



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: OCTOBER 25, 2012

Date: October 18, 2012
Case No.: 2012.1051DDD
Project Address: 125 CROWN TERRACE
Permit Application: 2011.10.06.6315
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 2719B/003
Project Sponsor: Drake Gardner
Zone Design Development
10 Carlile Drive
Novato, CA 94945
Staff Contact: Michael Smith – (415) 558.6322
michael.e.smith@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to construct a vertical and horizontal addition to an existing single-family residence that would almost encompass the building and significantly alter its appearance. The project would add approximately 2,862 square-feet of habitable area to the building and two off-street parking spaces. The proposed building would have four levels of occupancy, three of which would be located below Crown Terrace.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on the east side of Crown Terrace between Pemberton Place and Raccoon Drive in the Twin Peaks neighborhood. The site is an irregularly shaped through lot measuring approximately 3,700 square-feet with approximately 55-feet of frontage on Crown Terrace and approximately 47-feet of frontage on Graystone Terrace. The subject property is developed with a two-story, single-family dwelling, that measures approximately 1,400 square-feet of habitable area and was constructed in 1941.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located on a curvilinear street that follows the contours of the hillside. The properties on the west side of the street slope up from the street and are generally taller at the street wall. The properties on the east side of the street slope down from the street and are generally one-story at the street and multiple-stories at the rear. The subject property and the properties to its north are within a RH-1 zoning district. The properties to the south of the subject property are within a RM-1 zoning district which permits much greater residential density. The pattern of development within the immediate neighborhood reflects the convergence of these two zoning districts. The adjacent property north of the subject property (DR requestor, Brenda Yost) is developed with a single-family dwelling that

was constructed in 1999. The adjacent property to the south is a developed with a nine-unit, apartment building that has approximately 7,420 square-feet of habitable area. Within this context, the subject property is somewhat unique because it is a larger than average sized lot within the neighborhood and it abuts a large apartment building to one side and a single-family residence on the other side.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	July 10, 2012 – August 9, 2012	August 9, 2012	October 25, 2012	77 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 15, 2012	October 15, 2012	10 days
Mailed Notice	10 days	October 15, 2012	October 12, 2012	13 days

PUBLIC COMMENT

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

The DR requestors are all abutting property owners. The Department has received correspondence from several other neighbors on Crown Terrace who are opposed to the project because they feel it is too big for the neighborhood.

DR REQUESTOR

1. Terry Woods, owner of 110 Crown Terrace, located across the street from the subject property.
2. Ramona Albright, owner and occupant of 120 Graystone Terrace, the adjacent property to the south of the subject property.
3. Brenda Yost, owner and occupant of 115 Crown Terrace, the adjacent property to the north of the subject property.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Applications*.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

After the filing of the DR applications the RDT reviewed the project again in light of the concerns raised by the neighbors. RDT determined that the project was not exceptional or extraordinary because the proposed building would be only minimally taller than the other residential building on the east side of Crown Terrace and would still appear as a single-story building. RDT further concluded that the size of the proposed building is an appropriate transition to the single-family dwellings north of the site, that privacy would not be unusually disrupted by the proposed decks on the south side of the property, and the project will not significantly block light to 115 Crown Terrace because both buildings have a side setback to provide light and air to side windows.

Although the project constitutes a major alteration to the building it has been determined not to be tantamount to demolition pursuant to Section 317 of the Planning Code.

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.

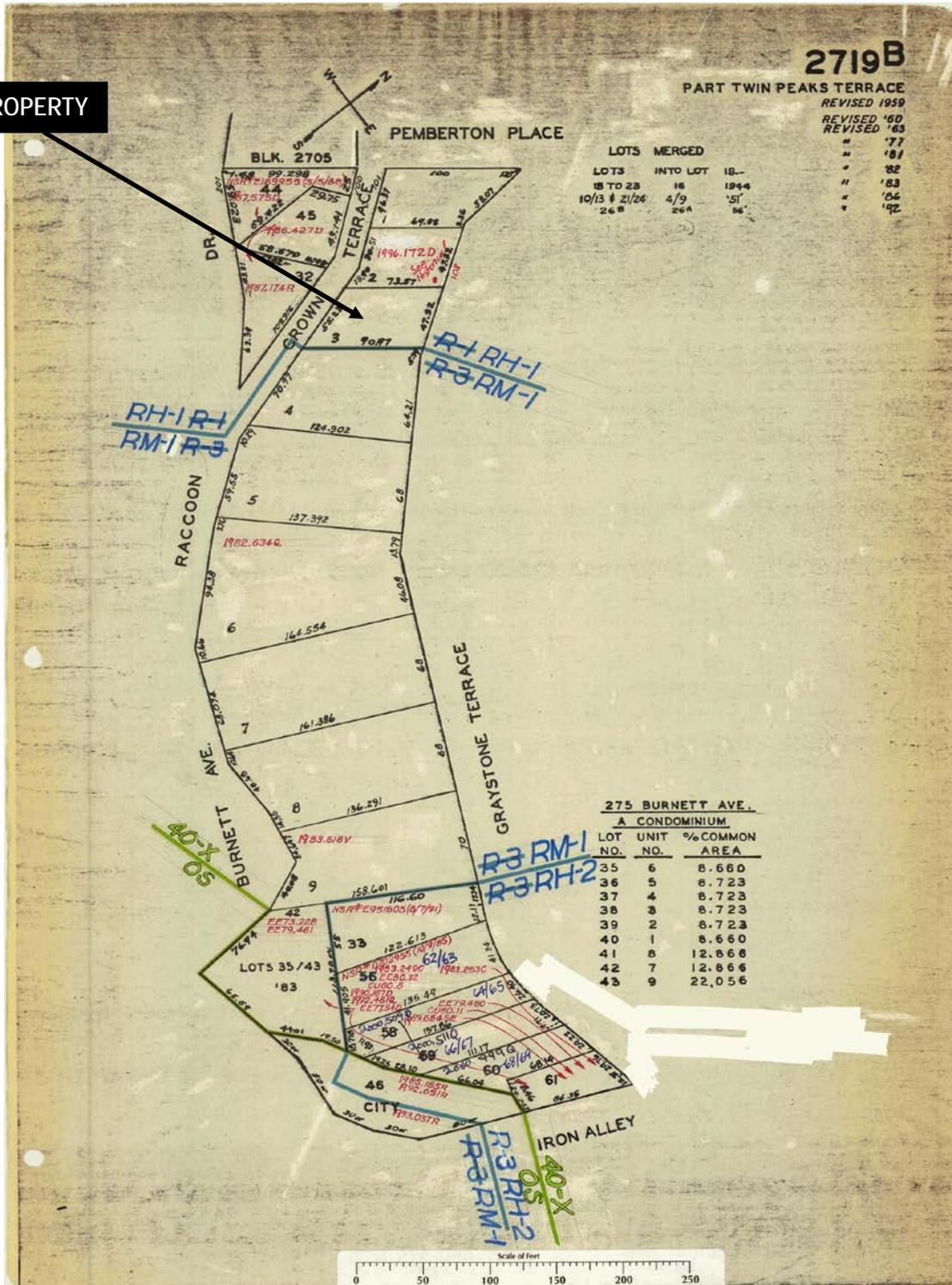
RECOMMENDATION:	Do not take DR and approve project as proposed
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Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Section 311 Notice
- Environmental Determination
- DR Applications
- Context Photographs
- Renderings
- Reduced Plans
- Response to DR Application
- Addendum to DR Applications

Parcel Map

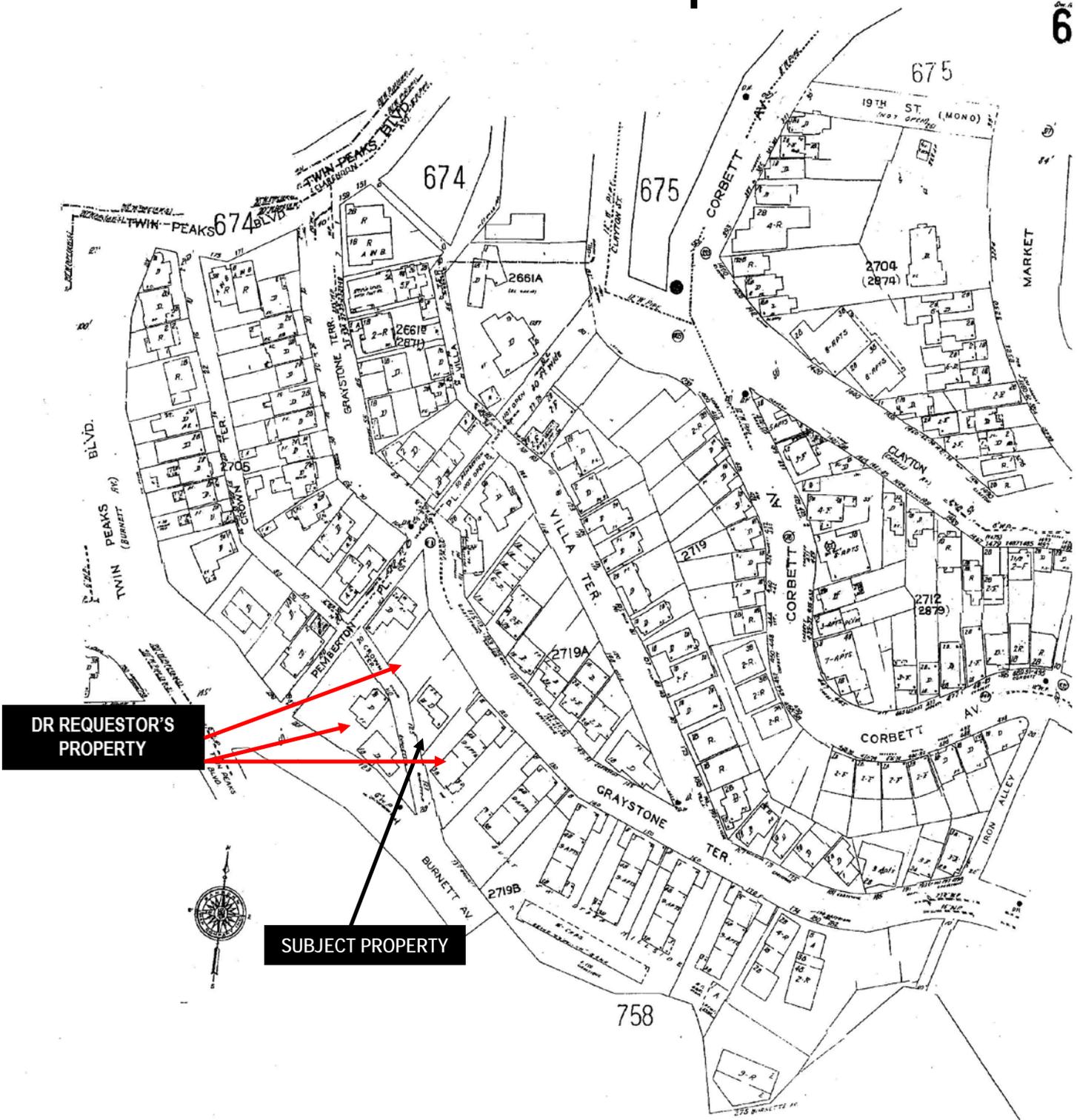
SUBJECT PROPERTY



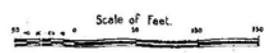
Discretionary Review Hearing
Case Number 2012.1051DDD
125 Crown Terrace

Sanborn Map*

6



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



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Discretionary Review Hearing
Case Number 2012.1051DDD
125 Crown Terrace

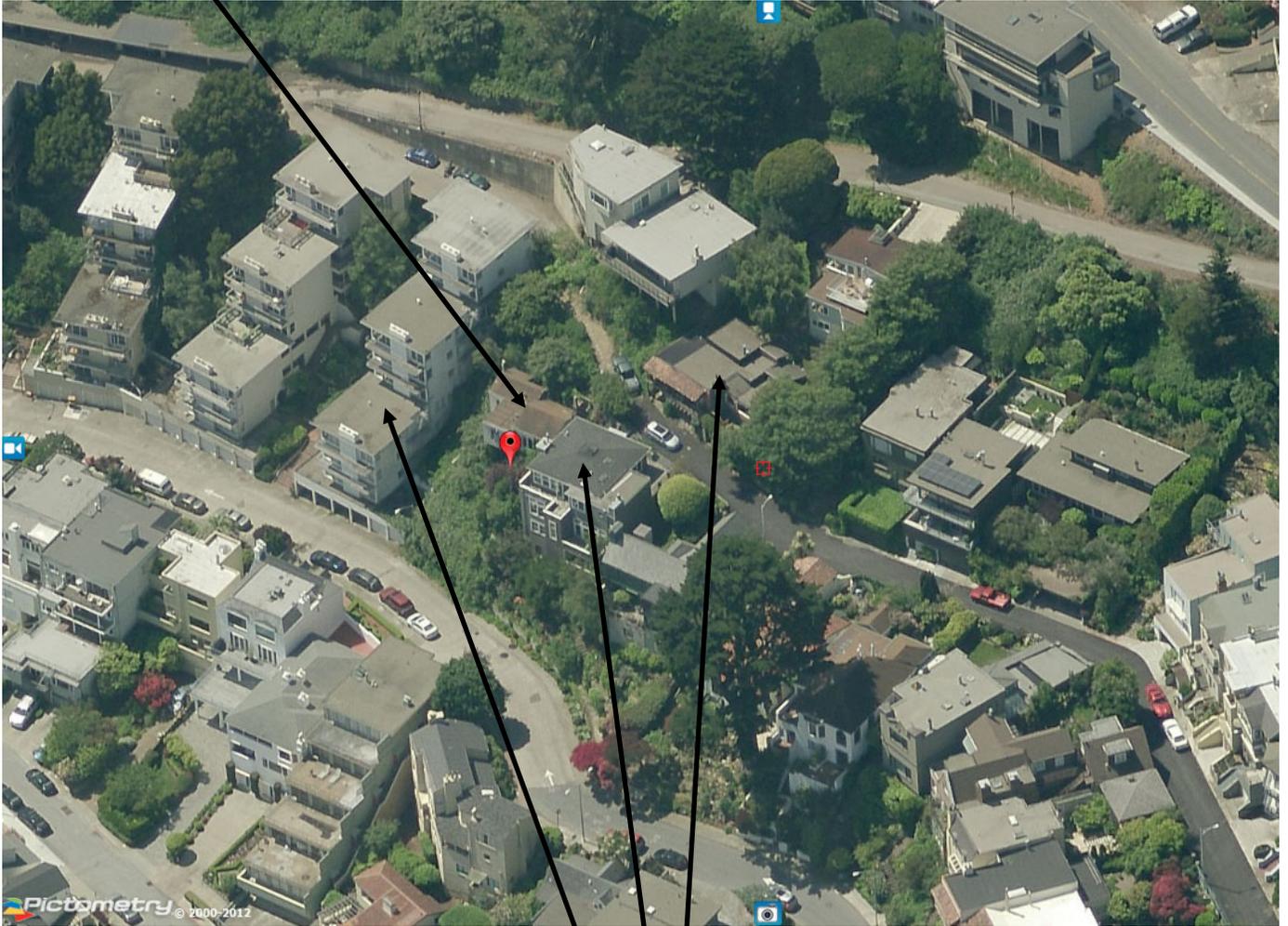
Aerial Photo



Discretionary Review Hearing
Case Number 2012.1051DDD
125 Crown Terrace

Aerial Photo

SUBJECT PROPERTY



DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2012.1051DDD
125 Crown Terrace

Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2012.1051DDD
125 Crown Terrace



**SAN FRANCISCO
PLANNING DEPARTMENT**

Date received:
RECEIVED

NOV 25 2009

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

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

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

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

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

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

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

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

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

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

Signed (owner or agent): 
(For Staff Use Only) Case No. 2009.08706

Date: 11/26/2009
Address: 125 Crown Terrace
Block/Lot: 2719B/003

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner LUKE O'BRIEN Telephone No. 415 648 1200
Address 4153 24TH ST. Fax No. 415 648 1213
SAN FRANCISCO CA 94114 Email lobrien@mobrei.com
Project Contact SAME AS ABOVE Telephone No. _____
Company MOBREI Fax No. _____
Address _____ Email _____

Site Information

Site Address(es): 125 CROWN TERRACE
Nearest Cross Street(s) TWIN PEAKS
Block(s)/Lot(s) 2719B 003 Zoning District(s) RH-1
Site Square Footage 3700 Height/Bulk District 40X
Present or previous site use RESIDENTIAL
Community Plan Area (if any) _____

Project Description - please check all that apply

- Addition
- Change of use
- Zoning change
- New construction
- Alteration
- Demolition
- Lot split/subdivision or lot line adjustment
- Other (describe) _____ Estimated Cost _____

Describe proposed use RESIDENTIAL

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

NEW SINGLE FAMILY HOME

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

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

PART 4 – PROJECT SUMMARY TABLE

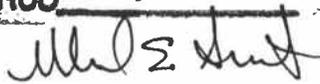
If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	878	878		4019
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	878	878	3141	4019
Dwelling units	1			1
Hotel rooms				
Parking spaces	0		2	2
Loading spaces				
Number of buildings	1		1	1
Height of building(s)				
Number of stories	1		3	4

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

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

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
 CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1

 3-25-2010



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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

MEA Planner: Brett Bollinger
Project Address: 125 Crown Terrace
Block/Lot: 2719B/003
Case No.: 2009.0870E
Date of Review: March 12, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT Demolition Alteration New Construction

PROJECT DESCRIPTION

The proposal is to demolish the existing one-story over basement single-family dwelling and construct a four-story over garage single-family dwelling that fronts on Graystone Terrace.

PRE-EXISTING HISTORIC RATING / SURVEY

Assessor’s records indicate that 125 Crown Terrace was constructed in 1941 but archival permit records indicate that a permit was issued in 1938 to construct the building. The building is considered a “Category B” (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department’s California Environmental Quality Act (CEQA) review procedures due to the age of the building (constructed circa 1938) and is over 50 years of age. It is not included on any historic surveys and it is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of Crown Terrace between Raccoon Drive and Pemberton Place in the Twin Peaks neighborhood and within a RH-1 District and a 40-X Height and Bulk District. The neighborhood is not located within a potential or designated historic district. Furthermore, the neighborhood does not appear to be a potential historic district because it is mixed with no predominant era or building style represented and lacks architectural continuity. The neighborhood is also a mix of both single-family and multi-family dwellings. Crown Terrace is a winding narrow street that is developed on a hillside with up sloping lots on the west side of the street and down sloping lots on the east side of the street. The buildings on the up sloping west side of the street tend to be multi-storied at the front. The down sloping lots on the east side of the street contain buildings that are single-story at the front and multi-story at the rear.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register*

Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

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

If Yes; Period of significance:

Notes: 125 Crown Terrace does not appear eligible for listing on the California Register. Below is a brief evaluation of the subject property against the criteria for inclusion on the California Register.

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

Research presented in the report prepared by Kelley & VerPlanck does not indicate that the building is associated with any significant historical events that would make it eligible for listing on the California Register under Criterion 1.

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

Ruben and Elizabeth Burrow were the first owners of 125 Crown Terrace. Mr. Burrow was employed as a printer for the *San Francisco News* and Mrs. Burrow was a musician. Neither Ruben or Elizabeth nor any of the subsequent owners/occupants of the property were found to be important in our local, regional, or national past.

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

Ruben Burrow, the property's first owner of record, is also listed as the builder of record for the building. Mr. Burrow's primary occupation is a printer. He is not a master in the field of architecture. The original designer of the building is unknown. 125 Crown Terrace is a simple vernacular building with wood framed construction and an irregular plan. Cladding is vertical board and batten with clapboard at the lower levels. The main roof is a side gable that runs into a smaller side gable, with a shed roof addition at the rear. The building is located 12 feet below the sidewalk. The building is not the work of a master and does not possess high artistic values.

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

An archeological analysis of the site was not performed.

it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

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

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

Notes: The subject building is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

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

No Resource Present (Go to 6. below)

Historical Resource Present (Continue to 4.)

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

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

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

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

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

Yes No Unable to determine

Notes: There are no off-site historic resources that would be impacted by this project.

Historical Evaluation

125 Crown Terrace
San Francisco, California

January, 2007



TIM KELLEY CONSULTING
2912 DIAMOND STREET #330
SAN FRANCISCO, CA 94131
415.337-5824
tim@timkelleyconsulting.com



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **October 6, 2011**, the Applicant named below filed Building Permit Application No. **2011.10.06.6315** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Drake Gardner, Zone Design Dev.	Project Address:	125 Crown Terrace
Address:	10 Carlile Drive	Cross Streets:	Twin Peaks Boulevard
City, State:	Novato, CA 94945	Assessor's Block /Lot No.:	2719B/003
Telephone:	(415) 408.3403	Zoning/Height Districts:	RH-1 /40-X

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

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

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK (measured at lot centerline).....	19 feet	17 feet
EAST SIDE SETBACK	7 feet	0 feet
WEST SIDE SETBACK	3 feet	No Change
BUILDING DEPTH (measured at lot centerline).....	28 feet, 6 inches	42 feet
REAR YARD (measured at lot centerline).....	36 feet	22 feet, 6 inches
HEIGHT OF BUILDING (measured above the street)	located below street level	14 feet, 3 inches
NUMBER OF STORIES (including basement levels).....	2	4
NUMBER OF DWELLING UNITS	1	No Change
NUMBER OF OFF-STREET PARKING SPACES	0	2

PROJECT DESCRIPTION

The proposal is to majorly alter the building by constructing additions that would almost encompass it. The building would remain a single-family dwelling with four levels of occupancy, three of which would be located below street level. The building would be finished in stucco with a clay tiled roof. The building would have several roof decks at the rear including a deck at grade level. See attached plans.

