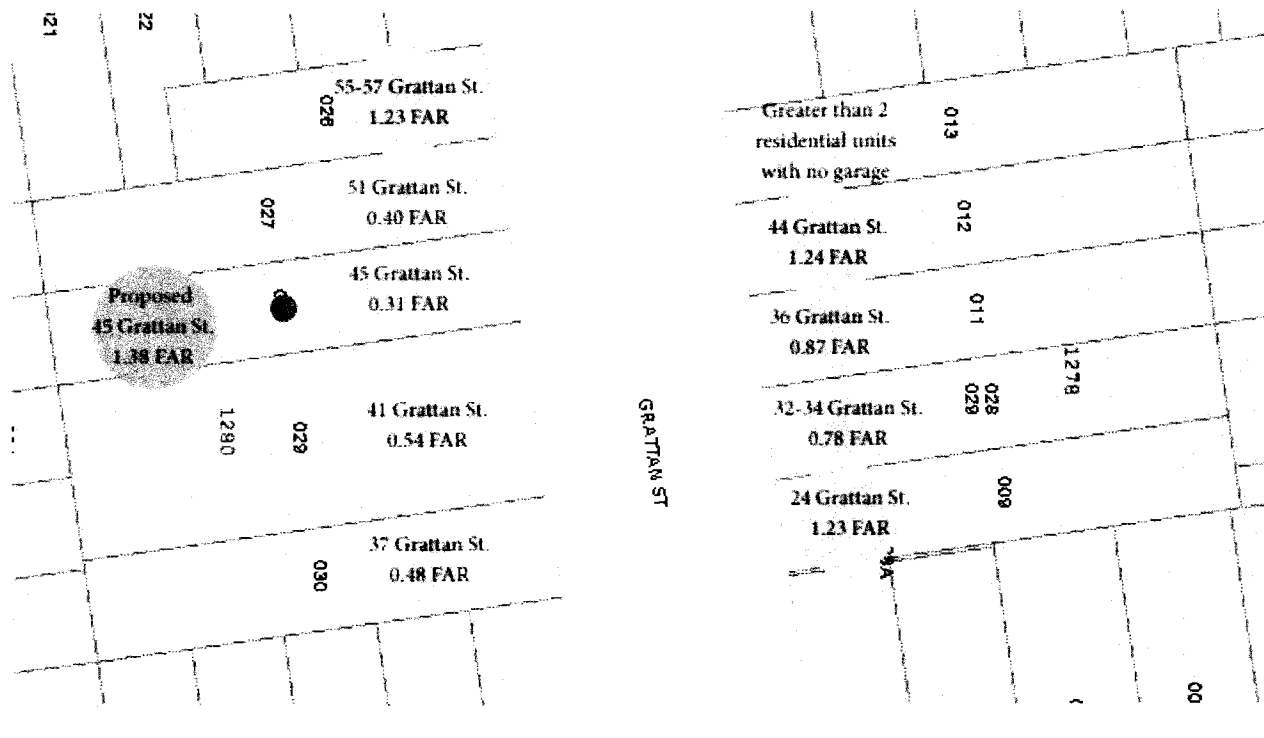
Name	Address	Years in Cole Valley	Phone	e-mail	Signature
Robbie and Linda Vann-Adibé	50 Alma St	16	415 759 8870	rova@sprynet.com	
Linda Vann-Adibé	"	"	"		Linda Vann-Adibé
Minette Gutfreund	54 Alma St	32	415-665-3753	minette@somersetprinting.com	
ISAC GUTFREUND	54 ALMA	32	665.3753	igutfreund@yahoo.com	
CHMS Keane	49 Alma	6	846.0089	ckeane@keaneclar.com	
Andrew MacBrade	39 Alma	5	225-2247	amcbrade@yahoo.com	
Byron Bray	56 ALMA	50	415-566-2514	BYRON@SBGLOBAL.NET	Byron Bray
Diana Bray	56 Alma	50	415-566-2514	—	Diana Bray
Wylie Liu	36 Alma	9	415 664 7185	wylie.sf@gmail.com	
Loren Krone	36 Alma	9	415 664 7185	wyloren@yahoo.com	
MIKE ANDERSON	32 ALMA	21	4157595013	Theandersons@sbglobal.net	
LINDA ANDERSON	32 ALMA	21	415 759-5013	theandersons@SBGLOBAL.NET	
Nancy Hutt	35 Alma	27	415-665-4341	canhutt@gmail.com	Nancy Hutt
NANCY DASOVICH	57 Grattan	13	415 759 1986	dasovich63@yahoo.com	
SAM TURK	48 Grattan	2	925 330 9199	samturk@gmail.com	
DUC LOU	Berkeley	1	415 794 4597	beengere.duclo@opprail.com	

Floor Area Ratio Comparison for 45 Grattan Street Proposed Project

A comparison¹ of the Floor Area Ratio (FAR) of the proposed structure for 45 Grattan St. to the existing, comparable structures² of the same block, shows the proposed structure to have a FAR 11% larger than the largest existing ratios, and 75% larger than the existing average ratio. We feel this sets an undesirable precedent for Grattan Street and all of Cole Valley.

24 Grattan St:	3753 square feet, 3062 square foot lot =	1.23 FAR
32-34 Grattan St:	2376 square feet, 3062 square foot lot =	0.78 FAR
36 Grattan St:	2650 square feet, 3062 square foot lot =	0.87 FAR
44 Grattan St:	3800 square feet, 3062 square foot lot =	1.24 FAR
37 Grattan St:	1654 square feet, 3437 square foot lot =	0.48 FAR
41 Grattan St:	3192 square feet, 5937 square foot lot =	0.54 FAR
Current 45 Grattan St:	978 square feet, 3123 square foot lot =	0.31 FAR
51 Grattan St:	1248 square feet, 3123 square foot lot =	0.40 FAR
55-57 Grattan St:	2660 square feet, 2160 square foot lot =	1.23 FAR
Average =		0.78 FAR

Proposed 45 Grattan St: 4300 square feet, 3123 square foot lot = 1.38 FAR



¹ Using the ANSI Z765-2003 standard to compute square footage. Specifically, "measured at floor level to the exterior finished surface of the outside walls", excluding garages and unfinished areas.

² Buildings with one or two residential units.

PROJECT SPONSOR'S RESPONSE TO REQUEST FOR DISCRETIONARY REVIEW

Case Number: 2010.0001D

45 GRATTAN STREET - south side between Cole and Belvedere Streets;

Lot 028 Assessor's Block 1280 -

Mandatory Discretionary Review, pursuant to Planning Code Section 317(d), of **Demolition Permit Application No. 2010.01.08.4446**, proposing to demolish a two-story, single-family residence within the RH-2 Zoning District.

Case Number: 2010.1152D

Mandatory Discretionary Review, pursuant to Planning Code Section 317(d), of **Building Permit Application No. 2010.01.08.4443**, proposing to construct a new three story over basement, two-unit building within the RH-2 District and 40-X Height and Bulk District. Three separate requests for Discretionary Review have also been filed by members of the public against the replacement project.

Project Sponsor: Erin Zhu & Blixia Bargeld

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

As San Francisco's residential housing stock ages, certain homes are reaching the limits of their intended lifespan. Many homes built in the first quarter of the last century were built quickly and inexpensively, with little attention to design or quality. The builders of these homes had no expectation that they would provide housing for more than a generation or two. The existing structure at 45 Grattan Street is a prime example of this type of house; one that has been used well beyond its practical lifespan. A great challenge awaits many residential property owners, architects, planners and

neighborhoods; new infill housing must be built within our established neighborhoods for the next century. New homes must be built to last considerably longer than their predecessors. They must be energy efficient, conservative in their use of materials, flexible to accommodate the needs of the families of today and tomorrow and engineered to last. And most importantly for the future of San Francisco's proud residential neighborhoods, they must be designed with the greatest respect for existing, established neighborhood character.

For the Zhu / Bargeld family, this last challenge, the challenge of neighborhood appropriate design became the central, and motivating theme in planning for their new home. Their home in the Castro district had become too small for their growing family, but they appreciated the fine and subtle architecture of the home that they had enjoyed before becoming parents. Naturally, they sought out the services of Cary Bernstein, the Architect who had done their home on 21st Street.

Working with Ms. Bernstein they explored the possibilities for expansion at 45 Grattan St.. It soon became clear that preserving the structure meant one of two things: significant expansion into the large midblock open-space enjoyed on the south side of Grattan Street, or a de facto demolition. These alternatives were both enormously costly and unlikely to result in an attractive home appreciated by the immediate neighbors. Thus, Blixia and Erin decided the best alternative would be to design a new home, which could better meet the needs of their family as well as the surroundings.

The design process started with conversations with our adjacent neighbors to the east and to the west. Both of these neighbors expressed support for a new building, and strongly encouraged us to build a compact structure and reduce the projection into the rear yard, short of the footprint of the existing house. Following this input the new home,

as proposed is 17 feet short of the allowable projection in the rear yard that would be permitted by planning code. The footprint of the new house is and approximately 2 ½ feet shorter than the old house on the site.

The exterior design proposed for the new home carefully responds to and reflects the varied themes of early and mid 20th century homes on the block, without mocking or caricature of the attractive architectural styles present. The massing and material selection for the new home speak directly to the prevailing massing and materials of this particular block of Grattan Street, while the contemporary design, sustainable technology and detailed craftsmanship of the project complement the surrounding buildings. Landscaping and visible planting is built into the architecture of every story, adding romance and life to the street, as well as to the interior living spaces.

The new house provides two dwelling units. A larger principal residence for the family and a smaller garden studio with accessibility features intended to provide an elder with a comfortable and graceful independent environment.

The ground floor contains a common secure entry. The shared entry is both practical and functional, providing for the equal dignity of both units despite the difference in their size. Erin's aging mother hopes to live there, and the family was not comfortable with the typical secondary or side entrance used by most in law or garden apartments. The two car tandem parking in the garage is accessible from the building interior from both units. The south facing studio enjoys direct access to the rear yard and a shaded patio.

The upper residence has a conventional public first story with living kitchen and dining areas and a half bath. A deck provides outdoor space and access to the backyard. The second private story has three bedrooms two baths and a closet for laundry equipment.

There is a center hall, top lit by windows at the upper stair landing and an interior light well, which brings natural light into the second-floor bathrooms. The small third story has one bedroom and one bathroom. The large setbacks from the building edge on three sides provide for generous decks. Roof overhangs contribute to the energy efficiency of the structure by providing shade on the south and east windows. A trellis for vines on the north side complete an elegant top story bedroom filtered with shade, shadow and light.

The massing of the new home follows the prevailing massing pattern on the block; two main living stories clad in one material rest on a garage/basement story clad with a second material. The top story is set substantially back from the front façade, 5 feet deeper than the Residential Design Guidelines suggest, and does not compete with the two-story over basement presentation to the street.

While other three stories over basement buildings on the block (55 -57, 48 -52, 36 -38 Grattan Street) present four-story façades to the street in one plane, the substantial top story setback at 45 Grattan reduces the visual mass and enhances the home's smaller and lighter presence as viewed from the sidewalk.

The main volume of the upper residence projects over the entry and garage level. Much like a full-width bay, similar to the full-width projecting façade at 24 Grattan St.. The articulated profile of the building from street level to the roof creates depth, relief and shadow. The east side exterior building wall is adjacent to our neighbor's driveway and is therefore a visible element from the street; fire rated glazing and creative use of siding materials and color will bring textural relief and visual interest to what otherwise might have been a blank firewall. Our neighbor to the west is planning a substantial building alteration / addition, and hopes to soon build up against our planned blank wall.

We have worked closely with our neighbor to assure ease of construction and a mutually complementary building design.

A permeable front façade completes the interplay of depth light and shadow in the architecture. The main living stories will be clad in a light wood siding, echoing the texture seen at 37 Grattan St.. This will bring a tactile, familiar material to the block face continuing the alternating rhythm of stucco-wood-stucco-wood-stucco façades. The building base is clad with darker materials (painted wooden fiber cement with bronze anodized metal trim) consistent with many of the darker brick bases seen on other buildings on the block. The top story cladding is similar to the base, creating visual interest and minimizing the vertical presentation of the building with texture, tone and light quietly articulating the exterior.

The question posed is “ . . . ***why do you feel the proposed project should be approved?***”¹. The answer is that the existing building at 45 Grattan St. does not provide quality housing commensurate with the standards of the community. There is no proper bedroom. The fully open attic provides a common sleeping area inappropriate for families. While privacy is available in the bathroom, the only room with a door is the modified dining area adjacent to the front entry door. While the building is technically not unsound, it is of poor construction; there are water intrusion problems; there is no insulation; the windows are drafty, leaky and largely inoperable; the floors are warped and squeaky; and the rear extension is poorly designed and intrusive on the neighbors. This home is unattractive and dysfunctional - the best way it can provide housing in the future is to be deconstructed piece by piece and recycled into other building projects.

¹we respond to the DR requesters in a subsequent section of this document; remaining focused for now on providing information on the building itself

A beautiful, architecturally appropriate home will be built in its stead, designed for Erin and Blix's family, yet functionally prepared to provide quality housing for San Francisco families beyond the 22nd century.

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 indicate whether the changes were made before filing your application with the City or after filing the application.

The number of design changes made have been too numerous to describe individually. For descriptive purposes they can be broken down into three categories: A) Design Development Prior to Filing Application B) Working with Glenn Cabrerros and the Residential Design Team C) Following 311 Notification.

A) Prior to our application we worked closely with our two adjacent neighbors to be certain that our exterior walls, decks and fenestration were respectful of their present lifestyles and accommodated their plans for future alterations. The neighbors primary concern for maintaining as much rear yard open space as possible, became a central concern for our design.

Our neighbors house to the west is built up to the front property line and our neighbor to the east is on a double lot, set significantly back from the street. This posed unique design challenges if we were to achieve the programmatic goals of the Zhu / Bargeld family, and in detailed consultation with our neighbors on either side, a design was

completed for site permit application. Therefore we originally submitted a plan which included a parking variance in order to gain living space for people from unneeded parking. We pulled the rear of the new building forward, as far from our neighbors as possible, and sought a front yard variance to allow us to continue certain architectural elements, like a vine trellis, above the roof line on the front façade .

B) Working closely with Planning Department staff dozens of design modifications were implemented throughout the project, ranging from changes to the entryway and street-level materials choices, to adjustment of the ratio of glazing to solid material on the façade, to elimination of rooftop planter systems at the front of the third floor roof deck.

C) In response to concerns raised by our neighbors across Grattan Street (now DR requesters) we expanded the available parking area in the garage and withdrew our request for a parking variance. The shading trellis for the top floor has been shifted away from the front façade nearly 22 feet back from the front property line, an additional 5 feet beyond what had been proposed and supported by Planning Staff.

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. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

We believe that the new home we propose for 45 Grattan St. is a tastefully designed and modestly scaled project precisely suited for the location and the context on this block. There have been three request for Discretionary Review filed; although we have met at least twice with each of these DR requesters, and we have made significant modifications following their input, unfortunately, it does not appear likely that we could reach common ground with these neighbors.

Discretionary Review Request:

A) Robbie Vann- Adibe 50 Alma Street. Neighboring Property to the South.

Through his attorney, Mr. Westley, Mr. Vann-Adibe asserts that the project does not comply with the Residential Design Guidelines stating:

“it is three stories and is the most massive building on this side of the block”

This is incorrect. Our adjacent neighbor to the East at 41 Grattan St. is considerably more massive without being inappropriate or excessive for the neighborhood. Mr. Hough’s green stucco home at 41 Grattan is 28 feet wide, 40 feet deep, and approximately 34 feet above street level. While architecturally unlike other specific homes on the block 41 Grattan is a lovely contributor to the street scape and an asset to the community.

