



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: SEPTEMBER 12, 2013

Date: August 28, 2013
Case No.: 2012.1027DD
Project Address: 3700 BRODERICK STREET
Permit Application: 2012.11.15.4294
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 0911/014
Project Sponsor: David Armour, Armour & Vokic Architects
3350 Steiner Street
San Francisco, CA 94123
Staff Contact: Glenn Cabreros (415) 588-6169
glenn.cabreros@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 project proposes to construct four-story, side and rear horizontal additions along the northeast portion of the existing four-story, single-family residence. The existing partial fourth floor is proposed to be expanded towards the Broderick Street frontage within the footprint of the existing building. The proposed façade alterations include replacement/relocation of windows on all facades. Portions of the side and rear horizontal additions are located within the required rear yard area and require a variance (Case No. 2012.1027V) from the Planning Code.

SITE DESCRIPTION AND PRESENT USE

The project is located on Lot 014 in Assessor's Block 0911. The lot measures approximately 33.5 feet wide by 58 feet deep with an area of 1,943 square feet. A 6-foot Board of Supervisors legislated front setback exists along the Broderick Street frontage. The lot is occupied by a four-story, single-family residence constructed in 1932. The subject property is a corner lot located at the northeast corner of Broderick and Jefferson Streets in the Marina Neighborhood. The subject lot is also located one block south of Marina Boulevard and the San Francisco Marina West Harbor.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The immediate neighborhood is characterized by a varied mix of single-family residences and multi-unit buildings (2 to 18 units), three- and four-stories tall with large apartment buildings typically located on corner lots. Typical of the area of the Marina neighborhood that is north of Chestnut Street, the predominant architectural style is Mediterranean Revival; however, the neighborhood and specifically each blockface of Broderick and Jefferson Streets contains a variety of architectural styles constructed circa 1920 through 1950. Both adjacent buildings to the north and east of the project are three-story, single-family residences. Directly across Broderick Street from the project is a three-story, single-family

residence on a corner lot. The remaining two corner lots across the intersection contain large, four-story apartment buildings with 15-18 units each.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	April 18, 2013 – May 17, 2013	May 16, 2013	September 12, 2013	119 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 2, 2013	10 days
Mailed Notice	10 days	September 2, 2013	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	--	2 (two DR requestors)	--
Other neighbors on the block or directly across the street	--	--	--
Neighborhood groups	--	--	--

DR REQUESTORS

Jeanne Sibley, owner of **3708 Broderick Street**, directly adjacent and north of the subject property.

Darron Rishwain and Pamela Touma-Rishwain, owners of **1990 Jefferson Street**, directly adjacent and east of the subject property.

Both DR Requestors are represented by **Mary Gallagher**.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Applications*, dated May 17, 2013.

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).

OTHER CONSIDERATIONS

The project is subject to a rear yard variance request as the existing building is a noncomplying structure that was originally constructed partially into the required rear yard. The requested rear yard variance (Case No. 2012.1027V) is scheduled to be heard concurrently by the Zoning Administrator with the subject Discretionary Review hearing.

RESIDENTIAL DESIGN TEAM (RDT) REVIEW

The RDT did not find exceptional or extraordinary circumstances with the proposed project or the Requestors' concerns. While the house cannot be expanded forward into the 6-foot legislated front setback along Broderick Street and although the RH-2 Zoning District allows for development to both side property lines, the project retains light and air access to both Requestor's property line windows (which are not protected by the Planning and Building Codes) by providing setbacks from both Requestors' properties. The side horizontal addition proposes a three-foot setback, where none is required by the Planning Code, along the northern side property line. The rear horizontal addition does not extend beyond the building's existing rear wall, which is 5 feet from the side property line of the Requestor's building to the east. Furthermore, the subject property's rear yard does not contribute to the mid-block open space as the subject lot is a corner lot; however, the rear and side horizontal additions are set back a minimum of 3 feet from both adjacent properties. With regard to building scale, the project is consistent with the 3- and 4-story massing found in the immediate neighborhood context and is also consistent with the *Residential Design Guidelines* which state that buildings on corner lots may take advantage of greater massing, building height, scale and architectural detailing to emphasize their role in defining the character of the neighborhood, *Residential Design Guidelines, pg. 19*. The project is articulated and architecturally detailed on all facades, which is also characteristic of corner buildings in the Marina neighborhood.

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.

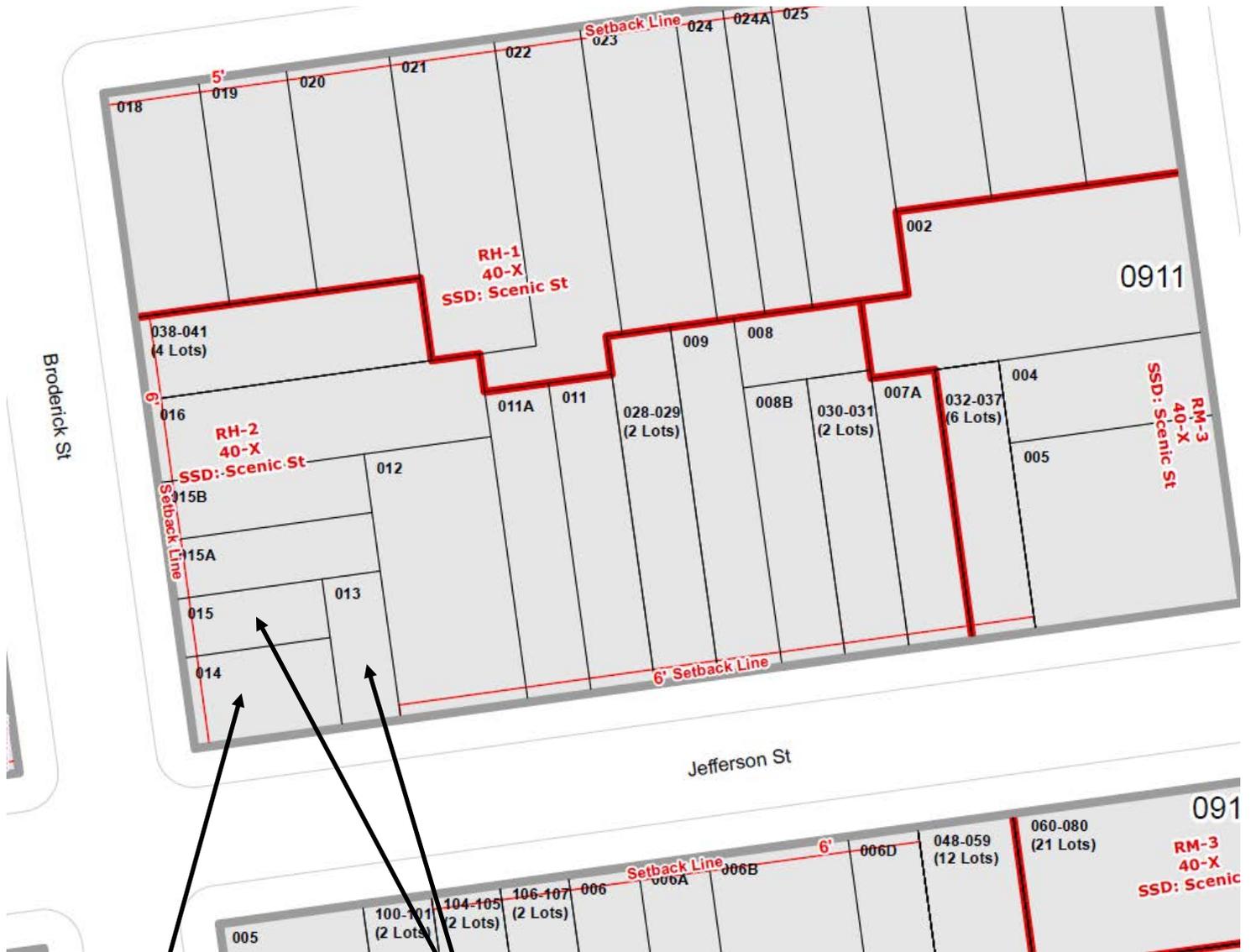
RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

- Parcel Map
- Sanborn Map
- Aerial/Context Photographs
- Zoning Map
- Section 311 Notice
- DR Application
- Reduced Plans

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Parcel Map



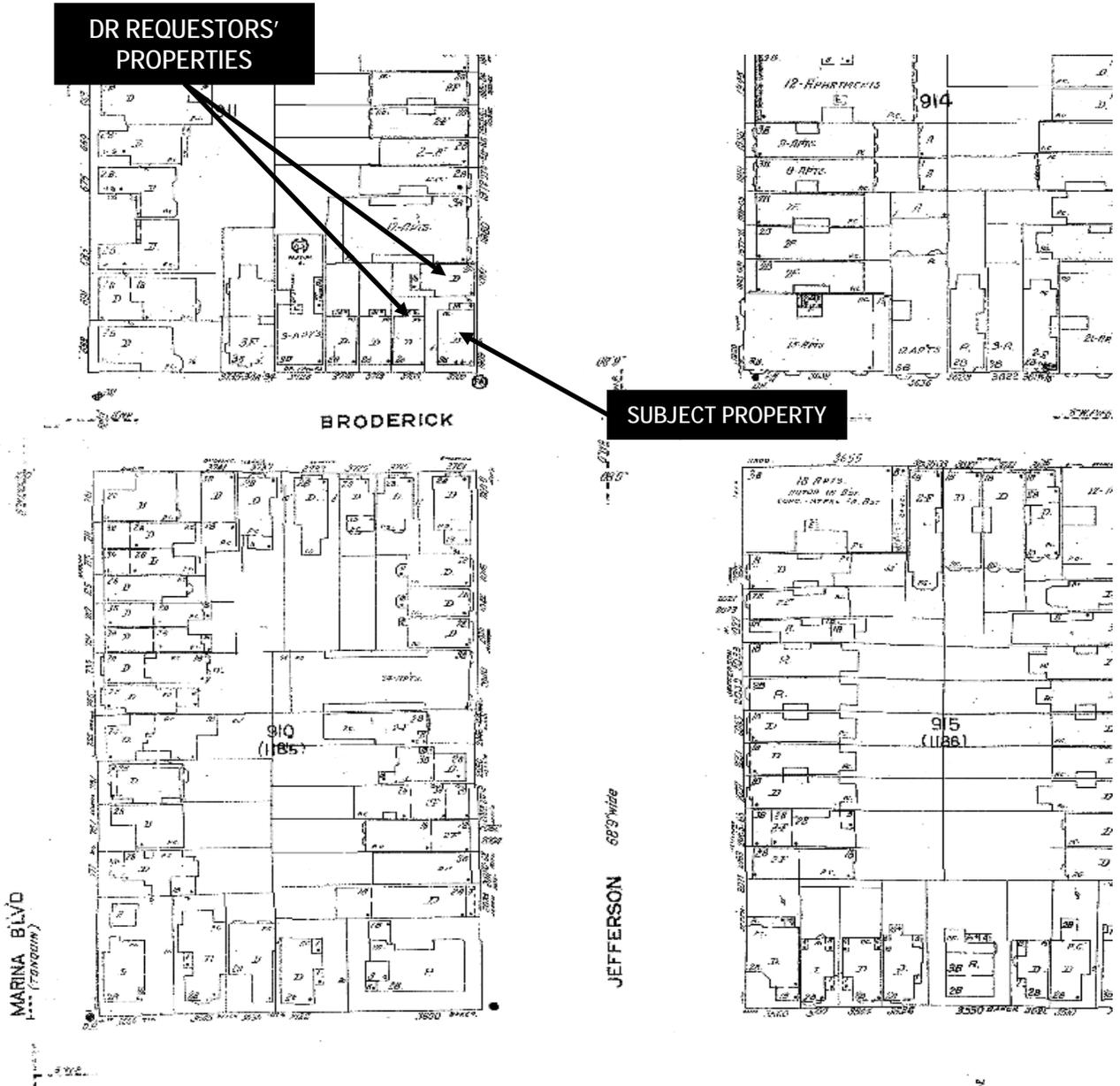
SUBJECT PROPERTY

DR REQUESTORS' PROPERTIES



Discretionary Review Hearing
 Case Number 2012.1027DDV
 3700 Broderick Street
 Hearing Date: September 12, 2013

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 2012.1027DDV
3700 Broderick Street
Hearing Date: September 12, 2013

Aerial Photo 1



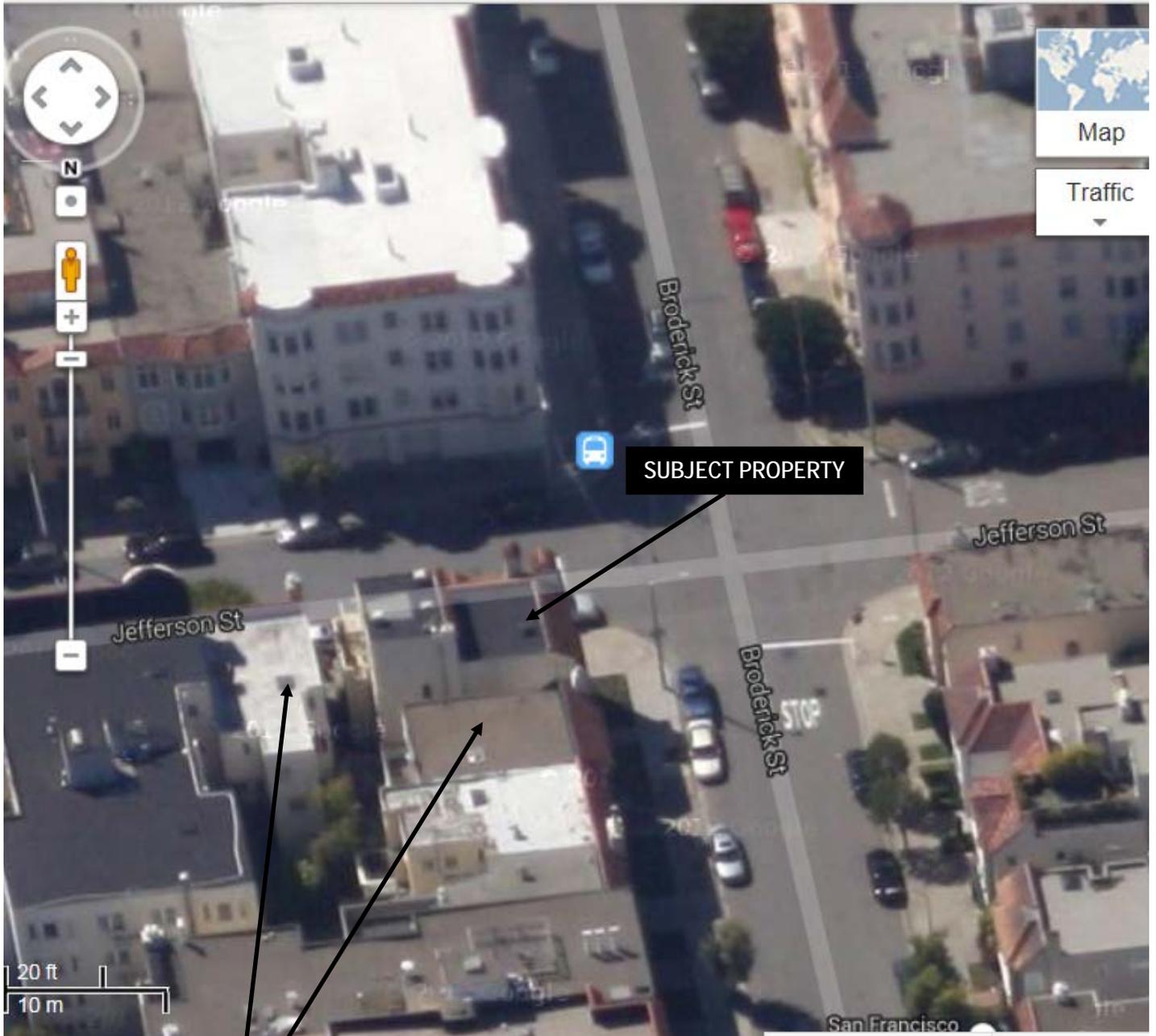
Discretionary Review Hearing
Case Number 2012.1027DDV
3700 Broderick Street
Hearing Date: September 12, 2013

Aerial Photo 2



Discretionary Review Hearing
Case Number 2012.1027DDV
3700 Broderick Street
Hearing Date: September 12, 2013

Aerial Photo 3



**DR REQUESTORS'
PROPERTIES**

Discretionary Review Hearing
Case Number 2012.1027DDV
3700 Broderick Street
Hearing Date: September 12, 2013

Context Photo 1 – Jefferson Street

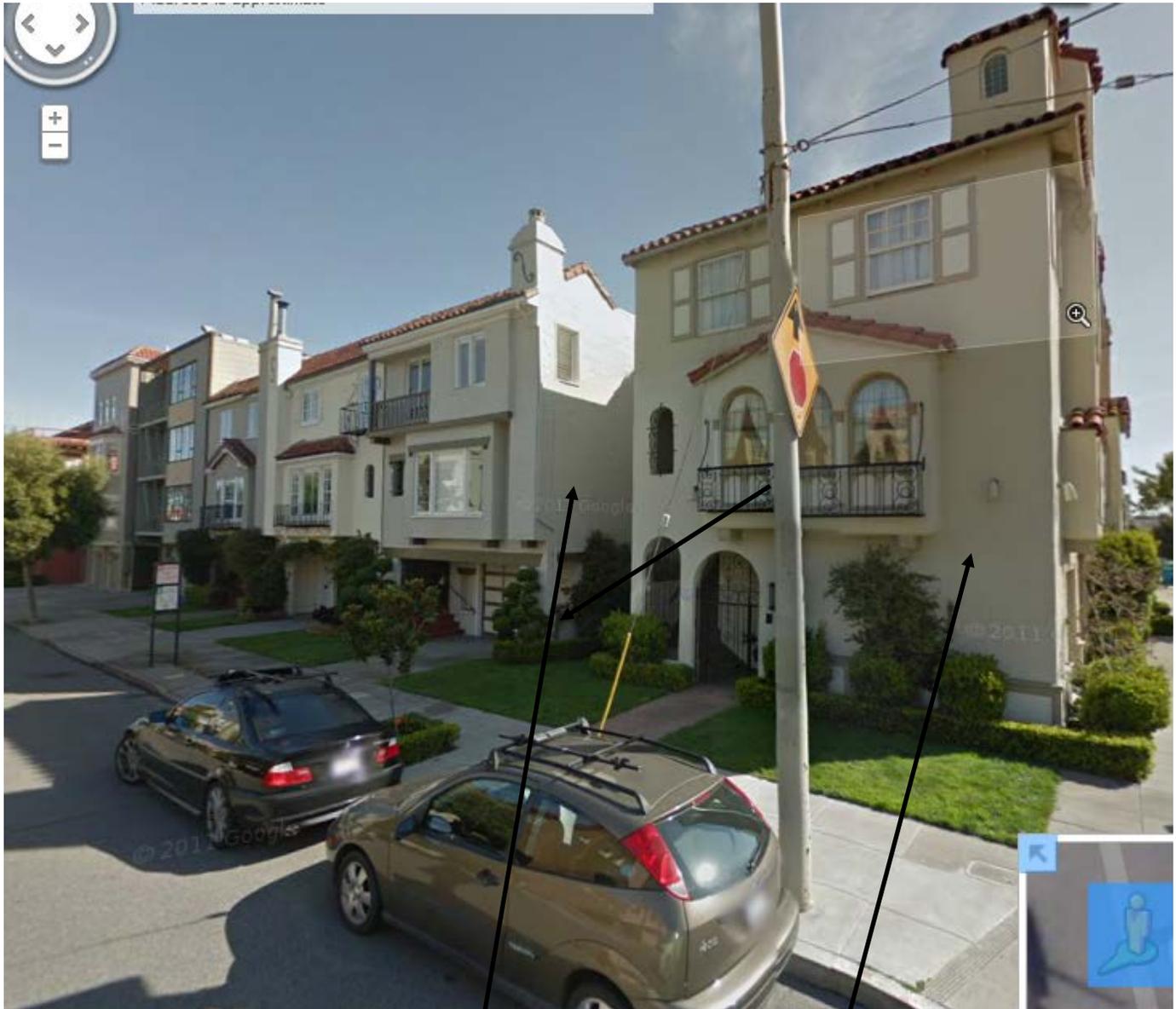


SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY

Discretionary Review Hearing
Case Number 2012.1027DDV
3700 Broderick Street
Hearing Date: September 12, 2013

Context Photo 2 – Broderick Street

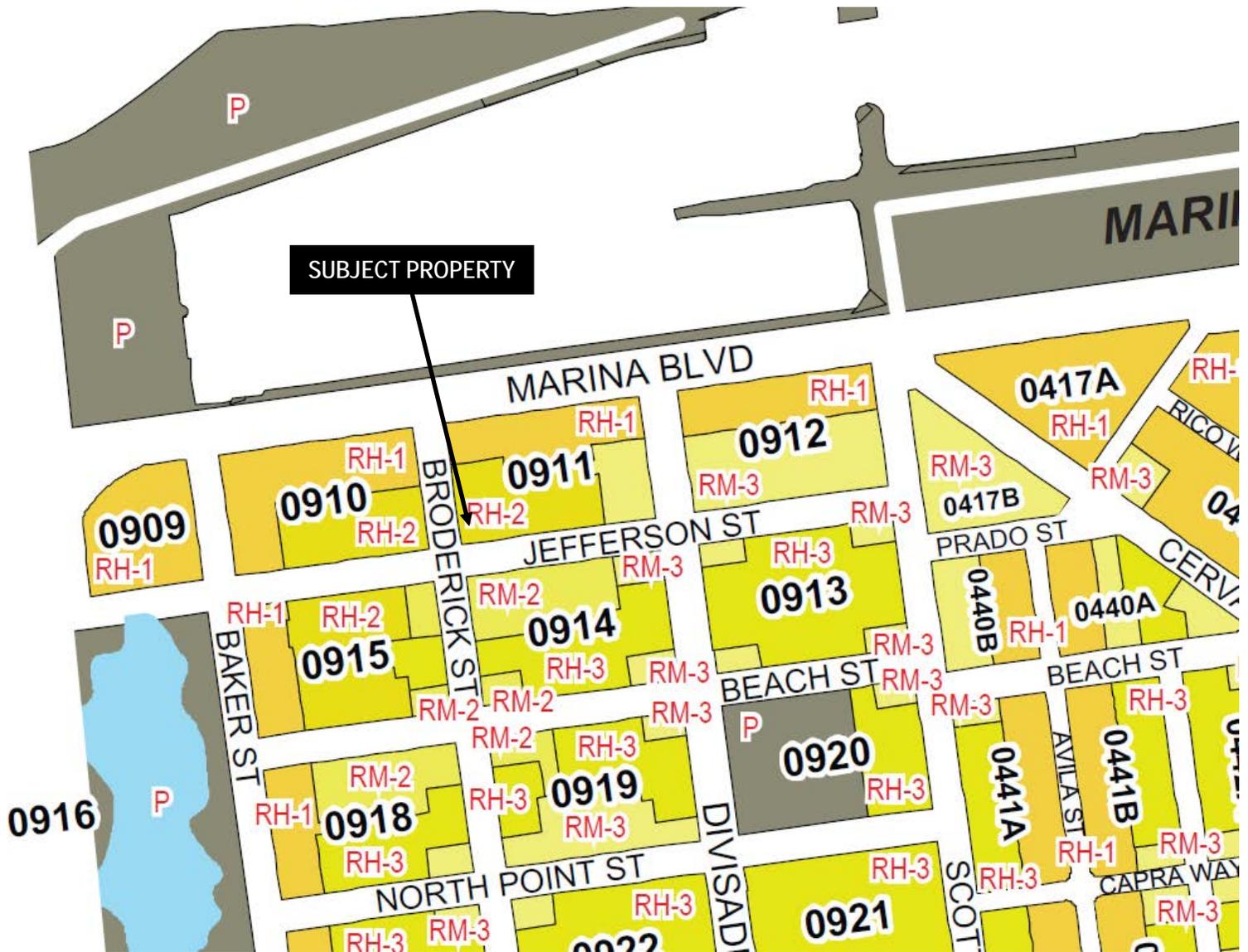


DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2012.1027DDV
3700 Broderick Street
Hearing Date: September 12, 2013

Zoning Map



Discretionary Review Hearing
Case Number 2012.1027DDV
3700 Broderick Street
Hearing Date: September 12, 2013



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **November 15, 2012**, the Applicant named below filed Building Permit Application No. **2012.11.15.4294** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	David Armour, Armour+Vokic Arch.	Project Address:	3700 Broderick Street
Address:	3350 Steiner Street	Cross Streets:	Jefferson Street / Marina Blvd.
City, State:	San Francisco, CA 94123	Assessor's Block /Lot No.:	0911/014
Telephone:	(415) 440-2880	Zoning Districts:	RH-2 /40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If 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 checked="" type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input checked="" 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	6 feet.....	No Change
SIDE SETBACKS	8 feet (along north side).....	3 feet (along north side)
BUILDING DEPTH	47 feet.....	No Change
REAR YARD	5 feet.....	No Change
HEIGHT OF BUILDING	39 feet.....	No Change
NUMBER OF STORIES	4.....	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 four-story, side and rear horizontal additions along the northeast portion of the existing four-story, single-family residence. A front horizontal addition is also proposed at the level of the partial fourth floor. The proposed façade alterations include replacement/relocation of windows on all facades. See attached plans. Portions of the side and rear horizontal additions are located within the required rear yard area and require a variance from the Planning Code. A variance hearing is scheduled for Wednesday, April 24, 2013 at 9:30 AM in City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408. Public notification as required for the variance hearing is mailed under a separate cover.

PLANNER'S NAME: **Glenn Cabrerros**

PHONE NUMBER: **(415) 558-6169**

EMAIL: **glenn.cabreros@sfgov.org**

DATE OF THIS NOTICE: **04/18/2013**

EXPIRATION DATE: **05/17/2013**

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, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment through mediation. Community Boards acts as a neutral third party and has, on many occasions, helped parties reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, 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**.

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RECEIVED

1 of 2

APPLICATION FOR Discretionary Review

MAY 17 2013

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P.O. BOX 37000

1. Owner/Applicant Information

DR APPLICANT'S NAME:

Darron Rishwain & Pamela Touma-Rishwain

DR APPLICANT'S ADDRESS:

1990 Jefferson Street

ZIP CODE:

94123

TELEPHONE:

(415) 420-5749

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

John & Angela Grauel

ADDRESS:

3700 Broderick Street

ZIP CODE:

94123

TELEPHONE:

()

CONTACT FOR DR APPLICATION:

Same as Above

Mary Gallagher

ADDRESS:

208 Frankfort Street, Daly City, CA

ZIP CODE:

94014

TELEPHONE:

(415) 845-3248

E-MAIL ADDRESS:

mg@mgaplanning.com

2. Location and Classification

STREET ADDRESS OF PROJECT:

3700 Broderick Street

ZIP CODE:

94123

CROSS STREETS:

Marina Boulevard & Jefferson Street

ASSESSORS BLOCK/LOT:

0911 / 014

LOT DIMENSIONS:

33'-6"x58'-3"

LOT AREA (SQ. FT.):

1951.38

ZONING DISTRICT:

RH-2

HEIGHT/BULK DISTRICT:

40-X

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: Single Family Dwelling

Proposed Use: Single Family Dwelling

Building Permit Application No. 2012-1115-4294

Date Filed: 11/15/2012

RECEIVED

MAY 17 2013

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

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.

NONE.

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 cite specific sections of the Residential Design Guidelines.

See Attached

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

See Attached

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

See Attached

Discretionary Review Application Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Convenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input 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"/>

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: _____

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: M. Gallagher

Date: 5/17/13

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

MARY GALLAGHER, mgaplanning.com
Owner / Authorized Agent (circle one)

1. We are requesting Discretionary Review because the proposed building is too large for its lot, violates the existing pattern of side yards on the 3700 block of Broderick Street, and will block natural light and air to our side windows.

