



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE FEBRUARY 27, 2014

Date: February 20, 2014
Case No.: 2013.0075DV
Project Address: 209 GRATTAN STREET
Permit Application: 2013.05.01.5870
Zoning: RH-3 (Residential House, Three-Family)
40-X Height and Bulk District
Block/Lot: 1282/029
Project Sponsor: Jonathan Pearlman
Elevation Architects
1099 23rd Street, #18
San Francisco, CA 94107
Staff Contact: Glenn Cabrerros – (415) 558-6169
glenn.cabreros@sfgov.org
Recommendation: **Do not take DR and approve the project as proposed.**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes demolition of the existing two-story, single-family residence and new construction of a four-story, single-family residence.

SITE DESCRIPTION AND PRESENT USE

The project site is located at 209 Grattan Street, on the south side of the street between Shrader and Stanyan Streets. The subject property, Lot 029 in Assessor's Block 1282, contains a freestanding two-story, single-family residence constructed circa 1906. The subject lot is a rectangular lot measuring approximately 55 feet wide (fronting Grattan Street) and 25 feet deep with a lot area of 1,375 square feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the portion of the Haight-Ashbury neighborhood known as Cole Valley. The adjacent lot to the east is a corner lot at the intersection of Grattan Street and Shrader Street and contains a two-story, single-family residence on a lot similar in size to the subject lot. The adjacent lot to the west contains a three-story, single-family residence that fronts onto Grattan Street. The subject building's rear wall faces onto the rear yard of the adjacent lot to the south which is a rectangular lot that contains a three-story-plus-attic, two-unit building fronting onto Shrader Street. The subject blockface and across the street from the subject blockface can be characterized as a varied mix of two-, three- and four-story residential buildings in various architectural styles.

BUILDING PERMIT APPLICATION NOTIFICATION

| TYPE | REQUIRED PERIOD | NOTIFICATION DATES | DR FILE DATE | DR HEARING DATE | FILING TO HEARING TIME |
|------------|-----------------|---------------------------------------|-------------------|-------------------|------------------------|
| 311 Notice | 30 days | November 15, 2013 – December 15, 2013 | December 12, 2013 | February 27, 2013 | 78 days |

HEARING NOTIFICATION

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|---------------|-----------------|----------------------|--------------------|---------------|
| Posted Notice | 10 days | February 17, 2014 | February 17, 2014 | 10 days |
| Mailed Notice | 10 days | February 17, 2014 | February 17, 2014 | 10 days |

PUBLIC COMMENT

| | SUPPORT | OPPOSED | NO POSITION |
|--|---------------------|-------------------------------------|-------------|
| Adjacent neighbor(s) | 1 (1201 Shrader) | 2 (1207 Shrader and 235 Grattan) | |
| Other neighbors on the block or directly across the street | 6 | >120* | |
| Neighborhood groups | | | 1* |

*A petition and letters expressing opposition to the project have been received by the Department from over 120 residents in close proximity to the project and within the Cole Valley neighborhood. President Karen Crommie of the Cole Valley Improvement Association (CVIA) stated in the CVIA Summer 2013 newsletter that CVIA would not oppose the project. CVIA has not explicitly stated that their neighborhood group supports the project. Seven letters/emails in support of the project have been received by the Department.

DR REQUESTOR

Larry Burgheimer, owner of 1207-1209 Shrader Street, which is located on the lot directly south of subject property. The contact person for the DR application filed by Mr. Burgheimer is **Margaret Garvin of 235 Grattan Street**, the property west and directly adjacent to the subject lot.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The replacement building's scale is not compatible with surrounding buildings. Most buildings in the area are two to three stories tall, while the project proposes a 4-story building on a small lot. The taller buildings in the area are constructed on larger lots.

Issue #2: The modern design of the proposed building is not in keeping with the early 20th century architecture of the neighborhood.

Issue #3: The mass of the project would create a large rear wall that faces onto the adjacent rear yard and also onto the midblock open space. The project's height and depth would negatively affect light and air to the surrounding neighbors and the midblock open space.

Issue #4: The DR requestor would like at least the top story removed, reduction of the floor area ratio, modulation of the exposed façades to improve the visual appearance and a design more consistent with the look of other buildings in the neighborhood.

Please reference the attached *Discretionary Review Application* for additional information.

PROJECT SPONSOR'S RESPONSE

The project sponsor believes the proposed massing and design are sensitively designed taking into consideration the adjacent buildings and the immediate neighborhood character. The project sponsor also feels that the mocked-up photograph provided by the DR requestor misrepresents the project, so the project sponsor has provided 3-D rendering/massing study of the project to provide a more accurate portrayal of the project.

Please see the attached *Response to Discretionary Review*, dated January 20, 2014 for additional information.

PROJECT ANALYSIS

Building Scale and Lot Size. The Department finds the proposed building's location and size to be compatible with the surrounding buildings and also to the overall building scale found in the immediate neighborhood. While the neighborhood does contain a mix of buildings two to four stories tall, most buildings in the immediate area are three to four stories tall. The DR requestor is concerned that the project would create a large building on a small lot and thus a higher Floor Area Ratio (FAR) as compared to other buildings in the area. As the project is located within the RH-3 Zoning District and is a residential use, FAR calculations are not applicable. Rather, the allowable building envelope is defined by the Planning Code by way of prescribed setbacks and the height limit. Furthermore, the appropriateness of the project is further shaped by requirements of the *Residential Design Guidelines*. As designed, the proposed building massing at the street reads as a two-story-over-basement building due to the lateral slope of the lot. The massing of the proposed upper floor is minimized by providing setbacks from the overall building footprint and also by employing the use of a gabled roof which slopes away from the street and the adjacent rear yard to the south.

Architectural Compatibility. With regard to the architectural compatibility of the project, the Residential Design Guidelines (RDGs) do not discourage modern design; rather the RDGs call for a project's design and materiality to be compatible with the materials and architectural detailing found in the neighborhood. The neighborhood in the immediate vicinity of the project contains diverse example of architectural styles, including Victorian, Edwardian, Mid-Century Modern and Colonial Revival styles.

The proposed use of stucco, wood siding, asphalt shingles and vertically proportioned windows at the project are building materials found within the existing neighborhood. Contemporary materials such as glass railings and cement board panels are also proposed; however they are used sparingly and at a residential scale that would complement the mix of existing architectural styles on the blockface and within the neighborhood.

Mid-block Open Space. The proposed building would not adversely affect the mid-block open space. The location of the subject lot and the configuration of existing lots and buildings create a condition where the subject lot's open space (existing or proposed open space) does not contribute to the overall mid-block open space, as the subject lot is located on the edge of the block. Reduction of light and air access due to the project is not seen to be extraordinary as the project is located north of the adjacent rear yard. While the project is taller than the existing building, the portion of the proposed rear façade that is located on the rear property line occupies a shorter width than the existing rear façade. A portion of the proposed rear façade is set back five feet from the rear lot line at the southwest corner of the project, and the fourth floor is set back three feet from the rear façade. The scale of the proposed rear wall is further broken down into smaller segments by the use of various materials instead of proposing an expanse of blank wall in a single material.

Façade Design / Materials. The overall massing, materials and building components are consistent with the scale and massing of the surrounding neighborhood while not creating a sense of false historicism. Certain elements such as the gabled roof, the window proportions, the solid-to-void ratio at the façade, the wood siding, the raised entry and the bay window are evocative of building features on older buildings found in neighborhood.

ENVIRONMENTAL REVIEW

Per Case No. 2013.0075E, on April 1, 2013, the Department issued a Class 3 categorical exemption pursuant to the California Environmental Quality Act.

OTHER ISSUES AND CONSIDERATIONS

On August 8, 2013, the project sponsor submitted a Planning Department demolition application and soundness report per Planning Code Section 317 for the demolition of the existing single-family residence (Demolition Application No. 2013.05.01.5857). Staff concurs with the submitted soundness report and has found the existing building to be unsound. As the existing building is considered unsound, the demolition application may be administratively approved by staff and thus not require a Mandatory Discretionary Review for the removal of the existing dwelling unit.

The project sponsor is seeking front setback and rear yard variances for the project per Variance Case No. 2013.0075V. The Zoning Administrator will hear the related variance requests concurrent with the Planning Commission Discretionary Review hearing.

RESIDENTIAL DESIGN TEAM (RDT) REVIEW

The RDT did not find exceptional or extraordinary circumstances with regard to the project or the DR requestor's concerns. In general, while the project does require variances from the Planning Code, the overall architecture and massing of the project is well-designed and contextual to the neighborhood character.

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

BASIS FOR RECOMMENDATION

The Department recommends approval for the following reasons:

- The proposed building is of a height, scale and massing appropriate to the existing building patterns found in the immediate neighborhood.
- The subject lot does not contribute to the mid-block open space. The lot is along the perimeter of the mid-block open space.
- The use and selection of exterior materials are contextual to the neighborhood, which contains a mix of building materials and architectural styles.
- Approval of a replacement building is recommended, as the existing building is considered unsound.

| |
|---|
| RECOMMENDATION: Do not take DR and approve the project as proposed. |
|---|

Attachments:

Parcel Map
Sanborn Map
Zoning Map
Aerial Photographs
Section 311 Notice
DR Application
Response to DR Application dated January 20, 2014
Reduced Plans and 3-D Rendering

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

SITE DESIGN (PAGES 11 - 21)

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

BUILDING SCALE AND FORM (PAGES 23 - 30)

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

| | | | |
|--|---|--|--|
| Is the building's form compatible with that of surrounding buildings? | X | | |
| Is the building's facade width compatible with those found on surrounding buildings? | X | | |
| Are the building's proportions compatible with those found on surrounding buildings? | X | | |
| Is the building's roofline compatible with those found on surrounding buildings? | X | | |

ARCHITECTURAL FEATURES (PAGES 31 - 41)

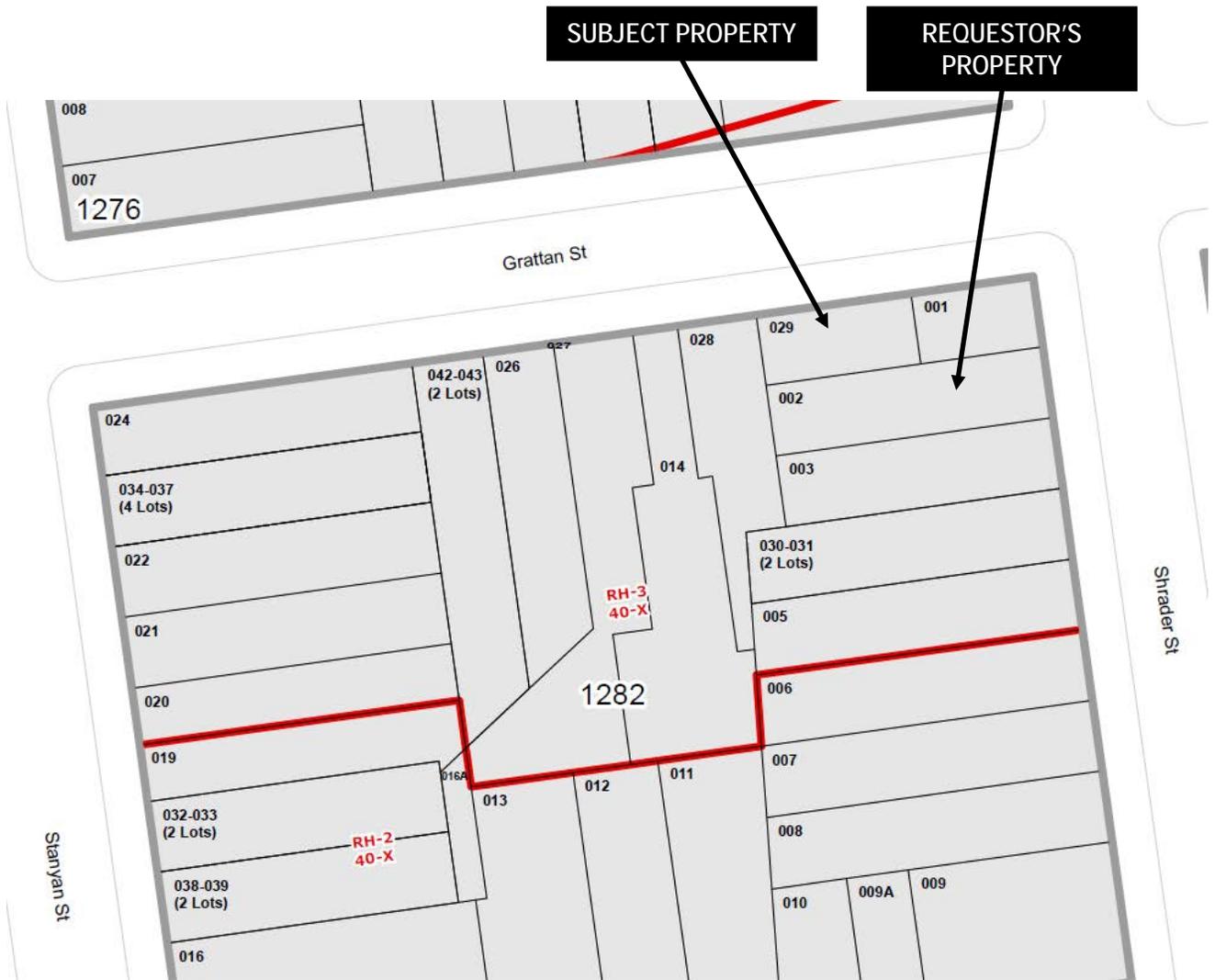
| QUESTION | YES | NO | N/A |
|--|-----|----|-----|
| Building Entrances (pages 31 - 33) | | | |
| Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building? | X | | |
| Does the location of the building entrance respect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

BUILDING DETAILS (PAGES 43 - 48)

| QUESTION | YES | NO | N/A |
|---|-----|----|-----|
| Architectural Details (pages 43 - 44) | | | |
| Are the placement and scale of architectural details compatible with the building and the surrounding area? | X | | |

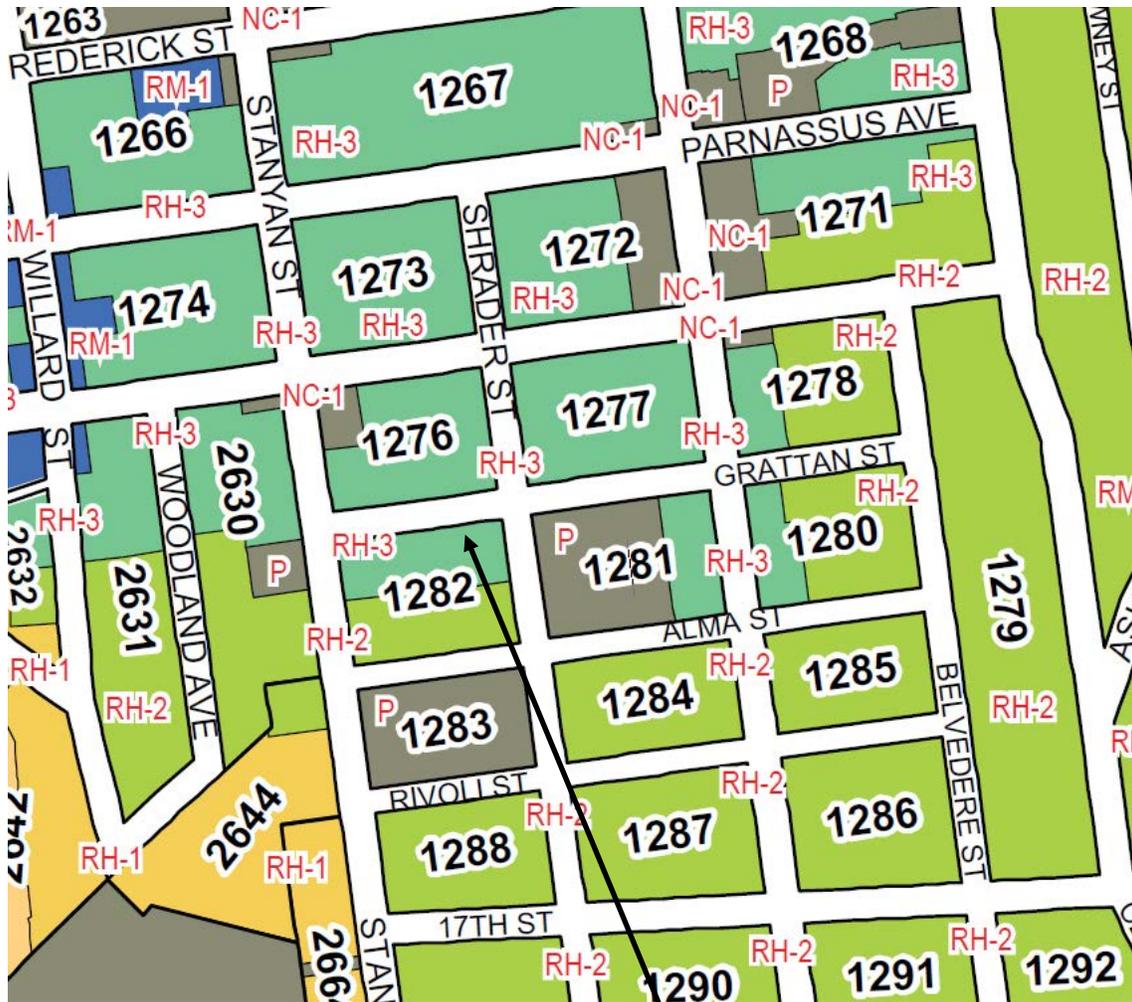
| | | | |
|--|---|--|--|
| Windows (pages 44 - 46) | | | |
| Do the windows contribute to the architectural character of the building and the neighborhood? | X | | |
| Are the proportion and size of the windows related to that of existing buildings in the neighborhood? | X | | |
| Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood? | X | | |
| Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street? | X | | |
| Exterior Materials (pages 47 - 48) | | | |
| Are the type, finish and quality of the building's materials compatible with those used in the surrounding area? | X | | |
| Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings? | X | | |
| Are the building's materials properly detailed and appropriately applied? | X | | |