Our project is modest in scope and does not approach the maximum buildable area of the subject lot as defined by The Planning Code, and the Residential Design Guidelines (Exhibit 2 illustrates proposed construction versus allowable buildable area)

“There is no precedent for a four-story structure on this narrow residential side street”

The standards of the Residential Design Guidelines (RDG) are clear in this regard. In neighborhoods of “mixed visual character” architecturally appropriate top stories are specifically recommended to be setback from the front façade to moderate their impact on the street scape.(Residential Design Guidelines pg 10 & 24). The RDG clarifies “Building Scale at the Street *GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the street.*

The significantly smaller building to the west at 51 Grattan St. is an exception and does not conform with the existing building scale at the street. There is only one other home on the block of similarly reduced size and scale.

We have been in close consultation with our neighbor from the outset of this project and we have made specific design accommodations for the expansion project she now has in the design development phase.

Furthermore, despite the DR requesters repeated assertion that Grattan is a “narrow residential side street” (Exhibit 3. San Francisco Department of Public Works Monument Map - showing street widths) at 60 feet wide Grattan Street is typical for Cole Valley - only Cole Street at 68 feet is significantly wider.

“An out of scale rear yard addition can leave surrounding residents feeling boxed in and cut-off from the mid-block open-space . . . The proposed building . . . overwhelms the scale of the adjacent building in the mid-block space”

The new building at 45 Grattan St. will be less intrusive into the mid-block open-space than the currently existing home. The overall projection is reduced and the privacy and visual impact of the existing large rear roof deck has been eliminated. The mid-block open-space will be enhanced by removal of the deck in both quality and quantity.

The DR requester asserts that *“His enjoyment of the shared, common open space would be compromised by the increased mass of the proposed four-story building . . .”*

Mr. Vann-Adibe's access to and view of the shared common open-space will be completely unaffected by the project at 45 Grattan St.. The subject block enjoys lots of 125 feet in depth, 25% longer than typical for residential districts. There is an additional 50 feet between the DR requesters home and the project site than would ordinarily be found in such a case. In fact, it is unlikely that Mr. Vann-Adibe will see much of 45 Grattan St. at all; the center of the subject block has large trees which obscure views

Alma Street north to Grattan.

The request for Discretionary Review goes on to discuss relative topography and building elevations in the same regard. Please take a moment to examine Exhibit 4. . We have prepared a section facing east from Grattan running through the entirety of the subject block to Alma Street, this illustration demonstrates that Mr. Vann-Adibe's concerns about seeing or being seen by 45 Grattan are not well-founded.

The conclusion of this Request for Discretionary Review alleges that we have maximized our "**allowable buildable volume per the Planning Code**" and therefore the top story of this project should be removed. Referring back to Exhibit 2, it is clear that the proposed construction is significantly within the "**allowable buildable volume**"; in the interest of excellence and appropriateness in design Blix and Erin have chosen to leave upwards of 1500 ft.² of potentially buildable area undeveloped.

The proposed top floor bedroom and bathroom total about 550 ft.². This project is clearly not about "Maxing out the lot" with a "Monster Home". The top floor of this building is the best place on this property to put the square footage the DR requester has called into question. This bedroom and bathroom will be hidden by foliage and generous setbacks and this level constitutes a subtle but significant design element critical to the building as a whole.

Ms. Bernstein has created a top floor to balance this structure aesthetically. Without it, the building will present as squat and blocky; yet with it, it has elegance and beauty.

The vine trellis and planted areas of the top floor deck will make leafy greenery the defining characteristic of the upper portions of the home. Viewed from the sidewalk or from homes across the street this level will hardly be seen as an add on or a penthouse,

because it is not. Architecturally it is an integral design element, without which many of the unique and appealing features Bernstein Architects has created for this family cannot be realized.

Despite his worst fears, Mr. Vann-Abide's enjoyment of his home at 50 Alma Street will not be impacted by **ANY** Code compliant house that could be built at 45 Grattan. Please flip to the photograph at tab 5 (Exhibit 5 view south from existing roof deck). That is what Mr. Vann-Abide's house looks like from Grattan Street — most likely that's what Grattan Street looks like, and will continue to look like from Alma.

Discretionary Review Request:

B. John Crandon and John Derryberry 36-38 Grattan Street

C. Jan Platt and Jeffrey Ross 44 Grattan Street²

Crandon, Derryberry, Platt and Ross (designated *C.D.P.R.* , hereafter) state that this project is not in compliance with the Planning Code by not providing sufficient offstreet parking.

Mr. Bargeld does not drive and did not wish to build more shelter for cars; however, in deference to the concerns of our neighbors, the garage plan has been modified to provide two code compliant off street parking spaces. (Exhibit 7 Two Car Garage plan). The variance application has been withdrawn and a fully code compliant permit application is before this commission.

***C.D.P.R.* claim that the project violates General Plan Priority Policy 101.1(b) (8) to**

² As these separate DR requests are in large measure copies of one another with identical content, a single response is provided. To avoid repetition, where the same issue has been previously addressed, our response is not restated

conserve and protect existing housing and neighborhood character, in the matter of both the demolition and the replacement structure.

The existing home at 45 Grattan Street does not support family housing and cannot be practically modified to do so. There is no bedroom. While there is nothing in the General Plan that suggests that all housing must be family housing, this neighborhood is primarily family oriented, with numerous amenities appealing specifically to families (the exact amenities that drew Ms. Zhu and Mr. Bargeld here). With the exception of the corner apartment buildings, most buildings in this district conform to the RH2 zoning standards, which indicate family scale housing.

The present house at 45 Grattan is not only inadequate housing, it is also poorly designed and intrusive into mid-block open-space with a large and prominent rear roof deck, which impinges upon the privacy of all surrounding yards and homes. (Exhibit 8 Aerial View from West) This aerial photograph clearly shows this deck as one of only two such large elevated decks on this block.

The approval of this project enhances major priority planning policies, such as:

- More neighborhood friendly and progressive design
- Less intrusive use of outdoor space
- Earthquake safety
- Energy efficiency
- Workforce housing (six beds are comfortably accommodated, while the current home only awkwardly accommodates two),
- Addition of a dwelling unit, bringing the property to the maximum permitted density under RH2 zoning
- Any potential affordability at the existing structure is severely compromised by failing systems and maintenance demands - the building was purchased in 2008

for \$1.2 million. Over the course of the next 50 to 150 years the new home, as proposed will be more affordable than retention of the existing structure.

C.D.P.R. state that “the neighborhood would be dramatically affected by the change in character with the inappropriate scale and design of the proposed structure.”

Please turn to tab 6 (Exhibit 6 Block Form Analysis - Elevations) - you'll find high-quality and proportionally rendered streetscape photographs of both sides of Grattan Street, including an illustration of the proposed house at number 45. The streetscapes have been highlighted to demonstrate the massing relationships of the varying architectural forms on this block. At a glance one can easily see that the scale of this project is well within the norm for buildings on this block; the DR requesters across the street at 44 and 36 – 38 have homes whose massing scheme closely resembles that of the subject property.

As one studies this photograph It is important to keep in mind that the top story at 45 Grattan, is actually setback 22 feet from the front property line. In actuality the top story will visually recede, and be softened by permanent planting of climbing vines on the shade trellis.

C.D.P.R. assert that “As the neighbors almost directly across the street from the proposed building (they) would be very directly adversely affected” as the new building will obstruct “the southern light we receive”

No new shadows will be cast above the ground floor by the newly proposed structure. Our adjacent neighbor of very similar stature at 41 Grattan St. does not cast shadows depriving neighbors on the even side of the street of sunlight. 45 Grattan will perform

similarly near the winter solstice, when the sun is low in the South.

C.D.P.R. state in their DR request that Grattan Street is an unusual narrow street creating unique conditions for sidewalks and buildings alike.

The official city map showing the width of streets in the district (Exhibit 3) shows that most streets in Cole Valley have the same 60 feet as Grattan Street.

C.D.P.R. conclude by saying that the proposed home is too big, the design is too different, and our new neighbors might disturb us.

The top floor, which is setback 22 feet from the front property line rises only 6 feet higher than the adjacent home. At a proposed 3400 ft.², this building will be quite ordinary in size for Cole Valley.

The Residential Design Guidelines define a neighborhood of “mixed visual character” with this illustration of a block face that could easily be Grattan Street.



With a variety of building scales, forms and details, this block has a mixed visual character.

There is no prevailing stylistic pattern in place on Grattan, thus there will be no interruption by a new form..

The RDG also include this illustration of how a top story addition should look with a 15 foot setback from the front property line:

A fourth story setback and facade articulations make the building more compatible with the scale of surrounding buildings.



Considerably more attention to appropriateness of design and sensitivity of massing were devoted to every aspect of our project than is suggested as appropriate by this example in the Residential Design Guidelines, San Francisco Planning's officially adopted guide in such matters.

Cary Bernstein, is a highly regarded residential architect and her work has a reputation for craftsmanship and elegance. At 45 Grattan she has approached this home with great care and attention to detail. In every aspect of this project careful consideration has been paid to the neighborhood context and atmosphere.

More and more San Francisco homes are entering a second century of use that their builders never imagined. Increasingly we will be challenged as a city to create quality infill architecture in our residential neighborhoods. If Ms. Bernstein's proposal for 45 Grattan is an example of the creative and site appropriate design we can look forward to, the future of our lovely neighborhoods is secure.

Respectfully Submitted,

Jeremy Paul

A handwritten signature in black ink, appearing to read 'JP Paul', written in a cursive style.



D.R. REQUESTOR
(50 ALMA)

ALMA STREET

BELVEDERE STREET

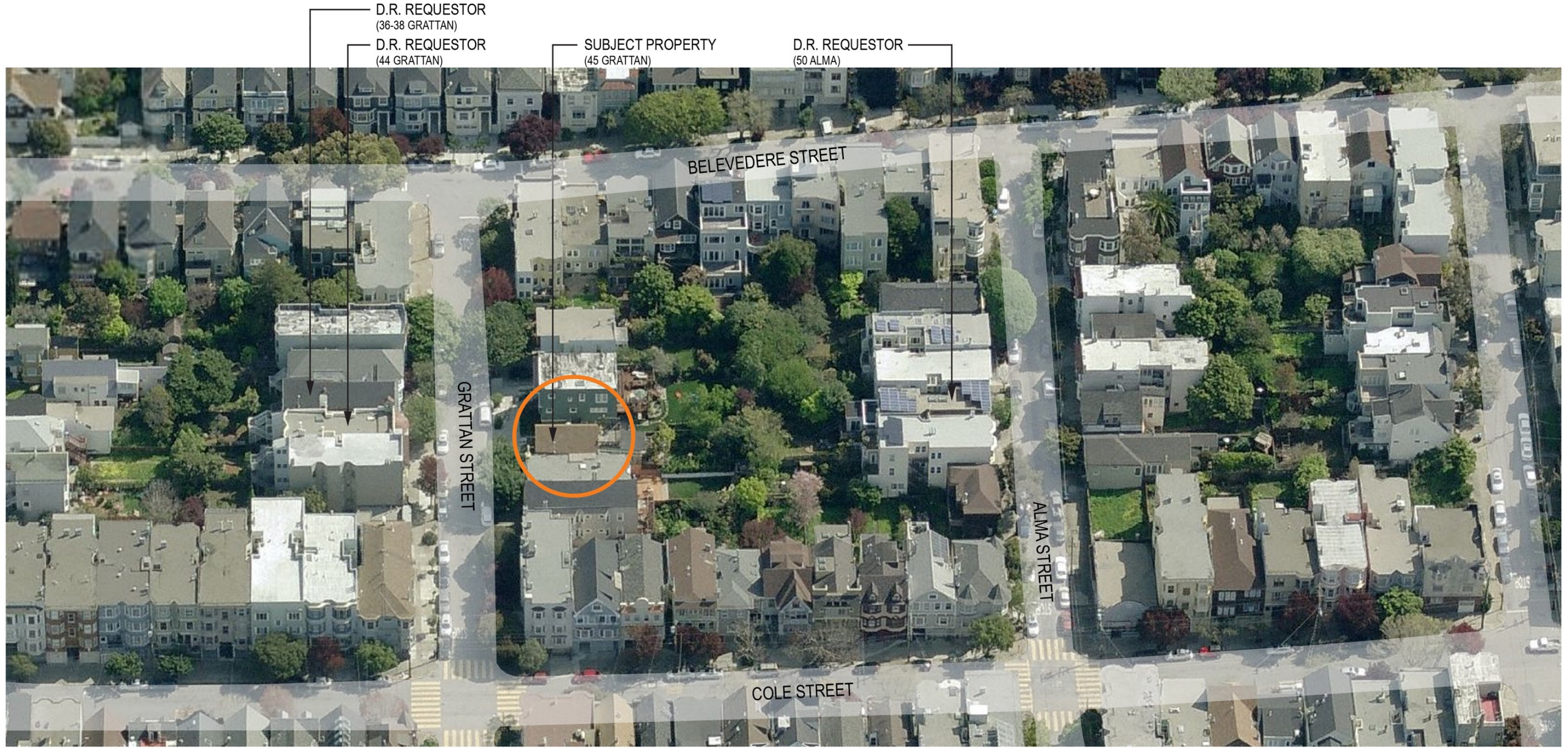
COLE STREET

GRATTAN STREET

D.R. REQUESTOR
(36-38 GRATTAN)
D.R. REQUESTOR
(44 GRATTAN)

SUBJECT PROPERTY
(45 GRATTAN)

AERIAL VIEW FROM NORTH



AERIAL VIEW FROM WEST



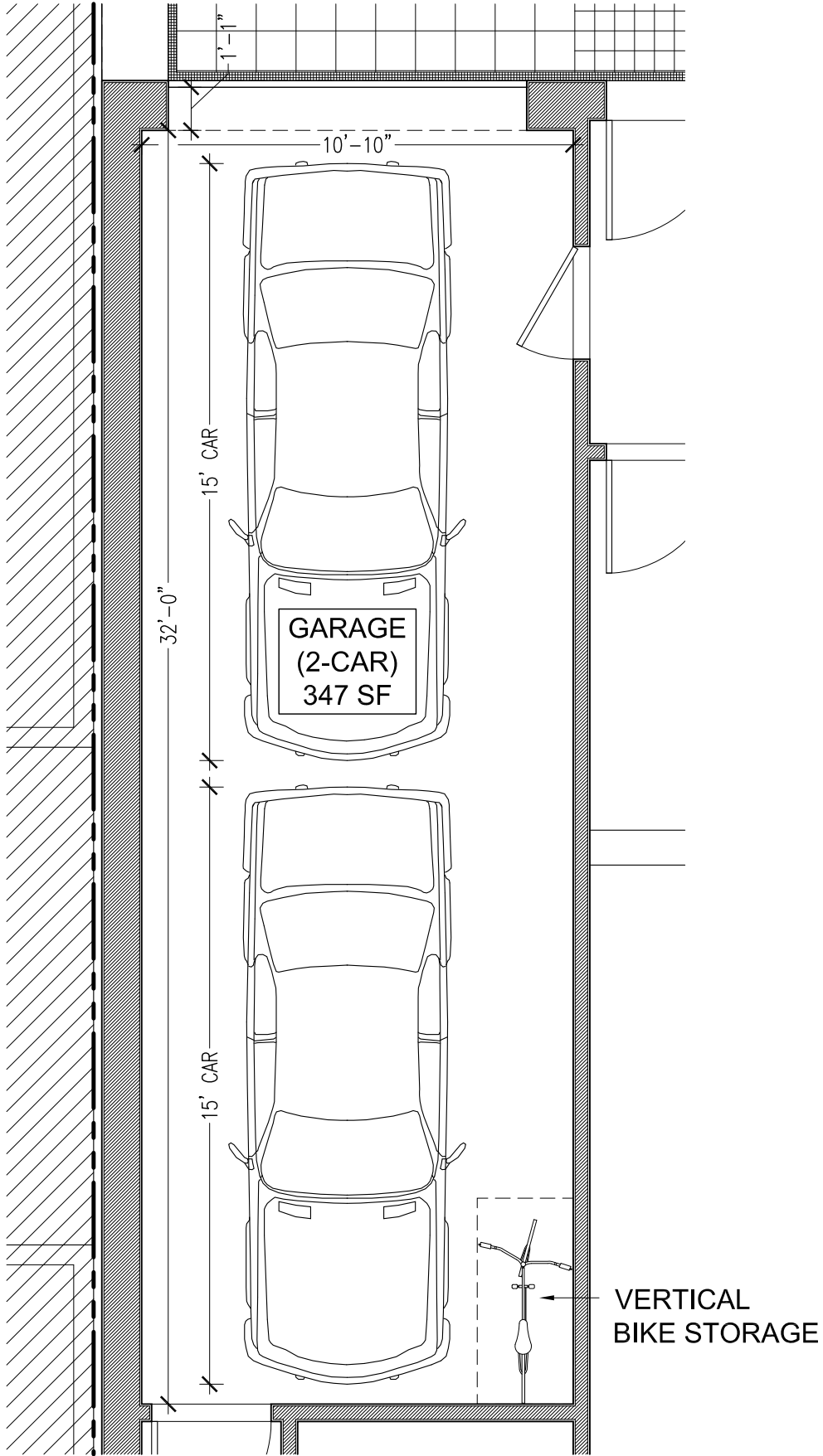
BLOCK FORM ANALYSIS - STREET ELEVATION



BLOCK FORM ANALYSIS - OPPOSITE STREET ELEVATION

FOR REVIEW ONLY – NOT FOR REPRODUCTION, DISTRIBUTION OR PUBLICATION.