The project does not comply with the code (as stated in question 1); it requests a rear yard variance to a property that already is non-complying as to rear yard requirements. While the variance aspect of the project is considered separately by the Zoning Administrator, taken together the existing non-complying structure, the proposed new non-complying rear structure and the code complying side yard structure overwhelms the subject lot and creates a 30-foot wide wall within 5'6" of my side building wall where 15' of open area is required by code. The zoning process separates the proposal into two separately considered aspects -- as if their impact affects my property in entirely separate and unrelated ways. In fact it is the total project -- the combination of both aspects -- that is overwhelming in scale and inappropriate in location.

There are 4 exceptional and extraordinary circumstances that justify Discretionary Review:

1) Both the subject lot and our lot are substandard in size. It is in fact our neighbor's own contention that he qualifies for a variance because of this specific exceptional or extraordinary circumstance. It is not possible for this circumstance to be considered exceptional or extraordinary with reference to the variance but not exceptional or extraordinary with reference to a discretionary review. Relative to the lot size, the subject building is already very large. It provides the owners with roughly 3,700 gross square feet (incorporating the code definition of gross plus parking and storage) of existing space on a 1951.38 square foot lot. This compares to our 2,625 gross square feet on a 1299.50 square foot lot.

2) The proposal violates the open side yard that is a defining characteristic of the 3700 block of Broderick Street and one of the important characteristics of those portions of the Marina that are near the waterfront. Side yards running the full lot depth are both exceptional and extraordinary in zoning districts other than RH-1(D). We are in an RH-2 district, so the only way to protect this unique neighborhood feature is through design review and staff or Commission recognition. The side yard pattern on this block is very unique -- alternating between 8, 10 and 12 feet, in some cases shared between two lots and in others situated on only one lot. In cases in which the side yard is contained within a single lot that lot is wider than surrounding lots. Our lot and the other adjacent lot to the subject property are 23 feet wide. The subject property is 33.5' wide so that it accommodates a 25'+-wide building and an 8' foot side yard. (See Broderick and Marina side yard maps and photos, attached.)

At the variance hearing the Zoning Administrator asked the project sponsor's architect if he had prepared a study comparing the amount of developed square footage in the required rear yard with an equal area undeveloped area within the buildable footprint. Although we understand the Zoning Administrator's thinking, it focuses on a purely quantitative trade-off and misses the contextual importance of the open side yard. The side yard in this case is part of a pattern of open space that characterizes this block. The width of the other side yards on the block are 8', 10' and

12'. All of them extend fully in width from the front property yard to the rear property yard. The subject side yard is 8' in width and extends from the front to the rear property line. While only part of this space might be required to "trade-off" for the rear yard development on a square-foot by square foot basis, all of this space is needed to maintain the side yard pattern established on this block.

3) Our property, a two-story over garage single-family home, is already boxed in by a nonconforming and non-complying four-story apartment building on one side and my neighbor's already non-complying four story home (the subject property with proposed construction) on the other. Typically, a building like mine would not be subject to additional immediately adjacent construction because of averaging considerations in both height and depth (through quantitative code requirements and application of the Residential Design Guidelines). It is exceptional and extraordinary that a small building such as ours is not protected by averaging. (See photos of our home and surrounding buildings, attached.)

4) A cluster of four properties, which includes our property and the subject property, were all designed by the same builder at a time (the 1930's) when existing conditions between buildings were respected with the same care a property owner today applies only to his own home. The builder designed the windows on our side property wall specifically to take advantage of the natural light and air provided by the open side yard at 3700 Broderick Street. The side yard was and remains the only trade-off on that lot between the property's non-complying rear structure and is in fact its alternate open area. The trade-off, as noted above, was not merely of square footage but of an unimpeded 8'corridor of light and air, consistent with other side yards on the block and enabling unobstructed light to reach our three principal side windows. The proposal not only takes away most of the trade-off area (the side yard) but also adds even more to the non-complying area. The care with which the builder designed these four buildings in an interrelated manner is exceptional and extraordinary by today's standards. (See Existing and Proposed East Elevations, attached .)

The project fails to meet the following provisions of the City's General Plan:

Housing Element

Objective 11: Support and Respect the Diverse and Distinct Character of San Francisco's Neighborhood

As shown in the attached maps and photos of Marina properties, side yards that run the length of the lot depth are a distinct and character defining element of the Marina, particularly of pre-World War II homes near the water. As new homes are built and existing homes are modified, without protection through the design guidelines, these wonderful view, light and air corridors will be gone in a generation. If the Marina had its own set of Design Guidelines (the development of which would be an outstanding use of intern time this summer), these side yards would be called out as a neighborhood resource.

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Urban Design

Objective 1: Emphasis of the Characteristic Pattern Which Gives to the City and Its Neighborhood an Image, a Sense of Purpose and a Means of Orientation.

As noted above, the side yard patterns established near the water and on lots developed with older buildings in the Marina is one of the qualities that is closely identified with the area. Indeed, the concept of side yards for water-facing homes is an age-old tradition honoring equal view access to the water and initiated originally as a directional axis to the water. We also see this historic trend in San Francisco in homes along Lake Merced (specifically the 400 and 500 blocks of Gellert Drive). There the pattern is unbroken and the zoning is RH-1(D), where the corridors will be forever protected. In the Marina, in part because of existing density, in part because of the varying patterns of side yards (oriented both toward and perpendicular to the water), and in part because side yards are limited to only a select number of blocks near the water, there are no quantitative controls in effect. We must rely on the Citywide Design Guidelines to protect this rare inner-city resource.

Objective 2: Conservation of Resources Which Provide a Sense of Nature, Continuity with the Past, and Freedom from Overcrowding.

Side yards near the water constitute an historic pattern that is rarely seen in the context of a densely developed urban area. It creates a visual openness leading to and from the water. In the Marina it provides a greenscape transition from the Marina Green to the very urban hardscape of Lombard Street and a transition from the Green's and Yacht Harbor's unimpeded open space to the inner Marina's property line to property line development.

The project fails to meet the **Planning Code's Priority Policy number 2:**

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

As noted above, the proposal fails to respond to neighborhood character in that it disregards the distinctive and important nature of the side yard on the 3700 block of Broderick and in the water-front and adjacent blocks in the Marina. It also fails to acknowledge the nature of this specific side yard as a trade-off created by the builder to respond to the non-complying rear yard construction that allows for the existing east side of the subject building.

The proposed project violates numerous aspects of the City's **Residential Design Guidelines:**

- 1) It fails to respect block pattern (page 7) in (a) expanding the building width beyond 25 feet and (b) building in the 8-foot side yard.
- 2) It fails to respect the immediate context (page 8) by expanding both vertically beyond our property and horizontally into the rear yard (which is adjacent to my side lot line) and fails to acknowledge or respect the existing trade-off between non-complying rear yard development and open side yard development.

3) It fails to respond to its corner lot context (page 8) in height, in depth and in building width (ours and our neighbor's at 3708 Broderick being 23' and the subject property's being 25' but proposing 33').

4) It fails to respect the existing pattern of side spacing (page 15). It appears as though the sponsor and planning staff have concluded there is no pattern of full lot-depth side yards because neither our property or our neighbor's at 3708 Broderick have a side yard. This misses the nature of side yards leading away from Marina Boulevard and specifically on the overall 3700 block of Broderick. On some blocks of Marina Boulevard every house has at least one side yard. One and up to two blocks in from the waterfront the pattern becomes more transitional: some lots have side yards and others don't. This doesn't mean there isn't a side yard pattern. It means there is a more dispersed and interesting side yard pattern. On this block of Broderick there is an 8-, 10- and 12-foot dispersed pattern of side yards that extend from the front to the rear property line. The resulting rhythm of side yards on this block is very unique. Removing the full side yard from 3700 Broderick will break the rhythm and visually separate the even side of the block, which is anchored by the side yard at 3700 Broderick, from the odd side, which has several side yards of varying widths.

5) It fails to respect the rear yard (page 16) both in the proposed side yard construction that lies within the rear yard and outside of the side yard but also within the rear yard. It's as if the meaning of the term rear yard in this proposal is tantamount to buildable area.

6) It fails to respect the guideline directing the elimination of parapet walls (page 16) on the new, raised parapet-surrounded rear yard deck.

2. Both our property and our neighbors' property at 3708 Broderick will both be adversely affected from the side yard development proposed. However, the entire block and larger neighborhood would lose one more neighborhood side yard if the proposal is approved as is. If this side yard can be reduced by over 60% in width, then every Marina side yard can be reduced by as much. One of the defining characteristics of the neighborhood will be largely gone.

3. The applicant proposes to add two bedrooms, an elevator, and a grand staircase and the expansion of the kitchen and relocation of a ground floor powder room. The existing square footage is about 3,700. Proposed it would be about 4,480 (gross plus parking and storage), compared to our 2,600 square feet. We concur that families should be allowed to add bedrooms and, in the case of elderly residents, an elevator. A grand staircase, however, is a luxury appropriate to a building envelop on a large lot. A kitchen expansion is feasible within the existing envelope and in no way creates the hardship finding required for a rear yard variance (the rear yard being its proposed expansion location).

The existing wet room -- the location of one of the new proposed bedrooms -- could be reconfigured to a new bedroom without an expansion into the required rear yard. Although we do not believe the expansion of a 4th floor in a building immediately adjacent to two 3-story homes is appropriate, as a compromise we are willing to remove our objection about the height so that the penthouse can be

12.10270

Discretionary Review Request of Permit No.: 201211154294 3700 Broderick Street

Filed by Owners of 1990 Jefferson Street (immediately adjacent neighbor to the east)

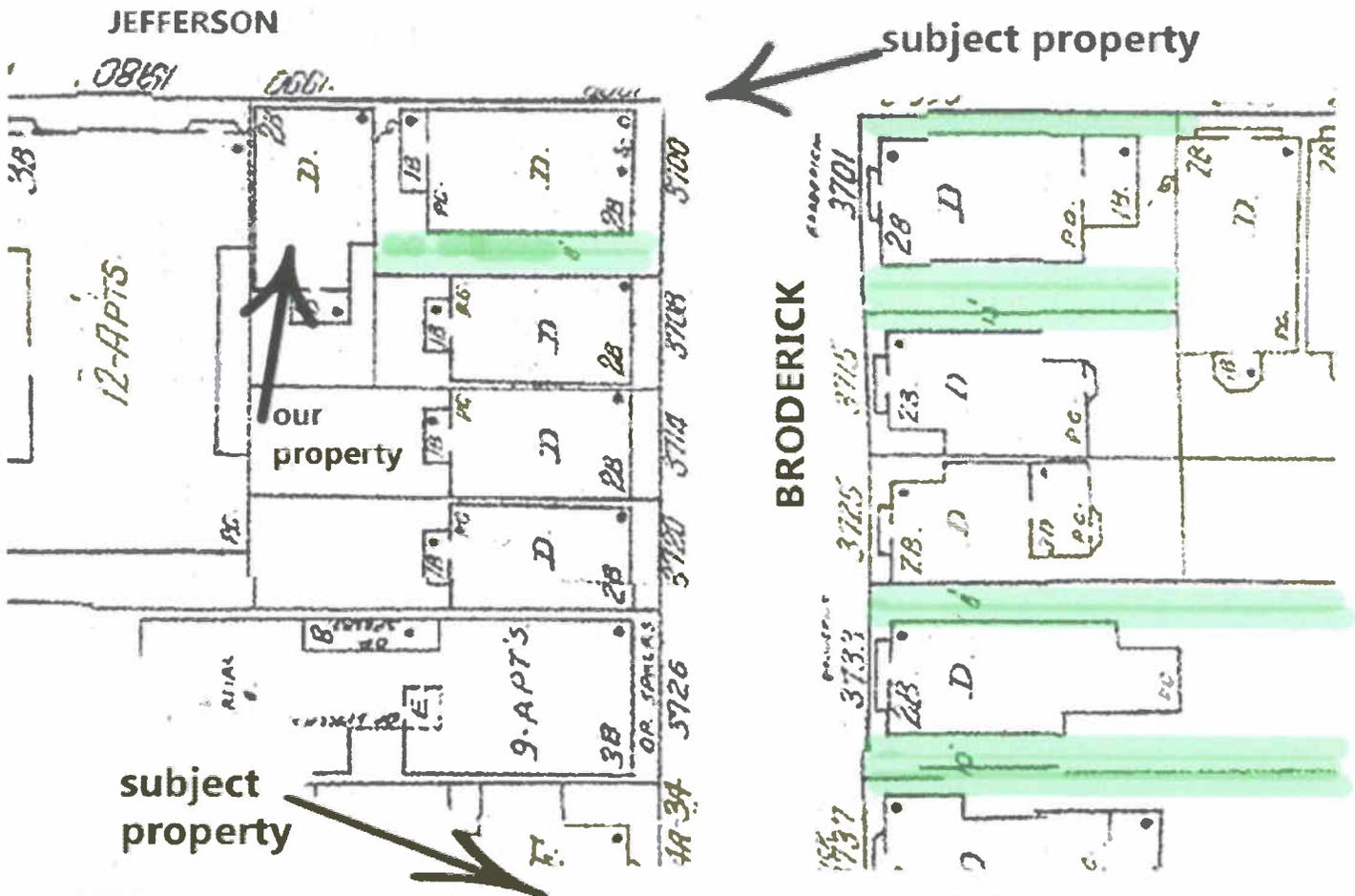
expanded to accommodate both the new bedroom and larger family room In turn we would hope the project sponsor would compromise by preserving the side yard and not further degrade the substandard rear yard.

We believe an elevator can be accommodated within the existing building envelope -- in the area now a closet adjacent to the wetbar on the ground floor, adjacent to the existing main staircase on the 2nd and 3rd floors and in the existing powder room on the existing penthouse level.

To propose a new grand, curvilinear staircase and a powder room in the existing 8-foot open side yard is impossible to reconcile with the existing pattern of side yards on the street, the current trade-off between the structure's existing non-complying rear yard, the existing substantial square footage compared to our building and compared to the property's own substandard lot size. The home has a perfectly workable staircase, one that is consistent with the home's design and its location on a small lot in a densely developed urban setting. A grand staircase like the one proposed by the project's sponsor's architect would be more appropriate to a Pacific Heights over-sized RH-1(D) lot or an Atherton mansion .

3700 Broderick DR

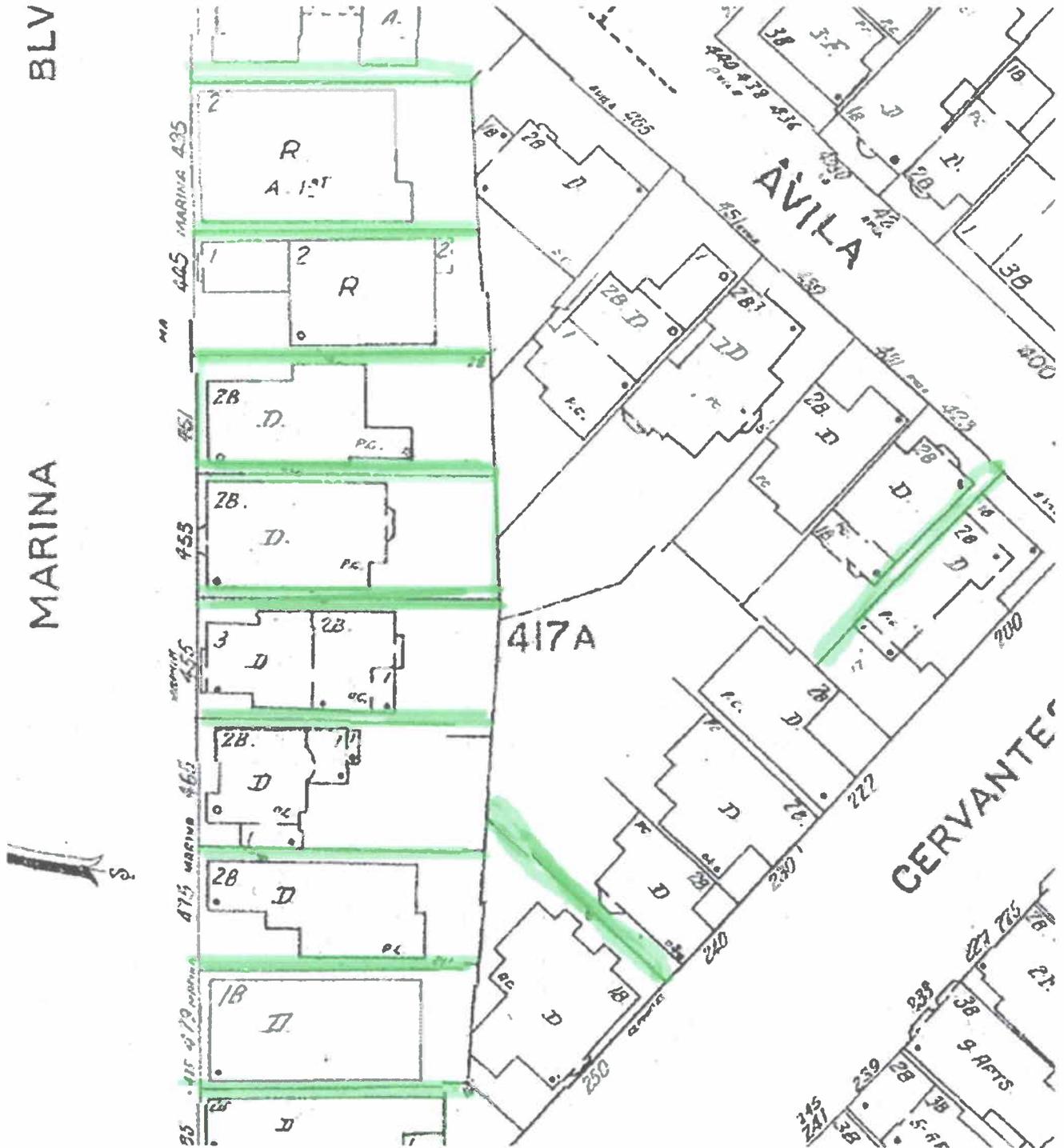
Broderick Side Yard Clusters



Landscaped sideyards running the full length of the lot are a character-defining aspect of this cluster of buildings. Similar clusters dot the neighborhood, especially around the Yacht Harbor and Marina Green.

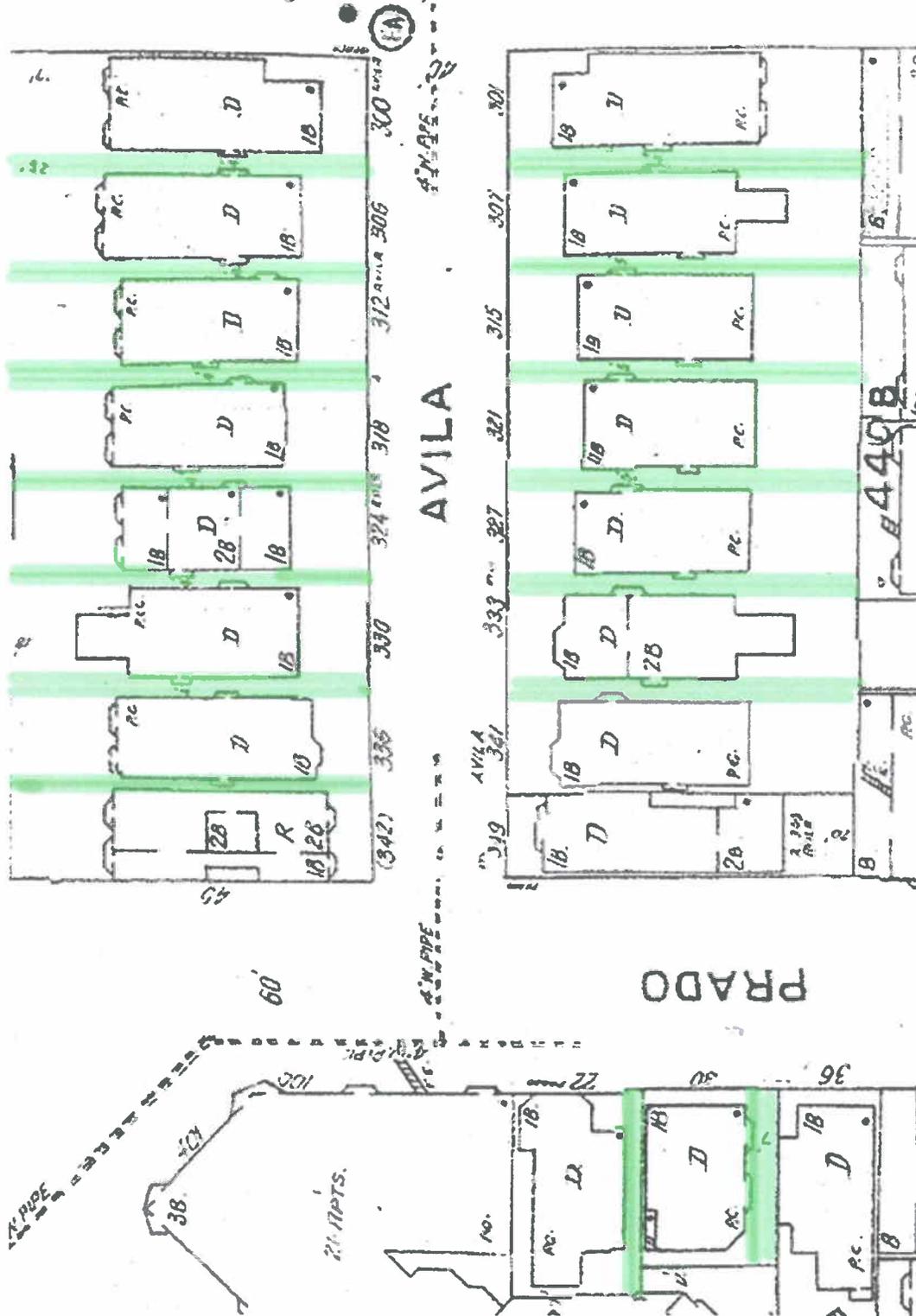
Marina sideyards

Prevalent on parts of Marina Blvd, most notably in association with pre-WWII construction, and tapering off on the adjacent block (3700 Broderick is one block from Marina)



More Marina sideyards

Patterns vary on different blocks. On this block of Avila the sideyards are the same between each house. On the 3700 block of Broderick the pattern is more dispersed and varies between 8, 10 and 12 feet, creating a rich and interesting visual rhythm.



PHOTOS

DR APPLICATION 3700 Broderick

subject property 3700 Broderick

our home at 1990 Jefferson



our home at 1990 Jefferson

subject property
3700
Broderick



3700 Broderick St, San Francisco, CA 94123

Windows on the side of 1990 Jefferson, facing an open side yard that was intended to compensate for the non-complying rear yard structure at 3700 Broderick. The proposal seeks to block more than 60% of the width of the side yard while not only not removing the non-complying rear yard construction but while adding even more rear yard construction.



Existing East Elevation

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

2



Proposed East Elevation

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

1

12.1027D

I am the owner of 1990 Jefferson Street. I authorize Mary Gallagher to act as my/our agent to file a discretionary review on 3700 Broderick Street.

Darren A. Pishewani 5-16-13

Signature, date

Darren A. Pishewani, 1990 Jefferson St.

Printed name



1221 Harrison Street Ste 18
San Francisco CA 94103-4449

12.10270

415-391-4775 fax 391-4777
Radiusservices @ AOL.com

**AFFIDAVIT OF PREPARATION
OF NOTIFICATION MAP, MAILING LIST, & DELIVERY MATERIALS
FOR PUBLIC NOTIFICATION**

RADIUS SERVICES hereby declares as follows:

1. We have prepared the Notification Map, Mailing List, and Delivery Materials for the purpose of Public Notification in accordance with requirements and instructions stipulated by San Francisco City Planning Code / San Francisco Building Code:

- Section 311 - labels may be requested by Planning Dept.
- Section 312 - labels may be requested by Planning Dept.
- Section 106.3.2.3 (Demolition)
- Conditional Use Permit for Wireless Antenna Installation
- Other D/R

2. We understand that we are responsible for the accuracy of this information, and that erroneous information may require re-mailing or lead to suspension or revocation of the permit.

3. We have prepared these materials in good faith and to the best of our ability.

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

EXECUTED IN SAN FRANCISCO, ON THIS DAY, 5/16/13.

RADIUS SERVICES
Professional Service Provider

Douglas Chuck
Douglas Chuck
Radius Services

0911014T
Radius Services Job Number

3700 Broderick St
Project Address

12.10270



1221 Harrison Street Suite 18
San Francisco CA 94103-4449
(415) 391-4775

BLOCK 911
LOT 14

San Francisco, CA



BLOCK 910

H-2016-16A 8 2 UNIT/S	H-3715 1 UNIT/S	6
	H-3701 1 UNIT/S	7

BLOCK 911

15	H-3708 1 UNIT/S	H-1990 1 UNIT/S 13
14	H-3700 1 UNIT/S	

JEFFERSON STREET

BLOCK 915

H-2015 1 UNIT/S	15	H-3655 18 UNIT/S	1
H-3633-35 2 UNIT/S		2	

BRODERICK STREET

BLOCK 914

5	H-3650 15 UNIT/S	100/ 101	H-1981-83 2 UNIT/S
4	H-3636 12 UNIT/S		

The information contained herein has been obtained from sources that we deemed reliable and current at the time of preparation. We have no reason to doubt its accuracy but we do not guarantee it.

JOB NO:	DATE: 130513
0911014T	DRAWN: DC
	CHECKED: DC

DISCRETIONARY
REVIEW
AREA MAP

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 0911014T	3700 BRODERICK ST	TOUMARISH	13	0513
0001	002					
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	PAMELA TOUMA-RISHWAIN	1990 JEFFERSON ST	SAN FRANCISCO	CA	94123
0001	005					
0910	006	CAROL CASEY	2511 PIERCE ST	SAN FRANCISCO	CA	94115-1133
0910	006	OCCUPANT	3715 BRODERICK ST	SAN FRANCISCO	CA	94123-1008
0910	007	GRIZEZ TRS	2430 CHESTNUT ST	SAN FRANCISCO	CA	94123-2506
0910	007	OCCUPANT	3701 BRODERICK ST	SAN FRANCISCO	CA	94123-1008
0910	008	JOHN HOOK ETAL	2016 JEFFERSON ST	SAN FRANCISCO	CA	94123-1017
0910	008	OCCUPANT	2016A JEFFERSON ST	SAN FRANCISCO	CA	94123-1017
0911	013	DARRON RISHWAIN TRS	1990 JEFFERSON ST	SAN FRANCISCO	CA	94123-1015
0911	014	GRAUEL TRS	42 CATALPA DR	ATHERTON	CA	94027-2103
0911	014	OCCUPANT	3700 BRODERICK ST	SAN FRANCISCO	CA	94123-1009
0911	015	JEANNE SIBLEY	27 ROBINHOOD DR	SAN RAFAEL	CA	94901-1417
0911	015	OCCUPANT	3708 BRODERICK ST	SAN FRANCISCO	CA	94123-1009
0914	004	MARY BONURA TRS	235 MALLORCA WAY	SAN FRANCISCO	CA	94123-1551
0914	004	OCCUPANT	3636 BRODERICK ST #1	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #2	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #3	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #4	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #5	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #6	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #7	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #8	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #9	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #10	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #11	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #12	SAN FRANCISCO	CA	94123-1001
0914	005	RICHARD WOO	150 MALLORCA WAY	SAN FRANCISCO	CA	94123-2107
0914	005	OCCUPANT	3650 BRODERICK ST #101	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #102	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #103	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #104	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #105	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #201	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #202	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #203	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #204	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #205	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #301	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #302	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #303	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #304	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #305	SAN FRANCISCO	CA	94123-1064
0914	100	MARK PLATT	PO BOX 390	VICTORIA	MN	55386-0390
0914	100	OCCUPANT	1981 JEFFERSON ST	SAN FRANCISCO	CA	94123-1014
0914	101	FREDERIC COURTOT	1983 JEFFERSON ST	SAN FRANCISCO	CA	94123-1014
0915	001	C & C KEIGHRAN	499 MARINA BLVD #A	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #101	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #102	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #103	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #104	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #105	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #106	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #201	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #202	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #203	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #204	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #205	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #206	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #301	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #302	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #303	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #304	SAN FRANCISCO	CA	94123

12.1027D

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

0915	001	OCCUPANT	3655 BRODERICK ST #305	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #306	SAN FRANCISCO	CA	94123
0915	002	G & C MILANO	3633 BRODERICK ST	SAN FRANCISCO	CA	94123
0915	002	OCCUPANT	3635 BRODERICK ST	SAN FRANCISCO	CA	94123
0915	015	ANDERSON TRS	2015 JEFFERSON ST	SAN FRANCISCO	CA	94123
9999	999	*****	*****	*****	*****	*****

RECEIVED 2 8 2

MAY 17 2013

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P I CAPPLICATION FOR
Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:

Jeanne Sibley

DR APPLICANT'S ADDRESS:

27 Robinhood Dr., San Rafael, CA

ZIP CODE:

94901

TELEPHONE:

(415)609-7845

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

John and Angela Grauel

ADDRESS:

3700 Broderick St

ZIP CODE:

94123

TELEPHONE:

()

CONTACT FOR DR APPLICATION:

Same as Above Mary Gallagher

ADDRESS:

208 Frankfort Street, Daly City, CA

ZIP CODE:

94104

TELEPHONE:

(415) 845-3248

E-MAIL ADDRESS:

mg@mgaplanning.com

2. Location and Classification

STREET ADDRESS OF PROJECT:

3700 Broderick Street

ZIP CODE:

94123

CROSS STREETS:

Marina Boulevard and Jefferson Street

ASSESSORS BLOCK/LOT:

0911 /014

LOT DIMENSIONS:

33.5'x58.25'

LOT AREA (SQ FT):

1951.38

ZONING DISTRICT:

RH-2

HEIGHT/BULK DISTRICT:

40-X

3. Project Description

Please check all that apply

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

Present or Previous Use: single family home

Proposed Use: single family home

Building Permit Application No. 201211154294

Date Filed: 11/15/2012

12.1027D

4. Actions Prior to a Discretionary Review Request

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

But coordinated contact thru neighbor at 1990 Jefferson

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.