Parcel Map



Discretionary Review Hearing
February 20, 2014
Case Number 2013.0075D
209 Grattan Street

Zoning Map

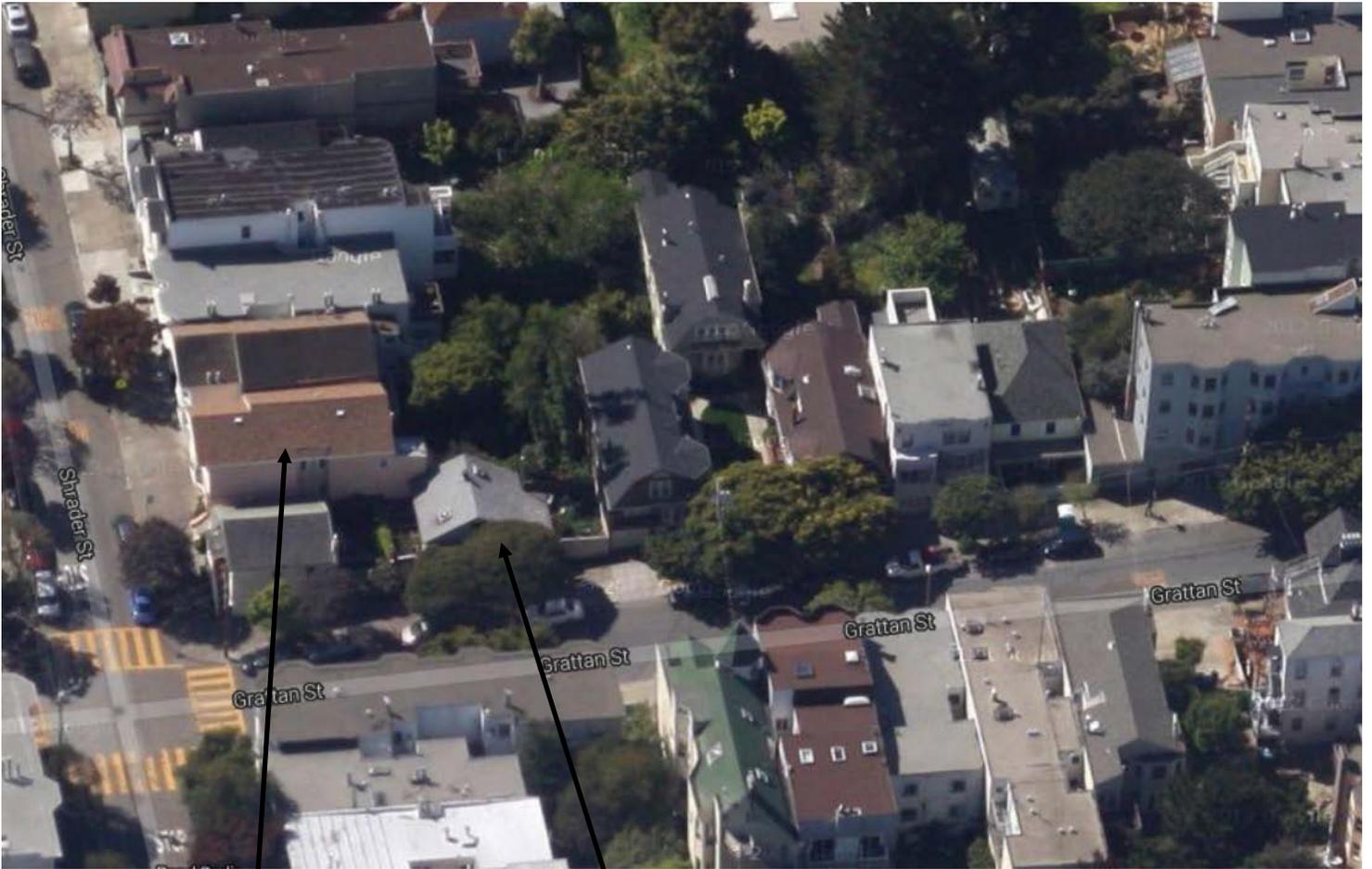


SUBJECT PROPERTY



Discretionary Review Hearing
February 20, 2014
Case Number 2013.0075D
209 Grattan Street

Aerial Photo 1



**REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY

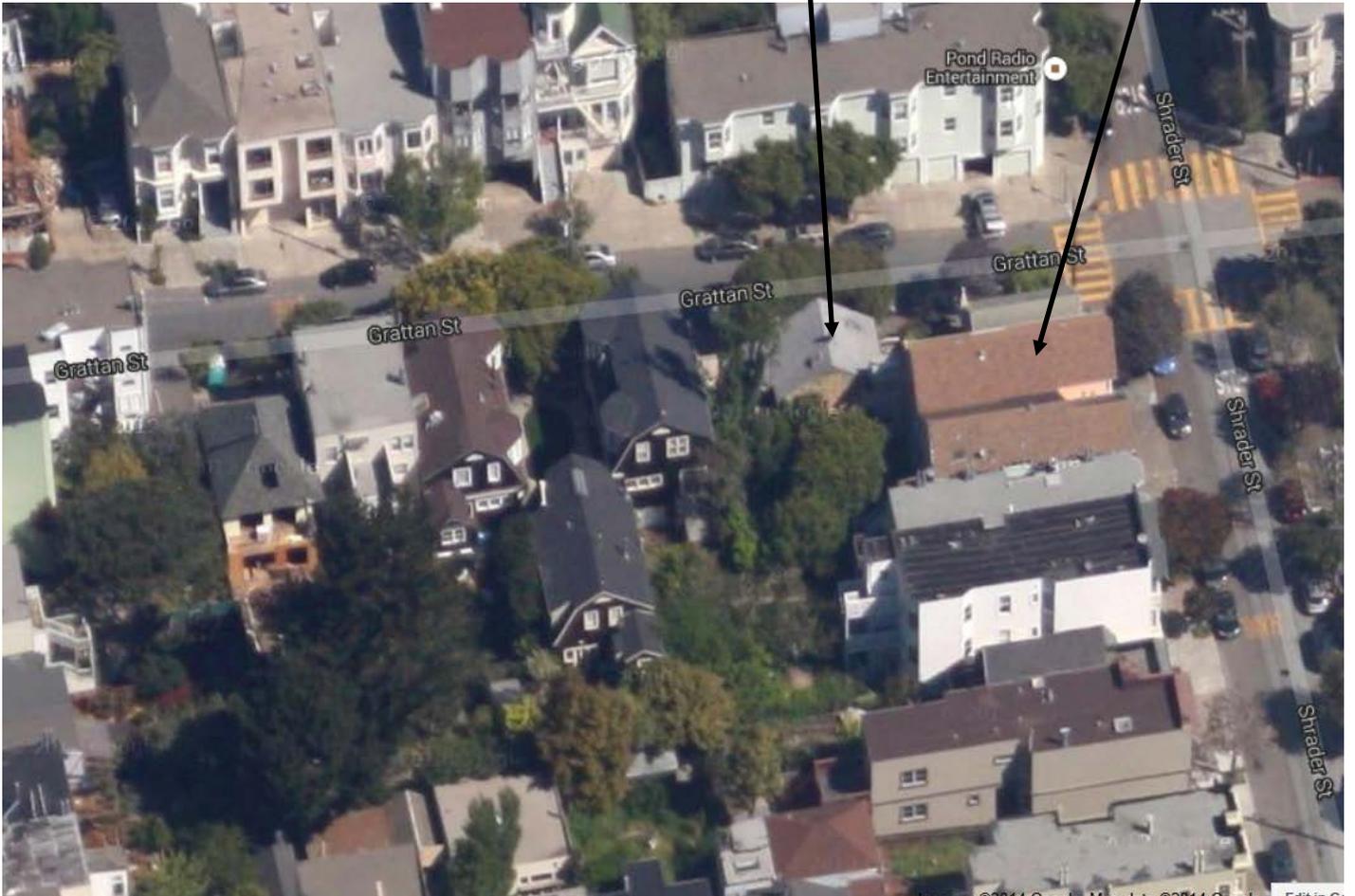


Discretionary Review Hearing
February 20, 2014
Case Number 2013.0075D
209 Grattan Street

Aerial Photo 2

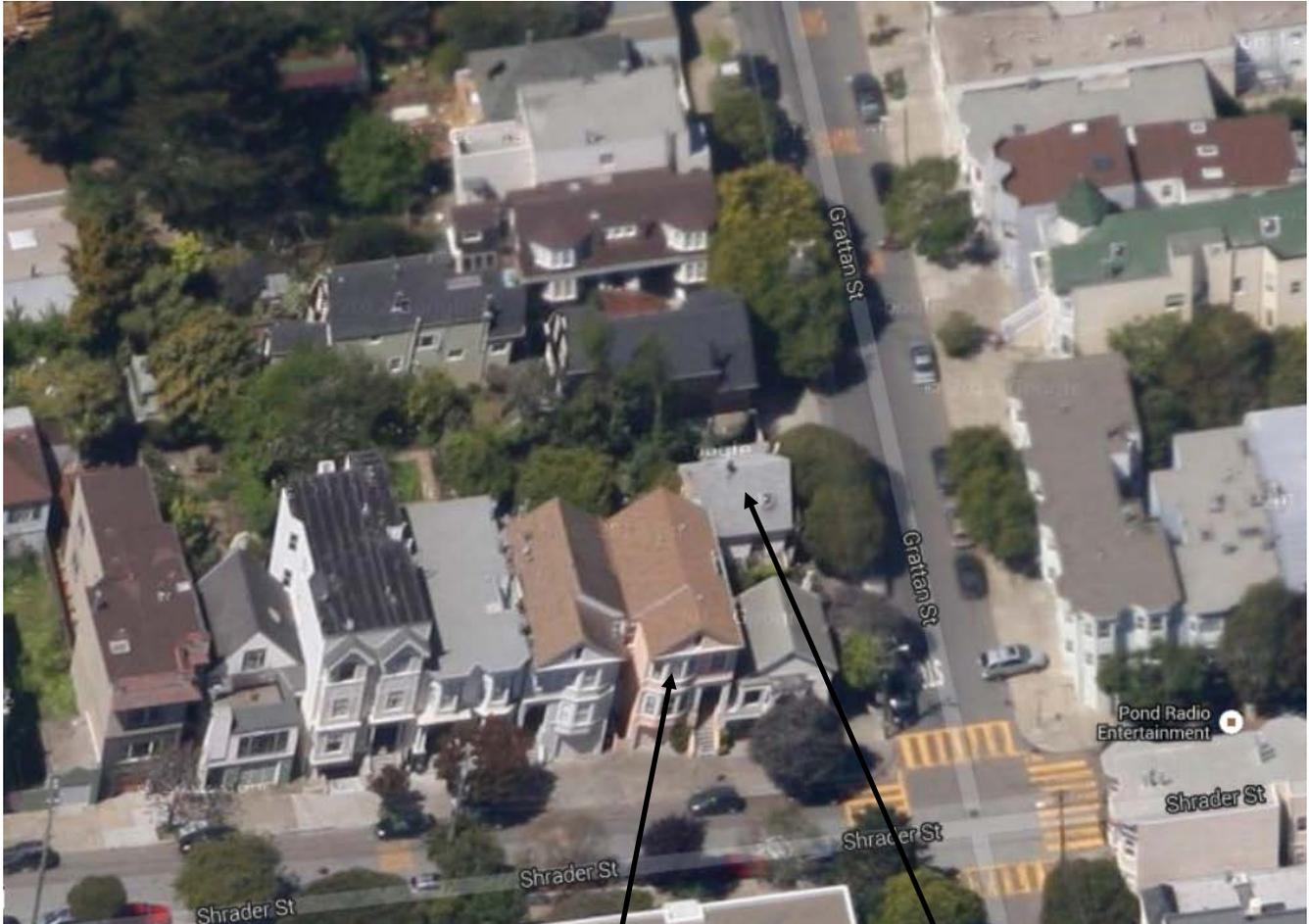
SUBJECT PROPERTY

REQUESTOR'S PROPERTY



Discretionary Review Hearing
February 20, 2014
Case Number 2013.0075D
209 Grattan Street

Aerial Photo 3



REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Aerial Photo 4

SUBJECT PROPERTY

REQUESTOR'S
PROPERTY



Discretionary Review Hearing
February 20, 2014
Case Number 2013.0075D
209 Grattan Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **May 1, 2013**, the Applicant named below filed Demolition Permit Application No. **2013.05.01.5857** (demolition) and Building Permit Application No. **2013.05.01.5870** (new construction) with the City and County of San Francisco.

| PROPERTY INFORMATION | | APPLICANT INFORMATION | |
|----------------------|----------------------------------|-----------------------|--|
| Project Address: | 209 Grattan Street | Applicant: | Jonathan Pearlman, Architect |
| Cross Street(s): | Shrader / Stanyan Streets | Address: | 1099 23rd Street, Suite 18 |
| Block/Lot No.: | 1282/029 | City, State: | San Francisco, CA 94107 |
| Zoning District(s): | RH-3 / 40-X | Telephone: | (415) 537-1125 |

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department’s website or in other public documents.

| PROJECT SCOPE | | |
|---|--|--|
| <input checked="" type="checkbox"/> Demolition | <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Alteration |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Façade Alteration(s) | <input type="checkbox"/> Front Addition |
| <input type="checkbox"/> Rear Addition | <input type="checkbox"/> Side Addition | <input type="checkbox"/> Vertical Addition |
| PROJECT FEATURES | EXISTING | PROPOSED |
| Building Use | Single-family residence | No Change |
| Front Setback | None | No Change |
| Side Setbacks | 9' @ east side / 14' @ west side | 0' @ east side / 15' @ west side |
| Building Depth | 32 feet | 40 feet |
| Rear Yard | 0 feet | 0 feet |
| Building Height | 22 feet to ridge | 38' to ridge (36' @ midpt of sloped roof) |
| Number of Stories | 2 | 4 |
| Number of Dwelling Units | 1 | No Change |
| PROJECT DESCRIPTION | | |
| <p>The project proposes demolition of the existing two-story, single-family residence and new construction of a four-story, single-family residence. Per Planning Demolition Application, Case No. 2013.0075D, the existing building is considered unsound and therefore a Discretionary Review hearing is not required per Planning Code Section 317, unless a separate Discretionary Review request is made by a member of the public. Variances from the Planning Code requirements for the rear yard setback, front setback and landscaping/permeability areas are being requested for the project. Variance Case No. 2013.0075V is tentatively scheduled to be heard on Wednesday, January 22, 2014 at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408 at 9:30 AM. In the event a Discretionary Review request is filed, the variance hearing may be rescheduled to be heard concurrent with the Discretionary Review request. The public notice for the variance hearing will be performed under a separate cover.</p> | | |

For more information, please contact Planning Department staff:

Planner: Glenn Cabreros

Telephone: (415) 558-6169

E-mail: glenn.cabreros@sfgov.org

Notice Date: **11/15/2013**

Expiration Date: **12/15/2013**

13.0075 D

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

| | | |
|--|---------------------------|---------------------------------------|
| DR APPLICANT'S NAME: Larry Burgheimer | | |
| DR APPLICANT'S ADDRESS: 611 Frederick St. (owner of 1207-1209 Shrader St.) | ZIP CODE: 94117 | TELEPHONE: (415) 566-5168 |
| PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Eric Owiesny & Shareen Harvey | | |
| ADDRESS: 204 Grattan Street | ZIP CODE: 94117 | TELEPHONE: (415) 710-7460 |
| CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Margaret Garvin | | |
| ADDRESS: 235 Grattan Street | ZIP CODE: 94117 | TELEPHONE: (650) 303-4878 |
| E-MAIL ADDRESS: mpgarvin@gmail.com | | |

2. Location and Classification

| | | |
|---|---|---------------------------------------|
| STREET ADDRESS OF PROJECT: 209 Grattan Street | | ZIP CODE: 94117 |
| CROSS STREETS: Shrader and Stanyan Streets | | |
| ASSESSORS BLOCK/LOT: 1282 / 029 | LOT DIMENSIONS: 54.667' x 25' | LOT AREA (SQ FT): 1365 |
| ZONING DISTRICT: RH-3 | | HEIGHT/BULK DISTRICT: 40- X |

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other Additions to Building: Rear Front Height Side Yard Present or Previous Use: two floor, one-family dwellingProposed Use: four floor one-family dwellingBuilding Permit Application No. 201305015870 (note demo appl.)Date Filed: 5/1/2013

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.

Neighbors expressed concern about proposed new building height during pre application contact by the project sponsor. Although the sponsor has modified originally filed plans in response to comments given by the Planning Department's Residential Design review team, these modifications have not mitigated major concerns of surrounding neighbors. The DR applicant and other neighbors are currently attempting to schedule a meeting with the project sponsor to discuss the project and specific neighborhood concerns.

Discretionary Review Request

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

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

please see attached memo

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

please see attached memo

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

please see attached memo

ATTACHMENT TO DISCRETIONARY REVIEW APPLICATION FOR 209 GRATTAN

Project Address: 209 Grattan Street
 Block 1282; Lot: 029

DR Applicant: Larry Burgheimer
 1207 Shrader Street

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

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.

