



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: MARCH 8, 2012

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: March 1, 2012
Case No.: **2012.0068D**
Project Address: **55 JORDAN AVENUE**
Permit Application: 2011.09.28.5663
Zoning: RH-1(D) [Residential House, One-Family (Detached)]
40-X Height and Bulk District
Block/Lot: 1039/010
Project Sponsor: Yakuh Askew
Y.A. Studio
2407 Harrison Street, #2
San Francisco, CA 94110
Staff Contact: Christine Lamorena – (415) 575-9085
christine.lamorena@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal is to construct a two-story horizontal addition (approximately 10 feet deep by 17 feet wide) at the rear of the two-story-over-garage, single-family house. The project includes removing the 2nd story of an existing rear addition to be replaced with a roof deck over the 1st story, removing an existing rear deck and stairs, replacing the front balcony, and replacing windows and doors throughout the building. Various interior alterations are also proposed.

SITE DESCRIPTION AND PRESENT USE

The project site contains a two-story-over-garage, single-family dwelling constructed circa 1914 on an approximately 30-foot wide by 120-foot deep lot with a lot area of approximately 3,598 square feet. The subject lot is located on the west side of Jordan Avenue between California Street and Euclid Avenue in the Presidio Heights Neighborhood.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

On the subject block-face and opposite block-face, the majority of the buildings are two- to three-story-over-garage or basement, single-family dwellings. At the corner of California Street, there are two four-story, multi-unit buildings. The subject and opposite block-faces are zoned RH-1(D) while the corner lots at California Street are zoned RM-2 [Residential, Mixed (Houses and Apartments), Moderate Density].

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	Dec. 9, 2011 – Jan. 7, 2012	Jan. 9, 2012	Mar. 8, 2012	59 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	Feb. 27, 2012	Feb. 27, 2012	10 days
Mailed Notice	10 days	Feb. 27, 2012	Feb. 27, 2012	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1 (Property Owner, 57 Jordan Ave.)	1 (DR Requestor, 50 Palm Ave.)	X
Other neighbors on the block or directly across the street	X	X	X
Neighborhood groups	X	X	X

DR REQUESTOR

Gregory Leon, son of the owner at 50 Palm Avenue, a two-story-over-garage, five-unit building immediately to the rear (west) of the project site.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated January 9, 2012.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated January 23, 2012

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 Residential Design Team (RDT) found that the proposed project meets the standards of the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances for the following reasons:

- The project appropriately reduces existing massing by removing a 2nd story portion of an existing rear extension and constructing a two-story horizontal addition closer to the main building and away from the mid-block open space (RDG p. 25-27).
- The project does not adversely affect the DR Requestor's interior living space or privacy at the rear yard (RDG p. 16-17).

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.

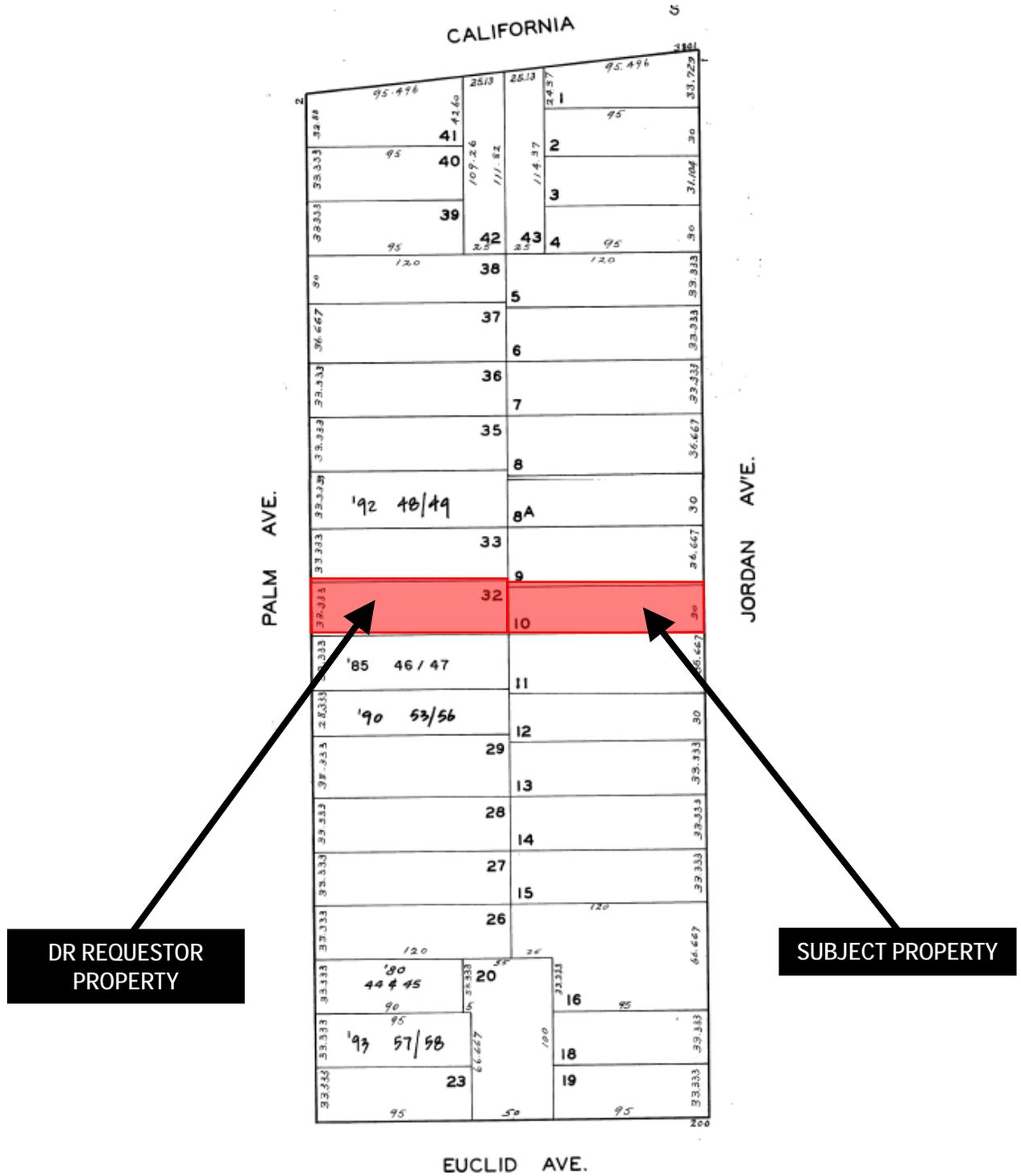
RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

Parcel Map
Sanborn Map
Zoning Map
Aerial Photographs
Section 311 Notice
DR Application, dated January 9, 2012
Response to DR Application Packet
 Letter of Support – Property Owner, 57 Jordan Ave.
 Response to DR Application, dated January 23, 2012
 Site Photographs
 Reduced Plans

CL: G:\DOCUMENTS\2012\DRs\2012.0068\55 Jordan Ave_Abbreviated Analysis.doc

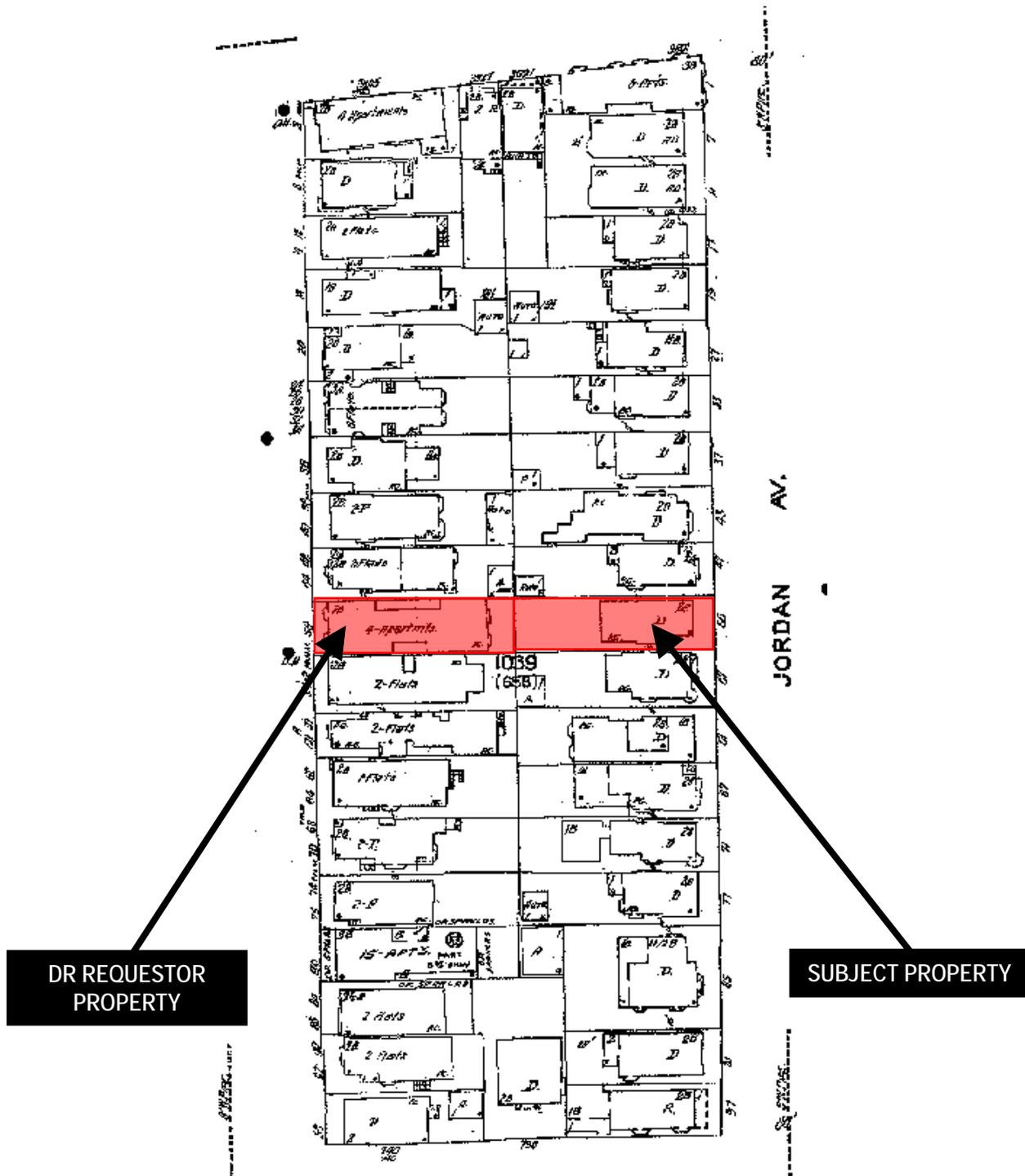
Parcel Map



Discretionary Review Hearing
 Case Number 2012.0068D
 55 Jordan Avenue
 Block 1039 / Lot 010



Sanborn Map*

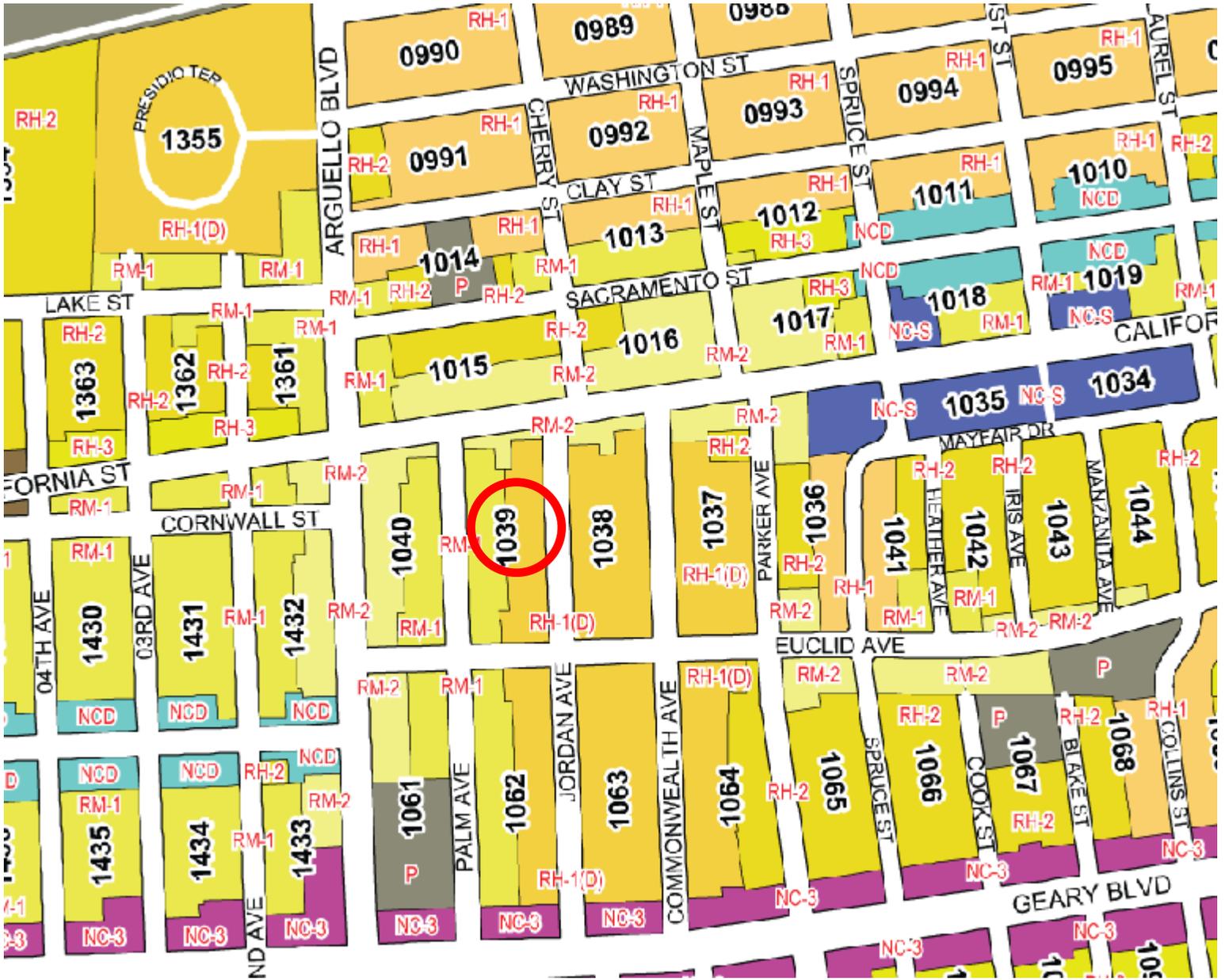


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2012.0068D
55 Jordan Avenue
Block 1039 / Lot 010

Zoning Map



Discretionary Review Hearing
Case Number 2012.0068D
55 Jordan Avenue
Block 1039 / Lot 010

Aerial Photo



DR REQUESTOR
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2012.0068D
55 Jordan Avenue
Block 1039 / Lot 010

Aerial Photo

(looking west)



DR REQUESTOR
PROPERTY

SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2012.0068D
55 Jordan Avenue
Block 1039 / Lot 010

Aerial Photo

(looking east)



SUBJECT PROPERTY

DR REQUESTOR
PROPERTY

Discretionary Review Hearing
Case Number 2012.0068D
55 Jordan Avenue
Block 1039 / Lot 010



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On September 28, 2011, the Applicant named below filed Building Permit Application No. 2011.09.28.5663 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Yakuh Askew	Project Address:	55 Jordan Avenue
Address:	2407 Harrison Street, Suite #2	Cross Streets:	California St. & Euclid Ave.
City, State:	San Francisco, CA 94110	Assessor's Block /Lot No.:	1039/010
Telephone:	(415) 920-1839	Zoning Districts:	RH-1(D)/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 you believe that there are exceptional or extraordinary circumstances associated with the project, you may 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 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	Residential	No Change
FRONT SETBACK	approx. 16 feet	No Change
SIDE SETBACKS	approx. 1 & 3 feet	No Change
BUILDING DEPTH	approx. 84 feet	No Change
REAR YARD	approx. 20 feet	No Change
HEIGHT OF BUILDING	approx. 26 feet	No Change
NUMBER OF STORIES	2 over garage	No Change
NUMBER OF DWELLING UNITS	1	No Change
NUMBER OF OFF-STREET PARKING SPACES	2	No Change

PROJECT DESCRIPTION

The proposal is to construct a two-story horizontal addition (approximately 10 feet deep by 17 feet wide) at the rear of the main building. The project includes removing the 2nd story of an existing rear addition to be replaced with a roof deck over the 1st story, removing an existing rear deck and stairs, replacing the front balcony, and replacing windows and doors throughout the building. Please see the attached plans for additional information.