Copyright © 2011 Cary Bernstein Architect All Rights Reserved



PROPOSED TWO-CAR GARAGE PLAN
 1/4" = 1'-0"



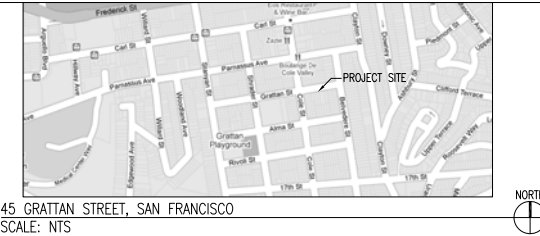
ABBREVIATIONS

∠	ANGLE	M.C.	MEDICINE CABINET
⊕	CENTERLINE	M.O.	MASONRY OPENING
∅	DIAMETER OR ROUND	MACH.	MACHINE
#	POUND OR NUMBER	MAT.	MATERIAL
(E)	EXISTING	MAX.	MAXIMUM
(N)	NEW	MECH.	MECHANICAL
⊞	SQUARE FEET	MEMB.	MEMBRANE
A.B.	ANCHOR BOLT	MFR.	MANUFACTURER
AB.	ABOVE	MIN.	MINIMUM
A.D.	AREA DRAIN	MIR.	MIRROR
ACOUS.	ACOUSTICAL	MISC.	MISCELLANEOUS
ADJ.	ADJUSTABLE	M.R.	MOISTURE RESISTANT
A.F.F.	ABOVE FINISH FLOOR	MTD.	MOUNTED
A.F.N.	ABOVE FINISH NOSING	MUL.	MULLION
AGGR.	AGGREGATE	N.I.C.	NOT IN CONTRACT
AL.	ALUMINUM	N.T.S.	NOT TO SCALE
ALT.	ALTERNATE	NOM.	NOMINAL
APP.	APPROXIMATE	N/A	NOT APPLICABLE
ARCH.	ARCHITECTURAL	O.A.	OVERALL
ASPH.	ASPHALT	O.C.	ON CENTER
BD.	BOARD	O.D.	OUTSIDE DIAMETER/ OVERFLOW DRAIN
BITUM.	BITUMINOUS	OBSC.	OBSCURE
BLDG.	BUILDING	OFF.	OFFICE
BLK.	BLOCK	OP.	OPPOSITE HAND
BLKG.	BLOCKING	OPNG.	OPENING
BM.	BEAM	OPP.	OPPOSITE
B.O.	BY OTHERS/BY OWNER	PLAM.	PLASTIC LAMINATE
BOT.	BOTTOM	PL.	PLATE
C.B.	CATCH BASIN	PLAS.	PLASTER
C.G.	CORNER GUARD	PLBG.	PLUMBING
C.J.	CONTROL JOINT	PLYWD.	PLYWOOD
C.M.U.	CONCRETE MASONRY UNIT	PR.	PAIR
C.T.	CERAMIC TILE	PRCST.	PRE-CAST
CAB.T.	CABINET	PT.	POINT
CEM.	CEMENT	PTD.	PAINTED
CER.	CERAMIC	PTN.	PARTITION
CLG.	CEILING	QT.	QUARRY TILE
CL.	CLOSET	QTY.	QUANTITY
CLR.	CLEAR	R.	RISER OR RADIUS
CNTR.	COUNTER	R.D.	ROOF DRAIN
COL.	COLUMN	R.O.	ROUGH OPENING
CONC.	CONCRETE	R.W.L.	RAIN WATER LEADER
CONN.	CONNECTION	REC.	RECESSED
CONSTR.	CONSTRUCTION	RECT.	RECTANGULAR
CONT.	CONTINUOUS	REF.	REFERENCE/ REFRIGERATOR
CONTR.	CONTRACTOR	REINF.	REINFORCED
COORD.	COORDINATE	REQ'D.	REQUIRED
CTR.	CENTER	RESIL.	RESILIENT
DBL.	DOUBLE	RM.	ROOM
DEPT.	DEPARTMENT	S.A.D.	SEE ARCHITECTURAL DRAWING
DIA.	DIAMETER	S.C.	SOLID CORE
DIM.	DIMENSION	S.E.D.	SEE ELECTRICAL DRAWING
DN.	DOWN	S.M.D.	SEE MECHANICAL DRAWING
DR.	DOOR	S.S.D.	SEE STRUCTURAL DRAWING
DTL.	DETAIL	SCHED.	SCHEDULE
DWG.	DRAWING	SECT.	SECTION
DWR.	DRAWER	SH.	SHelf
E.J.	EXPANSION JOINT	SHWR.	SHOWER
E.P.	ELECTRICAL PANELBOARD	SHT.	SHEET
EA.	EACH	SIM.	SIMILAR
EL.	ELEVATION	SPEC.	SPECIFICATION
ELEC.	ELECTRICAL	SPKR.	SPEAKER
ELEV.	ELEVATION / ELEVATOR	SQ.	SQUARE
EMER.	EMERGENCY	STA.	STATION
ENCL.	ENCLOSURE	STAG.	STAGGERED
ENGR.	ENGINEER	STD.	STANDARD
EQ.	EQUAL	STL.	STAINLESS STEEL
EQPT.	EQUIPMENT	STND.	STAINED
EXP.	EXPANSION	STOR.	STORAGE
EXPO.	EXPOSED	STRL.	STRUCTURAL
EXT.	EXTERIOR	SUSP.	SUSPENDED
F.A.	FIRE ALARM	SYM.	SYMMETRICAL
F.D.	FLOOR DRAIN	T.&G.	TONGUE AND GROOVE
F.O.C.	FACE OF CONCRETE	T.C.	TOP OF CURB
F.O.F.	FACE OF FINISH	T.O.C.	TOP OF CONCRETE
F.O.S.	FACE OF STUD	T.O.P.	TOP OF PARAPET
FDN.	FOUNDATION	T.O.W.	TOP OF WALL
FIN.	FINISH	T.V.	TELEVISION
FIXT.	FIXTURE	TEL.	TELEPHONE
FL.	FLOOR	TEMP.	TEMPERED
FLASH.	FLASHING	TERR.	TERRAZZO
FPRF.	FIREPROOF	THK.	THICK
FT.	FOOT OR FEET	THRES.	THRESHOLD
FTG.	FOOTING	TRD.	TREAD
FURR.	FURRING	TYP.	TYPICAL
FUT.	FUTURE	U.O.B.	UNDERSIDE OF BEAM
GA.	GAUGE	U.O.N.	UNLESS OTHERWISE NOTED
GALV.	GALVANIZED	U.O.S.	UNDERSIDE OF SOFFIT
GL.	GLASS	UNF.	UNFINISHED
GND.	GROUND	U.S.	UNDERSIDE
GR.	GRADE	V.C.T.	VINYL COMPOSITION TILE
GWB.	GYPSUM WALL BOARD	V.I.F.	VERIFY IN FIELD
GYP.	GYPSUM	VENT.	VENTILATION
H.B.	HOSE BIBB	VERT.	VERTICAL
H.C.	HOLLOW CORE	VEST.	VESTIBULE
H.M.	HOLLOW METAL	W.C.	WATER CLOSET
H.P.	HIGH POINT	W.P.	WATER PROOFING
HDWD.	HARDWOOD	W.S.	WEATHER STRIPPING
HGT.	HEIGHT	W/	WITH
HORIZ.	HORIZONTAL	WD.	WOOD
HR.	HOUR	WP.	WATERPROOF
I.M.	ICE MAKER	WSCT.	WAINSCOT
IN.	INCH	WT.	WEIGHT
INSUL.	INSULATION	X	TIMES OR BY (2 X 4)
INT.	INTERIOR	YD.	YARD
INV.	INVERT		
JT.	JOINT		
KIT.	KITCHEN		
L.P.	LOW POINT		
LAM.	LAMINATE		
LAV.	LAVATORY		
LT.	LIGHT		
L.R.	LIVING ROOM		

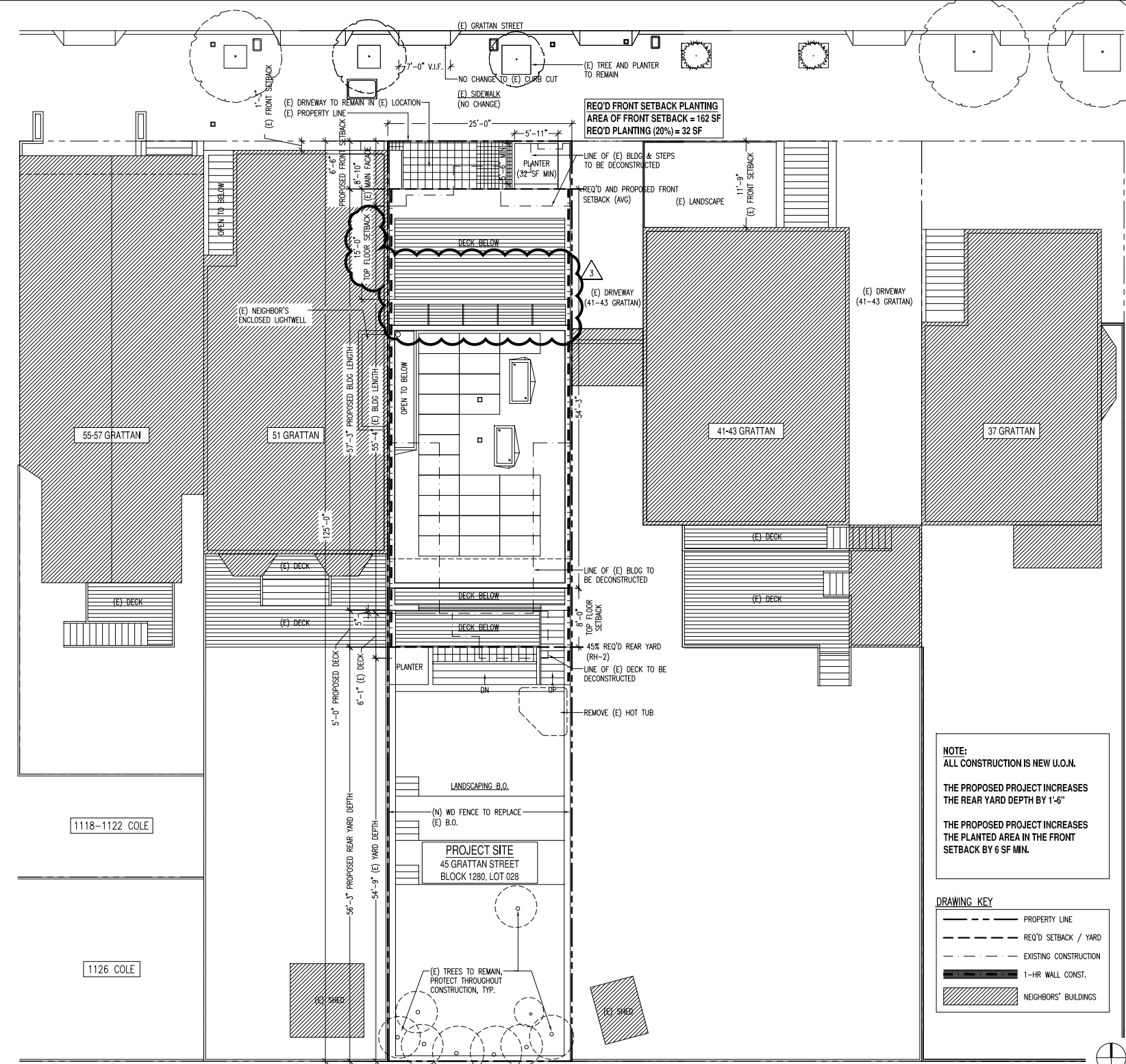
ARCHITECTURAL SYMBOLS

	EARTH		CONCRETE		FIRE RATED CONSTRUCTION		DOOR NUMBER		ELEVATION
	BRICK		MDF		PROPERTY LINE		WINDOW NUMBER		SECTION IDENTIFICATION SHEET IDENTIFICATION
	GRAVEL OR CRUSHED ROCK		CEMENT BOARD		CERAMIC TILE		CEILING OR SOFFIT HEIGHT		DETAIL IDENTIFICATION SHEET IDENTIFICATION
	CONCRETE BLOCK		GYPSUM BOARD		METAL		8'-0" (PLAN)		AREA SHOWN ON LARGE SCALE DETAIL OR ELEVATION
	WATER PROOFING		GYPSUM SHEATHING		INSULATION - RIGID		8'-0" (ELEVATION)		
	WOOD BLOCKING		PLYWOOD		INSULATION - BLANKET OR BATT				
	WOOD BLOCKING CONTINUOUS								

LOCATION MAP



PLOT PLAN



INDEX OF DRAWINGS

ARCHITECTURAL	AO.0 COVER SHEET/ LOCATION MAP/ PLOT PLAN
A0.1	GREENPOINT RATED CHECKLIST
A1.1	DEMOLITION PLANS - BASEMENT, 1ST FL
A1.2	DEMOLITION PLANS - 2ND FL AND ROOF
A1.3	DEMOLITION ELEVATIONS - NORTH & SOUTH
A1.4	DEMOLITION ELEVATIONS - EAST & WEST
A2.1	PROPOSED CONSTRUCTION PLANS - BASEMENT & 1ST FLOOR
A2.2	PROPOSED CONSTRUCTION PLANS - 2ND FLOOR & 3RD FLOOR
A2.3	PROPOSED CONSTRUCTION PLANS - ROOF
A3.1	PROPOSED EXTERIOR ELEVATIONS - NORTH & SOUTH
A3.2	PROPOSED EXTERIOR ELEVATIONS - EAST & WEST
A3.3	PROPOSED SECTION - FACING EAST
	DIAGRAMS - AVERAGE HEIGHT & HEIGHT AND STORY CALCULATIONS