A. To clarify, the application currently *does not* meet the minimum standards of the Planning Code and the applicant is requesting variances from Planning Code requirements for rear yard setback, front setback and landscaping permeability areas. We understand these variances are necessary in order for the applicant to build on this divided lot, which is about half the size of a standard lot. But that is precisely why the proposed structure, which is *double* the number of stories and more than *triple* the size of the existing building should be examined more closely.

B. The Residential Design Guidelines of the San Francisco Planning Department focus on six core Design Principles. The proposed four story residential building at 209 Grattan Street fails to meet the following Principles and is therefore subject to discretionary review by the City Planning Commission:

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

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

and the goals of the Planning Department. Indeed, the mass of the proposed building is excessive for neighborhood context.

B1. GUIDELINE: Design the scale of the building to be compatible with the height and depth of the surrounding buildings. The building scale is established primarily by its height and depth. It is essential for a building's scale to be compatible with that of surrounding buildings in order to preserve neighborhood character.

The surrounding streets (Grattan, Shrader, Alma) are comprised mostly of buildings that contain one or two residential units, generally two and three stories tall. Two of the corner lots on this block of Grattan are comprised of larger multi-unit buildings. Importantly, the corner lot adjacent to 209 Grattan contains a small 2-story bungalow which occupies the other half of this divided lot.

The proposed structure at 209 Grattan would be four stories. That is one story higher than the homes immediately to the west and south and two stories higher than the property on the east, dwarfing the bungalow that sits on the corner of Grattan and Shrader. The proposed building would dramatically disrupt the character of the surrounding buildings and is massively out of scale with its location.

There are only three single family homes in Cole Valley that are close to this project's height and all 3 of them are on full-sized lots. There is no precedent for building a structure of this height on a half-sized lot in the neighborhood.

The building mass shown on the plans and elevation for 209 Grattan cause us to believe that the proposed building has a detrimentally higher Floor Area Ratio (FAR) than the rest of the residential neighborhood.

The modern design of the proposed structure conflicts with the historic early Twentieth Century architecture of the neighborhood.

B2. GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space. The height and depth of a building expansion into the rear yard can impact the mid-block open space. Even when permitted by the Planning Code, building expansion into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of other buildings that define the midblock open space. An out-of-scale rear yard addition can leave surrounding residents feeling "boxed-in" and cut-off from the mid block open space.

As stated above, the proposed building at 209 Grattan would set a new and dangerous precedent for allowing the construction of a 4 story single family structure on a half- sized lot that is already out of compliance with Planning Code setback requirements. The height and depth of the proposed project will dramatically and negatively affect mid-block open space to many of the surrounding neighbors.

Because there is no “rear yard” on this half-sized lot, this four- story building creates a boxed-in feeling for neighbors directly to the south of the project. Views that might have been preserved with a more sensitive design will now be blocked

The rear wall of the proposed building is 2.5 times as large as the existing wall. The existing structure has a rear wall of 425 square feet, the proposed structure has a rear wall of 1068 square feet plus a fourth story and roof that sit above this massive wall. The wall alone creates a massive new barrier to the properties that share the interior block and will cause sound and light reflection to the south.

Additionally the proposed project will eliminate a 9' x 25' area of existing open space on the east side of the property.

The applicant is seeking a variance from Planning Code requirements for setbacks on this half-sized lot, while at the same time proposing to build to the maximum height allowable for full sized lots. This will dramatically reduce the light and air available to adjacent properties.

At four stories, the proposed project is twice the height of the existing building on the lot and triple the size of that structure (which is slated for demolition). As a result the proposed structure will significantly alter the light and air and open feel of the interior block for neighbors in every direction.

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

A. Larry Burgheimer’s property will be directly affected by the impact of the proposed structure on mid-block open space, light and air. The proposed structure will block light and air reaching my light well, kitchen window and porch skylight. The rear wall of the proposed building, which is greatly in excess of the current wall, will run along the side of my backyard. This massive new barrier will reflect noise and light.

B. Morning sun will be blocked on the property to the west owned by Margaret and Russell Garvin. The contemporary architecture of the proposed building does not conform with surrounding properties, and will stand out in sharpest contrast to the Garvin’s and their two neighbors who own restored properties unique for San Francisco: a three-dwelling complex arranged around a central court open to the street built in 1908. The complex has English style gambrel roof of Colonial Revised design.

C. The proposed structure will block afternoon sun on the property to the east and tower over the existing 2 story bungalow that sits on the corner of Grattan and Shrader Streets and occupies the other half of this divided lot.

D. Neighbors to the South including Tracy Grubbs and Richard Taylor at 1221 Shrader Street, Sherry Mitchell at 1215 Shrader Street, and other neighbors with views to the interior block will be adversely affected by the height of the proposed structure which is taller than any other single family dwelling on that side of the block and will eliminate views over distant rooftops while reducing light and air reaching the interior block.

E. The proposed project will cast a shadow on Grattan Street and diminish light reaching neighbors across the street.

All of these impacts are unreasonable because this small divided lot was never designed to support a structure of this size in a neighborhood of predominately 2 and 3 story homes.

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

A. Remove *at least* the top story and make the roofline sit at or below the height of adjacent buildings.

B. Reduce the Floor Area Ratio so that the building fits the scale of this undersized lot by retaining the proposed open space at the west end of the subject lot and appropriate removal of floor area from the upper floors of the proposed dwelling.

C. Modulate all exposed facades of the dwelling with appropriate fenestration and building materials to improve the visual appearance of the dwelling as seen both by nearby neighbors and those with more distant views.

D. Make the design consistent with the historic look of other buildings in the neighborhood particularly the three building one-family dwelling complex adjacent to the west that has potential of being designated an historical landmark.

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: Larry Burgheimer

Date: December 12, 2013

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

Larry Burgheimer

Owner Authorized Agent (circle one)

San Francisco Planning Department
Attn: Glenn Cabreros Suite 400
cc: Scott Sanchez Suite 400
1650 Mission Street
San Francisco, CA 94103

RECEIVED

FEB 14 2014
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

February 10, 2014

Re: Building permit Application #2013.05.01.5857
and Variance Application 2013.0075V

Dear members of the San Francisco Planning Commission:

I have owned the adjacent property on the south side of the proposed structure for the last 40 years. My daughter and her family (and my only grandchildren) have lived there for 10 years.

I am the filer of the Discretionary Review.

I would like to see a reasonable structure built on the 209 Grattan site.

The following are obstacles to overcome:

Reduction of open space and effects of light and air on surrounding properties.

- a. The proposed structure will eliminate the open space on the east side of the property by building on the 9 foot wide by 25 foot deep current open space.
- b. By eliminating this open space, the property at 1201 Shrader (the other half of this lot) will have less than the required open space between properties.
- c. The planned bulk and elevation, due to 3rd and 4th floors, will reduce light and air on the property at 1207/9 Shrader on the north light well, the second floor (1207) kitchen window, and the skylight on the 1207 rear porch.
- d. In the summer when the sun is in the northern part of the west, the light on all of the rear windows on at 1207/9 will be reduced.

The proposed building is excessive large for the size of the lot.

a. There are currently four buildings on block 1282 that exceed the zoning.

- (1) 250 Alma is 3 units on RH-2,
- (2) 275 Grattan is 6 units on RH-3
- (3) 1233 Shrader is 3 units on RH-2
- (4) 1168/72 Stanyan is 6 units on RH-2

There should not be any more over build structures on this block.

b. All four story buildings in Cole Valley are on full sized lots and only five are single family dwellings. There are 15 buildings with 3 stories over a garage on a slope. There are 45 buildings that are 3+ stories but not 4.

See map attached.

Effect of large rear wall on the south side of the proposed structure.

- a. It creates a three sided barrier to the rear yard of 1207/9 Shrader.
- b. The current rear wall of 209 Grattan is 425 sq. feet and the proposed rear wall, without the fourth floor, is 1068 sq. feet - 2.5 times as large.
- c. The height of the wall will reduce light on several properties to the south and adjacent properties to the east and west.

Effects of the demolition of the current building.

- a. The current building has residue from dogs and birds, whose droppings have spread through the structure.
- b. The building may have asbestos and other toxics in the basement.
- c. The removal of the foundation could damage the foundation of 1207/9 Shrader. The foundation added 25 years ago at 209 Grattan appears to be added to the building without a permit.

Façade of front of building facing Grattan does not fit in with architectural character of the surrounding neighborhood.

Variance non-compliance.

The project proposed under this variance request fails to meet the five findings and second priority general plan policy that are required to justify granting a variance.

The only exceptional circumstance applying to the subject property and proposal is that the applicant seeks to build a large standard size dwelling on a small substandard size lot; thus proposing to build two floors of a four floor dwelling in an existing rear yard area. The required rear yard runs from below grade to the sky; only two floors of the existing dwelling sit in that required rear yard. The current lot is open to the sky above those existing floors.

The only hardship in this case is self-imposed by the applicant. The applicant purchased a small substandard lot with the intent to raze the existing building and construct a large standard size house. With any degree of "due diligence" the applicant knew that to achieve that goal, a variance from applicable Planning Code standards would be required. This proposal is a case of the applicant speculating on the chances for being granted a variance.

Other property owners in the neighborhood having the building area, height and mass sought by the applicant have standard size lots. The floor area ratio of the proposed dwelling is higher than that of most properties in the neighborhood. Generally speaking, smaller lots in the subject neighborhood have been developed with smaller buildings.

The construction of four floors abutting the rear yard of the adjacent property at 1207-1209 Shrader St., where only a two floor dwelling currently abuts that property, will be materially injurious to that property by reducing the livability of rooms at the rear of the dwelling and the rear yard. The proposed higher than current building will detrimentally reduce light, air and sky exposure enjoyed by the neighbors occupying 1207-1209 Shrader St.. The rear yard of this dwelling is already walled in to some degree by the existing dwellings at 209 Grattan (the subject variance lot) and 235 Grattan; the walled in aspect will be much greater if the proposed project is approved as filed.

In addition, the neighbor character is primarily two or three floor dwellings that step up and down with the slope of the streets. The proposed four floor dwelling is inconsistent with this existing pattern of development, resulting in substantial neighborhood opposition.

The proposed variance is not consistent with the purpose of the Planning Code to guide development in a manner that retains the livability of residential areas of the City. The proposed variance, if granted as filed and requested, will result in a dwelling that does not comply with priority general plan policy two in that it will not conserve and protect the character of the surrounding neighborhood. Instead, granting the requested variance will set a precedent of allowing the razing of existing smaller dwellings on noncomplying under size lots and construction of larger dwellings possible only by relaxing otherwise applicable Planning Code standards.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Lawrence Burgheimer".

Lawrence Burgheimer, owner of 1207-1209 Shrader



Map of:
209 Grattan St
San Francisco, CA 94117-4210

Notes

house over 3 stories ● 3
3 stories w/ garage/skate ● 15
3+ stories but not 4 ● 45
3 or more large structure ● 4

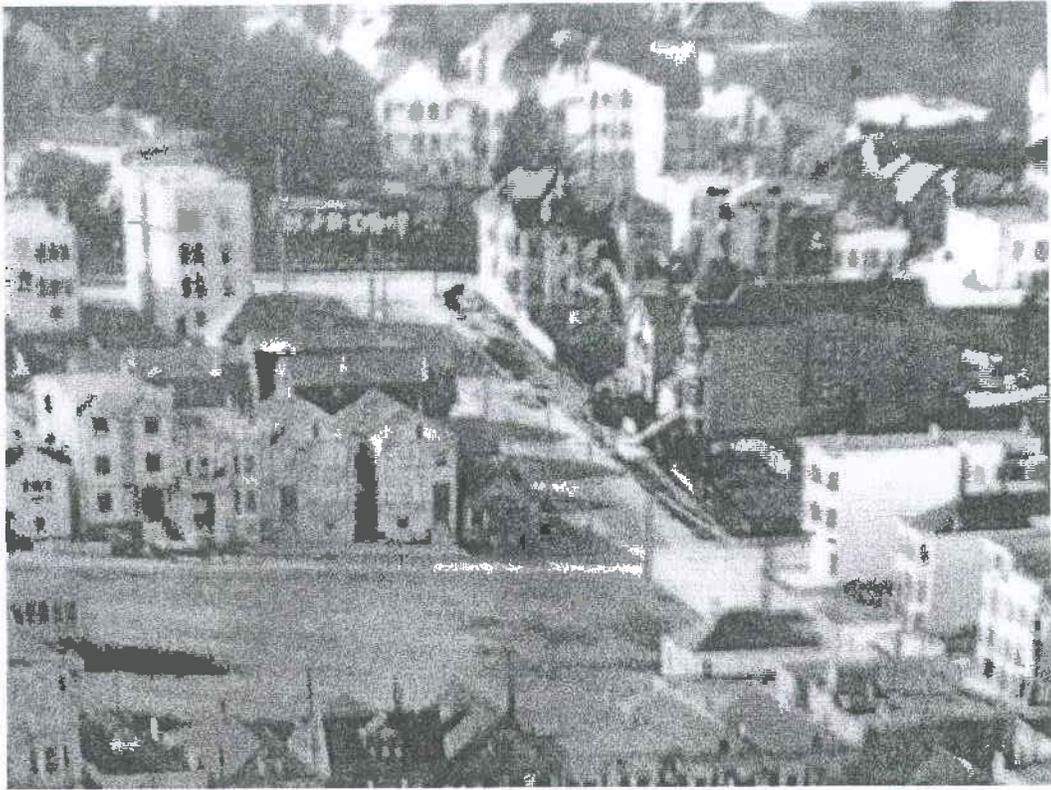
700+



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1910 Shrader & Grattan

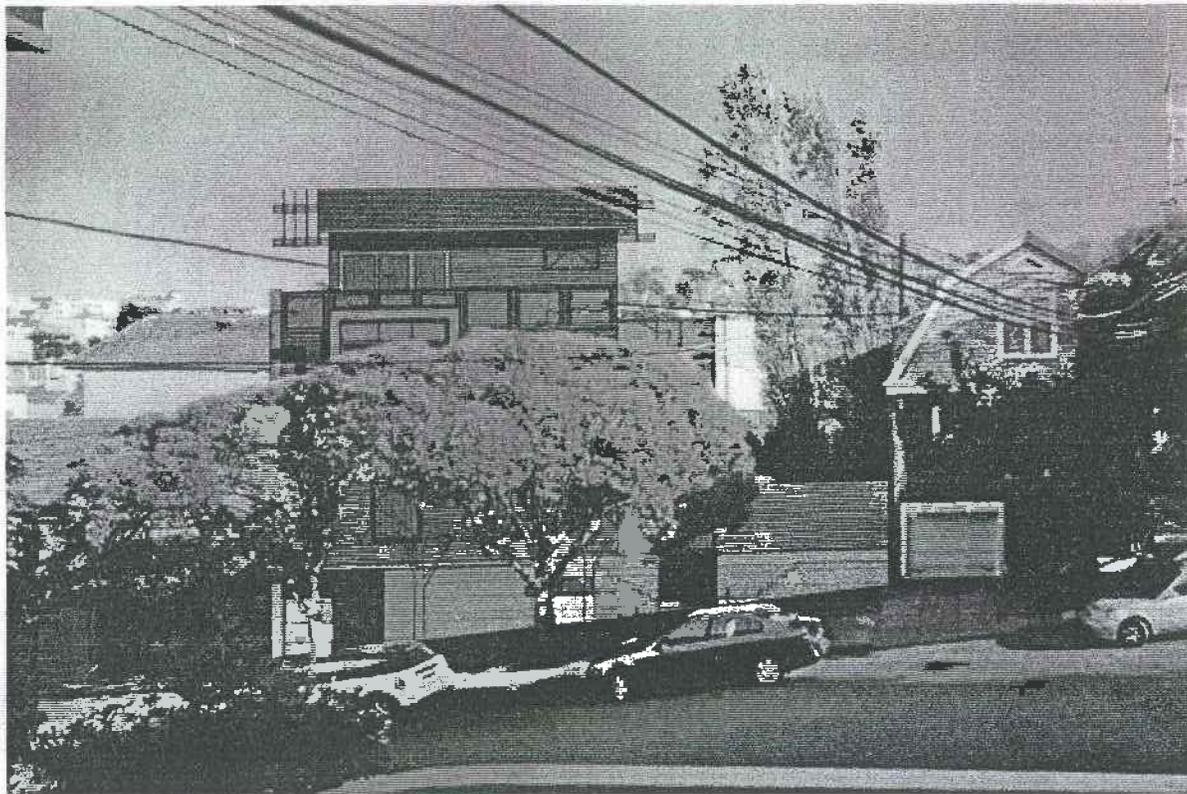


Living room 209 Grattan sept 2012

View of Existing 2 Story Structure at 209 Grattan



View of Proposed Structure at 209 Grattan





The San Francisco Planning Department
Attn: Glenn Cabrerros
1650 Mission Street Suite 400
San Francisco, California 94103

February 13, 2013
209 Grattan Street
2013.0075DV

Dear San Francisco Planning Staff and Commissioners

Attached is a petition that 126 of our Cole Valley neighbors signed expressing their objections to the project that is currently proposed for 209 Grattan Street. The second attachment is a letter that 121 neighbors also signed and sent to you, many with additional comments about their concerns. The great majority of these residents live in the 311 notification address radius.

As you will see, all of us are concerned about the height, bulk and mass of the proposed house and the negative, precedent-setting nature of allowing such a large house on a small half-sized lot. We would like to see the applicant re-submit a proposal that removes the 4th floor and redesigns the rear of the building to reduce the imposing sense of bulk and mass to the nearby neighbors. There is no precedent for allowing a structure of this height and magnitude on a half sized lot in the neighborhood.