PLANNER'S NAME: **Michael Smith**

PHONE NUMBER: **(415) 558.6322**

EMAIL: **michael.e.smith@sfgov.org**

DATE OF THIS NOTICE:

EXPIRATION DATE:

7-10-12

8-9-12

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

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

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

BOARD OF APPEALS

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

APPLICATION FOR Discretionary Review Application

1. Owner/Applicant Information

DR APPLICANT'S NAME: <u>Terry Woods</u>		
DR APPLICANT'S ADDRESS: <u>220 Circle Drive Reno, NV</u>	ZIP CODE: <u>89509</u>	TELEPHONE: <u>(775) 324-7289</u>

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: <u>Mel Murphy</u>		
ADDRESS: <u>4153 24th St. San Francisco</u>	ZIP CODE: <u>94114</u>	TELEPHONE: <u>(415) 648-1200</u>

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: <u>terrywoods@sbcglobal.net</u>		

2. Location and Classification

STREET ADDRESS OF PROJECT: <u>125 Crown Terrace "Through street" to Graystone Terrace S.F.</u>		ZIP CODE: <u>94114</u>
CROSS STREETS: <u>Twin Peaks Blvd. Pemberton Place</u>		

ASSESSORS BLOCK/LOT: <u>2719B 1003</u>	LOT DIMENSIONS:	LOT AREA (SQ FT): <u>3,700SF</u>	ZONING DISTRICT: <u>RH-1</u>	HEIGHT/BULK DISTRICT: <u>40-X</u>
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↳ Crown = 55.23' Westside 90.97'
Graystone = 47.32' Eastside 73.57'

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: Rental Property - Affordable Housing - Business Use

Proposed Use: Single Family RH-1

Building Permit Application No. 2011.10.06.6315
Alteration

Date Filed: 8-7-2012

RECEIVED
 AUG 09 2012
 CITY & COUNTY OF S.F.
 PLANNING DEPARTMENT
 PIC

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 checked="" type="checkbox"/>	<input 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.

see attached P. 1

Discretionary Review Request

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

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

See attached P. 2-6

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 P. 6-9

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 P. 10

12.105101

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: Terry Woods

Date: 8-7-2012

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

Terry Woods, owner

Owner / Authorized Agent (circle one)

110 Crown Terrace
San Francisco

Discretionary Review Application Submittal Checklist

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

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

12.10510

Question 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.

Over the last five years or so, we have discussed our requests with City Planners, with the applicant and neighbors, and formal and informal Neighborhood Organizations.

I would like to make clear, that we are not the reason this project has taken so long. We don't know why there are sometimes year long stretches of inactivity, but we have always been anxious to resolve this matter. However, discussions with applicant have proved fruitless. We were actually surprised to see a reduction in height since our last failed discussions, but it is a very small amount.

We are not obstructionists. We just want this "Remodel" to meet the Code and Criteria of the Residential Design Guidelines, for Plans to be accurate, and to have this Remodel "fit into" our Neighborhood Character.

Four Planners over the past 5+ years have asked applicant to make modifications.

Results:

- The front "bridge" Parking Deck was reduced in size, to be no wider than necessary to access the Garage & Front Entrance, and so applicant would not need a Variance.
- Half the front of the 17' wide, Two-car Garage was set back slightly on one side, per Residential Design Guidelines. And Garage Roof was sloped-in on one side.
(Unfortunately this didn't really help reduce the roofline, since there's a large chimney right behind it, that more than covers what the slope opened up).

We have been requesting for five years that they Reduce the Height of the House & Garage.

This is because proposed Remodel would be dramatically higher and larger than the Existing House on this lot, and higher than the surrounding houses.

Results:

- One Foot has been shaved off the Peak of Foyer, but Six Inches has been added to Garage Height.
A net reduction of 6 inches overall.
On the Foyer "Tower": Only the very peak of the Roof has been cut off, leaving the Mass of the House exactly the same Height as before.

*****We have not discussed these latest 311 Notice Plans with the applicant or designer, although we wrote to them about a number of our concerns, we have not received a reply.**

Note:

Applicant will probably say that he has reduced the height of Top Floor Two Feet. This may be so, but the actual house has not been lowered. One foot that was removed at Peak only. Another foot was removed by just raising the floor of Top Level, but then that foot was just added to the Floor below it, so there is still only a One Foot reduction.

12.1051D

Question 2.

What are the reasons for requesting Discretionary Review? The project meets 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.

● **Two Conflicting Surveys are Alarming**

Applicant's Survey is in conflict with the Survey of 115 Crown Terrace, adjacent house.

Applicant's Elevations are 11.5 to 13 feet **higher** in all cases.

115 Crown's Survey is City Planning-approved and on file. This is the survey to which 115 Crown was built.

*115 Crown Terrace's survey show it's Peak height as **EL. 564.5 feet.***

*Applicant's survey shows same height as **EL. 576.6' feet. (12 feet higher)***

This is crucial, because Remodel is already approx. 8 or 9 feet **higher** than adjacent house.

*But if applicant's Survey is **incorrect**, then Remodel is 21 to 22 feet higher*

This is an not an inconsequential difference.

An accurate Survey and figures are essential to accurate Plans.

● **We question Inconsistencies & Discrepancies in Figures & Drawings on Plans:**

Example: Applicant's Current project data says Total Gross Floor Area is 5,285 sq. feet.

But adding each floor, Total Gross Floor Area's add up to 5,395 sq. ft., not 5,285 sq. ft.

Example: Applicant's Survey Elevation of adjacent house at peak (a fixed & unchangeable figure) has

***Now Changed** from EL. 575.5' to 576.5' on current plans (altho on every other set of Plans it's been EL. 575.5')*

- **Measuring from the Wrong Elevation** The Lower Rear-Yard Deck appears to be measured from an incorrect elevation. Calculations should be started from lowest corner of lot...which has always been shown as EL. 510' on their Plans. Calculating using this base figure, their deck is 1.5 to 2.5 ft. too high.

But now they have changed this elevation figure to EL. 511.5' (1.5 feet higher) on current plans.

A fixed Survey Elevation should not change.

The City's General Plan & Priority Policies

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

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

This "remodel" does not preserve the existing housing & neighborhood character which will be explained further under **Residential Design Guidelines** section, next page.

● **Existing & Affordable Housing are Not being Preserved**

At a value of approximately \$750,000 - \$850,000 the "Existing House" on this property is defined as "affordable housing" by Prop M. For 20 years it has been "affordable housing" for renters.

When remodeled, this 854 s.f. house will be increased in size by *over six fold* to well over 5,395 sq. feet (with a 324 sq. ft. Garage, + 926 sq. feet of Decks, it will be a 6,645 sq. foot total structure.)

When completed, the cost of this "Remodel" would no longer qualify as "affordable housing"as it will exceed Prop M's definition of "affordable housing" which is \$1.6 million or less.

#8 That our parks and open space and their access to sunlight and vistas be protected from development. Priority Policies & The Urban Design Element of San Francisco's General Plan, call for the protection and preservation of public views from public streets, particularly expanses of the City, and open space and water.

Currently, outstanding expansive views are seen over the top of the "existing house" at 125 Crown Terrace, while standing on the Public Open Space & Right-of-Way in front of applicants lot. (see photo at right)

But the addition of a Fourth Story Remodel on top of this existing house will block this Public View from the Public Right-of-Way and Open Space.

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



Our Neighborhood Character is: Hillside lots with terraced streets. The Pattern is "Through" lots with houses on each level arranged to provide open space above them, for the houses on the terrace behind them. Houses on *downsloping* lots are set *Low and Below street grade* with the bulk of house being below the hillside where it cannot be seen from above. Houses on *upsloping* lots sit *On or Above* the street.

Remodel is not responsive to overall neighborhood context or existing visual character, not in scale, and would be visually disruptive to the building pattern in this RH-1 neighborhood.

Residential Design Guidelines Sections:

"Design buildings to be responsive to the overall neighborhood context, in order to preserve the existing visual character."

"Ensure that the buildings scale is compatible with surrounding buildings"

"Mixed Visual Character: In these situations, buildings must be designed to be compatible with the scale, patterns and architectural features of surrounding buildings, drawing from elements that are common to the block."

"The buildings on this block may have a variety of building forms and details, however the overall building scale is uniform, helping to define the block's visual character."

"Projects must be responsive to the overall neighborhood context. A sudden change in the building pattern can be visually disruptive".

- The "average" size of houses in this RH-1 neighborhood is 2,468 sq. feet
Remodel project is at least 5,395-6,645 sq. feet.

This is well over *double* the size of "average" RH-1 homes here, *close to double* the size of adjacent house, and *over five times* the size of my house across the street. *Remodel not in scale with surrounding houses.*

- **Houses on this Block are One, Two & Three Stories, Not Four Stories-Plus**

Remodel is not responsive to overall neighborhood context, & disrupts the visual pattern, is not in scale.

- **There are Only Two Houses on This Block Face** These are "Through" Lots between Graystone Terrace & Crown Terrace. **Only Two Houses on this block, face Crown Terrace:**
125 Crown Terrace & 115 Crown Terrace.

So these are the only Two Houses on their Own, Two-House Block Face.

Remodel is incompatible with Scale of 115 Crown Terrace (adj), the only other house on it's Block Face:

115 Crown Terrace is:

- Three Stories
- 3,400 sq. ft. approximately
- 11-12 ft high at curb (14 feet in height)
- Less than One-story presence on Crown Terrace
- Set *low and below* street grade at entrance
- Has a Hip shape Roof on House
- One-Car Garage with a Flat Roof
- Garage is 9'6" high

125 Crown Terrace is:

- Four Stories-Plus, (50-60 feet high structure) *
- 5,395 - 6,645 sq. ft. at least
- **9 ft. to 20 ft. Higher than adjacent 115 Crown Terrace****
- Two-story Height presence on Crown Terrace
- Set *above* Crown Terrace
- Has a Hip-shape Roof on House
- Two-Car Oversize Garage has Gable Roof
- Garage is 12'6" high

* *"Design the height and depth of the building to be compatible with the existing building scale at the street."*

* *"If a proposed building is taller than surrounding buildings, or a new floor is being added to an existing building, it may be necessary to modify the building height or depth to maintain the existing scale at the street."*

- *"It may be necessary to modify the building height or depth to maintain the existing scale at the street"*
Remodel is already 9 feet Higher than adjacent 115 Crown Terrace, and since the Surveys are in conflict, the Remodel could be as much as 21 to 22 feet higher.

● **Height is Too Drastic a Change for Remodel**

Remodel will be equivalent of *Two Stories Higher* than current Existing House on their Lot. Existing house will go from 854 s.f. to at least 5,395-6,645 s.f., *over six times bigger*.

This is too much change in scale for the tiny dead-end of Crown Terrace, which will be overwhelmed by its size. Remodel is adding on Above, Below, in Front and Behind Existing house.

● **Houses on this side of Block are Set Low and Below the Street Level**

The Visual Design Character of this neighborhood is: Houses on the Downslope side of street sit Low, and Below street level, and houses on Upslope side of street sit High and Above it.

Remodel sits High and Above the street, on the "Low & Below Side of Street".

This is not compatible with the **Street Scape** or **Block Face**.

Remodel's height will 'tower' over smaller, older homes here.

● **Great Care is Needed to Keep a Sensitive Relationship between Remodel and Adjacent House**

(115 Crown Terrace). Difference in heights should be a *"gradual step up"* instead of a *"giant step up."* It should be a smooth Visual Transition on the **Block Face**, not a *"sudden change in the building pattern (that) can be visually disruptive."*

● **I will be Looking Up at Remodel's Garage from my Second Story**

My House Roof is at EL. 573.5', and Remodel House Roof is at EL. 584.5'....**11 feet higher**.

Remodel Garage is at EL. 580.5'**7 feet higher** than my Second Floor roof.

And I am on to be on the *High side of the street!* This is not compatible with the **Street Scape** and **Block Face** here.

Also Remodel's 6,645 sq. ft. is not compatible in scale with my 1,220 sq. ft.

My house is just 10-12 feet across the narrow end of street from applicant's lot.

**depending on which Survey is correct

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Residential Design Principles:

"Place the building on it's site so it responds to the topography of the site, its position on the block, and to the placement of surrounding buildings."

"New building and additions to existing buildings cannot disregard or significantly alter the existing topograph of a site. The surrounding context guides the manner in which new structures fit into the streetscape, particularly along slopes and hills."

● **Remodel doesn't respond to the Topography of the Site**

Remodel will be 42' wide on a 45' wide lot, from required Front Setback to required Back Setback. That doesn't leave much of the Natural Topography of the hillside.

● **Remodel doesn't respond to it's Position on the Block, or Placement of Surrounding Buildings:**

This is the last lot on a dead-end street, houses are in very close proximity already, this lot is about 10-12 feet from mine. It is very crowded here, with two houses literally hanging above mine. A 4 Story-Plus Remodel & oversize Two-Car-Garage, very High on this site will "Tower Over" and dwarf older homes that surround it.

"The surrounding context guides the manner in which new structures fit into the streetscape, particularly along slopes and hills."

right:

Streetscape on Crown Terrace, looking toward end of block. Houses on downsloping side of Crown Terrace can barely be seen on the left, Low & Below the street level. Remodel would be a High presence on the Low side of street.



● **Significant Altering of Existing Topography**

The number of stories, the massive bulk and Excavation necessary for a Remodel this size, on a hillside that is laced with underground streams, and on a slide prone "moving" hillside, is dangerous, and the impact of a house this size, on the stability of the hillside & vintage retaining walls, is of extreme concern to neighbors. This is not the site to put the Largest House in the RH-1 neighborhood.

● **Surrounding Context and Topography** Topography is very complicated on this lot, and is not being considered. The hillside slants *steeply down and sideways* from the street at the very point at which the 'projected curb line' goes *uphill*.

Existing house is set 12 to 26.5 feet *below curb*. So "above curb" measurement should not be applied in the normal manner here. To use the "above curb" height of 15 or 16 feet here for Remodel, results in an unusually high House. Remodel is already approx. 9 to 21-22 feet higher* than adjacent house.

The surrounding context and topography are being disregarded, and the scale does not "fit into the streetscape, particularly along slopes and hills" Existing house sits Low and Below street Level, as is the **Block Pattern** here on hillsides.

"New building and additions to existing buildings cannot disregard or significantly alter the existing topograph of a site. The surrounding context guides the manner in which new structures fit into the streetscape, particularly along slopes and hills."

* Depending on which of Conflicting Surveys is correct

"In evaluating a project's compatibility with neighborhood character, the buildings on the same block face are analyzed."

"Existing incompatible or poorly designed buildings on the block face do not free the designer from the obligation to enhance the area through sensitive development."

● **Applicant is Using 127 Crown Court as 'Model' for justifying Remodel's Height & Size**

We have been told: As long as Large Buildings are in the "Vicinity" that this house is "Compatible"

The Residential Design Guidelines say project's compatibility is evaluated *"on the same block"* not in the "Vicinity". The 8-unit Apartment building that applicant's are using for their "model" to justify height & size, is *not on the "same block face"*. Apartment building is on a *different street*, on *Crown Court*, with *different access street*, *different Zoning*, and would no longer be allowed to be built with today's Zoning Restrictions. So how can you use as a "model", a building that would no longer be allowed to be built? Doesn't that defeat the purpose of *current Zoning*?

As for other large buildings in the Vicinity, they are in different Zoning. We think applicant should use as a "model": The only House on his Block Face: 115 Crown Terrace, adjacent.

Question 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:

Terry Woods: Adverse Impact & Effects on 110 Crown Terrace

My house is kitty-corner across Crown Terrace behind applicant's lot. Applicant's Lot and House angle over in front of my house, and his lot is within 10 to 12 feet across the narrow street from me at the end of dead-end Crown Terrace. Looking out of my windows I look "over" the current house on this lot, but this is not about views.

It is about Size & Scale, Loss of Sunlight, Loss of Privacy, the Standards of the Residential Design Guidelines not being met, and Setting a new Precedent (for Height & Size, and number of Stories) that would change our very neighborhood character.



My house: 110 Crown Terrace as seen from driveway of 115 Crown Terrace. You can see 123 Raccoon Drive hanging above my house on Southeast side.

● **My House is just a Small 1935 Cottage**, one floor over the garage I've owned this house for 31 years, and my children grew up here.

Applicant plans to take 125 Crown Terrace, one of the *smallest* houses in this neighborhood (854 s.f.), and "remodel" it into one of the *Largest houses* (a 6,645 sq. ft. structure) in this RH-1 neighborhood. Lot & Remodel will overlap in front of my house, *also one of the smallest houses* in the neighborhood, (1,220 s.f.). I feel, this is "Insensitive Development".

A structure 6,645 sq. ft. does not feel compatible with 1,220 sq. ft.

● **My House is already "Boxed-in" in the Back, and on the Side, by Two extremely High Houses** that are oppressive and take away all privacy on the back deck, and in both bedrooms and both bathrooms.

Of course, this isn't the fault of Applicant, but to have *another* house build up so High in Front of me too, would be devastating to the livability of my house. The only sense of privacy my house has left is the Open Space relief out the front of house. (see photos next page)



My House already has Two Very High Houses, adjacent, towering

above: My house is the lower one, 123 Raccoon Dr. is house above it on side.

right: This photo taken from right outside my back door, shows 201 Raccoon, another house which looms extremely close behind my house.



- **Remodel will also 'Tower' Higher than My Second Story Roof**

My Roof top is at EL. 573.5'. That makes Remodel's Foyer Tower 11 Feet Higher, and Garage 7 ft. Higher than my Rooftop. So I would have Three "towering houses" looming above my house.

To be looking **Up** at Remodel's Garage & Foyer from the *Second Story* of my house is **not** the existing **Block Pattern** or **Streetscape** here. Remodel will **block my Sunlight**, and the only sense of **Open Space relief** that my house has left, which is out the front. It will be **Oppressive**.

- **Remodel will Block what Little Direct Sunlight My House Gets** Applicant's Lot is only 10-12 feet from my house. The height of this Remodel will block almost all morning sunlight to my house. The only direct sunlight my house will receive is *After* it gets over this Tower & Garage, and *Before* it goes *behind* the very High House adjacent to me, 123 Raccoon Drive. And 201 Raccoon behind me blocks the sun the rest of the day. So that leaves very little time for Direct Sunlight to my house.

Height of Remodel's 16.5 foot Foyer, & 12.5 foot Garage, are at the expense of my sunlight, almost the *only* direct sunlight my house has. They could be lower. This greatly affects the livability of my house.

- **Sets a New Precedent that could Ruin Neighborhood Character**

At a Full Four Stories-Plus (50-60 ft) this would set a dangerous precedent for neighborhood house heights. These are One, Two & Three Story Houses in an RH-1 neighborhood. Every house on Crown Terrace could use Remodel's Fourth Floor Height to justify adding another floor to the tops of their houses, blocking the houses behind them, who in turn would have to go higher to see over them.

This hillside neighborhood has a **Pattern** of "Stepped Terraces", to provide open space, light and air for all levels. So the Precedent, and Domino Effect that this extra Fourth Floor Height would set in motion could be very detrimental to our intrinsic Neighborhood Character.

- **Adding Another High "Towering" House on Crown Terrace would be Oppressive to End of Street** 123 Raccoon Drive is already hanging over Crown Terrace. Adding *another Towering* house on the other side of the narrow End of street would create a "tunnel-like" or "canyon wall" feel between these two High houses. Morning & Afternoon Sun would be blocked to the public Open Space and Right-of-Way that is between 123 Raccoon and Remodel. (*photo next page*)



*(far left) 123 Raccoon Drive,
photo from end of Crown Terrace*

*(near left) 123 Raccoon Drive
towers high above, my house below.*

*Remodel would be 11 feet higher
than my Rooftop, and
Garage would be 7 feet higher
than my Rooftop.*

*Remodel would be just behind
where I am standing. Its height
combined with height of 123
Raccoon on the other side of
Open Space could create a
'Tunnel-like' feel, or
'High Canyon Wall' effect
between two very high houses.
Also, Open Space between
these two houses would
not get much direct sunlight.*

- **Remodel is Too High in Front, on a Downsloping Lot where 'Height' is not Needed**

This Remodel *is high* because of its 10', 11', and 16' 6" ceilings, & Four Floors, not because of hillside.