NONE

Discretionary Review Request

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

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

See Attached

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

See Attached

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

See Attached

12.1027D

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:

5/17/13

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

MARY GALLAGHER, mgaplanning.com

Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Convenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input 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"/>

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: _____

5/17/13

1. We are requesting Discretionary Review because the proposed building is too large for its lot, violates the existing pattern of side yards on the 3700 block of Broderick Street, and will block natural light and air to our side windows.

The project does not comply with the code (as stated in question 1); it requests a rear yard variance to a property that already is non-complying as to rear yard requirements. While the variance aspect of the project is considered separately by the Zoning Administrator, taken together the existing non-complying structure, the proposed new non-complying rear structure and the code complying side yard structure overwhelms the subject lot and creates a 40-foot tall and nearly 20-foot wide wall within 3' of my side building wall where there is now 8 feet of open side yard. The zoning process separates the proposal into two separately considered aspects -- as if their impact affects my property in entirely separate and unrelated ways. In fact it is the total project -- the combination of both aspects -- that is overwhelming in scale and inappropriate in location.

There are 3 exceptional and extraordinary circumstances that justify Discretionary Review:

1) Both the subject lot and our lot are substandard in size. It is in fact our neighbor's own contention that he qualifies for a variance because of this specific exceptional or extraordinary circumstance. It is not possible for this circumstance to be considered exceptional or extraordinary with reference to the variance but not exceptional or extraordinary with reference to a discretionary review. Relative to the lot size, the subject building is already very large. It provides the owners with roughly 3,700 gross square feet (incorporating the code definition of gross plus parking and storage) of existing space on a 1951.38 square foot lot. This compares to our roughly 2,600 gross square feet on a 1339.75 square foot lot. We both currently have an FAR of just under 2. The proposed project pushes the square-footage on the subject property to 4,480 square feet and an FAR of 2.3 -- too intensely developed for the lot and our street.

2) The proposal violates the open side yard that is a defining characteristic of the 3700 block of Broderick Street and one of the important characteristics of those portions of the Marina that are near the waterfront. Side yards running the full lot depth are both exceptional and extraordinary in zoning districts other than RH-1(D). We are in an RH-2 district, so the only way to protect this unique neighborhood feature is through design review and staff or Commission recognition. The side yard pattern on this block is very unique -- alternating between 8, 10 and 12 feet, in some cases shared between two lots and in others situated on only one lot. In cases in which the side yard is contained within a single lot that lot is wider than surrounding lots. Our lot and the other adjacent lot to the subject property are 23 feet wide. The subject property is 33.5' wide so that it accommodates a 25'+-wide building and an 8' foot side yard. (See Broderick and Marina side yard maps and photos, attached.)

At the variance hearing the Zoning Administrator asked the project sponsor's architect if he had prepared a study comparing the amount of developed square footage in the required rear yard with an equal area undeveloped area within the buildable footprint. Although we understand the Zoning Administrator's thinking, it focuses on a purely quantitative trade-off and misses the contextual importance of the open side yard. The side yard in this case is part of a pattern of open space that characterizes this block. The width of the other side yards on the block are 8', 10' and

12'. All of them extend fully in width from the front property yard to the rear property yard. The subject side yard is 8' in width and extends from the front to the rear property line. While only part of this space might be required to "trade-off" for the rear yard development on a square-foot by square foot basis, all of this space is needed to maintain the side yard pattern established on this block.

3) A cluster of four properties, which includes our property and the subject property, were all designed by the same builder at a time (the 1930's) when existing conditions between buildings were respected with the same care a property owner today applies only to his own home. The builder designed the windows on our side property wall specifically to take advantage of the natural light and air provided by the open side yard at 3700 Broderick Street. The side yard was and remains the only trade-off on that lot between the property's non-complying rear structure and is in fact its alternate open area. The trade-off, as noted above, was not merely of square footage but of an unimpeded 8' corridor of light and air, consistent with other side yards on the block and enabling unobstructed light to reach our three principal side windows. The proposal not only takes away most of the trade-off area (the side yard) but also adds even more to the non-complying area. The care with which the builder designed these four buildings in an interrelated manner is exceptional and extraordinary by today's standards. (See Existing and Proposed North Elevations, attached .)

The project fails to meet the following provisions of the City's General Plan:

Housing Element

Objective 11: Support and Respect the Diverse and Distinct Character of San Francisco's Neighborhood

As shown in the attached maps and photos of Marina properties, side yards that run the length of the lot depth are a distinct and character defining element of the Marina, particularly of pre-World War II homes near the water. As new homes are built and existing homes are modified, without protection through the design guidelines, these wonderful view, light and air corridors will be gone in a generation. If the Marina had its own set of Design Guidelines (the development of which would be an outstanding use of intern time this summer), these side yards would be called out as a neighborhood resource.

Urban Design

Objective 1: Emphasis of the Characteristic Pattern Which Gives to the City and Its Neighborhood an Image, a Sense of Purpose and a Means of Orientation.

As noted above, the side yard patterns established near the water and on lots developed with older buildings in the Marina is one of the qualities that is closely identified with the area. Indeed, the concept of side yards for water-facing homes is an age-old tradition honoring equal view access to the water and initiated originally as a directional axis to the water. We also see this historic trend in San Francisco in homes along Lake Merced (specifically the 400 and 500 blocks of Gellert Drive). There the pattern is unbroken and the zoning is RH-1(D), where the corridors will be forever protected. In the Marina, in part because of existing density, in part because of the varying patterns of side yards (oriented both toward and perpendicular to the water), and in part because side yards are limited to only a select number of

blocks near the water, there are no quantitative controls in effect. We must rely on the Citywide Design Guidelines to protect this rare inner-city resource.

Objective 2: Conservation of Resources Which Provide a Sense of Nature, Continuity with the Past, and Freedom from Overcrowding.

Side yards near the water constitute an historic pattern that is rarely seen in the context of a densely developed urban area. It creates a visual openness leading to and from the water. In the Marina it provides a greenscape transition from the Marina Green to the very urban hardscape of Lombard Street and a transition from the Green's and Yacht Harbor's unimpeded open space to the inner Marina's property line to property line development.

The project fails to meet the **Planning Code's Priority Policy number 2:**

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

As noted above, the proposal fails to respond to neighborhood character in that it disregards the distinctive and important nature of the side yard on the 3700 block of Broderick and in the water-front and adjacent blocks in the Marina. It also fails to acknowledge the nature of this specific side yard as a trade-off created by the builder to respond to the non-complying rear yard construction that allows for the existing east side of the subject building.

The proposed project violates numerous aspects of the City's **Residential Design Guidelines:**

- 1) It fails to respect block pattern (page 7) in (a) expanding the building width beyond 25 feet and (b) building in the 8-foot side yard.
- 2) It fails to respect the immediate context (page 8) by expanding both vertically beyond our property and horizontally into the rear yard (which is adjacent to my side lot line) and fails to acknowledge or respect the existing trade-off between non-complying rear yard development and open side yard development.
- 3) It fails to respond to its corner lot context (page 8) in height, in depth and in building width (ours and our neighbor's at 3708 Broderick being 23' and the subject property's being 25' but proposing 33').
- 4) It fails to respect the existing pattern of side spacing (page 15). It appears as though the sponsor and planning staff have concluded there is no pattern of full lot-depth side yards because neither our property or our neighbor's at 3708 Broderick have a side yard. This misses the nature of side yards leading away from Marina Boulevard and specifically on the overall 3700 block of Broderick. On some blocks of Marina Boulevard every house has at least one side yard. One and up to two blocks in from the waterfront the pattern becomes more transitional: some lots have side yards and others don't. This doesn't mean there isn't a side yard pattern. It means there is a more dispersed and interesting side yard pattern. On this block of Broderick there is an 8-, 10- and 12-foot dispersed pattern of side yards that extend from the front to the rear property line. The resulting rhythm of side yards on this block is very unique. Removing the full side yard from 3700

Broderick will break the rhythm and visually separate the even side of the block, which is anchored by the side yard at 3700 Broderick, from the odd side, which has several side yards of varying widths.

5) It fails to respect the rear yard (page 16) both in the proposed side yard construction that lies within the rear yard and outside of the side yard but also within the rear yard. It's as if the meaning of the term rear yard in this proposal is tantamount to buildable area.

6) It fails to respect the guideline directing the elimination of parapet walls (page 16) on the new, raised parapet-surrounded rear yard deck.

2. Both our property and our neighbors' property at 1990 Jefferson Street will be adversely affected from the side yard development proposed. However, the entire block and larger neighborhood would lose one more neighborhood side yard if the proposal is approved as is. If this side yard can be reduced by over 60% in width, then every Marina side yard can be reduced by as much. One of the defining characteristics of the neighborhood will be largely gone.

3. The applicant proposes to add two bedrooms, an elevator, and a grand staircase and the expansion of the kitchen and relocation of a ground floor powder room. The existing square footage is about 3,700. Proposed it would be about 4,480 (gross plus parking and storage), compared to our 2,600 square feet. We concur that families should be allowed to add bedrooms and, in the case of elderly residents, an elevator. A grand staircase, however, is a luxury appropriate to a building envelope on a large lot. A kitchen expansion is feasible within the existing envelope and in no way creates the hardship finding required for a rear yard variance (the rear yard being its proposed expansion location).

The existing wet room -- the location of one of the new proposed bedrooms -- could be reconfigured to a new bedroom without an expansion into the required rear yard. Although we do not believe the expansion of a 4th floor in a building immediately adjacent to two 3-story homes is appropriate, as a compromise we are willing to remove our objection about the height so that the penthouse can be expanded to accommodate both the new bedroom and larger family room. In turn we would hope the project sponsor would compromise by preserving the side yard and not further degrade the substandard rear yard.

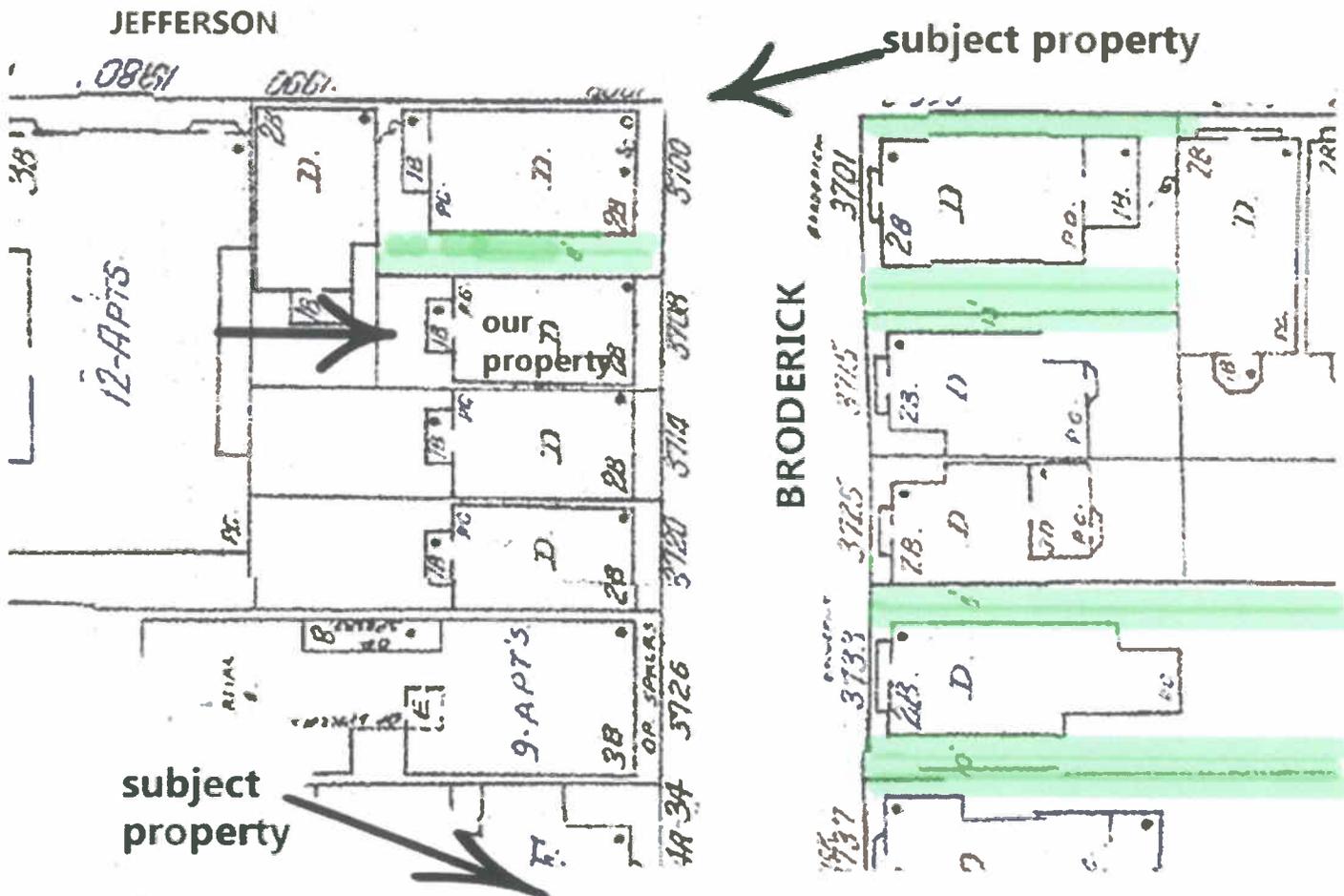
We believe an elevator can be accommodated within the existing building envelope -- in the area now a closet adjacent to the wetbar on the ground floor, adjacent to the existing main staircase on the 2nd and 3rd floors and in the existing powder room on the existing penthouse level.

To propose a new grand, curvilinear staircase and a powder room in the existing 8-foot open side yard is impossible to reconcile with the existing pattern of side yards on the street, the current trade-off between the structure's existing non-complying rear yard, the existing substantial square footage compared to our building and compared to the property's own substandard lot size. The home has a perfectly workable staircase, one that is consistent with the home's design and its location on a small lot in a densely developed urban setting. A grand staircase like the one proposed by the project's sponsor's architect would be more appropriate to a Pacific Heights over-sized RH-1(D) lot or an Atherton mansion.

12.1027D

3700 Broderick DR

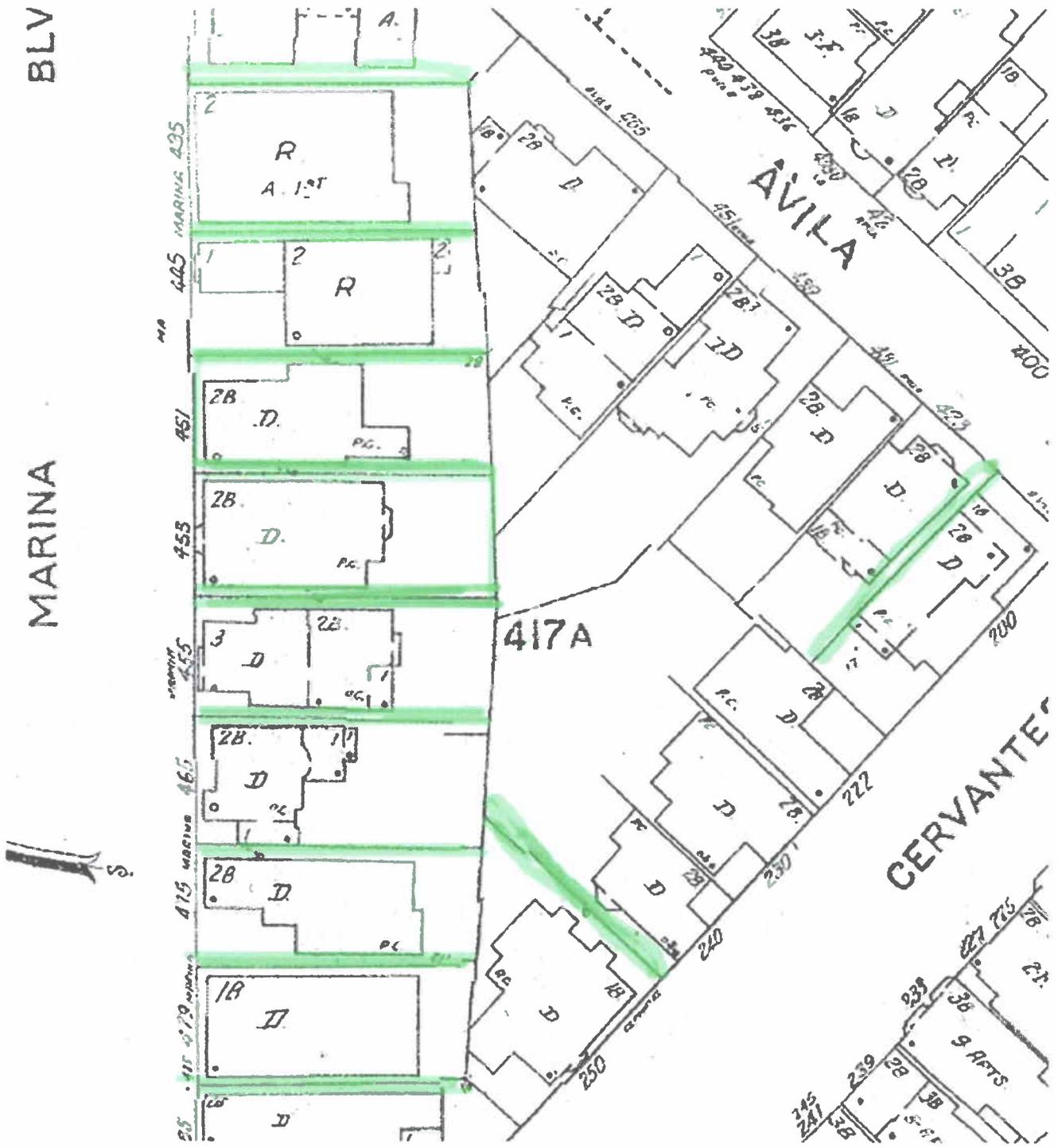
Broderick Side Yard Clusters



Landscaped sideyards running the full length of the lot are a character-defining aspect of this cluster of buildings. Similar clusters dot the neighborhood, especially around the Yacht Harbor and Marina Green.

Marina sideyards

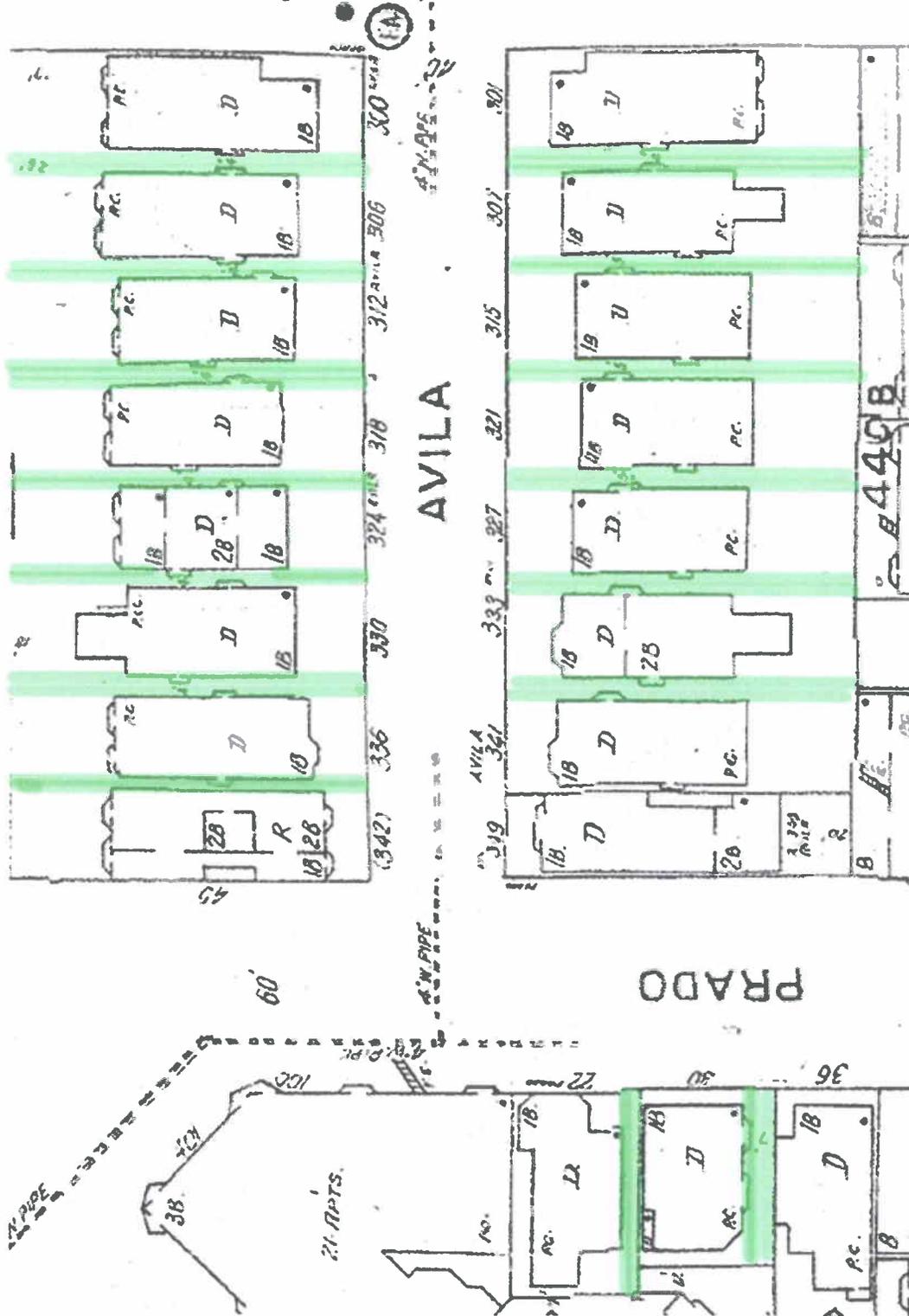
Prevalent on parts of Marina Blvd, most notably in association with pre-WWII construction, and tapering off on the adjacent block (3700 Broderick is one block from Marina)



12.10270

More Marina sideyards

Patterns vary on different blocks. On this block of Avila the sideyards are the same between each house. On the 3700 block of Broderick the pattern is more dispersed and varies between 8, 10 and 12 feet, creating a rich and interesting visual rhythm.



12.10270

3700 Broderick DR Application

Photos

our house: 3708 Broderick

subject property: 3700 Broderick



Windows on existing and proposed building relative to windows on 3708 Broderick.

Key

 overlapping windows

 removed overlap



12.10270

I am the owner of 3708 Broderick Street. I authorize Mary Gallagher to act as my/our agent to file a discretionary review on 3700 Broderick Street.

Jeanne Sibley 5/16/13

Signature, date

JEANNE SIBLEY

Printed name and address

27 Robinhood Dr
San Rafael, CA
94901



1221 Harrison Street Ste 18
San Francisco CA 94103-4449

12.10270

415-391-4775 fax 391-4777
Radiusservices @ AOL.com

**AFFIDAVIT OF PREPARATION
OF NOTIFICATION MAP, MAILING LIST, & DELIVERY MATERIALS
FOR PUBLIC NOTIFICATION**

RADIUS SERVICES hereby declares as follows:

1. We have prepared the Notification Map, Mailing List, and Delivery Materials for the purpose of Public Notification in accordance with requirements and instructions stipulated by San Francisco City Planning Code / San Francisco Building Code:

- Section 311 - labels may be requested by Planning Dept.
- Section 312 - labels may be requested by Planning Dept.
- Section 106.3.2.3 (Demolition)
- Conditional Use Permit for Wireless Antenna Installation
- Other O/R

2. We understand that we are responsible for the accuracy of this information, and that erroneous information may require re-mailing or lead to suspension or revocation of the permit.

3. We have prepared these materials in good faith and to the best of our ability.

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

EXECUTED IN SAN FRANCISCO, ON THIS DAY, 5/16/13

RADIUS SERVICES
Professional Service Provider

Douglas Chuck
Douglas Chuck
Radius Services

09114TU
Radius Services Job Number

3700 Broderick St
Project Address

12.1027D

BLOCK 910

H-2016-16A 2 UNIT/S 8	H-3715 1 UNIT/S 6
	H-3701 1 UNIT/S 7

BLOCK 911

15	H-3708 1 UNIT/S	H-1990 1 UNIT/S 13
14	H-3700 1 UNIT/S	

JEFFERSON STREET

BLOCK 915

H-2015 1 UNIT/S 15	H-3655 18 UNIT/S 1

BRODERICK STREET

BLOCK 914

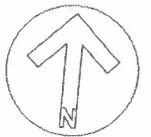
5	H-3650 15 UNIT/S	100/ 101
4	H-3636 12 UNIT/S	



1221 Harrison Street, Suite 18
San Francisco, CA 94103-4449
(415) 391-4775

BLOCK 911
LOT 14

San Francisco, CA



JOB NO:	DATE:	130513
091114TU	DRAWN:	DC
	CHECKED:	DC

DISCRETIONARY
REVIEW
AREA MAP

The information contained herein has been obtained from sources that we deemed reliable and current at the time of preparation. We have no reason to doubt its accuracy but we do not guarantee it.