On numerous occasions since November, 2013, we have tried to meet with the project sponsor in the hope that we could work together to develop an agreeable solution. After attempts to find a date and time to meet faltered, we opened an account with Community Boards on December 18, 2013 and asked them to help us put together a mediation with the project sponsor. (see attached timeline).

On February 13, 2014, almost two months later and one day before our deadline to submit information to the planning commission, we heard from the Community Boards that the applicant was interested in meeting with us. As of this writing, Community Boards is working to schedule a meeting with the project sponsor and a small group of neighbors (although the project sponsor has stated that he will not pay his half of the mediation fee). We continue to work with good faith that as neighbors we should be able to work through this conflict, but we are not certain what can be accomplished with so little time before the hearing.

Thank you for taking time to consider all of the concerns expressed in this letter and those of the 120 plus neighbors who took time to sign the petition and send in a letter.

Sincerely,

The 209 Grattan Community Group

Petition

To: The San Francisco Planning Commission

Attn: Glenn Cabrerros

Re: 209 Grattan Street DR Request

Re: 209 Grattan Street Building Permit Application (#2013.05.01.5857) and Variance Application (#2013.0075DV)

Discretionary Review and Variance Hearing: February 27, 2014

We, the undersigned Cole Valley residents, respectfully request the Planning Commission deny Building Permit Application # 2013.05.01.5857 and Variance Application 2013.0075DV. Specifically we would like to see the applicant re-submit a proposal that removes the 4th floor and redesigns the rear of the building to reduce the imposing sense of bulk and mass to nearby neighbors.

The applicant is proposing to replace an existing 2-story structure on a half-sized lot with a much larger house. At a height of almost 40 feet and four stories, the new building would be twice the number of stories and more than three times the size of the existing structure (which will be demolished). Standard lots in our neighborhood average in size about 2,500 to 2,800 square feet. This lot was divided years ago and now measures only 1,365 square feet. Part of Cole Valley's character is defined by a mixture of housing types; with large houses on large lots and small houses on small lots.

There is no precedent for allowing a structure of this height and magnitude on a half sized lot in the neighborhood. The applicant is seeking a variance from Planning Code requirements for setback on this undersized lot, while at the same time proposing to build to the maximum height allowable for full-sized lots. This will adversely impact the neighborhood and quality of life by reducing light and air to neighboring properties and opening the door to similar out-of-scale construction on other lots.

Although the Residential Design Team at the Planning Department has worked with the applicant to soften some of the cube-like design features that amplify the size of the structure, their original request that the applicant "eliminate the proposed 4th floor" has not been met.

While we believe the applicant should be able to build on this lot, we do not believe they should be granted a variance to build in a way that creates an adverse impact on the neighborhood and adjacent neighbors by adding bulk and height in what would normally be the required rear yard. It is not in the community's interest to encourage giant houses on small lots like this one, which already do not comply with existing open space and setback requirements.

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

San Francisco Planning Department
Attn: Glenn Cabrerros
1650 Mission Street Suite 400
San Francisco, CA 94103

February 5, 2014

Re: 209 Grattan Street DR Request and Variance Application 2013.0075DV

Dear Members of the San Francisco Planning Commission:

I respectfully request the Planning Commission deny Building Permit Application # 2013.05.01.5857 and Variance Application 2013.0075DV. Specifically we would like to see the applicant re-submit a proposal that removes the 4th floor and redesigns the rear of the building to reduce the imposing sense of bulk and mass to nearby neighbors.

The applicant is proposing to replace an existing 2-story structure on a half-sized lot with a much larger house. At a height of almost 40 feet and four stories, the new building would be twice the number of stories and more than three times the size of the existing structure (which will be demolished). Standard lots in our neighborhood average in size about 2,500 to 2,800 square feet. This lot was divided years ago and now measures only 1,365 square feet. Part of Cole Valley's character is defined by a mixture of housing types; with large houses on large lots and small houses on small lots.

There is no precedent for allowing a structure of this height and magnitude on a half sized lot in the neighborhood. The applicant is seeking a variance from Planning Code requirements for setback on this undersized lot, while at the same time proposing to build to the maximum height allowable for full-sized lots. This will adversely impact the neighborhood and quality of life by reducing light and air to neighboring properties and opening the door to similar out-of-scale construction on other lots.

Although the Residential Design Team at the Planning Department has worked with the applicant to soften some of the cube-like design features that amplify the size of the structure, their original request that the applicant "eliminate the proposed 4th floor" has not been met.

While I believe the applicant should be able to build on this lot, I do not believe they should be granted a variance to build in a way that creates an adverse impact on the neighborhood and adjacent neighbors by adding bulk and height in what would normally be the required rear yard. It is not in the community's interest to encourage giant houses on small lots like this one, which already do not comply with existing open space and setback requirements.

Thank you for considering this request and for working with the neighborhood to ensure that as our city grows and develops we work *together* to integrate new construction.

Sincerely,

Signature: _____ Printed Name _____

Address: _____

Comment:

Timeline: The 209 Grattan Community Group's efforts to arrange a meeting with the project sponsor Eric Owiesny.

On November 7, 2013 we asked Glenn Cabrerros to encourage the project sponsors to initiate a meeting. Glenn emailed Eric Owiesny, the project sponsor.

On November 20th, Eric contacted us through email expressing a willingness to meet.

On December 3rd we suggested a date and time.

On December 4th Eric replied he was unavailable at our suggested time. He needed specific times that fit his schedule plus a series of dates from which to choose.

On December 12th we emailed trying for another meeting date. We suggested 3 days and 5 different times that met Eric's stated needs.

On December 9th Eric agreed to meet December 19th from 6-7PM, and wrote "I will respond this evening with a location".

He did not get back to us about a location.

On December 16th we wrote Eric suggesting we use Community Boards and that we could use their office for our December 19th meeting.

On December 18th Eric canceled the December 19th meeting. He wrote "Margaret / Larry
Given our receipt yesterday of the Discretionary Review application that was filed by you, it will not be possible for us to meet tomorrow. Given the pervasive inconsistencies, contradictions and deliberate misstatements contained in the application, we will need adequate time to contemplate the contents of the application in order to be prepared for any level of discourse to take place. We anticipate being ready to discuss after the holidays, and will contact you accordingly."

On December 18th Eric wrote the following email to Tracy Grubbs, one of the 209 Community Group Members. Since it was lengthy, I've included sections that relate to a meet-up.

From: Eric Owiesny <eric_owiesny@yahoo.com>

Subject: 209 Grattan

Date: December 18, 2013 10:31:23 AM PST

To: Tracy Grubbs <tracy@tracygrubbs.com>, Shareen <shareen_h@yahoo.com>, Jonathan Pearlman <jonathan@elevationarchitects.com>

Reply-To: Eric Owiesny <eric_owiesny@yahoo.com>

Tracy,

Given our receipt yesterday of the Discretionary Review application that was filed by Margaret and Larry, it will not be possible for us to meet tomorrow. Given the pervasive inconsistencies, contradictions and deliberate misstatements contained in the application, we will need adequate time to contemplate the contents of the application in order to be

prepared for any level of discourse to take place. We anticipate being ready to discuss after the holidays, and will contact you accordingly.

We find your suggestion regarding the Community Boards for Mediation Services to be disingenuous and at a deeper level, insulting. Community Boards' website states a core underpinning that is required for its Mediation services to work is "At Community Boards, mediation is based on the voluntary cooperation and **GOOD FAITH** participation of all parties." ...

The Community Board website uses the terms 'conflict', 'dispute', 'escalation', 'violence' and more to describe the conditions where it is involved to help facilitate development of solutions. Do those terms reflect who you are? They definitely don't reflect my wife or me. The group that you are aligned with is solely responsible for taking the process of us building our home and turning it into a situation where those words could even be contemplated. Mediation is a process that is engaged in after extensive discussion, debate and many meetings that cannot come to an agreed upon solution to a disagreement. Mediation is not engaged before parties have even spoken to one another. By the way, have you made an effort to speak with other neighbors about our home project? We would be happy to make introductions to a number of neighbors should you be so inclined.

And what about you? Did you ever call, email, write or by any means attempt to contact my wife and me or our architect upon you becoming aware of the plans approved by the Planning Department for our home? The answer is no. Your first action was to believe whatever it was that Margaret and/or Larry told you, and, before even trying to get the entire picture of what is happening, you decided to fight us. I ask you, do you think this was acting in **GOOD FAITH**?

Perhaps if you and your family met me and my family, you may find that our ideas and values of neighborliness have much in common. It is sad that the city has designed the Discretionary Review process to be so adversarial - it seems to set neighbor against neighbor. It certainly doesn't need to be this way. Perhaps if you made an effort to speak with us before taking an aggressive action against us and our desire to build our family home here, we wouldn't need "mediation" to have a first discussion.

All communications should be addressed to Jonathan, Shareen (my wife) and me.

Eric

On December 23rd Tracy Grubbs wrote Eric
From: Tracy Grubbs <tracy@tracygrubbs.com>
Subject: Re: 209 Grattan: response to initial request for mediation via Community Boards
Date: December 23, 2013 9:53:29 AM PST
To: "eric_owiesny@yahoo.com" <eric_owiesny@yahoo.com>, shareen_h@yahoo.com, jonathan@elevationarchitects.com
Cc: Glenn Cabrerros <Glenn.cabreros@sfgov.org>
Bcc: Cordell Wesselink <cwesselink@communityboards.org>, mac_mcgilbray@communityboards.org

Dear Eric-

I'm sorry that there is so much anger and resentment around this issue. Although we all

have different points of view, I am trying to hard to engage everyone with a sense of openness and possibility.

I understand why you are upset: instead of building the house you and Shareen want for your growing family you are having to deal with the concerns of the neighbors—old and new.

Like you, my husband and I have lived in Cole Valley for over 13 years. We lived right around the corner on Stanyan Street before moving to our flat on Shrader in May. We have probably seen each other on the street and (once we met each other) I'm sure we will continue to do so. Your new house will affect our view to the north and we are concerned about the height of the building on such a small lot, but we are also concerned about treating our neighbors fairly and with respect. In the end, I think we all want that.

It is unfortunate that a constructive dialogue could not have occurred sooner, but tempers being what they are, I understand why everyone involved to date is suspicious of each other. Having said that, we are all still neighbors and should be able to find a way to get along. You and Shareen should be able to build on this lot and stay in the neighborhood you love, we should be able to work together to ensure that the size and mass of the house fit in with the surrounding neighborhood.

I hope that you will still consider involving the Community Boards as a facilitator/mediator. The City recommended in the letter that they sent to neighbors about the revised project that we contact you for a meeting (which we did) and that we involve the Community Boards as a facilitator (which we did). They also advised us in that letter that we had until December 15th to file any formal request for review, otherwise we would lose the opportunity to have our concerns addressed by the planning commission.

Our hope is to sort out an agreeable resolution to this issue with you and Shareen and your architect so that we can *support* the final project at the variance hearing rather than oppose it. I think that is at least worth a try. Unfortunately, time is limited and we are concerned that without facilitation help, we may not get very far in our conversation before the upcoming hearing.

I look forward to taking up this issue with you and Shareen and our other neighbors after the holidays. In the meantime, thank you for your consideration I wish you and your whole family a warm Holiday.

Regards,
Tracy

Eric did not contact us after the Holidays. Almost 2 months passed with no communication.

On February 13th 2014 Tracy Grubbs heard from Community Boards: She wrote:
... "almost two months later and one day before our deadline to submit information to the planning commission, we heard from the Community Boards that the applicant (Eric) was interested in meeting with us. As of this writing, Community Boards is working to schedule a meeting with the project sponsor and a small group of neighbors (although the project sponsor has stated that he will not pay his half of the mediation fee). We continue to work with good faith that as neighbors we should be able to work through this conflict, but we are not certain what can be accomplished with so little time before the hearing."

MARGARET & RUSSELL GARVIN

235 Grattan Street
San Francisco, California 94117
415-661-6100

February 13, 2014

Re: 209 Grattan variance request

Attn: Glenn Cabreros
San Francisco Planning Dept
Suites 400, 1650 Mission
San Francisco CA 94103
#2013.0075DV

We own and live in the house adjacent to the west of the subject property (next door neighbor). It is one of three shingled cottage-style houses built in 1908 that share a common courtyard.

The current plan for a massive, four-story structure is totally out of scale with our properties and others on the same block. This problem is made even worse by the half-size lot on which it is to sit. Moreover, the 40 foot frontage on Grattan Street is not in harmony with the more narrow lot frontages of the houses on the street.

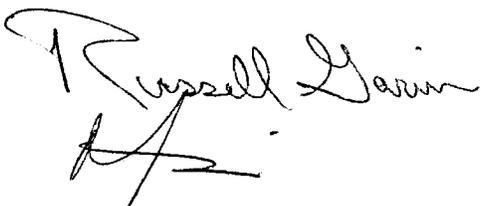
We personally are concerned that the bulk and height of the proposed structure would reduce light, increase shadow and obstruct view of the sky.

There appear to be substantial misrepresentations in the plans submitted. They are drawn to show 209 Grattan at ground zero. They show that our house is downhill from their's, when it is actually uphill. The plans state that our house is over 37 feet tall. Our understanding is that the true height of our house is only 31 feet from street to the peak. The 311 packet states in one place that the proposed property is 40 feet high and in another place the height is shown as 38 feet. Either way, it would be 7 to 9 feet taller than our home, again out of scale.

We point out that our roofline facing the street minimizes bulk, mass and height. Their massive block accentuates the height.

Like many of our neighbors, we are concerned that such a large house on such a small lot will set a precedence for future construction. On our block, 1282, at least four similar small lots can be found and throughout Cole Valley there are many more. Were new four-story structures to be permitted in the future the character of the neighborhood would be irreparably altered.

We are not opposed to a new structure at 209 Grattan. The height issue could be solved by eliminating the fourth floor. Minor design changes could probably address other concerns. We support the rear yard variance.



RUSSELL GARVIN
Margaret P. Garvin



235, 237, 239 Grattan homes built 1908
adjacent to 209 Grattan to the west, uphill



235, ~~234~~, ~~239~~ GRATTAN STREET
adjacent to 209 Grattan, uphill to the west

SUBJECT: 209 GRATTAN STREET



January 20, 2014

Response to Discretionary Review

Case No: 13.0075
Building Permit No.: 201305015870
Address: 209 Grattan Street

Project Sponsor's Name: Jonathan Pearlman, Elevation Architects
Telephone No.: 415.537.1125 x15

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

This response is organized in parallel with the DR requester's application to illustrate why we believe the project should be approved without revision:

1A. The DR requester claims that the project does not meet the minimum standards of the Planning Code.

The project requires a variance due to the unique shape of the subject property. The variance, that has been filed, is for the following reasons (from the application):

We are requesting relief from code sections 132, Front Yard and Section 134, Rear Yard. This lot is unique in that it is oriented with its long dimension parallel to the street rather than perpendicular, which is typical throughout San Francisco. In addition, this lot is part of a standard 25' x 100' lot that was split approximately 100 years ago, leaving an extremely small lot, 25'-0" x 54'-8".

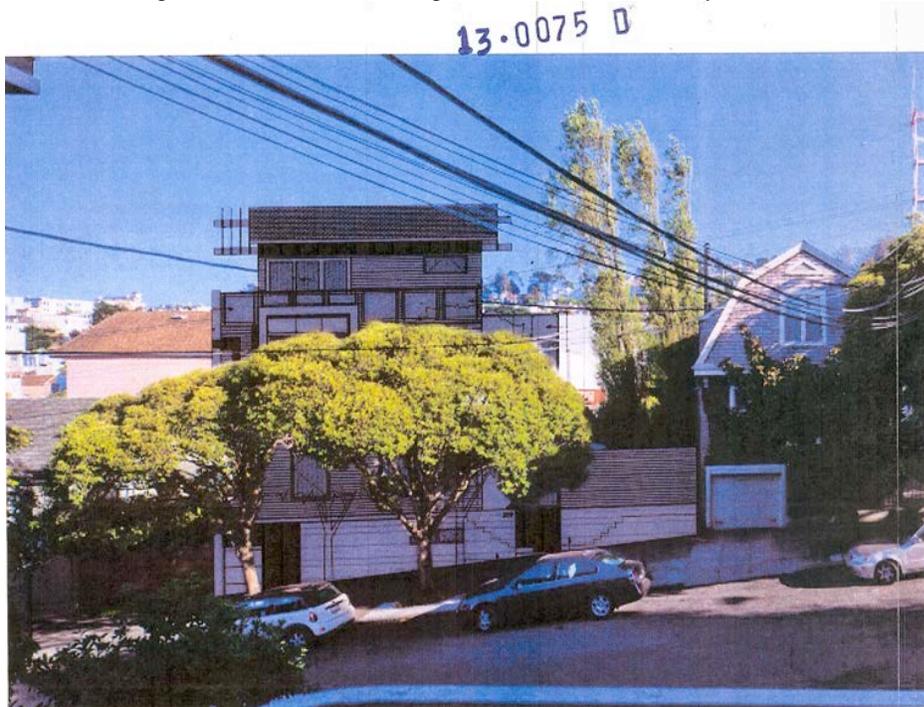
The existing house which has been determined not to be considered a historic resource as well as unsound and is proposed to be demolished and replaced with a new single-family home. The existing house is situated on the east end of the lot with its rear yard on the west side, The proposed new home is planned to have the same orientation in virtually the same footprint. A 15'-0" rear yard is proposed for the west end of the lot and the last 9'-8" on the west end of the house has been setback 5'-0" from each north and south property line. If the literal interpretation of Secs. 132 and 134 were to be enforced, the house would have a maximum depth of 8'-9" which would render the lot useless to build a new structure here.