PLANNER'S NAME: Christine Lamorena
 PHONE NUMBER: (415) 575-9085
 EMAIL: christine.lamorena@sfgov.org

DATE OF THIS NOTICE:
 EXPIRATION DATE:

12-9-11
 1-7-12

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). 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 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.

CASE NUMBER
For Staff Use only **12.0068D**

APPLICATION FOR Discretionary Review

*gregoryleon@
Sbcglobal.net*

1. Owner/Applicant Information

DR APPLICANT'S NAME: **GREGORY LEON**

DR APPLICANT'S ADDRESS: **2269 CHESTNUT STREET #322** ZIP CODE: **94123** TELEPHONE: **(415) 931-2692**
SAN FRANCISCO, CA

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

ADDRESS: **55 JORDAN AVENUE** ZIP CODE: **94118** TELEPHONE: **(415) 920-1839**

CONTACT FOR DR APPLICATION:
Same as Above
ADDRESS: _____ ZIP CODE: _____ TELEPHONE: _____
E-MAIL ADDRESS: _____

2. Location and Classification

STREET ADDRESS OF PROJECT: **55 JORDAN AVENUE** ZIP CODE: **94118**

CROSS STREETS: **CALIFORNIA, EUCLID**

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
1039 1010	30 W x 120 D	3598	RH 1D	40

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: **RESIDENTIAL**

Proposed Use: **RESIDENTIAL**

Building Permit Application No. **2011.09.28.5663** Date Filed: **9/28/2011**

RECEIVED

JAN 19 2012

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P.I.C.

F.S.
1.9.12

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.

I DISCUSSED MY PRIVACY CONCERNS WITH ARCHITECT AND SUGGESTED WE MEET WITH OWNER. HE DID NOT WANT TO DO SO OR PRESENT/PUT ME IN CONTACT WITH OWNER. I DISCUSSED MY PRIVACY CONCERNS WITH PLANNER. SHE WALKED ME THROUGH THE SCOPE OF THE PROJECT.

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 #1
PAGES 18, 17
OF
RDS
(ATTACHED)

WE ARE REQUESTING A DR BECAUSE OF PRIVACY CONCERNS. THERE IS A JUSTIFIABLE CONCERN BECAUSE OF A NEW 2ND STORY REAR DECK WHICH WILL LOOK DIRECTLY INTO MASTER BEDROOMS AND LIVING ROOMS (#A, #2, #4) THIS PROJECT CONFLICTS WITH RDS AS PRIVACY (SECTION 101) WAS NOT TAKEN INTO ACCOUNT. ADDITIONALLY, LANDSCAPING WAS NOT TAKEN INTO ACCOUNT, AS A LARGE EXISTING TREE ON SS JORDAN PROPERTY (CREATING SCREEN) AT REAR PROPERTY LINE FENCE, BLEW DOWN (WAS TAKEN) DOWN IN RECENT WIND STORM.

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:

OUR PROPERTY WOULD BE ADVERSELY AFFECTED AS THE NEW 2ND STORY REAR DECK WOULD CREATE A LACK OF PRIVACY IN 3 UNITS (#A, #2, #4) OF A 5 UNIT BUILDING.

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 TALLER (72") SOLID RAILING WOULD REDUCE THE ADVERSE EFFECTS. RE-PLANTING A FAST GROWING EVERGREEN TREE NEAR PROPERTY LINE FENCE WILL HELP AS WELL.

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: 1/6/2012

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

Gregory Leon
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 checked="" type="checkbox"/> 
Convenant or Deed Restrictions	<input type="checkbox"/> NO
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" 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"/> NO

NOTES:

Required Material.

Optional Material.

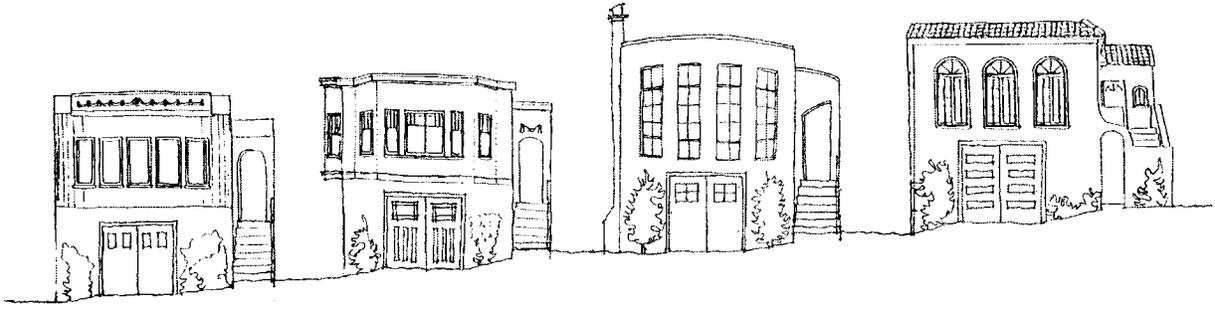
Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



Although features such as bays and chimneys project into the side yards, the overall side yard pattern is consistent, creating a defining characteristic of the block face.

REAR YARD

GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties.

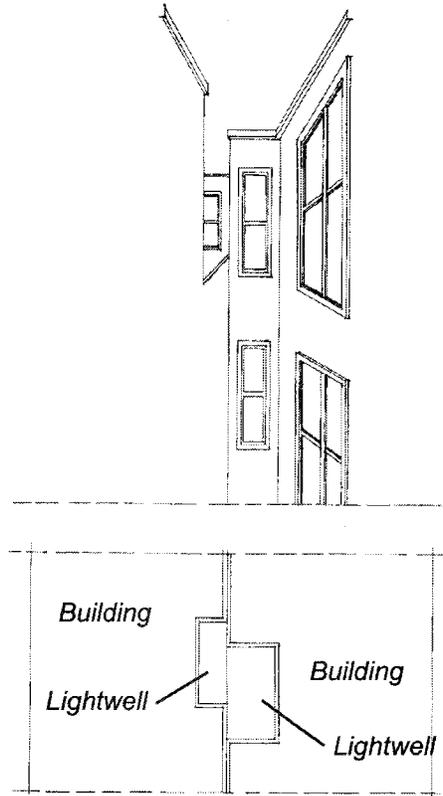
→ Rear yards are the open areas of land between the back of the building and the rear property line. When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered. This can be challenging given San Francisco's dense pattern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

Light

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

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

Planning Code Section 101 states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco.



Provide shared light wells to maximize light to both properties.

Privacy

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

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

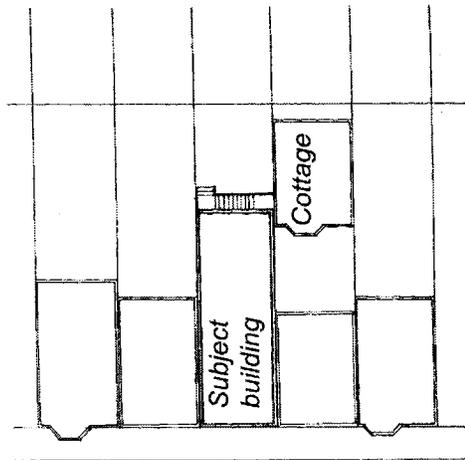
Special attention is necessary to ensure that the building's facades enhance the public realm. Blank walls or fences along public spaces can make these spaces feel isolated. Instead, these building facades must be fenestrated, articulated, ornamented and finished with a level of detail compatible to a front facade. Provide exterior lighting that is energy efficient and is shielded to avoid excess glare.

Rear Yard Cottages

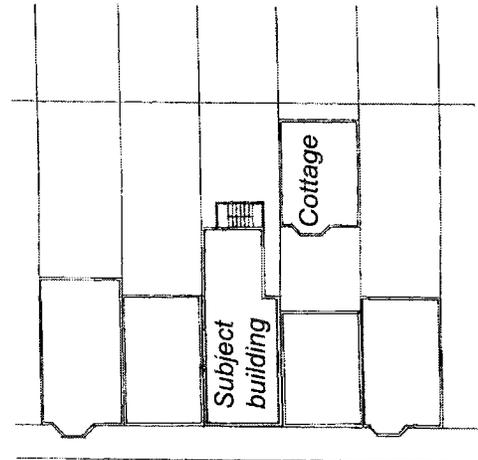
GUIDELINE: Articulate the building to minimize impacts on light to adjacent cottages.

Buildings located in rear yards are non-complying structures under the Planning Code and may themselves have an impact on the rear yard open space. However, when a proposed project is adjacent to a lot that has a cottage used as a dwelling unit at the rear of the lot, modifications to the building's design may be necessary to reduce light impacts to that cottage specifically. Consider the following modifications; other measures may also be appropriate depending on the circumstances of a particular project:

- Provide side setbacks at the rear of the building.
- Minimize rear projections such as decks and stairs.



This illustration shows a new building permitted under the Planning Code. The building's design has not been modified to minimize light impacts to the adjacent cottage, and further restricts the mid-block open space.

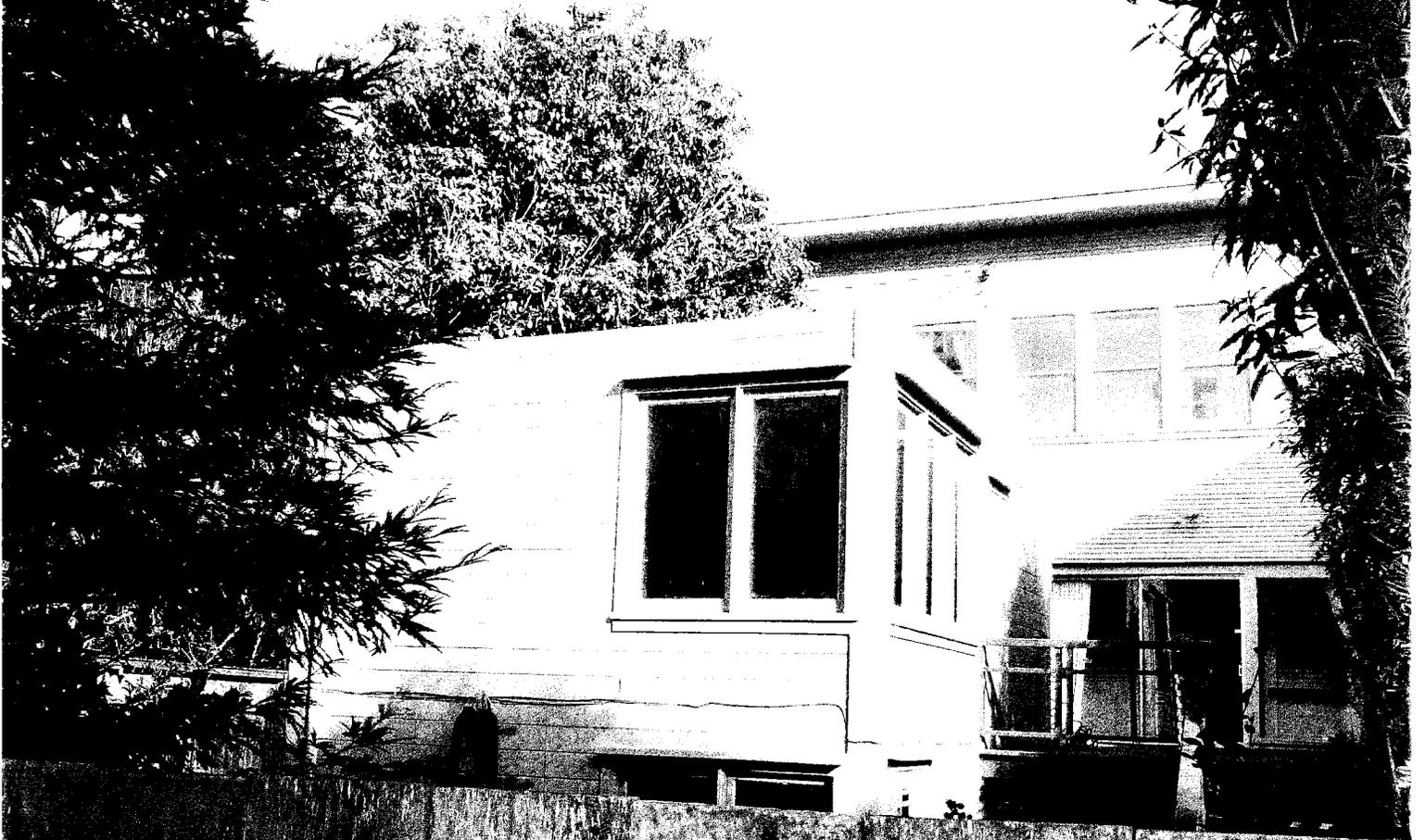


This illustration shows a new building that provides a side setback to reduce the impact on light to the cottage.