This lot needs development that is sensitive to surrounding Houses that are older and lower.

Since Base of house is 12 to 26.5 feet *below street level*, using the normal "above curb" measurements is deceiving. This is a 50-60 ft. high house in the Back. 15-16 feet "above curb" isn't necessary in front.

The house is totally oriented to the City, out the Back of house, where they will have unobstructed Views.

The front of the house could have a minimal presence on Crown Terrace, as is the **Streetscape** and **Block Pattern**. You basically walk into the Foyer and downstairs to living quarters, so it is difficult to understand the need for a 16'16" Foyer: a room nobody lives in, stays in, but simply walks through. This Height is at the expense of others:

Remodel will "Tower" over adjacent house (115 Crown Terrace) by some 9 to 22 feet, (*depending on which Survey is correct*), and Remodel's many decks, and side-lot-line windows will cause a considerable loss of privacy, and sunlight for Brenda Yost. Remodel will "Tower" over my house by 7 and 11 feet, blocking what little sunlight my house gets, and blocking the only Open Space relief my house has left.

- **Remodel Height Disrupts Block Pattern of Open Space on Crown Terrace**

Height of Remodel will be a sudden, disruptive change in the **Streetscape & Block Face** to North.

All other houses on this Crown/Graystone Block have their Open Space on the Crown Terrace side. (Only 115 Crown Terrace *faces* Crown Terrace, and it is Low & Below street).

So Remodel's height would be abruptly tall and out of scale with *other homes whose Open Space is in the Rear - on Crown Terrace side of Lot*. Remodel would also disrupt the purpose of *terracing street levels and 'Stepped' House Heights* which are our **Neighborhood Character**.

- **Excavation and Stability of Slide-Prone Hillside** Brenda Yost, Ramona Albright, myself and many neighbors adjacent to this are very concerned about the stability of our hillside, due to the excavation for such a *huge* house, in an area known to have underground streams, slide problems, and continual hillside movement. Everyone is concerned they will touch off further hillside movement by disturbing vintage retaining walls and foundations.

- **926 Square Feet of Decks: Loss of Privacy & Peace** Sound carries on this quiet hillside. Since the proximity to this remodel is very close, we are concerned about number and size of these decks. A 260-300 sq. ft., *Side-Lot-Line BBQ Deck* could disturb privacy & peacefulness. Side-Lot-Line Decks are not the pattern here, most decks are on the *Front or Back* of houses. This Remodel will have decks on **Front & Back & Both Sides**. This will be particularly close to Ramona Albright and myself adjacent. The sq. footage of these decks alone, is more than the sq. footage of the Existing house.

- **Crown Terrace is already Overburdened with Traffic & Parking Problems** This one block-long, dead-end street is only 17 to 10/12 feet wide. It is particularly congested at end where our lots are located. Parking and turning around are extremely difficult. Adding Two more Garages, additional cars & traffic, guests & service people here, will definitely be very impactful for everyone (including applicant), especially those at the end of the street.
- **Condo Conversion** Many neighbors are concerned that design of this house could easily be divided into Two Condos, which would be unacceptable and violate the RH-1 Zoning. An entrance from Graystone Terrace with stairs up to the Lowest deck and Floor could easily be arranged. We are concerned that this is why this house's size is so large. It would impact all of us negatively if condo conversion spread into these single family homes.
- **Adjacent, Affected Neighbors are United About this Remodel** Brenda Yost, & Ramona Albright & myself, are the three surrounding neighbors who are most concerned, and share many of these same impacts. They also plan on filing for a Discretionary Review of this project, and so they can discuss in better detail any other impacts specific to them, like Remodel's many side-lot-line windows and decks lining up awkwardly with their windows, issues of Loss of Privacy, Loss of Sunlight and Peacefulness.
- **Remodel Devalues My House & Property** Depsite applicant's claims that Remodel will boost the value of my property, it will **devalue** my property, having this house so high, so close, overlapping in front of my house's only Open Space relief, blocking sunlight & air, and taking away privacy from the front bedroom, living room and front porch deck.
Nobody wants to live adjacent to a very large house that is out-of-scale with theirs, in such close proximity.
- **Building Schedules, Storage of Materials, & Heavy Equipment Matters** Of course the impacts of building, storing materials, heavy equipment etc. are to be expected and will affect everyone on the one block-long street, especially at the end. Since the street has just recently been repaved, street and property damage, and access and egress to homes, are concerns of all neighbors.

We are not against the remodeling of this house, we would just like to see it "fit in", and be in Character with our Neighborhood, and be Sensitive to it's major impact on the Houses around it. I plan to live in my house when I retire, and my children will live here after me, so we have a great deal of concern about these impacts.

Question 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 in question #1?

1. We'd like the Question of Conflicting Surveys, & Figure Discrepancies on Plans Addressed

We ask that City Planning or the Commissioners help remedy the situation of Two conflicting Surveys before this project goes any further. And we feel applicant should address Plan Figure Discrepancies, etc. also, before this project proceeds.

2. Lower the Elevation Height of the Foyer Tower & Garages

*"Design the height and depth of the building to be compatible with the existing building scale at the street."
"If a proposed building is taller than surrounding buildings, or a new floor is added to an existing building, it may be necessary to modify the building height or depth to maintain the existing scale at the street."*

Use 115 Crown Terrace for their 'Model': *It is the only other house on their Block Face*

*"Height Envelope" for 115 Crown Terrace is 14 feet, 11.5 feet above curb at Crown Terrace, and Garage is 9.6 feet * There are many ways to achieve this, I would be glad to discuss*

This could minimize dominating the street, towering over & dwarfing the houses around it, reduce some of the loss of Sunlight and Privacy issues, and be more compatible with the streetscape.

3. And/Or, Move the Two-Car Garages Down below to Graystone Terrace.

This would alleviate parking and traffic problems on the one block-long, dead-end Crown Terrace. Crown Terrace is overburdened and access & egress for garages are often a problem. Graystone Terrace is wider and a "Through Street". Applicant has an elevator planned, so it shouldn't be inconvenient. It would lessen the impact on overburdened Crown Terrace.

4. And/Or, Reduce Height to Three Floors instead of Four-Plus Floors

A Three Story House would be more compatible with the Streetscape of One, Two and Three-Story Houses on this Block. Adjacent 115 Crown Terrace is Three Stories, & My house is only One story (above garage) The Top Floor could be accommodated elsewhere: Garages, could go down on Graystone Terrace, Foyer could go down on Graystone (This is how they had it in their original Plans) and the Study/Bedroom could relocate to one of the three other floors. This would eliminate most of our biggest objections to this project.

5. Post a Bond for possible Street Repaving & Property Damage of Neighbors *Most neighbors also want an enforceable work agreement with applicant regarding work hours, storage of materials, parking of heavy work equipment etc. before building permit is approved.*

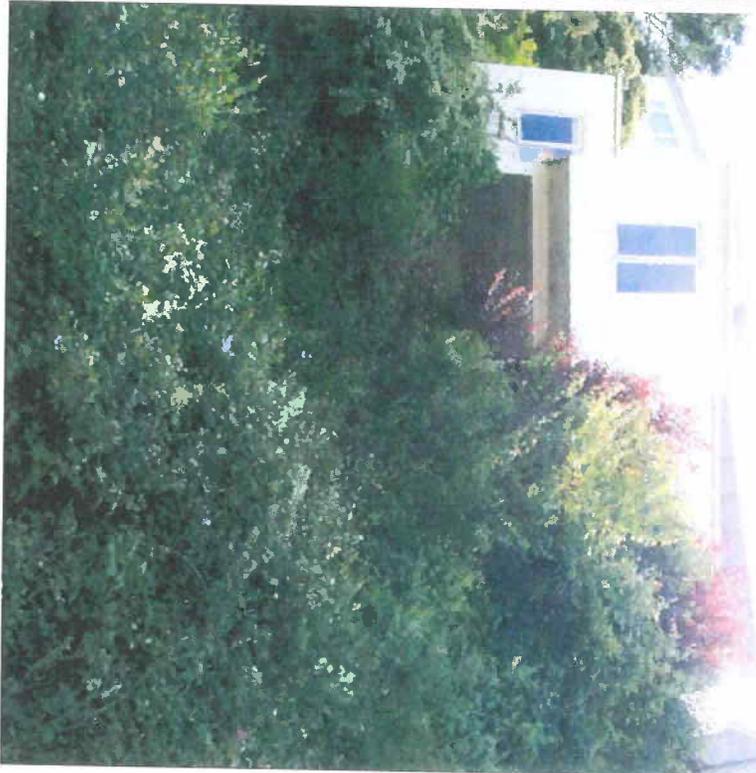
6. Have Lower Rear-Yard Deck measured accurately, from Correct Elevation in required open space.

7. Since my House is impacted by this Remodel, I would like to see my house's relationship to Remodel Shown on Plans *with elevation figures. I am more affected than 201 Raccoon Drive that is shown on plans, even though it is far above applicant on a different street. Applicant's lot angles in front of mine, and I am lower and closer.*

8. Story Poles *Although applicant put up story poles a few years ago, they did not show the height, width and depth of the proposed house. I think everyone would like to see accurate story poles for current Plans.*

9. Landscaping of Public Right-of-Way *Make clear to applicant that this is not legal & remove from plans.*

**all figures are subject to change since we have conflicting surveys, and figure discrepancies*





12.1051D

3

Mel and Nuanoi Murphy
4153 24th Street
San Francisco, CA 94114

2719B/002
Brenda Yost
115 Crown Terrace
San Francisco, CA 94114

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Occupants
125 Crown Terrace
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2719B/045
Occupant
110 Crown Terrace
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Atilla & Melinda Telli
80 Crown Terrace
San Francisco, CA 94114

12.10510

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Brenda Yost		
DR APPLICANT'S ADDRESS: 115 Crown Terrace	ZIP CODE: 94114	TELEPHONE: (415)990-6042
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Mel Murphy ---Murphy & O'Brien Real Estate and Investments Inc.		
ADDRESS: 4153 24th Street	ZIP CODE: 94114	TELEPHONE: (415) 806-4307
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Stephen M. Williams		
ADDRESS: 1934 Divisadero Street	ZIP CODE: 94115	TELEPHONE: (415) 292-3656
E-MAIL ADDRESS: smw@stevewilliamsllaw.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 125 Crown Terrace	ZIP CODE: 94114			
CROSS STREETS: Pemberton and Twin Peaks Boulevard				
ASSESSORS BLOCK/LOT: 2719B /003	LOT DIMENSIONS: 47x90x55x73	LOT AREA (SQ FT): 3700	ZONING DISTRICT: RH-1	HEIGHT/BULK DISTRICT: 40X

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
Single Family Home--Rental

Present or Previous Use:

Proposed Use: Single Family Home

Building Permit Application No. 2011.10.06.6315

Date Filed: October 6, 2011

RECEIVED

AUG 09 2012

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

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.

No changes made as a result of discussions. The neighbors objected that the project was too large and too tall from Crown Terrace, so the developer changed the plans to make it larger and taller from Crown Terrace. Project started out as a demolition, but was rejected by the Department and now it is a "Re-model" that appears to be a demolition as the finished structure looks exactly the same. Developer withdrew from all discussions in January and has refused any negotiations with the neighbors.

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.

The Project does not meet the minimum standards of the Planning Code and in fact requires a variance. The Plans are inaccurate and do not correctly depict the height of adjacent buildings and do not meet the minimum of requirements of the Planning Code as the windows and openings on my building at 115 Crown Terrace are not accurately depicted on the Project Plans. The project effectively destroys affordable rent controlled housing and is not designed to be compatible with the neighborhood. (See Attached Supplemental Statement)

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:

This Project will have unreasonable impacts on the adjacent property at 115 Crown Terrace. It will tower over the neighboring building as it is uphill AND is proposed to be built much higher as measured from Crown Terrace. The project violates the City Guidelines for Alleyways and will block sunlight and air to the building at 115 Crown Terrace. The plans do not accurately portray the window configuration of 115 Crown Terrace as required by the Planning Code and therefore are not designed to be compatible. (See Attached Supplement)

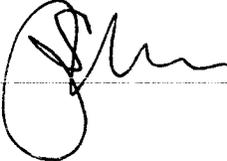
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

The project should be much reduced in mass and bulk and height so that it is a reasonable addition to the existing building and not a complete demolition and new construction which was rejected by the City for policy reasons. The issue remains as to how those policies are served if professional developers are forbidden to demolish such buildings, but can "remodel" them out of existence. The height on Crown Terrace should be strictly limited. (See Attached Supplemental Statement)

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: 8-7-12

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

Stephen M. Williams

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

NOTES:

Required Material.

Optional Material.

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

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

ATTACHMENT TO APPLICATION REQUESTING DISCRETIONARY REVIEW

PROPERTY ADDRESS: 125-Crown Terrace
 ASSESSOR'S PARCEL NO: Block 2719B, Lot 001
 ZONING DISTRICT RH-1/40-X
 APPLICATION NO. (Prior App. 200708068904; 200708068905;
 200803278191; 2008.0327.8181) Now: 201110066315

ACTIONS PRIOR TO DISCRETIONARY REVIEW REQUEST

The neighbors have met with the Developers many times. Mr. Murphy and Mr. O'Brien are well known real estate development professionals who operate a business known as Murphy & O'Brian Real Estate Investments, Inc. The developer broke off any discussion in January after refusing to establish the actual height of the proposed building from Crown Terrace and refusing to tie the proposed height to any existing monument.

B. DISCRETIONARY REVIEW REQUEST**1. Reasons for Requesting Discretionary Review**

This project was first proposed in 2006 as a demolition and new construction. The Dept. rejected that project as the loss of affordable housing and rejected the appraisal offered by the developer at \$1.6M (threshold of \$1.54M) stating that the building has last sold for \$850K and is valued at "considerably less" than the \$1.6M appraisal presented by Mr. Murphy to justify the demolition.

The demolition and new construction application were disapproved and cancelled by the Department when the developers refused to comply with the Department directives and failed to hold any community outreach meeting. After the demolition and new construction application were reinstated, they were eventually withdrawn on October 26, 2011. The project then morphed into a new application (201110066315) as an "alteration" of approximately the same size and shape as the proposed new construction. The alteration will transform the modest two level 850 square foot home into a new building of approximately 4000-6000 square feet (depending on how you calculate and from whom one gathers the figures) on five levels.

The Commission is urged to take Discretionary Review because this is an exceptional and extraordinary circumstance where, despite the project's *technical* compliance with the height limit, the resulting new building, which maximizes the building envelope both horizontally and vertically on a narrow 12-foot wide unaccepted street, would permanently and negatively impact the prevailing scale of the built environment on Crown Terrace, affecting the livability of the nearby residences. The project appears to be a demolition is that no portion of the altered building is evident in the final design.

This is further an exceptional and extraordinary circumstance in that the design, materials and massing of the proposed new structure are completely out of character with the architecture of the historic "Mediterranean Terrace" neighborhood, and clearly inconsistent with the City's

Residential Design Guidelines. The massing and height of the project is not compatible with the single-family homes in the area and instead draws nearly exclusively from the multi unit apartment building adjacent to the site. This adjacent lot is on a different block and is zoned differently than the project site.

We further need the Commission's review because the Planning Department's own review and requirements for the project on this site have not been followed:

The Commission should at a minimum, require the proposed project to be modified to comply with the Department's Guidelines for height limits on such narrow alley ways (Crown Terrace is too narrow to be defined as a street) : 1) Require the height be reduced by applying the Citywide Action Plan for controlling impacts of tall building on narrow alleyways---these same guidelines have recently been incorporated into the Planning Code 2) Reduce the mass of the rooftop features by eliminating the "tower"; 3) make the fenestration and window configuration compatible with surrounding neighborhood character as required by the Residential Design Guidelines.

2. Adverse Effects on the Neighborhood

Crown Terrace is a special place that should be protected.

Crown Terrace is a narrow alley only 12-feet wide, with no sidewalks. The roof pattern on Crown Terrace generally steps up as the street ascends from west to east and there is low development on the east side and higher development on the west side. As defined by the San Francisco Transportation Code, Crown Terrace is an "alley" because it is a roadway of less than 25 feet in width.

Because of the current heights and building pattern on Crown Terrace, sun and sky are now available to residents and visitors on what is now a charming and pleasant place for pedestrians. It is written up in several tourist guides as a site for walking tours.

The project as proposed would have the following adverse effects:

A. The height and scale of the proposed project would negatively impact the prevailing scale of the built environment on Crown Terrace.

The reasons for Requesting Discretionary Review of this project are the presently proposed four-story structure, which maximizes the building envelope for this lot, has the same objectionable features that were addressed by the Planning Department's letter.

B. The height and scale of the proposed project is inconsistent with the Planning Department's Guidelines for "San Francisco's Alleys" contained in the Citywide Action Plan for Housing.

The Department should have alerted the project architect to the Planning Department's guidelines for development on narrow streets and alleys and required the developer to use these in reviewing the project. The Guidelines for San Francisco's Alleys state in pertinent part:

“San Francisco’s historic pattern of development, and the city’s development controls, demonstrate that streetwall height should be related to street width. This is important both to create an appropriate scale that defines the street without overwhelming it, and to ensure that sun and sky is available to people on the street. This relationship carries over to alleys: if buildings are too high, an alley can become a dark chasm, and a pleasant sense of refuge can turn into a perception of a dangerous place. Because alleys are narrower than streets, appropriate heights along alleys are lower than on streets.”

The proposed new building is clearly inconsistent with these guidelines. Although it is unclear, the plans show an approximate height from Crown Terrace at approximately 16 feet. However, based on the conflicting surveys, this figure might be off as much as 10-15 feet. The neighbors were unable to obtain a clear response about the height of the proposed new building. At any rate, we feel that this project represents an inappropriate and unreasonable development. The narrowness of these alley determines a certain intimacy and this bulky building intrudes in a major way to the unique neighborhood quality of life. The guidelines state that on such narrow roadways the height should be reduced to no greater than 1.25 times the width of the roadway, which would create an absolute limit of 15 feet in height as measured from the existing elevation of Crown Terrace

Light and air issues are major concerns for the neighboring buildings to the west of the proposed structure, as well as for the scale and feeling of this narrow alley street. The interesting variation in building lines, which currently allows sunlight to penetrate this narrow alley would be negatively impacted, adding shadows and darkness. Side setbacks should be incorporated.

C. The design features and materials of the proposed project are incompatible with neighborhood character/in conflict with the Residential Design Guidelines.

The prevalent style of the alley, consistent with the surrounding neighborhood, is in the Mediterranean Revival style constructed in the years immediately following the Second World War. There are no other large structures in the area. Materials are generally wood siding or stucco, with wooden windows and stucco cornices.

In addition to the height and mass of the proposed new building, the proposed design, window pattern, and materials would be incompatible with this block and would contrast sharply with the overall character of the neighborhood. Its loft like features are out of place and far too modern.

The Set-backs are Insufficient

The front and rear setbacks are a fraction of what is usually recommended by the Dept. At least 10 feet and usually 15 feet is required when a new building has a naked and exposed story above its neighbor as this building does. No variance should be granted in the front setback

Hazard to birds:

In addition to the project’s incompatibility with the character of the surrounding architecture of the neighborhood, the large expanses of glass are inconsistent with the City’s guidelines for

protecting birds -- the proposed top two floors of glass, plus the glass wind screens or railings proposed for the decks will be a hazard to the birds and will result in bird injuries and death.

Traffic impacts:

Because of the narrowness of Crown Terrace and the fact that it is a dead-end alley, turning a car around is specifically difficult and in some instances, impossible. The addition of 2 new off-street parking spaces on this 13-foot wide alley will result in a significant increase in traffic on this alleyway exacerbating an already difficult situation. The additional garage space will result in more traffic, which is currently is a problem when automobiles have to exit and enter garages.

The proposal does not comply with *Priority Policies of the General Plan*, pursuant to *Section 101.1(b)(4)*, in that increasing the number of parking spaces on this tiny alley would promote additional commuter traffic that would impede the existing neighborhood. The proposal would also impact the pedestrian usage of this narrow alley.

3. Suggested Changes to the Proposed Project

The neighbors would not object to a reasonable development. This current plan is not reasonable for the above-stated reasons.

- (1) **The first and foremost, reduce the proposed building to three stories, eliminating the fourth floor completely.** The elimination of the fourth floor would open up the property to allow more light to be cast on both alley street and also would allow more light into the adjacent property. Reducing the height and mass would further achieve greater compatibility with the neighboring structures on Crown Terrace and with the scale of this sensitively developed portion of Twin Peaks. At a minimum, using the CAP Guidelines an absolute limit of 15 feet in height as measured from Crown Terrace should be required.
- (2) **Change the design to make it more compatible with the neighborhood.** Eliminate the large expanses of glass and metal siding and require a stronger solid to void design approach that features less transparency. Require the use of materials and fenestration pattern that are compatible with the predominant character of the surrounding neighborhood and will not be a hazard to birds.
- (3) **Eliminate the additional parking places.** This request is consistent with the *Priority Policies of the General Plan* and would avoid exacerbating an already difficult traffic situation that exists on this tiny dead-end alley.
- (4) **Correct the Window Configuration and Set back the Decks** The window configuration on the neighboring building is not correct. A window is omitted and some are out of place. The lot line decks are also an unusual feature and no other home has then in the area. if the decks remain they should be setback from the property line and oriented towards the eastern view.