For the front setback, this property is more related to the one at 1201 Shrader than 235 Grattan. In a typical block condition, these two lots would be one, 100' lot with the side of a larger building along Grattan Street. With the lot split, aligning the face of the subject property with the side of 1201 Shrader and its fence, which are both on the Grattan-side property line, creates a more typical condition than the alignment with 235 Grattan. As mitigation for the front setback, the project is designed to provide 40% more landscaping in the setback and within the property than is required as well as significantly larger tree wells that will provide 120 square feet of landscaping in the sidewalk giving five times the minimum required landscaped area.

Neither of these two conditions that require a variance have any effect on the concerns of the DR requester. The DR requester does not identify these two code sections as of concern to him.

1B and 1B1. The DR requester cites 3 core Design Principles that they claim the project does not meet:
- Ensure that the building's scale is compatible with surrounding buildings:

The DR requester has included a mocked-up photograph of the Grattan Street façade that significantly misrepresents how the project fits in with the scale. Clearly, the photograph was home manufactured, not professionally completed and not designed to true scale (illustration 1A). In the DR's illustration, the ridge of 209 Grattan would be 4' to 5' higher than 235 Grattan. In fact, the proposed design (illustration 1B), while one story taller than 235 Grattan, has a ridge that is only 9" higher than the ridge of 235 Grattan due to the down hill slope and the fact that the 1st floor of 209 Grattan is set almost 50% below the sidewalk. This rendering uses the accurate heights from the site survey.



VIEW OF PROPOSED STRUCTURE AT 209 GRATTAN FROM 226 GRATTAN.

Illustration 1A: DR requester's mock up of new building

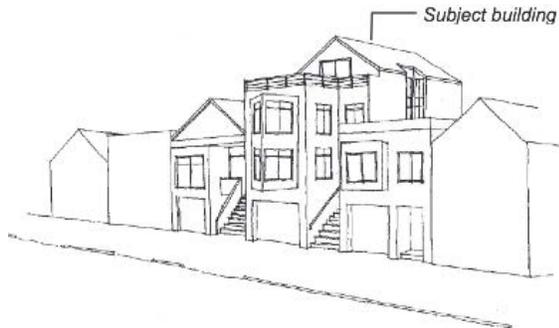


Illustration 1B: Accurate portrayal of new house using site survey elevations

Further, the project meets the Residential Design Guidelines as it pertains to scale as shown on pgs. 24 and 25:

GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings

A building that is larger than its neighbors can still be in scale and be compatible with the smaller buildings in the area. It can often be made to look smaller by facade articulations and through setbacks to upper floors. In other cases, it may be necessary to reduce the height or depth of the building.



This illustration shows a house that is considered to be compatible with its surroundings. Our proposed project fits in significantly better in its context than this illustration shows, by stepping its 4th floor back and as such, the mass of the building is smaller than the surrounding 3-story buildings and steps down the hill as suggested the guideline on topography (page 11) – as opposed to this illustration which shows a house that steps up in mid-block and is 3-stories at the street rather than aligning with the 2-story neighboring structures. Additionally, while the proposed property is technically 4 stories, the first floor resides approximately 50% underground, reducing the perceived height of the front wall of the house at the street.

GUIDELINE: 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. By making these modifications, the visibility of the upper floor is limited from the street, and the upper floor appears subordinate to the primary facade. The key is to design a building that complements other buildings on the block and does not stand out, even while displaying an individual design. –

Based on the comments of the Residential Design Team, the house was redesigned to be consistent with this guideline.

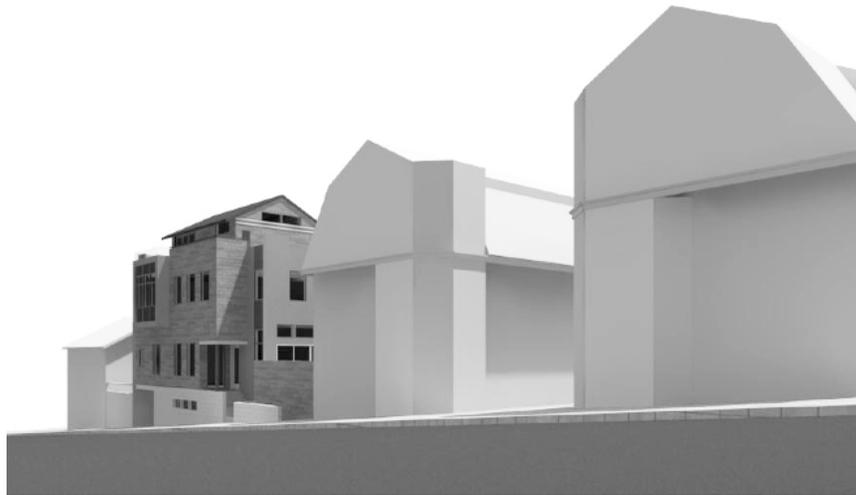


Illustration 2

This block of Grattan Street is very varied in height and there is no pattern like the illustration in the guidelines. Despite the lack of pattern, the 4th floor does appear to be subordinate to the primary façade. Given the orientation of this lot, there are yards on both sides of the proposed building which DOES create a pattern of solid and void that starts at the corner building at 1201 Shrader with its 15'-0" yard, 209 Grattan with its 15'-0" yard, and 235 Grattan which has a 15'-10" separation from its neighbor, 239 Grattan. This can be more clearly seen in Illustration 1.

1B2: Ensure that the building respects the mid-block open space:

GUIDELINE: Design the height and depth of the building to be compatible with the existing scale at the mid-block open space.

The concern that the proposed design impacts the mid-block open space is completely misplaced. The mid-block open space begins at the side wall of the corner building that is adjacent to that open space. In this case, that is the subject property and given that the entire depth of the lot adjacent to the mid-block open space is only 25'-0", by definition, no portion of the house is in the mid-block open space. In addition, the entire wall of the new building that is exposed to the mid-block open space is only 25'-0" wide, the same width as the rear yard of other lots on this block. So, in fact, at only 25'-0" deep, the

proposed project would project significantly LESS into the mid-block open space than any other house in the area.

The DR requester, in this section, says, “views *that might have been preserved* with a more sensitive design will now be blocked.” Besides the fact that views are NOT protected by the Planning Code, the DR requester doesn’t note the fact that he has no particular view given the existing condition anyway. This contention is particularly disingenuous since the rear windows of the DR requester’s home look specifically at the relatively blank wall of the co-requester at 235 Grattan. The DR requester’s repetitive claims about his personal desire for views in no way creates an adverse impact or rises to an extraordinary or exceptional circumstance on the DR requestor.



Illustration 3: View from 1207 Shrader (DR requester’s home)

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.

2A. The effect on Larry Burgheimer’s house at 1207 Shrader.

Mr. Burgheimer claims that the proposed design will block light and air reaching his light well, kitchen window and porch skylight. Please note the location of these elements on Mr. Burgheimer’s home in illustration 4.



Illustration 4: Relationship of Subject Property to DR requester's home (1207 Shrader)

Clearly, the light well is completely unaffected since it is nowhere near the new project. The new house was designed to pull back 5'-0" from the illegal property line window in Mr. Burgheimer's kitchen as a good neighbor gesture – perhaps Mr. Burgheimer did not understand this in the plans. As to the skylight, 209 Grattan sits to the north of Mr. Burgheimer's house so it is physically impossible for the proposed project to shade that skylight. Mr. Burgheimer seems to want it both ways – he claims that the project will limit light to his skylight, yet in the same sentence, he mentions that the south wall of the project will reflect noise and light into his backyard. As to the contention that noise will be reflected into his yard, the only noise reflected into Mr. Burgheimer's yard would be his own making or that of other neighbors enjoying the mid-block open space.

The issue of "affecting air" in a yard is always a difficult one to defend. In this case, the subject property sits in the virtually the same footprint as the existing house. The path of air movement into and out of the mid-block open space will be completely unchanged to Mr. Burgheimer's yard. The entire south side of his yard is unchanged and the 15'-0" side yard setback to the west of the subject property will remain as well. Again, this contention in no way creates any adverse effect or extraordinary impact on the DR requester or other houses.

2B. Morning sun will be blocked to the property to the west of the Garvin's at 235 Grattan Street.

Please note in the photo below that the east wall of the Garvin's home at 235 Grattan has no windows. It is hard to understand what this concern is about. Does the DR requester think that the new house would block light to the house to the west of 235 Grattan at 239 Grattan (see illustration 4 above)? Beyond the fact that shading at certain times of the day is not an extraordinary effect, it is physically impossible due to the position of these properties for the shading to reach the front of 239 Grattan.



Illustration 5: East facing wall of 235 Grattan – the portion adjacent to the subject property has no windows. The windows seen in the back of the house are the ones that face the rear yard of the DR requester's home at 1207 Shrader Street – see illustration 3.

2B. The contemporary architecture of the proposed building does not conform with surrounding properties and will stand out in sharpest contrast to the Garvin's.

Beyond the fact that the design style of the building is not specifically protected in the Planning Code, this is an unwarranted contention. As is explained in the HRE, written by Tim Kelley, there is no pattern of design in this area and no possible historic district here. While the Garvin's home, as one of a cluster of 3 Colonial Revival homes, may be considered handsome, there are homes of completely varying architectural design in this block of Grattan Street and the block of Shrader Street including: Victorian, Colonial Revival, Edwardian, Marina, and mid-century Modern. The modern design of the proposed project will feature wood siding and stucco that will fit in well in this varied neighborhood. The personal taste of the DR requester for a particular design style is not considered as an adverse impact or an extraordinary circumstance.

2C. The proposed structure would block afternoon light to the property to the east and tower over the existing 2-story bungalow. Shadow studies and observation would reveal that most of the western light to this corner property at 1201 Shrader at Grattan is already blocked by the fact of the topography and the

vegetation (including two very large trees in Mr. Burgheimer's yard.) It is Mr. Burgheimer's home that provides a very large wall to the south of 1201 Shrader that puts the yard of 1201 Shrader in shadow for most of the day. The owner of 1201 Shrader has provided a letter that states his full support of the proposed project addressing these claims as well. In fact, the owner has spoken about doing a 3rd floor addition to this house. The following photos illustrate the proposed project relative to the proposed house and if a 3rd floor addition were present.



Illustration 6A: Proposed project as seen from the corner of Shrader (left) and Grattan (right)



Illustration 6B: Proposed massing of 1201 Shrader if a 3rd floor addition is added (as per owner)

2D. Neighbors to the south on Shrader and others that have views to the interior block will be adversely affected by the height of the proposed structure and will eliminate views over distant rooftops while reducing light and air reaching the interior block.

This is merely a restating of the contentions made by the DR requester in 1B1 and 1B2. Again this is a personal desire for views to some undefined “distant rooftops”. There are no views here except to the mid-block open space. There is no discussion of why this is an extraordinary circumstance or how these other neighbors will be adversely affected or suffer unreasonable impact. If this contention were honored, no new houses could be built in San Francisco!

2E. The proposed project will cast a shadow on Grattan Street and diminish light reaching neighbors across the street.

ALL buildings cast shadows on the street or on neighbor’s properties. This is a completely absurd claim to an extraordinary impact.

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?

3A. Remove at least the top story and make the roofline sit at or below the height of the adjacent buildings.

Not one of the contentions in this DR request rises to an adverse effect or unreasonable impact for the DR requesters or the area neighbors. This request IS unreasonable to the project sponsor since the proposed design has been demonstrated to be within the height, scale and massing as outlined in both the Planning Code and the Residential Design Guidelines.

If, in fact, the DR requester wants the roofline of this design to be at or below the heights of adjacent properties, then the ridge of the proposed project would need to be RAISED by 1'-0” to match his home – he neglects to understand that the topography sets his house a few feet lower than the subject property and that his ridgeline is actually 1'-0” higher AND sits right on the sidewalk line, in essence, appearing taller than 209 Grattan when viewed from the street.

3B. Reduce the Floor Area Ratio so that the building fits the scale of this undersized lot by retaining the proposed open space at the west end of the subject lot and appropriate removal of floor area from the upper floors of the proposed dwelling.

First, the Planning Code specifically exempts R-districts from FAR requirements so there is no merit in this request. Second, the open space at the west of the lot IS BEING RETAINED. Since the DR requester has not demonstrated that the area of the proposed project causes any adverse effects or extraordinary circumstances to his or any other neighbor’s homes, there is no reason to alter the proposed project.

3C. Modulate all exposed facades of the dwelling with appropriate fenestration and building materials to improve the visual appearance of the dwelling as seen by both nearby neighbors and those with more distant views.

This pertains solely to the personal taste of the DR requester, has no basis in the code and is not a reasonable request on any merits. The design, the materials, the fenestration and the massing are all appropriate to this very varied setting. The DR requester does not consider the fact that there may be some people who actually like the visual appearance of the design and that no matter one’s taste, the project sponsor should be able to build a house that meets his needs AND fits its context..

3D. Make design consistent with the historic look of other buildings in the neighborhood particularly the three building one-family dwelling complex adjacent to the west that has the potential of being designated an historical landmark.

This claim is completely unwarranted. As discussed in the response to 2B, there is no impact here. While the houses at 235, 237 and 239 Grattan MAY at some point in the future be considered historic resources, there is absolutely no evidence that they rise to the level of landmark status. Even if they were landmarks, that has no bearing on the design of the building on a neighboring property unless there is evidence of a historic district or consistent pattern of historic properties – of which there is none.

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

The project sponsor is unwilling to make any changes based on the contentions of the DR requester. The DR requester has shown no evidence that any of these concerns expressed in their application rise to a level of extraordinary or exceptional circumstances or impacts on his or other properties. The DR requester has identified no code sections or references to the Residential Design Guidelines that the proposed design violates besides identifying that a variance is requested due to the unique shape of the lot – an issue that they, in fact, do not protest. However, the DR requester is consistent in identifying issues personal to him that have no reference in the code or design guidelines nor create ANY extraordinary impact on his or other properties:

- FAR restrictions for R-districts, which do not exist;
- References to protection of his and other neighbor's undefined views;
- Impact of the design on light and air (to portions of his house unaffected by the proposed project), are physically impossible (shadow from the northern sky) or both restricting light and at the same time creating light reflection into his yard;
- The design style of the project in reference to an extremely varied architectural environment;
- References to a historic context that does not exist based on the research of an approved architectural historian

The design of the project was modified after it had been filed at the request of the Residential Design Team. The follow changes were made:

- o The roof shape was changed from a single-plane up-rising roof to a gable shape
- o The height of the building was reduced by 2'-0".
- o The glass railing at the upper floor deck was changed to a parapet wall to further emphasize the setback of the upper floor from the street façade.
- o Other changes included:
 - reduction of window size to be more consistent with neighboring fenestration,
 - the front door was turned to face the street
 - increase of landscaping along the street and tree well size increases were added.

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.

As explained in question 1 above in great detail, this modest project will have no adverse effect on any neighboring properties. The project is completely consistent with the City's General Plan, Planning Code's Priority Policies and Residential Design Guidelines as demonstrated in the review completed by Glenn Cabreros, with two reviews by the Residential Design Team along with the Director of Current Planning, Jeff Joslin, in which the project design was revised to come into conformance with the Residential Design Guidelines.

The project is designed for an owner, Eric Owiesny and Shareen Harvey and their two young children. The Owiesny's have lived across the street at 204 Grattan Street for over 10 years and are planning to remain in the Cole Valley neighborhood that they love for the foreseeable future. Currently, they live in a large 1-bedroom apartment that was fine for the two of them, but they now have significantly outgrown since the arrival of their two daughters in the last three years.

They were thrilled when the property at 209 Grattan came up for sale because it has given them the opportunity to raise their family in Cole Valley. Given the extremely small lot, the house was designed to give them a home with reasonable spaces – living/dining/kitchen, four bedrooms, 3 bathrooms and a garage. None of these spaces can be considered grand. With ceilings at 9'-0" for the public spaces and 8'-0" for the private rooms, and the area of each space constrained, this house will be a cozy, yet comfortable family home.

The DR requester and the others he represents have lived in this neighborhood for a very long time and raised their families here. As a younger generation has begun to occupy this neighborhood, these older neighbors seem to want to deny the Owiesny's the same considerations of a suitable home to raise their family in a neighborhood that they enjoy that they have enjoyed for close to 40 years. This is not the case of a developer coming in to the neighborhood and cramming the maximum space on a lot for a maximum profit. This is a modest house, sculpted to respect the DR requester's homes, with setbacks on the top floor on all four sides to respect the context, for this family to enjoy for decades to come.

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

| Number of | Existing | Proposed |
|---|------------------------|-------------------|
| Dwelling Units (only one kitchen per unit) | 1 | 1 |
| Occupied stories | 2 | 4 |
| Basement levels | 0 | 0 |
| Parking spaces (off-street) | 1 | 1 |
| Bedrooms | 1 | 4 |
| Gross square footage | 600 SF | 2,541 SF |
| Height | 21'-6" | 38'-0" (to ridge) |
| Building Depth | 25'-0" | 25'-0" |
| Most recent rent received | N.A. | N.A. |
| Projected rents after completion of project | N.A. | N.A. |
| Current value of property | \$655,000 | |
| Projected value after completion | unknown (not for sale) | |

Summary Response from Project Sponsor to Discretionary Review Application

The DR requester has made numerous contentions about the design of the proposed project, none of which have basis in the Planning Code or the Residential Design Guidelines and none that are either extraordinary or exceptional circumstances. All of the claims of the DR requester are specifically personal opinions and tastes. Despite facts to the contrary, the DR requester claims:

- Conditions that are physically impossible based on the position of the buildings relative to the sun path or wind patterns;
- That the building is far taller than actually designed despite being based on exact elevations from a site survey produced by a licensed surveyor;

- That the project is too tall based on his manufactured mock up photographs that completely misrepresent the project;
- That his and his neighbors undefined views are protected and should be honored.
- That the mid-block open space is being affected when in fact, the project will have no impact on the mid-block open space at all;
- That the fact of shadows on blank neighboring walls and on streets are extraordinary circumstances;
- That the neighborhood is historic and that neighboring properties have landmark status that they do not have even though the historical evaluation written by a Department certified historian proves the opposite.
- That his personal taste about design should be enough to force the project sponsor to modify their plans.