12.10270

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 091114TU	3700 BRODERICK ST	SIBLEYJEA	13	0513
0001	002	*****	*****	*****	*****	*****
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	JEANNE SIBLEY	3708 BRODERICK ST	SAN FRANCISCO	CA	94123
0001	005	*****	*****	*****	*****	*****
0910	006	CAROL CASEY	2511 PIERCE ST	SAN FRANCISCO	CA	94115-1133
0910	006	OCCUPANT	3715 BRODERICK ST	SAN FRANCISCO	CA	94123-1008
0910	007	GRISEZ TRS	2430 CHESTNUT ST	SAN FRANCISCO	CA	94123-2506
0910	007	OCCUPANT	3701 BRODERICK ST	SAN FRANCISCO	CA	94123-1008
0910	008	JOHN HOOK ETAL	2016 JEFFERSON ST	SAN FRANCISCO	CA	94123-1017
0910	008	OCCUPANT	2016A JEFFERSON ST	SAN FRANCISCO	CA	94123-1017
0911	013	DARRON RISHWAIN TRS	1990 JEFFERSON ST	SAN FRANCISCO	CA	94123-1015
0911	014	GRAUEL TRS	42 CATALPA DR	ATHERTON	CA	94027-2103
0911	014	OCCUPANT	3700 BRODERICK ST	SAN FRANCISCO	CA	94123-1009
0911	015	JEANNE SIBLEY	27 ROBINHOOD DR	SAN RAFAEL	CA	94901-1417
0911	015	OCCUPANT	3708 BRODERICK ST	SAN FRANCISCO	CA	94123-1009
0914	004	MARY BONURA TRS	235 MALLORCA WAY	SAN FRANCISCO	CA	94123-1551
0914	004	OCCUPANT	3636 BRODERICK ST #1	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #2	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #3	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #4	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #5	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #6	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #7	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #8	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #9	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #10	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #11	SAN FRANCISCO	CA	94123-1001
0914	004	OCCUPANT	3636 BRODERICK ST #12	SAN FRANCISCO	CA	94123-1001
0914	005	RICHARD WOO	150 MALLORCA WAY	SAN FRANCISCO	CA	94123-2107
0914	005	OCCUPANT	3650 BRODERICK ST #101	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #102	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #103	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #104	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #105	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #201	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #202	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #203	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #204	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #205	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #301	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #302	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #303	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #304	SAN FRANCISCO	CA	94123-1064
0914	005	OCCUPANT	3650 BRODERICK ST #305	SAN FRANCISCO	CA	94123-1064
0914	100	MARK PLATT	PO BOX 390	VICTORIA	MN	55386-0390
0914	100	OCCUPANT	1981 JEFFERSON ST	SAN FRANCISCO	CA	94123-1014
0914	101	FREDERIC COURTOT	1983 JEFFERSON ST	SAN FRANCISCO	CA	94123-1014
0915	001	C & C KEIGHRAN	499 MARINA BLVD #A	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #101	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #102	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #103	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #104	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #105	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #106	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #201	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #202	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #203	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #204	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #205	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #206	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #301	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #302	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #303	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #304	SAN FRANCISCO	CA	94123

12,1027D

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

0915	001	OCCUPANT	3655 BRODERICK ST #305	SAN FRANCISCO	CA	94123
0915	001	OCCUPANT	3655 BRODERICK ST #306	SAN FRANCISCO	CA	94123
0915	002	G & C MILANO	3633 BRODERICK ST	SAN FRANCISCO	CA	94123
0915	002	OCCUPANT	3635 BRODERICK ST	SAN FRANCISCO	CA	94123
0915	015	ANDERSON TRS	2015 JEFFERSON ST	SAN FRANCISCO	CA	94123
9999	999	*****	*****	*****	*****	*****



MARY GALLAGHER URBAN PLANNING
MG@MGAPLANNING.COM

415-845-3248
MGAPLANNING.COM

August 26, 2013

San Francisco Planning Commission
c/o San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94013

RE: 3700 Broderick Street, Permit Application 201211154294
2012.1027DDV, for hearing on September 12, 2013
Zoning: RH-2

President Fong and Commissioners,

SUMMARY AND REQUESTED ACTION

The crux of Case No. 2012.1027DDV (3700 Broderick, corner of Jefferson), for hearing before you on September 12th, concerns a side yard and a required rear yard in the Marina. My clients, both DR filers, are the owners of the two immediately adjacent properties, at 1990 Jefferson St. and 3708 Broderick St., respectively. (See Attachment 1)

The proposed project:

- 1) violates a character-defining element within the Marina and specifically on the 3700 block of Broderick Street;
- 2) fails to respect the unique relationship between the subject building and its two immediately adjacent buildings -- a design influenced by the European concept of "The Commons;" and
- 3) proposes a variance that lacks hardship and practical difficulty.

We ask that you take DR and approve the project only with a proposed vertical addition, absent horizontal expansions into the side yard and required rear yard. Additionally, we respectfully ask that you offer your opinion to the Zoning Administrator regarding the inappropriateness and absence of hardship of the rear yard construction, and request the Planning Director to include the development of Marina Design Guidelines in the Department's current or future work program so that similar cases will be redesigned at the staff level, obviating the need for neighbors to file DR on similar cases.

PROJECT DESCRIPTION

The proposal seeks to alter a 3,700 sf single-family home into a roughly 4,500 sf home with elevator and new curvilinear staircase by expanding a 4th floor penthouse, by expanding the building footprint five feet into a currently unobstructed eight-foot-wide side yard on all four levels, and by adding to both the footprint and floor level in the required rear yard of an already non-complying rear yard. The project proposes 14 north side windows, many within three feet of and looking into the seven existing south side windows at 3708 Broderick Street (whereas now there are four windows that are eight feet away from 3708 Broderick). One existing rear deck would be expanded and another new deck added, both within five and one-half feet of the windowed west wall of 1990 Jefferson Street and entirely in the required rear yard. As explained by the applicant, the principal goals of the proposal are to provide for seismic upgrade and improved accessibility. Tertiary goals are to reconfigure the floor plans to modernize and increase bedroom and bath counts.

SIDE YARDS IN THE MARINA

Side yards are a key characteristic of many residential properties in the Marina. The pattern of side yards is diverse and compelling. On some blocks, especially those closest the Bay and the Palace of Fine Arts Lagoon, the pattern is of small- to modest-width side yards that extend the full length of the property without obstruction. On corners with large apartment buildings, side-yards (which are sometimes classified by the Planning Department as rear yards) are developed only with a shallow, single-story garage. On some blocks one or more buildings limit side yard development with only an open or single-story enclosed secondary entry. On the 3700 block of Broderick the pattern consists of 8-, 10- and 12-foot wide side yards, sometimes occurring only within the boundaries of one property and sometimes shared by two properties. (See Attachment 2 for sample of different side-yard types in the Marina. See the last page of Attachment 2 for the side yard pattern on the 3700 block of Broderick.)

Because the Marina side yard pattern is varied and occurs principally just near the water, side yards have not been recognized for quantitative protection in the Planning Code. Because applicants do not have to identify side yard patterns and the neighborhood lacks its own set of design guidelines, proposals impacting these side yards are not subject to serious qualitative review by Planning staff. Without neighborhood design guidelines in place, the only venue available to document and protect this character-defining feature is the Discretionary Review process. It is, in fact, exactly this kind of case Discretionary Review was intended to address.

IMMEDIATE NEIGHBORHOOD PATTERN AND CHARACTER

As noted above, the side yard pattern on the 3700 block of Broderick St. consists of a series of side yards differing in width by increments of approximately two feet. Some properties share smaller side yards which together form the 8-foot, 10-foot or 12-foot wide areas. Some incorporate the entire side yard within a single property. The buildings on the lots of this block are of approximately the same width (from 23' to 25').

Notably, all properties on the block that have side yards, including the subject property, were subdivided to create wider lot frontages to accommodate the side yard. In other words, buildings on the same lot as the side yard were not diminished or substantially diminished in width to accommodate the side yard. Rather, the properties with side yards were intentionally laid out with larger widths to accommodate both standard-width buildings plus an open side yard. The subject building is 25 feet wide on a 33-foot wide lot. The pattern, then, is not just one of open side yards but one of buildings of similar width. Construction into the side yard would not only violate the side yard on the subject lot. It would also violate the pattern of side yards and building widths on the block.

Many of the buildings on the subject block and other blocks with side yards were clearly designed with the side yard in mind. They are bordered by side wall windows, whether or not the side yard is a part of their own lot or another lot. Over time, the side yards were developed with rich and varied landscaping that is a visual treasure not only to the immediately adjacent occupants, but to everyone on the block and indeed to every passerby. These side yards were as much a part of the property design as the buildings, obviously intended for permanent preservation. This is seen through the extra-wide lot width for those properties having side yards, the standard (and not reduced) building width on lots with side yards, and the side-wall windows looking onto lush landscaping in the side yards.

INTEGRAL DESIGN AND RELATIONSHIP OF THE SUBJECT PROPERTY TO ITS IMMEDIATELY ADJACENT NEIGHBORS

The subject property and properties belonging to both DR filers were designed as part of a single development in 1933.¹ Tax Recorder's Office documents show that builder Thomas Sharman both subdivided the land and constructed the homes shortly after the residences (and side yards) across the street were laid out and built. It was the properties across the street that created the 8-, 10-, and 12-foot side yard pattern.

Sharman gave the corner lot an area of 1,952.38 sf (33.5 feet wide by 58.25 feet deep) and my clients lots of just 1,299.5 sf (23 feet wide by 56.5 feet deep at 1990 Jefferson St.) and 1,339.75 sf (23 feet wide by 58.25 feet deep for the property at 3708 Broderick Street). He designed the subject property home with 3,700 sf of area and my clients homes with roughly 2,300 sf (1990 Jefferson) and 2,400 sf (3708 Broderick).² All three homes have very small rear yards. The subject property's rear yard is already non-complying in that the original structure juts into the required rear yard leaving only a five and one-half-foot depth open between the subject property and my clients' home at 1990 Jefferson Street. (See Attachment 1.)

More than just mirroring the side yard pattern across the street, Sharman employed the extra-wide lot width at 3700 Broderick to make up for both the shallowness and narrowness of my clients' adjacent lots by orienting both neighboring homes toward the open side yard.

¹ Notice of Completion, Book 2474, pages 158 and 159, February 28th, 1933, San Francisco Tax Recorder's Office.

² Area citations here include garage and storage space. Actual existing habitable space as shown in tax assessment records is 2,575 sf for 3700 Broderick, 1,634 sf for 3708 Broderick and 1,560 sf for 1990 Jefferson St.

In a more standard San Francisco development pattern, nearly all windows are on the front and rear facades. Sharman placed a large proportion of windows on both neighboring properties on the side walls facing the open side yard. Seven of 13 windows on 1990 Jefferson Street are west-facing -- i.e., face the side yard. Seven of 19 windows on 3708 Broderick St. face the side yard. A number of rooms in both adjacent homes are oriented toward the side yard and their only windows are facing the side yard. (See Attachment 3.)

Consequently, this is not a case of property owners constructing one or two property line windows, understanding they may have to be removed in the future. This is a case of talented early-20th Century builder, drawing off the European tradition of the shared Commons, designing three buildings around a single open space with the understanding and intent that they work in concert, forever. That the open space in the side yard is owned by just one of the property owners is fundamentally the same as an owner having a lot longer than its immediately adjacent neighboring lots in an RH-2 zoning district. The owner of the longer lot will have to maintain a rear yard that is larger in depth and area than his neighbors. It is the open space between buildings that is key to this and numerous other planning principals, not simply the location of property lines.

Here we have a subject property (and building) that is substantially larger than its two immediately adjacent neighbors. This was the result of a conscious decision by the builder. He gave the subject property a larger lot than its neighbors, with a larger lot width, to accommodate a side yard intended to benefit all three corner-area properties and which serves as the principal light and air for both adjacent structures.

REAR YARD

The following aspects of the proposal require a variance because they extend into the required rear yard: the addition of a laundry (this would be the second laundry room in the house) and the expansion of a mudroom that is being converted to a bedroom on the first floor; the expansion of the kitchen and powder room and addition of a deck on the second floor; the expansion of bathroom and balcony on the third floor; and the extension of a fourth floor tiled roof feature 1.5 feet further into the required rear yard than currently exists .

The existing structure already covers approximately 172.5 sf -- or 34% -- of a 502.5 sf required rear yard. The proposal increases the rear yard footprint by approximately 91.75 sf -- or over 50% more rear yard coverage than currently exists. If approved, the existing and proposed structure would cover 264 sf or 53% of the 502.5 sf required rear yard when the goal of the rear yard requirements is zero percent coverage of the required rear yard.

Whether or not the variance hearing is reopened for concurrent hearing with the Discretionary Review (as it should be for consideration of what is clearly a single project with integrally related planning actions), Commissioners are free, as are members of the public, to offer their opinion on this aspect of the proposal to the Zoning Administrator.

Our position is that the proposal lacks hardship or practical difficulty, terms intended to set a high threshold. One standard the courts have established on this topic is that for a proposal to meet the hardship and practical difficulty threshold, the property must not be able to function for its intended use without a variance. Not only has the subject property successfully functioned as a single-family home for three-quarters of a century, we believe even the project sponsors' current set of goals could be met without a variance or side yard construction.

Aspects of the proposal such as the addition of a second laundry room, expansion of an outdoor balcony made possible by a room expansion below, and introduction of a new deck with supporting structure below, all within five and one-half feet of my client's home (and operable dining room and master bedroom windows) at 1990 Jefferson Street make a mockery of the rear yard requirement.

IMPACT, ALTERNATIVE AND EFFORTS TO COMPROMISE

DR filers Darron and Pam Rishwain and their two young children live at 1990 Jefferson Street. Darron purchased the home in 2006. Pam is a stay-at-home mom with their one and a half year old daughter, Gia, and two-month-old son, Antonio. Their garage work room, dining room, kitchen, master bathroom, their bedroom and Gia's bedroom all have windows on the side yard. Two more windows are north-facing but on the west side of the house. Their dining room and kitchen are oriented toward the side yard, having been designed with that orientation by the builder in 1933. Gia's bedroom has only west-facing windows. The afternoon and early evening sun illuminates the home as it passes over and sets in front of the open side yard. Gia delights in opening the shutters of her two west-facing bedroom windows after nap and sleep, singing, "Oh Mr. Sun, Sun, Mr. Golden Sun, Please Shine Down on Me...."

Pam and Darron's home is dwarfed on its east side by a massive, nonconforming and non-complying apartment building. The apartment building extends well beyond Pam and Darron's rear property line, walling off their small back yard from the mid-block open space. (See Attachment 4.) The open side yard on Broderick alternatively functions as a jointly shared visual open space. As explained earlier, this situation was not one of happenstance. It was purposefully designed to forever link these three properties around the open side yard. Without an open 8-foot side yard, the orientation of Pam and Darron's home would be rendered senseless and their direct sunlight would be dramatically reduced. With the proposed new deck and expanded balcony five and one-half feet from their windowed-west wall, their windows will have to remain closed, and shades will have to be permanently drawn in six rooms of their home. Even then, the noise attributable from the new and expanded outdoor spaces will subject both bedrooms, the dining room and kitchen to noise whenever the outdoor spaces are occupied.

DR filer Jeanne Sibley grew up in the home at 3708 Broderick. Her family's association with the Marina goes back over a century. Her French-born grandfather oversaw the French pavilion at the 1915 Panama–Pacific International Exposition in the Marina. Her parents, Tony and Louise (Lagier) Cotugno, were founding partners of the Tomales Bay Creamery on Pierce Street in the Marina. Louise, a life-long Marina resident, was one of the queens of the opening day at the Golden Gate Bridge. City Directories

show Tony and Louise moved into 3708 Broderick by 1951.³ Years after Jeanne moved out to start her own family, her son moved into the home with his grandmother (Louise) during his college years. Jeanne leases the home today and intends on moving back for her retirement in coming years and to keep this property in her family for generations to come.

Almost every principal room of Jeanne's home looks onto the side yard. The direct sun catches every one of her seven side-yard-facing windows for much of the year. As with Pam and Darron's home, Jeanne's home is oriented toward the side yard. Rooms with windows on the side yard include the dining room, kitchen, bedrooms, and a bathroom in addition to the downstairs entranceway. Some rooms, such as the dining room and bath, have only sideyard-facing windows.

Jeanne's rear yard is small and non-complying. Like Pam and Darron's home, her yard is walled off from the mid-block open space by a non-complying and non-conforming apartment building. (See Attachment 4.) The side yard on Broderick Street replaces the traditional "midblock" open space absent from both Jeanne's and Pam and Darron's yards.

The existing subject home at 3700 Broderick is currently eight feet from Jeanne's windowed building wall and has four windows which occur largely on different elevation points from Jeanne's windows. The proposed new wall forming a curved staircase would be within 3 feet from Jeanne's windowed wall. It and the wall set further back propose a total of 14 (FOURTEEN!) windows, many with shared elevations to Jeanne's principal living space windows. Occupants of 3700 Broderick would be walking the proposed stairway close to, at all elevations, and all times of the day and many at night, numerous new windows overlooking Jeanne's dining room, bedrooms and bathroom. If the proposal were approved, not only would the direct sunlight to Jeanne's rooms be reduced substantially, but more to the point, Jeanne would lose 100 percent of her direct and indirect light from those windows because they would have to be shuttered 100 percent of the time due to the movement of her neighbors up and down the staircase overlooking the principal rooms of her home.

Both clients hired me not just to protect their own properties. They spoke to Department staff and the applicants about the importance of the Marina side yard as a community resource long before engaging me. It is one of the reasons they own their properties and why they and their neighbors treasure the Marina. The proposed project would remove most of the side yard from the property – the only side yard on this side of the street – and announce to the City that Marina side yards are not worth preserving.

My clients were and remain supportive of the sponsors' goals but are looking for a win-win solution, not a solution that destroys both the essence of their homes' orientation and light or one that dramatically reduces a character-defining neighborhood jewel.

³ Polk's Crocker-Langley City Directory of 1951, p. 308.

We believe the sponsors can meet all of their goals by a vertical addition within that portion of the existing footprint that is within the buildable envelope. This addition could incorporate an elevator, modernize and streamline room floor plans, and increase the bedroom count from 2 to 4, as currently proposed. It would obviate the need for a variance and preserve the side yard intact.

Only two meetings have occurred between the parties – none since the DRs were filed. At both meetings the sponsors were clear in stating they would not be making any changes. From the first meeting to today (an over four-month period of time), the project sponsors have made no changes to the plans on file with the Department or shown us any possible alternatives. Every single contact between the sponsor and/or his architect and my clients has been at my clients or my initiation. They have said they will not put up story poles. They have not responded to requests for a shadow and sunlight study or a request to see what they have described as numerous alternative studies rendered since the DRs were filed.

DR STANDARDS AND CONCLUSION

As explained at length in our DR filing (please refer to the DR applications for a full description of the findings), the following aspects of this proposal and its immediate and larger neighborhood context fully meet the exceptional and extraordinary standard threshold for the Commission to take DR:

- 1) The three lots and buildings at issue were conceived and designed as three interrelated properties linked by and dependent on an open 8-foot side yard. The side yard is necessary for the adjacent properties to maintain their inherent orientation, to enjoy a visually shared open space in lieu of the mid-block open space from which they are walled-off, and as a trade-off for the nonconforming rear yard on the subject property. Interrelated designs such as this are more than extraordinary and exceptional in San Francisco. They are rare.
- 2) The proposed building would encroach into 5 feet of the 8-foot-wide side yard on a block in which 8-foot, 10-foot and 12-foot side yards are a key character-defining element. The subject property already has the smallest side yard (8-feet) of the existing pattern while also maintaining a standard-width building and an extra-wide lot. Reducing the side yard to 3 feet, as proposed, would destroy the block pattern of both side yards and building widths.
- 3) Both two adjacent properties are **substandard sized lots occupied by small buildings**, which the proposal fails to respect. The DR applicants' lots are substandard by code definition: only 1299.50 sf (1990 Jefferson) and 1339.75 sf (3708 Broderick Street). Their building areas are only roughly 2,300 sf (1990 Jefferson) and 2,400 sf (3708 Broderick Street). The applicant's lot is 1951.38 sf (smaller than normal but not substandard by code definition) with an existing building of roughly 3,700, and proposing an area of roughly 4,500 sf (gross plus parking and storage). A project that proposes to both exacerbate a non-compliant rear yard while also proposing to build well into the only substantial open area on its own lot, in addition to having a vertical addition, wants to have its cake and eat it too. This is simply too much building for its context.

We believe the specific details of this case merit three results:

first, that the Commission apply the findings provided in the DR applications to support a denial of side yard expansion;

second, that the Commission provide testimony to the Zoning Administrator regarding the lack of hardship and inappropriateness of the proposed rear yard expansion; and

third, that the Commission request the Department to include the development of Design Guidelines for the Marina to fully document and protect side yards in the Marina in the future.

Sincerely,



Mary Gallagher
on behalf of DR Applicants:
Pam and Darron Rishwain (1990 Jefferson St) and
Jeanne Sibley (3708 Broderick Street)

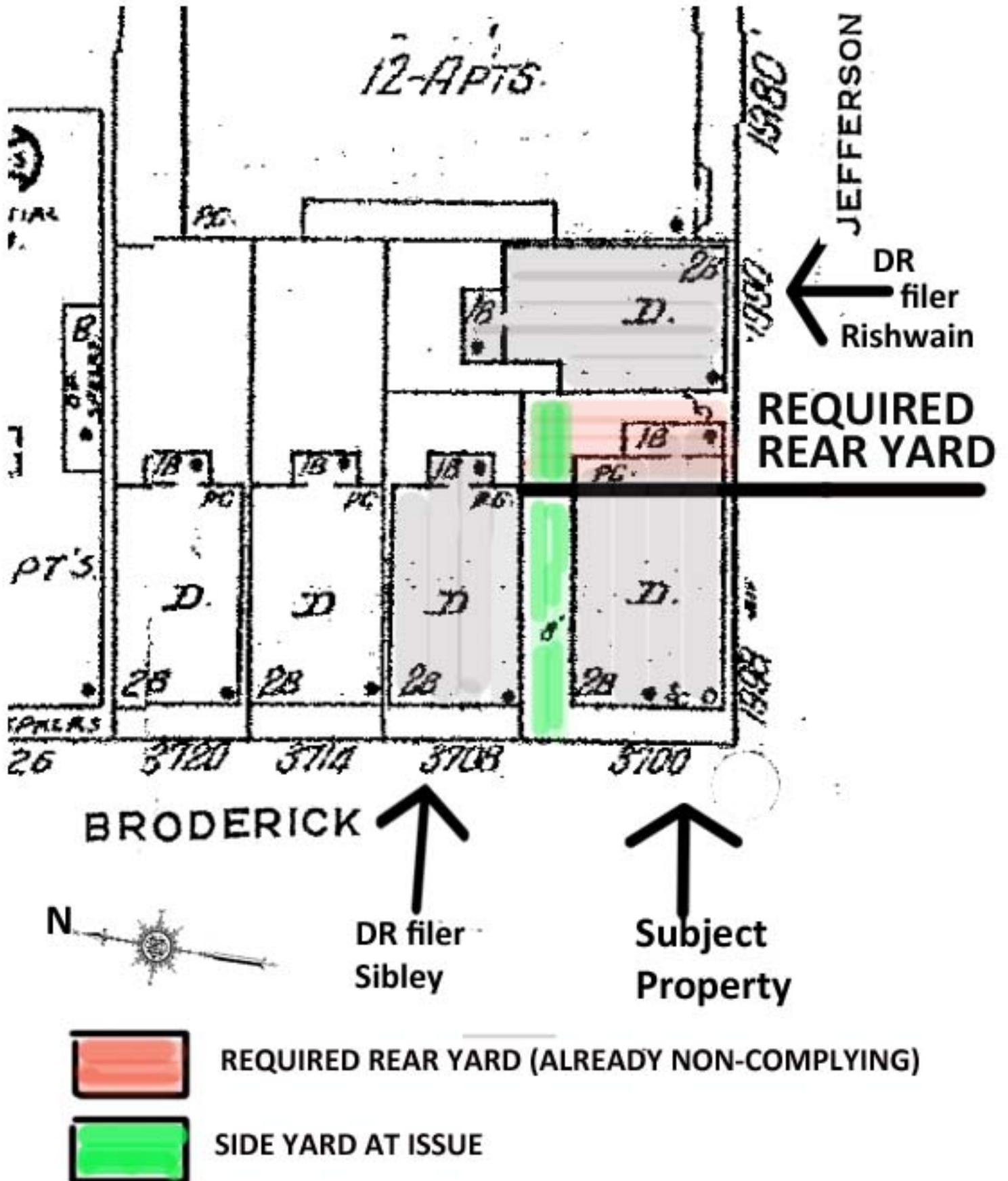
cc:
Pam and Darron Rishwain
Jeanne Sibley
Scott Sanchez
Glenn Cabreros
David Armour
File

ATTACHMENTS

1. SANBORN MAP SITE PLAN (1 page)
2. SIDE YARDS in the MARINA (3 pages)
3. WINDOWS ON and ORIENTATION OF 3708 Broderick and 1990 Jefferson Street (5 pages)
4. MID-BLOCK OPEN SPACE WALLED OFF FROM THE SUBJECT PROPERTIES (1 page)

ATTACHMENT 1

3700 Broderick 2012.1027DDV

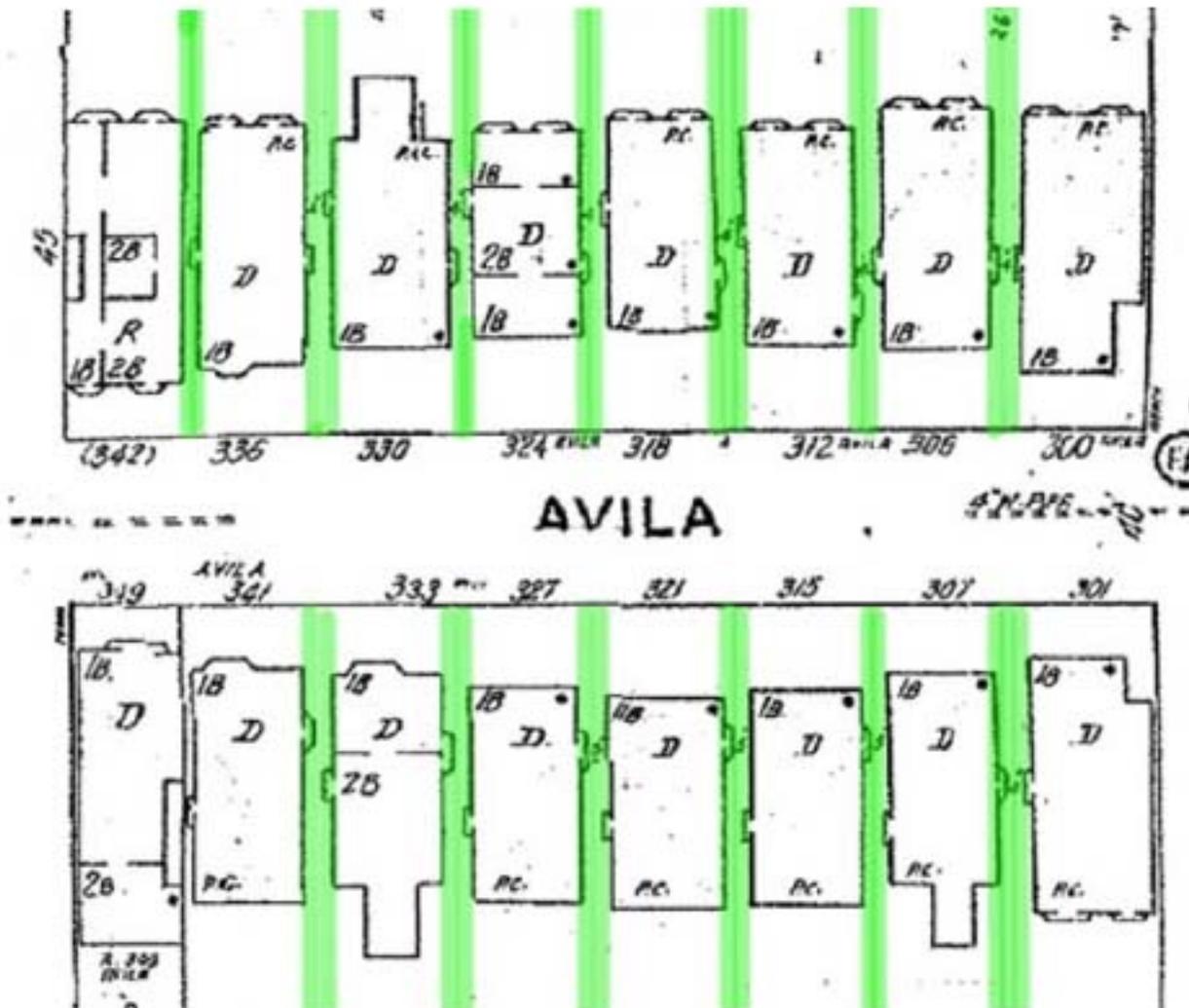


ATTACHMENT 2 (page 1 of 3)

3700 Broderick 2012.1027DDV



Similar small open side yards throughout the block (300 block of Avila Street)



ATTACHMENT 2 (page 2 of 3)

3700 Broderick 2012.1027DDV



Many large apartment buildings have shallow one-story garages in the side yard to respect property line windows on adjacent structures. Some side yards are also designated required rear yards.