RE

12.0068D

55 Jordan



TAKEN FROM

TAKEN FROM
50 PALM

PALM AVE

12.0068D

I, RONALD LEON, GIVE AUTHORIZATION
TO GREGORY LEON TO REPRESENT
ME ON PROJECT BEING CONDUCTED
AT 55 JORDAN AVENUE
(2011-09-28, 5063)

THANK YOU,

Ronald Leon

1/6/2012

Planner: Christine Lamorena
Application: 2011.0928.5663
Case: 12.0068D

Walker / Timberlake Residence
Single-Family Remodel
55 Jordan Avenue
San Francisco, CA

Architect / Authorized Agent:
Yakuh Askew, AIA, NoMa, LEED AP BD+C
Y.A. studio
2407 Harrison Street, Suite 2
San Francisco, CA 94110
415.920.1839 p
415.920.1840 f

Hearing Date: March 8, 2012

Planner: Christine Lamorena
Application: 2011.0928.5663
Case: 12.0068D
Hearing Date: March 8, 2012
Project: Walker/Timberlake Residence, 55 Jordan

Dear President Miguel and fellow Commissioners,

The project before you is a proposal to update a modest single-family residence. Our Client, the Walker/Timberlake family of 4 is hoping to settle into the historic Jordan Park neighborhood early next year.

Unfortunately, the DR requestor Gregory Leon, owner of an over-scaled 4-unit building is contesting the Walker/Timberlake family's ability to provide modest access to usable outdoor open space, that should be afforded to every resident of San Francisco.

As the attached documents articulate, the proposal for the remodel at 55 Jordan, is modest, in-scale with the immediate context, compliant with the Planning Code and Residential Design Guidelines, and affords a generous rear yard, and stepped building mass to ensure the enjoyment of the rear yard open space by not only the Walker / Timberlake family, but also the adjacent property owners and tenants.

We are confident that based on the merits of this case, you will share our conclusion, and follow the recommendation of the Planning Department, to move to not take DR on this case and allow us to continue through the entitlements process as proposed in a timely manor.

Thank you for your time and consideration.

Sincerely,

Yakuh Askew, AIA

February 15, 2012

San Francisco Design Review Commission
c/o San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Case Number 12 0068D; Building Permit Number 2011 0928 5663; 55
Jordan Ave.

Dear Commission Members,

I am writing to you today to voice my full and enthusiastic support of the proposed remodel of 55 Jordan Avenue. The remodel plan put forward by the Walker Family, if constructed, will finally improve a house that has been in desperate need of upgrade and repair.

The plan takes into careful consideration the needs of the Applicant while carefully mitigating any serious negative effects to all the neighbors. My house is directly adjacent to the Applicants and, in many ways, could be considered to have the most potential impact by the proposed construction. After careful review of the plans I have no concerns and strongly recommend the denial of the DR request. Let this family begin construction: it will improve the house, improve the neighborhood, reduce the density of the structure and improve the landscaped areas.

In 1998 when I renovated my house, I believe the same person objected to my renovation – perhaps this is the usual course of business for this person. However, I believe that the issues raised by the DR requestor at 50 Palm Avenue do not warrant a review and I encourage the Commission to deny the DR request.

Sincerely,

Michael Halper, neighbor
57 Jordan Ave.
San Francisco, CA 94118

47 Jordan Ave.
San Francisco, CA 94118

February 15, 2012

San Francisco Design Review Commission
c/o San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Case Number 12 0068D; Building Permit Number 2011 0928 5663; 55
Jordan Ave.

Dear Commission,

I write you today in support of the proposed remodel of 55 Jordan Avenue. The remodel plan, as proposed by the owner and their architect, will achieve the following:

1. Enhancement of a historic house
2. Reduction in the total footprint of the existing house
3. Substantial increase in the value of the subject property
4. The owners plan to build appropriate enhancements to the rear of the subject property that will maintain/increase privacy to adjacent properties through the architectural and landscaping plan.
5. Reduction of the visible windows on the rear third floor of the subject property by 34%

We support the owners of 55 Jordan and are delighted that we will have new neighbors who are a family and not the previous boarding house type housing. The house has had years of deferred maintenance and we are grateful for health and safety reasons this renovation is happening.

Sincerely,

Kirby Walker and Paul Danielsen
Owners and residents
47 Jordan, San Francisco

Date: January 23, 2012
Project: 55 Jordan (2011.0928.5663 / 12.0068D)
Planner: Christine Lamorena

RESPONSE TO DISCRETIONARY REVIEW

- I. It is our belief that the concerns of the DR requester have already been addressed in the design of the proposed project and many of comments articulated by the DR requester are mis-guided.
 - a. Proposed Design:
 - i. The project as proposed under permit application # 2011.0928.5663 is to reduce the height of the last 20' of the single-family residence from 16'-6" to 6'-6" above the rear yard, in essence increasing the usable rear yard open space, and reducing the mass of the overall building. Additionally the project proposes to infill a 9'-8" area to create a new second story deck, which is 10' short of the required rear yard setback line and 40' from the rear yard property line.
 - b. Proposed Design:
 - i. The proposed project at 55 Jordan Avenue, is comparable in size, scale and massing, to the adjacent single-family residences along Jordan Avenue. The DR requester, at 50 Palm has a building that is taller, with more lot coverage, no upper floor setbacks, the highest density, and the smallest rear yard of all the adjacent properties in the immediate context. If there is an infringement on privacy, is caused by the DR requesters property at 50 Palm deviating from the RDG by having a 3 story mass 20' from the rear property line. (see attached diagrams)
 - c. Privacy steps already integrated into the design:
 - i. It is a given that living in an urban environment like San Francisco comes with some natural loss of privacy.
 - ii. The proposed design at the second story reduces by 34% the exposure from glazing over the existing layout (from 112 sq.ft. to 74 sq.ft.) (see attached diagram).
 - iii. The proposed design incorporates a "stepped" design incorporating setbacks into the upper floors of the building (see RDG pg. 16).
 - iv. The proposed design already incorporates solid 42" guardrail into the design (see RDG pg. 17).
 - v. Landscaping at the rear yard is in the process of being developed (see attached).
2. It is our belief that the proposed design already incorporates a "good faith" effort to address the privacy and property rights of the adjacent neighbors.
3. What the DR requester proposes is akin to the wall protecting Bin Ladin in Abbottabad, Pakistan and is not appropriate nor should it be expected in San Francisco. The concerns of the DR requester are a result of the Requester's own property being out of scale, and built to within 15' of the rear property line. The proposed deck in question is 45'-0" from the property line, and 60' from the building face of 50 Palm Avenue. Additionally, the DR requester is free to plant bamboo or other evergreen trees on their own property at 50 Palm to create some landscape screening as they see fit.



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 12-0068D

Building Permit No.: 2011-0928-5663

Address: 55 JORDAN AVENUE

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

Reception:
415.558.6378

Fax:
415.558.6409

Project Sponsor's Name: YAKUH ASKEW (Y.A. STUDIO)

Telephone No.: 415-810-8077 (for Planning Department to contact)

Planning
Information:
415.558.6377

- 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.)

SEE ATTACHED

- 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.

SEE ATTACHED

- 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.

SEE ATTACHED

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

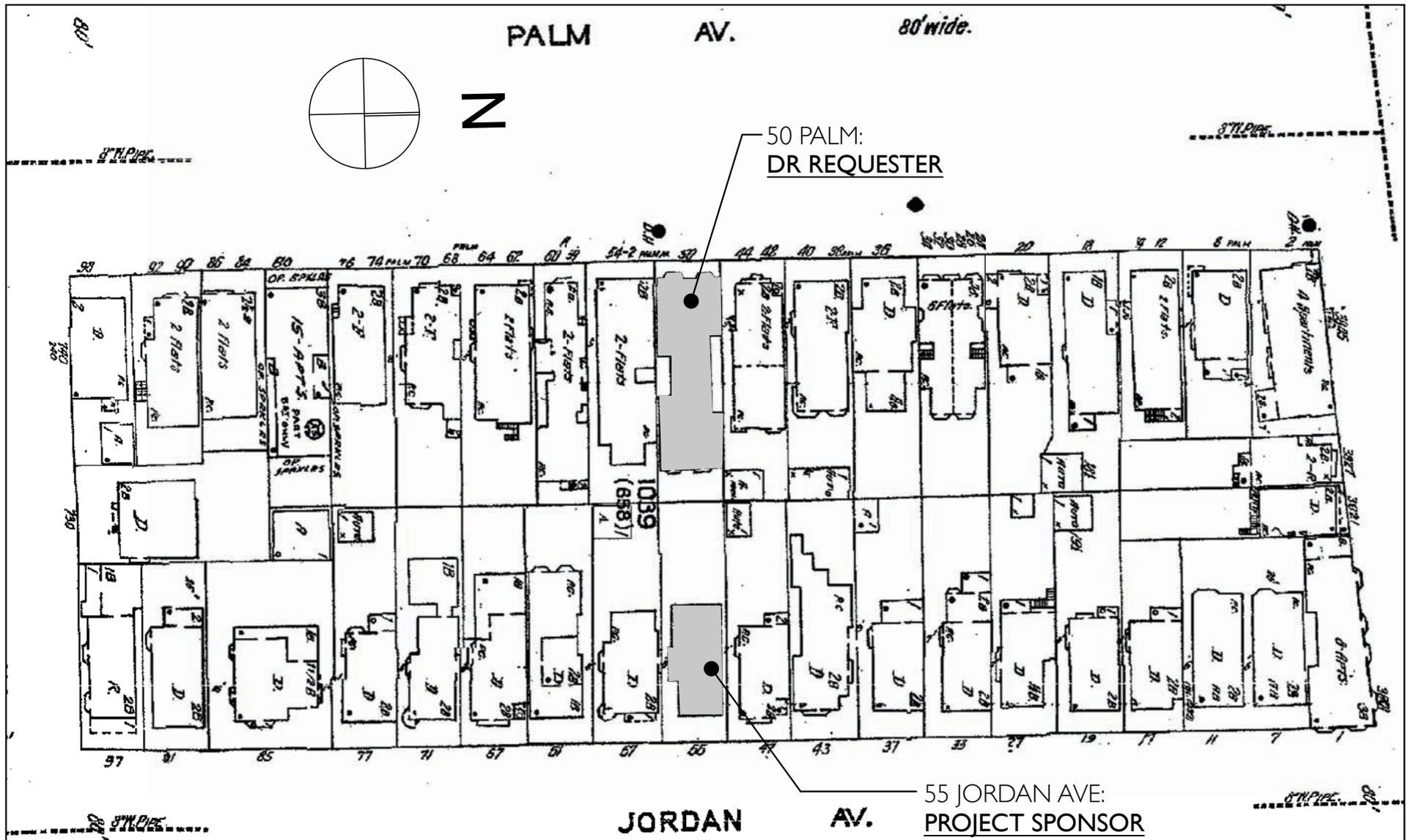
4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>1</u>	<u>1</u>
Occupied stories (all levels with habitable rooms) ...	<u>3</u>	<u>3</u>
<hr/>		
Basement levels (may include garage or windowless storage rooms)	<u>1</u>	<u>1</u>
Parking spaces (Off-Street)	<u>1</u>	<u>2</u>
Bedrooms	<u>6</u>	<u>4</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>3,193</u>	<u>3,538</u>
Height	<u>26'-5"</u>	<u>26'-5"</u>
Building Depth	<u>84'</u>	<u>84'</u>
Most recent rent received (if any)	<u>NONE</u>	<u>NONE</u>
Projected rents after completion of project		<u>N/A</u>
Current value of property	<u>\$1.8 MILLION (ZILLOW ESTIMATE)</u>	
Projected value (sale price) after completion of project (if known)	<u>UNKNOWN</u>	

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


4/23/12
YAKOH ASKEW

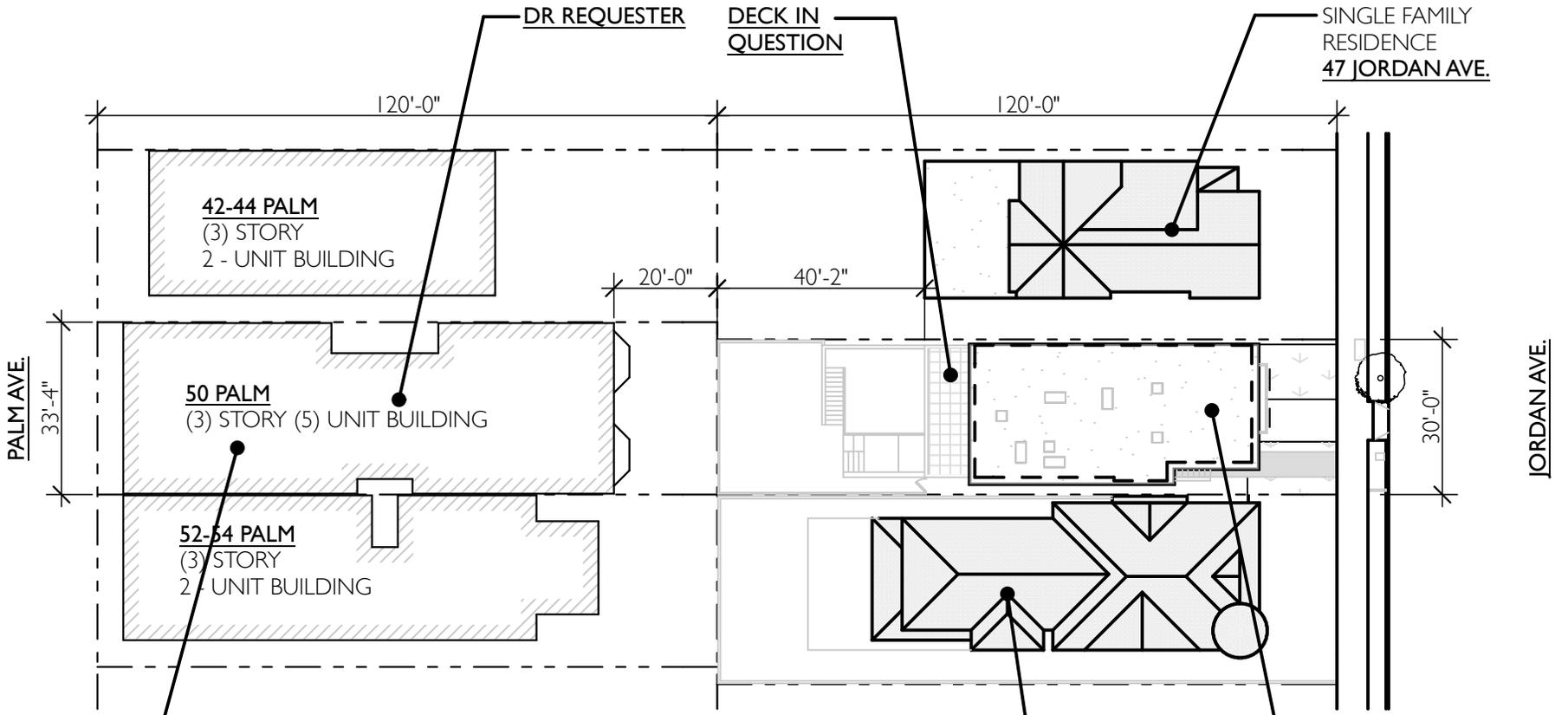
Signature
 Date
Name (please print)



CONTEXT:

- 50 PALM: (DR REQUESTER)**
- 3-STORY BUILDING
 - 85% LOT COVERAGE
 - MINIMAL REARYARD (SMALLEST OF IMMEDIATE CONTEXT)
 - NO SETBACKS
 - LARGEST AND HIGHEST DENSITY BUILDING OF IMMEDIATE CONTEXT

- 55 JORDAN (PROJECT SPONSOR)**
- SINGLE-FAMILY RESIDENCE
 - REAR YARD IS COMPARABLE TO CONTEXT
 - LOT COVERAGE IS COMPARABLE TO CONTEXT



- 50 PALM, DR REQUESTER:
- 85% LOT COVERAGE (HIGHEST IN SURROUNDING CONTEXT)
 - TALLEST BUILDING IN IMMEDIATE CONTEXT
 - HIGHEST DENSITY IN IMMEDIATE CONTEXT
 - 20' REAR YARD, (SMALLEST IN IMMEDIATE CONTEXT)
 - 3-STORY BUILDING, WITH NO SETBACKS

SINGLE FAMILY RESIDENCE
57 JORDAN AVE.