Since not one contention in the DR application rises to a level of extraordinary or exceptional circumstance, the Planning Commission should not take DR and approve the project as designed.

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



| | | |
|-----------|------------------|-------------------|
| | January 23, 2014 | Jonathan Pearlman |
| Signature | Date | Name |

OWIESNY RESIDENCE

209 GRATTAN STREET, SAN FRANCISCO, CA 94117

PLANNING COMMISSION HEARING: FEBRUARY 27, 2014

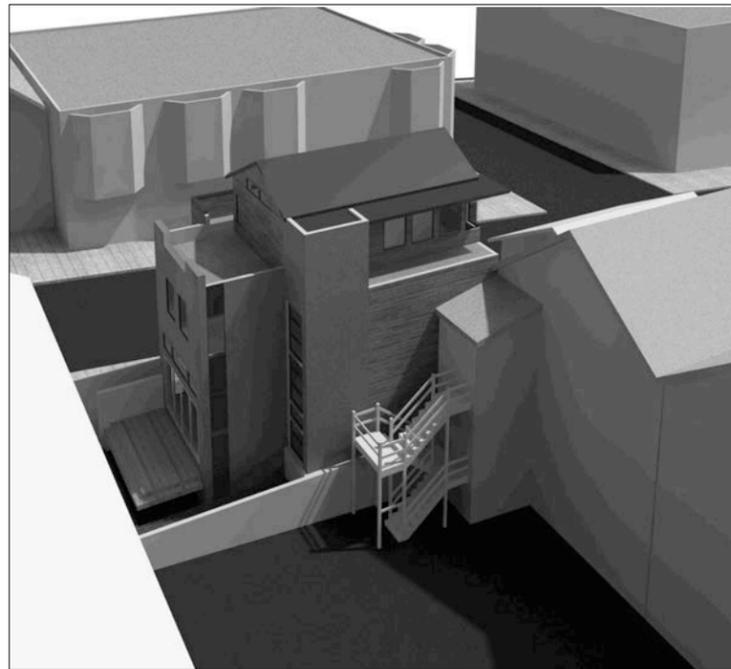


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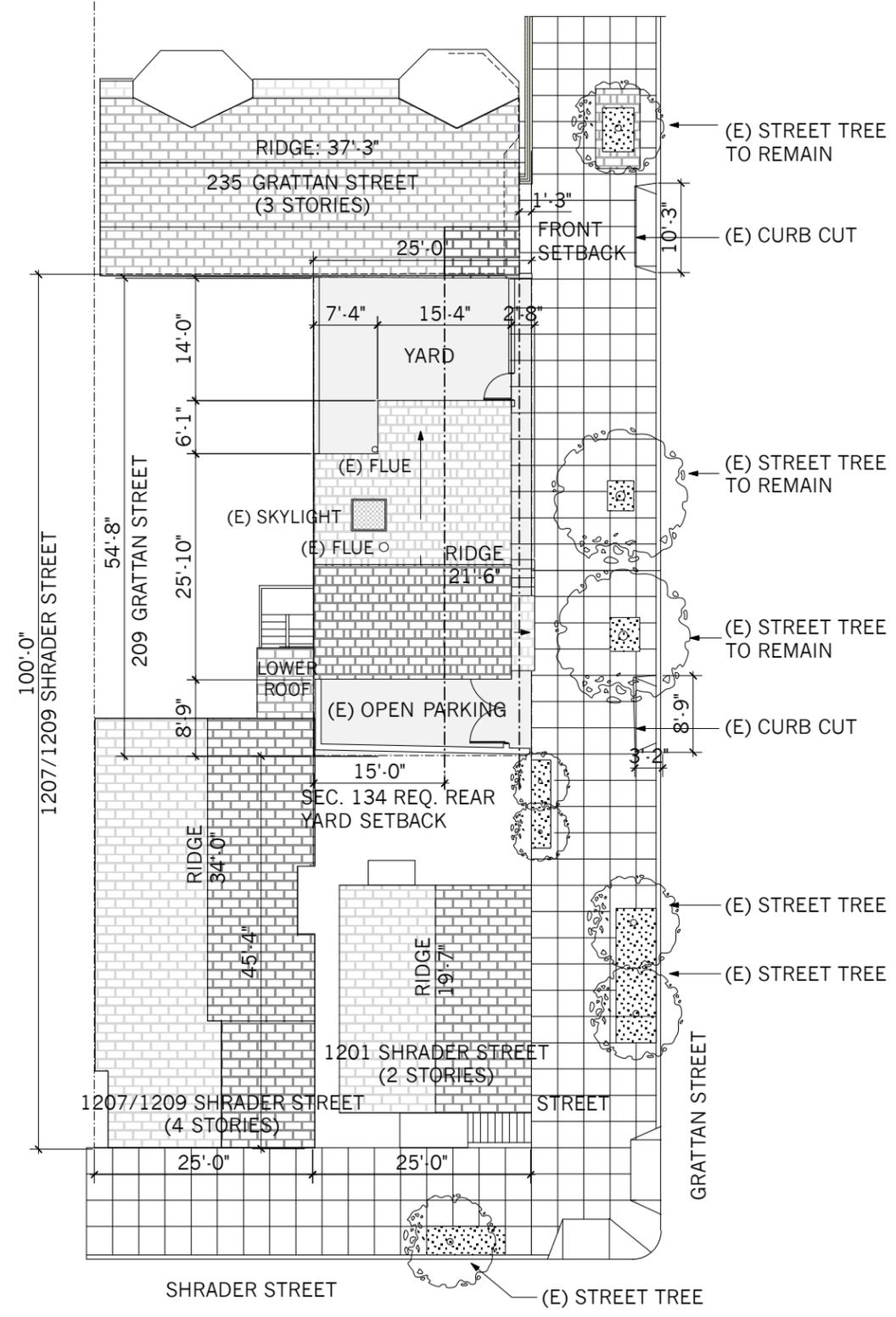


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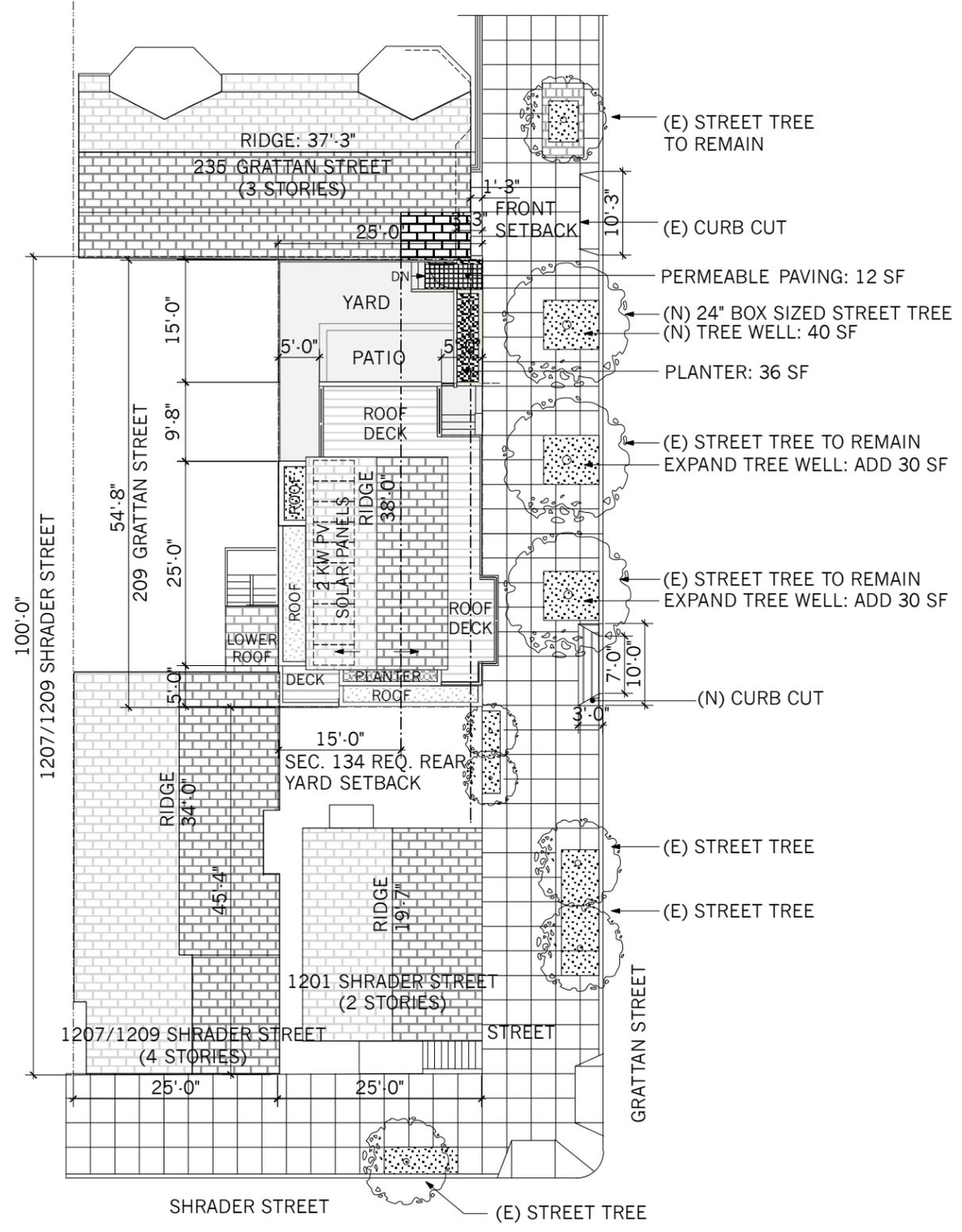
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(E) & (N) Site Plans

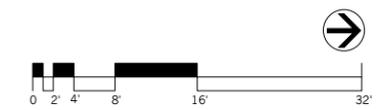
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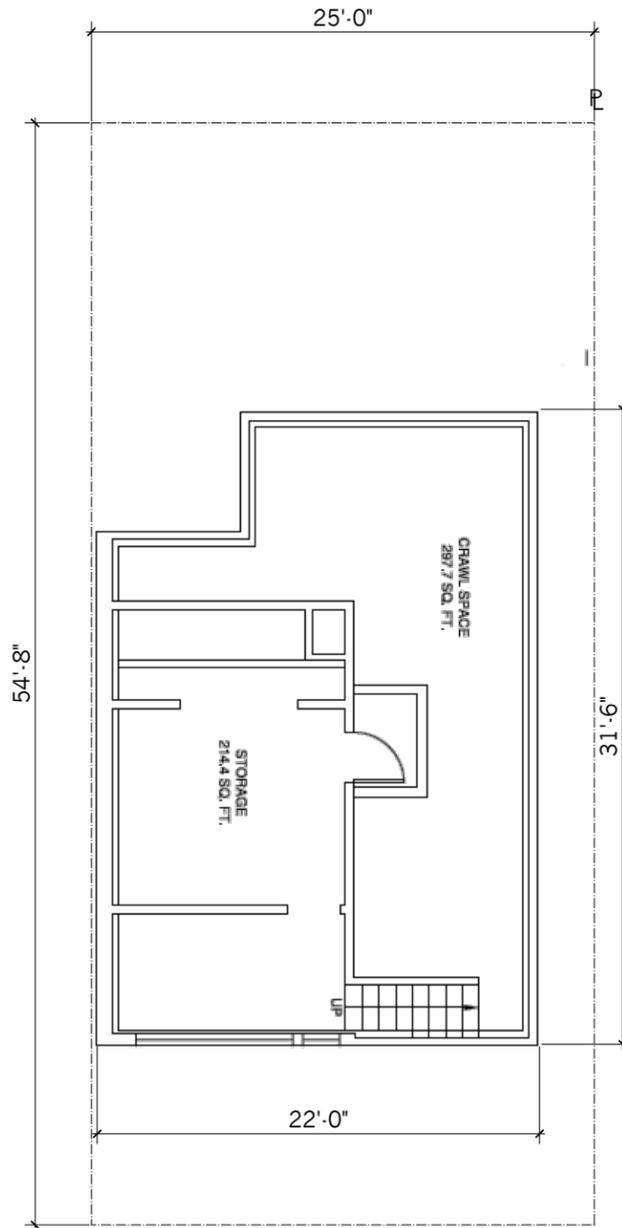


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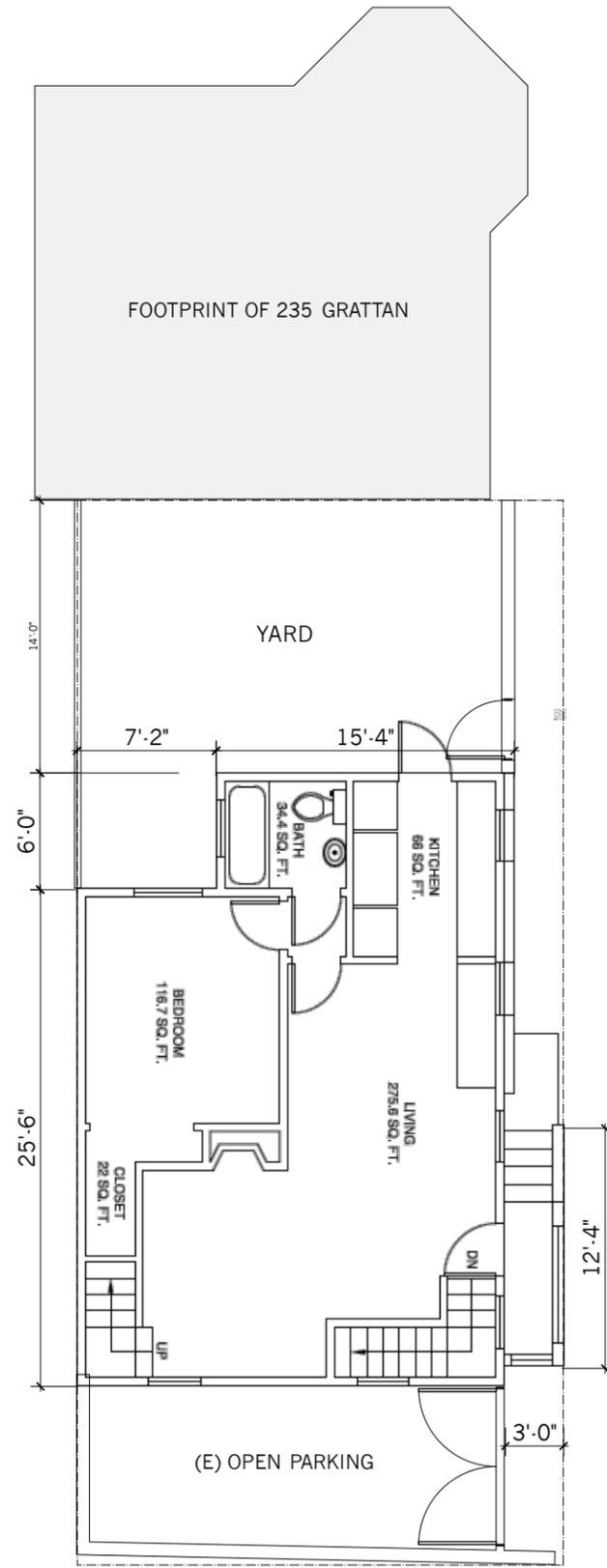


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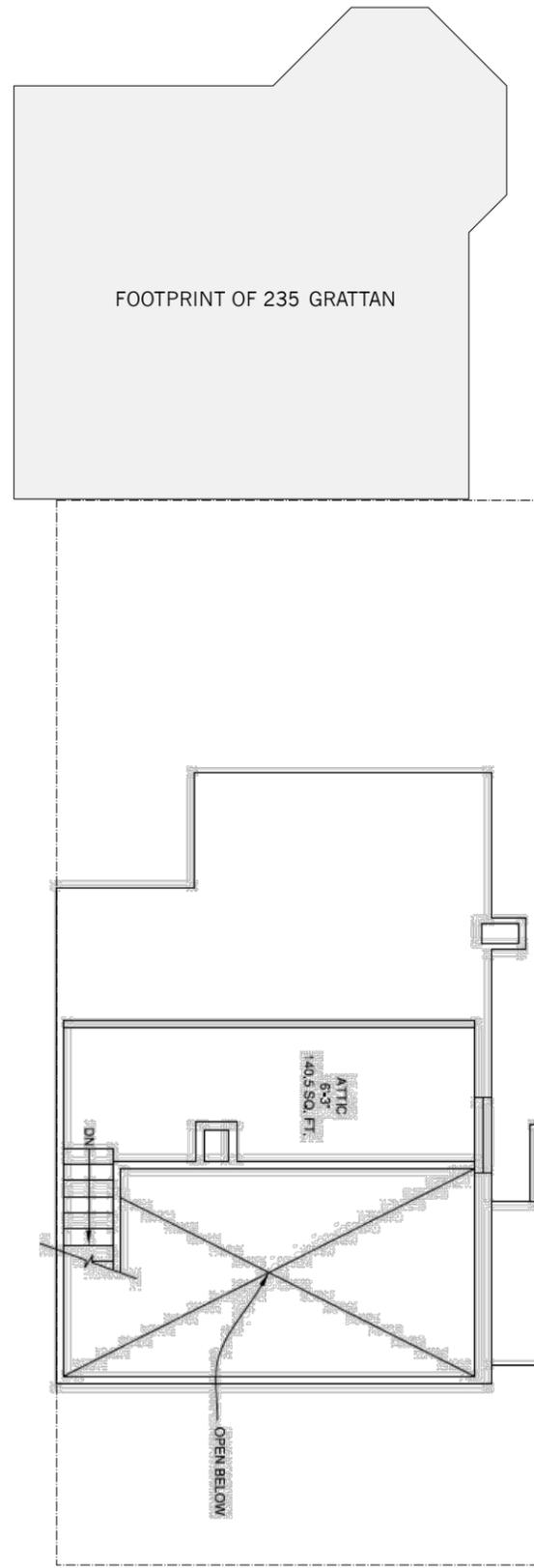