Some side yards are developed with just an open or single story secondary entry.

ATTACHMENT 2 (page 3 of 3)

3700 Broderick 2012.1027DDV



The 3700 block of Broderick is characterized by a unique pattern of 8-, 10- and 12-foot side yards-- some landscaped like gardens.



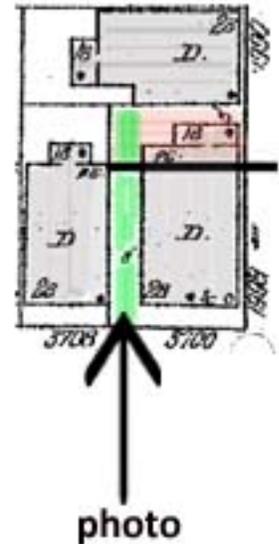
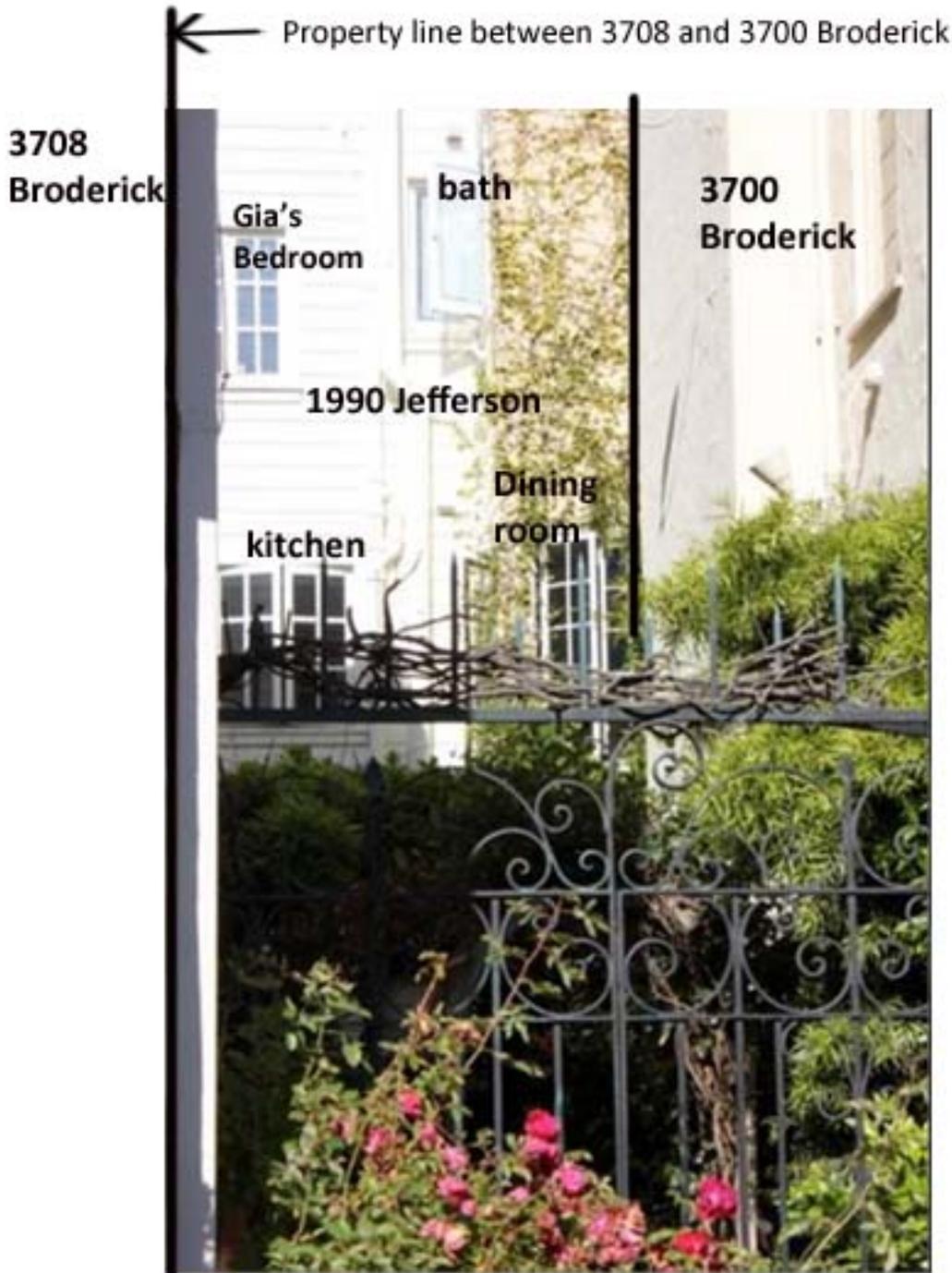
Side yard between 3725 and 3733
Broderick



Side yard between 3701 and 3715
Broderick

ATTACHMENT 3 (page 1 of 5)

3700 Broderick 2012.1027DDV

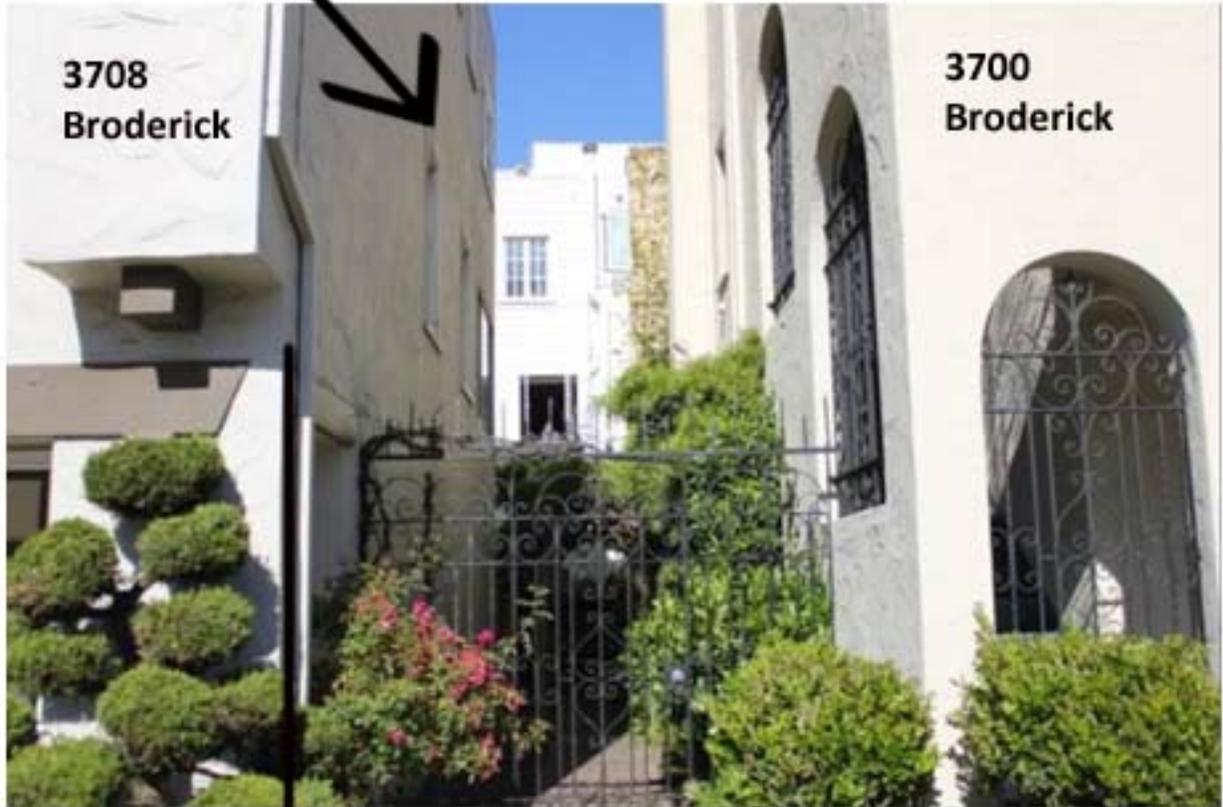


Subject property side yard looking from Broderick St. east toward 1990 Jefferson west wall. Both DR filer homes are oriented toward this side yard, some rooms in both homes ONLY having windows on the side yard.

ATTACHMENT 3 (page 2 of 5)

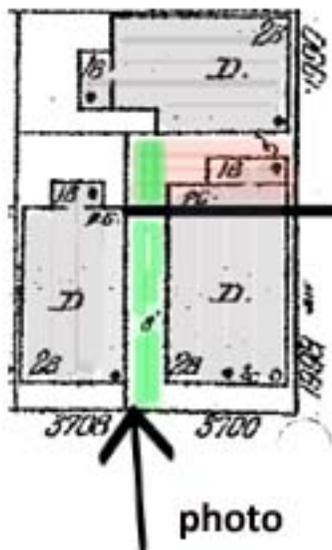
3700 Broderick 2012.1027DDV

Seven property line windows of 3708 look onto the side yard.



Property line between 3708 and 3700

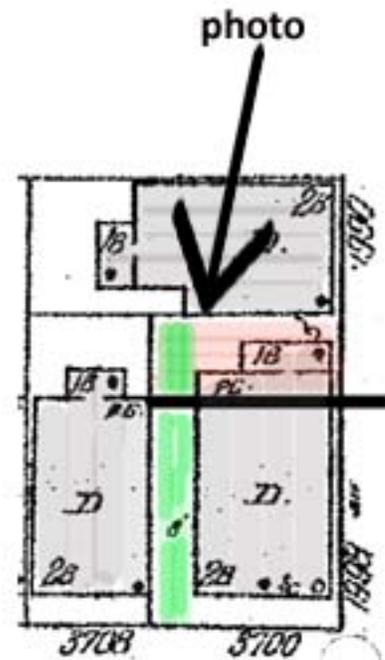
Side yard looking east from Broderick: 3708 Broderick property line windows on left; 1990 Jefferson Street in background.



ATTACHMENT 3 (page 3 of 5)

3700
Broderick

3700 Broderick 2012.1027DDV



Looking into the side yard at the south wall of 3708 Broderick from the dining room of 1990 Jefferson.

ATTACHMENT 3 (page 4 of 5)

3700 Broderick 2012.1027DDV

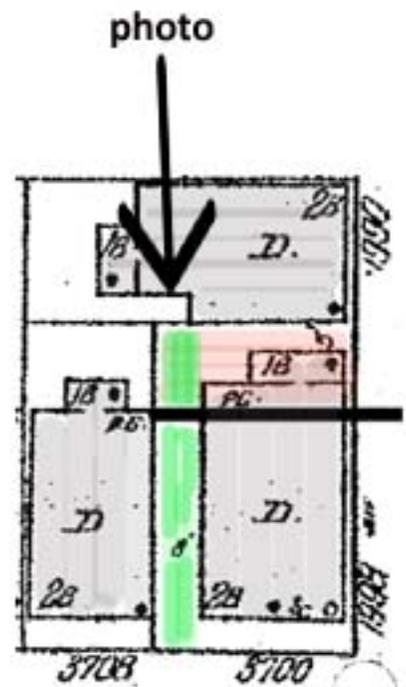


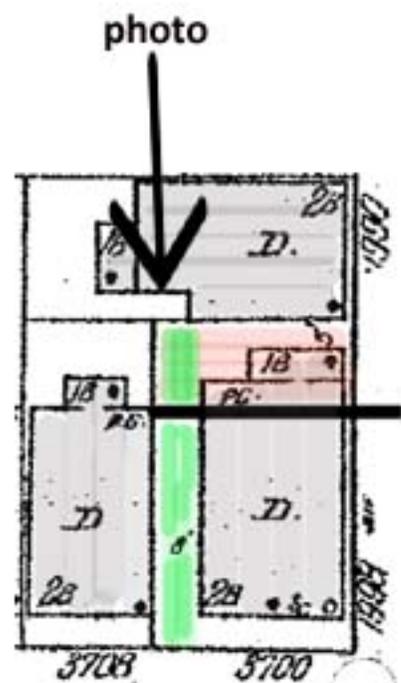
Photo from Gia's room (in 1990 Jefferson) oriented toward the side yard. The only windows in the room look westward.

ATTACHMENT 3 (page 5 of 5)

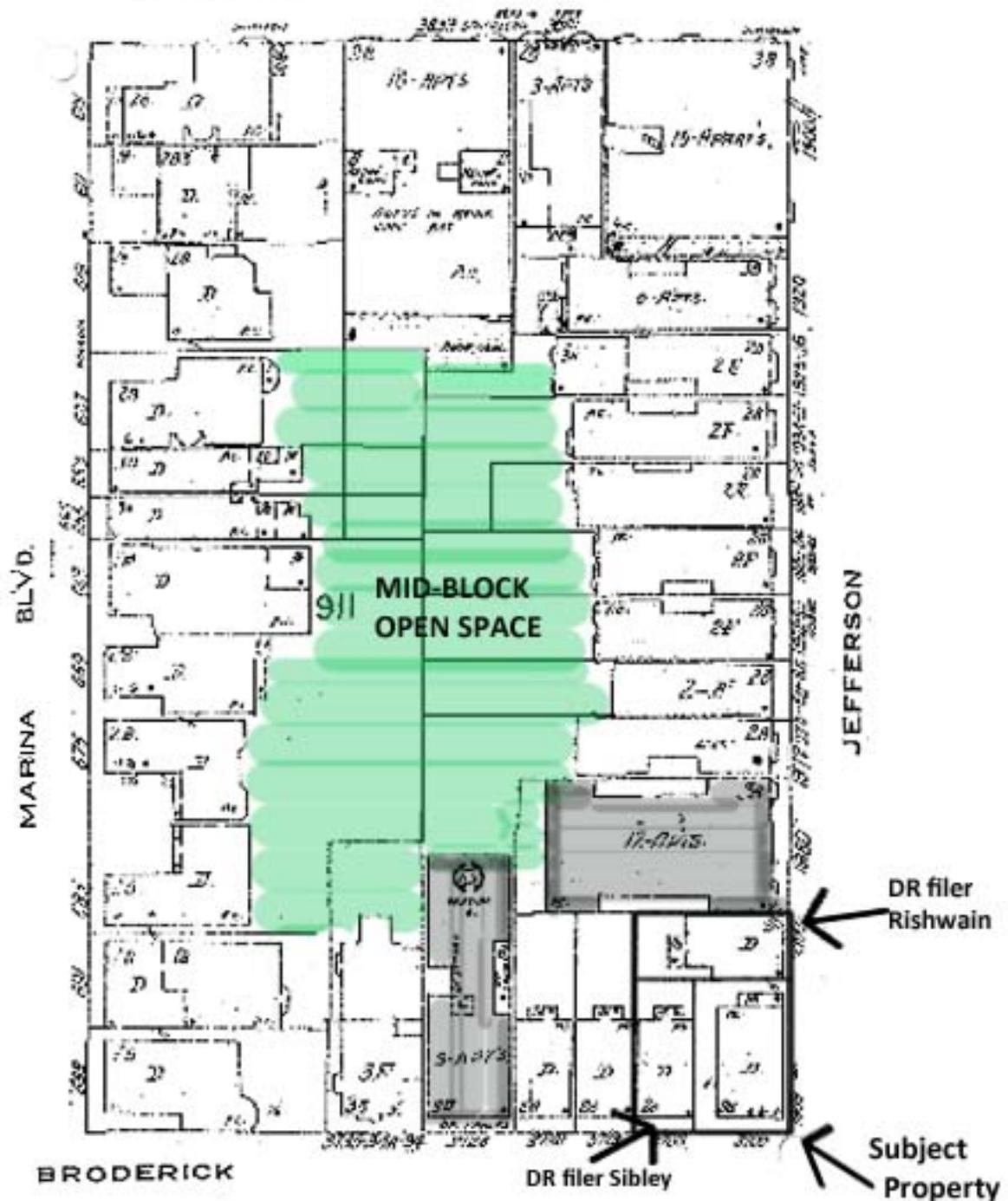
3700 Broderick 2012.1027DDV



The kitchen, like most other rooms in 1990 Jefferson, is oriented toward the side yard.



ATTACHMENT 4
3700 Broderick 2012.1027DDV
DIVISADERO



Mid-block open space (in green) is walled off from the subject property and immediately adjacent properties by the non-complying and non-conforming structures at 3726 Broderick and 1980 Jefferson Streets (in gray). The other two blocked off properties (at 3714 and 3720 Broderick) at least have large rear yards to compensate. The three corner properties have only the side yard as a mid-block alternative.



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 12.1027D

Building Permit No.: 201211154294

Address: 3700 Broderick Street

Project Sponsor's Name: John and Angela Grauel

Telephone No.: (650) 678-8040 (for Planning Department to contact)

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

Reception:
415.558.6378

Fax:
415.558.6409

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.

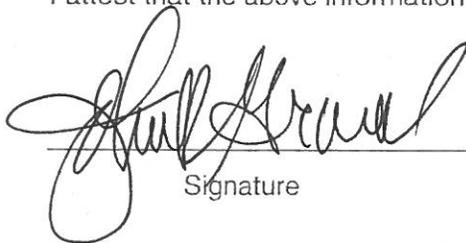
See attached

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)	1	1
Occupied stories (all levels with habitable rooms) ...	4	4
Basement levels (may include garage or windowless storage rooms)	0	0
Parking spaces (Off-Street)	2	2
Bedrooms	2	4
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	2,888	3,771
Height	39'-0"	39'-11"
Building Depth	46'-6 7/8"	46'-6 7/8"
Most recent rent received (if any)	N/A	N/A
Projected rents after completion of project	N/A	N/A
Current value of property	\$2,400,000	N/A
Projected value (sale price) after completion of project (if known)	unknown	N/A

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



Signature

August 26, 2013

Date

John Grauel

Name (please print)



26 August 2013

Case No.: 12.1027D
Building Permit No.: 201211154294
Address: 3700 Broderick Street

Response to Discretionary Review:

Q: 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.

A: The DR requesters' concerns are as follows (direct quote):

"We are requesting Discretionary Review because the proposed building is too large for its lot, violates the existing pattern of side yards on the 3700 block of Broderick Street, and will block natural light and air to our side windows."

We feel that the requesters' stated concerns are not valid: "Too large for its lot" is too vague a criteria to be addressed objectively. Once the DR requesters bring specific objections to the proposed questions, their arguments become extremely arbitrary: contrived for the sole purpose of preserving an arbitrary benefit of an underdeveloped lot and denying the project sponsor the opportunity to exercise his development rights.

For example, they claim that the proposed project "violates the existing pattern of side yards on the 3700 block of Broderick Street". In fact, much of the DR requester's argument against the project in question is based on the following notion:

- that there is an existing pattern of wide side yard setbacks on the block in question, as well as in the wider Marina neighborhood,
- that the proposed project breaks the said pattern,
- that by breaking the said pattern the proposed project violates a wide range of provisions of the City General Plan, Design Guidelines, Planning Code Priority policies, etc. and,
- That by breaking the said pattern the proposed project violates the DR requestor's right to air and light access to their side wall windows.

Even a cursory look at the 3700 Broderick Street block, as well as on the Marina District map, shows that there exists no pattern of side yard setbacks whatsoever. The DR requesters "cherry picked" a couple of isolated areas where buildings do not utilize the entire width of their respective lots - see the attached Map A.

The project sponsor has conducted his own analysis of the 3x2 block area of the Marina District with the subject property at the center of it - see attached Map B. Of the 183 properties in the analyzed 6 block area only 26 (including the subject lot) have buildings that are set back from the side lot lines. Most of these are set back 1' to 3', sometimes forming 6' corridors together with their neighbors. Please note, that the proposed project leaves 3' at the narrowest part of the side yard setback.

The only two examples of side yards that are wider than 3' at each property on the subject block are 3733 and 3701 Broderick Street. These properties occupy lots that are 37'-9" and 40'-9" wide respectively, compared to the 33'-6" width of the subject lot. It is the project sponsor's contention that these two properties are not representative of the prevailing development model for the neighborhood, and do not make a pattern.

Based on this analysis, a side wall with any access to light and air is an arbitrary benefit resulting from underdeveloped neighboring properties. If there is any pattern that the analysis reveals, it is a pattern of zero lot line street front properties with larger corner buildings utilizing narrow rear yards – see attached map C.

To summarize:

- properties with side yards of any width are exceptions, rather than the rule in the neighborhood and the wider Marina District, making a side wall with any access to light and air an arbitrary benefit of underdeveloped neighboring properties
- few side yards that do exist are mostly 3' or narrower – just like the north side yard at the proposed project
- the DR requesters are demanding that the project sponsor follows atypical development patterns of two unusually developed properties in order to preserve an arbitrary benefit of an underdeveloped lot of the project sponsor.
- Air and light access to the side walls of residential buildings in RH-2 neighborhoods are not a right, but a rare privilege that the DR requesters enjoy. The project sponsor goes above and beyond what the Planning Code and RDG requires to protect the requestor's privileges while trying to exercise his development rights.

Q: 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.

A: To address concerns about relative window placement, the project sponsor is willing to review the positioning of the windows in the stair tower, as well as the level of the glass opacity.

Q: 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.

A: As stated above, the DR requestors currently enjoy a rare privilege of side wall light and air access due to atypical development of the project sponsors' property. The DR requesters are trying to maintain these privileges at the expense of the project sponsors' development rights. The written portion of their DR request is trying to form an impression that air and light access to the side walls of Marina properties is a "right" typically exercised by an overwhelming majority of the property owners. In reality such access is unique to the rare cases of neighbors' underdevelopment.

The project sponsor is merely trying to exercise his development rights, while trying hard to preserve the DR requesters' side wall access to light and air to the extent that only a few lucky property owners in the Marina enjoy.

The specific needs for space are determined by the fact that the project sponsors are a senior citizen couple who need to establish direct wheelchair access to the elevator. Wheelchair accessibility and direct connection between the entry and the elevator are the cornerstones of the proposed project. Such access demands that the entry is moved to the ground floor, and that the stair is placed north of the existing volume of the building. Any other stair position results in loss of parking spaces, or other unacceptable changes to the building.



SUBJECT PROPERTY - 3700 BRODERICK STREET



AREAS CHOSEN BY DR REQUESTERS TO ILLUSTRATE "SIDE YARD PATTERN" CLAIM

RESPONSE TO DISCRETIONARY REVIEW 12.1027D - 3700 BRODERICK STREET



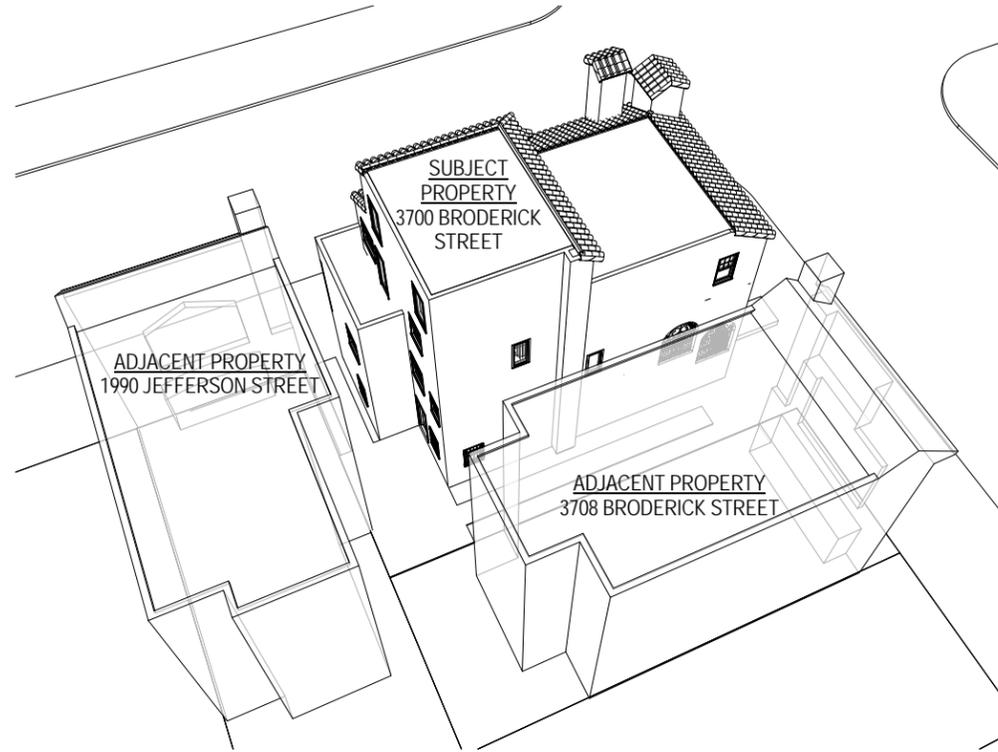
-  SUBJECT PROPERTY - 3700 BRODERICK STREET
-  SIDE YARDS UP TO 3' WIDE
-  SIDE YARDS WIDER THAN 3'

RESPONSE TO DISCRETIONARY REVIEW 12.1027D - 3700 BRODERICK STREET

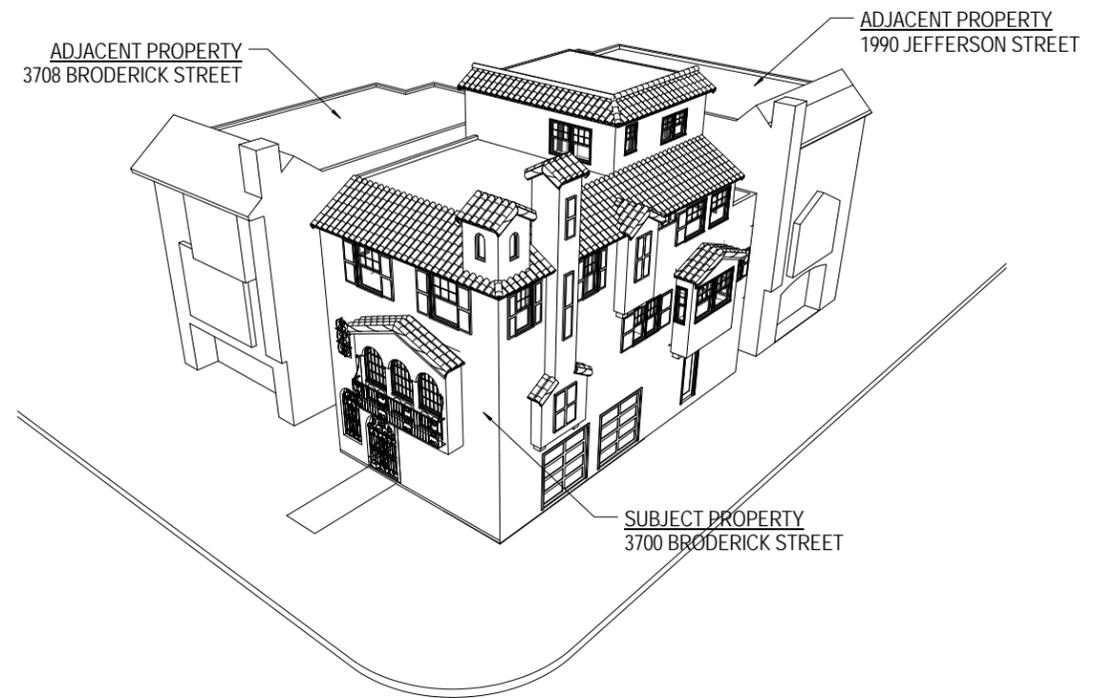


- SUBJECT PROPERTY - 3700 BRODERICK STREET
- LOTS WITH SIDE YARDS UP TO 3' WIDE
- LOTS WITH SIDE YARDS WIDER THAN 3'
- LOTS WITH NO SIDE YARDS
- CORNER LOTS WITH MULTI-UNIT BUILDINGS