SINGLE FAMILY RESIDENCE
55 JORDAN AVE.



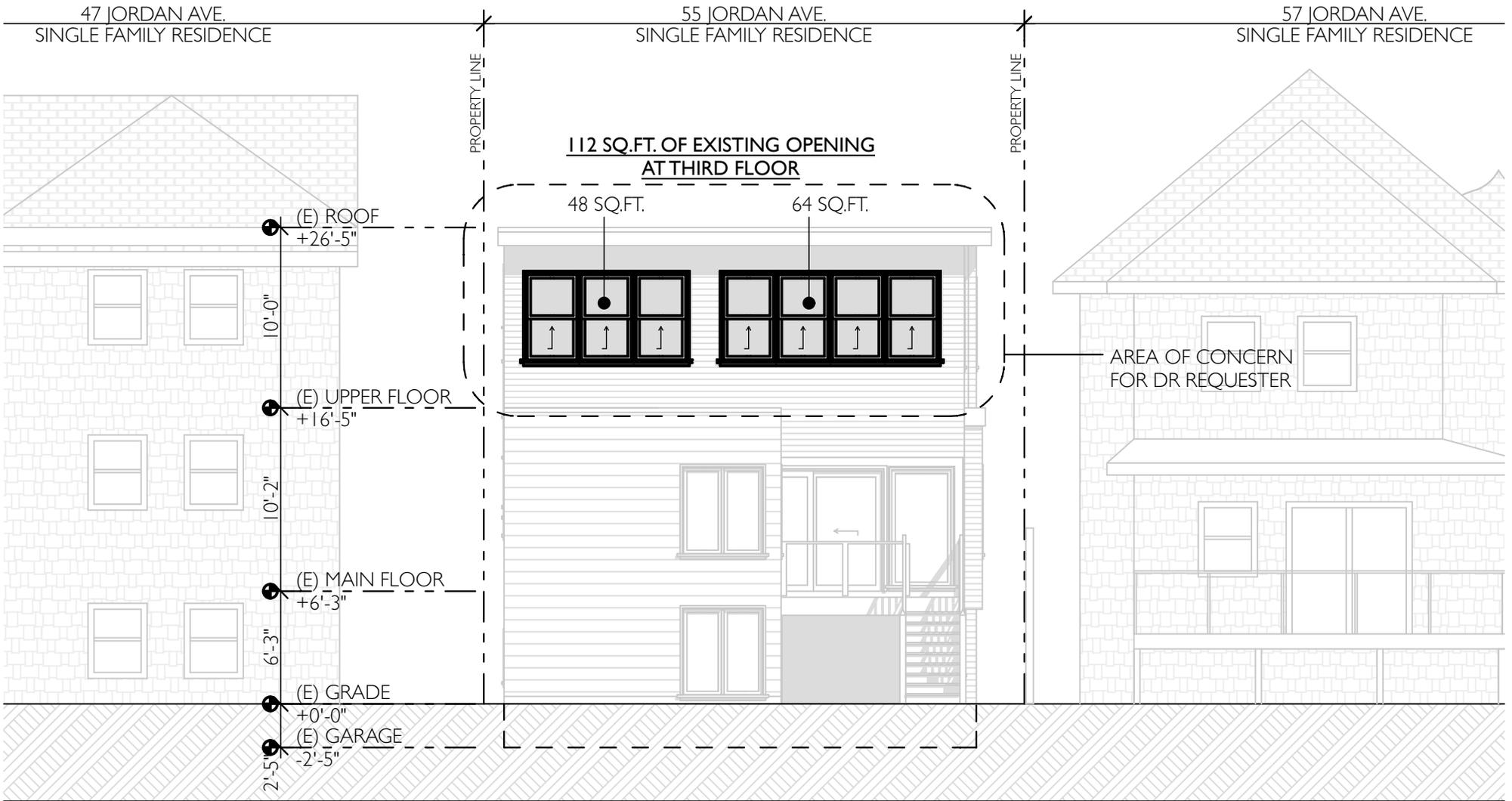
CONTEXT:

50 PALM

- 3-STORY BUILDING
- 85% LOT COVERAGE
- MINIMAL REARYARD (SMALLEST OF IMMEDIATE CONTEXT)
- NO SETBACKS
- LARGEST AND HIGHEST DENSITY BUILDING OF IMMEDIATE CONTEXT

50 PALM

INTRUDES ON THE OPEN SPACE PRIVACY OF ALL THE ADJACENT PROPERTIES.



2

EXISTING WINDOW OPENING CALCULATION

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

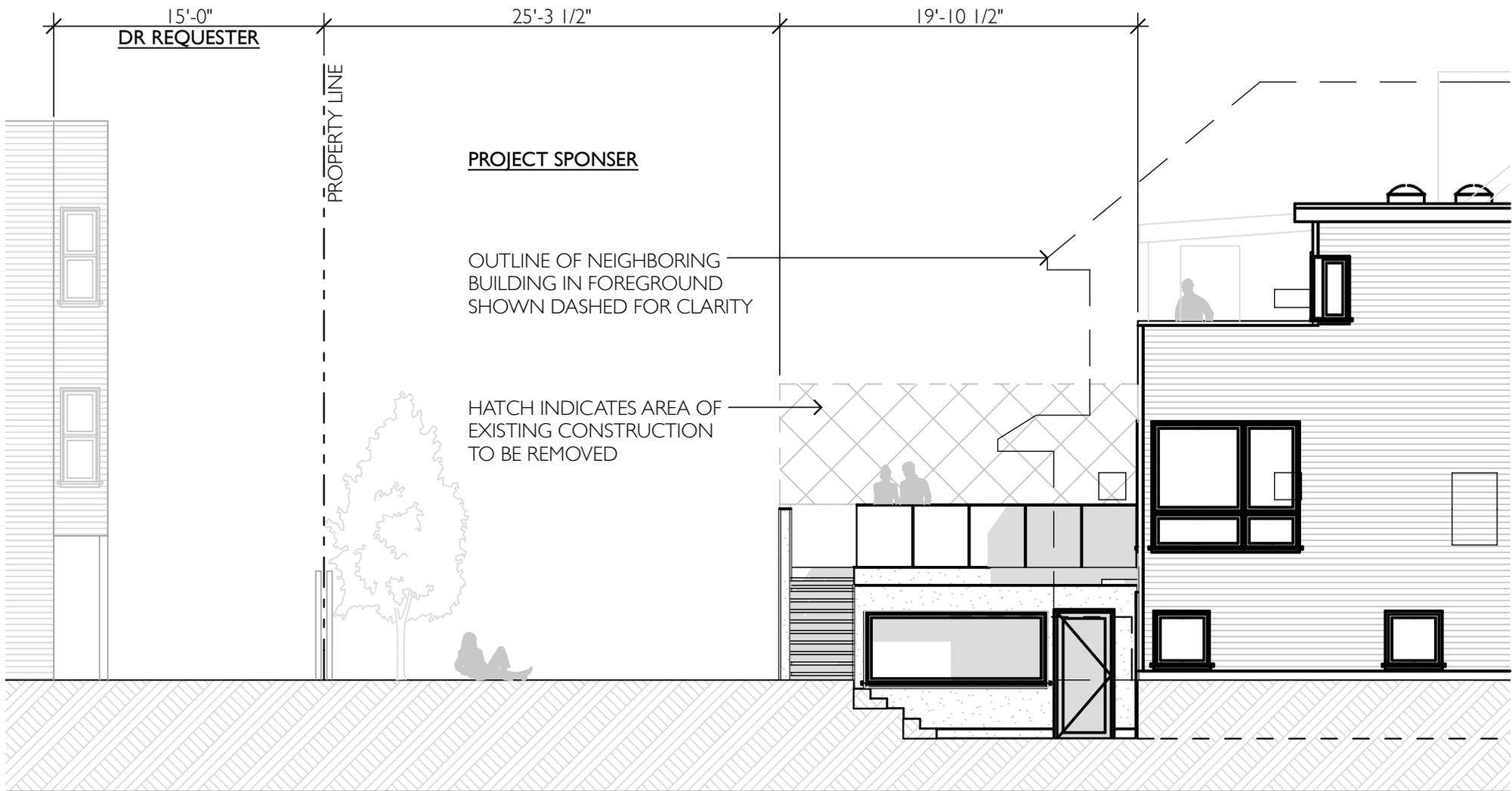
55 JORDAN AVENUE, DR RESPONSE
©Y.A. studio 2012



3 PROPOSED WINDOW OPENING CALCULATION

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

55 JORDAN AVENUE, DR RESPONSE
©Y.A. studio 2012

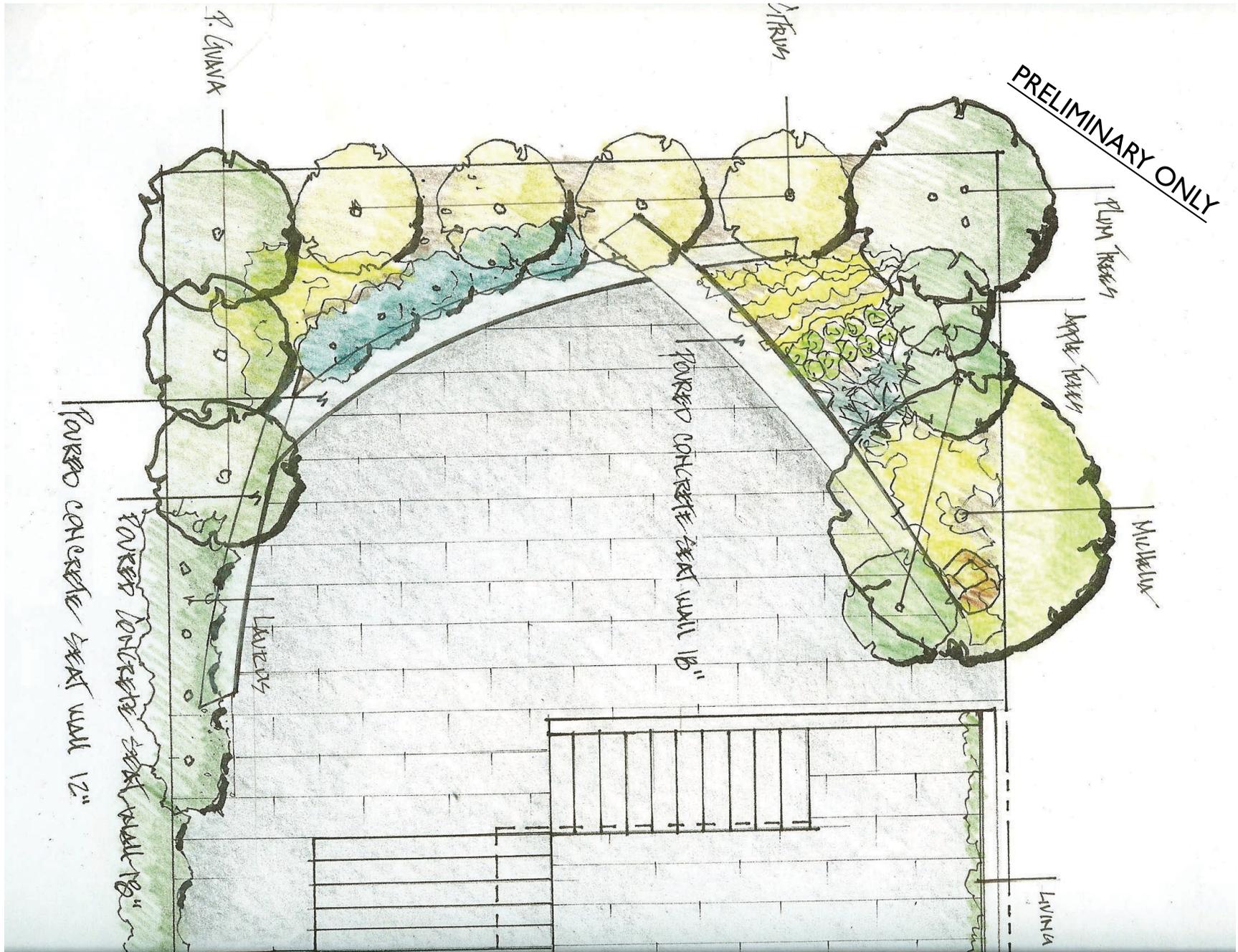


4

PROPOSED SOUTH ELEVATION

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

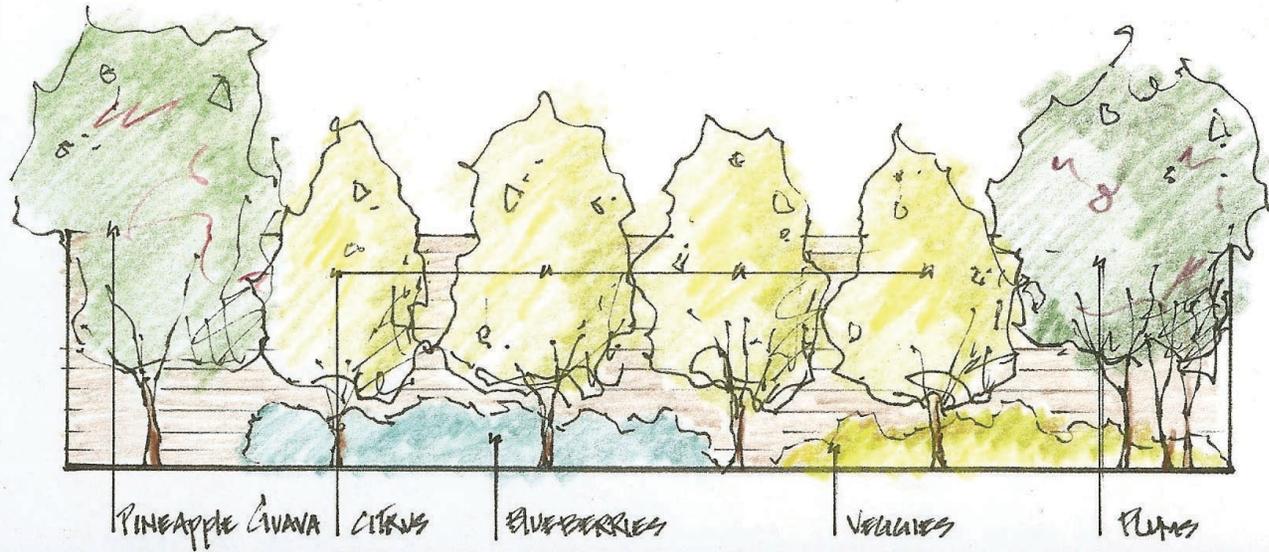
55 JORDAN AVENUE, DR RESPONSE
©Y.A. studio 2012



PRELIMINARY LANDSCAPE SKETCH

PRELIMINARY ONLY

West Screenshot



PRELIMINARY LANDSCAPE ELEVATION (WEST) SKETCH



Although features such as bays and chimneys project into the side yards, the overall side yard pattern is consistent, creating a defining characteristic of the block face.

