



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis

HEARING DATE: OCTOBER 20, 2011

*Date:* October 13, 2011  
*Case No.:* **2011.0554D**  
*Project Address:* **2526 Great Highway**  
*Permit Application:* 2010.0216.6603  
*Zoning:* RH-1 [Residential House, Single-Family]  
40-X Height and Bulk District  
*Block/Lot:* 2448/005A  
*Project Sponsor:* Mike Breen  
2526 Great Highway  
San Francisco, CA 9416  
*Staff Contact:* Sharon Lai – (415) 575-9087  
[sharon.w.lai@sfgov.org](mailto:sharon.w.lai@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

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

The proposal is to construct a third-story vertical addition and a two story horizontal rear extension to the existing single-family home. The third-story vertical addition is setback approximately 10 feet from the face of the front bay projection. The proposed third floor is setback equidistance as the adjacent neighbor's third-story addition at 2522 Great Highway (DR Requestor's property). The proposed rear horizontal addition extends back 10 feet, 6 inches on the ground floor and 6 feet, 6 inches on the second floor. The horizontal rear expansion is also setback 7 feet, 6 inches from the south side property line and is setback 3 feet from the north side property line. The project proposes to add approximately 1,165 square feet of habitable space and includes major façade alterations. Roof decks and stairs are proposed at the rear of the building to be setback a minimum of three feet from the side property lines. The proposed rear building wall will be approximately 57 feet from the rear property line.

### SITE DESCRIPTION AND PRESENT USE

The Subject Property is a slightly upward sloping lot from front to rear. The lot is a mid-block lot and measures 25 feet in width and 120 feet deep. The subject one-story over garage single-family dwelling was constructed circa 1941. The overall height of the existing building measured at the front is approximately 18 feet, 6 inches. The Project Sponsor indicates that the building has 1,235 square-feet of habitable area. The existing ground floor contains the garage and some habitable space at the rear. The second floor is currently the main living level. The existing rear building wall is 68 feet from the rear property line.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Subject Property at 2526 Great Highway is located on the east side of the street between Ulloa and Vicente Streets in the Parkside neighborhood, facing Ocean Beach. The subject lot and block is zoned RH-1. Its immediate neighbor to the north (the DR requestor) is a three-story mid-block lot and the immediate neighbor to the south is a two-story building, both are within the same zoning district. There

are 14 buildings on the subject block that are three-stories tall and 10 that are two-stories tall. Although there is a clear pattern of mid-block open space, there are multiple properties on the subject block with one- and two-story rear projections. Since the rear yard of lots in the subject block is generous, the rear projects do not significantly affect the mid-block pattern.

**BUILDING PERMIT NOTIFICATION**

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	April 22, 2011 to May 22, 2011	May 23, 2011	October 20, 2011	150 days*

\* Delay upon project Sponsor and DR Requestor’s requests.

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 7, 2011	October 7, 2011*	13 days
Mailed Notice	10 days	October 7, 2011	October 7, 2011	13 days

\* Due to public holiday on October 10, 2011.

**PUBLIC COMMENT**

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	N/A	1	N/A
Other neighbors on the block or directly across the street	N/A	N/A	N/A
Neighborhood groups	N/A	N/A	N/A

**DR REQUESTOR**

The DR Requestor is Kelly Martin, adjacent neighbor to the north, at 2522 Great Highway.

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

See attached *Discretionary Review Application*, dated May 23, 2011.

**PROJECT SPONSOR’S RESPONSE TO DR APPLICATION**

See attached *Response to Discretionary Review*, dated October 3, 2011.

## ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

## RESIDENTIAL DESIGN TEAM REVIEW

The proposed vertical addition is similar in size and scale as the other existing third story additions on the subject block face, including the DR Requestor's residence; hence the project does not appear to be out of scale with the neighborhood pattern. The proposed 10 foot, 6 inch extension is modest in size, relative to a lot depth of 120 feet in depth. Along with the proposed minimum setback of 3 feet from the side property lines, the proposed extension will not be an impact to the midblock open space and immediate neighbors. The proposed side facing property line windows are small in size and are sufficiently setback from the neighbor's side facing windows. The DR Requestor's concerns regarding a potential future deck at the front is irrelevant. There is no deck proposed at the front of the property and is therefore not incorporated under the current permit review. The RDT finds that there is no exceptional or extraordinary circumstance to merit for any changes to the as proposed project.

**Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.**

<b>RECOMMENDATION:</b> <b>Do not take DR and approve project as proposed</b>
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### Attachments:

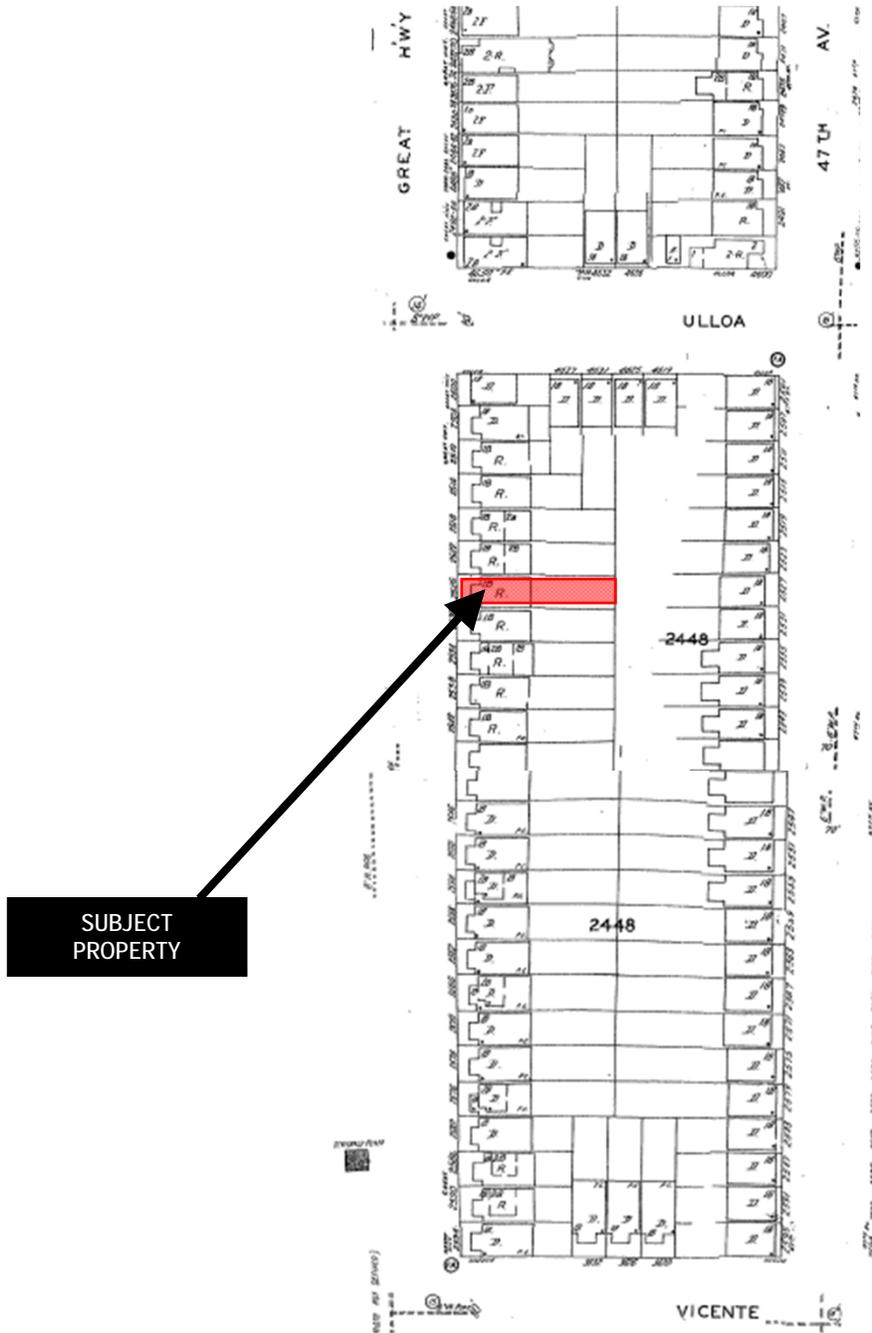
- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- DR Application, dated May 23, 2011 and supplemental information, dated October 6, 2011
- Response to DR Application dated October 3, 2011
- Reduced Plans

SL: G:\DOCUMENTS\DRs\2526 Great Hwy\2526 Great Hy - Abbreviated Analysis.doc

**2526 Great Highway**



# Sanborn Map\*



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



Discretionary Review Hearing  
Case Number 2011.0554D  
2526 Great Highway

# Zoning Map

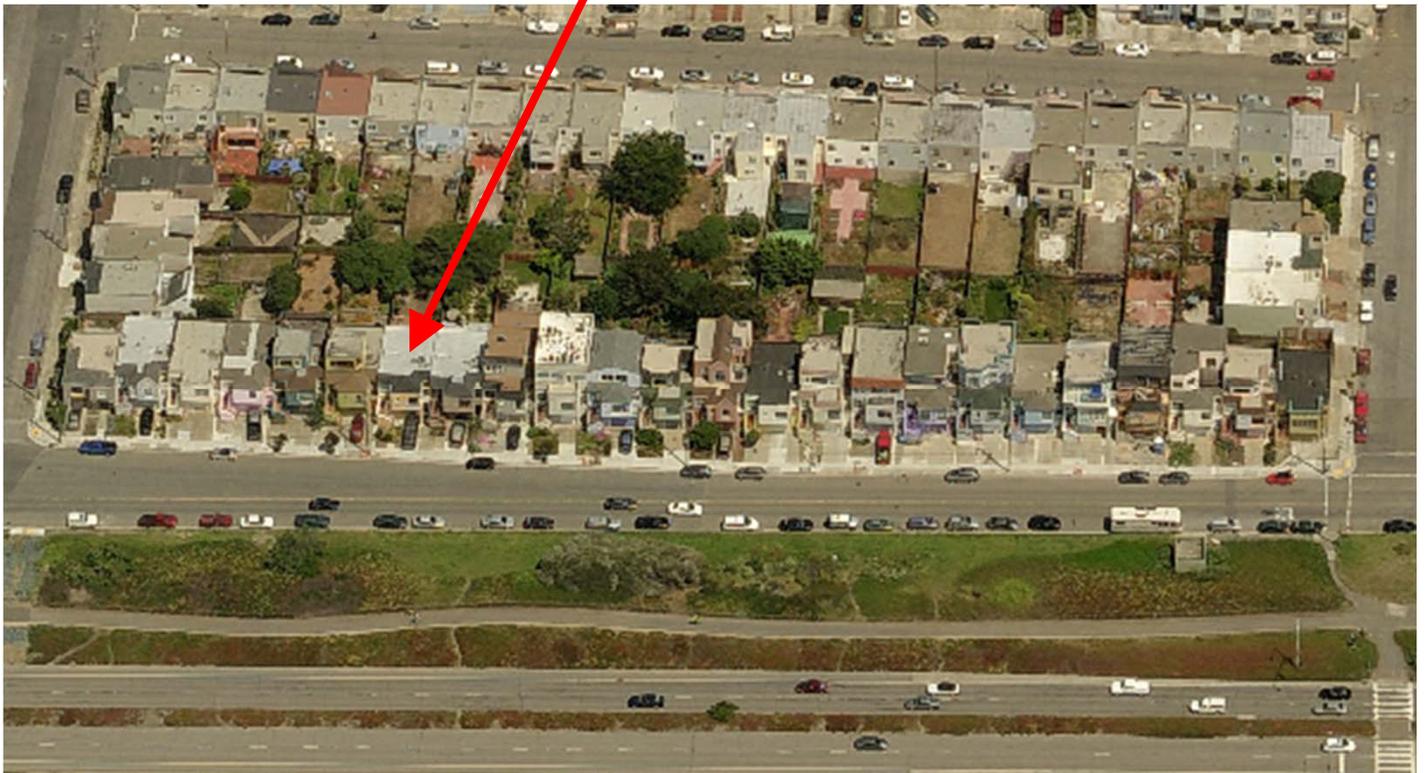
SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2011.0554D  
2526 Great Highway

# Aerial Photo View from West

SUBJECT  
PROPERTY



Discretionary Review Hearing  
Case Number 2011.0554D  
2526 Great Highway

# Aerial Photo

## View from South

DR REQUESTOR

SUBJECT  
PROPERTY



Discretionary Review Hearing  
Case Number 2011.0554D  
2526 Great Highway

# Site Photo

DR REQUESTOR

SUBJECT  
PROPERTY



Discretionary Review Hearing  
Case Number 2011.0554D  
2526 Great Highway



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On July 14, 2010, the Applicant named below filed Building Permit Application No. 2010.02.16.6603 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Chip Minnick	Project Address:	2526 Great Highway
Address:	801 Franklin Street, #1436	Cross Streets:	Ulloa/Vincente
City, State:	Oakland, CA 94607	Assessor's Block /Lot No.:	2448/005A
Telephone:	(415) 412-6405	Zoning Districts:	RH-1/40-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 type="checkbox"/>	DEMOLITION	and/or	<input type="checkbox"/>	NEW CONSTRUCTION	or	<input checked="" type="checkbox"/>	ALTERATION
<input checked="" type="checkbox"/>	VERTICAL EXTENSION		<input type="checkbox"/>	CHANGE # OF DWELLING UNITS		<input checked="" type="checkbox"/>	FACADE ALTERATION(S)
<input type="checkbox"/>	HORIZ. EXTENSION (FRONT)		<input type="checkbox"/>	HORIZ. EXTENSION (SIDE)		<input checked="" type="checkbox"/>	HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE .....	Single Family Dwelling .....	no Change
FRONT SETBACK .....	10 feet .....	No Change
SIDE SETBACKS .....	None .....	No Change
BUILDING DEPTH .....	42 feet .....	53 feet
REAR YARD .....	68 feet .....	57 feet
HEIGHT OF BUILDING (at front to roof) .....	18 feet, 6 inches .....	30 feet
NUMBER OF STORIES .....	2 .....	3
NUMBER OF DWELLING UNITS .....	1 .....	No Change
NUMBER OF OFF-STREET PARKING SPACES .....	1 .....	No Change

### PROJECT DESCRIPTION

The proposal is to construct a third-story vertical addition and a two story horizontal rear extension to the existing single-family home. The project proposes to add approximately 1,165 square feet of habitable space and includes major façade alterations. Roof decks and stairs are proposed at the rear of the building, which are to be setback a minimum of 3 feet from the side property lines. See attached plans.