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Atilla & Melinda Telli
80 Crown Terrace
San Francisco, CA94114

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Ramona Albright, RN		
DR APPLICANT'S ADDRESS: 127 Crown Court / 120 Graystone Terrace (Lower Building)	ZIP CODE: 94114	TELEPHONE: (415) 621-9621

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Commissioner Mel Murphy		
ADDRESS: 4153 24th Street	ZIP CODE: 94114	TELEPHONE: (415) 648-1200

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 125 Crown Terrace / Graystone Terrace (rear property)	ZIP CODE: 94114
CROSS STREETS: Pemberton and Twin Peaks Boulevard	

ASSESSORS BLOCK/LOT: 2719B / 003	LOT DIMENSIONS: (see attach'd)	LOT AREA (SQ FT): 3700	ZONING DISTRICT: RH1	HEIGHT/BULK DISTRICT: 40-X
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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
Rental "Affordable Housing" / Business

Present or Previous Use: _____

Proposed Use: RH1 - Single Family HomeBuilding Permit Application No. 2011.10.06.6315

Date Filed: _____

RECEIVED 1
AUG 09 2012
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P.O.

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 checked="" type="checkbox"/>	<input 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.

Six years of meetings with the Planning Department (four different planners), project sponsor, lawyers, and engineers has resulted in ever increasing exploitation of our community! The latest plans submitted with the 311 Notice are contradictory and inaccurate, as they have been, for the past six years! The previous 311 Notice contained only a portion of proposed plans for Commissioner Murphy's building!

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.

- The Murphy building violates "PROP. M" as it is vastly larger than any other RH1 building in the community.

- I consider myself to be one of the "Mamas and the Papas" of PROP. M.

-The proposed building certainly violates S.F. Zoning codes.

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)

12.1051D

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: Ramona Albright, RN Date: August 7, 2012

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

RAMONA ALBRIGHT, RN
 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 type="checkbox"/>
Address labels (original), if applicable	<input type="radio"/>
Address labels (copy of the above), if applicable	<input type="radio"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input checked="" 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: _____

Application For Discretionary Review
Building Permit Application No.: 2011.10.06.6315
Attachments

Page 7 - No. 2

- *Lot Dimensions:* 55.25 (Crown) x 73.57 (west side) x 47.32 (Graystone) x 90.97 (east side)
-

Page 8 - No. 4

- *Note:* Latest form of plans presented on the latest 311 have not been discussed due to project sponsorship refusal.
-

Page 9 - No. 2

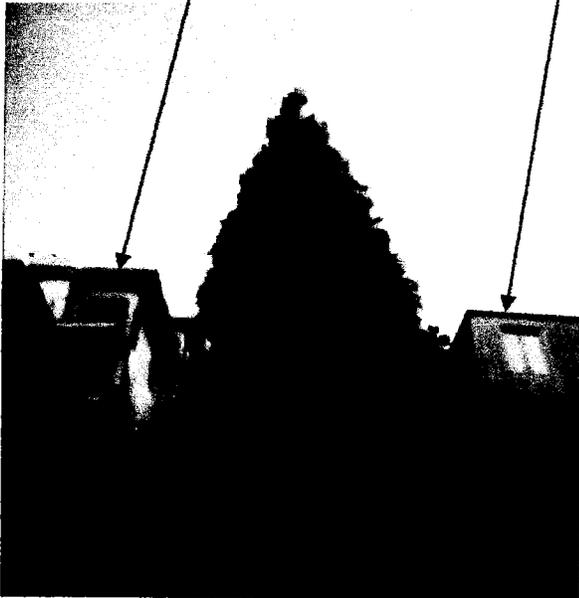
- The proposed nine “see through” windows and two glass sliding doors should require at least a three foot set back to conform to the “light well” provision in our codes.
- Murphy promised Albright a set back in exchange for her removing of redwood tree from her property (see Page 9 – No. 3).
- My property would be unlivable and devalued enormously. The east side with its proposed decks, stairs, BBQ patio and “dog grooming” and running facilities would make it impossible to sleep in the bedrooms or enjoy the kitchen or living/dinning rooms. I often rent to my fellow R.N.s and doctors from near by UC Medical Center. These people work around the clock and must have sleep. The proposed would most certainly interfere with the operation of my “rental housing business”. Laws exist to prevent all forms of the above!

Application For Discretionary Review
Building Permit Application No.: 2011.10.06.6315
Attachments (cont...)

Page 9 - No. 3

- No decks, stairs, or patios should be allowed on east side (Albright side) of the building, only a fire escape as with the Albright building. Murphy's plans call for four decks and a patio on Graystone (city view) side!
- A minimum of three foot set back must be required because of Murphy's proposed nine "see through" windows and two sliding glass doors.
- Also Murphy agreed to a set back in exchange for Albright removing of redwood, so beloved by the community, and an enhancement of public view corridors of Crown and Graystone Terrace. This tree removal allows for a complete city view and increase in Murphy's building volume (see below).

Albright Building
127 Crown
120 Graystone



150 Foot tall Redwood
on Albright Property.

Murphy Building
125 Crown
(rear) Graystone



Redwood removed because it
blocked city view of Murphy Property
and limited building size.

For the removal of the Redwood, Murphy agreed to the following.:

- a. Set back on east side (Albright's side) of new building.
- b. No decks, stairs, or patios on the east side of new building.
- c. Would only put fire escape on east side of new building as with Albright's building.

Twin Peaks Council, Inc.

12.1051D

120 Graystone Terrace - San Francisco. CA. 94114

INCORPORATING THE TWIN PEAKS OPEN SPACE CONSERVANCY WHICH HOLDS URBAN FORESTED LAND IN PUBLIC TRUST

Ramona Albright
127 Crown Court
San Francisco, CA. 94114
Telephone: 415.621.9621

Co-Founder of the Twin Peaks Council and Open Space Conservancy Inc. (1979) which holds open space in a 501C3 Corporation.

38 Year member and past Vice President of the Twin Peaks Improvement Assn. Inc.

Charter member Friends of the Urban forest, FUF

38 Year active member San Francisco Tomorrow, SFT

38 Year delegate to the Coalition for San Francisco Neighborhoods, CFSN

Creator and current Chair of the Open Space Committee of the CSFN

Participated in preserving the Music Concourse and Polarded Tree Grove in Golden Gate Park.

Member of NAPCAC, Natural Areas Program Citizens Advisory Committee for the Board of Supervisors.

Recipient of Commendation from the San Francisco Board of Supervisors:

“Ramona Albright, San Francisco Preservationist. In grateful acknowledgement and recognition of her numerous endeavors to improve the quality of life for all the people of San Francisco, especially her steadfast vigilance in seeing effective enforcement of the City Planning Code, fair implementation of the City Master Plan and preservation of scarce low and moderate income housing; her founding of the Twin peaks Council and for her many years of selfless service to the Twin Peaks residential community all of which endeavors reflect great credit upon her, the Twin Peaks Community and the people of this city.”

Co-ordinated the acquisition of “Tank hill” –Graystone at Twin Peaks Blvd.

One of the “Mamas and Papas” of “PROP. M”

Co-Founder “Friends of Planning”

Everyone owes a portion of their time to their community

Twin Peaks Council, Inc.

12.1051D

120 Graystone Terrace - San Francisco. CA. 94114

**INCORPORATING THE TWIN PEAKS OPEN SPACE CONSERVANCY WHICH HOLDS URBAN
FORESTED LAND IN PUBLIC TRUST**

Secured and Maintained vast open space along south side of Raccoon Drive in a 501C3 Non-Profit Corporation for 25 years. Open Space continues along Crown to its terminus. Maintenance has included hiring goats to remove poison oak plants.

Obtained undergrounding of utility wires and street lighting for Raccoon Drive (street behind Crown Terrace).

Originated and participated in "neighborhood watch" for Twin Peaks community and city wide with the administration of Mayor Frank Jordan and before this when he was Police Chief.

Co-Founder and past Vice President of the San Francisco Apartment Association, The SFAA

Co-Founder of Committee to Investigate Electromagnetic Radiation, CIER to address community concerns re: Sutro Tower et, all.

Everyone owes a portion of their time to their community

12.1051D



Mel and Nuanoi Murphy
4153 24th Street
San Francisco, CA 94114

2719B/002
Brenda Yost
115 Crown Terrace
San Francisco, CA 94114

2719B/003
Occupants
125 Crown Terrace
San Francisco, CA 94114

2719B/045
Occupant
110 Crown Terrace
San Francisco, CA 94114

2719B/045
Terry Woods
220 Circle Drive
Reno, NV 89509

2719B/004
Ramona Albright
127 Crown Court
San Francisco, CA 94114

2719B/032
David Wofsy & Teresa Fitzgerald
123 Raccoon Drive
San Francisco, CA 94114

2719B/006
Occupant
140 Graystone Terrace
San Francisco, CA 94114

2719B/006
Darren & Valerie Lee
1148 Fell Street
San Francisco, CA 94117

2719B/044
Patricia & Duane Pellervo
201 Raccoon Drive
San Francisco, CA 94114

2719A/002
Harrie Cheim Kordelos
101 Graystone Terrace
San Francisco, CA 94114

2719A/003
Occupants
115 Graystone Terrace
San Francisco, CA 94114

2719A/003
Zelko & Renee Simoni
112 Terra Vista Ave.
San Francisco, CA 94115

2719A/004
Wilbur Oulson
123 Graystone Terrace
San Francisco, CA 94114

2719A/004
Occupant
125 Graystone Terrace
San Francisco, CA 94114

2719A/005
Jin Yong Wang
127 Graystone Terrace
San Francisco, CA 94114

2719A/006
Linda J. Fitz
135 Graystone Terrace
San Francisco, CA 94114

2720/006
Twin Peaks Open Space
201 Raccoon Drive
San Francisco, CA 94114

2720/006
Twin Peaks Open Space
Conservatory
127 Crown Court
San Francisco, CA 94114

Stephen M. Williams
Law Offices of Stephen M. Williams
1934 Divisadero
San Francisco, CA 94115

Stephen Enblom & Lance Relick
90 Crown Terrace
San Francisco, CA 94114

Denise and Louie Artal
44 Crown Terrace
San Francisco, CA 94114

Dona Crowder
101 Glenbrock Ave.
San Francisco, CA 94114

Dotie Crowder
16 Crown Terrace
San Francisco, CA 94114

Viola Falchetti
130 Pemberton Place
San Francisco, CA 94114

Edith Fried
22 Crown Terrace
San Francisco, CA 94114

Tony Finnegan
58 Crown Terrace
San Francisco, CA 94114

Doug Garibaldi
50 Graystone Terrace
San Francisco, CA 94114

Simba Gill
100 Pemberton Place
San Francisco, CA 94114

Richard Hart & Cheryl Ruby
64 Graystone Terrace
San Francisco, CA 94114



12.1051D

Peggy Heler
65 Graystone Terrace
San Francisco, CA 94114

David Hoffman
175 Twin Peaks Blvd
San Francisco, CA 94114

Brian Kincaid & Liz Theil
123 Pemberton Place
San Francisco, CA 94115

Bill Kinsey & Ed Vernile
50 Crown Terrace
San Francisco, CA 94114

Tony McDonagh
98 Crown Terrace
San Francisco, CA 94114

Libby McMillan
58 Graystone Terrace
San Francisco, CA 94114

Todd McPherson
70 Graystone Terrace
San Francisco, CA 94114

Saul & Susie Nadler
2 Crown Terrace
San Francisco, Ca 94114

Henry Navas
26 Graystone
San Francisco, CA 94114

Betty O'Donnell
58 Crown Terrace
San Francisco, ca 94114

Nicole Paiement & Brian
Staufenbiel
54 Crown Terrace
San Francisco, CA 94114

Deborah Robbins
26 Graystone
San Francisco, CA 94114

Sharon Regan
10 Crown Terrace
San Francisco, CA 94114

Rob Schwei
66 Crown Terrace
San Francisco, CA 94114

Mike Schroeder
50 Graystone Terrace
San Francisco, CA 94114

Lucy Stephenson
36 Crown Terrace
San Francisco, CA 94114

Alyce Tarcher
38 Graystone Terrace
San Francisco, CA 94114

Atilla & Melinda Telli
80 Crown Terrace
San Francisco, CA94114



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 2012.1051D
Building Permit No.: 2011-10-06-6315
Address: 125 Crown Terrace

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: Mel Murphy - Contact for DR - Lucian R. Blazej

Telephone No.: 415 695-1111 (for Planning Department to contact)

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

SEE RESPONSE ATTACHED

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

SEE RESPONSE ATTACHED

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

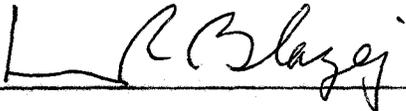
SEE RESPONSE ATTACHED

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)	ONE	ONE
Occupied stories (all levels with habitable rooms) ...	TWO	FOUR
Basement levels (may include garage or windowless storage rooms)	NONE	NONE
Parking spaces (Off-Street)	NONE	TWO
Bedrooms	TWO	FOUR
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	1399	5139
Height	BELOW GRADE	14' -3"
Approximate	26-feet	47.5-feet
Building Depth	NA	NA
Most recent rent received (if any)	NA	NA
Projected rents after completion of project	NA	NA
Current value of property	\$906,662	NA
Projected value (sale price) after completion of project (if known)	NA	NA
Owner occupied		

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

	10-09-2012	LUCIAN R. BLAZEJ
Signature	Date	Name (please print)

RESPONSE TO DISCRETIONARY REVIEW

Case No.12.1051D BPA No. – 2011.10.06.6315 Address: 125 Crown Terrace

Question 1. Given DR Requester concerns, state why the proposed project should be approved.

This project should be approved for a number of reasons, including:

- i. All legitimate and reasonable concerns of surrounding neighbors and DR requesters have been addressed as described under “Question Number 2 – Changes.” The appendix outlines detailed responses to DR requestor specific concerns and assertions.
- ii. The project complies with the standards of the Planning Code and Residential Design Guidelines. Project designer has worked with neighbors and Planning Department staff for six years to resolve concerns and develop an appropriate design solution for this site.
- iii. It is City policy to help keep families, particularly families with children, in San Francisco. The owner of this property, Mr. and Mrs. Murphy and their daughter would like very much to have a new home at 125 Crown Terrace. This home is centrally located within San Francisco, in a quiet neighborhood on a dead end street with very little traffic, a setting that is most appropriate for families with children. The location is close to Corona Heights Park, Randal Museum and Golden Gate Park, with convenient MUNI service along Twin Peaks Boulevard which is important for youngsters who do not drive.
- iv. The new home has been sensitively scaled to fit well into the surrounding neighborhood. The subject property, while zoned RH-1 (Single Family), is directly adjacent to an eight-unit apartment building within an RM-1 (Multi-Family District) to the south and a RH-2 (Two-Family) zoning district to the east. This particular home will provide a visual transition between the larger and denser existing homes to the east and south, with the existing single family homes to the north and west.
- v. The new home has been sensitively designed to appropriately fit within the scale and character of adjacent single family homes, consistent with the city’s Residential Design Guidelines. This essentially new home, an extensive remodel and existing home expansion, on a steeply down-sloping lot, has been designed to reflect the scale and character of other similarly situated down-slope homes along Crown Terrace. The height of the home, as measured from Crown Terrace, is well below the maximum 25-foot height allowed by the Planning Code. In addition, the top floor has been sculpted and shaped in a manner that drastically diminishes any sense of bulk that would otherwise be allowed under the building envelope standards of the Planning Code.
- vi. This project would substantially upgrade and bring to current livability and seismic structural standards, an existing building that is in need of substantial

- repair and upgrade, thus helping improve and renew San Francisco's housing stock.
- vii. This project would provide an appropriate and attractive terminus to Crown Terrace, a dead-end street. Currently Crown Terrace simply terminates into a dead-end stub that is often obstructed with parked cars. The inability of emergency vehicles, particularly ambulances, to turn around, poses a serious public safety concern. This project, along with its new driveway, will provide the means for an ambulance to turn around – rather than back out more than 600-feet, substantially increasing public safety for all residents living on Crown Terrace.
 - viii. This project would result in the greening and beautification of the unpaved portion of Crown Terrace that links to Crown Court. The unpaved tale end of Crown Terrace is currently an unattractive, un-maintained, scarred and weed infested street-remnant that collects litter and debris. The Murphys, with a city sanctioned encroachment permit, would landscape and beautify Crown Terrace, and take responsibility for maintenance.

Question 2. – What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requestors? If you have already changed the project to meet neighbor concerns, please explain those changes.

Note: This project has been in design development for six years. Project sponsor and his consultants have been working hard and in concert with neighbors and Planning Department staff to develop a solution that meets Planning Code requirements and Residential Design Guidelines. At this point, most neighbors and Planning staff are satisfied that the proposed project, a single family home expansion, is appropriate. The following is a brief summary of major changes made to the project:

- i. The main building entry point and vehicular access for this “through-lot” parcel was originally proposed to come from Greystone Terrace. Concerns by neighbors with respect to excavating into the hill prompted a consensus agreement that the best access for this home was to keep it at its current location on Crown Terrace.
- ii. The height and design of the profile of the first floor off Crown Terrace has been modified and adjusted on a number of occasions to respond to one particular neighbor concern regarding private view blockage.
- iii. The alignment, width, configuration and height of the driveway has been modified several times to respond to City and neighbor concerns.
- iv. The location, placement and configuration of windows along the north façade has been adjusted and modified to assure an offset with existing windows at neighboring 115 Crown Terrace to assure privacy. The accuracy of offset

- window locations, relative to windows at 115 Crown Terrace was verified by a licensed land surveyor.
- v. A three-foot wide side setback was provided to match the existing three-foot wide side setback at 115 Crown Terrace.
 - vi. Project owner has agreed to cooperate with the owner of 127 Crown Court to provide and maintain appropriate landscaping along the southern side yard.
 - vii. Project sponsor agrees to seek an encroachment permit from the City to landscape, beautify and maintain the unimproved portion of Crown Terrace.
 - viii. Project owner has committed to do major construction staging from Greystone Terrace, and minimize construction activity from Crown Terrace. Project owner believes that permission to demolish the existing building and build new, rather than remodel and expand the existing building, would be less disruptive, safer, and take less time. New construction would be less disruptive to neighbors and the neighborhood, in terms of time and construction activity, and consequently project owner would like city support to build new rather than do an expansion alteration project.

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

- i. As explained above, many changes have already been incorporated into the current design to respond to neighbor and DR requestor concerns. There are basically three DR requestor concerns, which are summarized below along with a response, as follows:

The owner of 127 Crown Court requests that there be no decks along the south side and that the home expansion be set back a minimum of three-feet from the side property line.

Response: The existing 127 Crown Court eight-unit apartment, a through-lot building, has a 20-foot side yard and no rear yard. A 20-foot separation is sufficient to assure light, air and privacy for both buildings. Asking that a single family home in an RH-1 zoning district provide a 3-foot wide side yard, when no side yard is required by the Planning Code, is an unreasonable request, particularly when project sponsor is doing everything to reduce the height profile of the building. Asking that there be no decks along the south side is also unreasonable, given that the site is steep, so decks are a necessity in order to provide usable open space. With the exception of the small deck area and underlying structure, the remainder of the mass of the new building is in fact set back eighteen-inches from the south property line, consistent with

neighbor's request. Consequently the proposed project does not have an adverse effect on surrounding property.

- ii. The owner of 115 Crown Terrace has a series of general objections with respect to scale, building size, traffic generation and potential impact on "alley" and impact on birds. The primary concern of owner of 115 Crown Terrace is impact on privacy of existing south-facing windows.

Response: The remodel proposal at 125 Crown Terrace has been specifically designed to set back a matching three-feet from the north property line to create a 6-foot wide separation. The project has also been designed so that new windows are "off-set" to avoid any privacy issues. The location of existing and "off-set" windows has been verified by a licensed land surveyor to assure accuracy.

Traffic generation is a false issue because a single family house already exists at 125 Crown Terrace. Traffic flow and public safety will be improved because cars in the remodel project will be able to park in an on-site garage, and turn around, which is most difficult today. The new driveway leading to the garage also provides a place for emergency vehicles such as an ambulance to turn around, which cannot be done today.

Crown Terrace is a "terrace" not an alley by any definition. A Mediterranean revival design motif is being proposed, consistent with neighborhood scale and character. Consequently the proposed project does not have an adverse effect on surrounding property.

- iii. The owner of 110 Crown Terrace has made extensive comments on this project which are responded to in an appendix. However, the real and true concern of this absentee property owner is the belief that some small portion of the very expansive view from the living level, which is one-story over a two-car garage, will be lost.