REAR YARD

GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties.

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

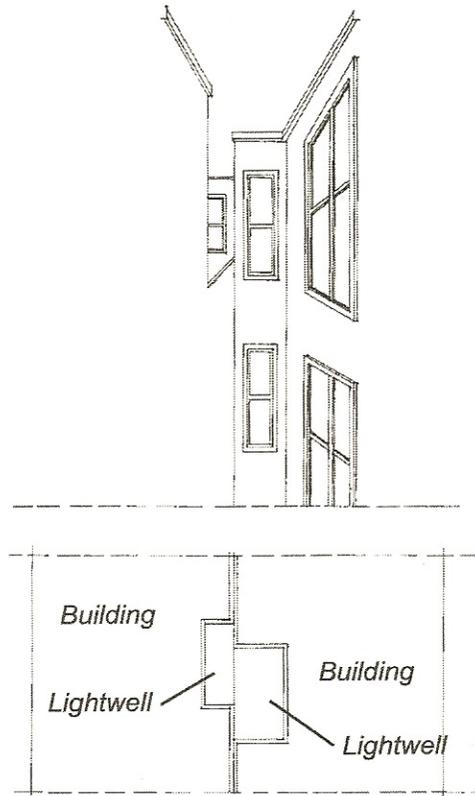
Y.A. STUDIO CLARIFICATION:
 • THE PROPOSED PROJECT RESULTS IN A NET DECREASE IN ENVELOPE NOT EXPANSION

Light

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

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

Planning Code Section 101 states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco.



Provide shared light wells to maximize light to both properties.

Privacy

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

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

Y.A. STUDIO NOTE:

SOLID RAILINGS HAVE
ALREADY BEEN INCORPORATED
INTO THE DESIGN

Special attention is necessary to ensure that the building's facades enhance the public realm. Blank walls or fences along public spaces can make these spaces feel isolated. Instead, these building facades must be fenestrated, articulated, ornamented and finished with a level of detail compatible to a front facade. Provide exterior lighting that is energy efficient and is shielded to avoid excess glare.

Rear Yard Cottages

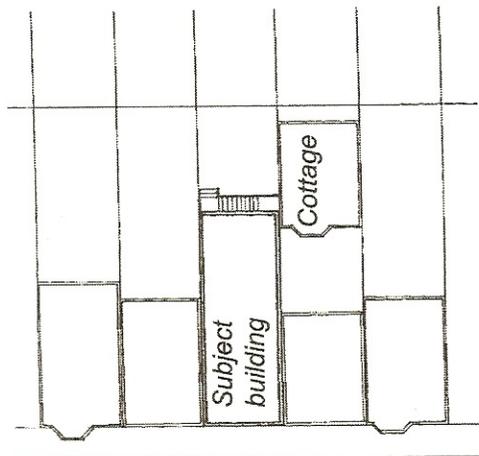
NOT APPLICABLE

GUIDELINE: Articulate the building to minimize impacts on light to adjacent cottages.

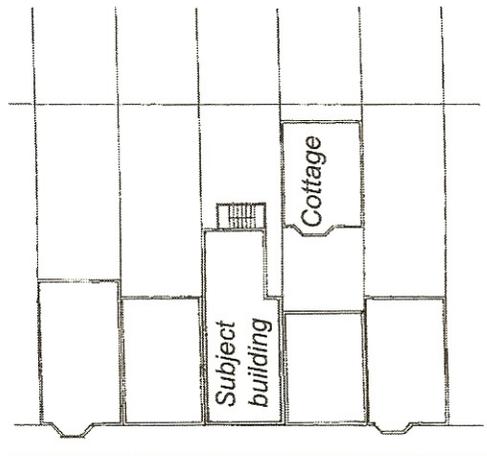
Y.A. STUDIO NOTE:
 THIS SECTION REFERS TO COTTAGES, HOWEVER, THIS PROPOSAL REDUCES THE OVERALL PROJECTION OF 55 JORDAN AVENUE

Buildings located in rear yards are non-complying structures under the Planning Code and may themselves have an impact on the rear yard open space. However, when a proposed project is adjacent to a lot that has a cottage used as a dwelling unit at the rear of the lot, modifications to the building's design may be necessary to reduce light impacts to that cottage specifically. Consider the following modifications; other measures may also be appropriate depending on the circumstances of a particular project:

- Provide side setbacks at the rear of the building.
- Minimize rear projections such as decks and stairs.



This illustration shows a new building permitted under the Planning Code. The building's design has not been modified to minimize light impacts to the adjacent cottage, and further restricts the mid-block open space.



This illustration shows a new building that provides a side setback to reduce the impact on light to the cottage.



















LOCATION MAP:

55 JORDAN AVENUE



SITE MAP:

55 JORDAN AVENUE



PHOTO: REAR DECK

AREA OF EXISTING SECOND FLOOR TO BE REMOVED



PHOTO: FRONT FACADE OF 55 JORDAN AVENUE

SCOPE OF WORK:

REMODEL OF EXISTING SINGLE-FAMILY RESIDENCE INCLUDING, INTERIOR REMODEL, REDUCTION OF SECOND FLOOR REAR YARD CONSTRUCTION, INFILL OF FIRST AND SECOND FLOOR CONSTRUCTION, NEW EXTERIOR DOORS AND WINDOWS, AND REPLACEMENT BALCONY AT FRONT FACADE.

PROJECT DATA:

BLOCK / LOT: 1039 / 010
 NEIGHBORHOOD: PRESIDIO HEIGHTS / JORDAN PARK
 ZONING: RH-1(D), SINGLE-FAMILY DETACHED
 LOT SIZE: 3,598 SQ.FT.
 LOT DIMENSIONS: 120' X 30'
 (E) AND PROPOSED USE: R-3 (SINGLE-FAMILY)
 U (PRIVATE GARAGE)
 EXISTING AND PROPOSED CONSTRUCTION TYPE: V-B

PROJECT CALCS:

EXISTING:	
(E) FIRST FLOOR:	313 SQ.FT.
(E) GARAGE (UNCONDITIONED):	1,363 SQ.FT.
(E) SECOND FLOOR:	1,612 SQ.FT.
(E) FRONT DECK:	65 SQ.FT.
(E) REAR DECK:	265 SQ.FT.
(E) THIRD FLOOR:	1,268 SQ.FT.
TOTAL CONDITIONED:	3,193 SQ.FT.
PROPOSED:	
FIRST FLOOR:	826 SQ.FT.
GARAGE (UNCONDITIONED):	975 SQ.FT.
SECOND FLOOR:	1,430 SQ.FT.
FRONT DECK:	50 SQ.FT.
REAR DECK:	300 SQ.FT.
THIRD FLOOR:	1,282 SQ.FT.
REAR DECK:	245 SQ.FT.
TOTAL CONDITIONED:	3,538 SQ.FT.

APPLICABLE CODES:

2010 CALIFORNIA BUILDING CODE WITH SF ADMENDMENTS
 2010 CALIFORNIA FIRE CODE
 2010 CALIFORNIA PLUMBING CODE
 2010 CALIFORNIA ELECTRICAL
 2010 CALIFORNIA MECHANICAL CODE
 2010 CALIFORNIA ENERGY CODE

 ALL OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

PROJECT DIRECTORY:

OWNER / BUILDER:
 TAYLOR WALKER AND JANE TIMBERLAKE
 202 SOUTH 4TH AVENUE
 HAILEY, ID 83333
 208-788-8094

ARCHITECT:
 Y.A. studio
 2407 HARRISON STREET, SUITE 2
 SAN FRANCISCO, CA 94110
 415.920.1839

SHEET INDEX:

ARCHITECTURAL:

A0.1	COVER, INDEX, DESCRIPTION
A1.0	EXISTING AND PROPOSED SITE PLANS
EC2.1	EXISTING FIRST FLOOR PLAN
EC2.2	EXISTING SECOND FLOOR PLAN
EC2.3	EXISTING THIRD FLOOR PLAN
EC3.1	EXISTING FRONT (EAST) AND SOUTH ELEVATIONS
EC3.2	EXISTING REAR (WEST) AND NORTH ELEVATIONS
A2.1	PROPOSED FIRST FLOOR PLAN
A2.2	PROPOSED SECOND FLOOR PLAN
A2.3	PROPOSED THIRD FLOOR PLAN
A2.4	PROPOSED ROOF PLAN
A3.1	PROPOSED FRONT (EAST) AND SOUTH ELEVATIONS
A3.2	PROPOSED REAR (WEST) AND NORTH ELEVATIONS

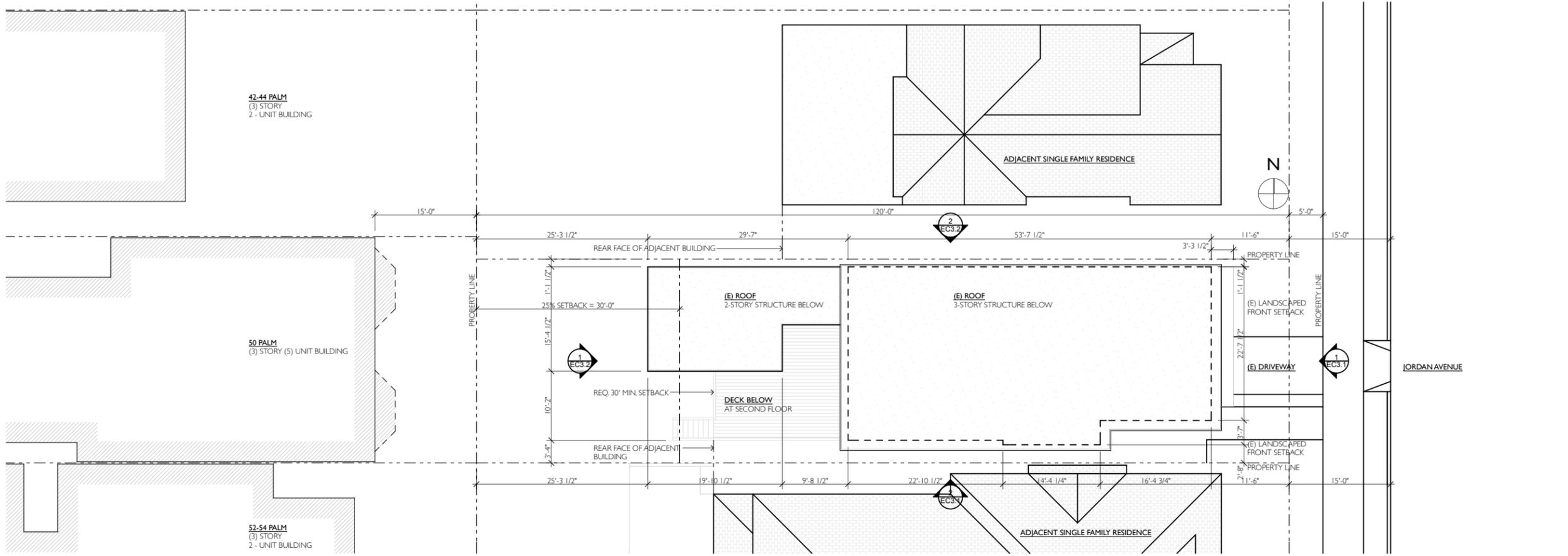
STAMP:

TITLE:
EXISTING AND PROPOSED SITE PLANS

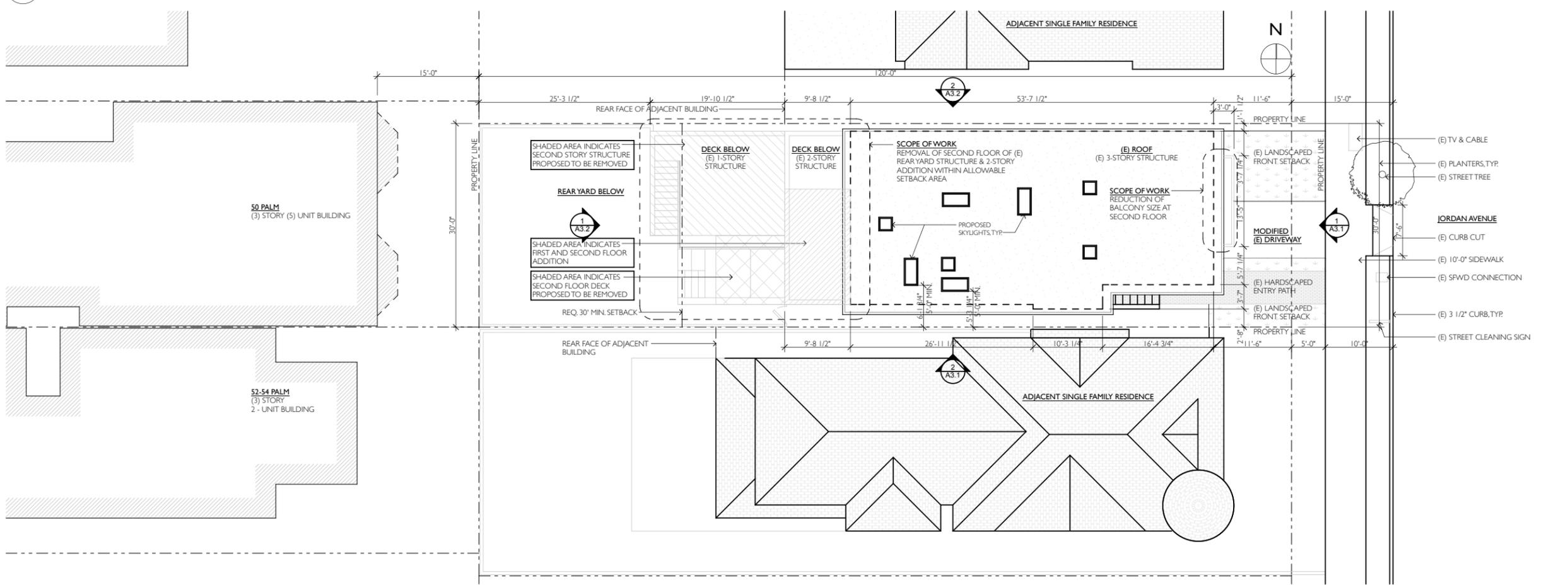
REV: PRINTING: DATE:
 SITE PERMIT 09.26.11