PLANNER'S NAME: Sharon Lai  
 PHONE NUMBER: (415) 575-9087  
 EMAIL: sharon.w.lai@sfgov.org

DATE OF THIS NOTICE: 4-22-11  
 EXPIRATION DATE: 5-22-11

# NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls), and floor plans (where applicable) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project.

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

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820. They are specialists in conflict resolution through mediation and can often help resolve substantial disagreement in the permitting process so that no further action is necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at [www.sfplanning.org](http://www.sfplanning.org)). You must submit the application to the Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check, for each Discretionary Review request payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org) or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. If the project includes multi building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

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

## BOARD OF APPEALS

An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the Board of Appeals within 15 days after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including their current fees, contact the Board of Appeals at (415) 575-6880.

11.0554D  
RECEIVED

# APPLICATION FOR Discretionary Review

MAY 23 2011  
CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
PIC

1. Owner Applicant Information

DR APPLICANT'S NAME KELLY MARTIN		
DR APPLICANT'S ADDRESS: 2522 GREAT HIGHWAY	ZIP CODE: 94116	TELEPHONE: 00352621498863
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: MIKE + LIZ BREEN		
ADDRESS: 2526 GREAT HIGHWAY	ZIP CODE: 94116	TELEPHONE: (415)-731-4633
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS: KELLY MAR 444@YAHOO.COM		

2. Location and Classification

STREET ADDRESS OF PROJECT: 2526 GREAT HIGHWAY		ZIP CODE: 94116
CROSS STREETS: ULLOA + VICENTE		
ASSESSORS BLOCK/LOT: 2448 1005A	LOT DIMENSIONS: 25' x 120'	LOT AREA (SQ FT): 3000
ZONING DISTRICT: RH-1	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: SINGLE FAMILY DWELLING

Building Permit Application No. 2010.02.16.6603

Date Filed: 7/14/2010

4. Actions Prior to a Permitted 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.

PLEASE SEE ATTACHMENT 1

# 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 ATTACHMENT 1

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 ATTACHMENT 1

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 ATTACHMENT 1

### 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: Kelly Martin

Date: 5/20/11

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

KELLY MARTIN - 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"/>
Covenant 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.

For Department Use Only

Application received by Planning Department:

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

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

## ATTACHMENT 1

11.0554D

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.

We discussed our concerns regarding light and privacy with the project sponsor last year during the pre-application period. The project sponsor offered a few changes such as removing an awning over the sliding door to the third story rear deck and using glass railings for the two rear decks. The changes were offered to improve sunlight to our property. However these are items that could easily be changed back with an over-the-counter permit and do not address the greater factor blocking our sunlight which is the building of a rear extension beyond the foot print of any other property on our block.

Second, the project sponsor offered to change one of the two windows that breach our privacy to opaque glass. Again, this is something that could be changed back at any time and does not address the window directly on the property line that would look directly into one of our bedrooms. The project sponsor included these changes in their final plans to the city.

We discussed our concerns with the Planner assigned to the project, Sharon Lei. She told us to email our concerns to the project sponsor and their architect. The project sponsor offered to use a directional glass on the front window that could possibly block some of the field of vision. Again, this type of change does not sufficiently address our privacy concern because it could easily be changed to a regular window at any time.

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.

We are fortunate enough to live on a beautiful and unusually cohesive block on Great Highway. Our block consists of row houses, all with virtually the same floor plan and footprint. The main difference is that some houses have partial or full third story additions and some have ground floor rear additions. Any additions of windows and decks or changes in building footprint significantly impact the privacy and sunlight of neighboring properties. However, we accept the project sponsor's proposed third story addition, understanding that it will throw our skylights from full sun to near-total shadow and that the backyard sunlight will be affected in the afternoon. The problem is only that the proposed project compromises our privacy in unnecessary and disturbing ways, and that the new eastern extension on the upper floors goes further than any house on the block, throwing portions of our patio into shadow in ways we could never have foreseen when we moved in.

We've lived in our house for 18 years and aspects of this project affect the enjoyment of our home. We've tried to address these concerns with the project sponsor during the notification process but their proposed solution does not alleviate our concerns.

The exceptional circumstances regarding privacy:

- A. The plan proposes two north-facing windows. The first is a third story window (window circled on Attachment 2) directly across from our window. Our window is SW facing and was built many years before we owned our house. The project sponsor's proposed window completely invades our privacy. Someone standing at the proposed window will be able to see virtually all of our upstairs bedroom. The project sponsor's window is positioned on the property line 5 or 6' from our window, does not add any light to the project sponsor's plan, is not required and is unnecessary. I've driven all of Great Highway and have seen no circumstance of someone having a lot line window looking directly into the window of an adjoining property. The project sponsor has said he would like to enjoy the view to the north. The view to the north is the Marin Headlands. We can easily see the Marin Headlands from our third floor, west-facing picture window. The project sponsor's view north will actually be our 3<sup>rd</sup> story bedroom and lower Great Highway. The project sponsor's proposed west-facing windows will provide a 180-degree view of the ocean and Marin Headlands.

Page 17 of the Residential Design Guidelines, in reference to privacy, recommends developing window configurations that break the line of site between houses. The project sponsor's third story window is in direct conflict with this guideline.

The second window is set back three feet from the lot line (window circled on Attachment 3). The only view provided by this window will be our back patio, the other backyards to the north and a view into our ground floor living space. Again, this window is a privacy concern for us. It is unnecessary and adds virtually no light to the project sponsor's home.

- B. Deck-in-waiting on front of house – The project sponsor's proposed roof modification on the front, second-story lays the foundation for a future deck which is a major privacy concern for us (Attachment 4). In earlier designs, the front living space led onto a more formal deck on the front of the house. If this area becomes a deck, it will look directly into our bedroom on the third floor and dining room on the second floor. The current plans retain a sliding door onto a flat roof with, oddly, no wall. The arrangement retains most aspects of a deck and can be converted later into one with an over-the-counter permit. This deck-in-waiting is a major concern for us and if allowed to happen in the future would be a significant invasion of our privacy and the privacy of other neighbors.

The exceptional circumstances regarding sunlight:

- C. Every house on the block was built in 1941 with virtually the same layout and footprint. While third floors have been built, the block retains its cohesive character on the front and back. One house, perhaps the original builder's home, extends three feet further in the back on the second floor. We think this establishes an allowable precedent and think the project sponsor's proposed second story rear addition (attachment 5) should be pulled in three feet, so it extends no further than the

existing footprint of our block as established by 2534 Great Highway. Extending further, however, not only casts a much larger shadow across our patio but also sets a precedent whereby any house on the block could extend further to the east and increase shadows on their neighbor's to the north. By pulling the rear addition in 3 feet and sacrificing 45 square feet of interior space, the project would cast a much smaller shadow on our yard and avoid a new precedent on the block.

This is a big project. It proposes to nearly double the living space of the project sponsor's property, add 150 square feet of deck space, and lay the groundwork for another 175 square feet of deck space. We are asking for so little in the way of adjustments considering the impact the project will have on our property and neighboring properties. We are asking that two windows and 45 square feet of living space be eliminated. Since a deck on the front of the house isn't being proposed at this time, there is no loss to ask that one can't be added in the future.

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:

We agree that we need to accept some of the proposed changes as reasonable. Here are the parts of the project we are not objecting to:

- Addition of third story (increase of 860 square feet of living space) – even though this greatly impacts sunlight to our second story skylights and back yard.
- Most of the proposed rear addition (increase of 193 square feet of living space)
- Third story rear deck
- Second story rear deck

We are objecting to:

1. Two windows that invade our privacy by offering significant viewpoints into our third story bedroom and ground floor living space. We find these windows unnecessary and unacceptable.
2. A design feature that establishes the groundwork for a future deck on the second story of the front of the project sponsor's house. If this were allowed to become a deck, it would compromise our privacy by offering direct, unobstructed views into our second story dining room and third story bedroom. The amount of view it would allow would be creepy, voyeuristic, and exceptionally intrusive.
3. 45 square feet of rear addition living space that impacts our sunlight. We are already giving up a lot of sunlight from the addition of the third story. In our cold, windy neighborhood, when the sun is gone from the patio, it's time to move indoors. This rear addition would mean the loss of sunlight to our patio and rear rooms hours earlier than if there were no rear addition.

How these items would affect surrounding neighbors and who:

1. The two north facing windows pretty much only affect us. The rear window would offer views into neighbors' yards to our north (2518 Great Highway and beyond), but due to the distance, it wouldn't feel as intrusive and creepy as it does to have the window a few feet away.

2. A second story deck on the front of the project sponsor's house would look directly down into the living room of their south neighbor (2530 Great Highway). This house does not have a third story, otherwise it would look directly into a third story. It would probably have some view into the third story of 2534 Great Highway and might have some view into the third story of 2518 Great Highway.
3. The rear extension would impact sunlight for the yards and rear rooms of neighbors to our north (2518 Great Highway and possibly 2514 Great Highway).

It should be mentioned that the addition of the third story will affect the sunlight in the backyards of 2522, 2518, and about three or four neighbors across the backyards on 47<sup>th</sup> avenue. I would guess it will affect 2527 47<sup>th</sup> avenue, 2523 47<sup>th</sup> and 2519 47<sup>th</sup> avenue (possibly a few more).

Also, the addition of two rear terraces and stairs to the backyard will significantly affect the privacy of the project sponsor's neighbor to the south (2530 Great Highway). It will offer views into their garden, patio and possibly ground floor skylights. The terraces will affect our privacy in our backyard and patio and will also offer additional views into all yards to the north and yards along 47<sup>th</sup> avenue to the east, and possibly several more yards along Great Highway to the south.

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?

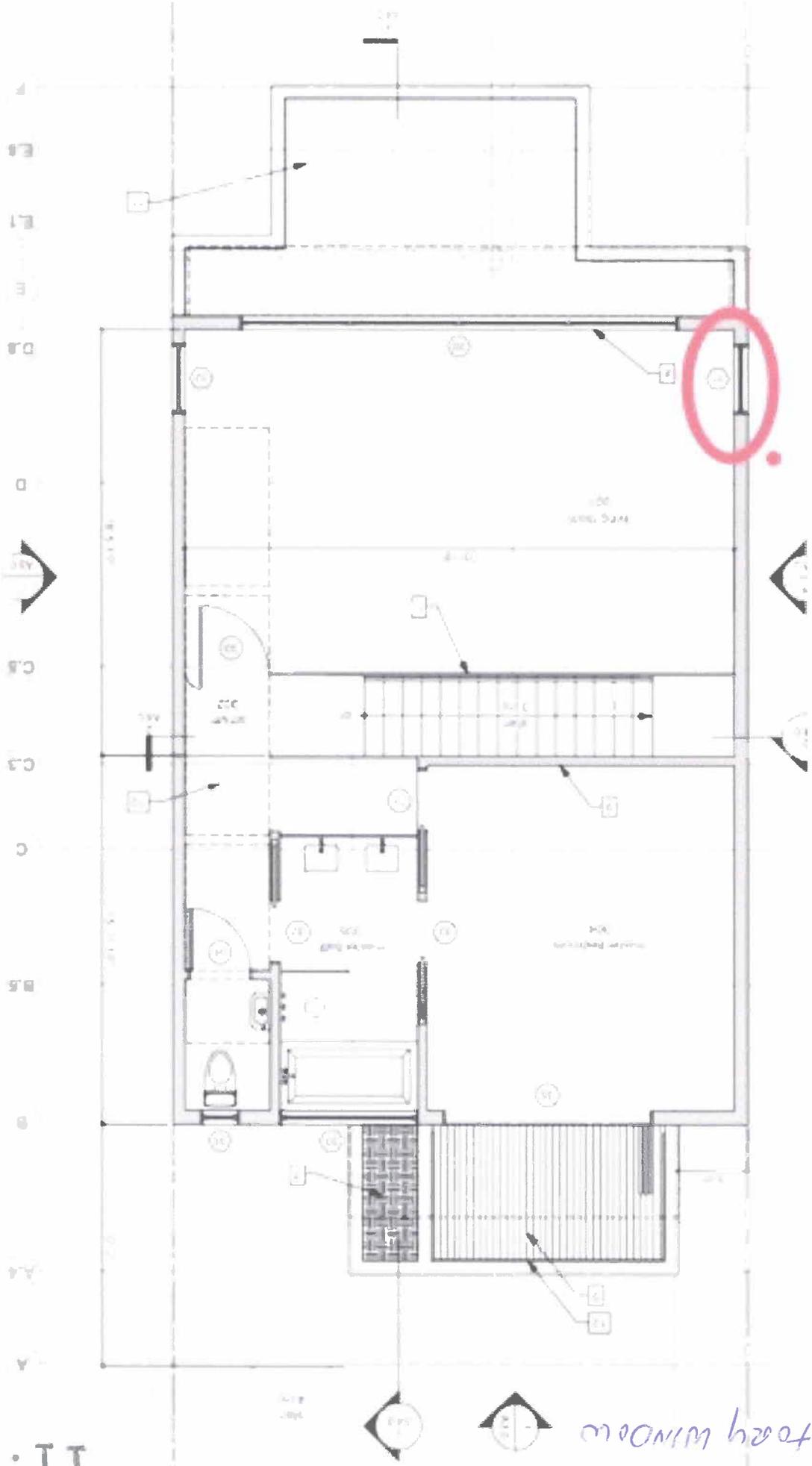
- A. Two north-facing windows: We don't see any solution other than to eliminate these windows. It seems resolutions such as opaque or frosted windows could easily be changed back to regular windows later. We would accept something like glass blocks in place of both of these windows as suggested on page 17 of the Design Review Guidelines as a way to facilitate privacy. If glass blocks are used, we would ask that a restriction is placed on changing them to a regular window in the future.
- B. Future Deck-in-waiting on front of house: We are requesting the Commission to impose a Notice of Design Restriction to prevent the proposed flat roof on the second story of the property sponsor's residence from becoming a deck in the future. Since the property sponsor is currently not proposing a deck on the front, we do not feel that a restriction would have any impact on their project.
- C. Rear Addition: We are asking the commission to pull the second story of the rear addition in by three feet. At a minimum we would like to request a light pool or shadow study to demonstrate the effects this addition would have on our access to sunlight.