Response: The Planning Department and Planning Commission has taken the position that "private views" are not protected. A review of a photomontage comparing existing view with the resulting view after home expansion at 125 Crown Terrace verifies that "private view blockage" is a non-issue since very little view is lost and a very expansive view will remain. Consequently the proposed project does not have an adverse effect on surrounding property. Also 110 Crown Terrace is directly across from 115 Crown Terrace, and diagonally offset from 125 Crown Terrace, which assures a future unimpeded direct view to the east.

(B) Please explain your needs for space or other personal requirements that prevent you from making changes requested by DR requestors.

The existing single family home at 125 Crown Terrace is in general disrepair, is small in size, has no usable open space, does not meet current seismic safety standards, has no on-site parking and extremely limited on-street parking. The site is very remote, both in terms of distance and topography, from shops and services, requiring access to parking and a car. In order to render this small existing 854-square foot single family home suitable for contemporary living, this building must either be replaced or remodeled and expanded.

The existing building is not large enough for the Murphy family who desire to live here. The Murphy family consists of a couple, one young daughter and a dog. The Murphys may have more children in the future. The Murphys are both working professionals and active community leaders, often bring work home, consequently they need separate home offices and/or study. The Murphys also come from large families who come and visit; consequently rooms are needed to accommodate guests. Because of the site's steep slope, decks are needed to provide flat usable open space.

The expanded home, with a two-car garage, as designed, is needed to meet the housing needs of the Murphy family.

APPENDIX “A” RESPONSE TO DR REQUESTOR CONCERNS

Case No.12.1051D BPA No. – 2011.10.06.6315 Address: 125 Crown Terrace

Response to DR Requestor Concerns

The following outlines various DR requestor concerns and a response to concerns:

- i. *Two Conflicting (Land) Surveys are Alarming. An accurate land survey is required that also shows heights of adjacent buildings, particularly for 115 Crown Terrace.*

An accurate land survey has been provided and attested to by a licensed land surveyor. The height datum and elevation points indicated on plans are accurate. Additional elevation points were added as recently as 9/27/12.

- ii. *We question Inconsistencies and Discrepancies in Figures and Drawings on Plans.*

All key elevation datum points have been verified by a licensed land surveyor. For the record, the Gross Floor Area of the project calculated per Planning Code Section 102.9 is 5,463 gross square feet.

- iii. *Measuring from Wrong Elevation*

All elevations have been double checked and verified by a licensed land surveyor. See Sheet C-1 “Topographical Plan” by JLK Associates – Surveyors / Engineers, dated September 27, 2012.

- iv. *Existing and Affordable Housing are not being preserved.*

Existing housing will be preserved, enhanced and made seismically safe by this project. A single family house currently exists on this lot and a single family house will remain on this lot.

Affordable housing is unaffected by this project because the existing house, if either rented or sold, would command a market rent or a market sales price well beyond what is defined as “Affordable.”

- v. *That our parks and open space and their access to sunlight and vistas be protected.*

This project does not affect parks and open space relative to access to sunlight or vistas.

- vi. *That existing housing and neighborhood character be conserved... and cultural and economic diversity be preserved.*

Existing housing will be preserved and remodeled to reflect neighborhood character. The development character of the down slope side of Crown Terrace / Crown Court is one and two story peaked and flat roof buildings, stepping down several stories, consistent with what is being proposed.

Having the Murphy family move to this neighborhood will add cultural diversity. Mr. Murphy being of Irish descent and Mrs. Noe Nuannoi Murphy being of Thai descent.

- vii. *Residential Design Guideline*

This project has been designed to be responsive to neighborhood context, scale, design and character. The change in grade, slope, lot size and lot depth, and the variety in these parameters among the various parcels on Crown Terrace result in a rich variety of architectural design and expression, and varying building bulk configurations, depending on severity of slope and lot depth. A common feature for the down slope through-lots on Crown Terrace is that they generally are one and two story along the Crown Terrace/Crown Court frontage, and then step down the hill to the east from three to eight stories.

- viii. *Average house size and Houses are One, Two & Three Stories, Not Four Stories*

This is not true.

This home expansion project provides an appropriate transition in terms of size and scale to adjacent development. The eight-unit, eight-story apartment building directly to the south (127 Crown Court / 120 Greystone Terrace) contains 7,419 square feet (Assessor's Records) and the single family home at 115 Crown Terrace is three-story over basement, (four story – total) and contains 3,482 square feet (Assessor's Records). The average of these two buildings is 5,450 square feet which is comparable to the 5,463 square feet being proposed.

The home at 125 Crown Terrace is one-story at Crown Terrace. The step-down design and fact that this home will be fire-sprinkled allows four primary living levels. This is comparable to other un-sprinkled four-story single family homes that have three living levels and a basement. The home at 125 Crown Terrace is comparable to other homes and is an appropriate transition building between adjacent apartments and single and two-family homes, from an urban

planning and urban design perspective.

ix. *There are only Two Houses on this Block Face*

This is not true. Assessor's Block 2719B extends from Pemberton Place to Iron Alley. There are at least ten parcels, nine of which are "through lots" extending down to Greystone Terrace, similar to 125 Crown Terrace.

x. *Remodel is incompatible with Scale of 115 Crown Terrace*

As has been previously described, the home at 125 Crown Terrace is a transition building between 127 Crown Court / 120 Greystone Terrace and 115 Crown Terrace. The remodel project, as a transition between an "apartment" zoning district and a "single-family" zoning district, is very compatible with the scale and character of this area.

xi. *Height is Too Drastic a Change for Remodel*

The existing house has a roof line that is essentially at the Crown Terrace street level. The proposed expansion will add a floor so that there will be a one-story level fronting on Crown Terrace. Planning Code Section 261(b)(1)(C) allows for a building height of 25-feet, measured at the center of the lot at the curb. Having at least a one-story high frontage on a down-sloping lot is very common in San Francisco (example – 115 Crown Terrace) and many similarly situated homes are two-stories high (example – 127 Crown Court). At a maximum height of 14-feet 3-inches feet above Crown Terrace, (measured at the center of the lot) the new home at 125 Crown Terrace is well below the maximum 25-foot height allowed by the Planning Code.

xii. *Houses on the (east) side of block are Set Low and Below Street Level*

This is not true. This block starts at Pemberton Place. 123 Pemberton Place is one-story at Crown Terrace, 115 Crown Terrace is one-story, and 127 Crown Court is two-story. Crown Terrace slopes up-hill toward the south. Consequently any development would naturally also step up-hill along with the grade of Crown Terrace.

xiii. *Great Care is Needed to Keep a Sensitive Relationship between Remodel and Adjacent House*

Great care and sensitivity has been taken by project designer to be responsive to neighbor concerns. The project sets back three-feet from the north side property line to match the three-foot side setback at 115 Crown Terrace. Also,

all new north facing windows at 125 Crown Terrace have been so placed and located, so as to avoid any privacy issues. The location of these windows in relation to 115 Crown Terrace has been verified by a licensed land surveyor.

With respect to the eight-level 127 Crown Court – which has a 20-foot wide side yard separation from 125 Crown Terrace, project sponsor has offered to help landscape this side yard area.

- xiv. *I (Ms. Terry Woods) will be looking Up at Remodel's Garage from my Second Story. Remodel is not compatible to my 1,220 square foot house.*

This is not true. As the attached photomontage shows, Ms. Woods will still have an extremely expansive view, and will not be "looking up" at the new garage. The roof-line of the proposed garage will be at approximate eye level as viewed from the deck at 110 Crown Terrace.

The building at 110 Crown Terrace is currently two-stories high and on a lot that is 2,642 square feet in area – 40% smaller than the lot at 125 Crown Terrace. Most homes on the west side of Crown Terrace are four stories high. Adding two floors to 110 Crown Terrace and adjusting for lot size would result in a building well over 5,000 square feet in area, similar to what is being proposed.

- xv. *Remodel doesn't respond to Topography of the Site*

The remodel does respond to the topography of the site by sensitively stepping down, reflecting the slope of the site.

- xvi. *Remodel doesn't respond to its Position on the Block, or Placement of Surrounding Buildings.*

This is not true. The one-story above curb home expansion at 125 Crown Terrace is sited between, 115 Crown Terrace which is one-story at curb, and 127 Crown Court which is two-story above curb. The home at 115 Crown Terrace is three-story plus basement, and 127 Crown Court is eight-story plus garage. The proposed home expansion at 125 Crown Court, at four-living levels is appropriately positioned and scaled as a transition building with respect to surrounding buildings.

The assertion that 125 Crown Terrace is "10-12 feet from (110 Crown Terrace) mine" is totally false and erroneous. The Crown Terrace street right-of-way is 20-feet wide and the 110 Crown Terrace lot is directly across from 115 Crown Terrace. Approximately 30-feet separates the southern corner of the 110 Crown Terrace from the north-most corner of the 125 Crown Terrace

garage.

xvii. *Significant Altering of Existing Topography*

The expansion has been designed to minimize alteration of existing topography, and in fact the building designer has been sensitive and creative to assure that existing topography is respected, minimally disturbed and used to design advantage in providing light and air to the project. A licensed geotechnical engineer has reviewed soil conditions and structural design will incorporate the recommendations of the geotechnical engineer.

xviii. *Surrounding Context and Topography – Topography is very complicated*

Project designer acknowledges that the topography and various grade slopes are complicated. Project sponsor has retained the services of a licensed land surveyor to clearly document grades and elevations. Project designer has worked closely with the Planning Department to assure that measurements conform to Planning Department and Planning Code standards. The proposed home expansion at 125 Crown Terrace is compatible with surrounding context, block pattern, topography and neighborhood character.

xix. *Applicant is using 127 Crown Court as Model for justifying Remodels Height and Size*

This concern has already been addressed above as follows:

This home expansion project provides an appropriate transition in terms of size and scale to adjacent development. The eight-unit, eight story apartment building directly to the south (127 Crown Court / 120 Greystone Terrace) contains 7,419 square feet (Assessor's Records) and the single family home at 115 Crown Terrace is three-story over basement, (four story – total) and contains 3,482 square feet (Assessor's Records). The average of these two buildings is 5,450 square feet which is comparable to the 5,463 square feet being proposed.

The home at 125 Crown Terrace is one-story at Crown Terrace. The step-down design and fact that this home will be fire-sprinkled allows four primary living levels. This is comparable to other un-sprinkled four-story single family homes that have three living levels and a basement. The home at 125 Crown Terrace is comparable to other homes and is an appropriate transition building from an urban planning and urban design perspective. The remodel project, as a transition between an "apartment" zoning district and a "single-family" zoning district is very compatible with the scale and character of this area.

Question 2. Residential Design Guidelines assume some impacts to be reasonable and expected. What do you consider unreasonable impacts?

- i. *My house is just a small cottage 1,220 square feet – two stories – one story over garage. Proposed remodel will overlap in front of my house.*

Response: The building at 110 Crown Terrace is currently two-stories high and on a lot that is 2,642 square feet in area – 40% smaller than the lot at 125 Crown Terrace. Most homes on the west side of Crown Terrace are four stories high. Adding two floors to 110 Crown Terrace and adjusting for lot size would result in a building well over 5,000 square feet in area. Having a smaller lot generally means you also have a smaller house.

The lot at 110 Crown Terrace is directly across from 115 Crown Terrace. The proposed expansion at 125 Crown Terrace is offset to the south one-full lot and therefore does not directly effect 110 Crown Terrace, particularly since 125 Crown Terrace is maintaining a low single story profile at Crown Terrace. The impact of 125 Crown Terrace on 110 Crown Terrace is similar to the existing effect of 115 Crown Terrace on 110 Crown Terrace.

- ii. *My House (110 Crown Terrace) is already "Boxed-in"*

Response: The proposed expansion at 125 Crown Terrace only continues the pattern already set by 123 Pemberton and 115 Crown Terrace. Boxing-in is caused by already existing buildings and not by the proposed expansion.

- iii. *Remodel will also tower higher than 110 Crown Terrace second floor roof.*

Response: This is not true. The highest point at 125 Crown Terrace is datum elevation 584.5-feet. The roof peak elevation of 110 Crown Terrace is 587.17 feet.

- iv. *Remodel will block direct sunlight to 110 Crown Terrace.*

Response: Existing buildings and existing shrubs and trees already block sunlight to 110 Crown Terrace. The removal of some existing shrubs and trees to accommodate the remodel will likely result in 110 Crown Terrace getting more sunlight. There will be no sunlight reduction one-hour after sunrise, which is the city standard for parks and open space, and which only applies for structures over 40-feet in height.

- v. *Sets a new precedent that could ruin neighborhood character.*

Response: The proposed remodel is in keeping with neighborhood character.

The DR requester has not identified any other building expansion opportunities, other than the house at 110 Crown Terrace which DR requestor owns, where any significant expansion can occur.

- vi. *Adding another high "Towering" House on Crown Terrace would be oppressive.*

Response: The remodel at 125 Crown Terrace will be perceived as a single-story structure when viewed from Crown Terrace. The only potential new and oppressive tower expansion opportunity would be a proposal to add two additional floors to 110 Crown Terrace – the DR requestors own home.

- vii. *Remodel is too high in the front where height is not needed.*

Response: The proposed expansion at 125 Crown Terrace only continues the pattern already set by 123 Pemberton and 115 Crown Terrace – consequently affirming neighborhood character. The proposed front of 125 Crown Terrace, at 14-feet-3inches is not too high. 115 Crown Terrace is 12-feet high, and 127 Crown Court is 20-feet high. The permitted height is 25-feet.

- viii. *Remodel height disrupts block pattern of open space on Crown Terrace.*

Response: The proposed expansion at 125 Crown Terrace only continues the pattern already set by 123 Pemberton, 115 Crown Terrace and 127 Crown Court – consequently affirming neighborhood character.

- ix. *Excavation and Stability of Slide Prone Hillside*

Response: Soil conditions have been evaluated by a geotechnical engineer. The remodel will be constructed following the geotechnical engineers recommendations. Development on this lot is no different than the dozens of other down-slope homes that currently exist on Crown Terrace.

- x. *926 Square feet of Decks – loss of privacy and peace*

Response: Having several small decks at various locations provides convenient access to usable outdoor open space on this steep lot. Having decks and balconies is appropriate where steep site conditions preclude the use of on-grade open space.

- xi. *Crown Terrace is already overburdened with traffic and parking problems.*

This building expansion project does nothing to increase traffic and in fact reduces the parking problem. There is already an existing single family home

at 125 Crown Terrace; therefore no new traffic demand is being generated. The parking situation is being improved because there will be two new on-site parking spaces created where none exists today.

xii. *Fear of Condo Conversion*

Response: A single family home cannot by definition be converted into a condo. Current zoning only allows single family use for 125 Crown Terrace.

xiii. *Adjacent affected neighbors are united about this remodel.*

Response: There are many neighbors who support this project. The afore outlined responses to DR concerns indicate that no real and valid issues have been raised. The primary DR requestor's objective is, and has been to protect a private view. Many neighbors who initially had concerns now support or have a neutral position on this project.

xiv. *Remodel devalues my house and property (110 Crown Terrace).*

Response: The current poorly maintained and overgrown site condition at 125 Crown Terrace and shabby condition of the unpaved portion of Crown Terrace devalues property. The new home expansion, new driveway and garage, and new landscaping will increase values for surrounding properties and make this neighborhood even more attractive.

xv. *Building Schedules, Storage of Materials and Heavy Equipment Matters.*

Response: Project sponsor has anticipated this concern and plans to stage construction from Greystone Terrace, and minimize construction access activity from Crown Terrace. Steps will be taken to minimize construction impact. One method to reduce overall construction impact and reduce construction time is to allow for new construction, rather than require partial building retention and existing building remodel.

Question 3. – What alternatives or changes to the proposed project, beyond changes already made would respond to the exceptional and extraordinary circumstances and reduce adverse effects noted in question number 1.

i. *We'd like the question of conflicting surveys and figure discrepancies on plans addressed.*

Response: A licensed land surveyor has double checked all surveys and project datum

elevations associated with this project and has verified their accuracy.

ii. Lower the Elevation Height of the Foyer Tower and garage.

Response: The project has been redesigned several times to lower its profile. The current one story building height is relatively low when compared to the fronting topographical grade of Crown Terrace. In order to maintain the current design which uses clay tile roofs, minimum drainage slopes dictate ridge heights. In order to reduce overall height, the height of the rear portion of the garage has already been reduced to a minimum height of 7-feet – 6-inches.

iii. And/Or Move the two-car garage down below to Greystone Terrace.

Response: Having the garage at Greystone Terrace was strongly opposed by the entire neighborhood six years ago. Suggesting that the garage be relocated to Greystone Terrace is simply an attempt to continue and agitate neighborhood controversy and frustrate permit approval for this project. The real issue here is protecting a private view from 110 Crown Terrace – and nothing more.

iv. And/Or Reduce Height to Three Floors instead of Four-Plus Floors

Response: A three or four story stepped design solution is not the point. Project sponsor has the right and desire to build a one-story house fronting on Crown Terrace that is compatible in scale, height and character with its two adjoining neighbors at 115 Crown Terrace and 127 Crown Court. This agitation to reduce the project by one floor is simply an attempt by owner of 110 Crown Terrace to lower building height along Crown Terrace to protect a private view, a private view that is scarcely diminished by this project.

v. Post a Bond for possible Street Repaving and Property Damage of Neighbors

Response: Project sponsor will act responsibly and make repairs as required by the city and as required by the city of other contractors under similar circumstances.

vi. Have Lower Rear-Yard Deck measured accurately, from Correct Elevation in required open space.

Response: A licensed land surveyor has double checked all surveys and project datum elevations associated with this project and has verified their accuracy.

vii. Since my House (110 Crown Court) is impacted by this remodel, I would like to see my house's relationship to remodel shown on plans.

Response: A site plan showing the relationship of 110 Crown Terrace to the project at 125 Crown Terrace is attached, along with other documentation that depicts the relationship of these two properties.

viii. *Story Poles*

Response: Story poles have been erected to show height profile and this has been documented with photographs. Photomontages and other documentation, including perspective renderings have been prepared to give a visual description of the project.

ix. *Landscaping of Public Right-of-Way*

Response: Landscaping of public rights-of-way is both legal and encouraged by the City under the "Greener Streets / Pavement to Parks" programs. Project sponsor will follow City procedures to secure an encroachment permit to make beautification improvements to Crown Terrace. The DR requestor at 110 Crown Terrace, which has a two-car garage, would rather forego landscape improvements to Crown Terrace, in order to retain illegal erosion causing parking on the unpaved portion of Crown Terrace.

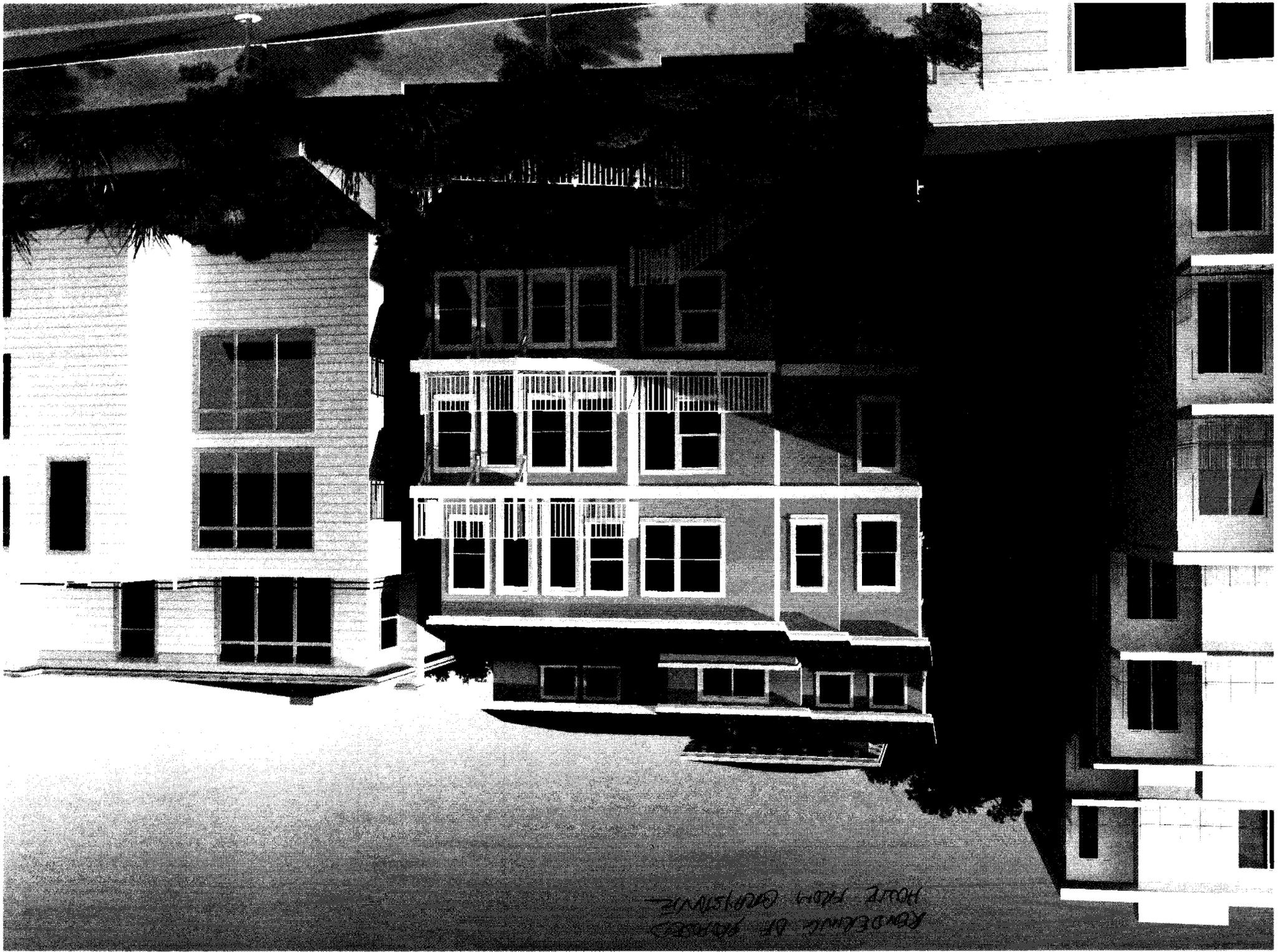
In summary, the essence of this DR request is to protect a private view, which still remains extraordinary and may actually be improved by this project, and protection of illegal parking which would be lost by landscaping and beautifying the unimproved portion of Crown Terrace.