CARY BERNSTEIN | ARCHITECT
 2325 THIRD STREET STUDIO 341
 SAN FRANCISCO, CA 94107
 415.522.1907(T) 415.522.1917(F)

GRATTAN STREET RESIDENCE
 45 GRATTAN STREET
 SAN FRANCISCO, CA 94117

PROJECT DIRECTORY

OWNER ERIN ZHU & BLUXA BARGELD 3937 21ST STREET SAN FRANCISCO, CA 94114	PERMIT CONSULTANT QUICKDRAW PERMIT CONSULTANTS 60 OTIS STREET SAN FRANCISCO, CA 94103 (T) 415.552.1888 ATTN: JEREMY PAUL
ARCHITECT CARY BERNSTEIN ARCHITECT 2325 THIRD STREET, STUDIO 341 SAN FRANCISCO, CA 94107 (T) 415.522.1907 (F) 415.522.1917 ATTN: CARY BERNSTEIN	CONSULTING ENGINEER PATRICK BUSCOVICH & ASSOC. 235 MONTGOMERY STREET, SUITE 823 SAN FRANCISCO, CA 94104 (T) 415.788.2708 ATTN: PATRICK BUSCOVICH
GENERAL CONTRACTOR T.B.D.	STRUCTURAL ENGINEER DOUBLE D ENGINEERING 72 OTIS STREET SAN FRANCISCO, CA 94103 (T) 415.551.5150 ATTN: DON DAVID

PROJECT DATA

SITE LOCATION	45 Grattan Street San Francisco, CA 94117
ASSESSOR'S LOCATION	B-1280 L-028
PROPOSED PROJECT	Deconstruct & recycle existing single-family dwelling 1650 SF. Construct new two-family dwelling 3415 SF. Designed to exceed LEED-For-Homes Gold Certification standards.
NEW STRUCTURE	Basement: 575 SF 1st: 1130 SF 2nd: 1160 SF 3rd: 550 SF Total: 3415 SF Proposed
OCCUPANCY TYPE	R-2
ZONING	RH-2
CONSTRUCTION TYPE	V-B
BUILDING HEIGHT	Existing Building Height 23'-9" Proposed Building Height 40'-0" This project will increase the Building Height by 16'-3"
CODE USED	2007 State of California & San Francisco Building Codes 2008 TITLE 24

NO.	DATE
VARIANCE	01.05.10
SITE PERMIT	01.05.10
SITE PERMIT REV. 1	06.15.10
SITE PERMIT REV. 2	07.09.10
SITE PERMIT REV. 3	01.07.11

DATE
01.07.11

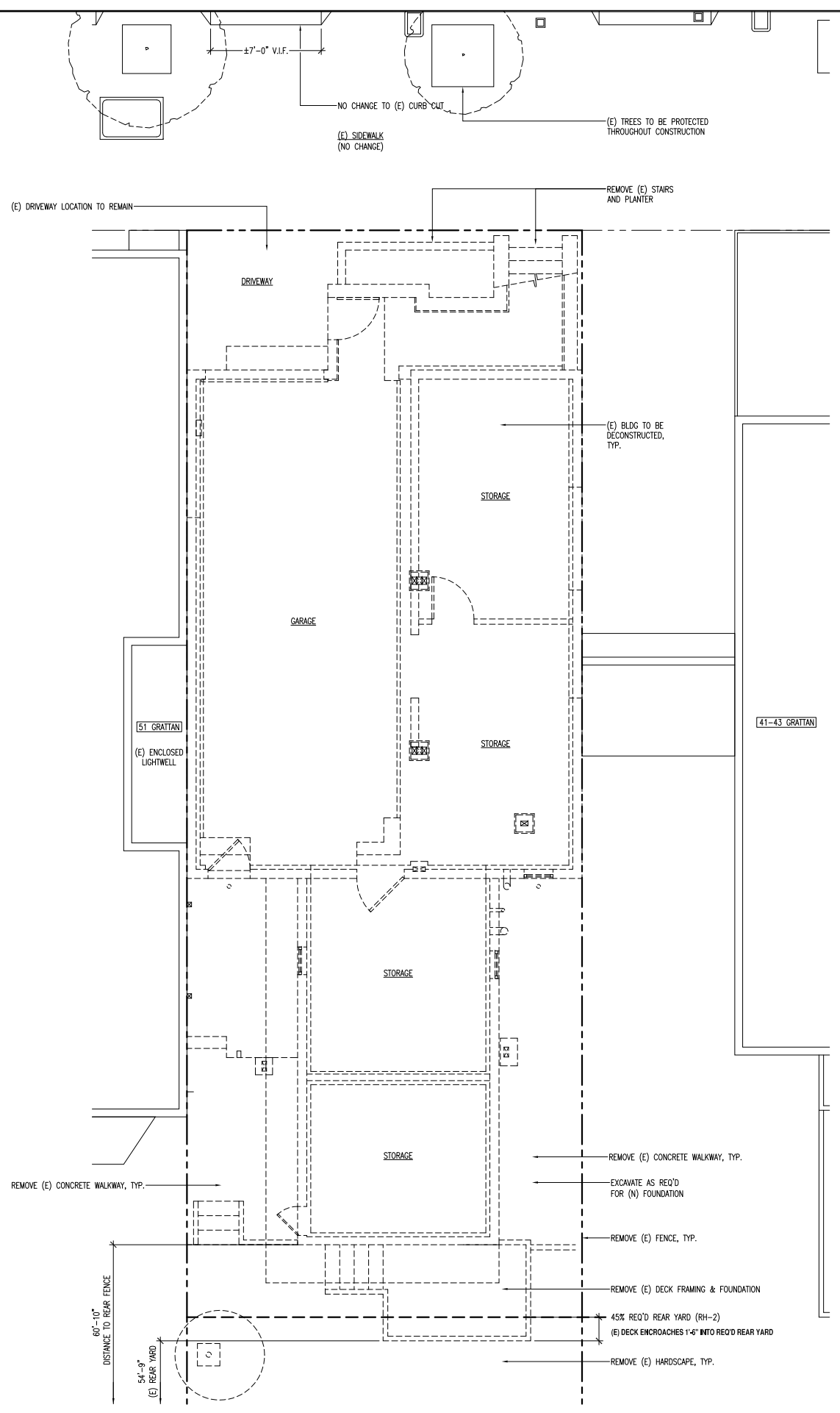
SCALE
AS NOTED

SHEET
A0.0

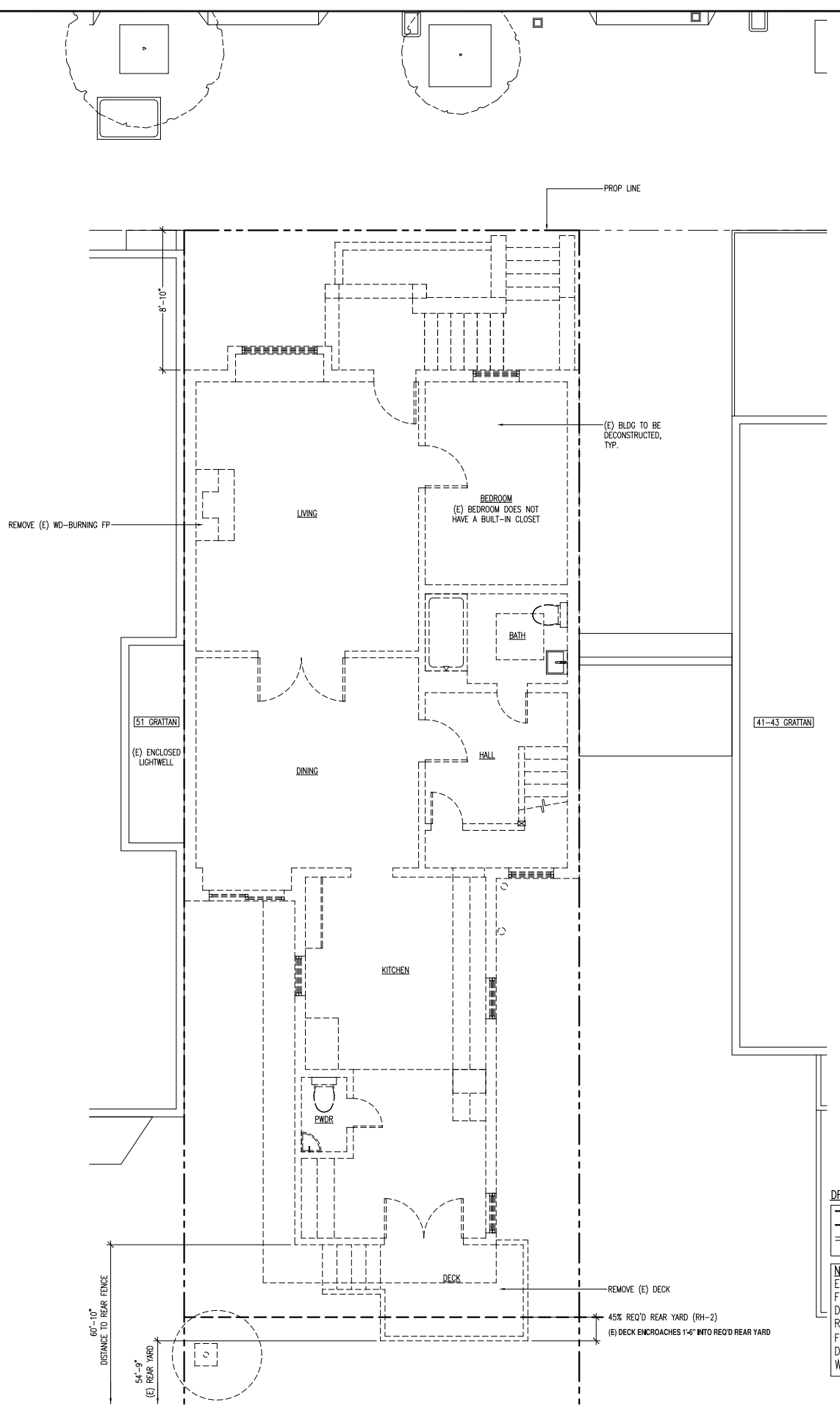
FOR REVIEW ONLY - NOT FOR REPRODUCTION, DISTRIBUTION OR PUBLICATION.

45 GRATTAN STREET, SAN FRANCISCO
SCALE: N.T.S.

REFERENCE
NORTH



2 BASEMENT DEMOLITION PLAN
N.T.S.



1 FIRST FLOOR DEMOLITION PLAN
N.T.S.

DRAWING KEY

- PROPERTY LINE
- - - SETBACK LINE
- · - · - (E) CONST TO BE REMOVED

NOTE:
EXISTING BLDG & SITE FEATURES TO BE DECONSTRUCTED AND RECYCLED OR REUSED FOR (N) CONSTRUCTION. DECONSTRUCTION PLAN WILL BE FILED.

CARY BERNSTEIN ARCHITECT 2325 THIRD STREET STUDIO 341 SAN FRANCISCO, CA 94107 415.522.1907(T) 415.522.1917(F)	
GRATTAN STREET RESIDENCE 45 GRATTAN STREET SAN FRANCISCO, CA 94117	
DRAWING	
BASEMENT & 1ST FLOOR DEMOLITION PLANS	
ISSUE NO.	DATE
VARIANCE	01.05.10
SITE PERMIT	01.05.10
SITE PERMIT REV. 1	06.15.10
SITE PERMIT REV. 2	07.09.10
SITE PERMIT REV. 3	01.07.11
DATE	01.07.11
SCALE	1/4" = 1'-0"
SHEET	A1.1

FOR REVIEW ONLY - NOT FOR REPRODUCTION, DISTRIBUTION OR PUBLICATION.

Copyright © 2011 Cary Bernstein Architect All Rights Reserved

CARY BERNSTEIN | ARCHITECT
 2325 THIRD STREET STUDIO 341
 SAN FRANCISCO, CA 94107
 415.522.1907(T) 415.522.1917(F)

GRATTAN STREET RESIDENCE
 45 GRATTAN STREET
 SAN FRANCISCO, CA 94117

DRAWING

2ND FLOOR &
 ROOF
 DEMOLITION
 PLANS

ISSUE NO.	DATE
VARIANCE	01.05.10
SITE PERMIT	01.05.10
SITE PERMIT REV. 1	06.15.10
SITE PERMIT REV. 2	07.09.10
SITE PERMIT REV. 3	01.07.11