Note regarding Discretionary Review scheduling: I wanted to mention as early as possible that we have a family vacation scheduled for the month of August in Europe with Pete's parents and would not be able to be present for the Planning Commission hearing at that time. Please accept our apologies for this scheduling issue and we appreciate everyone's understanding.

Thank you for your time and consideration

11.0554D

ATTACHMENT 2:  
3RD STORY WINDOW



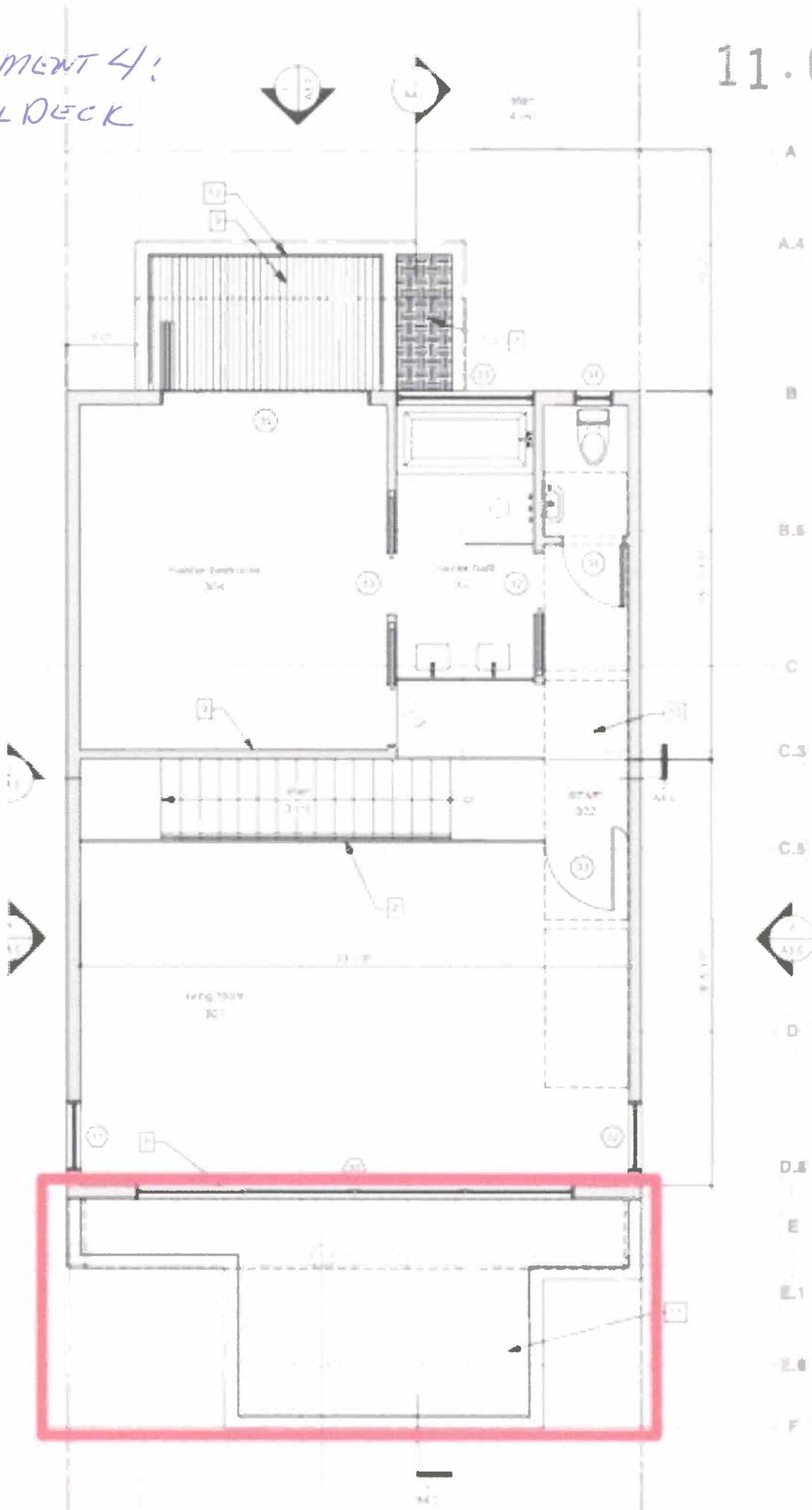
ATTACHMENT 3:  
2ND STORY WINDOW

11.0554D

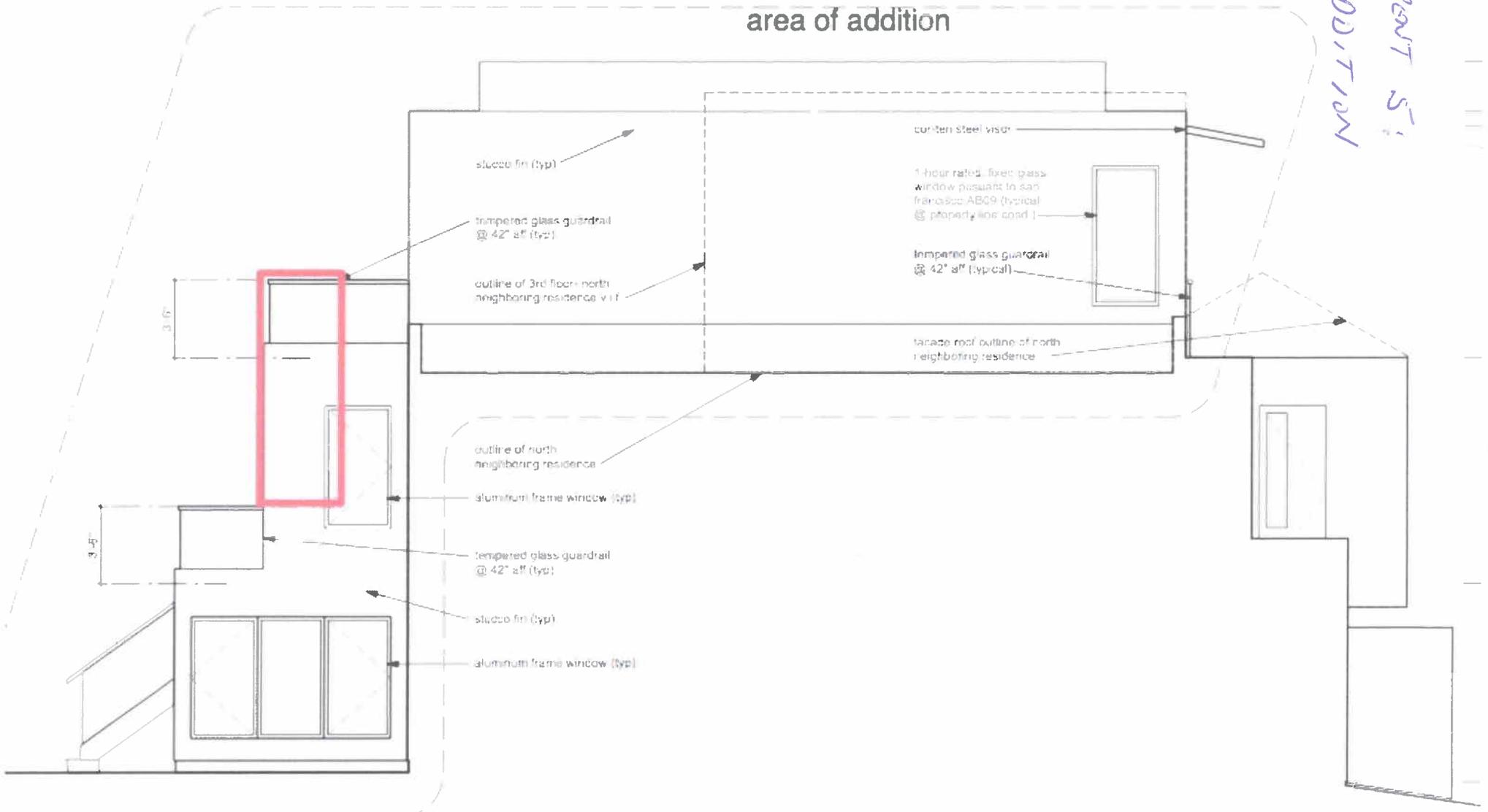


ATTACHMENT 4:  
POTENTIAL DECK

11.0554D



ATTACHMENT 5:  
REAR ADDITION



11.0554D



# SAN FRANCISCO PLANNING DEPARTMENT

RECEIVED  
OCT 3 2011

## RESPONSE TO DISCRETIONARY REVIEW

Case No.: 11-05540  
Building Permit No.: 2010/02/16/6603  
Address: 2526 GREAT HIGHWAY

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

Project Sponsor's Name: MIKE BREEN

Telephone No.: 415-730-1544 (for Planning Department to contact)

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

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED FOR #2

## Response to Discretionary Review

Project : Breen Residence  
2526 Great Highway  
San Francisco, CA 94116

Case # 11.0554D  
Permit # 2010/02/16/6603

1. We feel that this project should be approved because we have met the guidelines and made the changes requested by the Design review team, and have made significant changes to our design to address the concerns of our neighbors. We understand that these changes have not completely satisfied the DR requester, but do not believe that our current design rises to the exceptional and extraordinary circumstances that a DR requires.
2. Changes made to address the concerns of the DR requester .

### Changes made prior to filing application:

During the initial phase of planning this project the DR requester stated his concerns with regard to the scope of the rear build out. We had originally planned to build our garage level similar in size to the 2 properties to our south which are built property line to property line and vary in depth from 17' to 20', and our 1st story at a depth of 12' and set off 3' from north and 7' to the south.

Subsequent to the neighbors request we first brought the garage level to a depth of 12' with the same side setbacks as the 1st story. We than further moved the 1st story back to a depth of 6'.

With these changes we had hoped to alleviate some of the concerns our neighbors had regarding the scope and shadow at the rear of our house.

### Changes made after filing application:

After we had our pre-application meeting with the neighbors additional changes were requested by the DR requester. Although we did not meet all of their requests, we did remove all awnings form the rear, confirm that the rear north window was going to be frosted, and changed all railings from a perforated metal to glass to allow the maximum amount of light to enter.

The DR requester is also concerned by a deck on the front of our house, and as we are not requesting a deck it is hard to address this concern except to say that we are on the same page. We designed this house with the ocean view in mind and didn't want to sacrifice view for a deck that would seldom be used as the weather at the front of our house is rarely hospitable.



DR Requestor Supplemental Submittal

Date of Submission: October 6, 2011

Discretionary Review: Supporting Photos  
 Project Address: 2526 Great Highway  
 Discretionary Review Applicant: 2522 Great Highway

# SPOTLIGHT

Parkside

## A fundamentally sound district



The Parkside continues to offer some of the best values in San Francisco

By Larry Roon  
 Columnist Staff Writer

Right around the time of the 2008 crash, the Parkside enjoyed a period of recovery as its San Francisco neighbors suddenly "discovered" this large district full of big, concrete homes with yards, priced comparable to what they'd been spending for Castro District Row or much smaller Victorian in Bernal Heights.

It dropped only 2.8% over seven years, one of the best performances for any neighborhood in or around San Francisco.

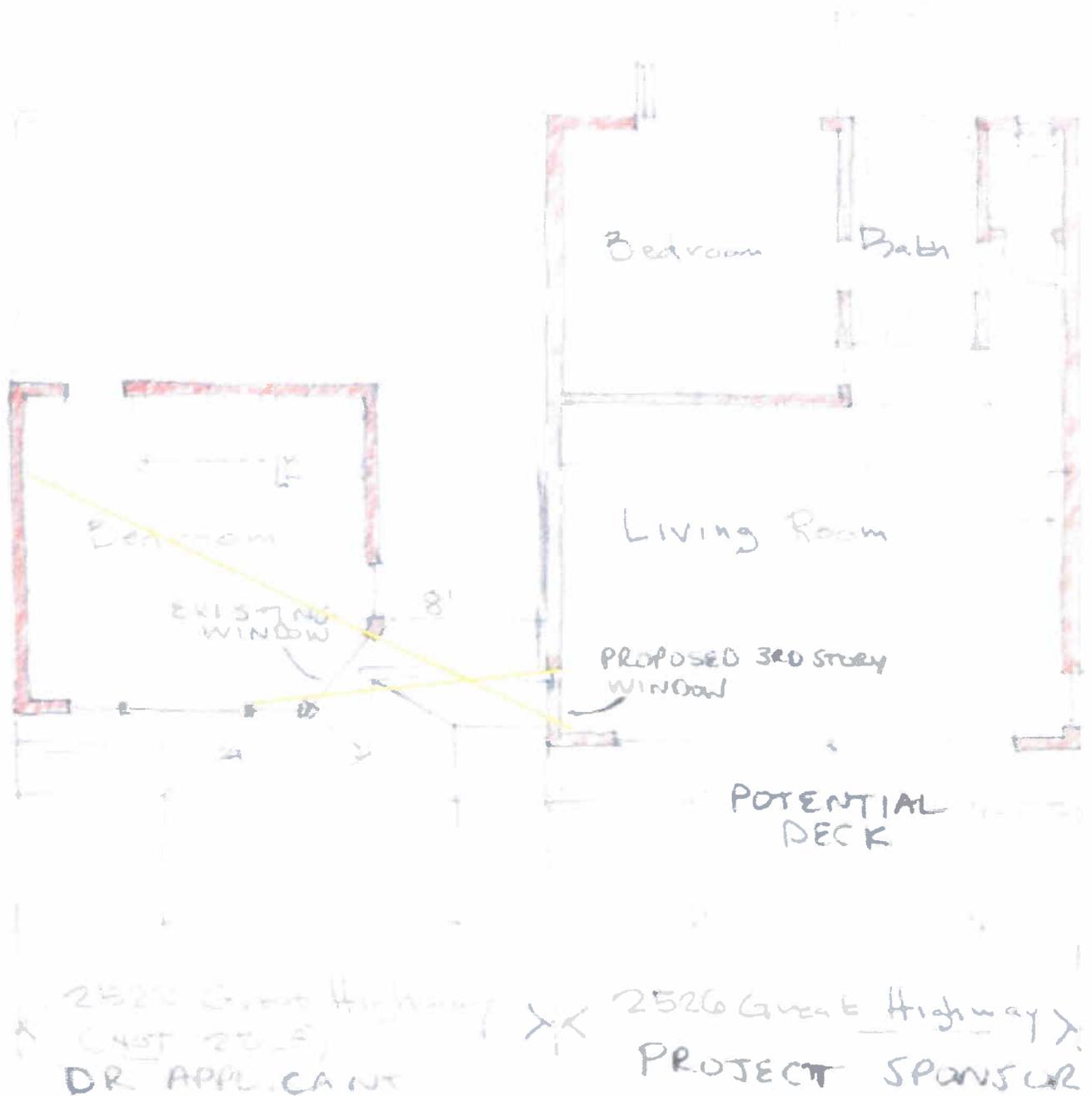
The good news for sellers that the Parkside has 2000 median sales price of \$474,000 puts it squarely in the income \$750,000 - \$450,000 range, a price that has enjoyed good area performance thanks to a combination of services, schools and an increased confidence in the area.