- 7/6/07 1ST Outreach Meeting
- 8/6/07 Submission - Full record of outreach meeting was carefully reviewed @ Planning Counter at time of submission - Planner says (at time of comments) he never received it
- 8/20/07 Planner's Comments (Rick Crawford)- "outreach meeting required "
- 9/19/07 Disapproved by Planner (I was not notified - I had told Planner we were scheduling a 2nd Outreach Meeting and this would require time)
- 9/20/07 Received Notice of Disapproval from DBI
- 10/13/07 2nd Outreach Meeting
- 11/15/07 I requested a 60 day extension of permit application as recommended by Garland Simpson (DBI)
- 11/16/07 Extension to 12/10/07 approved.
- 11/28/07 Response to Planner's Comments submitted through Garland Simpson (on approx. 12/5) as Garland recommended
- Mid December Garland Simpson called to say come pick up the drawings - The Planner refused to look at them because the project was disapproved

Called Planner - he responded unpleasantly that he had already disapproved the project and that, anyway, the responses did not address his comments. (many, many hours were spent on the responses and they did address his comments in a very thorough way)

(This was the second month of my homeless tenant's residence in what was my office and it has been chaotic. She just left and I'm slowly getting organized and back in business0



ROXBURY ST. BOSTON
HOTEL FROM CORNER

RENDERING OF PROPOSED
HOUSE FROM ABOVE





PROJECT NOTES

- REVISIONS TO PLANS AS REQUESTED BY SF PLANNING DEPT. AT (10.09.12) PROJECT REV.
- DESIGNATED SECTION CUT GREYSTONE SIDE RETAINING WALL. (SH. A0, A1)
- ADJUST GROSS SQ. FOOT TOTAL. (SH. A1)
- CORRECT ELEVATION TYPO. (SH. A7)
- REVISE BUILDING CORNER. (SH. A7)
- CORRECT ELEVATION TYPO. (SH. AB4)

PROJECT DATA

ZONING: RH-1
 LOT SIZE: 3,700.00 SQ. FT.
 1-UNITS ALLOWED
 REG. REAR YARD (AVERAGED)
 REG. FRONT SETBACK: 11 FT. (AVERAGED)/20% LANDSCAPED
 TOTAL GROSS FLOOR AREA (APPRAISED): 4,296 SQ.FT.
 TOTAL NET FLOOR AREA (APPRAISED): 4,296 SQ.FT.
 TOTAL NET (EXISTING) LIVING AREA: 1,399 SQ.FT.
 TOTAL NET (NEW) LIVING AREA: 2,897 SQ.FT.
 TOTAL NET (NEW) NON-LIVING AREA: 140 SQ.FT.
 (INC. STORAGE, MECHANICAL RM., & UTILITIES AREA)
 TOTAL (NEW) DECK, PATIO, & PORCH AREA: 926 SQ.FT.

TOTAL GARAGE AREA: 324 SQ. FT.
 STANDARD PARKING SPACES (8'X20')-1 + (8'X16')-1
 PRIVATE OPEN SPACE: 2,000 SF/FRONT & REAR YARDS

NOTE: TYPE 5 (NON-RATED) FULLY SPRINKLED FIREPRO. SYSTEM ON SEPARATE PERMIT.

SCOPE OF WORK:
 RENOVATE EXISTING STRUCTURE, ADD NEW VERTICAL ADDITION
 ADD ADDITIONAL LOWER FLOOR, AND ADD FOUR-STORY HORIZONTAL ADDITION.

PROJECT DESIGN

BUILDING DESIGN: ZONE DESIGN DEVELOPMENT
 DRAKE GARDNER
 10 CARLILE DR.
 NOVATO, CA, 94945
 413.377.6694

CONSULTING ENG.: SANTOS&RURRUTIA
 STRUCTURAL ENGINEERS
 2451 HARRISON STREET
 S.F., CA. 94110
 413.642.7722

TITLE 24 ENG.: ENERGYSOFT
 MARTIN DODD
 1025-5TH STREET
 NOVATO, CA, 94945.2413
 413.897.6400

DRAWING INDEX

A0	EXISTING SITE PLAN
A1	SITE PLAN, ROOF PLAN, PROJECT DATA
A2	GARAGE AND FIRST FLOOR PLANS
A3	SECOND AND THIRD FLOOR PLANS
A4	SOUTH ELEVATIONS
A5	EAST ELEVATION
A6	WEST ELEVATIONS
A7	NORTH ELEVATION
A8	SECTION A-A
AB1	EXISTING FLOOR PLANS AND SOUTH ELEVATION
AB2	EXISTING EAST ELEVATION
AB3	EXISTING WEST ELEVATION
AB4	EXISTING NORTH ELEVATION

DATE	REVISIONS
10.01.10	03.15.11
11.15.10	09.07.12
01.01.11	09.24.12
03.15.11	10.10.12
03.28.11	
04.25.11	
07.15.11	
08.30.11	

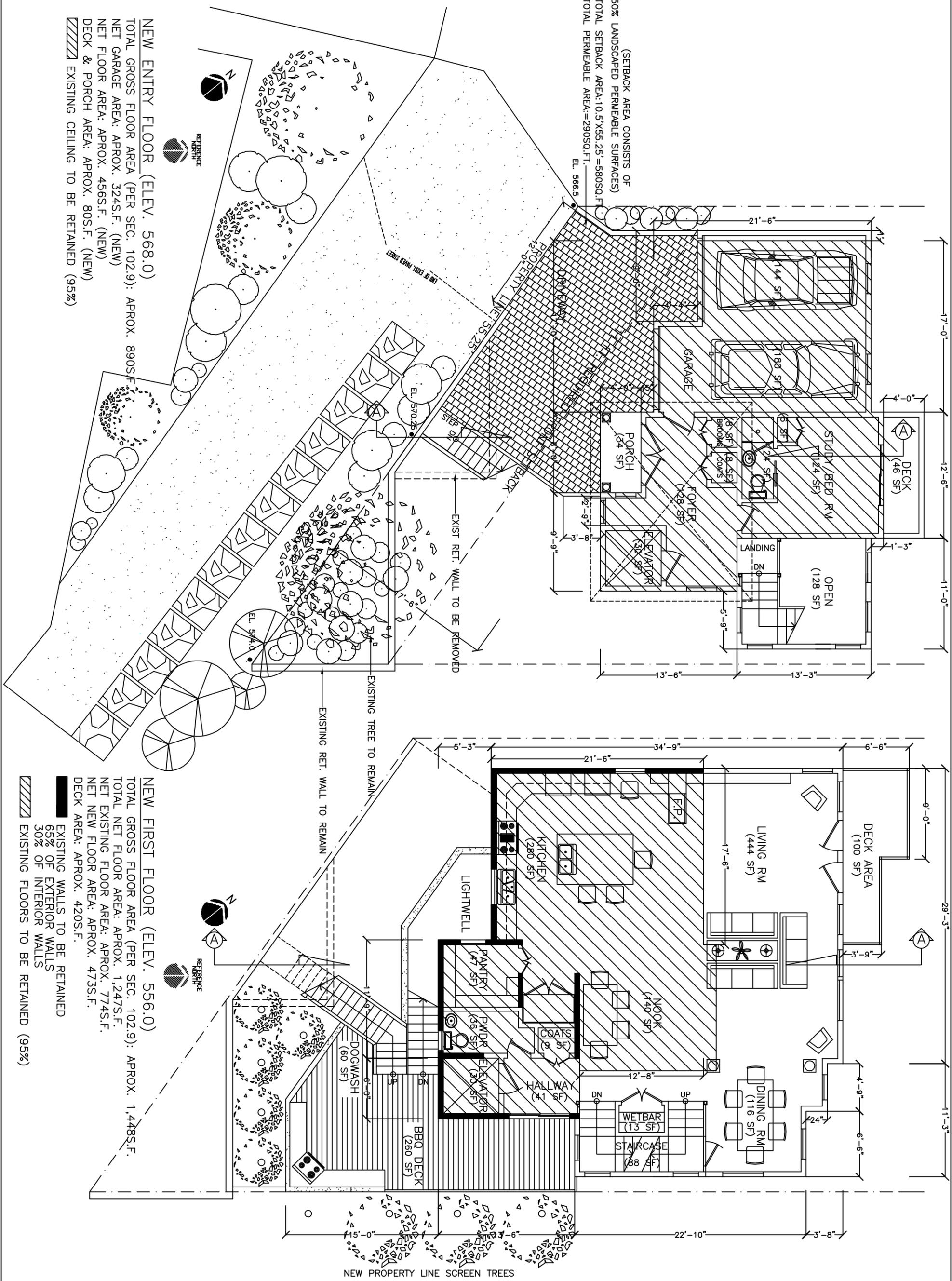
DESIGN BY: ZONE DESIGN DEVELOPEMENT

DRAKE GARDNER	415.408.3403 (O)
10 CARLILE DR.	415.408.3429 (F)
NOVATO, CA. 94945	415.377.6694 (C)

PROJECT: SINGLE FAMILY RESIDENCIAL ALTERATION

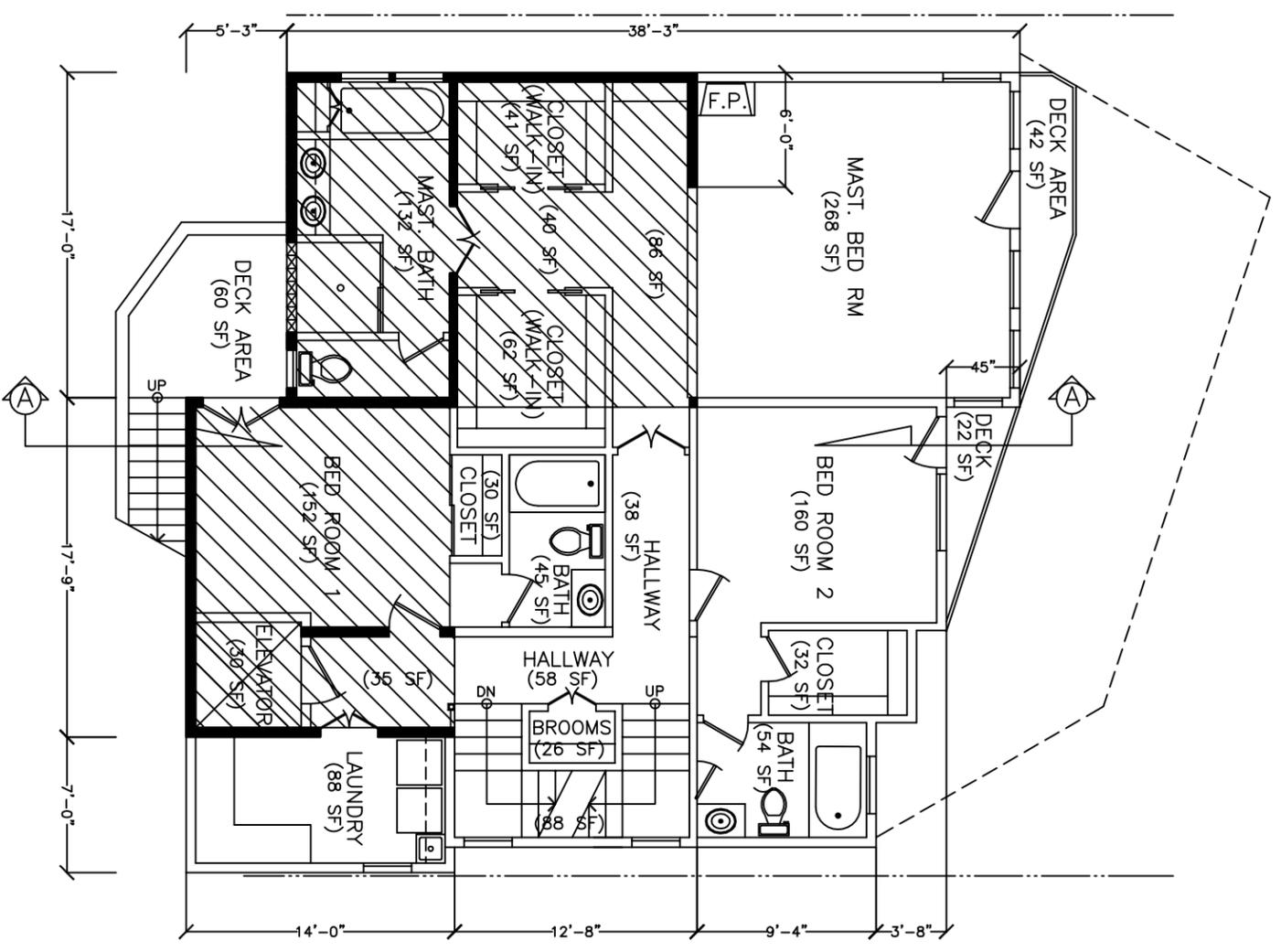
125 CROWN TERRACE OWNER: CROWN TERR., LLC
 SAN FRANCISCO, CA. 94114 4153 24TH ST., S.F. 94114
 LOT: 003 BLOCK: 2719B (415) 648-1200

DATE: 06.24.10
 SCALE: 1/8IN.=1'-0"
 DESIGNER: D.G.
 JOB NO.:
 SHEET NO.: A1



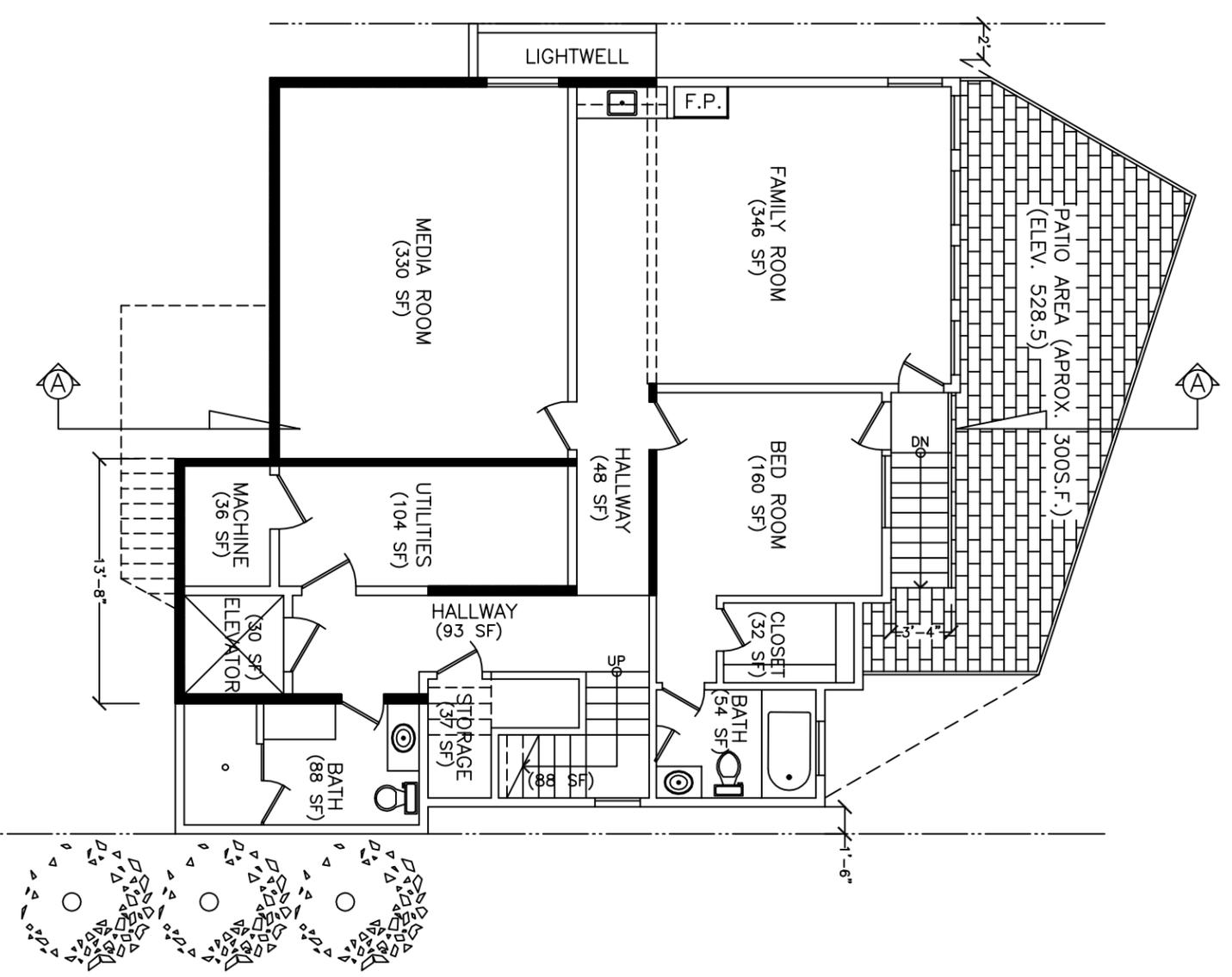
PROJECT: SINGLE FAMILY RESIDENCIAL ALTERATION 125 CROWN TERRACE SAN FRANCISCO, CA. 94114 LOT: 003 BLOCK: 2719B	OWNER: CROWN TERR., LLC 4153 24TH ST., S.F. 94114 (415) 648-1200	DESIGN BY: ZONE DESIGN DEVELOPEMENT 	
		DRAKE GARDNER 10 CARLILE DR. NOVATO, CA. 94945	415.408.3403 (O) 415.408.3429 (F) 415.377.6694 (C)

A2



NEW SECOND FLOOR (BELOW GRADE) (ELEV. 545.5)
 TOTAL GROSS FLOOR AREA (PER SEC.102.9): APPROX. 1,578S.F.
 NET FLOOR AREA: APPROX. 1,412S.F.
 NET EXISTING FLOOR AREA: APPROX. 625S.F.
 NET NEW FLOOR AREA: APPROX. 787S.F.
 DECK AREA: APPROX. 126S.F.