DATE

01.07.11

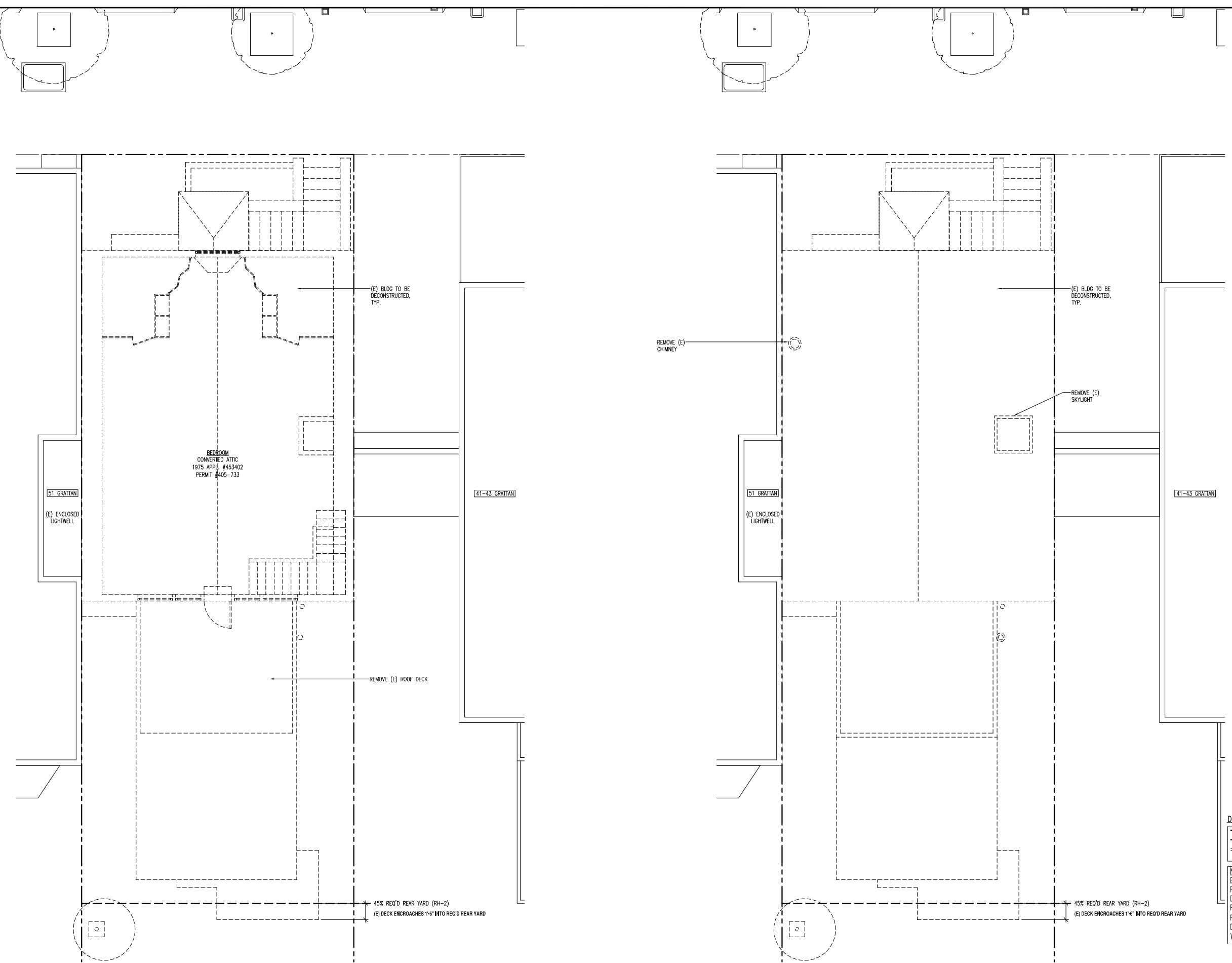
SCALE

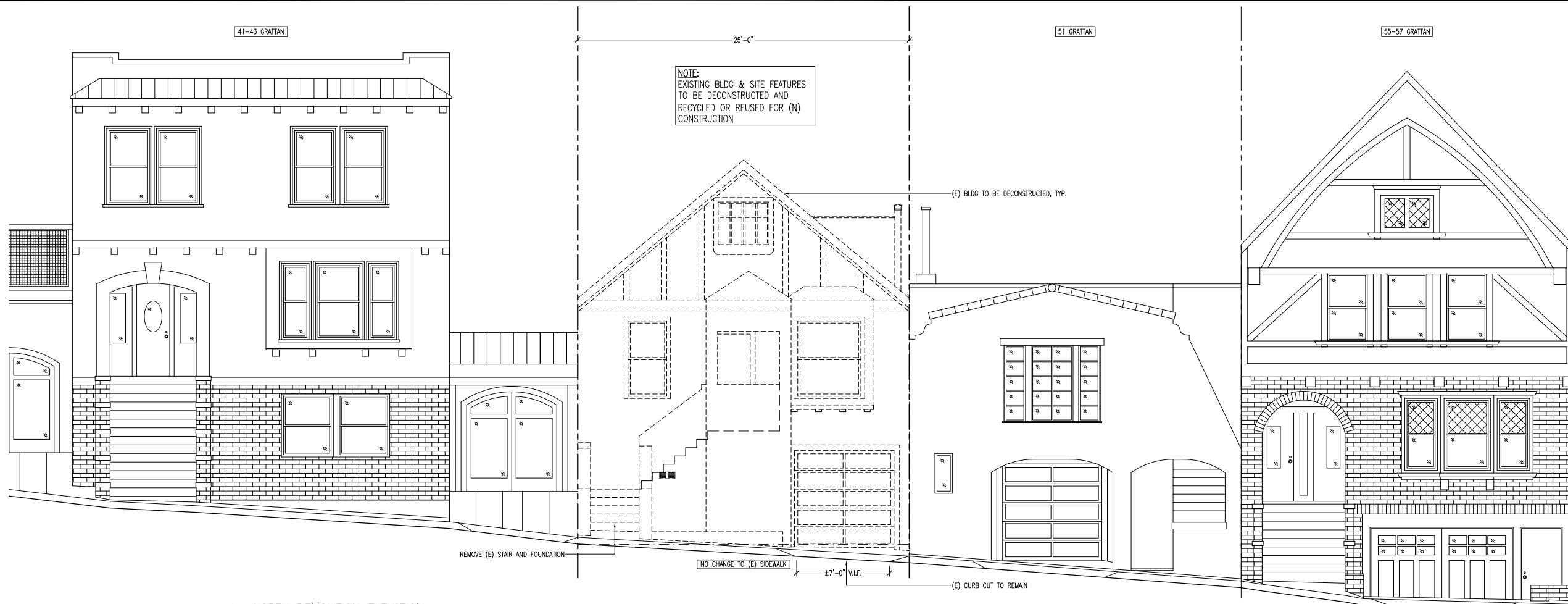
1/4" = 1'-0"

SHEET

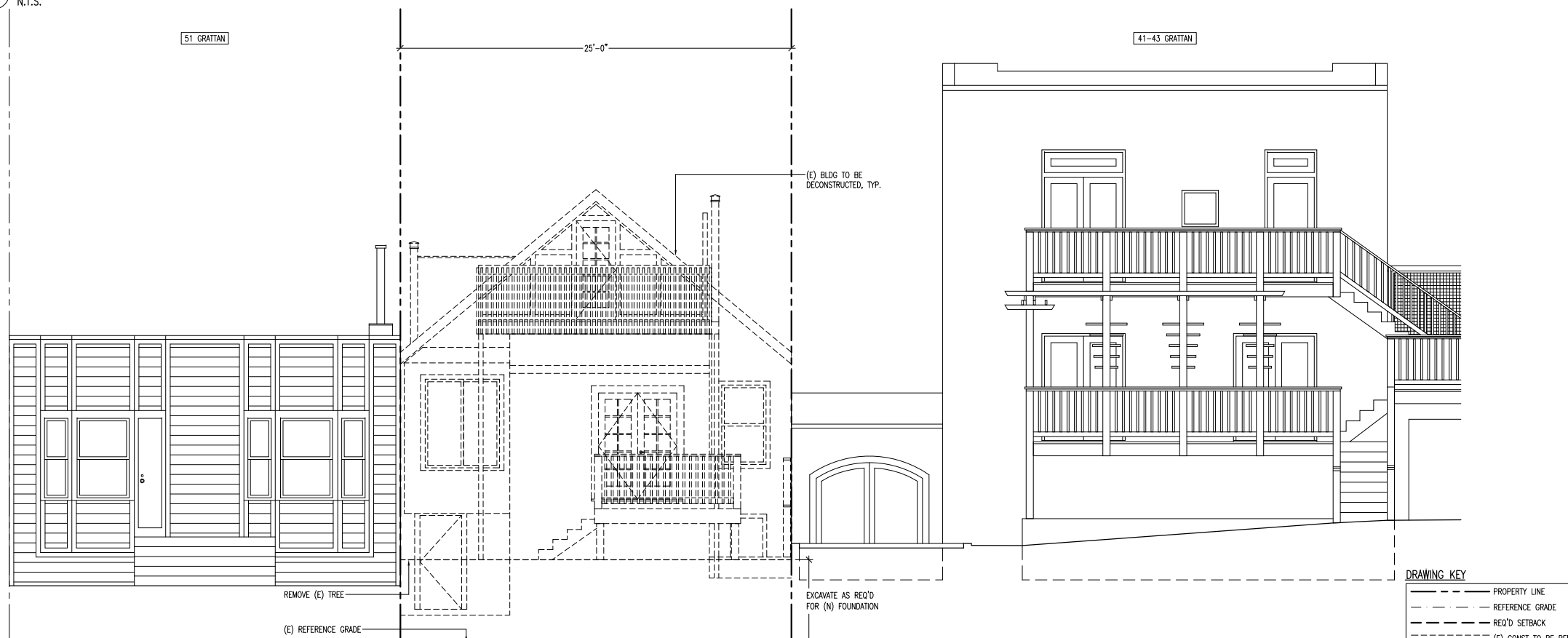
A1.2

Copyright © 2011 Cary Bernstein Architect All Rights Reserved





2 NORTH DEMOLITION ELEVATION
N.T.S.



1 SOUTH DEMOLITION ELEVATION
N.T.S.

DRAWING KEY

—	PROPERTY LINE
- - -	REFERENCE GRADE
- · - · -	REQ'D SETBACK
- - - - -	(E) CONST TO BE REMOVED
- · - · -	(E) CONST TO REMAIN

CARY BERNSTEIN | ARCHITECT
2325 THIRD STREET STUDIO 341
SAN FRANCISCO, CA 94107
415.522.1907(T) 415.522.1917(F)

GRATTAN STREET RESIDENCE
45 GRATTAN STREET
SAN FRANCISCO, CA 94117

DRAWING

DEMOLITION ELEVATIONS - NORTH & SOUTH

ISSUE

NO.	DATE
VARIANCE	01.05.10
SITE PERMIT	01.05.10
SITE PERMIT REV. 1	06.15.10
SITE PERMIT REV. 2	07.09.10
SITE PERMIT REV. 3	01.07.11

DATE
01.07.11

SCALE
AS NOTED

SHEET

A1.3

FOR REVIEW ONLY - NOT FOR REPRODUCTION, DISTRIBUTION OR PUBLICATION.

Copyright © 2011 Cary Bernstein Architect All Rights Reserved

CARY BERNSTEIN | ARCHITECT
 2325 THIRD STREET STUDIO 341
 SAN FRANCISCO, CA 94107
 415.522.1907(T) 415.522.1917(F)

GRATTAN STREET RESIDENCE
 45 GRATTAN STREET
 SAN FRANCISCO, CA 94117

DRAWING

DEMOLITION ELEVATIONS - EAST & WEST

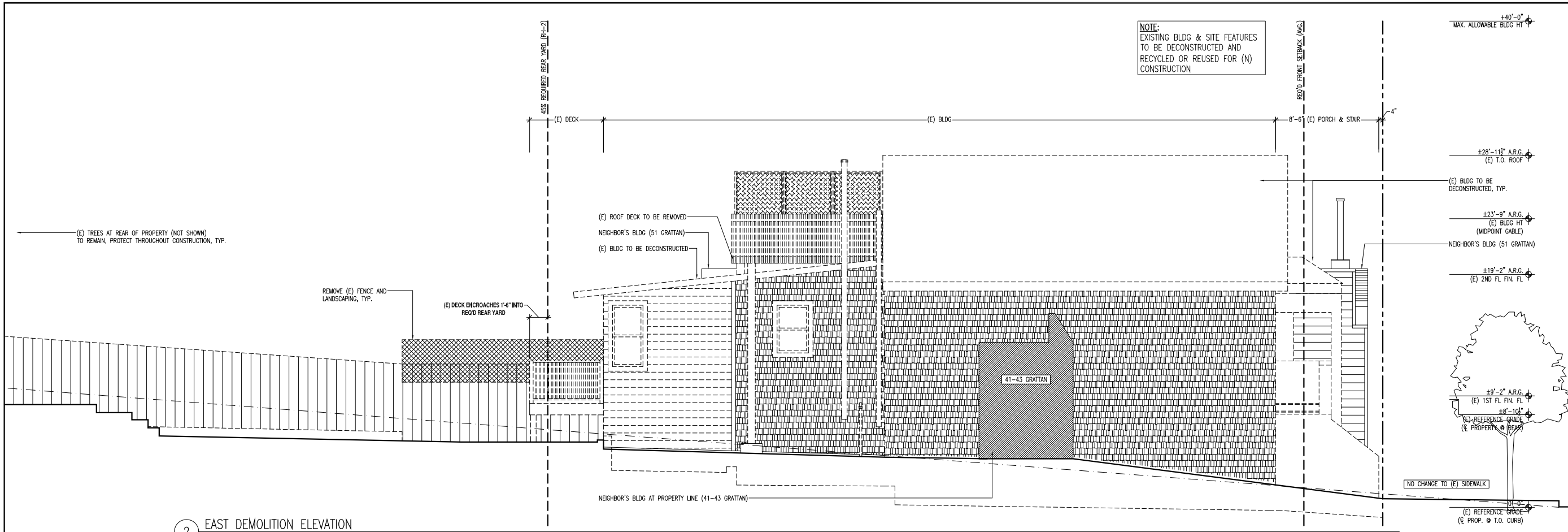
ISSUE NO.	DATE
VARIANCE	01.05.10
SITE PERMIT	01.05.10
SITE PERMIT REV. 1	06.15.10
SITE PERMIT REV. 2	07.09.10
SITE PERMIT REV. 3	01.07.11