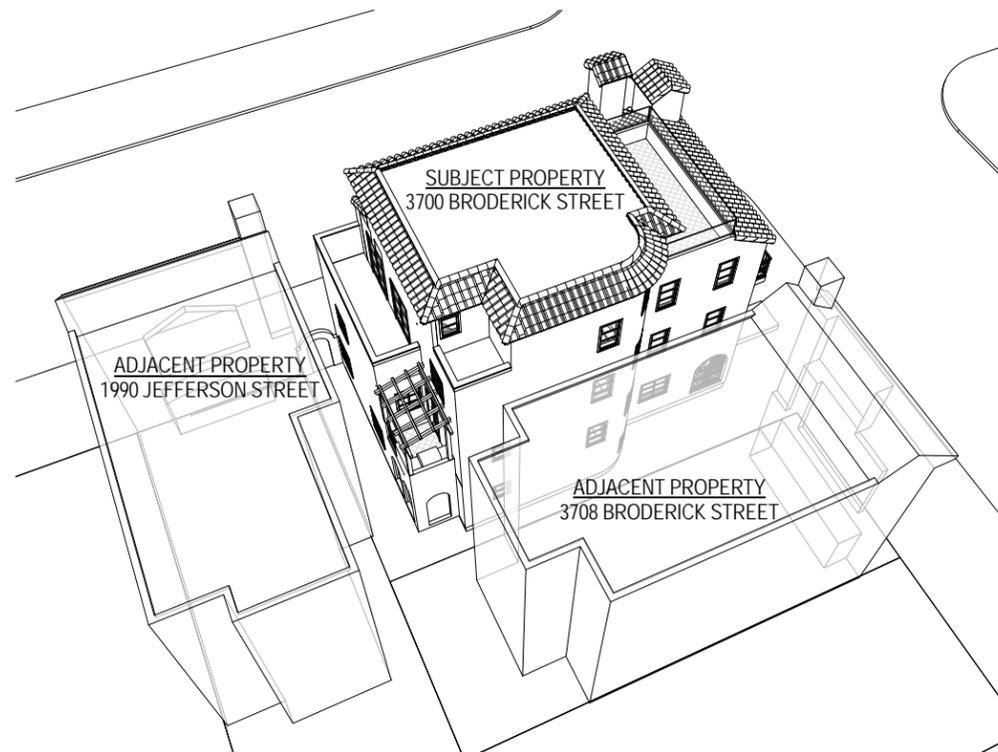
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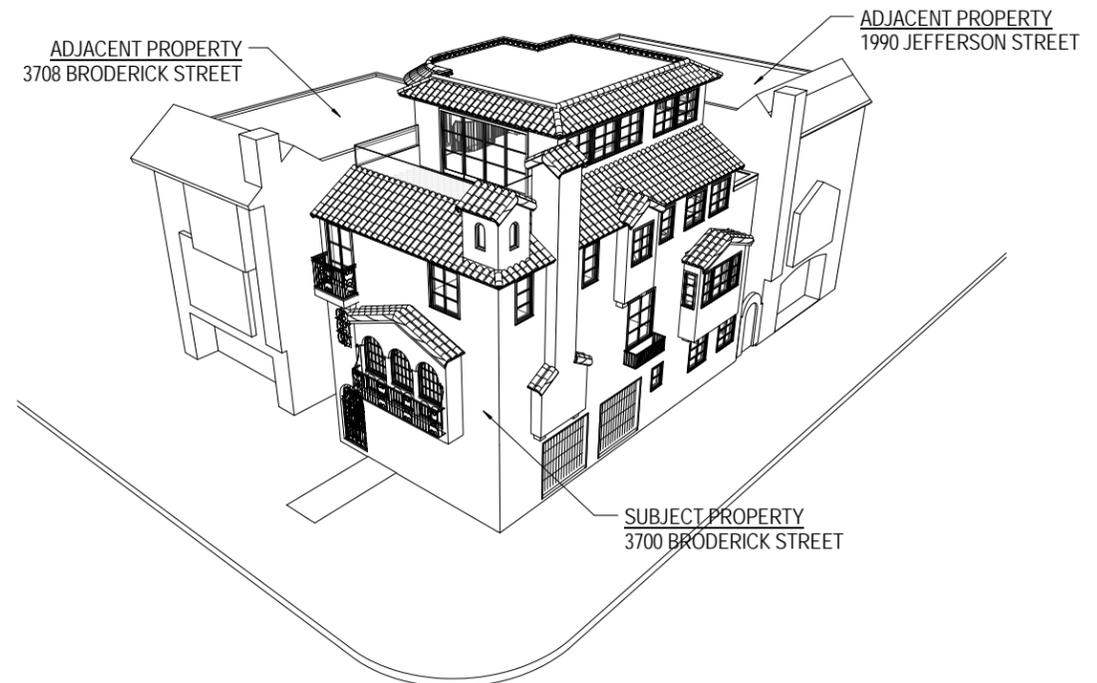
Existing SW Axonometric



Proposed NE Axonometric



Proposed SW Axonometric



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3D Vignettes

A0.4



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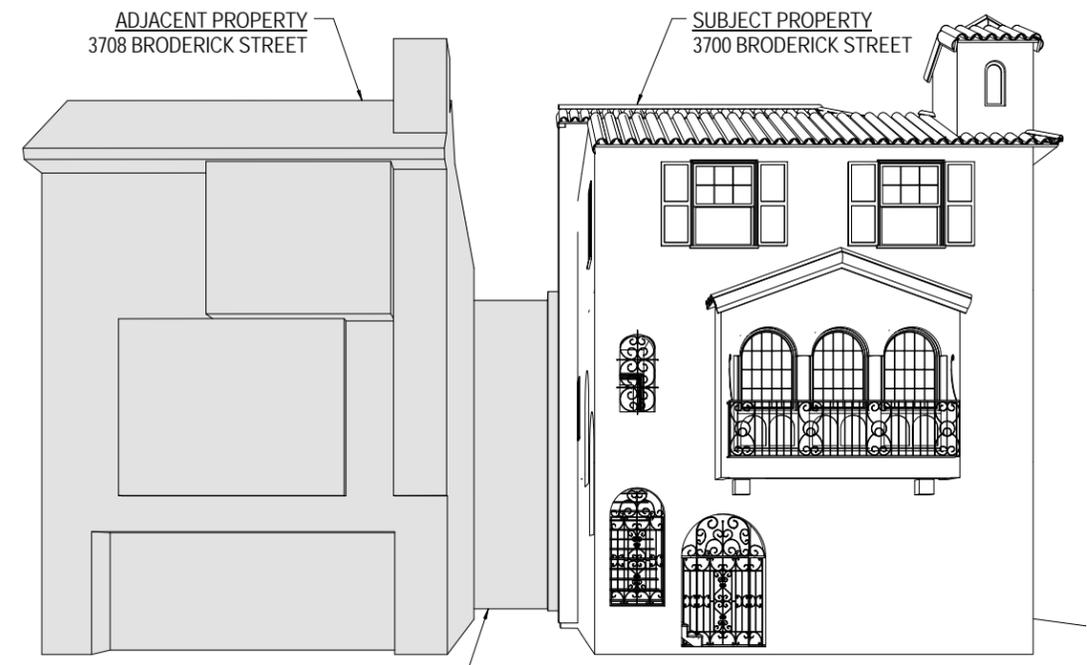
Date & Issue

3700 Broderick Street

File:
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Street Perspectives

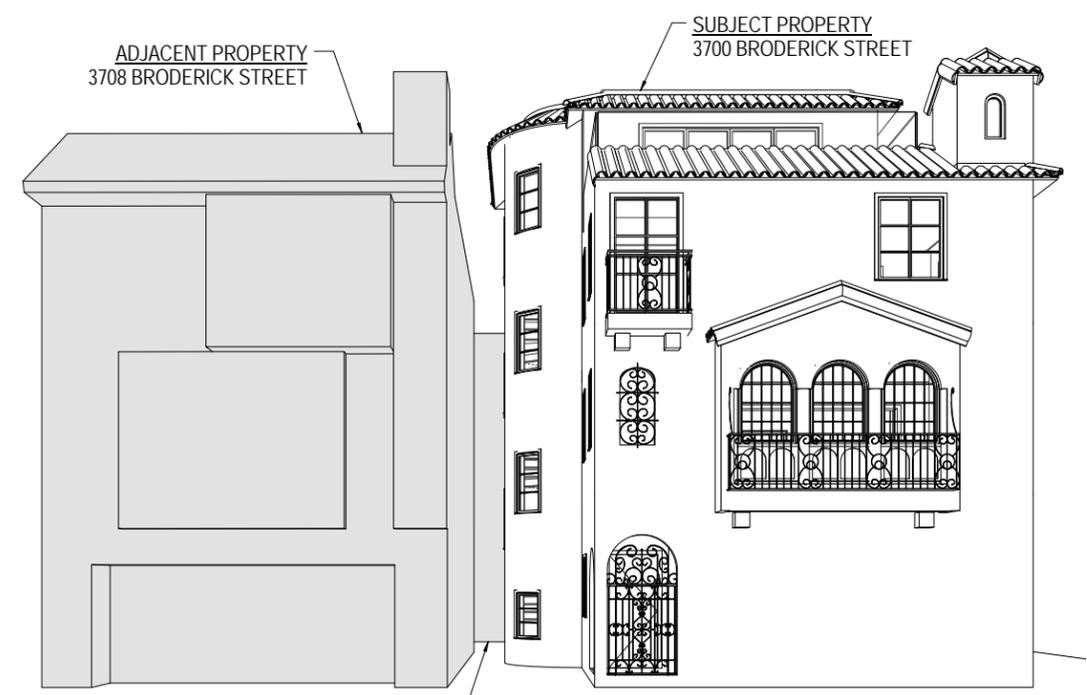
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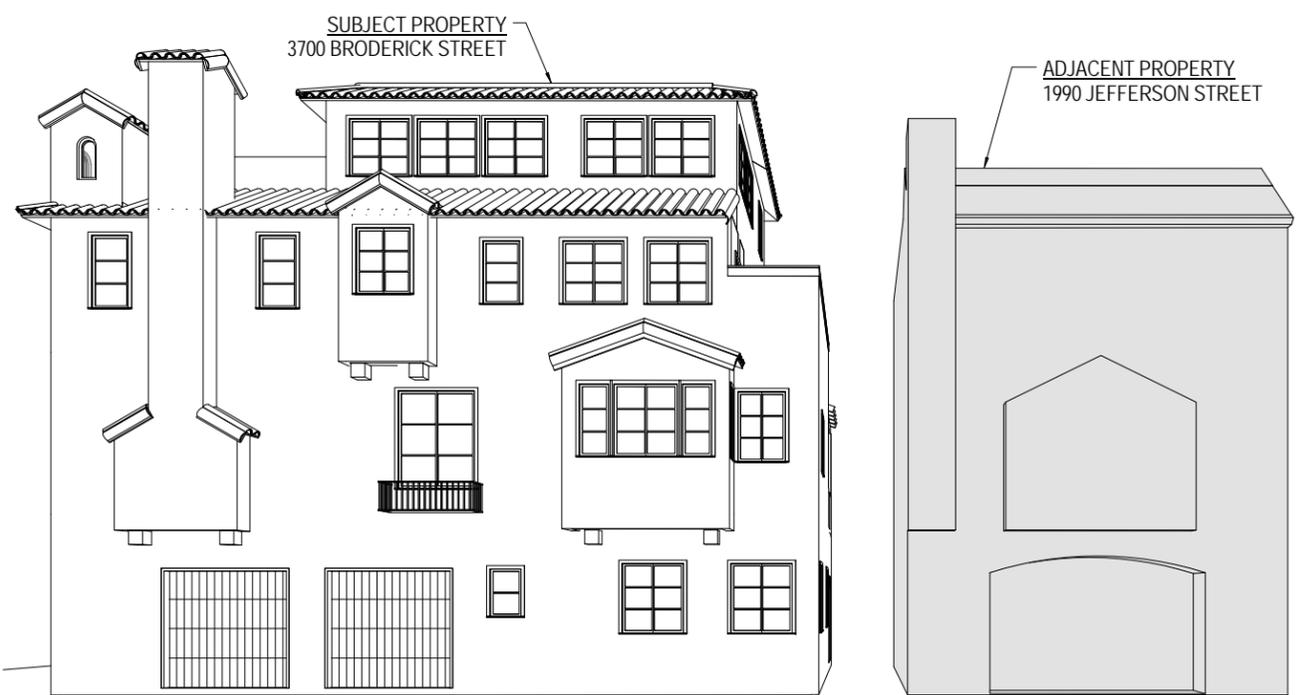
Existing Perspective at Broderick Street



Existing Perspective at Jefferson Street



Proposed Perspective at Broderick Street



Proposed Perspective at Jefferson Street

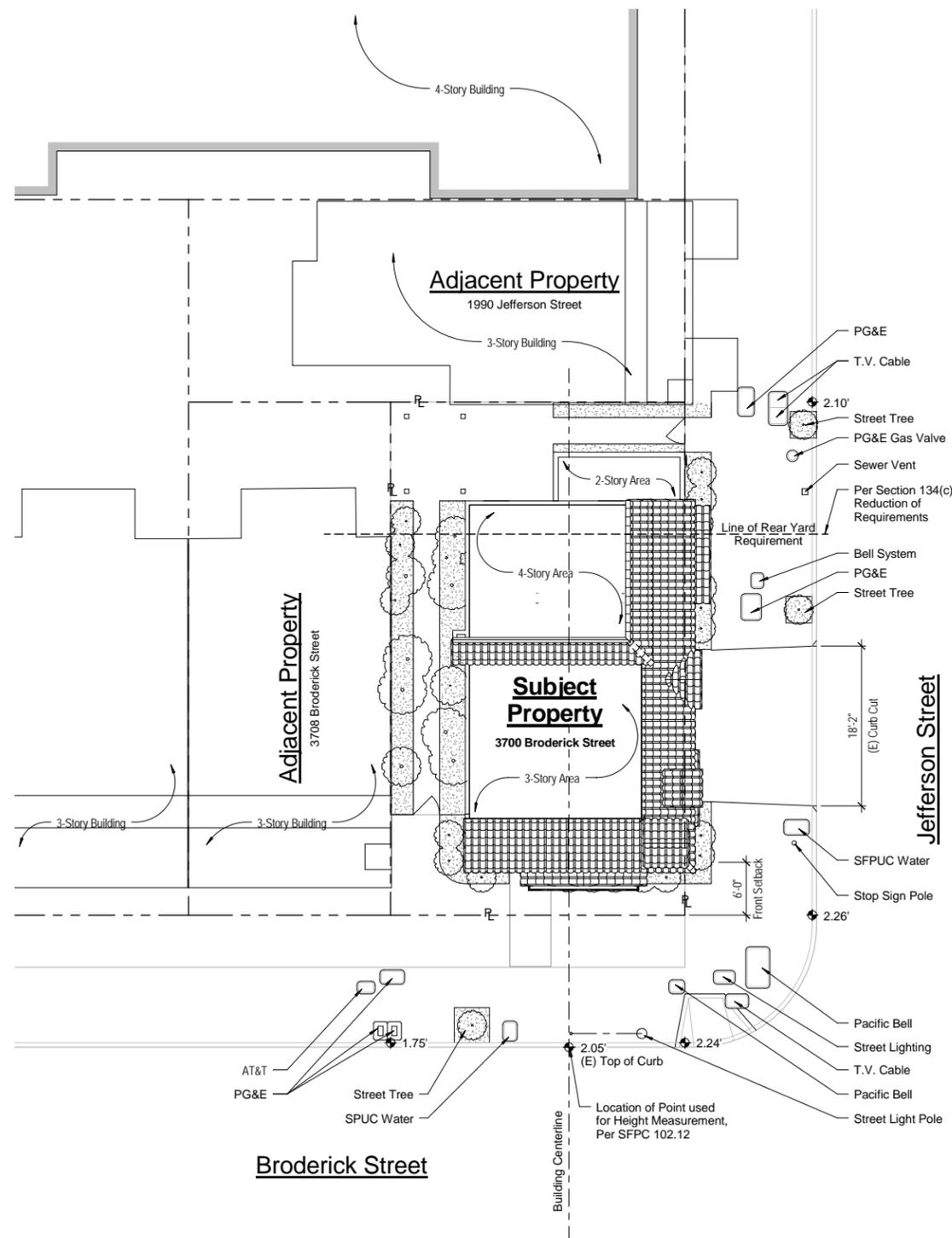
GENERAL NOTES

SHEET NOTES

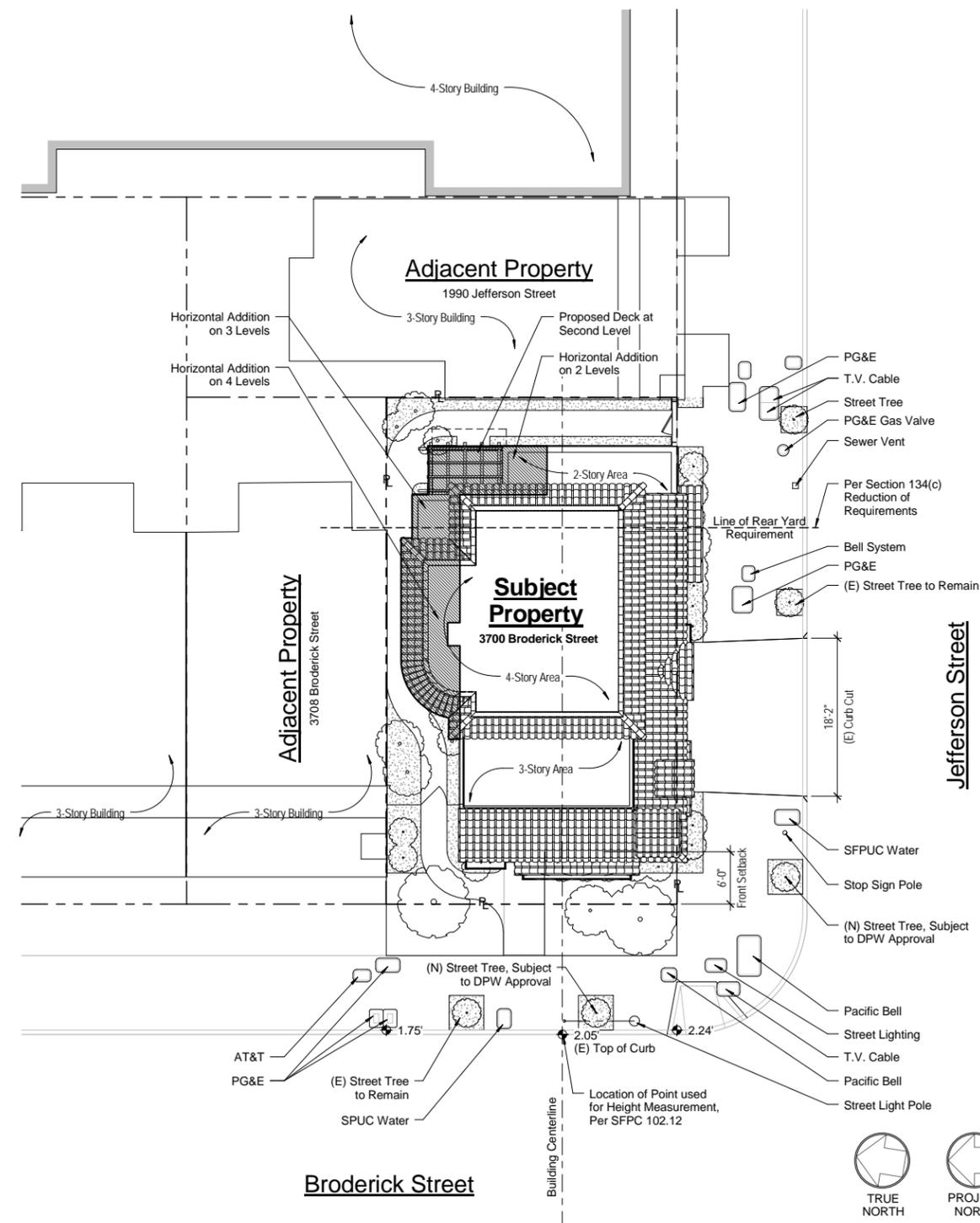
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Existing Site Plan
 SCALE: 1/8" = 1'-0"



Proposed Site Plan
 SCALE: 1/8" = 1'-0"

Date & Issue

3700 Broderick Street
 File:
 Job #: 1206
 Drawn By: Author
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Existing & Proposed Site Plans

A1.1



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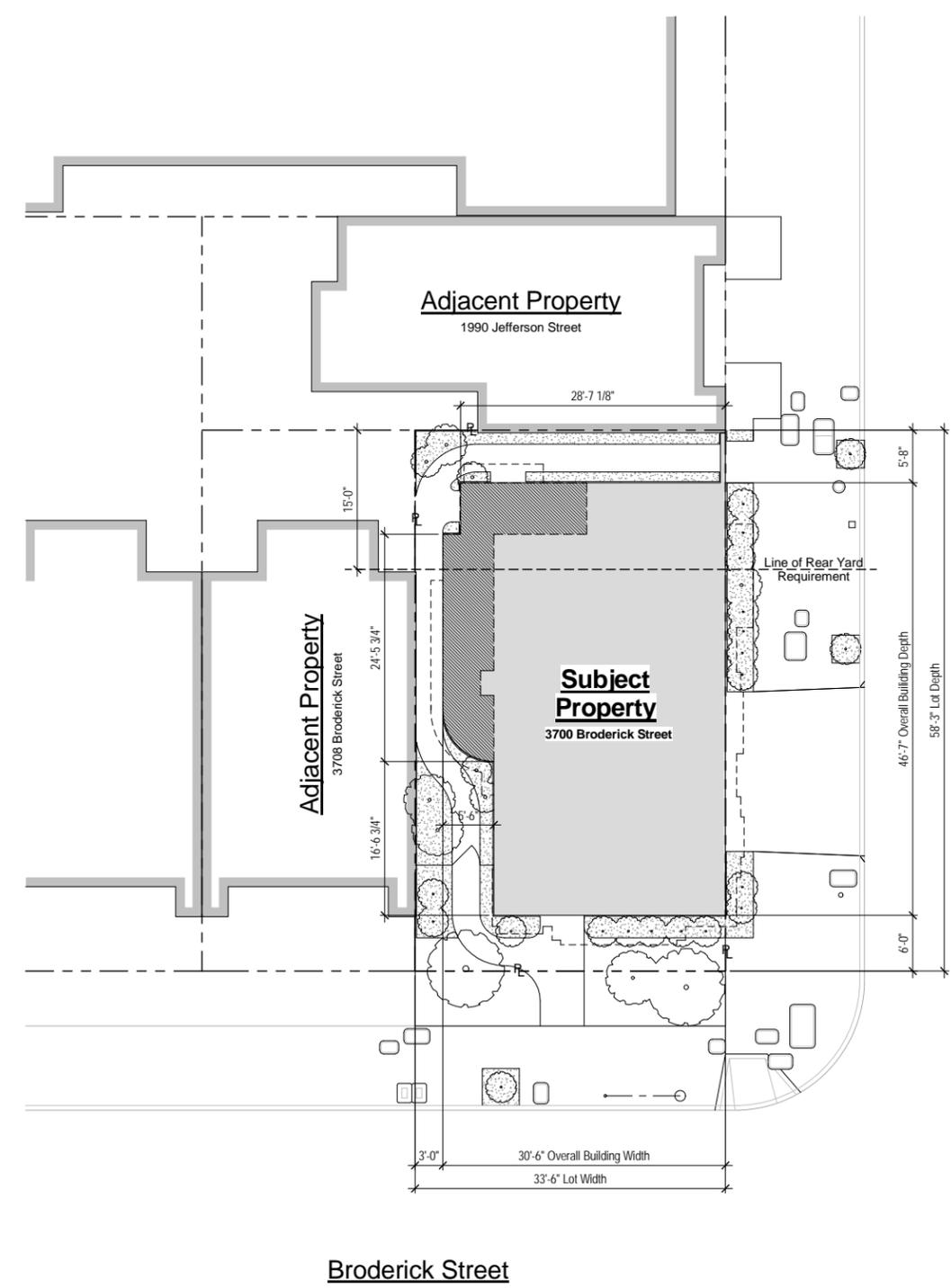
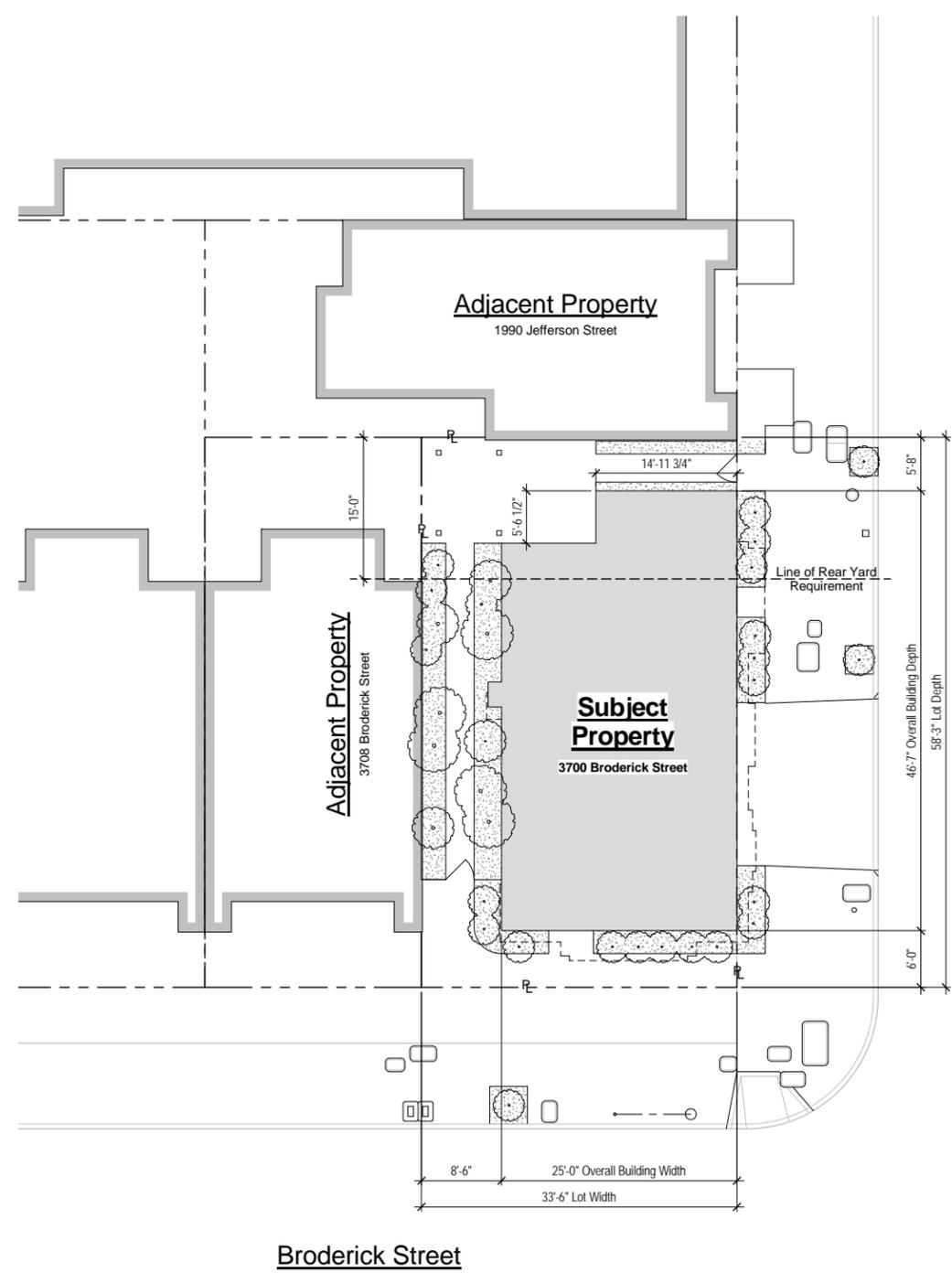
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Date & Issue