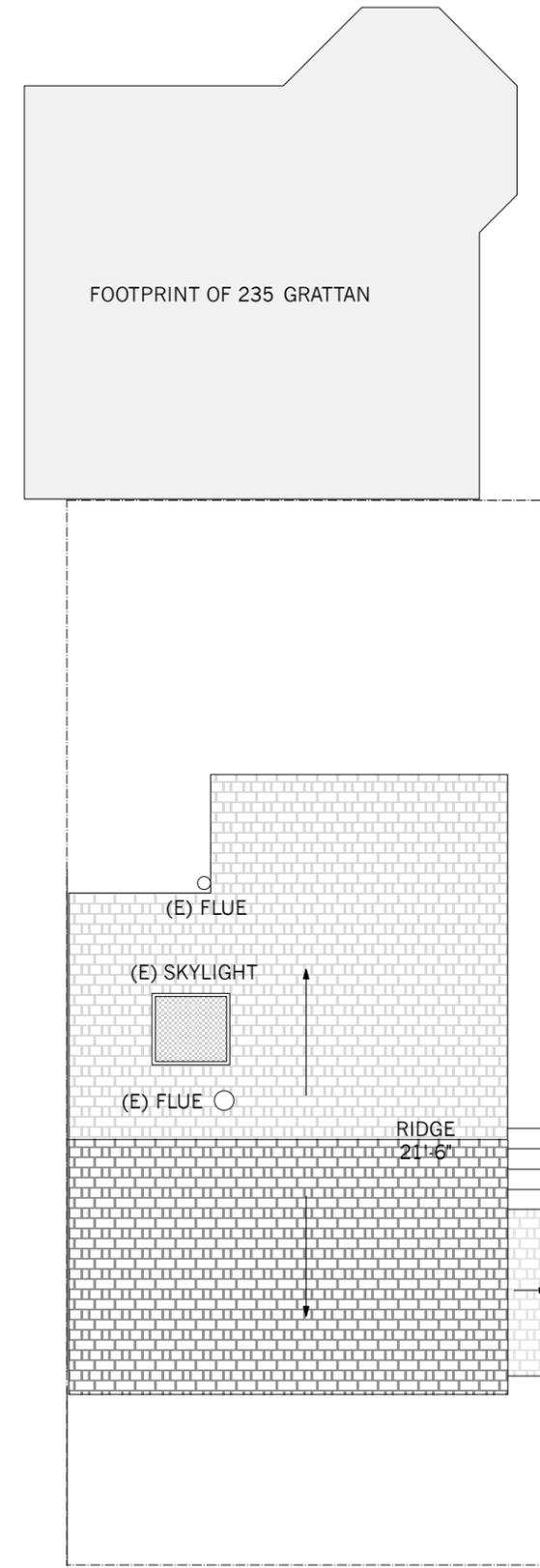
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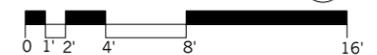
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4 Roof Plan
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FOOTPRINT OF 235 GRATTAN

FOOTPRINT OF 235 GRATTAN

FOOTPRINT OF 235 GRATTAN



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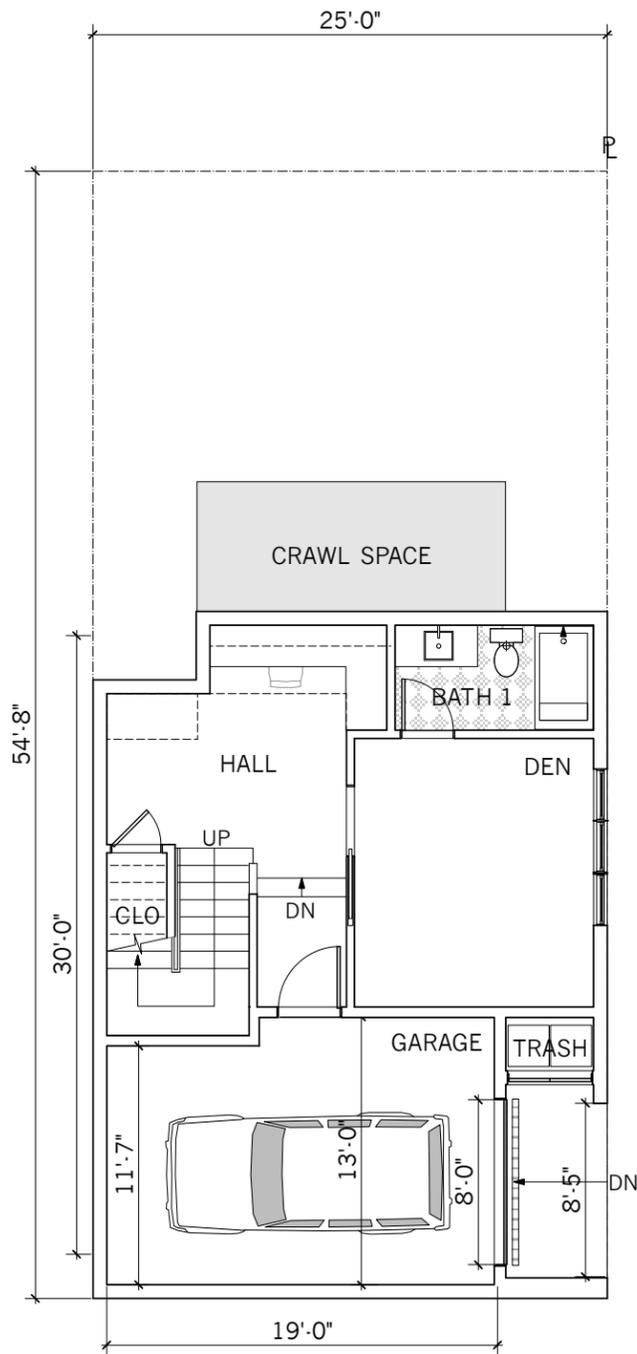
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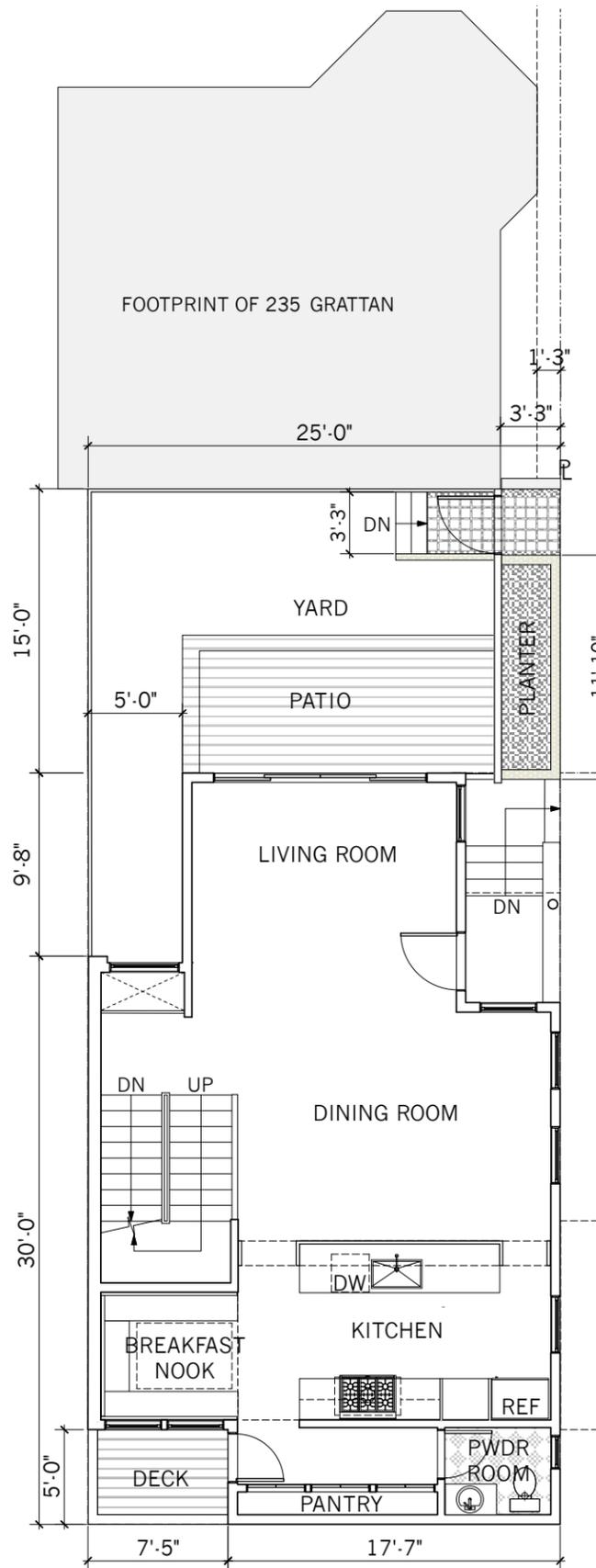
Existing Plans

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| checked by: | |
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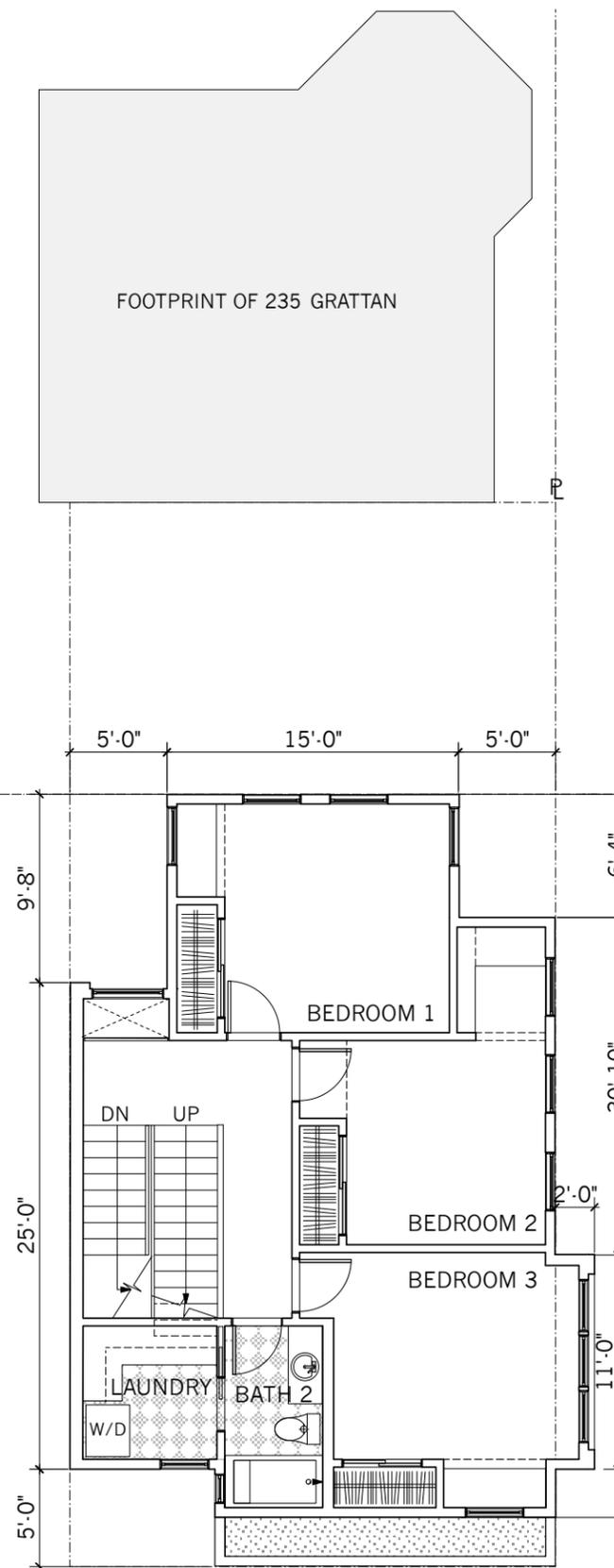
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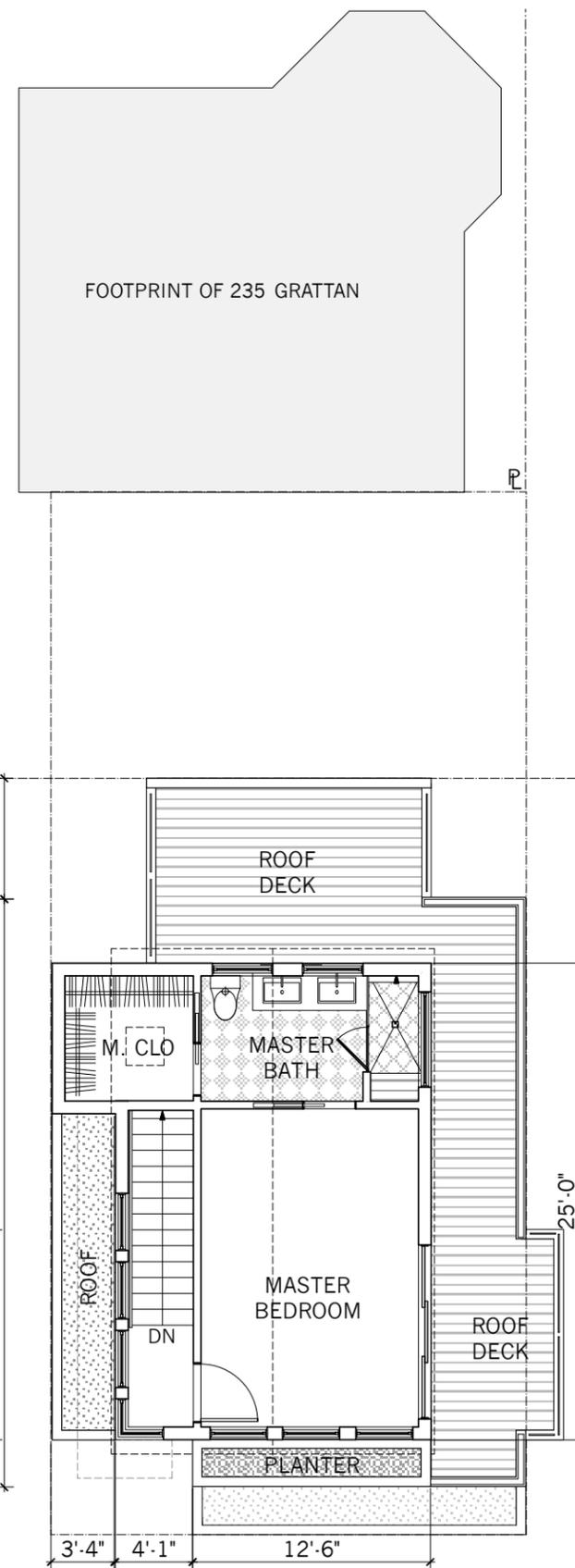
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Scale: N.T.S.



4 4th Floor 440 SF
Scale: N.T.S.