DATE
01.07.11

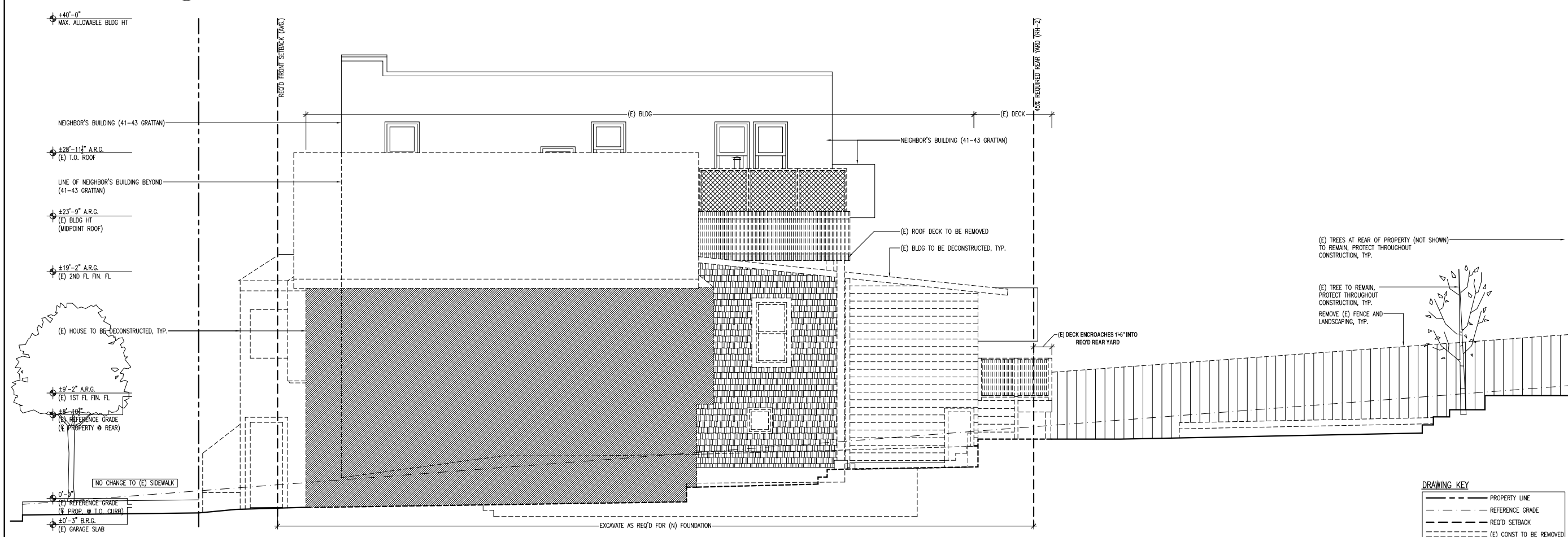
SCALE
AS NOTED

SHEET

A1.4



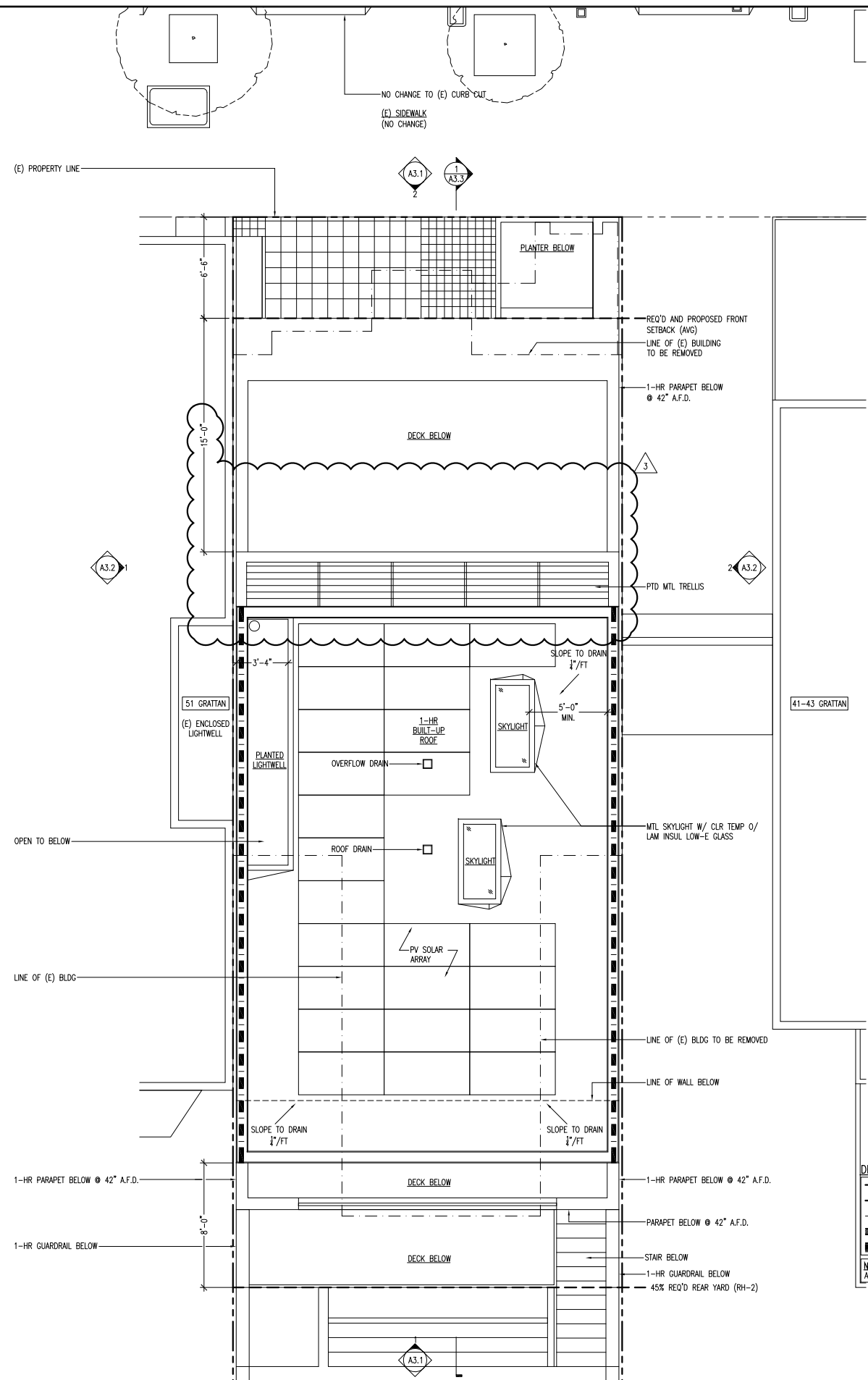
2 EAST DEMOLITION ELEVATION
N.T.S.



1 WEST DEMOLITION ELEVATION
N.T.S.

DRAWING KEY

---	PROPERTY LINE
- - - -	REFERENCE GRADE
- · - · -	REQ'D SETBACK
----	(E) CONST TO BE REMOVED
=====	(E) CONST TO REMAIN



1 PROPOSED ROOF PLAN
N.T.S.

DRAWING KEY

- PROPERTY LINE
- - - REQ'D SETBACK
- · - · - EXISTING BLDG
- ▬ WALL CONST.
- ▬ 1-HR WALL CONST.

NOTE:
ALL CONSTRUCTION IS NEW U.O.N.

CARY BERNSTEIN | ARCHITECT
2325 THIRD STREET STUDIO 341
SAN FRANCISCO, CA 94107
415.522.1907(T) 415.522.1917(F)

GRATTAN STREET RESIDENCE
45 GRATTAN STREET
SAN FRANCISCO, CA 94117

DRAWING

PROPOSED ROOF CONSTRUCTION PLANS

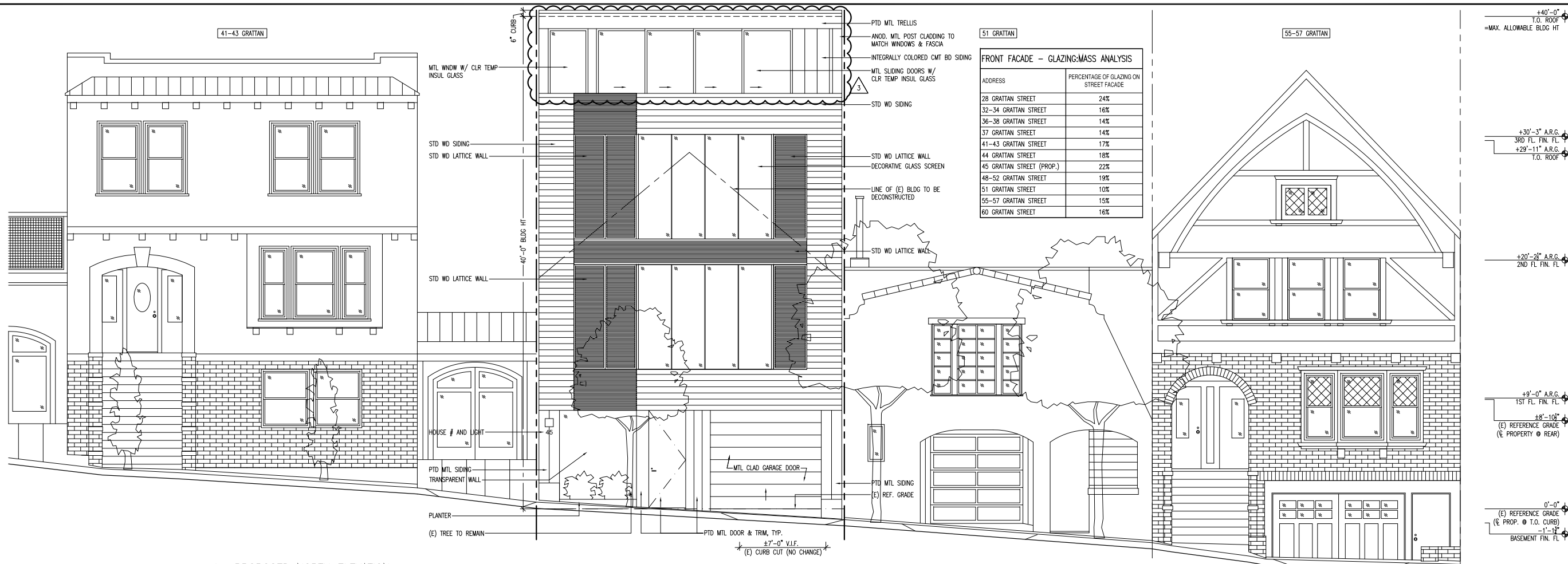
ISSUE NO.	DATE
VARIANCE	01.05.10
SITE PERMIT	01.05.10
SITE PERMIT REV. 1	06.15.10
SITE PERMIT REV. 2	07.09.10
SITE PERMIT REV. 3	01.07.11

DATE 01.07.11

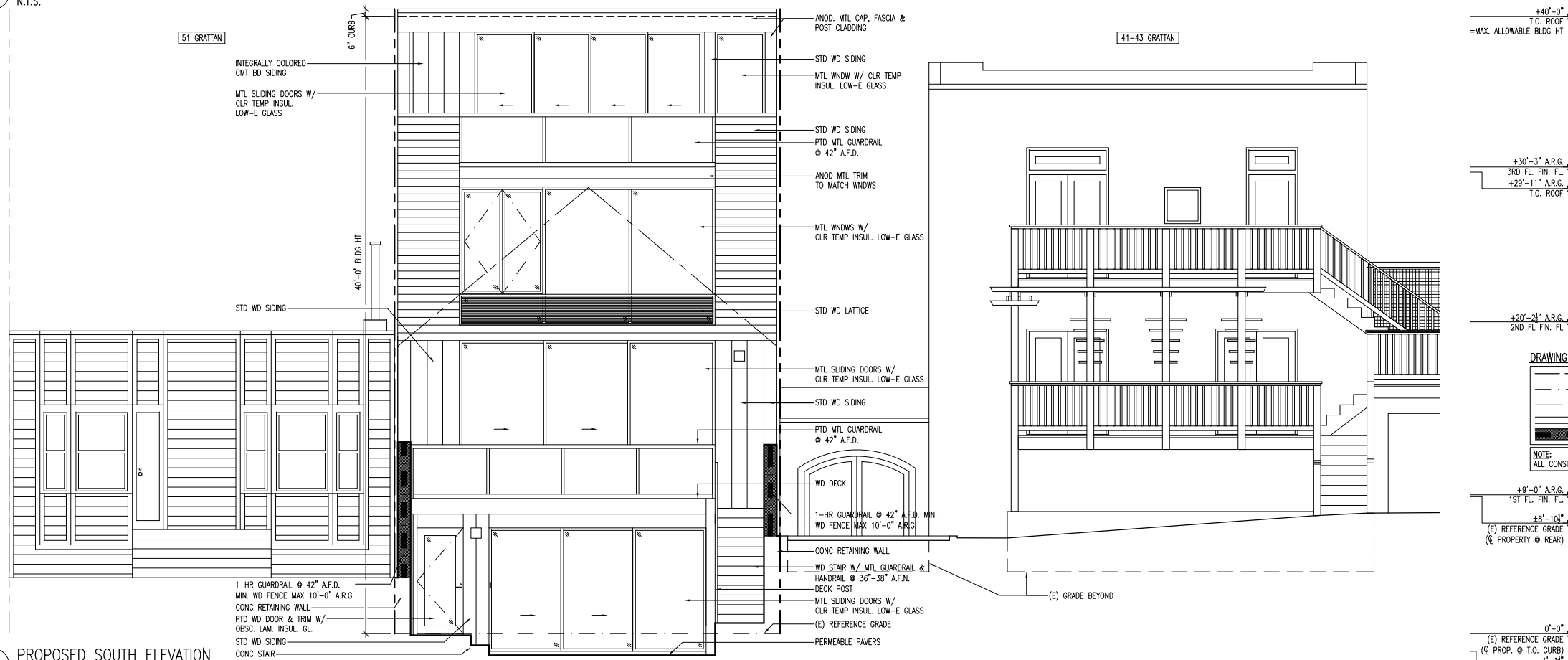
SCALE AS NOTED

SHEET A2.3

FOR REVIEW ONLY - NOT FOR REPRODUCTION, DISTRIBUTION OR PUBLICATION.



2 PROPOSED NORTH ELEVATION
N.T.S.



1 PROPOSED SOUTH ELEVATION
N.T.S.

CARY BERNSTEIN | ARCHITECT
2325 THIRD STREET STUDIO 341
SAN FRANCISCO, CA 94107
415.522.1907(T) 415.522.1917(F)

GRATTAN STREET RESIDENCE
45 GRATAN STREET
SAN FRANCISCO, CA 94117

DRAWING

PROPOSED ELEVATIONS - NORTH & SOUTH

ISSUE NO.	DATE
VARIANCE	01.05.10
SITE PERMIT	01.05.10
SITE PERMIT REV. 1	06.15.10
SITE PERMIT REV. 2	07.09.10
SITE PERMIT REV. 3	01.07.11

DATE

01.07.11

SCALE

AS NOTED

SHEET

A3.1

FOR REVIEW ONLY - NOT FOR REPRODUCTION, DISTRIBUTION OR PUBLICATION.

Copyright © 2011 Cary Bernstein Architect All Rights Reserved

FOR REVIEW ONLY - NOT FOR REPRODUCTION, DISTRIBUTION OR PUBLICATION.

CARY BERNSTEIN | ARCHITECT
 2325 THIRD STREET STUDIO 341
 SAN FRANCISCO, CA 94107
 415.522.1907(T) 415.522.1917(F)

GRATTAN STREET RESIDENCE
 45 GRATTAN STREET
 SAN FRANCISCO, CA 94117

DRAWING

PROPOSED ELEVATIONS - EAST & WEST

ISSUE NO.	DATE
VARIANCE	01.05.10
SITE PERMIT	01.05.10
SITE PERMIT	06.15.10
SITE PERMIT	07.09.10
SITE PERMIT	07.09.11
SITE PERMIT	07.09.11