3700 Broderick Street
 File:
 Job #: 1206
 Drawn By: Author
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Existing & Proposed Site Plans

A1.2





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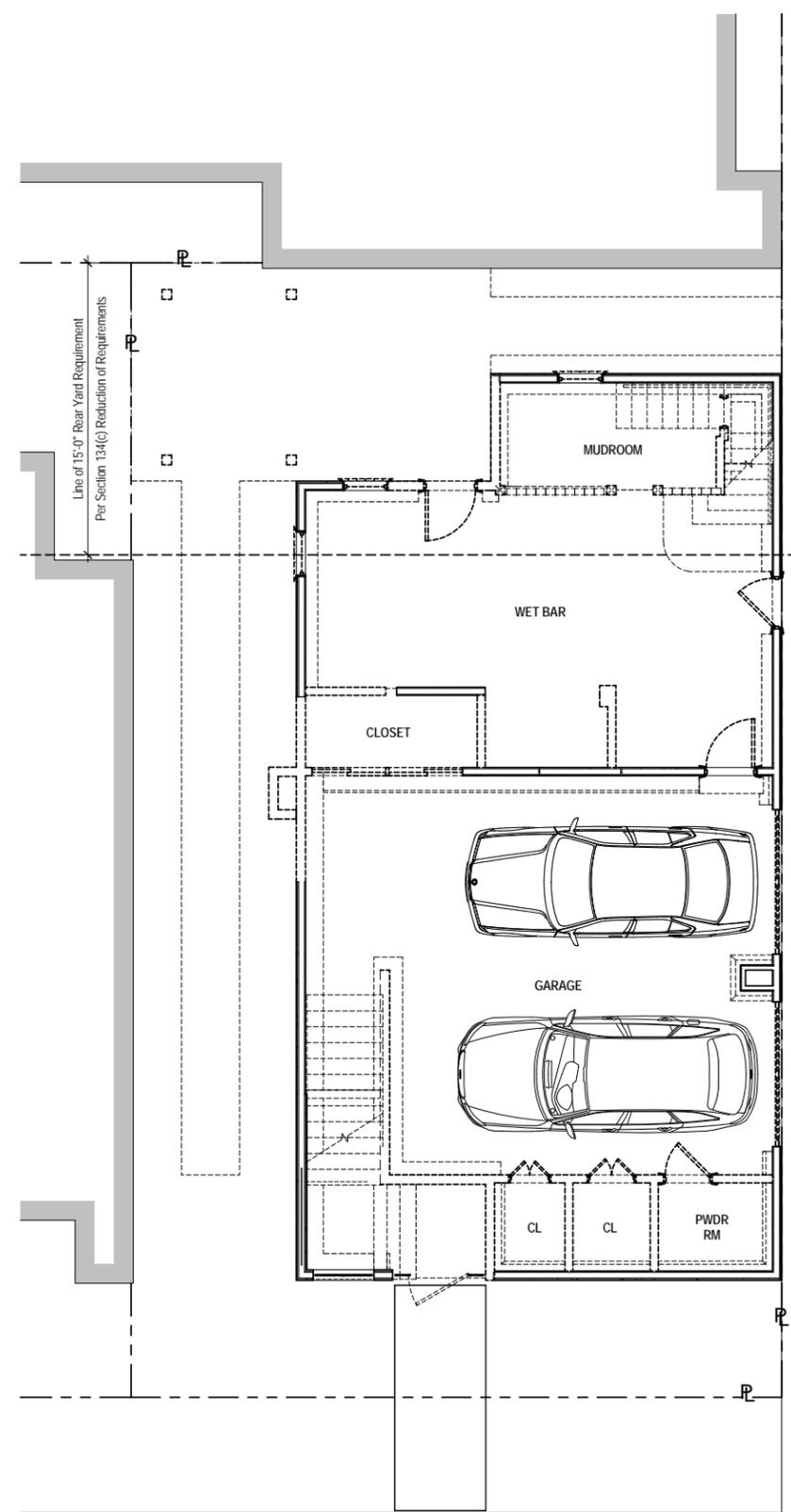
Date & Issue

3700 Broderick Street

File: _____
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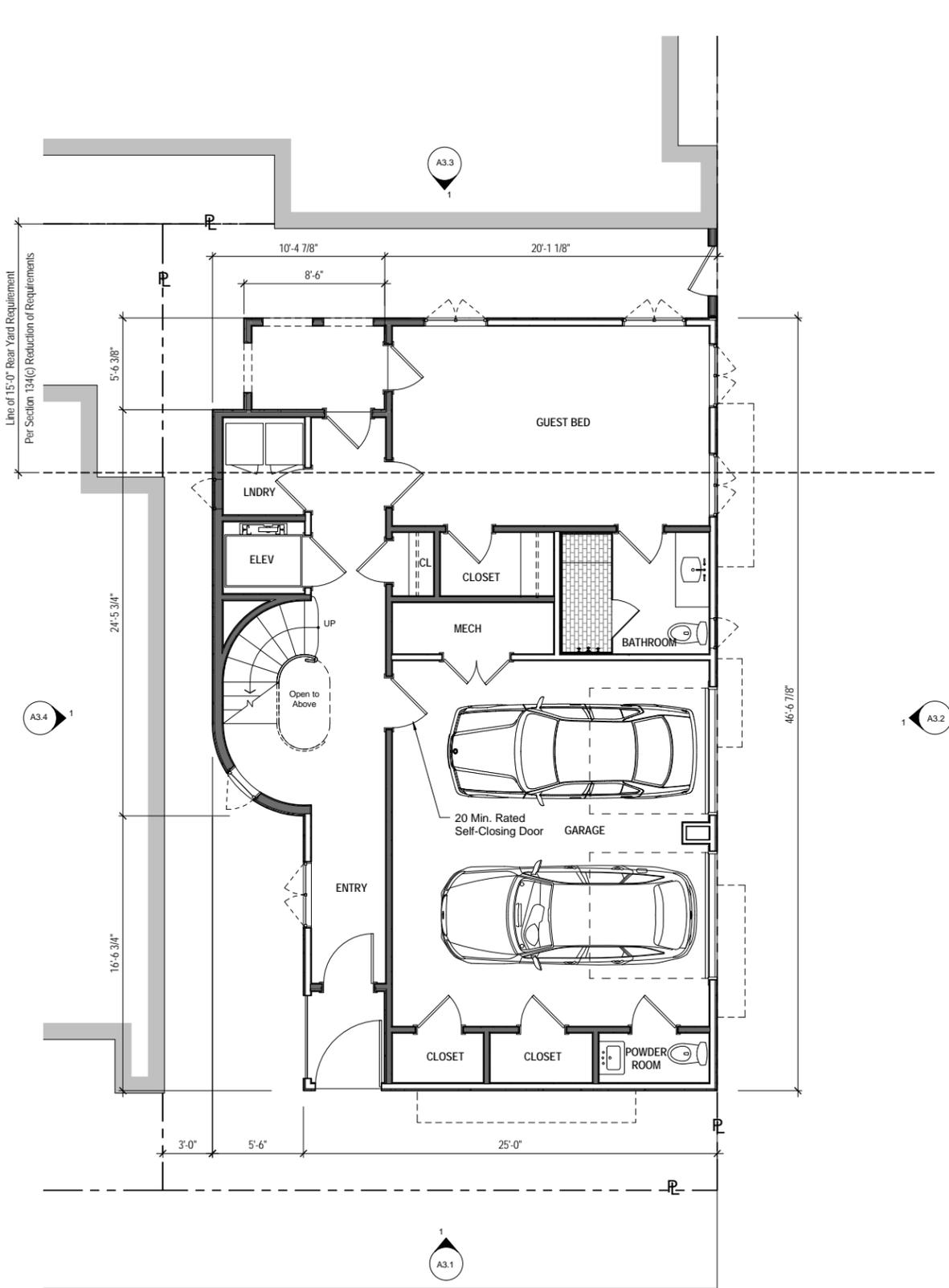
Existing & Proposed
 Ground Floor Plans

A2.1



Ground Floor Demolition Plan
 SCALE: 1/4" = 1'-0"

2



Wall Opening Calculations at North Elevation

Ground Floor:	
Wall Area (3' - 5' from Property Line)	234 SF
Total Area of Openings (3' - 5' from Property Line)	17 SF
Total Percentage	7 %

Proposed Ground Floor Plan
 SCALE: 1/4" = 1'-0"



1



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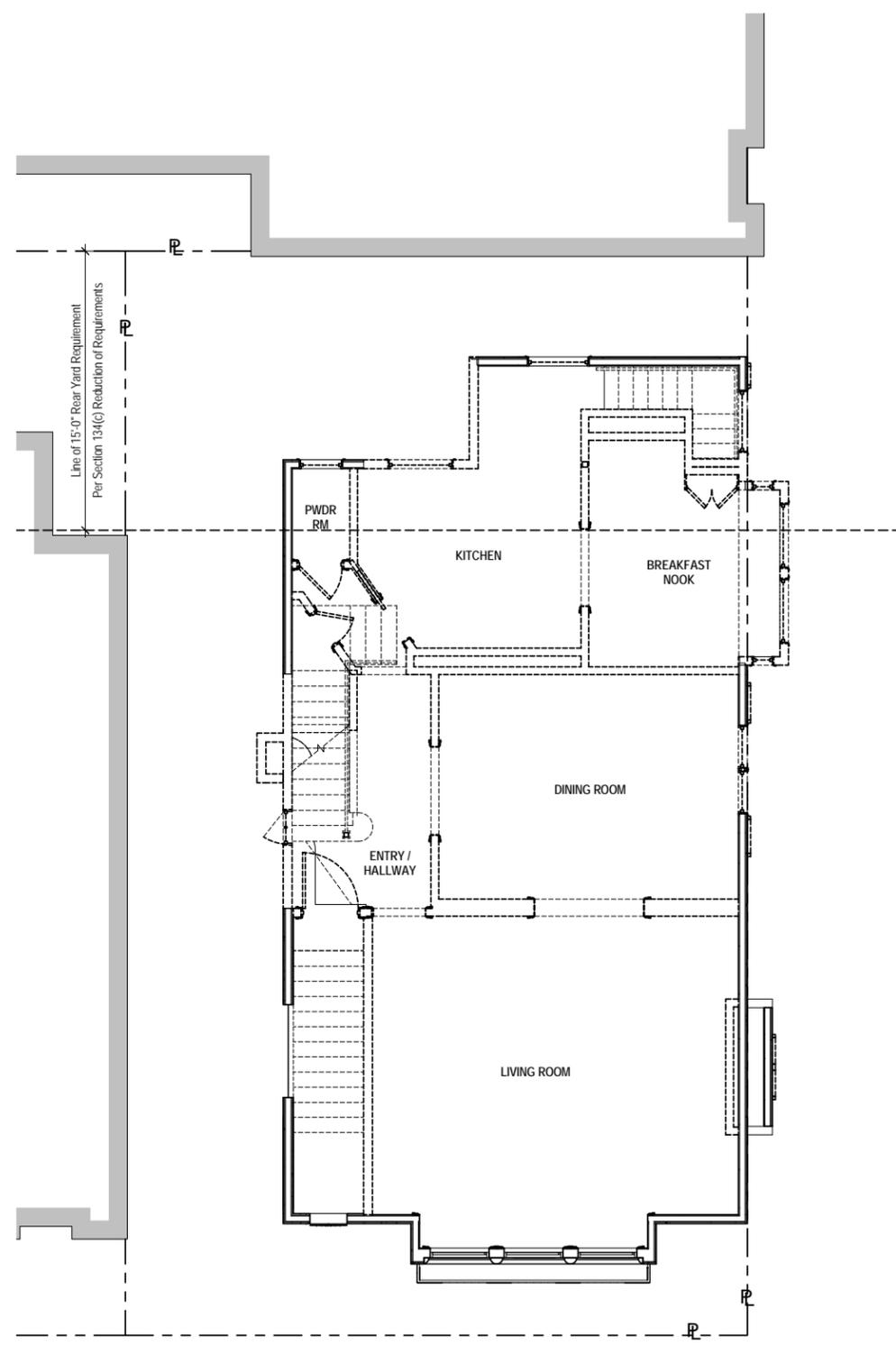
Date & Issue

3700 Broderick Street

File: _____
 Job #: 1206
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 Scale: 1/4" = 1'-0"

Existing & Proposed
 Second Floor Plans

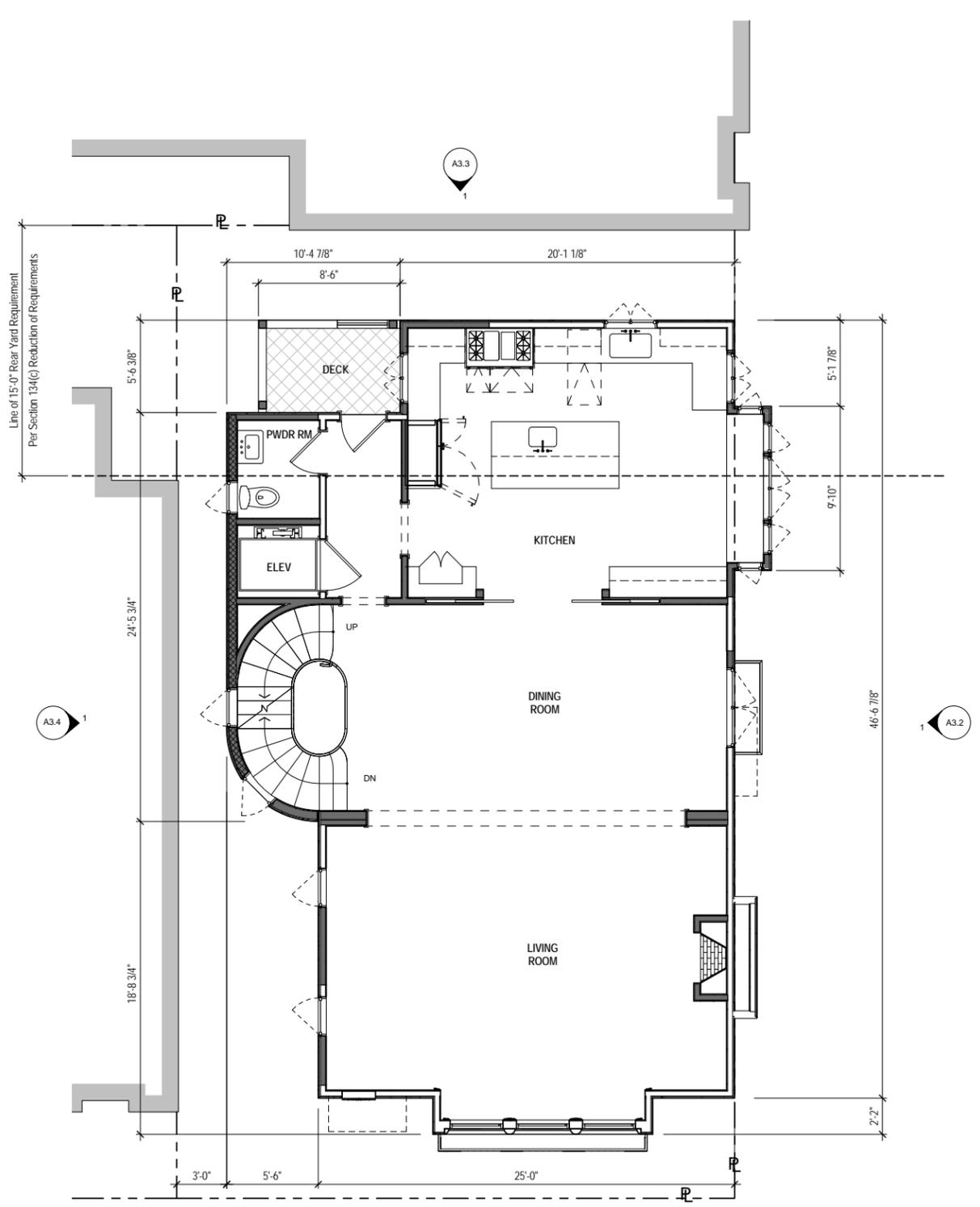
A2.2



Second Floor Demolition Plan

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

2



Wall Opening Calculations at North Elevation

Second Floor:	
Wall Area (3' - 5' from Property Line)	229 SF
Total Area of Openings (3' - 5' from Property Line)	22 SF
Total Percentage	10%

Proposed Second Floor Plan

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



1



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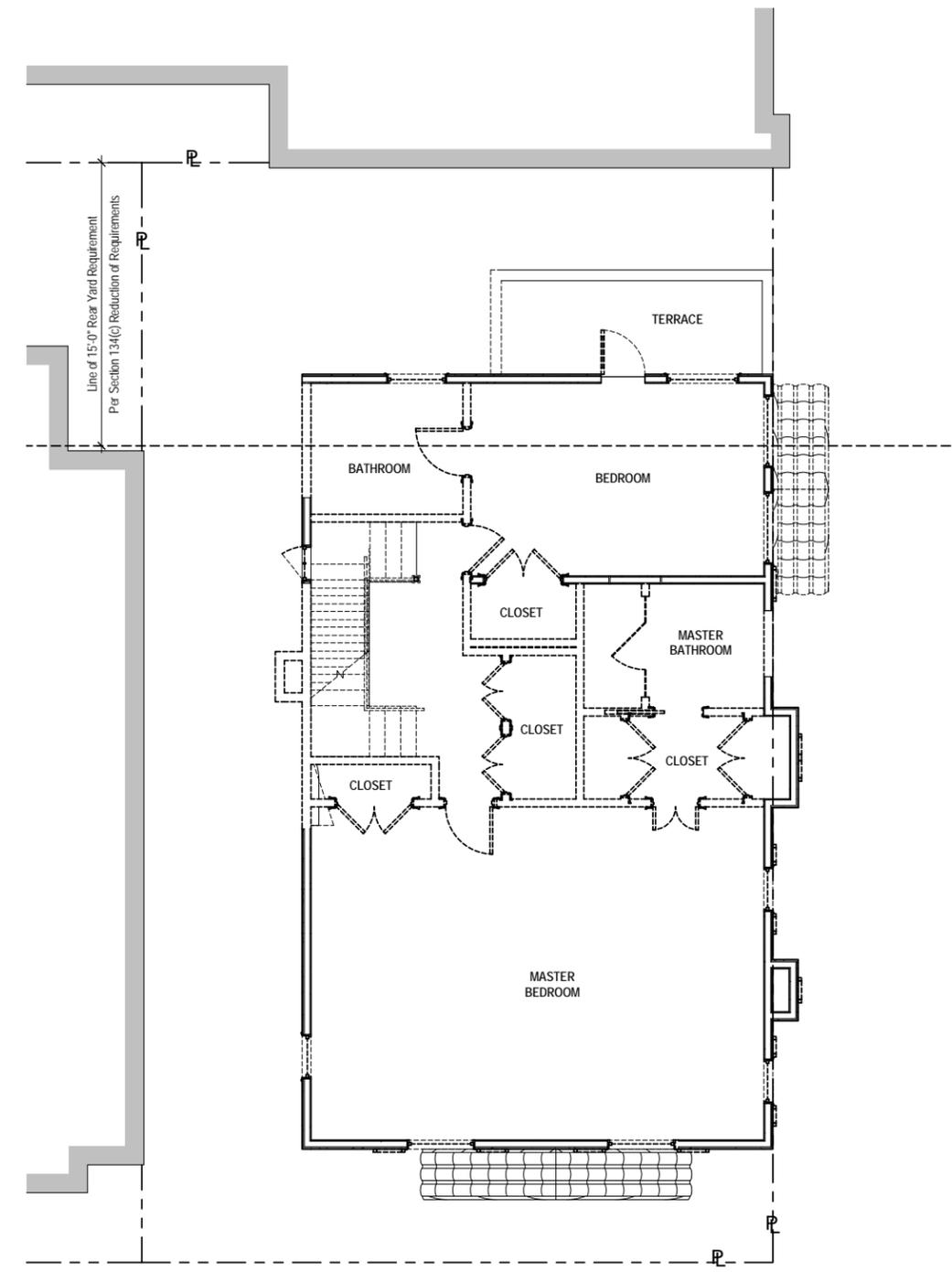
3700 Broderick St.
 San Francisco
 California 94123

Date & Issue

3700 Broderick Street
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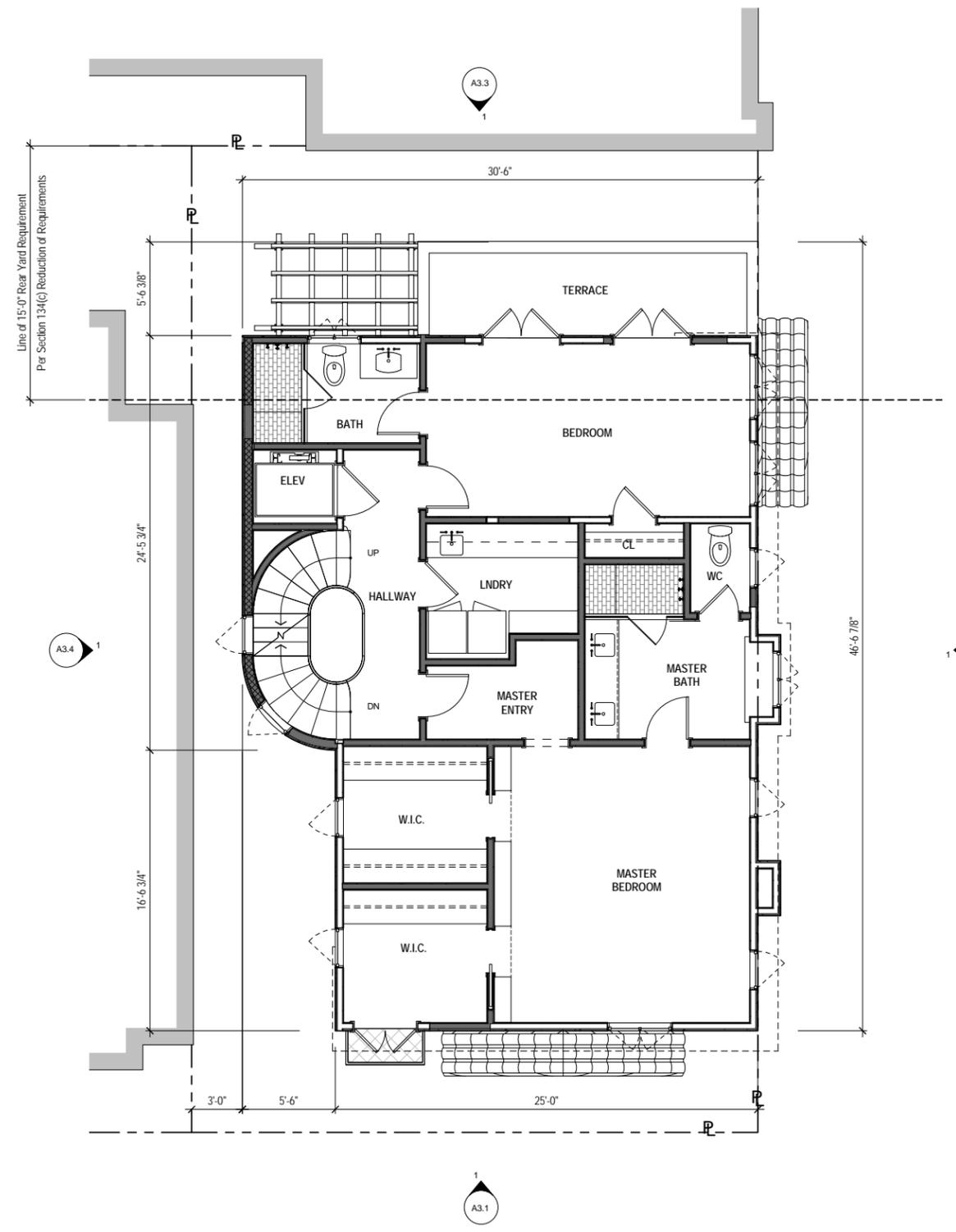
Existing & Proposed Third Floor Plans

A2.3



A2.3.2 Third Floor Demolition Plan
 SCALE: 1/4" = 1'-0"

2



Wall Opening Calculations at North Elevation

Third Floor:	
Wall Area (3' - 5' from Property Line)	221 SF
Total Area of Openings (3' - 5' from Property Line)	16 SF
Total Percentage	7 %

Proposed Third Floor Plan
 SCALE: 1/4" = 1'-0"