- █ EXISTING WALLS TO BE RETAINED
- █ EXTERIOR WALLS (70%)
- █ INTERIOR WALLS (50%)
- █ EXISTING FLOORS TO BE RETAINED (100%)



NEW THIRD FLOOR (BELOW GRADE) (ELEV. 535.0)
 TOTAL GROSS FLOOR AREA (PER SEC.102.9): APPROX. 1,547S.F.
 NET LIVING AREA: APPROX. 1,216S.F.
 NET NON-LIVING FLOOR AREA: APPROX. 140S.F.
 DECK AREA: APPROX. 300S.F.
 FOUNDATION TO BE RETAINED (80%)



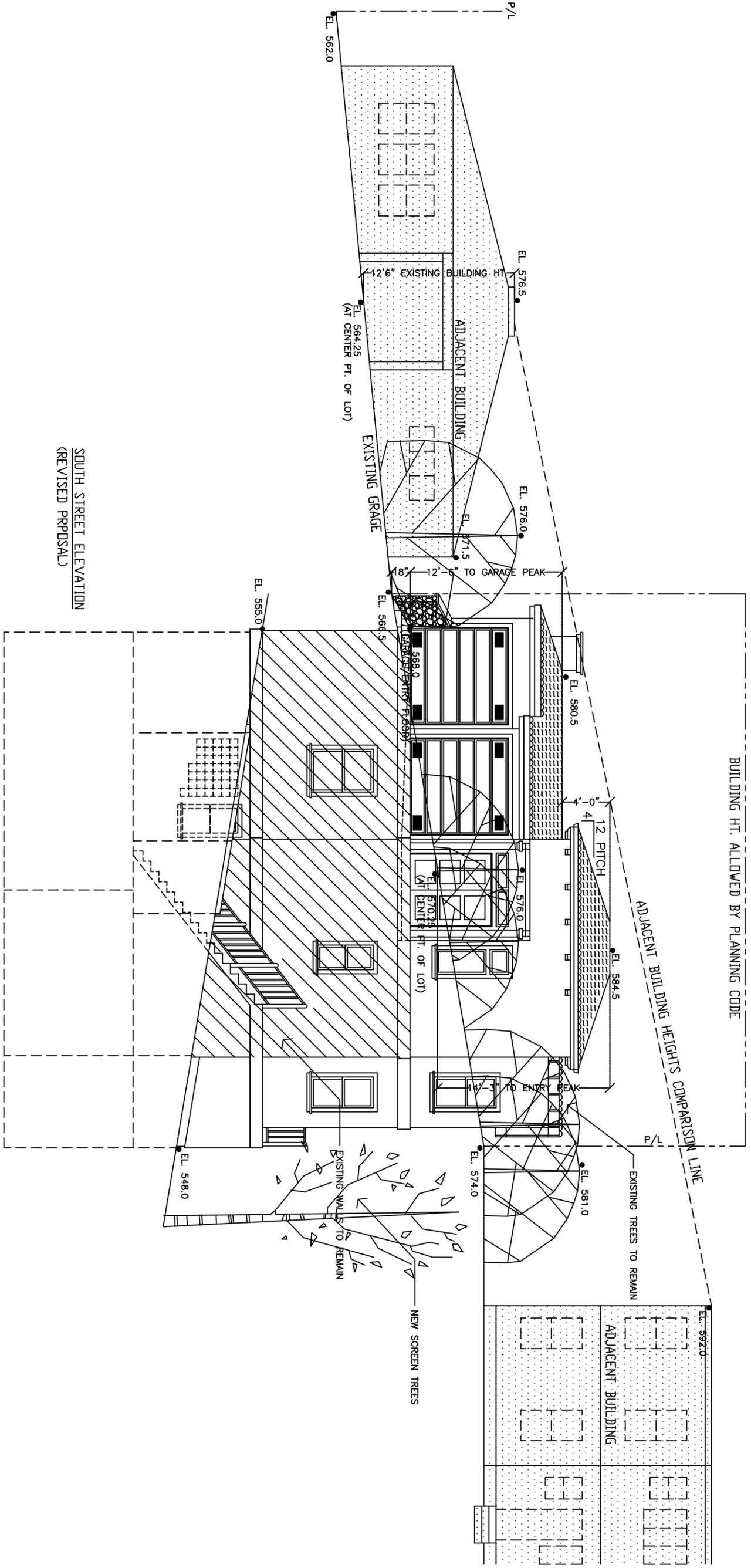
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	11.15.10	09.24.12
	03.15.11	
	03.28.11	
	04.25.11	
	07.15.11	
	08.30.11	
	03.15.12	

DESIGN BY: ZONE DESIGN DEVELOPEMENT
 DRAKE GARDNER 415.408.3403 (O)
 10 CARLILE DR. 415.408.3429 (F)
 NOVATO, CA. 94945 415.377.6694 (C)

PROJECT: SINGLE FAMILY RESIDENCIAL ALTERATION
 125 CROWN TERRACE OWNER: CROWN TERR., LLC
 SAN FRANCISCO, CA. 94114 4153 24TH ST., S.F. 94114
 LOT: 003 BLOCK: 2719B (415) 648-1200

DATE: 06.24.10
 SCALE: 1/4"=1'-0"
 DESIGNER: D.G.

SHEET NO.:
 A3



SOUTH STREET ELEVATION
(REVISED PROPOSAL)

BUILDING HT. ALLOWED BY PLANNING CODE

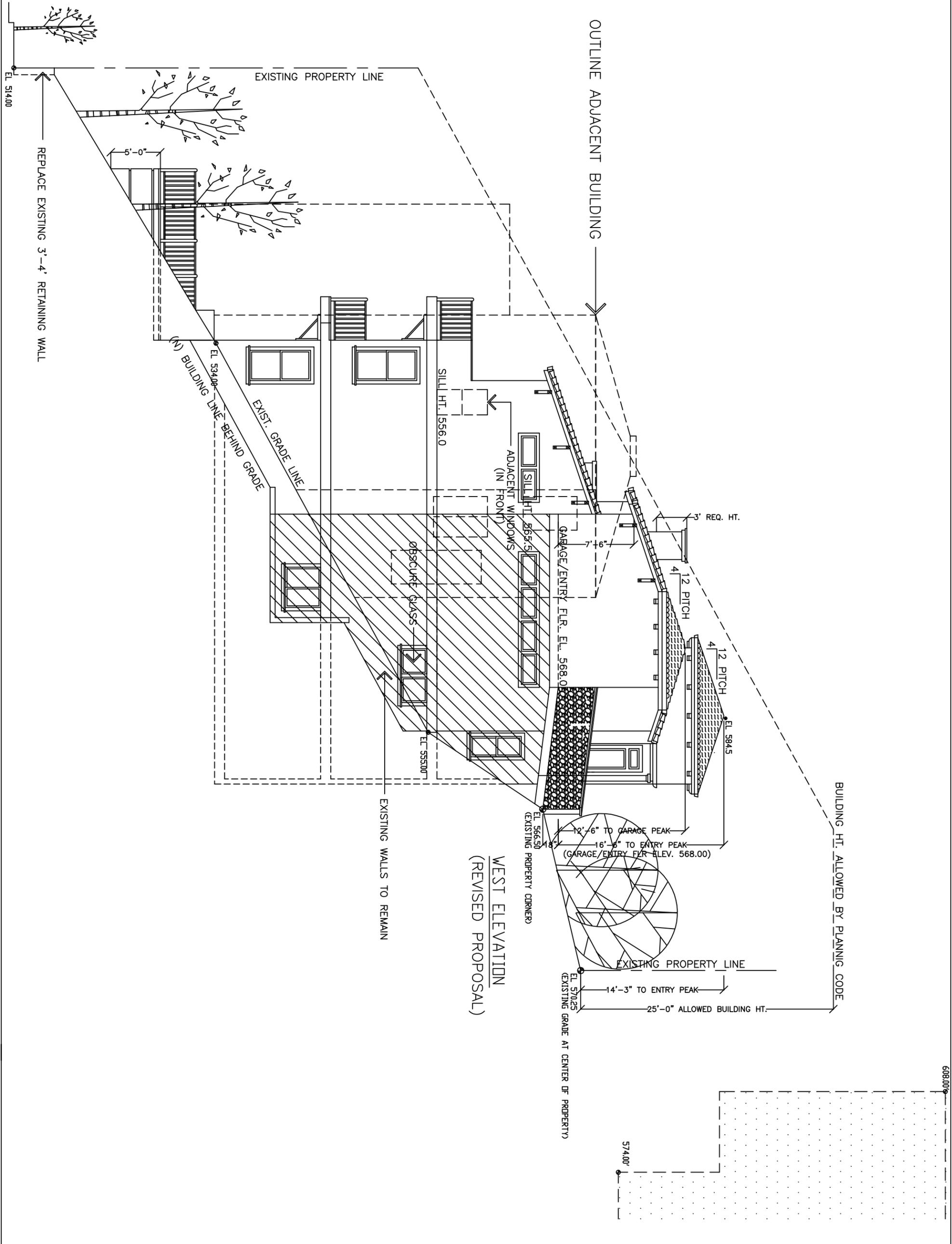
ADJACENT BUILDING HEIGHTS COMPARISON LINE

PROJECT: SINGLE FAMILY RESIDENCIAL ALTERATION
 125 CROWN TERRACE OWNER: CROWN TERR., LLC
 SAN FRANCISCO, CA. 94114 4153 24TH ST., S.F. 94114
 LOT: 003 BLOCK: 2719B (415) 648-1200

DESIGN BY: ZONE DESIGN DEVELOPEMENT
 DRAKE GARDNER 415.408.3403 (O)
 10 CARLILE DR. 415.408.3429 (F)
 NOVATO, CA. 94945 415.377.6694 (C)

REVISIONS	DATE	SYM.
	10.01.10	
	11.15.10	
	03.15.11	
	04.25.11	
	07.15.11	
	08.30.11	
	03.15.12	
	09.24.12	

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 SCALE: 1/4"=1'-0"
 DESIGNER: D.G.
 JOB NO.:
 SHEET NO.: A4



608000

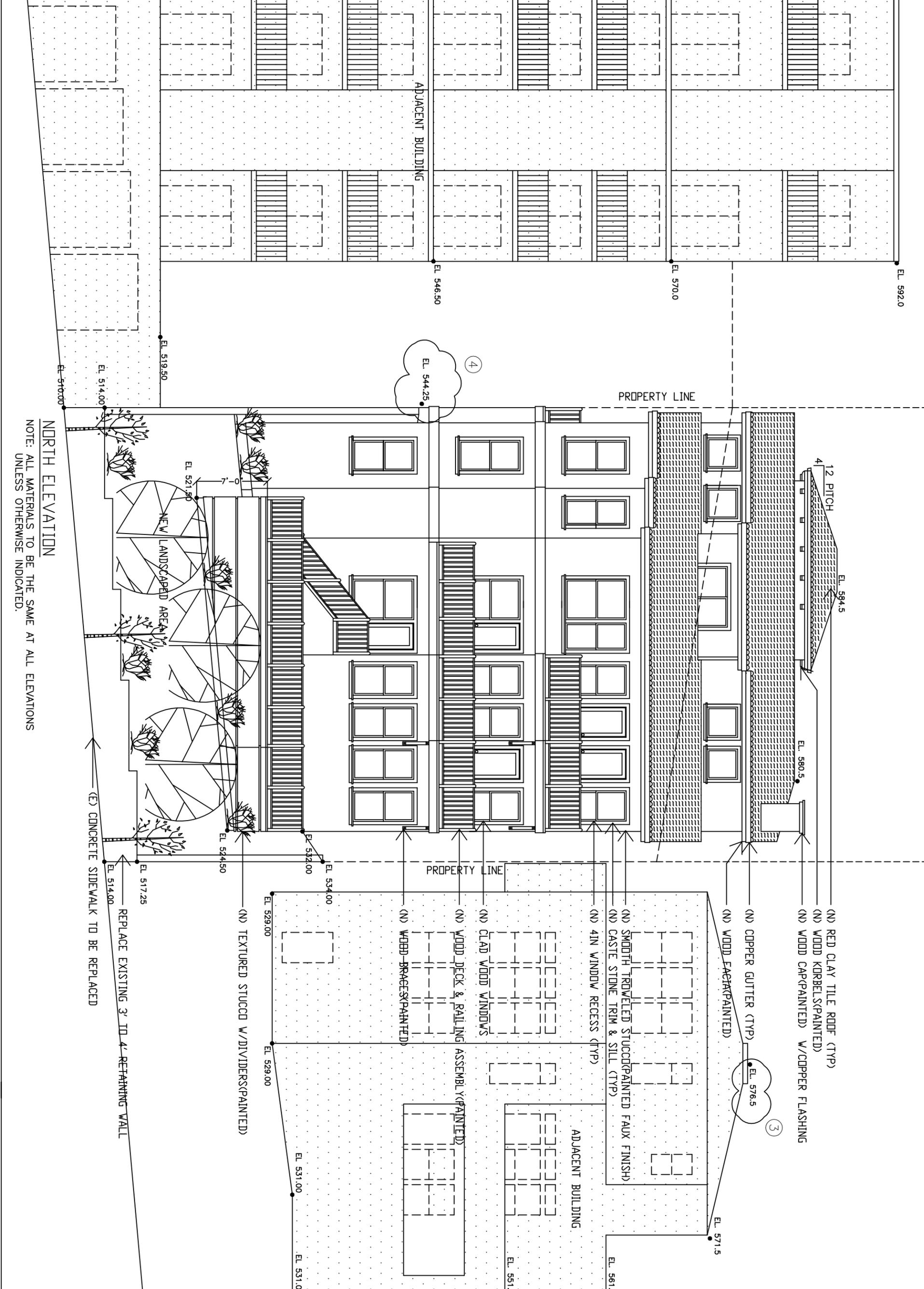
REVISIONS	DATE
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11.15.10	09.24.12
03.15.11	
03.28.11	
04.25.11	
07.15.11	
08.30.11	
01.15.12	

DESIGN BY: ZONE DESIGN DEVELOPEMENT
 DRAKE GARDNER 415.408.3403 (O)
 10 CARLILE DR. 415.408.3429 (F)
 NOVATO, CA. 94945 415.377.6694 (C)

PROJECT: SINGLE FAMILY RESIDENCIAL ALTERATION
 125 CROWN TERRACE OWNER: CROWN TERR., LLC
 SAN FRANCISCO, CA. 94114 4153 24TH ST., S.F. 94114
 LOT: 003 BLOCK: 2719B (415) 648-1200

DATE: 06.24.10
 SCALE: 1/4"=1'-0"
 DESIGNER: D.G.
 JOB NO.:
 SHEET NO.: A6

BUILDING HT. ALLOWED BY PLANNING CODE



NORTH ELEVATION
NOTE: ALL MATERIALS TO BE THE SAME AT ALL ELEVATIONS
UNLESS OTHERWISE INDICATED.

- (N) RED CLAY TILE ROOF (TYP)
- (N) WOOD KORBELSPAINTED)
- (N) WOOD CARPAINTED) W/COPPER FLASHING
- (N) COPPER GUTTER (TYP)
- (N) WOOD FACHPAINTED)

- (N) SMOOTH TROWELED STUCCOPAINTED FAUX FINISH)
- (N) CASTE STONE TRIM & SILL (TYP)
- (N) 4IN WINDOW RECESS (TYP)

- (N) WOOD BRACE SPAINTED)
- (N) WOOD DECK & RAILING ASSEMBLY PAINTED)
- (N) CLAD WOOD WINDOWS
- (N) TEXTURED STUCCO W/DIVIDERS PAINTED)

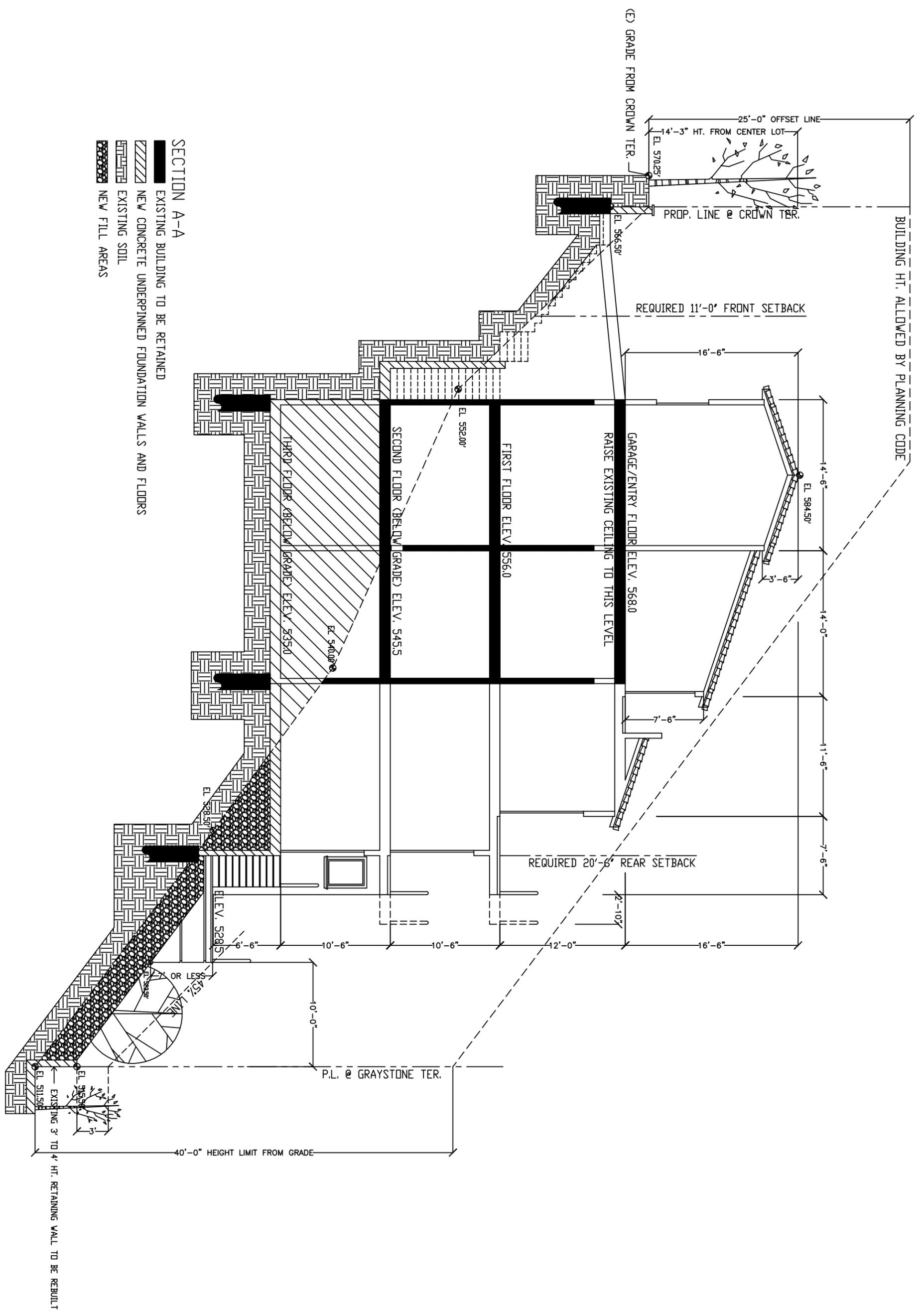
- REPLACE EXISTING 3' TD 4' RETAINING WALL
- (E) CONCRETE SIDEWALK TD BE REPLACED

REVISIONS	DATE	SYM.
	04.25.11	
	07.15.11	
	08.30.11	
	03.15.12	
	09.24.12	
	10.10.12	

DESIGN BY: ZONE DESIGN DEVELOPEMENT
 DRAKE GARDNER 415.408.3403 (O)
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PROJECT: SINGLE FAMILY RESIDENCIAL ALTERATION
 125 CROWN TERRACE OWNER: CROWN TERR., LLC
 SAN FRANCISCO, CA. 94114 4153 24TH ST., S.F. 94114
 LOT: 003 BLOCK: 2719B (415) 648-1200

DATE: 06.24.10
 SCALE: 1/4IN.=1'-0"
 DESIGNER: D.G.
 JOB NO.:
 SHEET NO.: A7



SECTION A-A

- EXISTING BUILDING TO BE RETAINED
- NEW CONCRETE UNDERPINNED FOUNDATION WALLS AND FLOORS
- EXISTING SOIL
- NEW FILL AREAS