JOB NO: 11009 - JORDAN
 DRAWN BY: M.G.
 CHECKED BY: Y.A.
 PRINTED: 09.26.11
 SHEET:

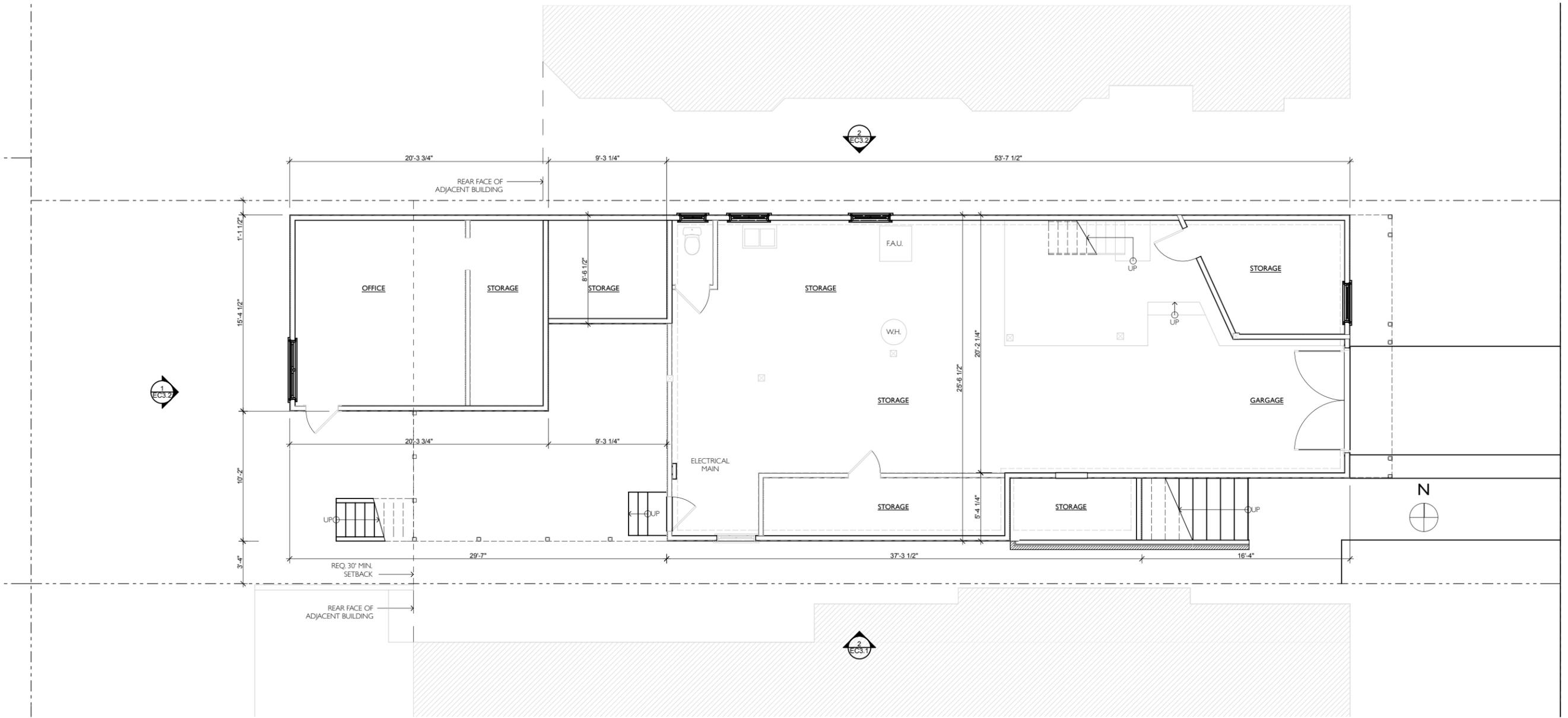
A1.0



2 EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"



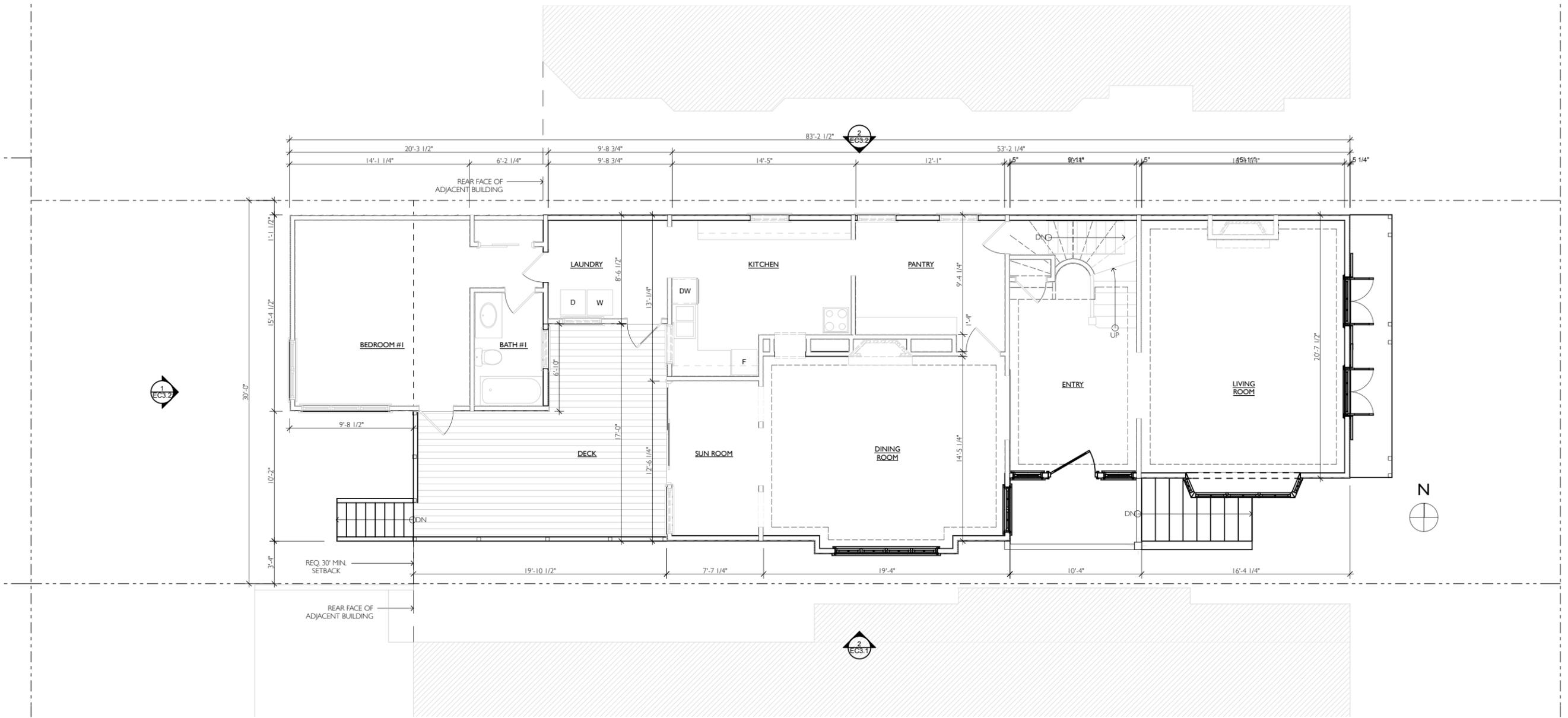
1 PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PARTITION LEGEND

—	EXISTING 2X CONSTRUCTION
—	PROPOSED 2X CONSTRUCTION
•••••	PROPOSED 1-HR CONSTRUCTION, UPGRADED (E) OR NEW



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PARTITION LEGEND

—	EXISTING 2X CONSTRUCTION
—	PROPOSED 2X CONSTRUCTION
•••••	PROPOSED 1-HR CONSTRUCTION, UPGRADED (E) OR NEW

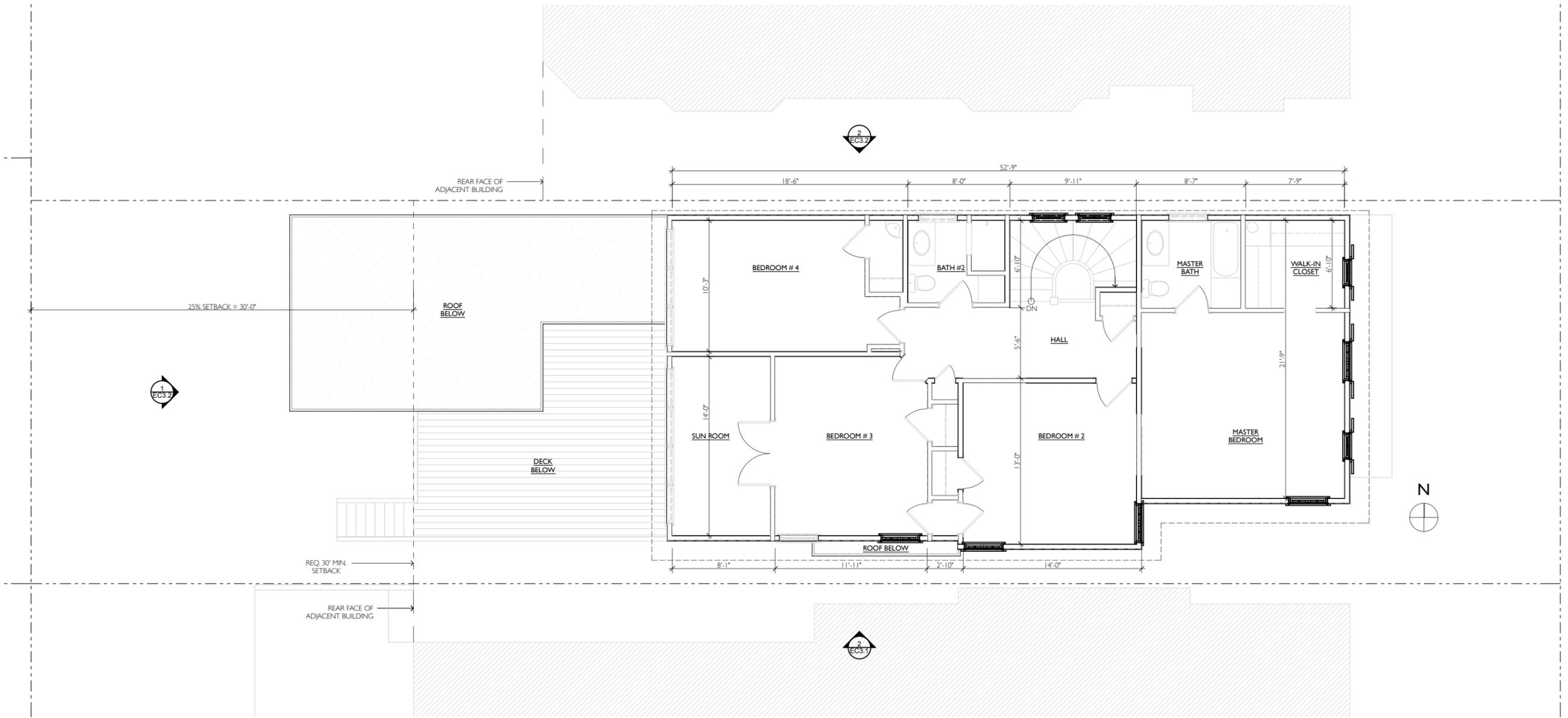
STAMP:

TITLE:
EXISTING FIRST FLOOR PLAN

REV: PRINTING: DATE:
SITE PERMIT 09.26.11

JOB NO: 11009 - JORDAN
DRAWN BY: M.G.
CHECKED BY: Y.A.
PRINTED: 09.26.11
SHEET:

EC2.2
SHEET 4 OF 25 © Y.A. studio 2011



1 EXISTING THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

PARTITION LEGEND

—	EXISTING 2X CONSTRUCTION
—	PROPOSED 2X CONSTRUCTION
•••••	PROPOSED 1-HR CONSTRUCTION, UPGRADED (E) OR NEW

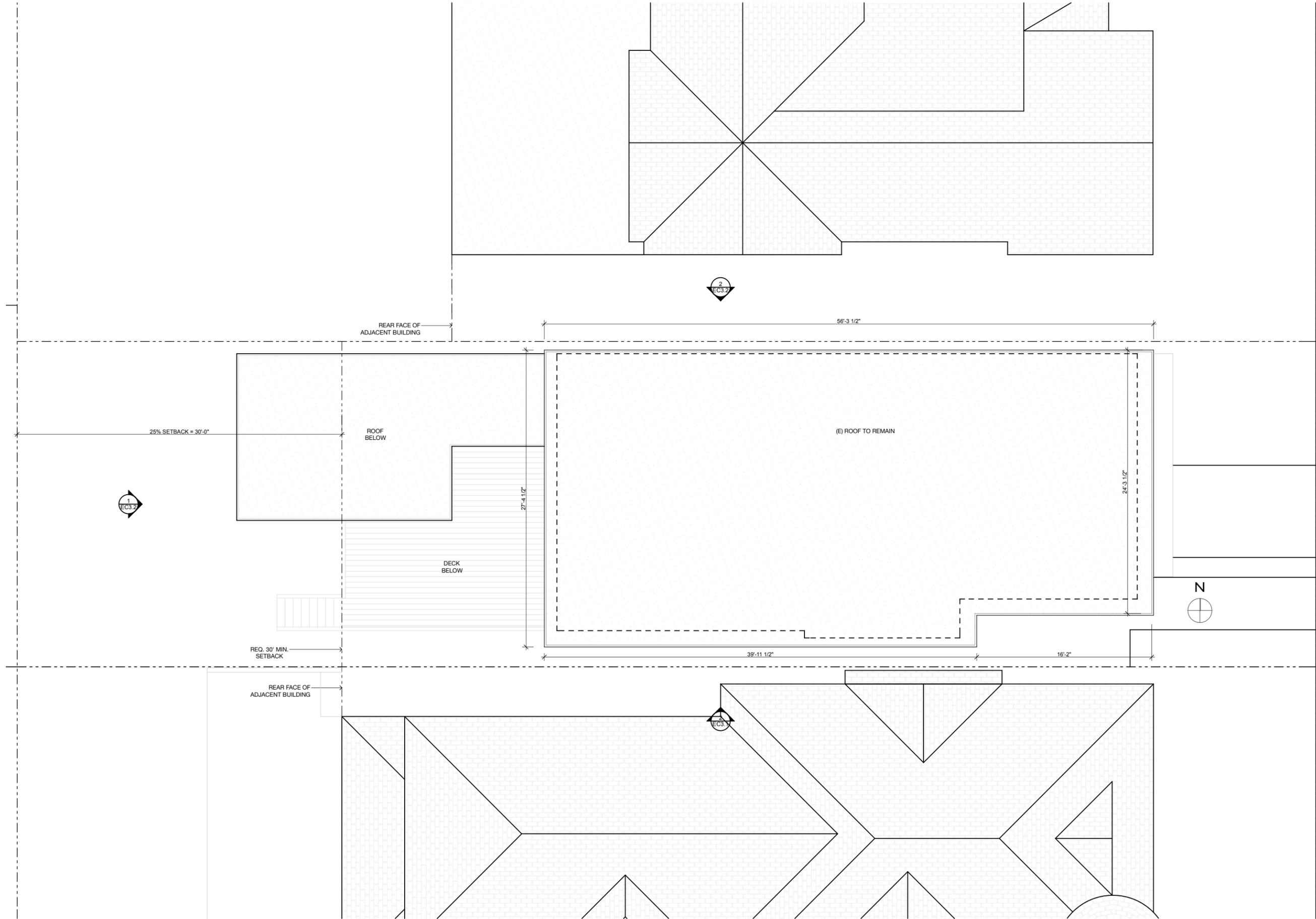
STAMP:

TITLE:
EXISTING SECOND FLOOR PLAN

REV: PRINTING: DATE:
— SITE PERMIT 09.26.11

JOB NO: 11009 - JORDAN
DRAWN BY: M.G.
CHECKED BY: Y.A.
PRINTED: 09.26.11
SHEET:

EC2.3
SHEET 5 OF 25 © Y.A. studio 2011



1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

STAMP:

TITLE:
EXISTING FRONT (EAST) AND SOUTH ELEVATIONS

REV: PRINTING: DATE:
SITE PERMIT 09.26.11

JOB NO: 11009 - JORDAN
DRAWN BY: M.G.
CHECKED BY: Y.A.
PRINTED: 09.26.11
SHEET:

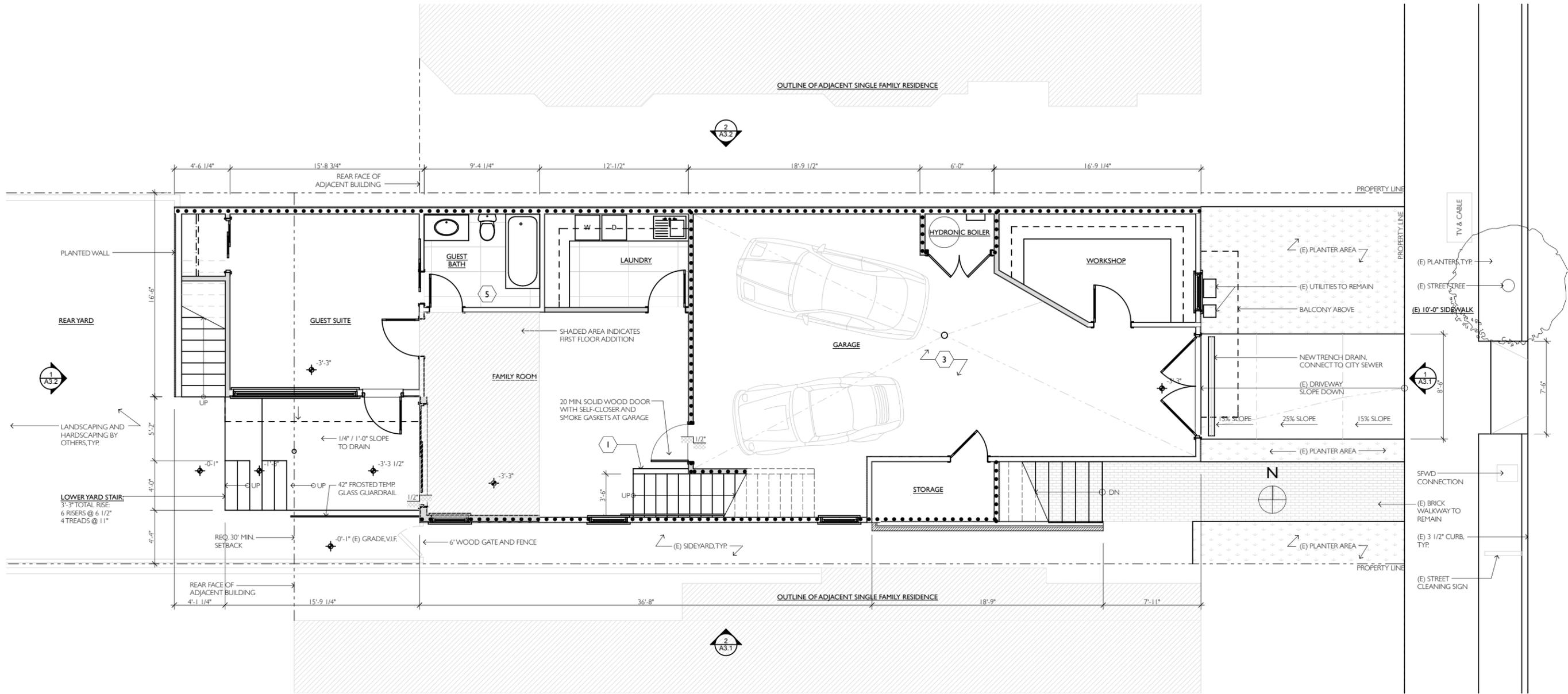
EC3.1



2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



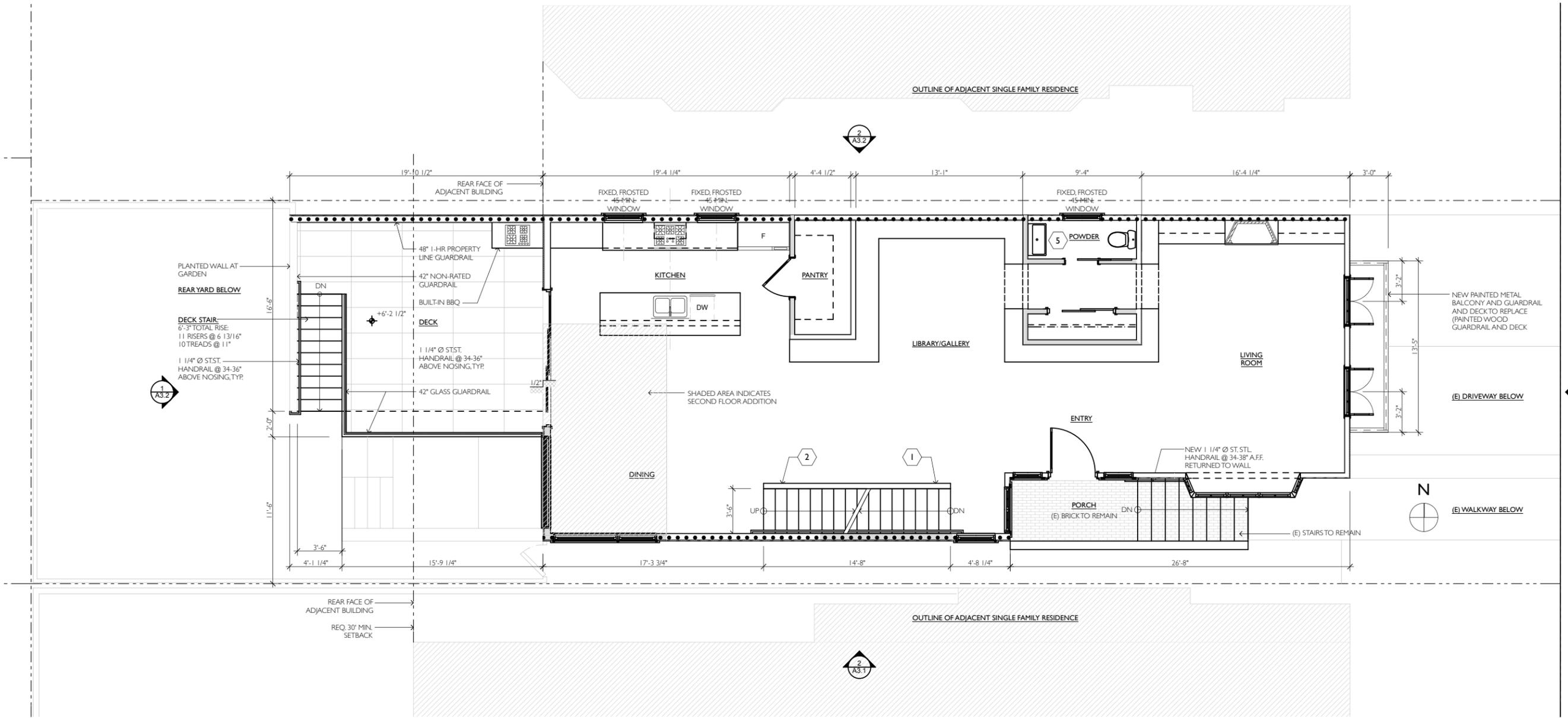
1 PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
1. ALL STAIRWAYS MUST COMPLY WITH STAIRWAY PROFILE PER SECTION 1009.3.3 SIBC 2007
- 1 **FIRST FLOOR STAIR:**
9'-4" TOTAL RISE: 17 RISERS @ 6 11/16", 16 TREADS @ 11"
PROVIDE 1 1/4" HANDRAIL @ 1 SIDE AT 34-38" ABOVE NOSING
 - 2 **SECOND FLOOR STAIR:**
10'-2" TOTAL RISE: 17 RISERS @ 6 25/32", 16 TREADS @ 11"
PROVIDE 1 1/4" HANDRAIL @ 1 SIDE AT 34-38" ABOVE NOSING
 - 3 **BROOM FINISHED CONCRETE AT GARAGE - SLOPE 1/8" / 1'-0" TO DRAIN, CONNECT TO CITY SEWER.**
 - 4 **GARAGE:** BROOM FINISHED CONCRETE FLOOR - SLOPE 1/8" / 1'-0" TO DRAIN, CONNECT TO CITY SEWER, PROVIDE 1-HR CONSTRUCTION THROUGH-OUT WITH 5/8" TYPE 'X' GYP. BOARD EACH AT WALLS AND CEILINGS
 - 5 **BATHROOM VENTILATION:**
PROVIDE MECHANICAL VENTILATION CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR WITH A POINT OF DISCHARGE AT LEAST 3'-0" FROM ANY BUILDING OPENING OR PROPERTY LINES AT BATHROOMS WITH SHOWERS AND/OR TUBS PROVIDE HUMIDISTAT CONTROLS ADJUSTABLE BETWEEN 50-80% RELATIVE HUMIDITY.

PARTITION LEGEND

=====	EXISTING 2X CONSTRUCTION
=====	PROPOSED 2X CONSTRUCTION
.....	PROPOSED 1-HR CONSTRUCTION, UPGRADED (E) OR NEW



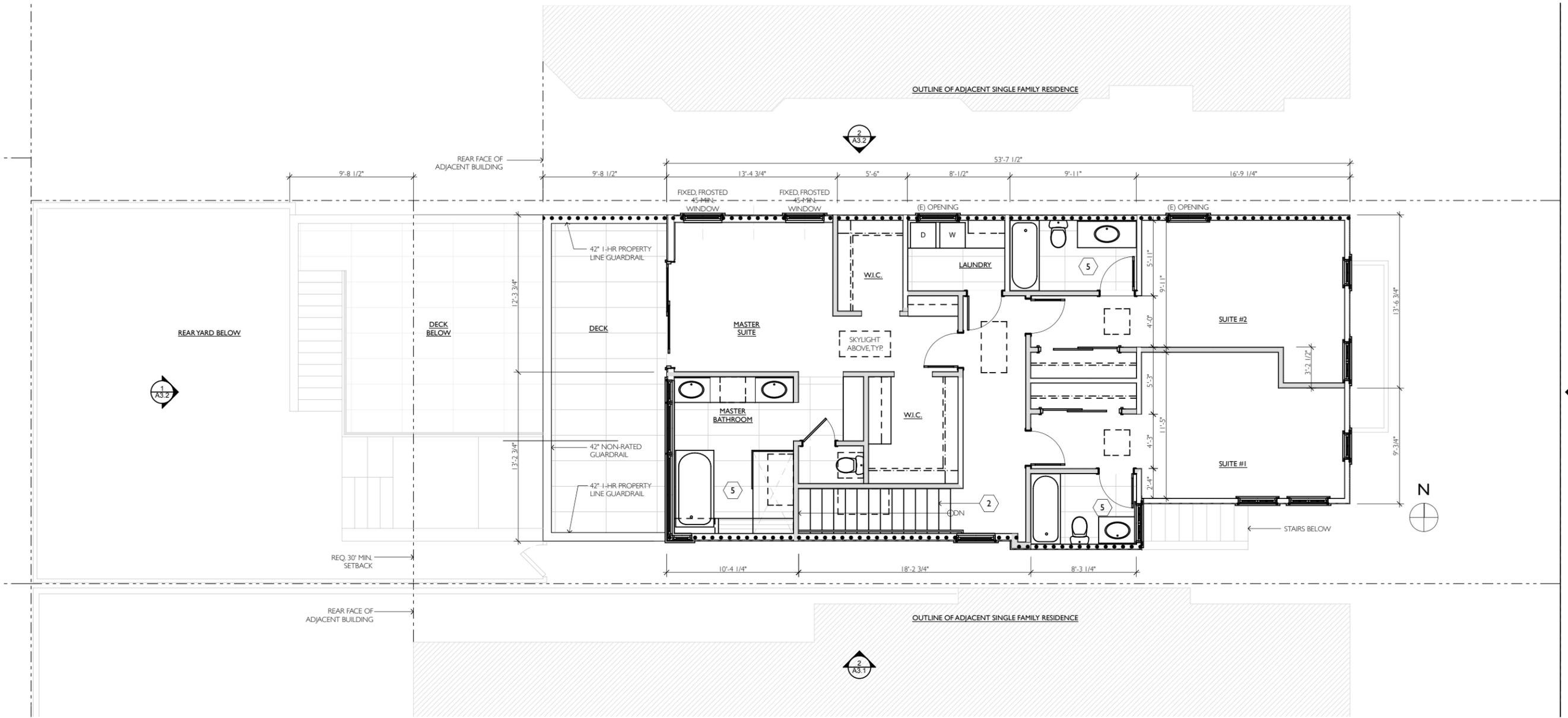


1 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
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PARTITION LEGEND