While the district's stats will prove that there are other options for the Parkside in urban's hands, likely more urban houses require the Parkside continues to offer better value neighborhoods. One Little Park, for instance, is nearly identical from the Urban Parkside. While the lower Park side more clearly resembles Urban Parkside.



**Item 1a – Proposed north-facing window – Third-Story Front:**

Drawing (to scale) showing relationship of project sponsor's proposed third-story, north facing window and discretionary review applicant's existing third-story, southwest facing window. Yellow lines show project sponsor's view into bedroom, with no way to avoid a view of the bed. Full diagram with measurements is attached as final page of packet.



**Item 1a (continued) – Proposed north-facing window – Third-Story Front:**

Photo taken from inside discretionary review applicant's 3<sup>rd</sup> floor bedroom. Subject standing at spot of project sponsor's proposed third-story, north facing window.



Additional view taken from spot of project sponsor's proposed window towards discretionary review applicant's house. Please note: able to see bed (circled below) from spot of project sponsor's proposed window



**Item 1a (continued) – Proposed north-facing window – Third-Story Front:**

Project sponsor says he wants the north facing, third-story window so he has views to the north. Photo below shows panoramic view taken from discretionary review applicant's west facing windows. The project sponsor will have the same view from his west facing sliding doors.

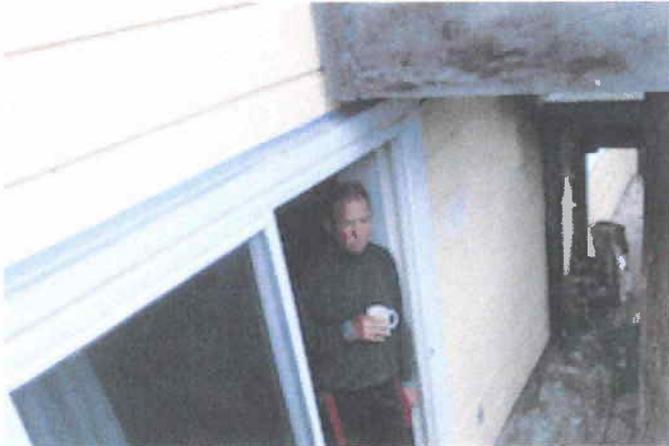


Picture looking north taken from discretionary review applicant's roof. Yellow box outlines view north that will be eliminated by removal of project sponsor's north facing window. Eliminated view north is mostly houses to north and lower Great Highway. Very little view of the ocean or Marin Headlands will be eliminated.



**Item 1a (continued) – Proposed north-facing window – Second-Story Rear:**

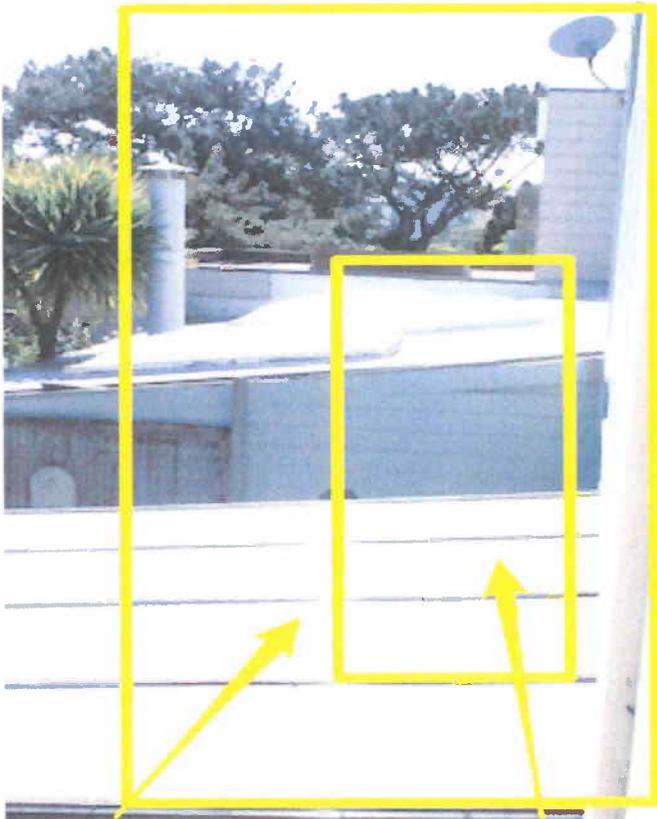
Project sponsor is proposing a north facing window on the rear, second-story addition. The window will decrease the privacy of the discretionary review applicant’s lower level living area, rear second-story bedroom (additional photos to be supplied at commission meeting) and ground floor patio. Photos below show views from spot of project sponsor’s proposed window.



Photos below show views from discretionary review applicant’s rear second story landing and rear patio. When exiting house, one will be confronted by a wall and an invasive window.

New view upon exiting second story to landing

Future view upon exiting lower level living space



Future wall

Window

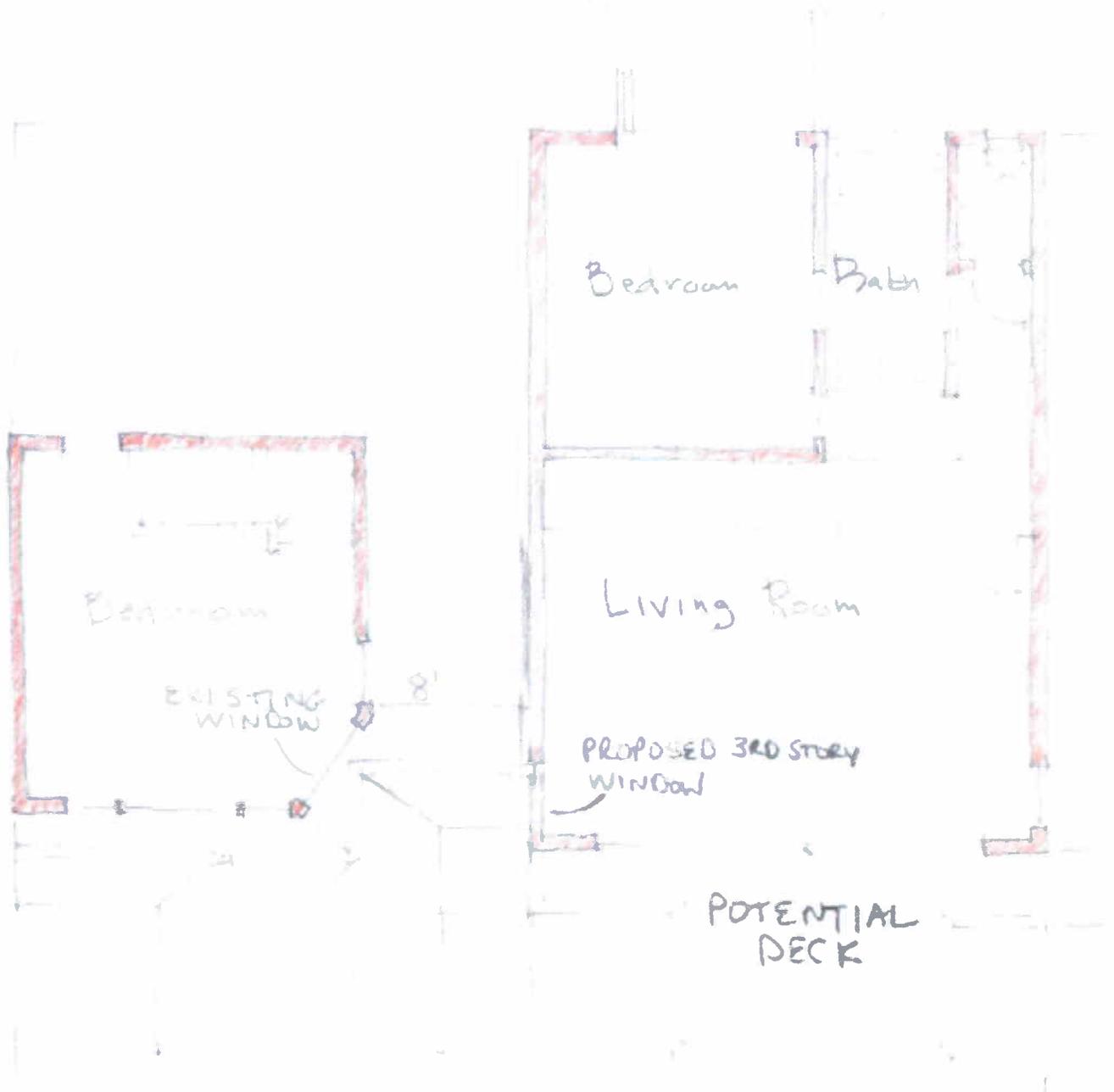


Future wall

Window

**Item 1b – Setting for potential, future deck on front, second story:**

Drawing (to scale) showing relationship of a potential deck to our third story bedroom



2522 Great Highway  
(NOT 2525)  
DR APPLICANT

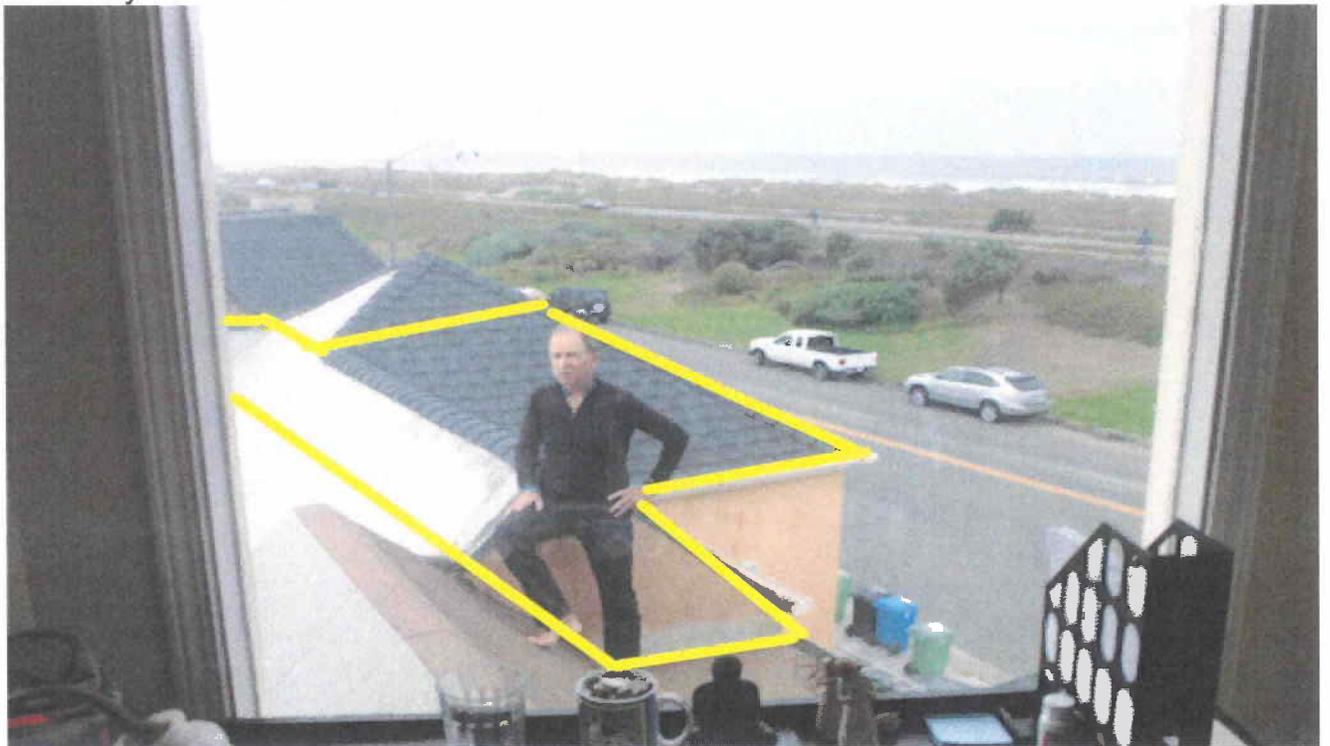
2526 Great Highway  
PROJECT SPONSOR

**Item 1b (continued) – Setting for potential, future deck on front, second story:**

The project sponsor is proposing sliding doors onto a flat roof on the front of his third-story addition. While he says he has no intention of turning the flat roof into a deck, it looks like a future deck to us. If the area becomes a deck it will offer unobstructed views into our third floor bedroom and second-story dining room.