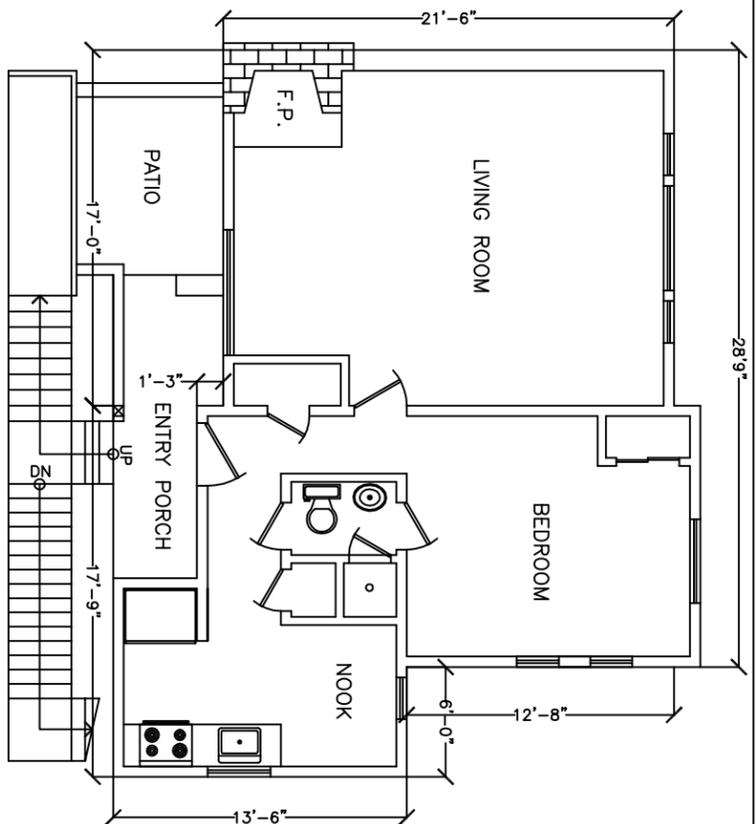
40'-0" HEIGHT LIMIT FROM GRADE

REVISIONS	DATE
10.01.10	09.24.12
11.10.10	
11.15.10	
03.15.11	
04.25.11	
07.15.11	
08.30.11	
03.15.12	

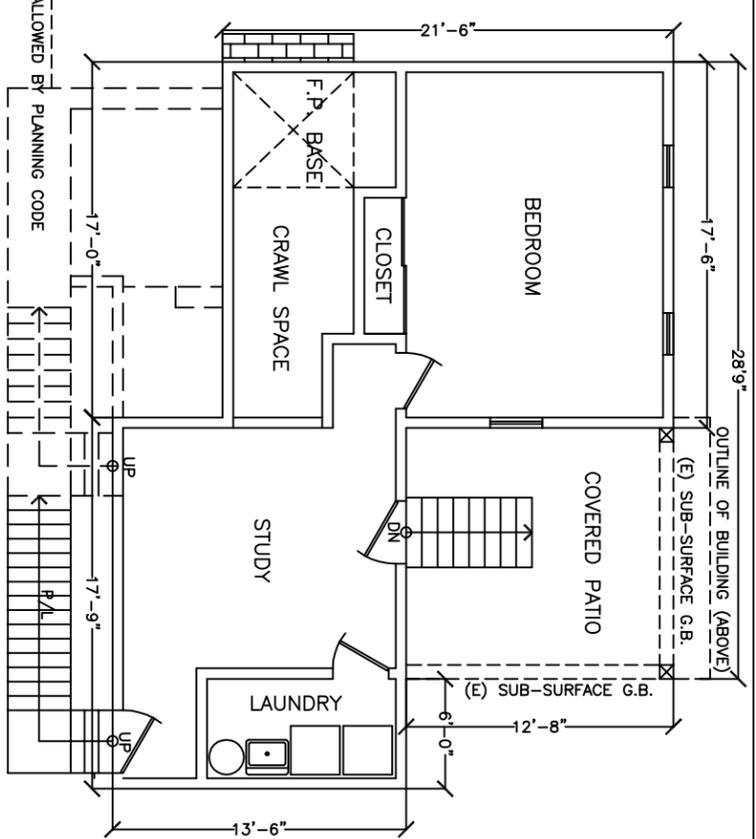
<p>PROJECT: SINGLE FAMILY RESIDENCIAL ALTERATION</p> <p>125 CROWN TERRACE SAN FRANCISCO, CA. 94114 LOT: 003 BLOCK: 2719B</p>	<p>OWNER: CROWN TERR., LLC 4153 24TH ST., S.F. 94114 (415) 648-1200</p>	<p>DESIGN BY: ZONE DESIGN DEVELOPEMENT</p> <p>DRAKE GARDNER 415.408.3403 (O) 10 CARLILE DR. 415.408.3429 (F) NOVATO, CA. 94945 415.377.6694 (C)</p>
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DATE: 06.24.10	SCALE: 1/4"=1'-0"	DESIGNER: D.G.	JOB NO.:	SHEET NO.:
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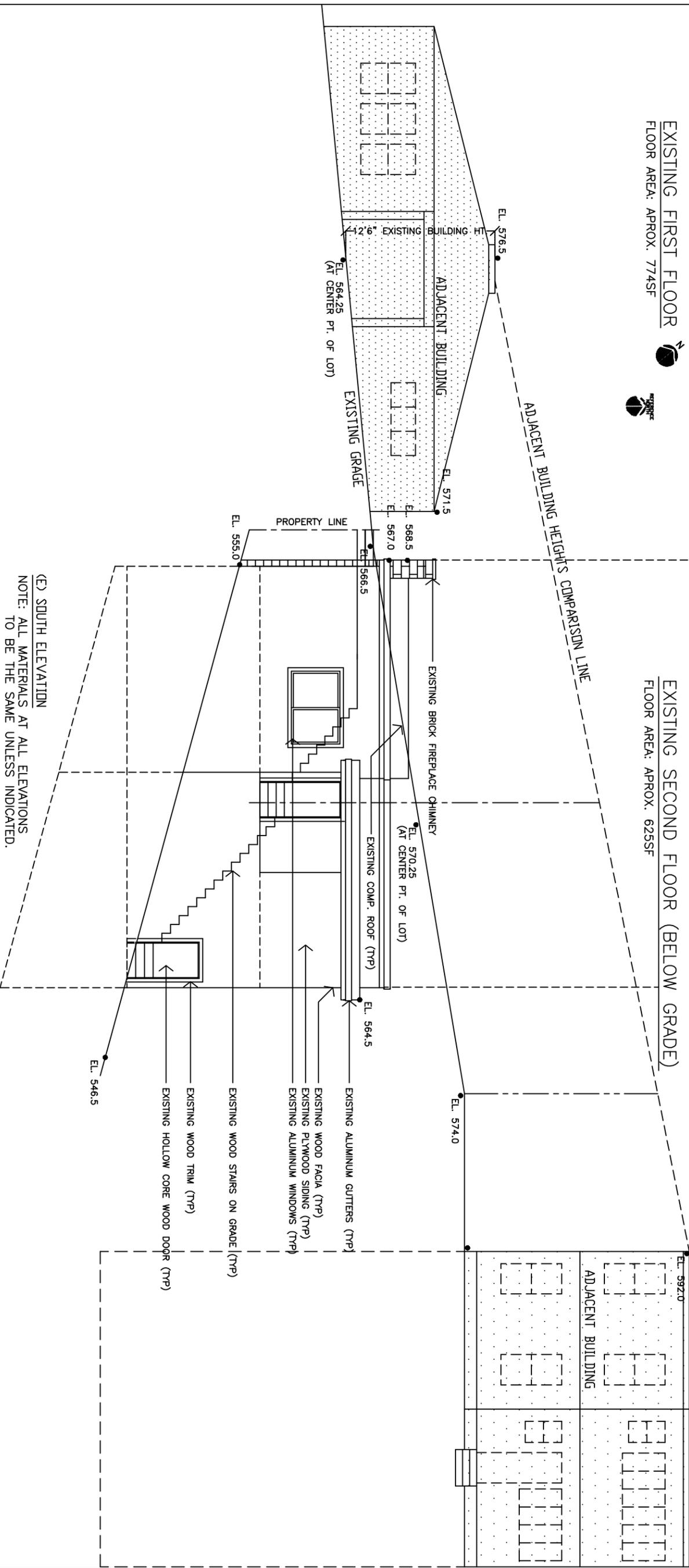
A8



EXISTING FIRST FLOOR
FLOOR AREA: APPROX. 774SF



EXISTING SECOND FLOOR (BELOW GRADE)
FLOOR AREA: APPROX. 625SF



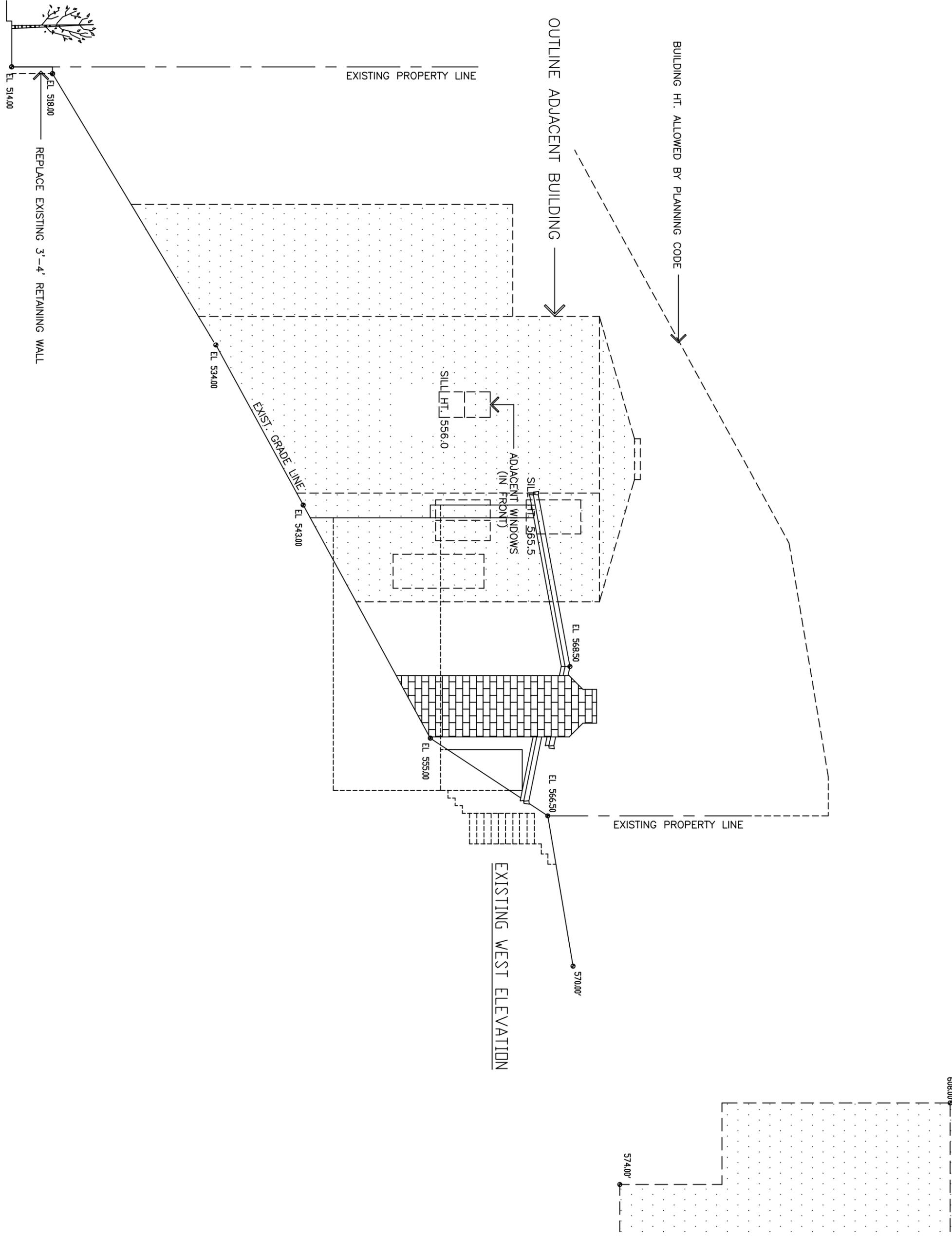
(E) SOUTH ELEVATION
NOTE: ALL MATERIALS AT ALL ELEVATIONS TO BE THE SAME UNLESS INDICATED.

REVISIONS	DATE	SYM.
	04.25.11	
	10.01.11	
	03.15.12	
	09.24.12	

DESIGN BY: ZONE DESIGN DEVELOPEMENT
 DRAKE GARDNER 415.408.3403 (O)
 10 CARLILE DR. 415.408.3429 (F)
 NOVATO, CA. 94945 415.377.6694 (C)

PROJECT: SINGLE FAMILY RESIDENCIAL ALTERATION
 125 CROWN TERRACE OWNER: CROWN TERR., LLC
 SAN FRANCISCO, CA. 94114 4153 24TH ST., S.F. 94114
 LOT: 003 BLOCK: 2719B (415) 648-1200

DATE: 06.24.10
 SCALE: 1/4"=1'-0"
 DESIGNER: D.G.
 JOB NO.:
 SHEET NO.: AB1



DATE: 06.24.10
 SCALE: 1/4"=1'-0"
 DESIGNER: D.G.
 JOB NO.:
 SHEET NO.:
AB3

PROJECT: NEW SINGLE FAMILY RESIDENCE
 125 CROWN TERRACE
 SAN FRANCISCO, CA. 94114
 LOT: 003 BLOCK: 2719B
 OWNER: CROWN TERR., LLC
 4153 24TH ST., S.F. 94114
 (415) 648-1200

DESIGN BY: ZONE DESIGN DEVELOPEMENT
 DRAKE GARDNER 415.408.3403 (O)
 10 CARLILE DR. 415.408.3429 (F)
 NOVATO, CA. 94945 415.377.6694 (C)

REVISIONS	DATE	SYM.
	04.25.11	
	07.15.11	
	10.01.11	
	03.15.12	
	09.24.12	

BUILDING HT. ALLOWED BY PLANNING CODE

PROPERTY LINE

(E) NORTH ELEVATION

PROPERTY LINE

ADJACENT BUILDING
ADJACENT BUILDING
ADJACENT BUILDING

5

EL. 576.5

EL. 571.5

EL. 561.5

EL. 551.5

EL. 531.00

EL. 529.00

EL. 534.00

EL. 543.00

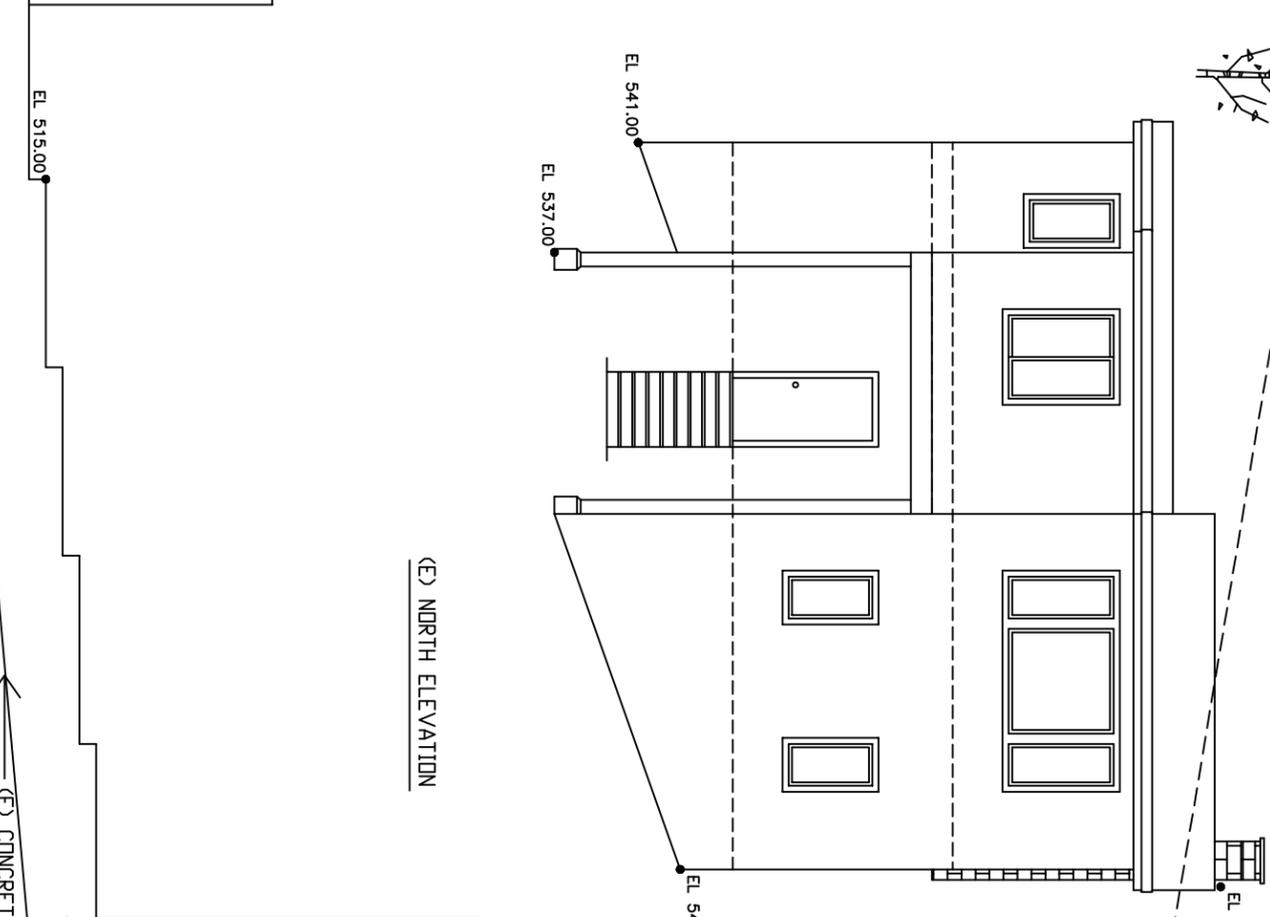
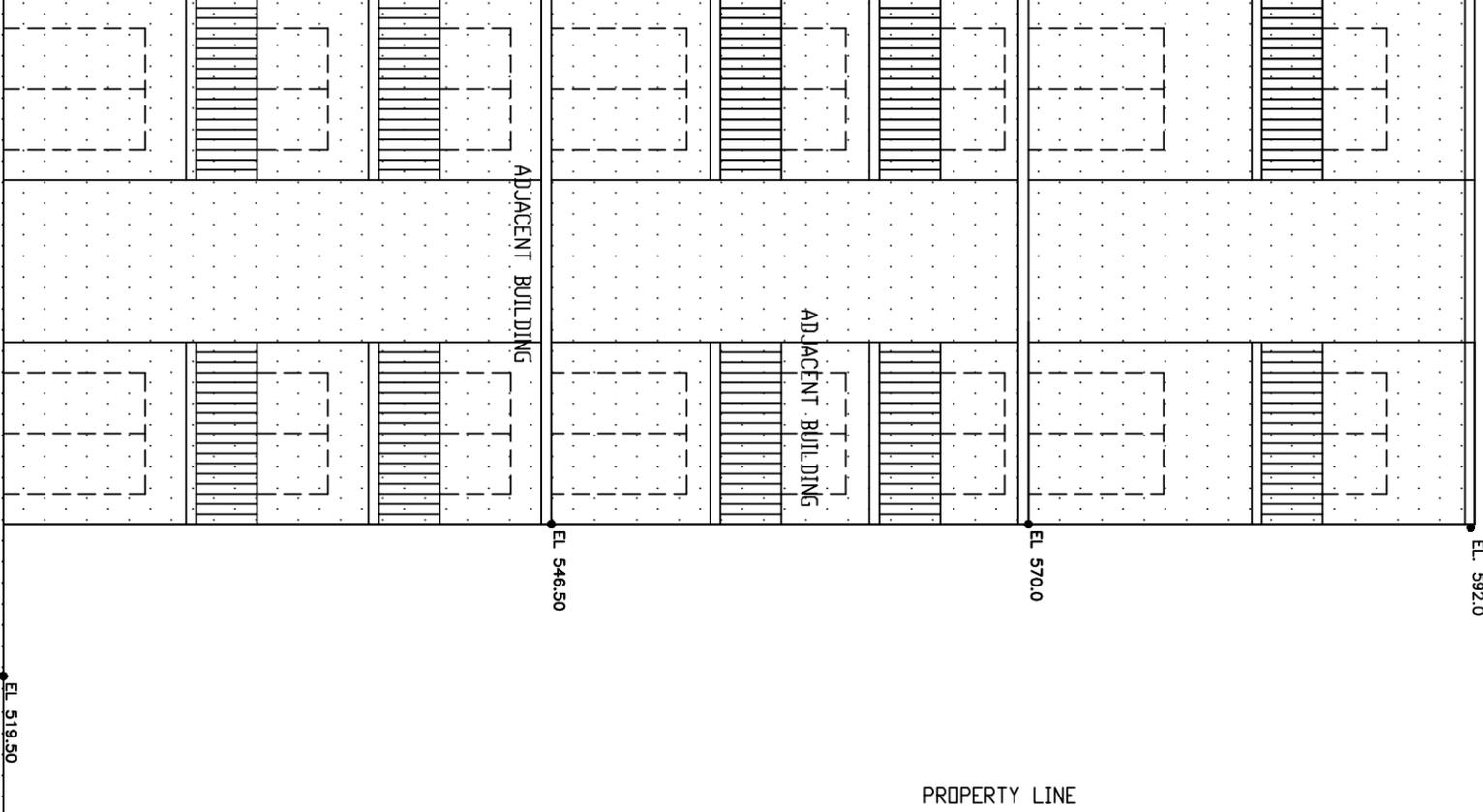
EL. 537.00

EL. 541.00

EL. 570.0

EL. 546.50

EL. 592.0



REPLACE EXISTING 3' ID 4' RETAINING WALL
(E) CONCRETE SIDEWALK TO BE REPLACED

EXISTING NORTH ELEVATION
NOTE: ALL MATERIALS TO BE THE SAME AT ALL ELEVATIONS UNLESS OTHERWISE INDICATED.

REVISIONS	DATE	SYM.
	04.25.11	
	07.15.11	
	10.01.11	
	03.15.12	
	09.24.12	
	10.10.12	

DESIGN BY: ZONE DESIGN DEVELOPEMENT
 DRAKE GARDNER 415.408.3403 (O)
 10 CARLILE DR. 415.408.3429 (F)
 NOVATO, CA. 94945 415.377.6694 (C)

PROJECT: NEW SINGLE FAMILY RESIDENCE
 125 CROWN TERRACE OWNER: CROWN TERR., LLC
 SAN FRANCISCO, CA. 94114 4153 24TH ST., S.F. 94114
 LOT: 003 BLOCK: 2719B (415) 648-1200

DATE: 06.24.10
 SCALE: 1/4"=1'-0"
 DESIGNER: D.G.
 JOB NO.:
 SHEET NO.:
AB4