=====	EXISTING 2X CONSTRUCTION
=====	PROPOSED 2X CONSTRUCTION
.....	PROPOSED 1-HR CONSTRUCTION, UPGRADED (E) OR NEW

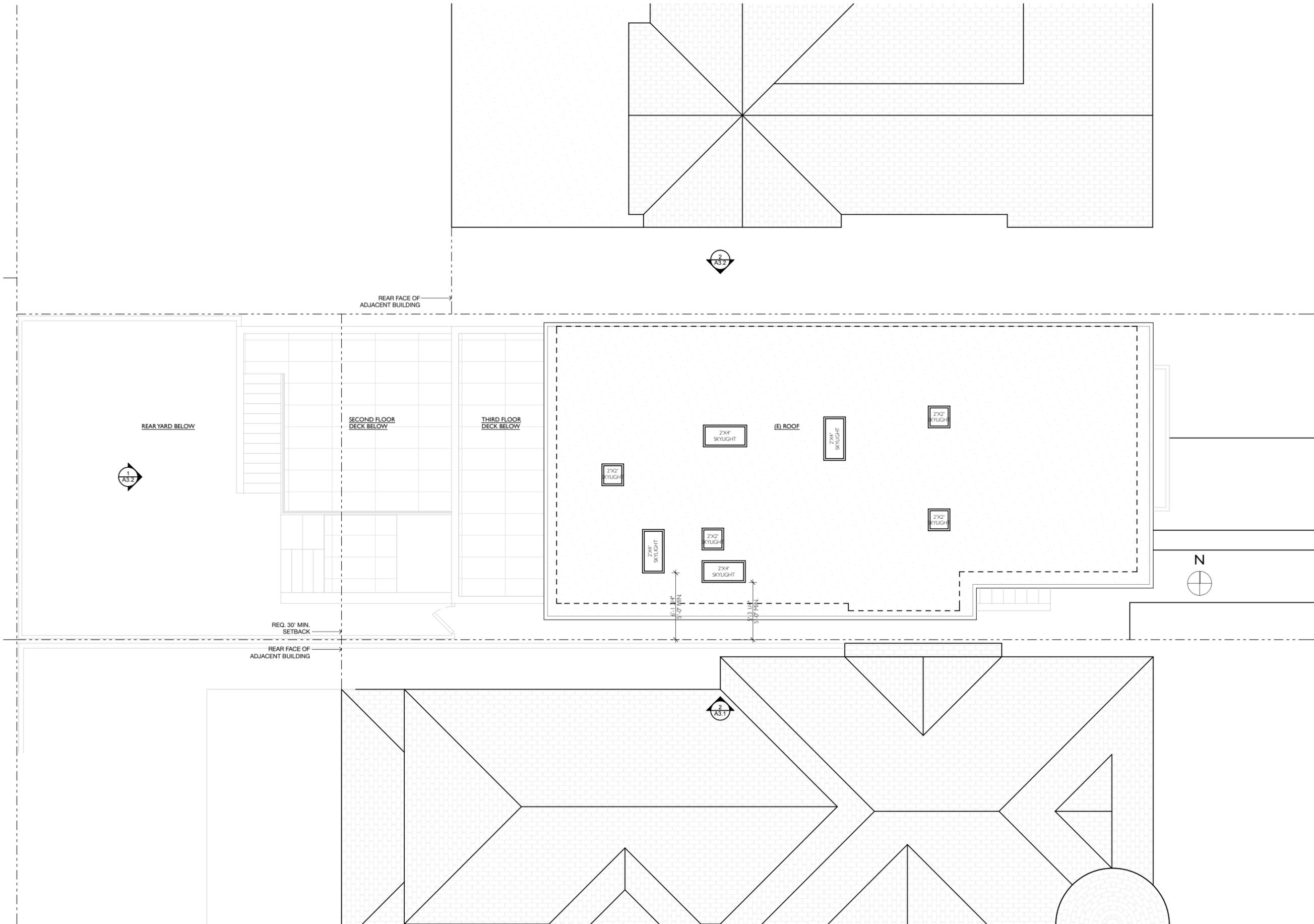


1 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
 1. ALL STAIRWAYS MUST COMPLY WITH STAIRWAY PROFILE PER SECTION 1009.3.3 SIBC 2007
- 1 **FIRST FLOOR STAIR:**
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PARTITION LEGEND

=====	EXISTING 2X CONSTRUCTION
=====	PROPOSED 2X CONSTRUCTION
.....	PROPOSED 1-HR CONSTRUCTION, UPGRADED (E) OR NEW



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

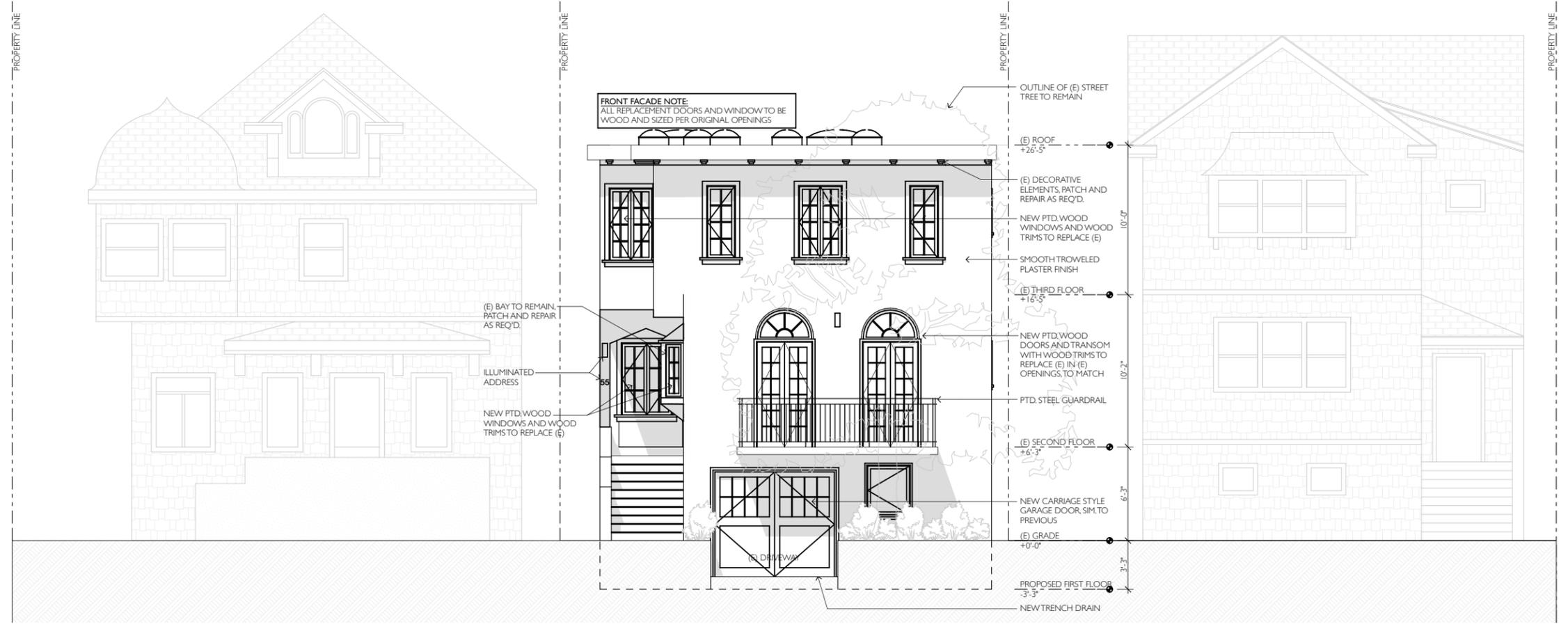




CALCULATIONS FOR OPENINGS WITH IN 3" TO 5" OF PROPERTY LINE PER 2010 CBC TABLE 705.8, UNPROTECTED OPENINGS MUST BE LESS THAN 25% OF WALL AREA

FLOOR:	AREA OF WALL:	ALLOWABLE OPENING:	ACTUAL OPENING:
THIRD FLOOR:	433 SQ.FT.	108 SQ.FT.	58 SQ.FT.
SECOND FLOOR:	320 SQ.FT.	80 SQ.FT.	80 SQ.FT.
FIRST FLOOR:	194 SQ.FT.	48 SQ.FT.	30 SQ.FT.

2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

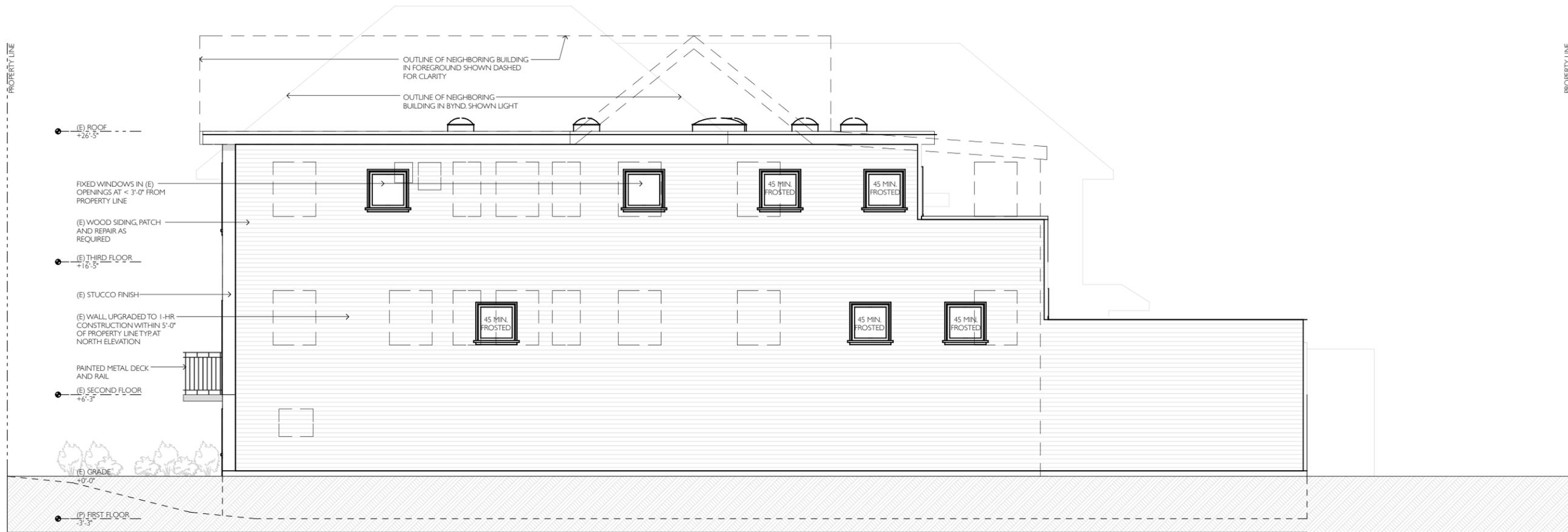
STAMP:

TITLE:
PROPOSED FRONT (EAST) AND SOUTH ELEVATIONS

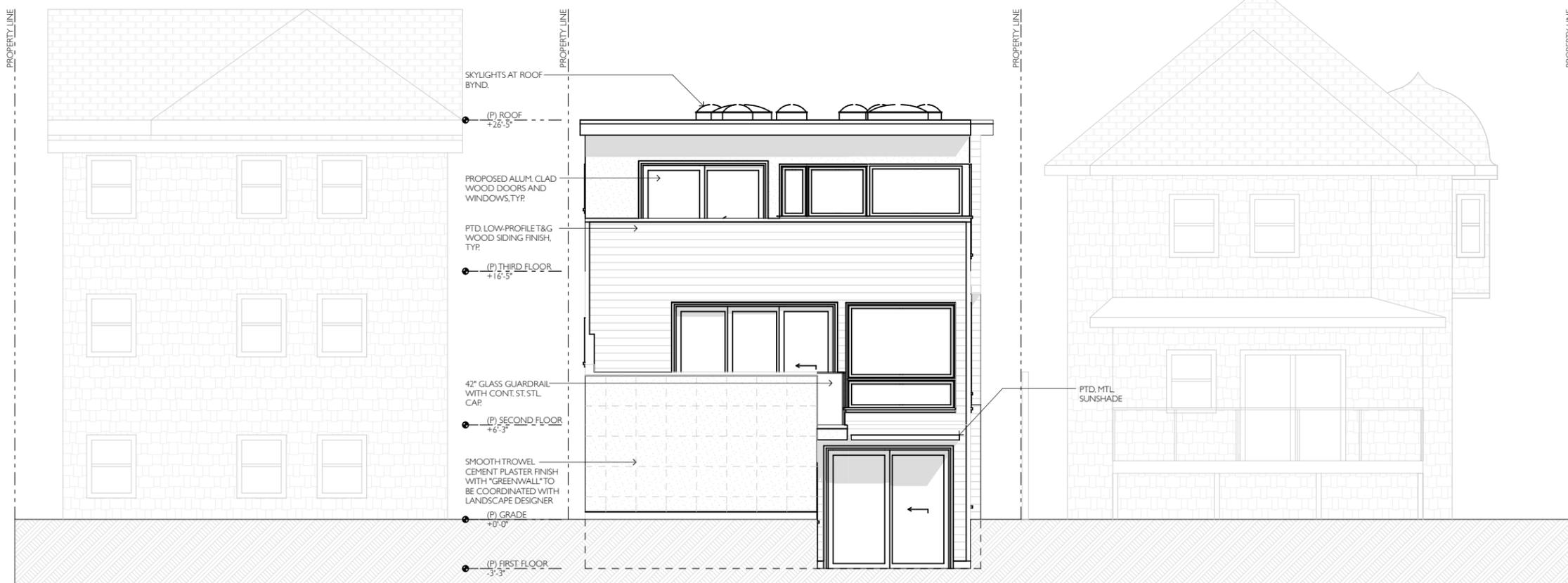
REV: PRINTING: DATE:
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A3.1



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

STAMP:

TITLE:
PROPOSED REAR (WEST) AND NORTH ELEVATIONS

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