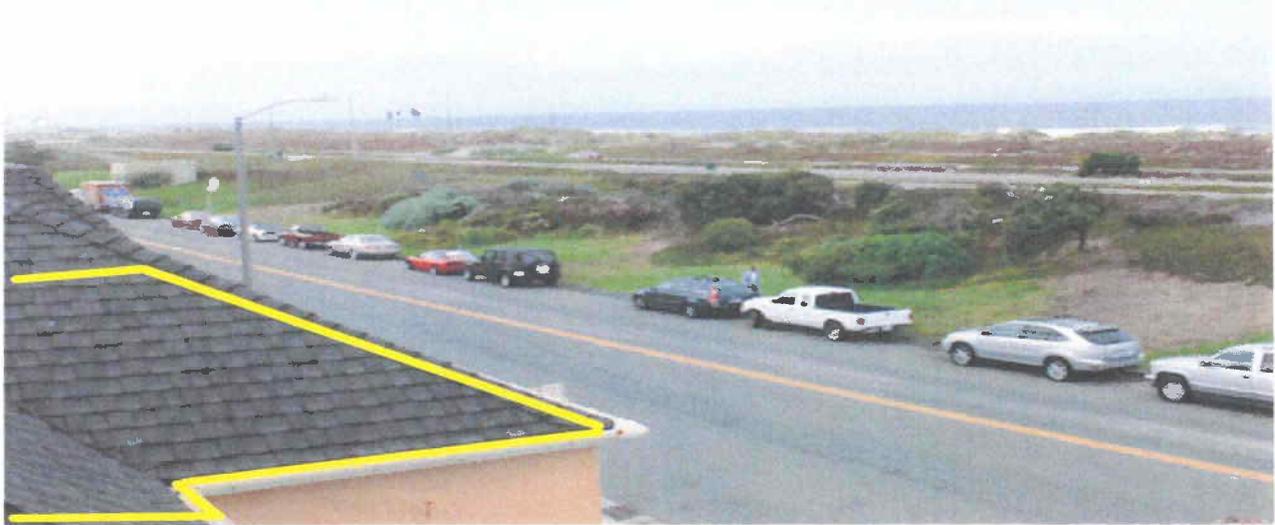


Views of potential deck placement (outlined in yellow) from discretionary review applicant's third-story bedroom side window.



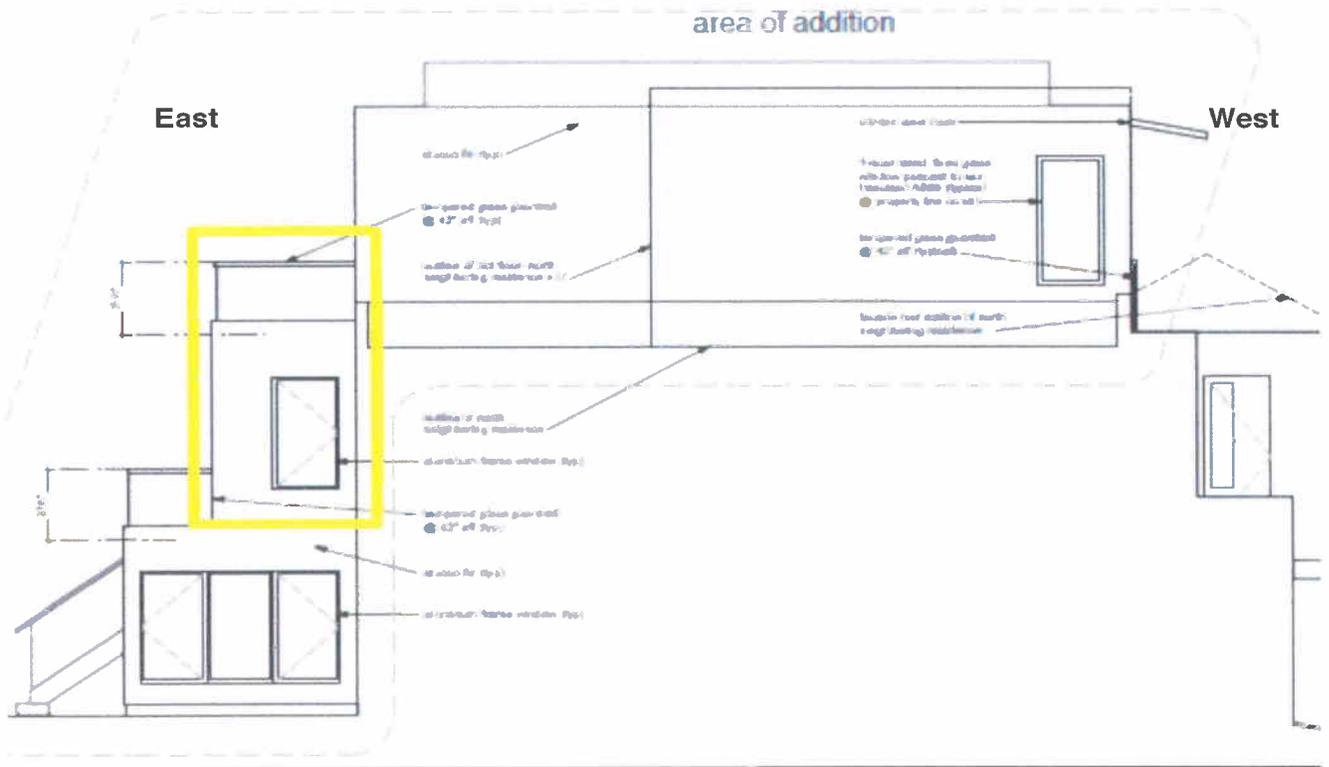
**Item 1b (continued) – Setting for potential, future deck on front, second story:**

View of potential deck placement from discretionary review applicant’s front, third story, west facing windows.



**Item 1c – Proposed rear, second-story addition extends beyond original footprint of houses on block and impacts sunlight to discretionary review applicant’s property:**

Drawing from project sponsor’s plans show view of rear, second-story addition (view from north).



**Item 1c (continued) – Proposed rear, second-story addition extends beyond original footprint of houses on block and impacts sunlight to discretionary review applicant's property:**

Picture of properties to the south, only one house sticks out farther than the rest by about three feet. The rest of the block is uniform across the rear, second story.



**Item 1c (continued) – Proposed rear, second-story addition extends beyond original footprint of houses on block and impacts sunlight to discretionary review applicant’s property:**

The yellow outline shows project sponsor’s rear, second-story addition as viewed from discretionary review applicant’s house and patio



Proposed wall

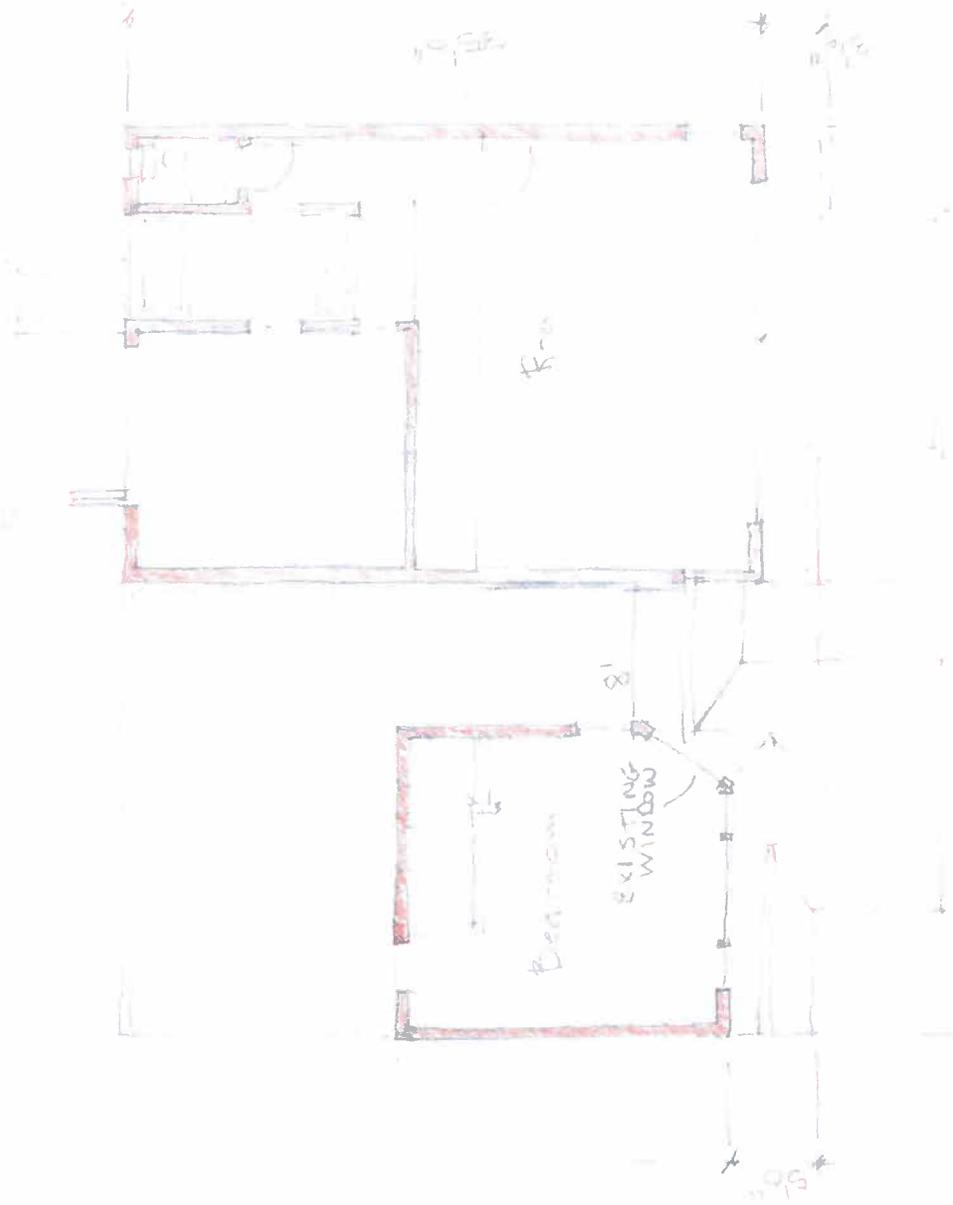
Window



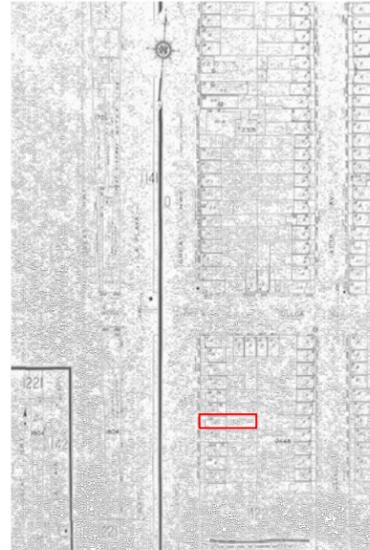
Proposed wall

Window

Full, architectural sketch to scale with measurements.



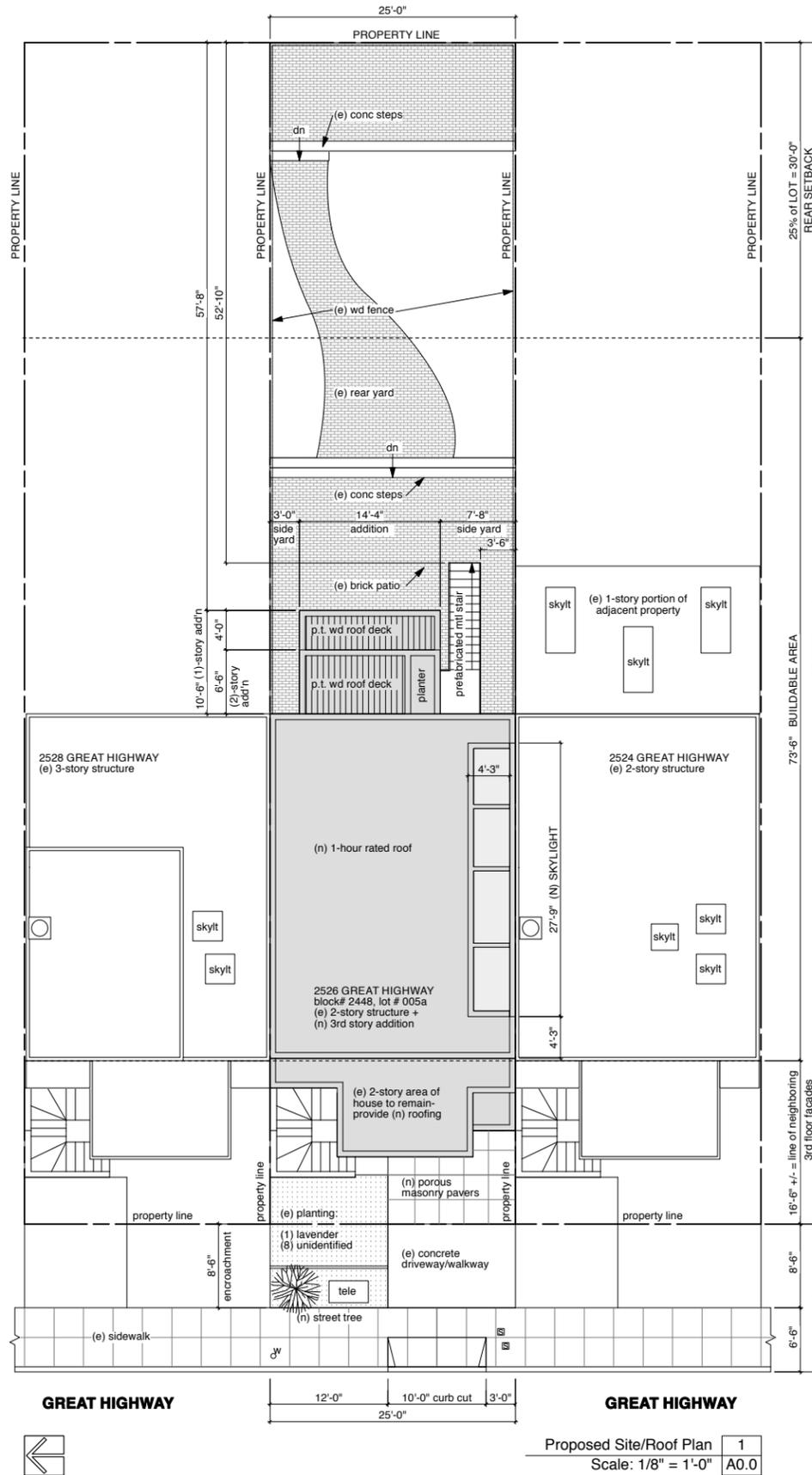
9' 2" 8' 5' 0"  
SANGHVI (10/10/2020)  
2520 Greenway Highway  
(NOT 2525)  
DR APPLICANT