1



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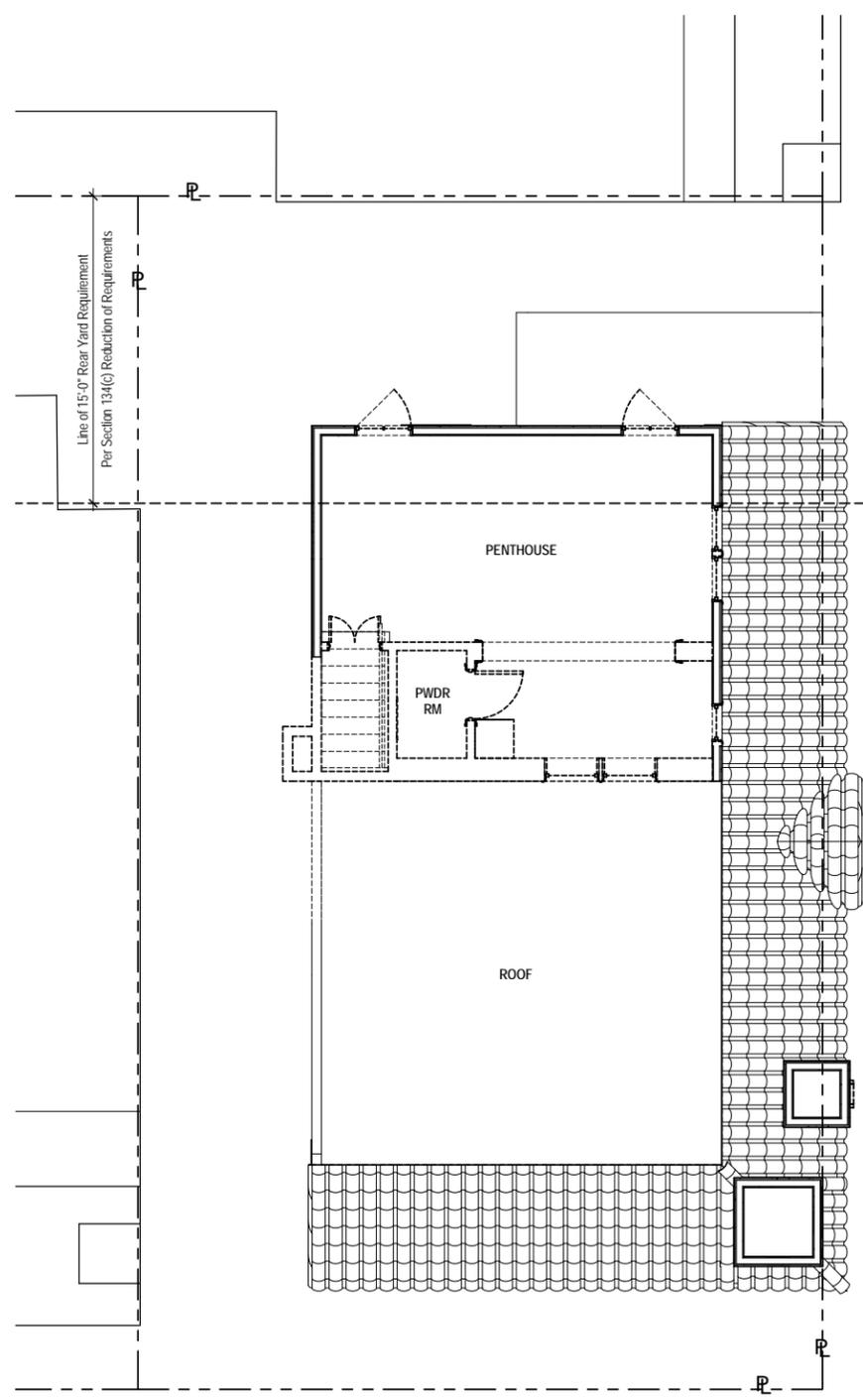
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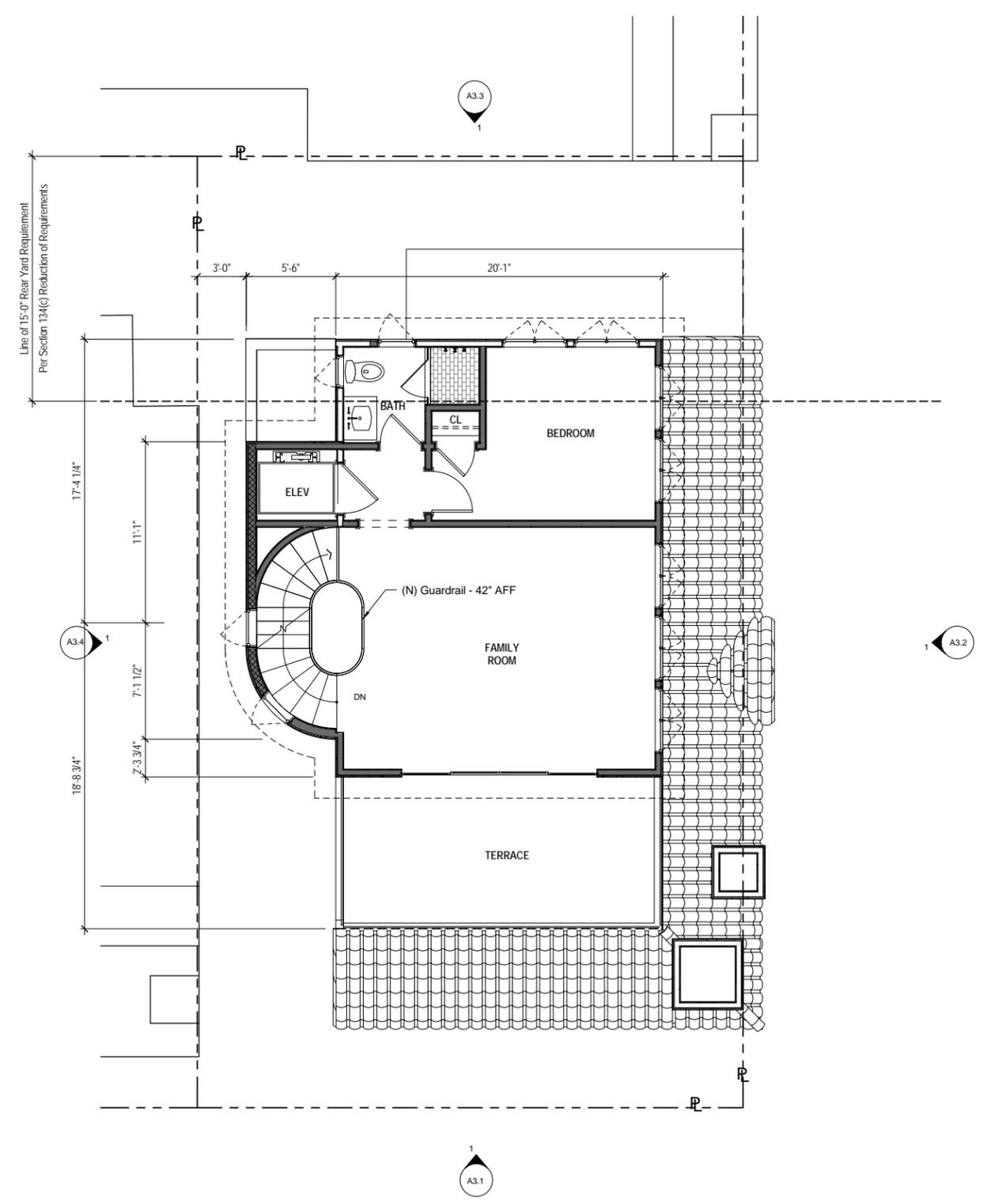
Existing & Proposed
 Fourth Floor Plans

A2.4



Roof Demolition Plan
 SCALE: 1/4" = 1'-0"

2



Wall Opening Calculations at North Elevation

Fourth Floor:	
Wall Area (3' - 5' from Property Line)	167 SF
Total Area of Openings (3' - 5' from Property Line)	17 SF
Total Percentage	10 %

Proposed Fourth Floor Plan
 SCALE: 1/4" = 1'-0"

1





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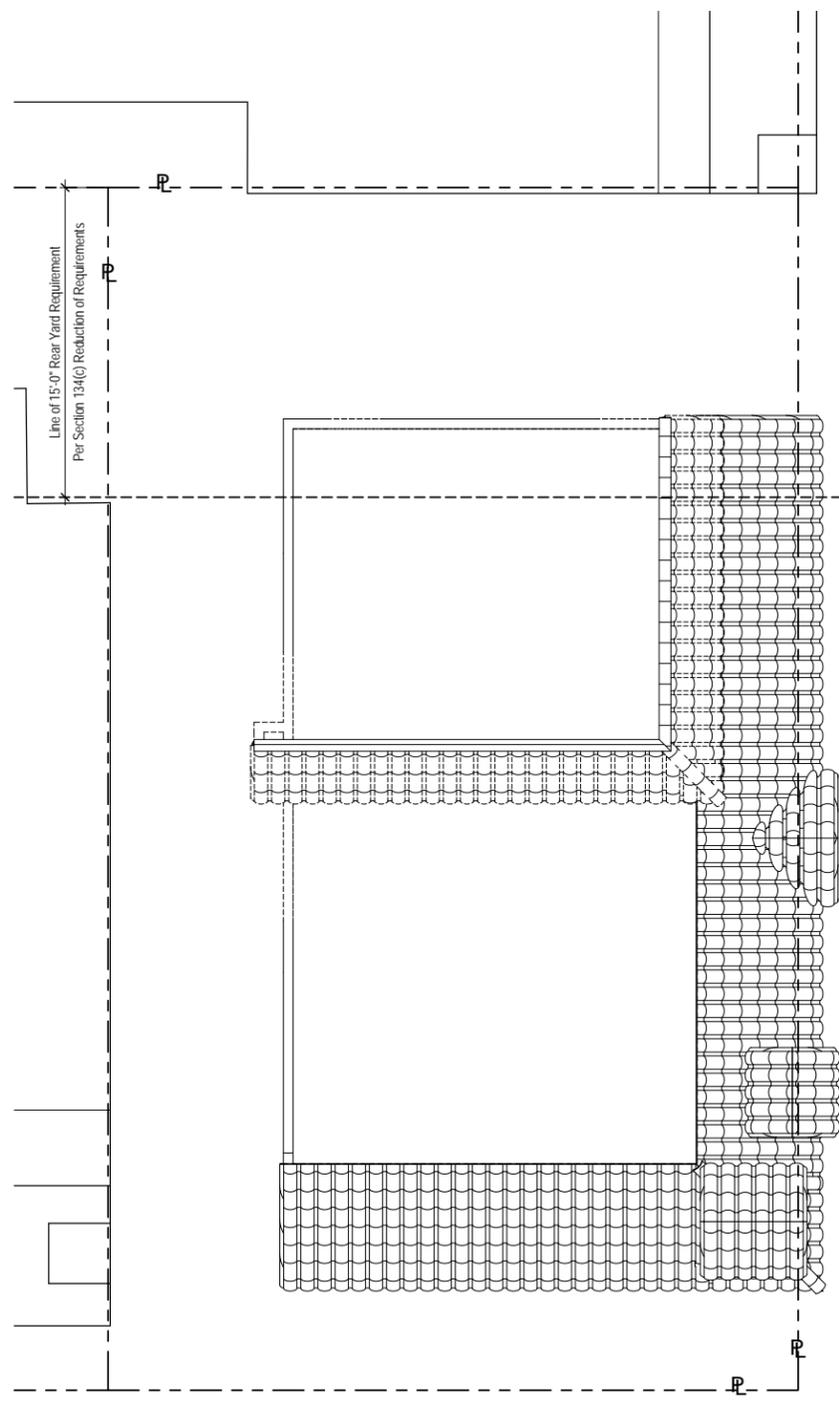
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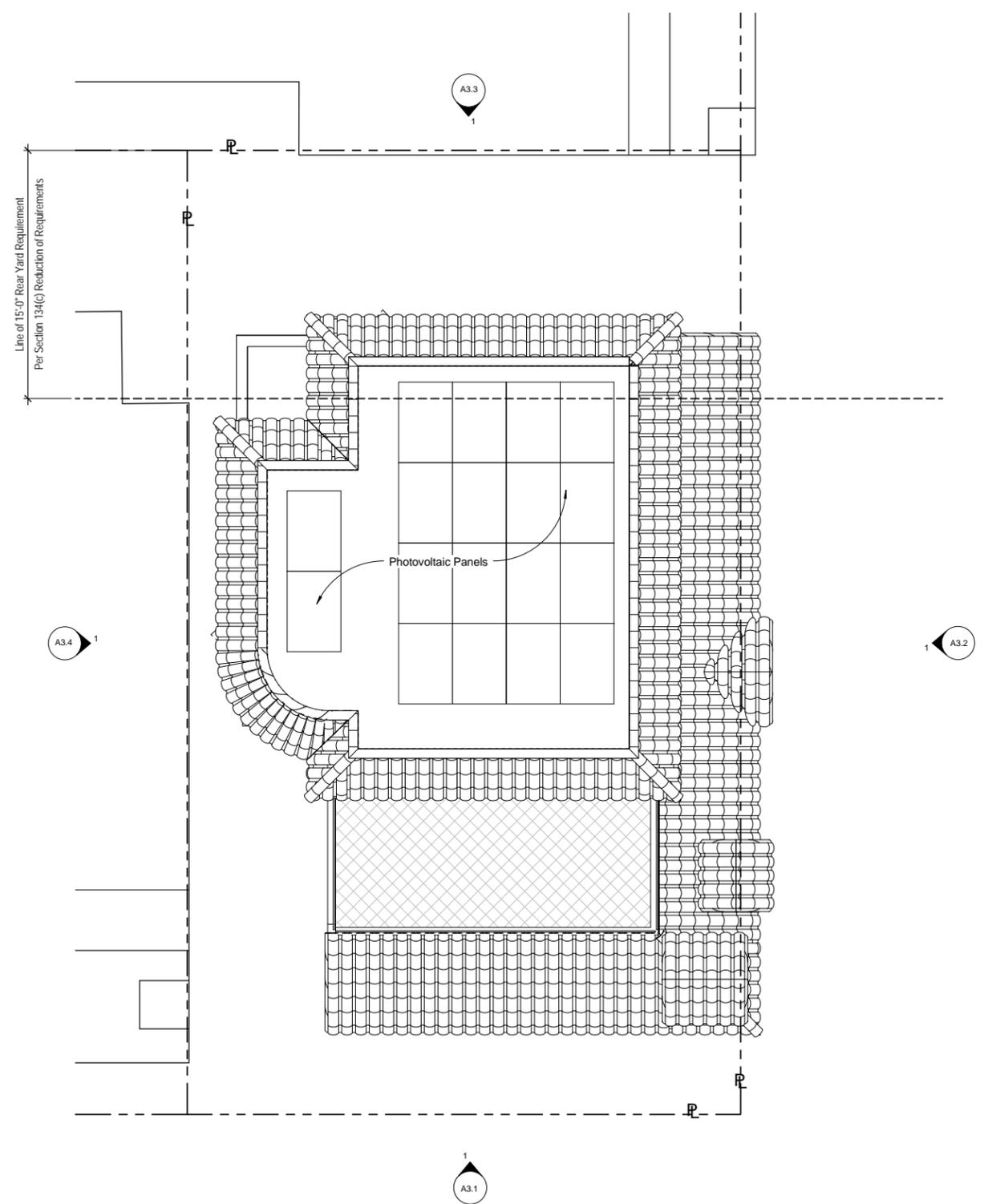
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Existing & Proposed
Roof Plans

A2.5



A2.5.2 Roof Demolition Plan
SCALE: 1/4" = 1'-0"



Proposed Roof Plan
SCALE: 1/4" = 1'-0"



SHEET NOTES

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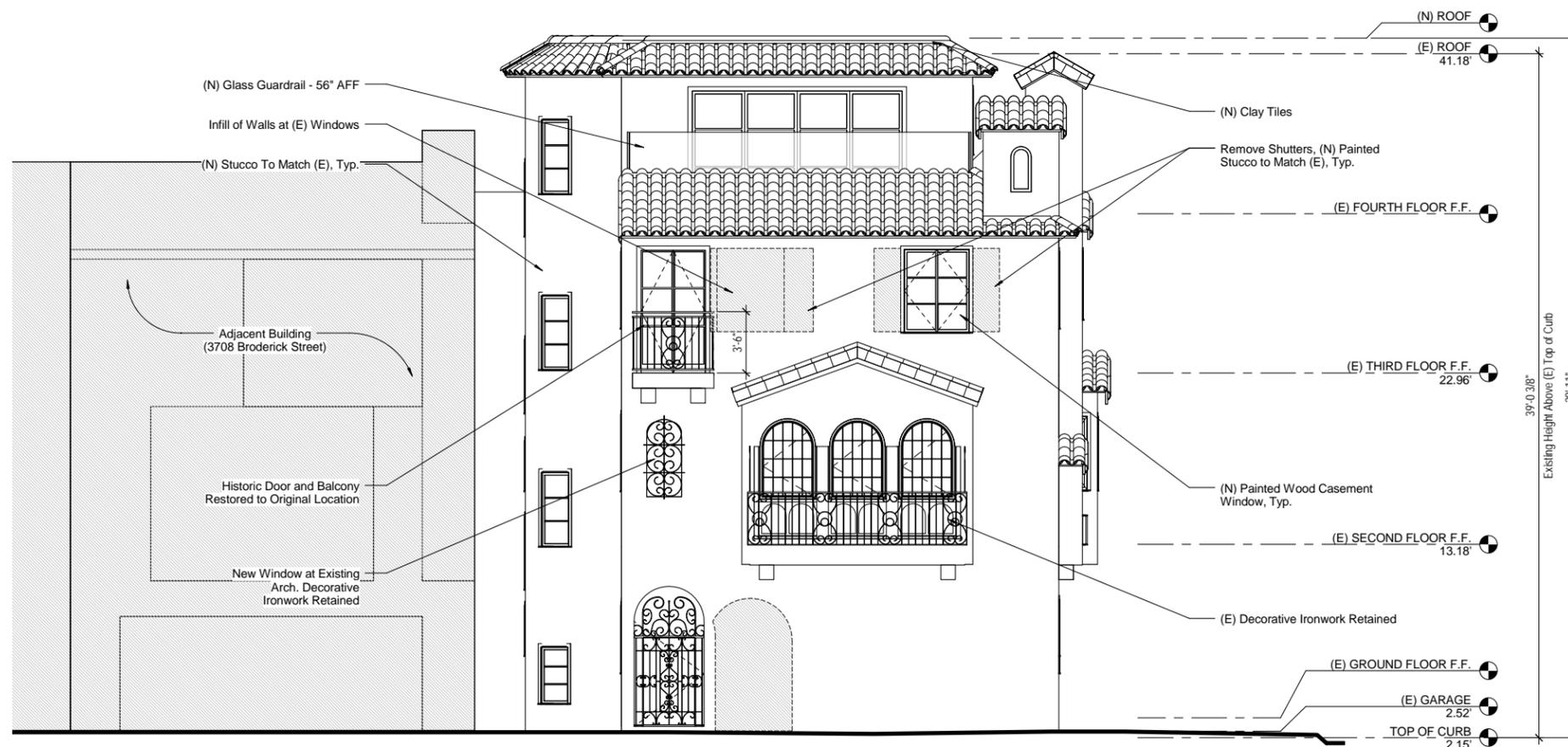
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Existing West Elevation

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

2



Proposed West Elevation

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

1

GENERAL NOTES

- SEE SHEET A1.1 FOR LOCATION OF POINT USED FOR HEIGHT MEASUREMENT PER SFPC 102.12

Date & Issue

3700 Broderick Street

File:
 Job #: 1206
 Drawn By: bM/MH
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 Scale: 1/4" = 1'-0"
 0 1 2 4 8

**Existing & Proposed
 West Elevations**

A3.1

SHEET NOTES



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Date & Issue

GENERAL NOTES

- SEE SHEET A1.1 FOR LOCATION OF POINT USED FOR HEIGHT MEASUREMENT PER SFPC 102.12

3700 Broderick Street

File:
Job #: 1206
Drawn By: Author
DO NOT SCALE DRAWINGS

Scale: 1/4" = 1'-0"
0 1 2 4 8

Existing & Proposed
South Elevations

A3.2



Existing South Elevation

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

2



Proposed South Elevation

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

1

SHEET NOTES



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Date & Issue

GENERAL NOTES

- SEE SHEET A1.1 FOR LOCATION OF POINT USED FOR HEIGHT MEASUREMENT PER SFPC 102.12

3700 Broderick Street

File: _____

Job #: 1206

Drawn By: bM/MH

DO NOT SCALE DRAWINGS

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



Existing & Proposed East Elevations

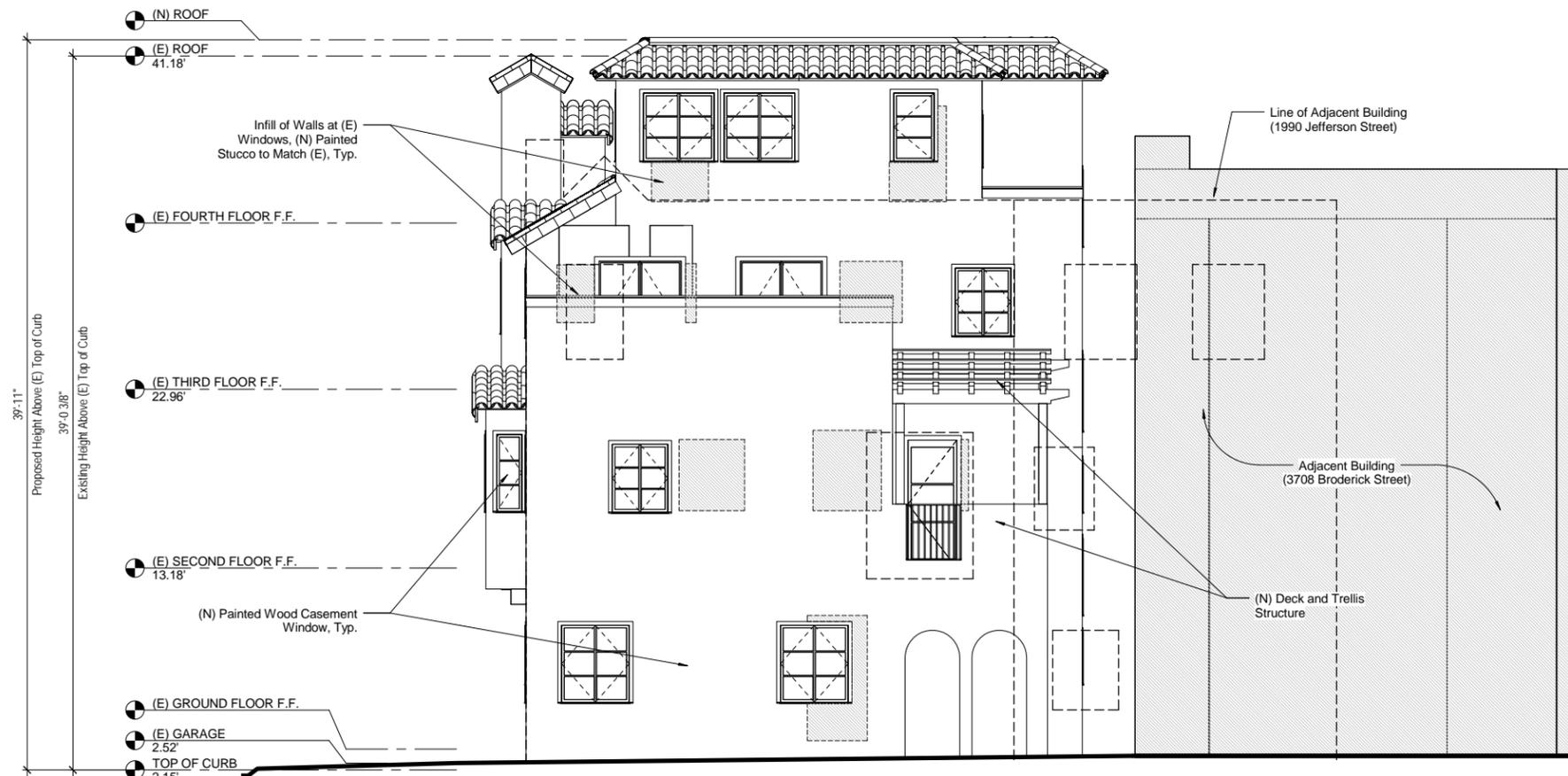
A3.3



Existing East Elevation

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

2



Proposed East Elevation

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

1

SHEET NOTES

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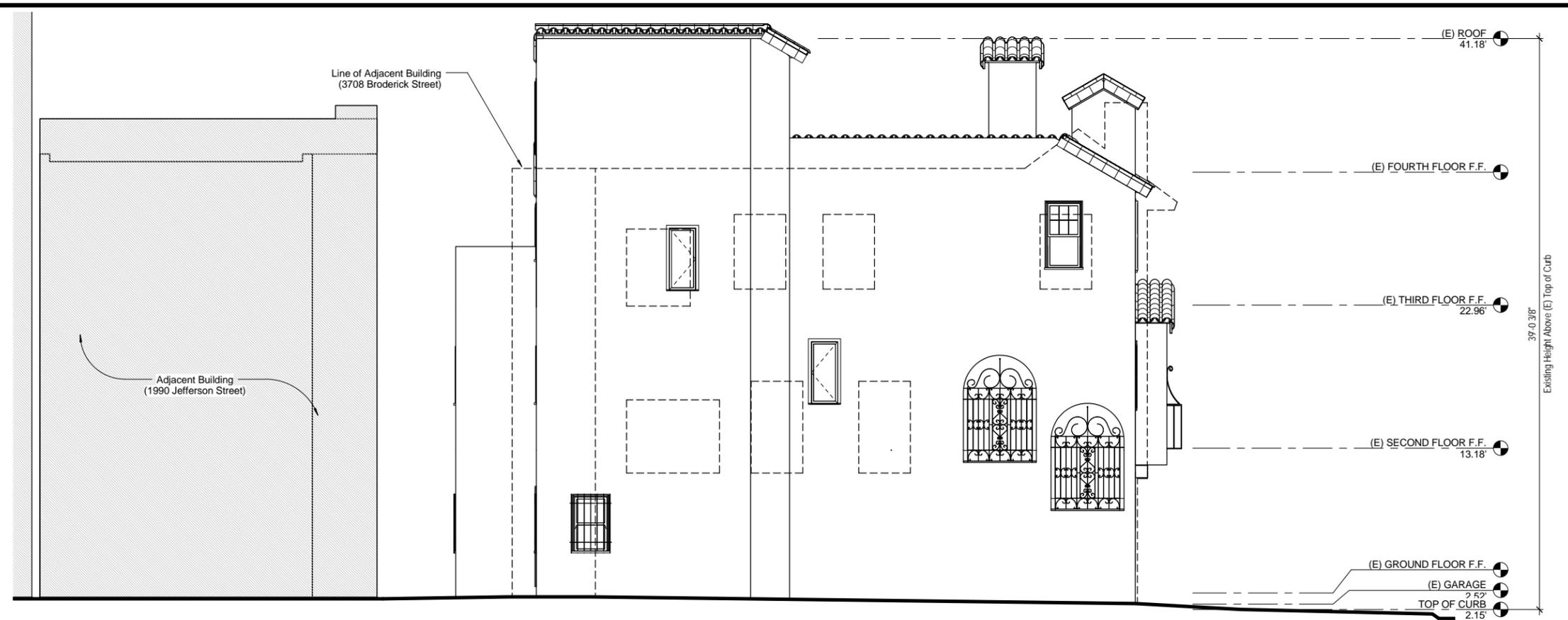
GENERAL NOTES

- SEE SHEET A1.1 FOR LOCATION OF POINT USED FOR HEIGHT MEASUREMENT PER SFGPC 102.12

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 File:
 Job #: 1206
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Existing & Proposed
 North Elevations

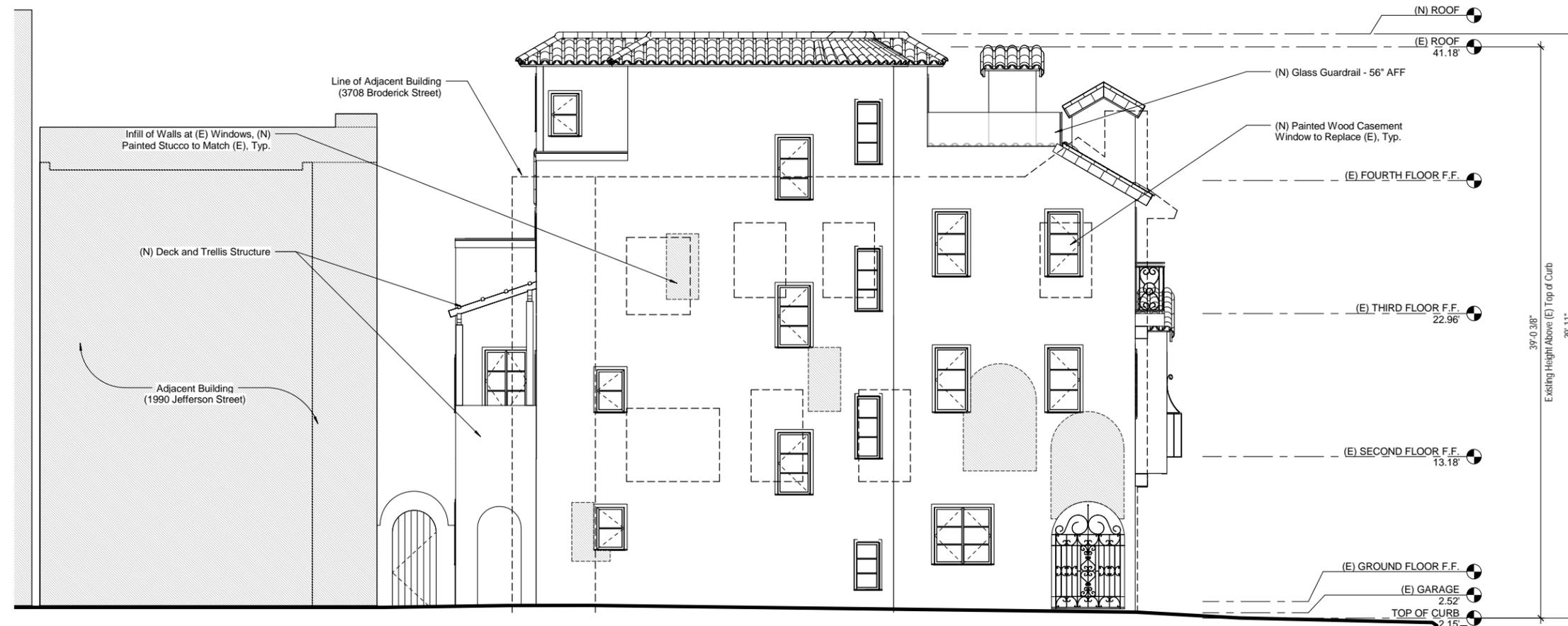
A3.4



Existing North Elevation

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

2



Proposed North Elevation

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

1