DATE

01.07.11

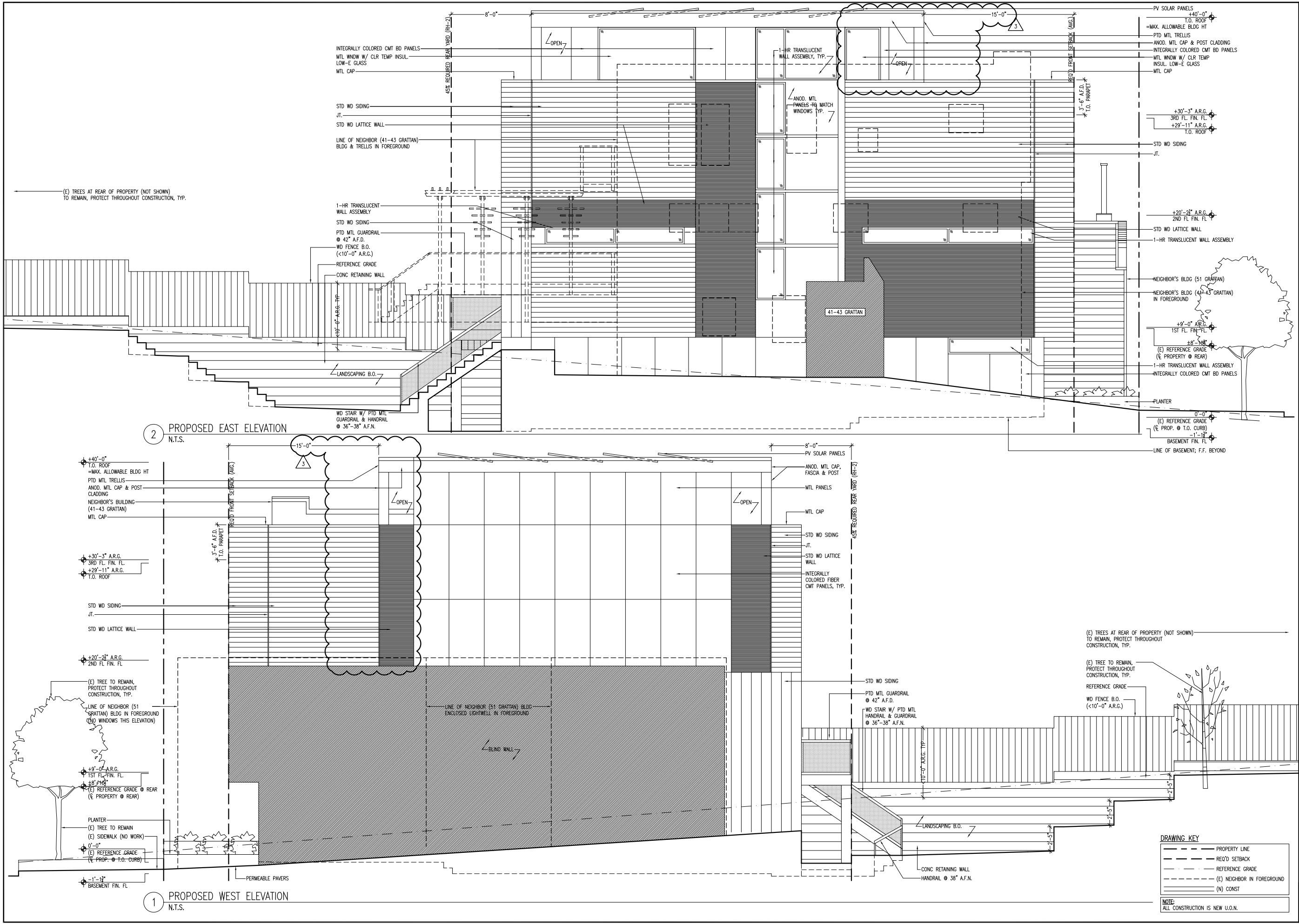
SCALE

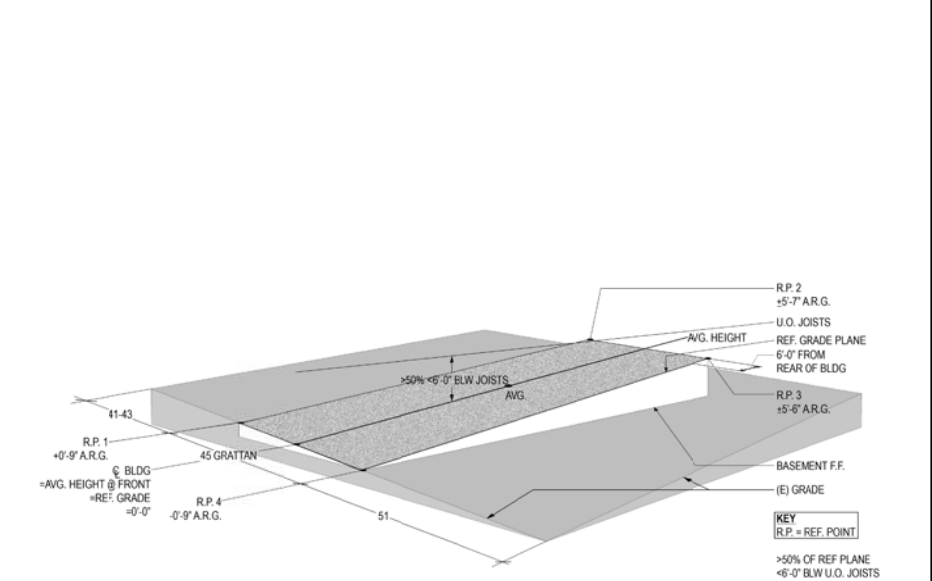
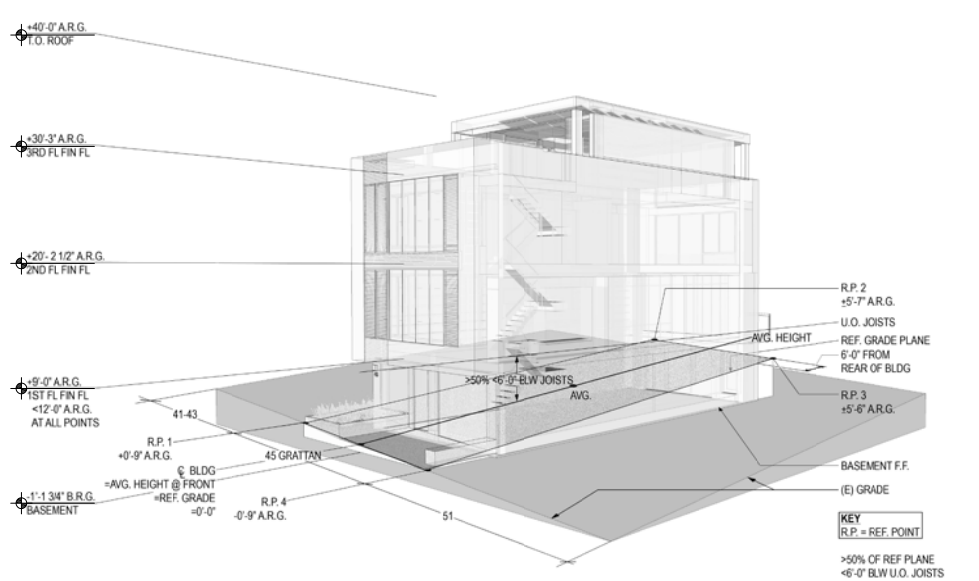
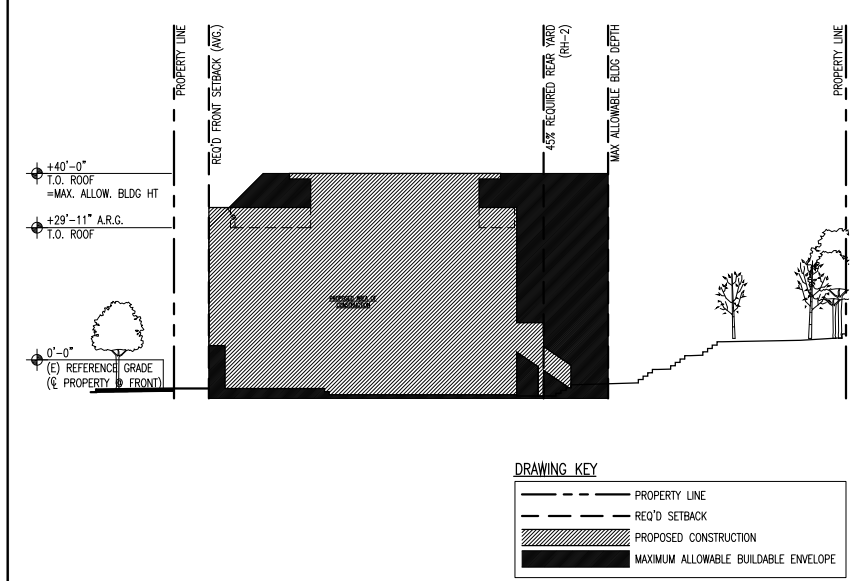
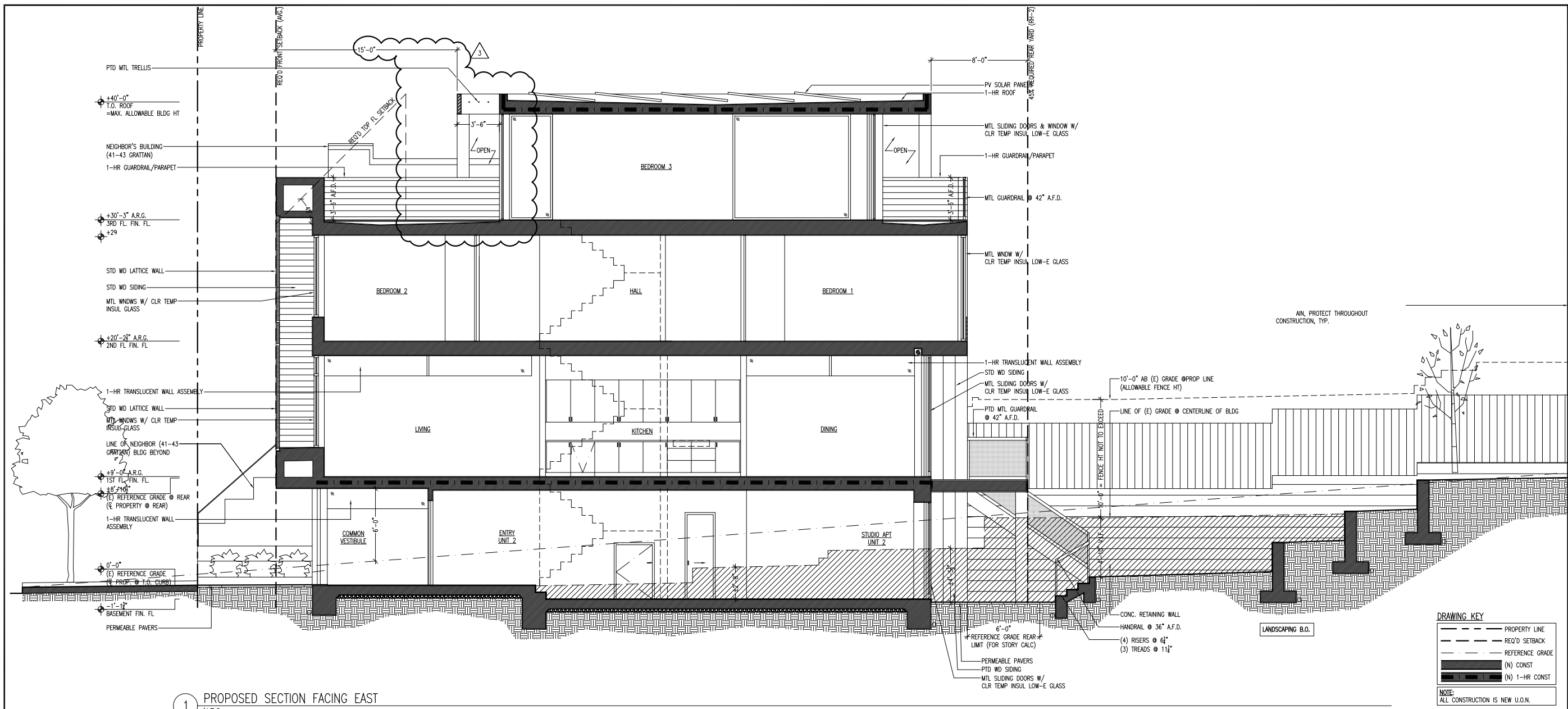
AS NOTED

SHEET

A3.2

Copyright © 2011 Cary Bernstein Architect All Rights Reserved





CARY BERNSTEIN | ARCHITECT
 2325 THIRD STREET STUDIO 341
 SAN FRANCISCO, CA 94107
 415.522.1907(T) 415.522.1917(F)

GRATTAN STREET RESIDENCE
 45 GRATTAN STREET
 SAN FRANCISCO, CA 94117

DRAWING

PROPOSED SECTION - FACING EAST

ISSUE

NO.	DATE
VARIANCE	01.05.10
SITE PERMIT	01.05.10
SITE PERMIT REV. 1	06.15.10
SITE PERMIT REV. 2	07.09.10
SITE PERMIT REV. 3	01.07.11

DATE

01.07.11

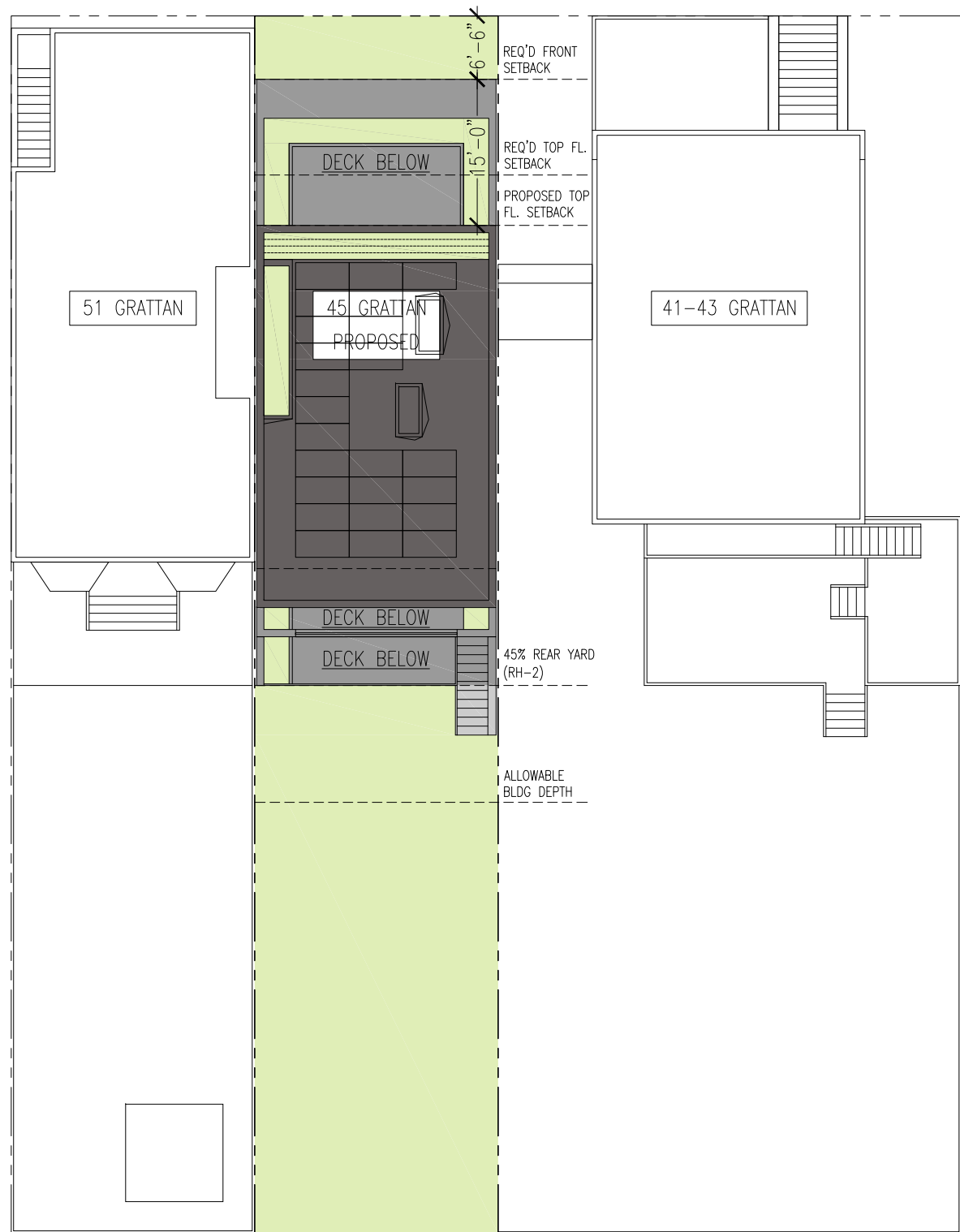
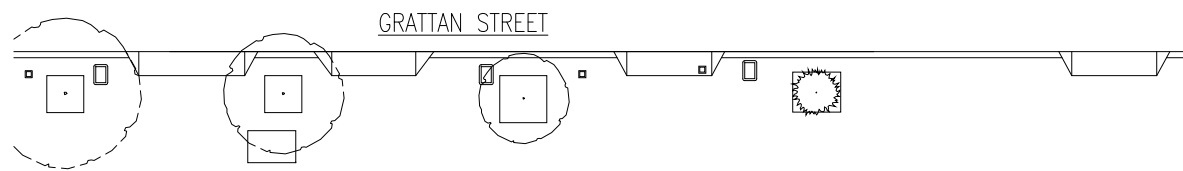
SCALE