Plot Plan 3  
Scale: NTS A0.0



Vicinity Plan 2  
Scale: NTS A0.0



**project directory**

**owners:**  
Mike And Liz Breen  
2526 Great Highway  
San Francisco, CA 94116  
contact: Mike Breen  
415 730 1544

**design and coordination:**  
F/36 Design  
801 Franklin Street #1436  
Oakland, CA 94607  
contact: Chip Minnick  
415 412 6405

**structural engineer:**  
IAssociates inc.  
1314 Fountain Avenue  
Alameda, CA 94501  
contact: David Inlow SE  
510 337 0263

**energy calculations:**  
NRG Compliance, Inc  
P.O. Box 3777  
Santa Rosa CA 95402  
NRG@NRGcompliance.com  
P H (707) 237-6957  
Fax (866) 712-1407

**project address**

2526 Great Highway  
San Francisco, CA 94116  
Block #: 2448  
Lot #: 005a

**applicable codes**

2008 San Francisco Municipal Planning Code  
2007 California Building Code  
w San Francisco Ammendments  
2006 International Building Code

**code summary**

OCC: R-3  
Construction: type V-B  
Year Built: 1941  
Zoning: RH-1  
SUD: coastal  
Lot Size: 25'x120'  
Max Height: 35'-0" from grade to T.O. roof  
Setbacks: front 18'-0" (15% Lot Depth)  
sides 00'-0"  
rear 30'-0" (25% Lot Depth)

**building area**

level	(e) sf	(n) sf	tot sf
1:	0310	0230	0540
2:	0925	0135	1060
3:	n/a	0800	0800
<b>total:</b>	<b>1235</b>	<b>1165</b>	<b>2400 sf</b>

**scope of work**

addition of 3rd level  
w rear deck, skylight, full bath  
addition to rear of house  
w rear deck, (n) exterior stair  
window & door replacement  
kitchen & bath remodels

**50% REDUCTION**

**PERMIT #2010.02.16.6603**

project  
Breen Residence

2526 Great Highway  
San Francisco, CA 94116

design

F/36

801 Franklin Street #1436  
Oakland, CA 94607  
510.451.2340

SET planning

DATE 2011 02 27

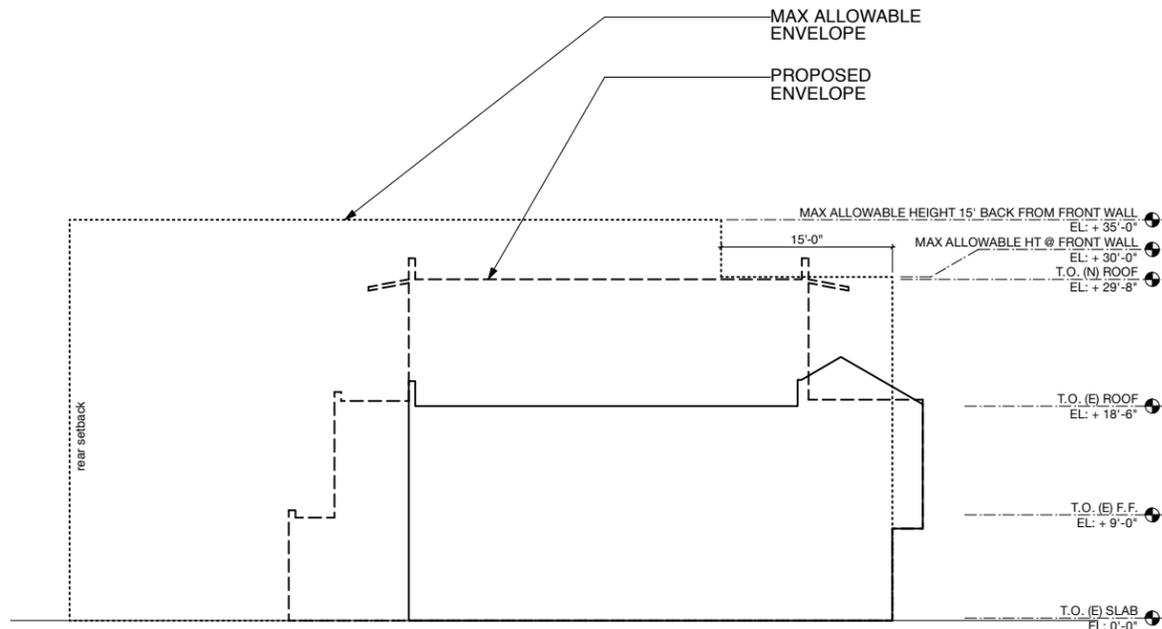
SCALE as noted

DRAWN by HLCM

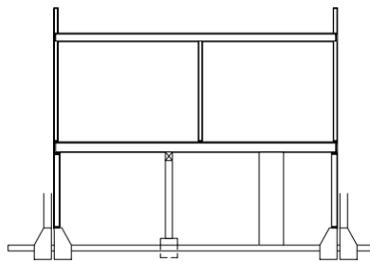
JOB CODE GRH

cover sheet

A0.0



massing diagram 10  
scale: 1/8" = 1'-0" A1.0



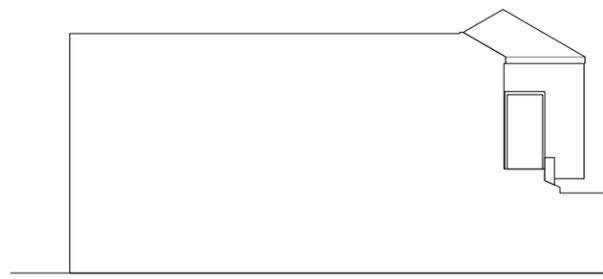
transverse section 7  
scale: 1/8" = 1'-0" A1.0



front elevation photo 8  
scale: nts A1.0



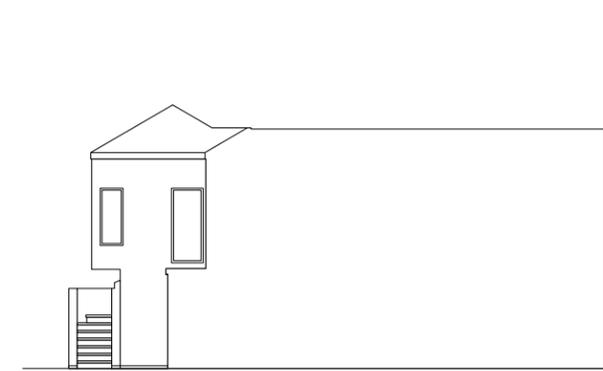
rear elevation photo 9  
scale: nts A1.0



north elevation 5  
scale: 1/8" = 1'-0" A1.0



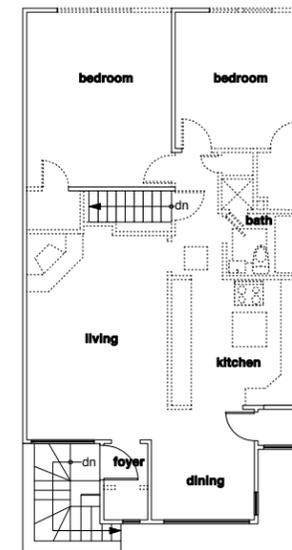
east elevation 6  
scale: 1/8" = 1'-0" A1.0



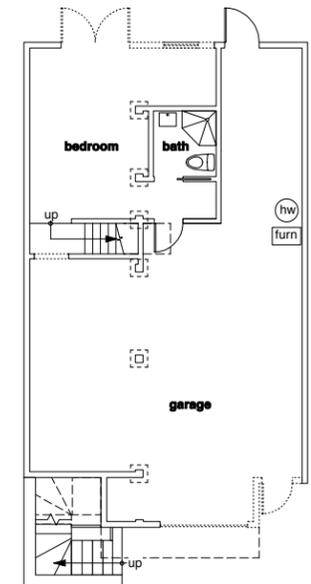
south elevation 3  
scale: 1/8" = 1'-0" A1.0



west elevation 4  
scale: 1/8" = 1'-0" A1.0



(e) cond / demo- level 2 2  
scale: 1/8" = 1'-0" A1.0



(e) cond / demo- level 1 1  
scale: 1/8" = 1'-0" A1.0

PERMIT #2010.02.16.6603

project  
Breen Residence

2526 Great Highway  
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F/36

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510.451.2340

SET planning

DATE 2011.02.27

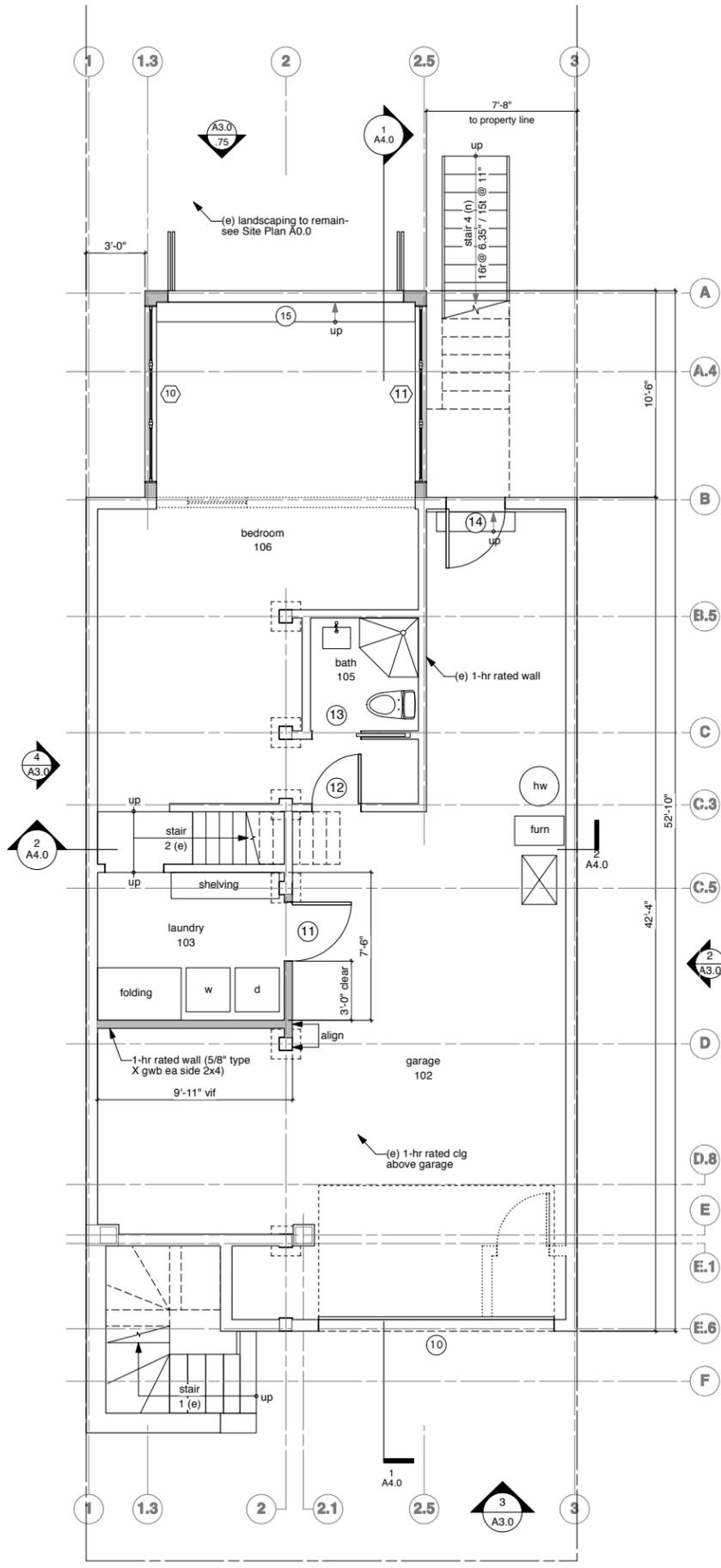
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DRAWN by HL/GM

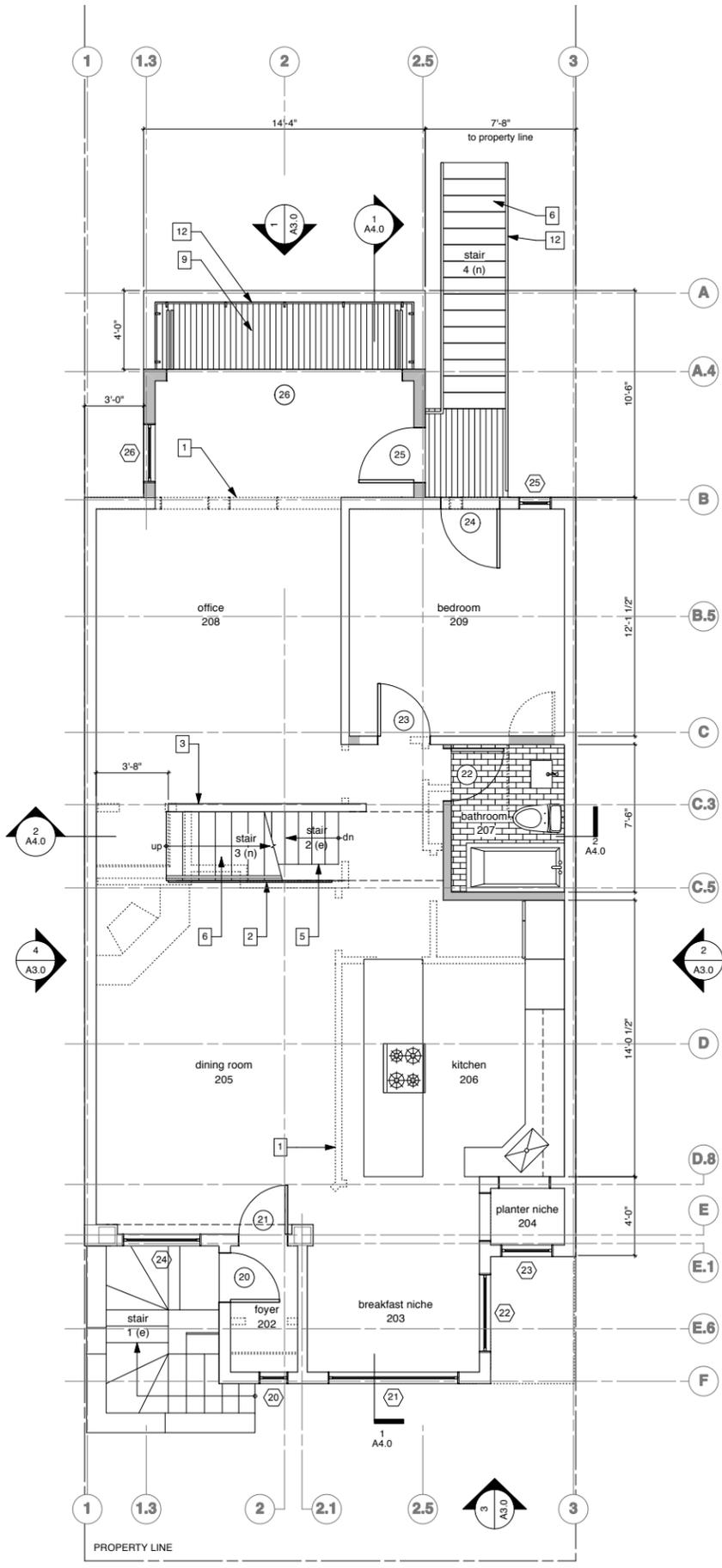
JOB CODE Gr/H

existing conditions,  
massing diagram  
& demolition

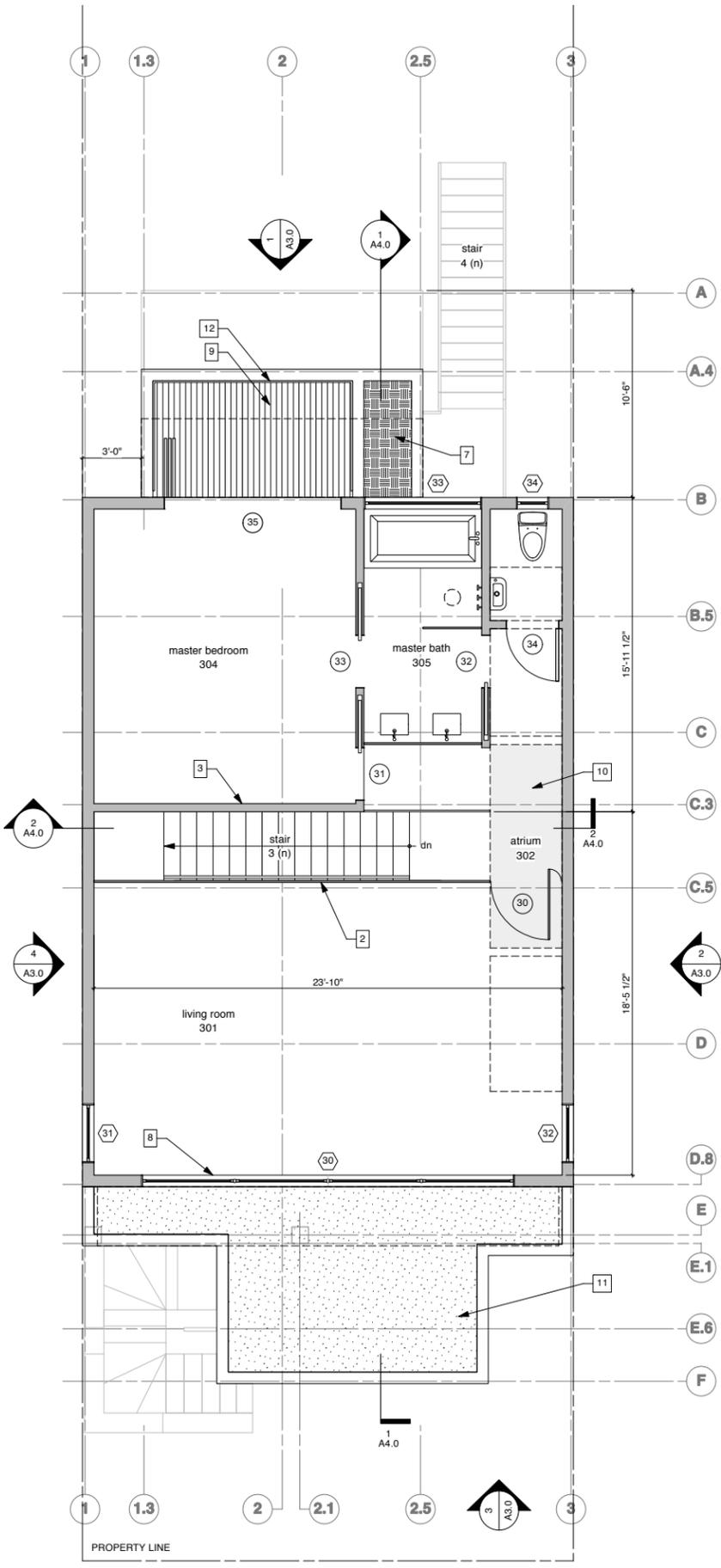
A1.0



Level 1 Plan 1  
Scale: 1/4" = 1'-0" A2.0



Level 2 Plan 2  
Scale: 1/4" = 1'-0" A2.0



Level 3 Plan 3  
Scale: 1/4" = 1'-0" A2.0

- WALL SYMBOL LEGEND**
- (E) wall to remain
  - (E) wall to be demolished
  - (N) wall
  - object above

**GENERAL NOTES**  
A demo shown for reference only - see sheet A1.0

- SHEET NOTES**
- 01 (e) to be removed
  - 02 gl partition
  - 03 shear wall
  - 04 (e) mech to remain
  - 05 (e) stair
  - 06 (n) stair
  - 07 planter
  - 08 alum accordion window
  - 09 rooftop deck
  - 10 polycarbonate flooring
  - 11 built-up roofing
  - 12 perf metal guardrail

**50% REDUCTION**

**PERMIT #2010.02.16.6603**

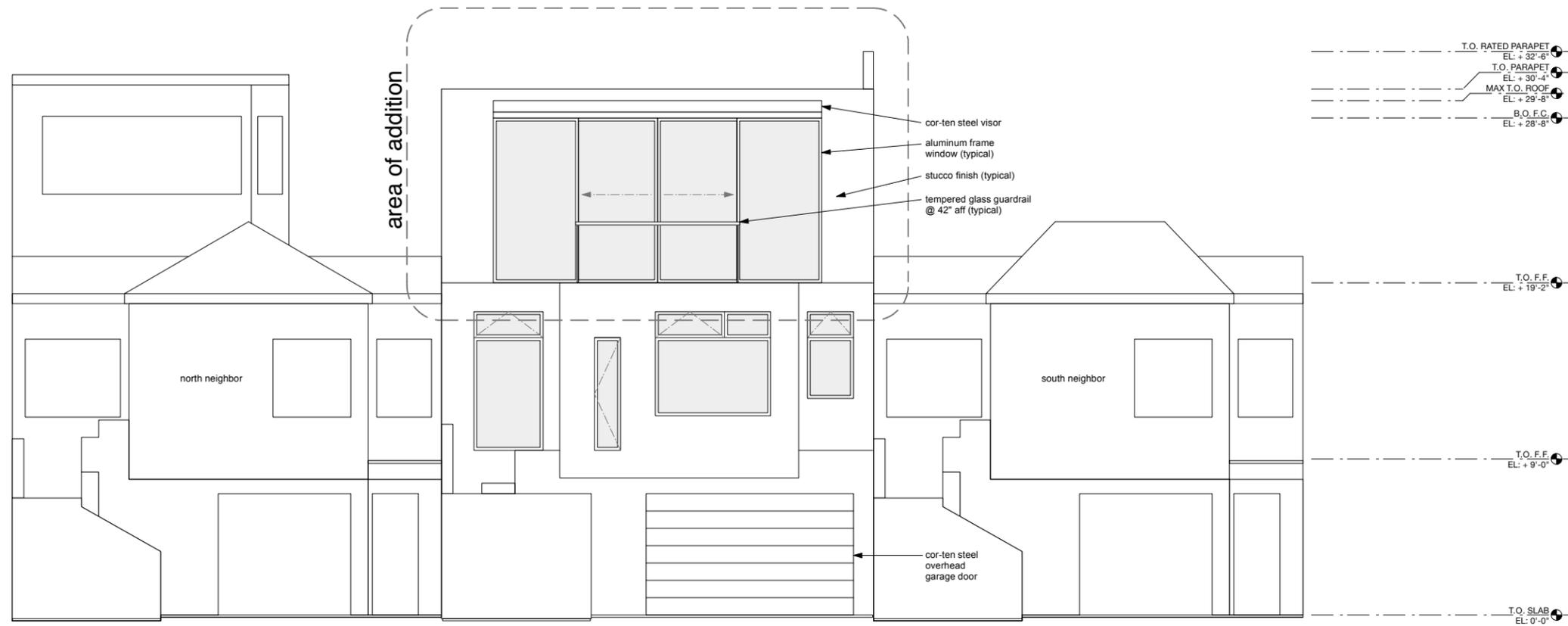
project  
Breen Residence

2526 Great Highway  
San Francisco, CA 94116

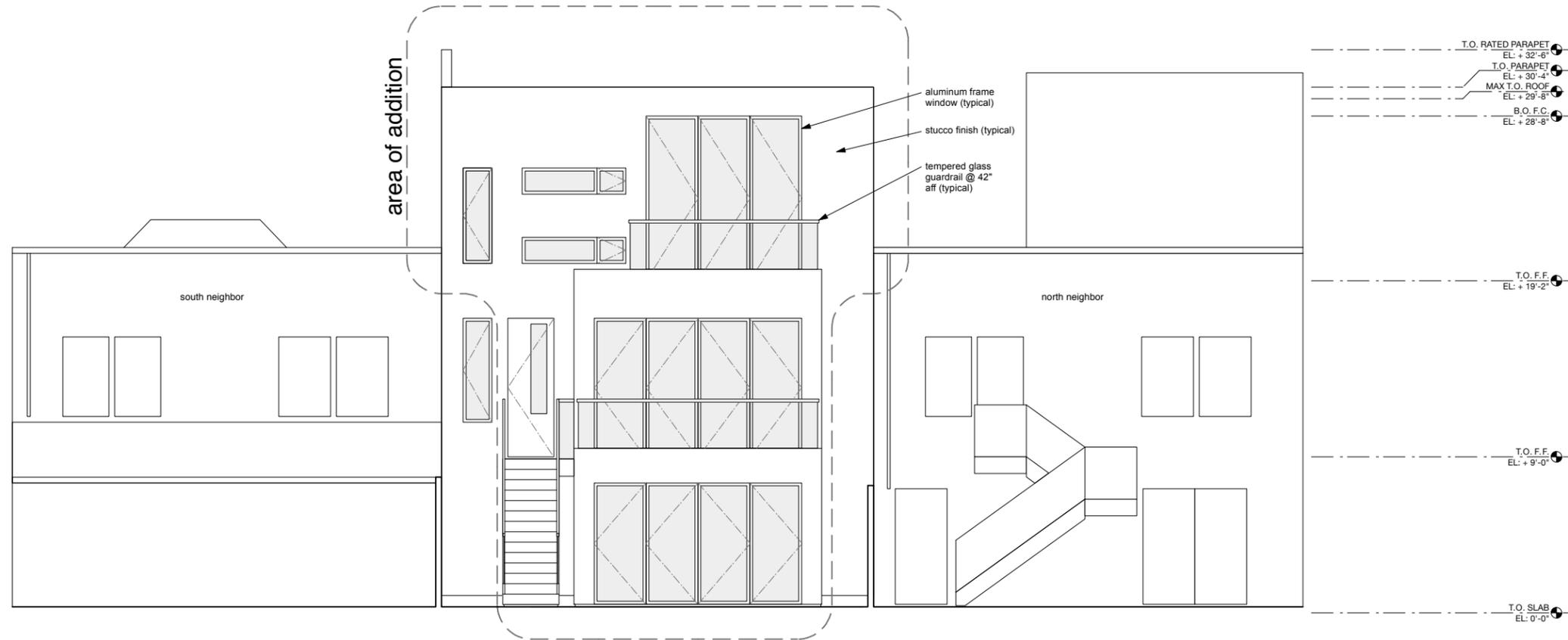
design  
F/36  
801 Franklin Street #1436  
Oakland, CA 94607  
510.451.2340

SET... planning  
DATE... 2011.02.27  
SCALE... as noted  
DRAWN by... HLCM  
JOB CODE... GrHi

proposed floor plans  
A2.0



Proposed West Elevation 3  
 Scale: 1/4" = 1'-0" A3.0



Proposed East Elevation 1  
 Scale: 1/4" = 1'-0" A3.0

**PERMIT #2010.02.16.6603**

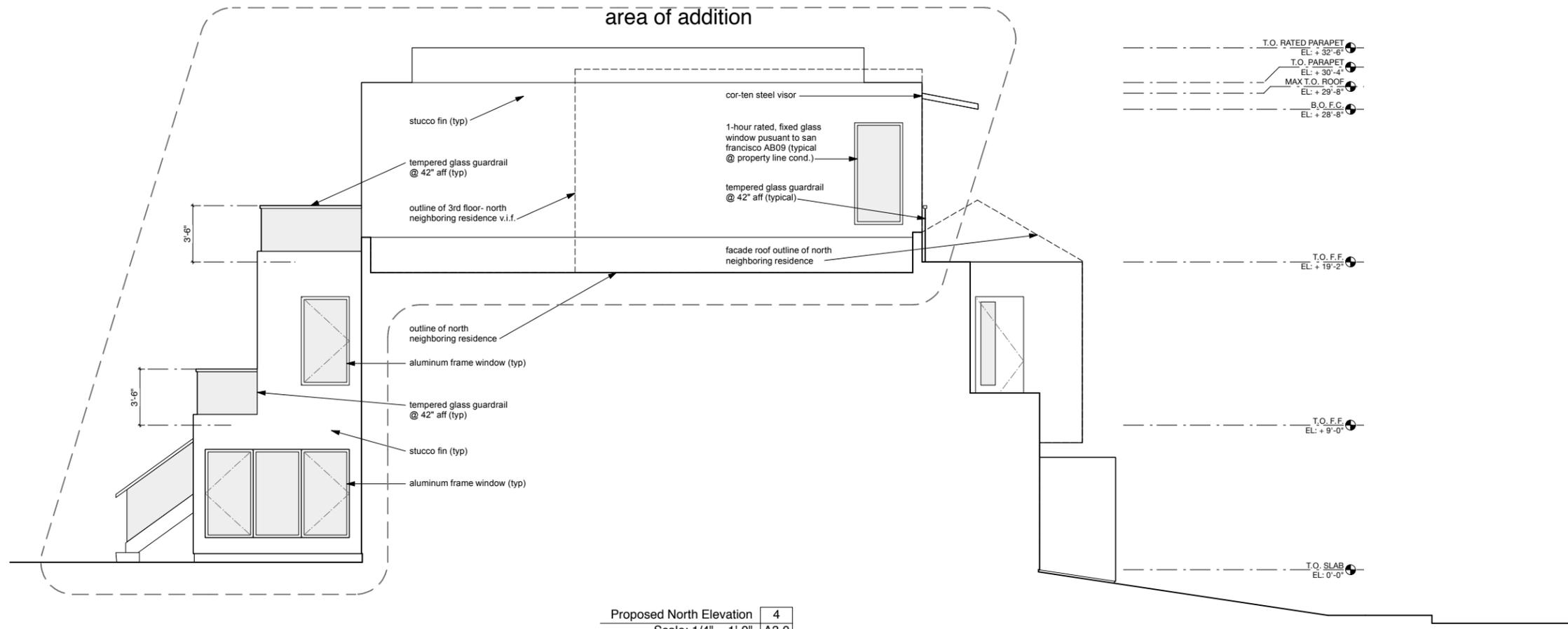
project  
 Breen Residence

2526 Great Highway  
 San Francisco, CA 94116

design  
 F/36  
 801 Franklin Street #1436  
 Oakland, CA 94607  
 510.451.2340

SET... planning  
 DATE... 2011.02.27  
 SCALE... as noted  
 DRAWN by... HL/CM  
 JOB CODE... GrHi