AS NOTED

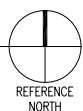
SHEET

A3.3

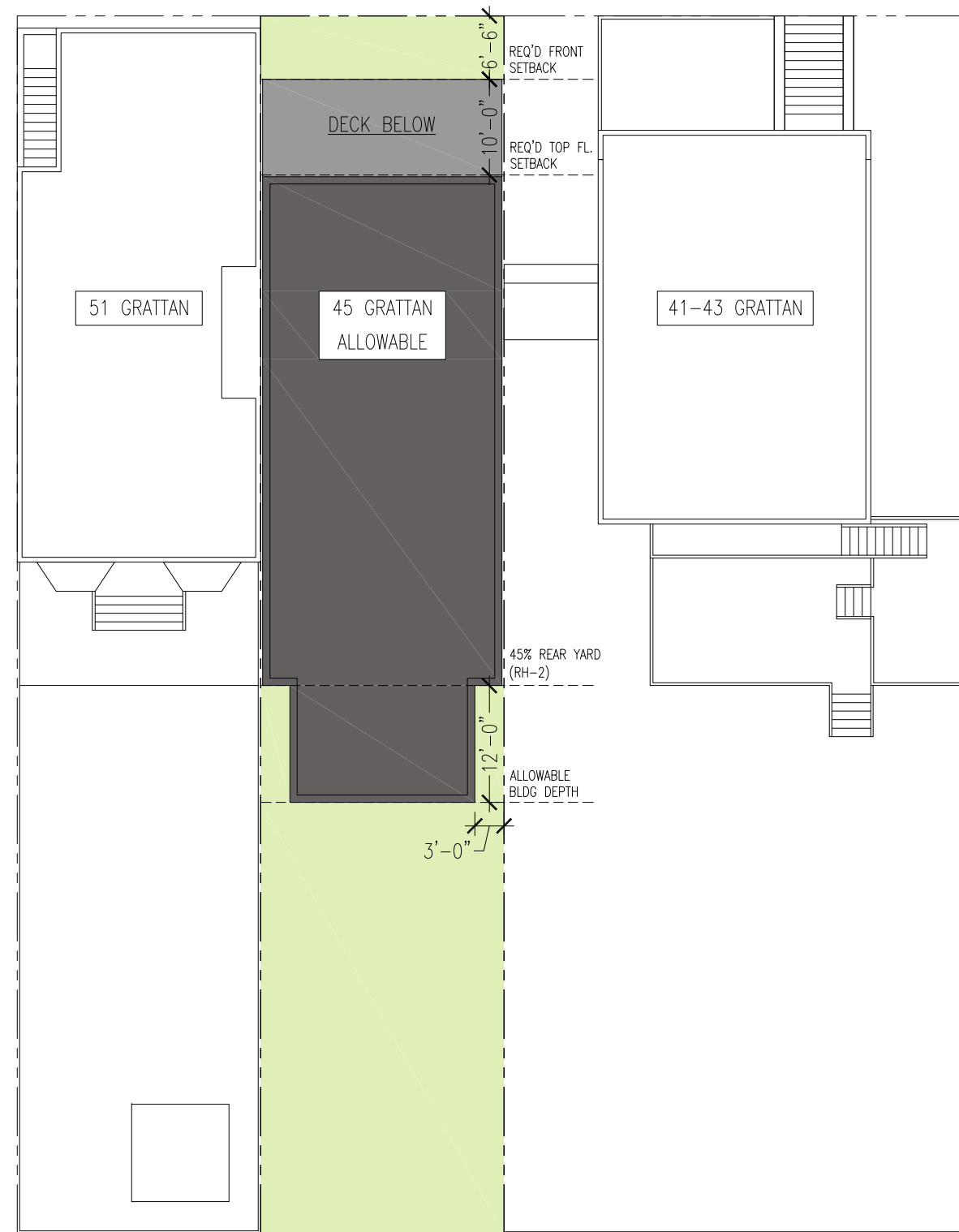
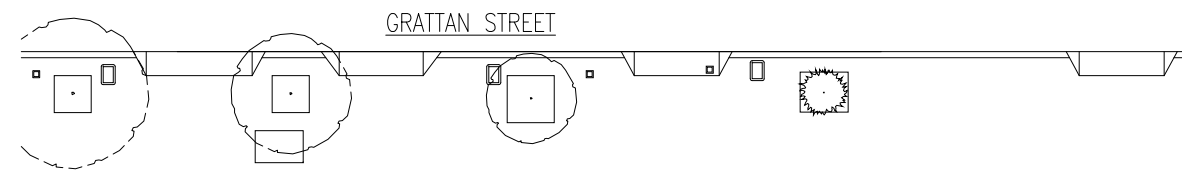
FOR REVIEW ONLY - NOT FOR REPRODUCTION, DISTRIBUTION OR PUBLICATION.



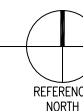
PROPOSED CONSTRUCTION - SITE PLAN
1/16" = 1'-0"

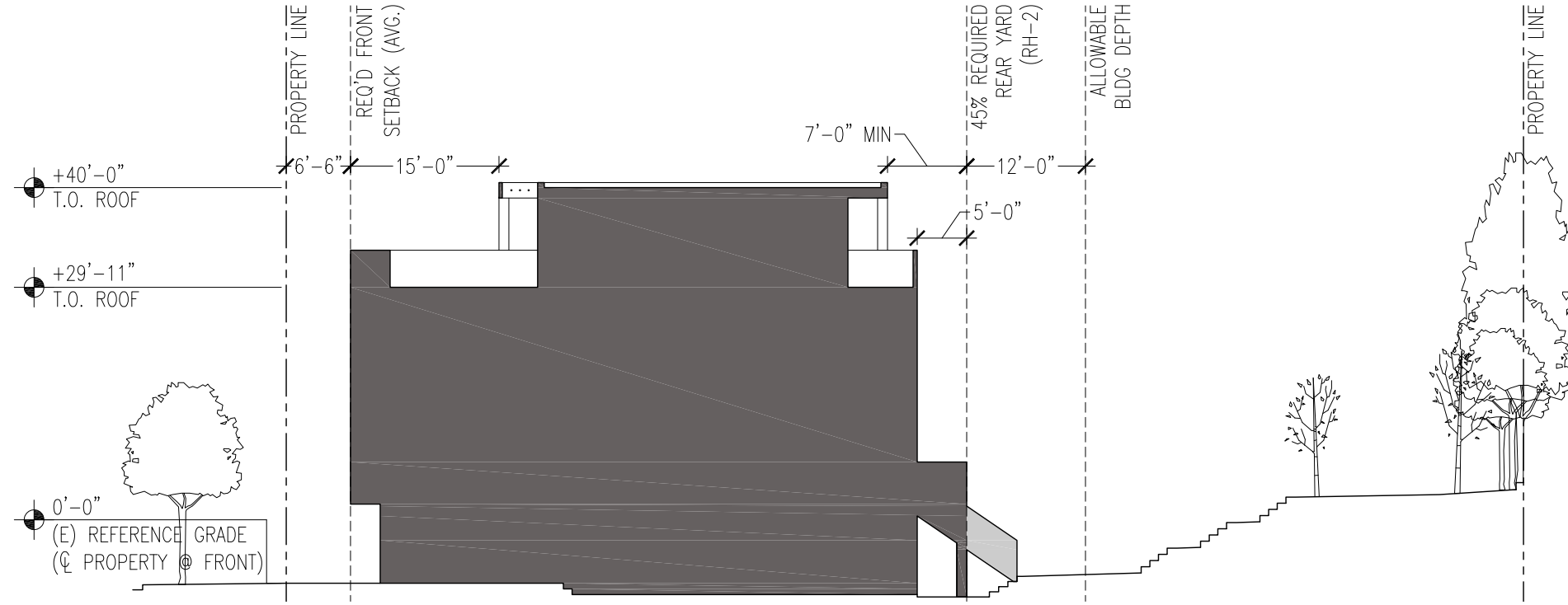


PROPOSED PLANTED & PERMEABLE AREAS

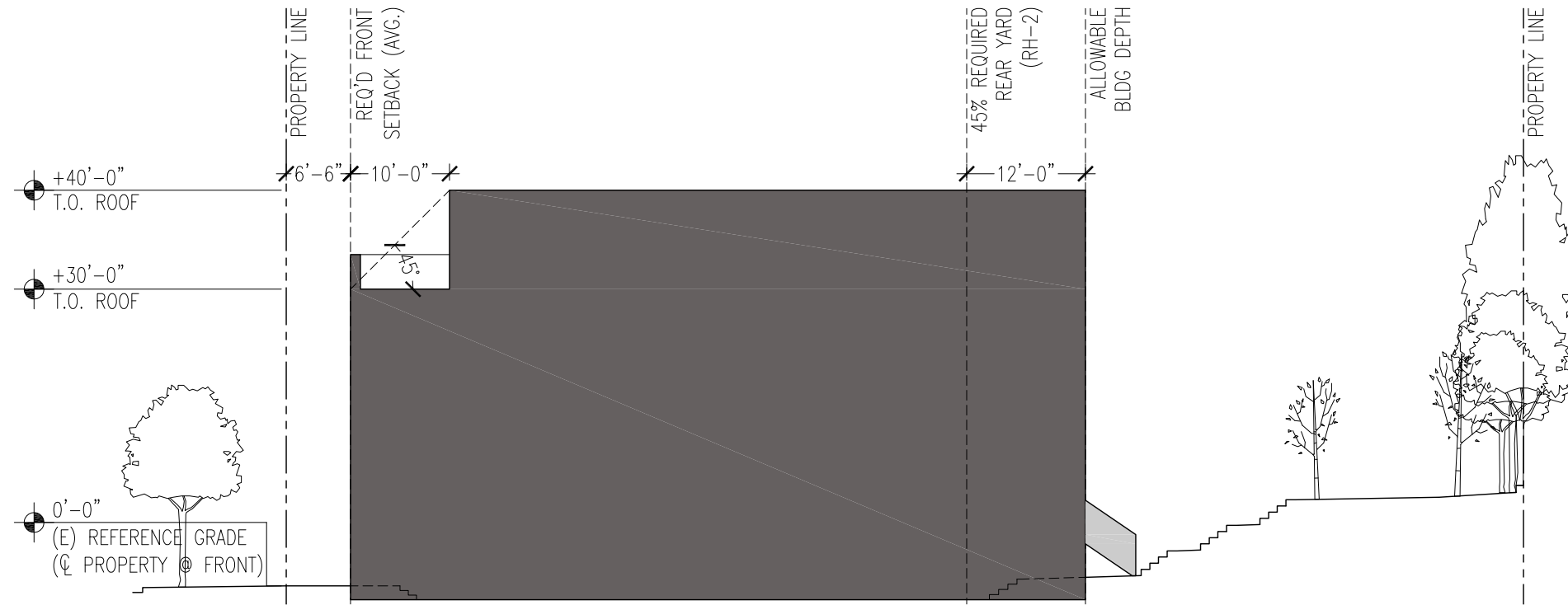


ALLOWABLE BUILDABLE AREA - SITE PLAN
1/16" = 1'-0"

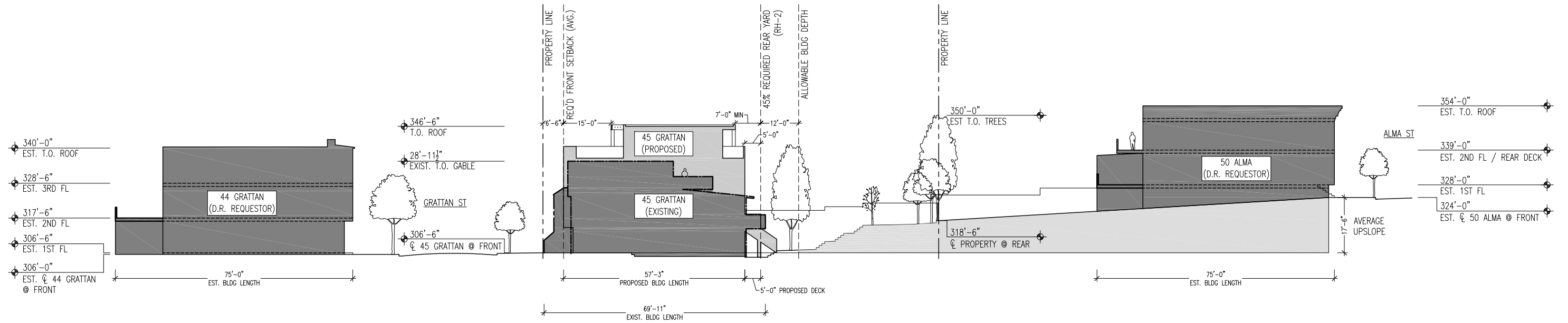




PROPOSED CONSTRUCTION - SITE SECTION FACING EAST
 1/16" = 1'-0"



ALLOWABLE BUILDABLE AREA - SITE SECTION FACING EAST
 1/16" = 1'-0"

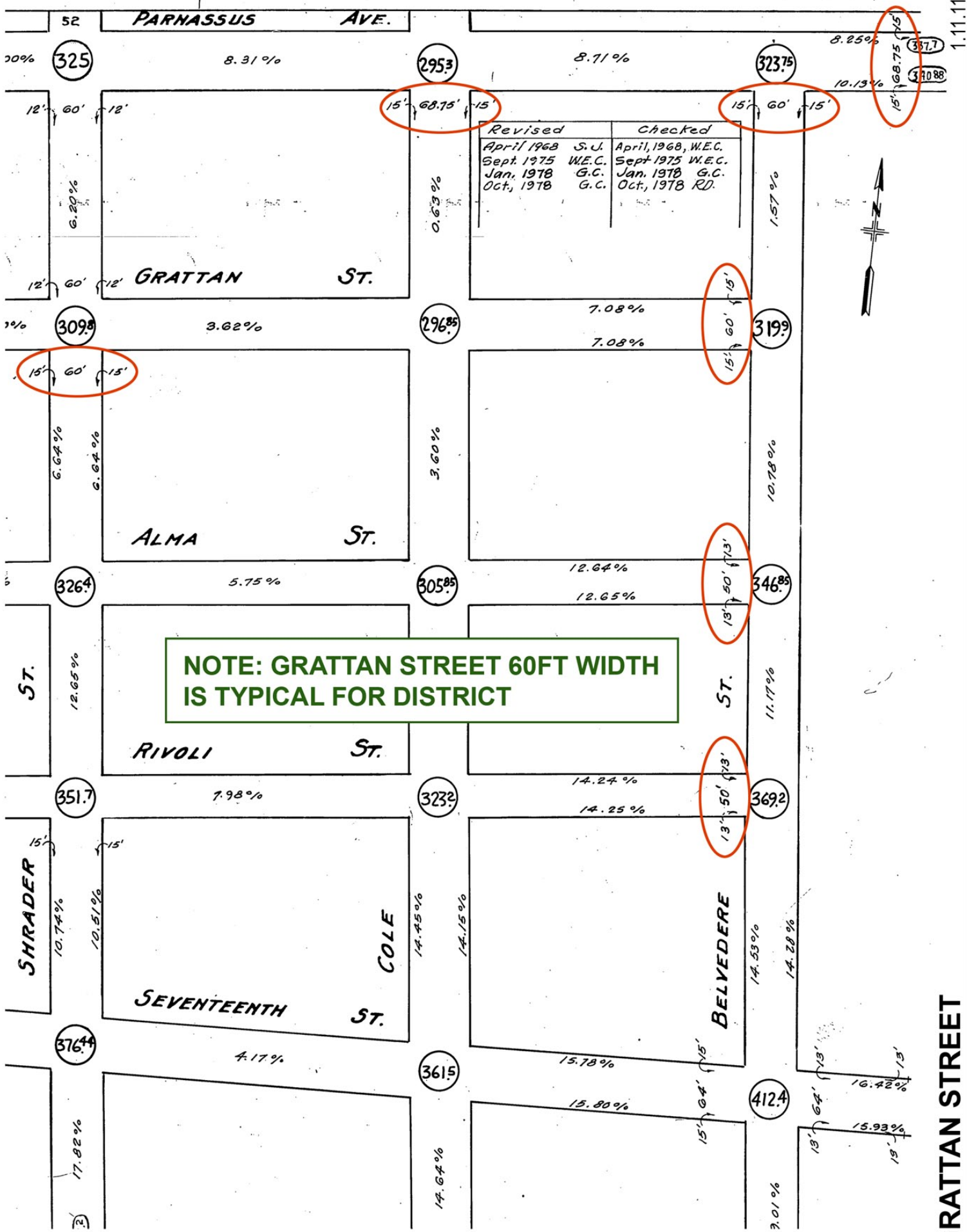


SECTION FACING EAST FROM 44 GRATTAN STREET TO 50 ALMA STREET

NTS

FOR REVIEW ONLY – NOT FOR REPRODUCTION, DISTRIBUTION OR PUBLICATION.

Copyright © 2011 Cary Bernstein Architect All Rights Reserved



NOTE: GRATTAN STREET 60FT WIDTH IS TYPICAL FOR DISTRICT



36-38 ALMA

50 ALMA
(D.R. REQUESTOR)

VIEW SOUTH FROM EXISTING ROOF DECK