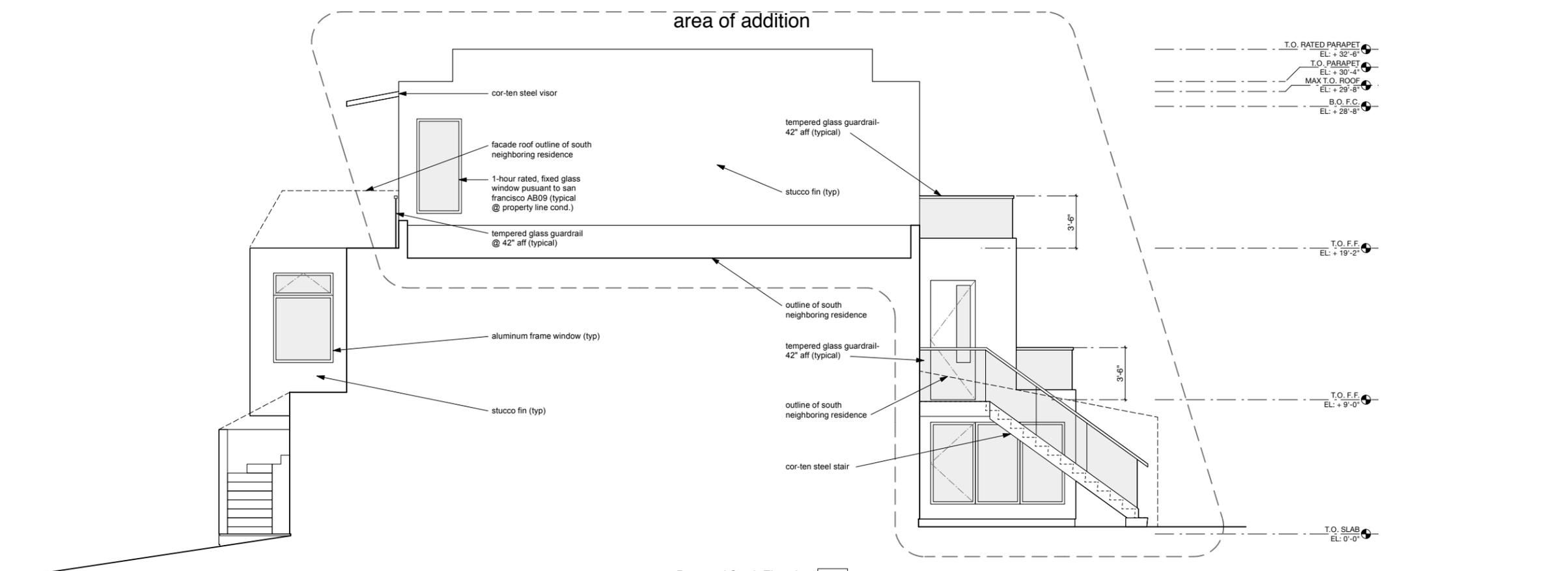
exterior elevations  
**A3.0**



Proposed North Elevation 

4
A3.0

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



Proposed South Elevation 

2
A3.0

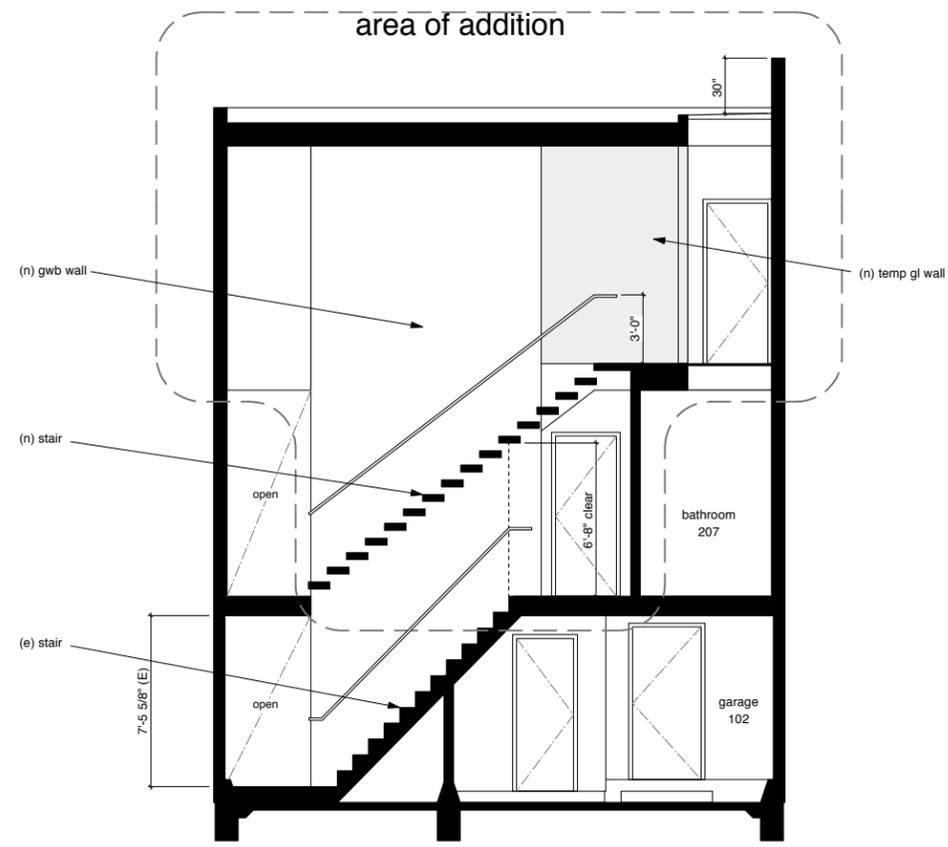
  
Scale: 1/4" = 1'-0"

**50% REDUCTION**

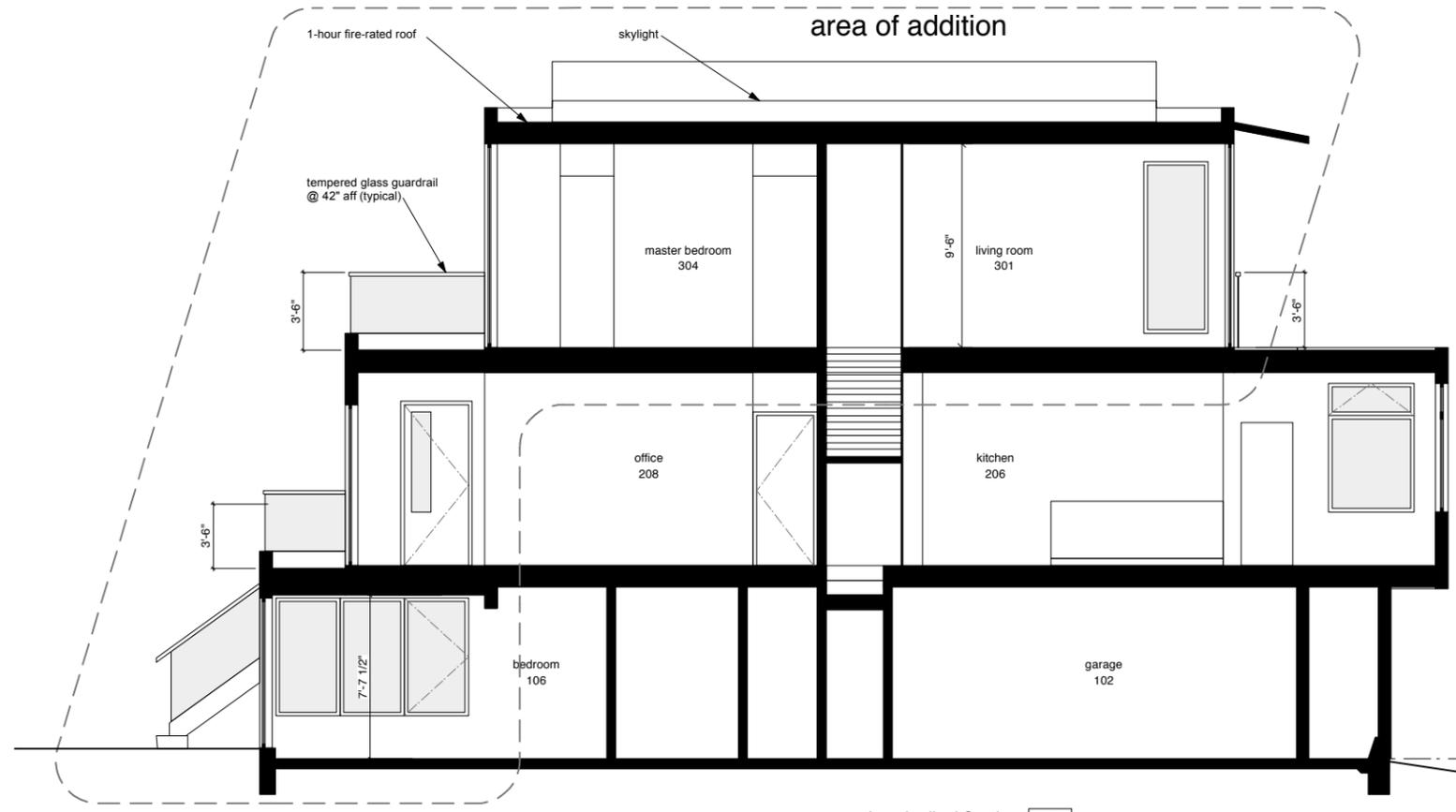
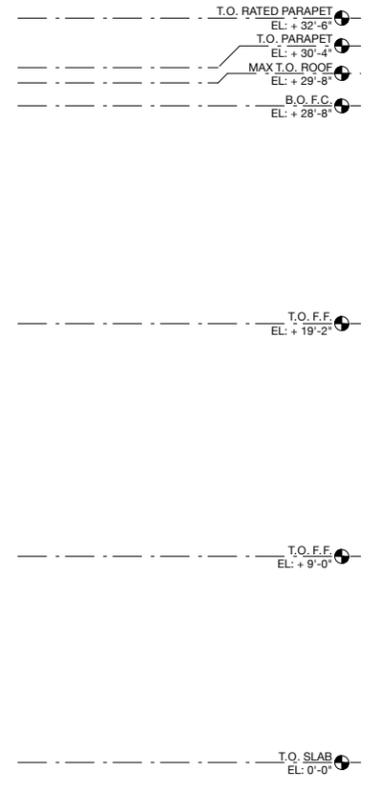
**PERMIT #2010.02.16.6603**

Project  
**Breen Residence**  
2526 Great Highway  
San Francisco, CA 94116  
design  
**F/36**  
801 Franklin Street #1436  
Oakland, CA 94607  
510.451.2340  
SET.....planning  
DATE.....2011.02.27  
SCALE.....as noted  
DRAWN by.....HL/CM  
JOB CODE.....GrHi

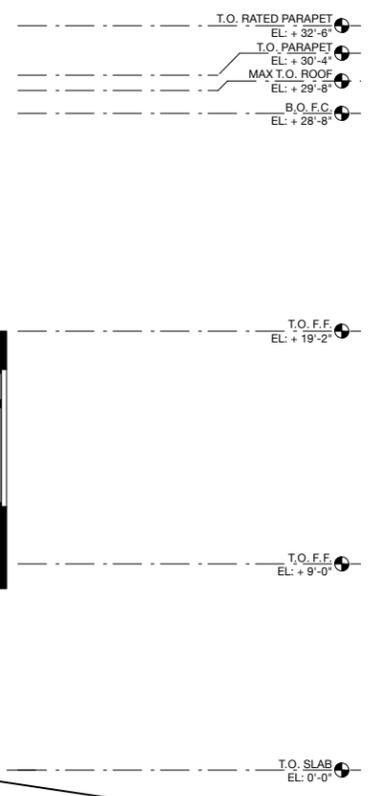
exterior elevations  
**A3.1**



Transverse Section 2  
Scale: 1/4" = 1'-0" A4.0



Longitudinal Section 1  
Scale: 1/4" = 1'-0" A4.0



**50% REDUCTION**

**PERMIT #2010.02.16.6603**

project  
Breen Residence

2526 Great Highway  
San Francisco, CA 94116

design  
F/36

801 Franklin Street #1436  
Oakland, CA 94607  
510.451.2340

SET... planning

DATE... 2011.02.27

SCALE... as noted

DRAWN by... HL/CM

JOB CODE... GrHi

building sections

A4.0