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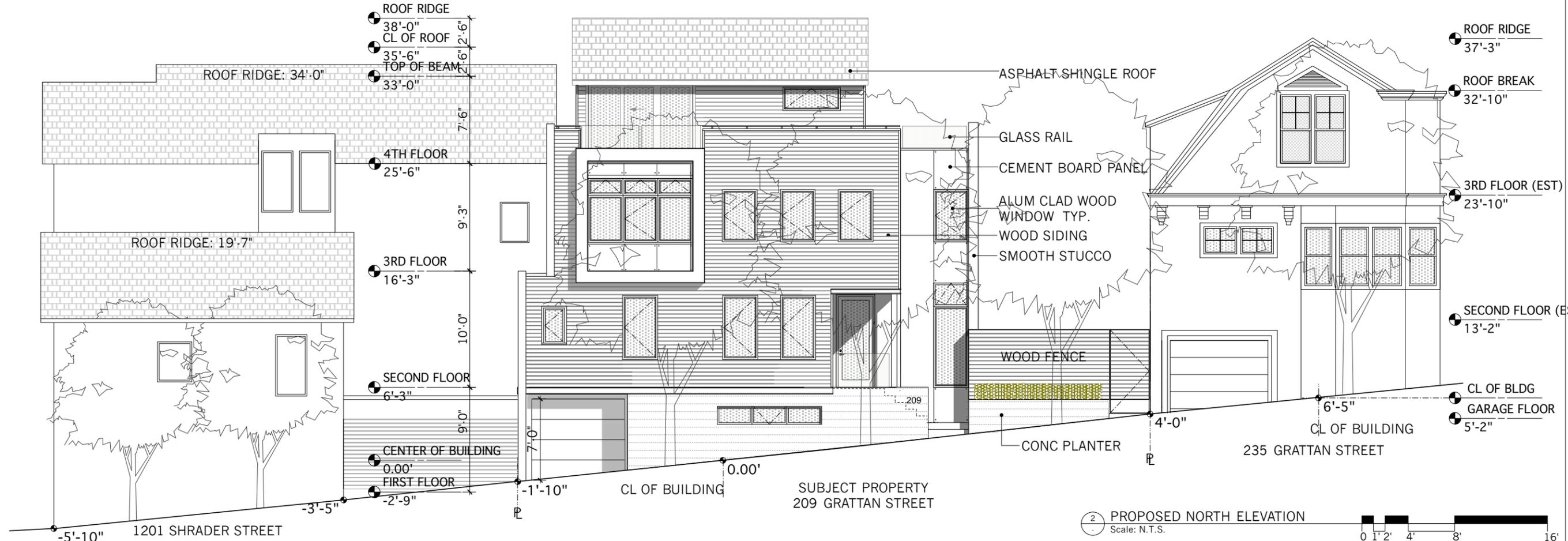
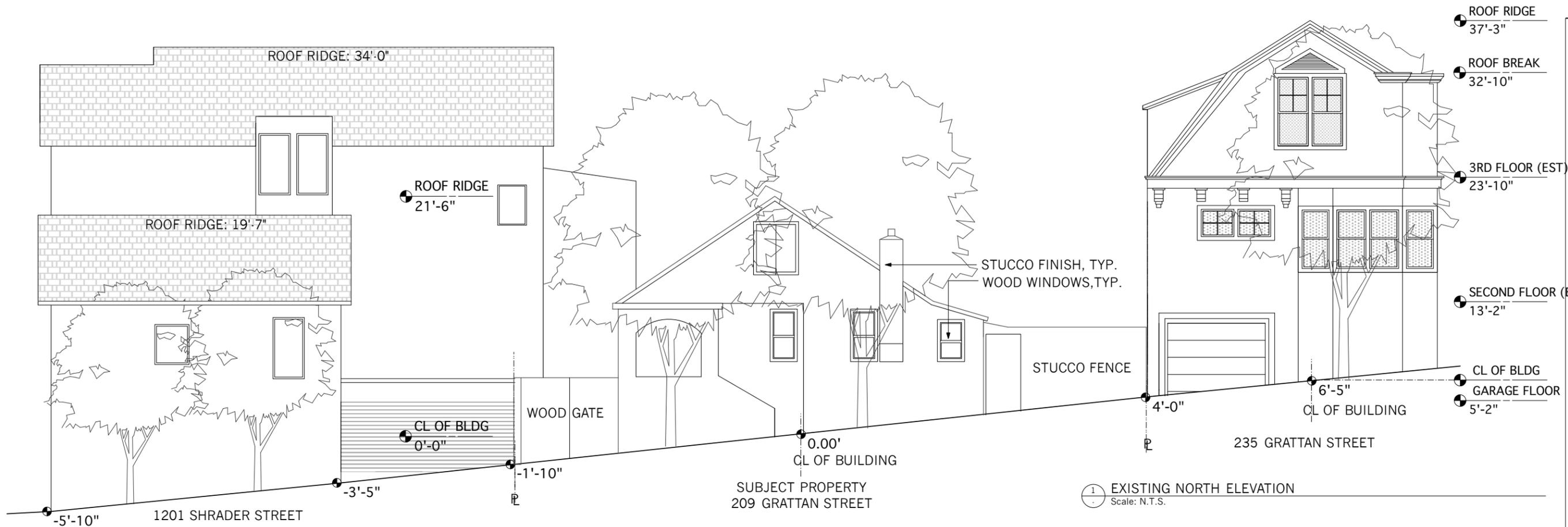


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Proposed Floor Plans

project: 12.11
drawn by: JP
checked by:
date: 01.31.14
scale:



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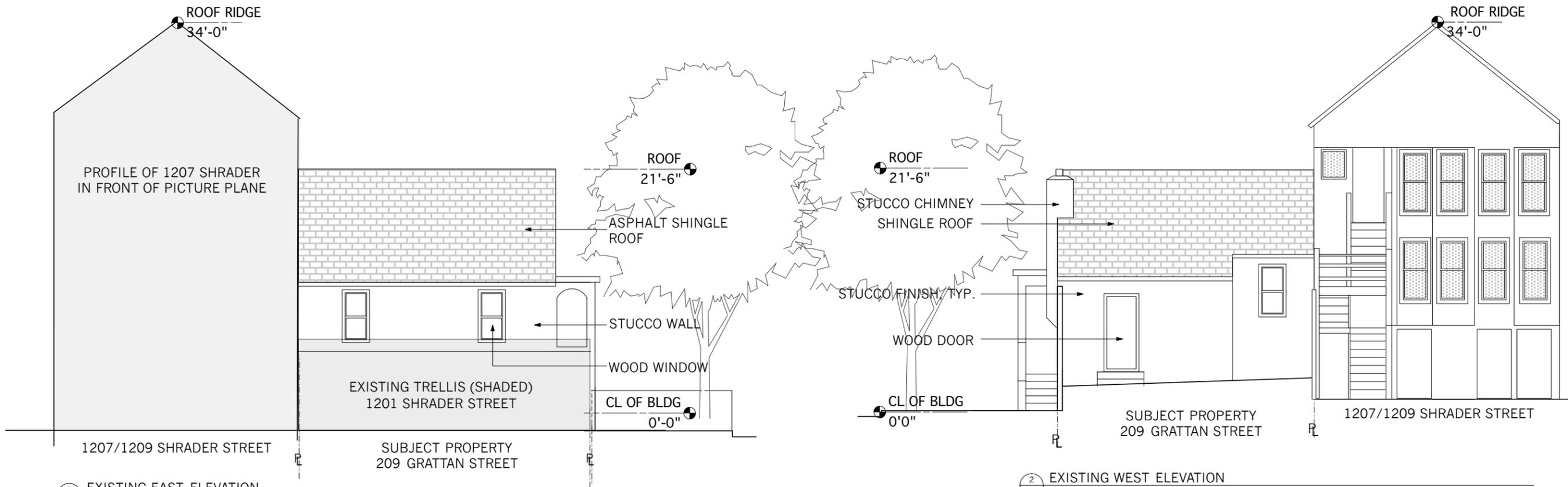
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(E) & (N) North Elevation

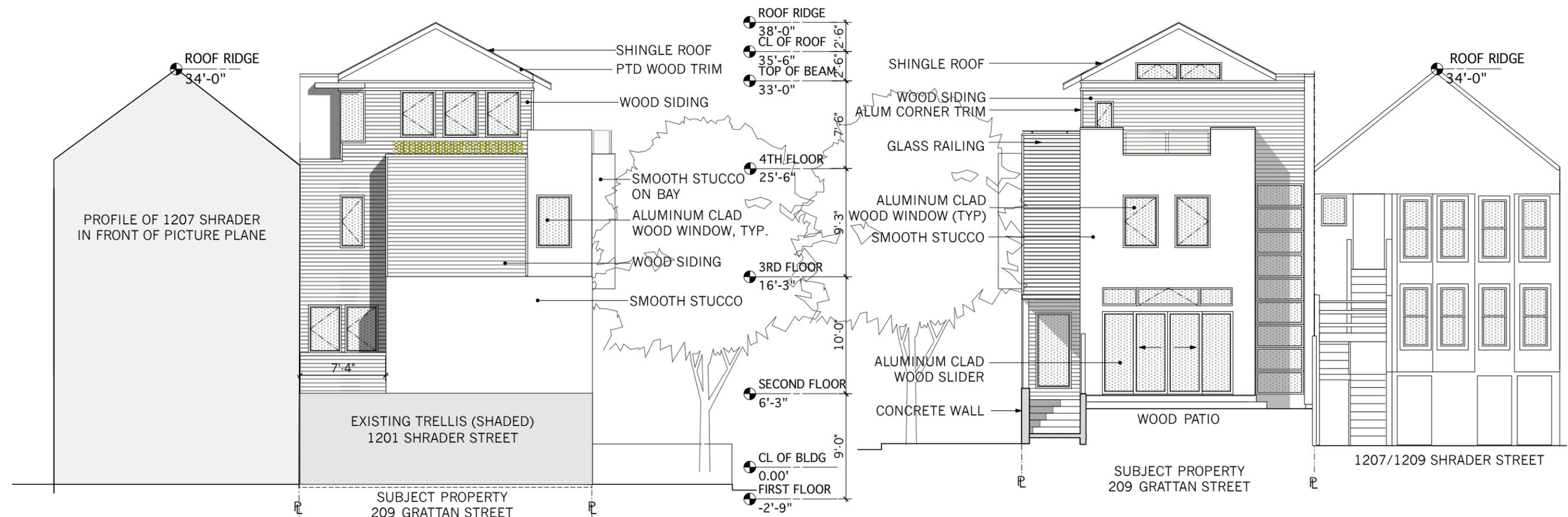
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1 EXISTING EAST ELEVATION
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2 EXISTING WEST ELEVATION
Scale: N.T.S.



3 PROPOSED EAST ELEVATION
Scale: N.T.S.

4 PROPOSED WEST ELEVATION
Scale: N.T.S.



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East & West Elevations

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checked by:
date: 01.31.14
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date issue

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South Elevation

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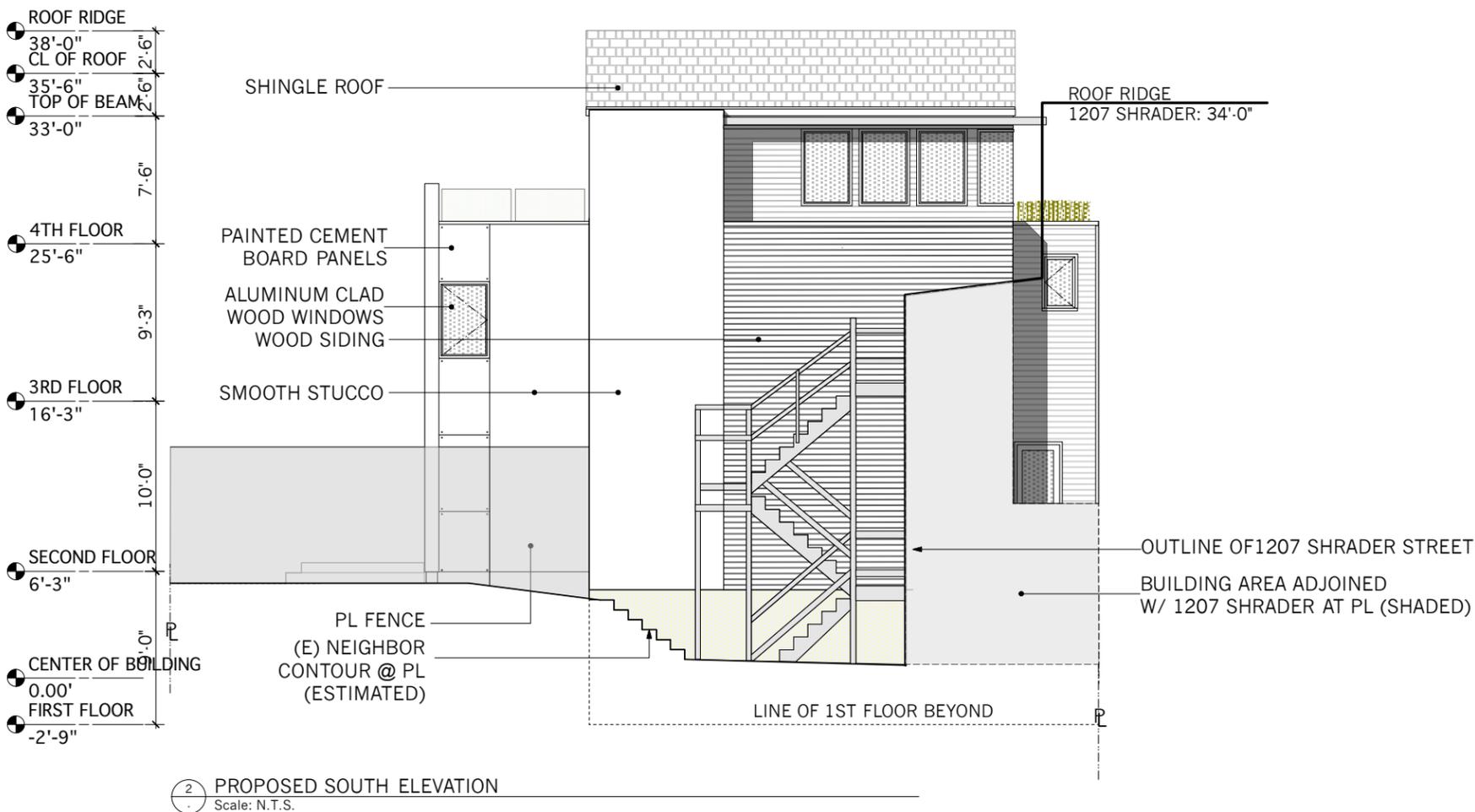
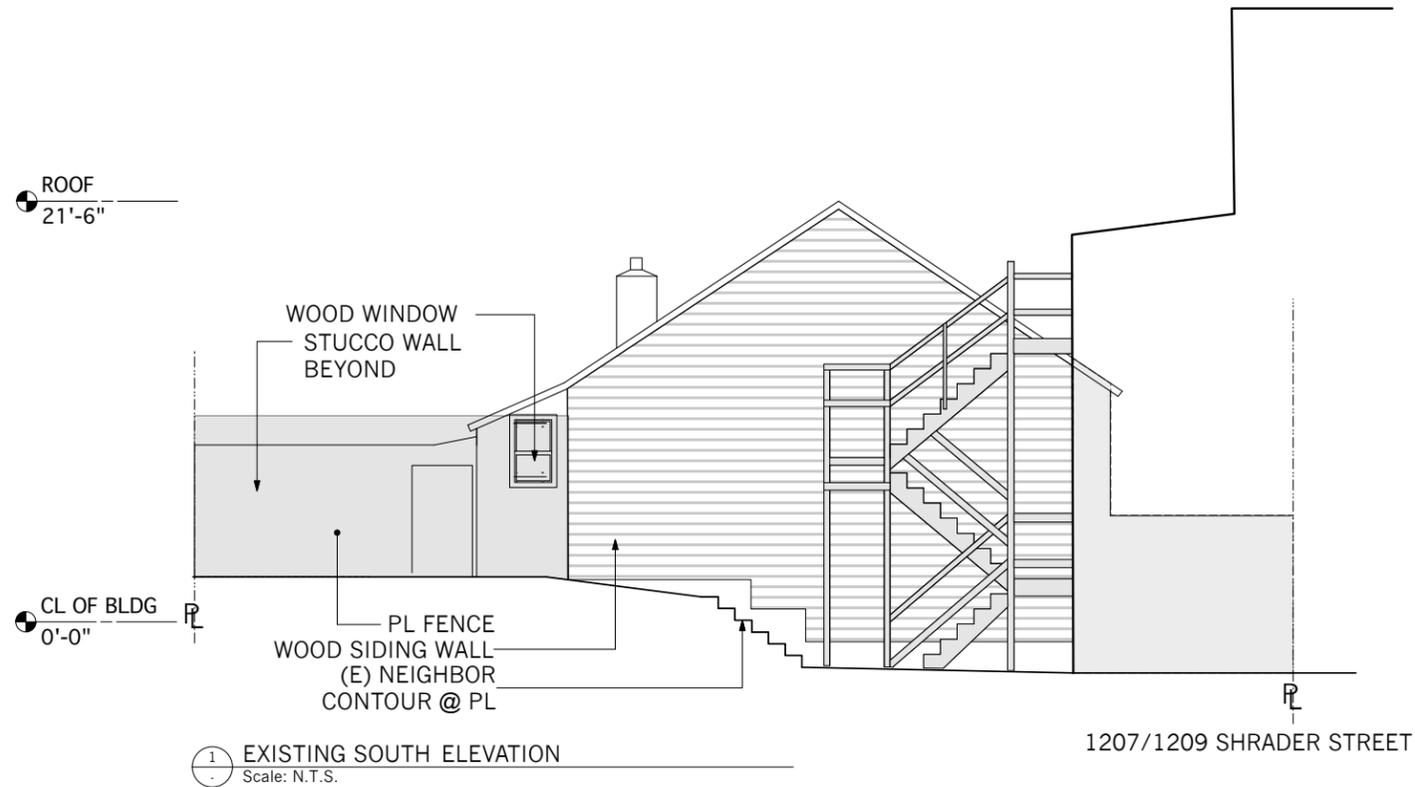
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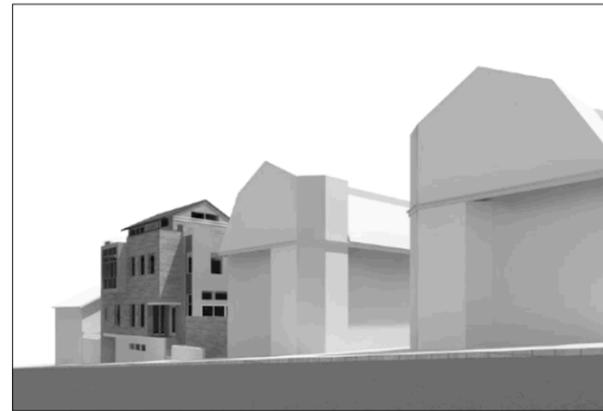
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209 GRATTAN STREET, SAN FRANCISCO, CA 94117

PLANNING COMMISSION HEARING: FEBRUARY 27, 2014



ILLUSTRATION FROM RESIDENTIAL DESIGN GUIDELINES, PAGE 25



PROJECT DESIGN IS CONSISTANT WITH GUIDELINES



BUILDING DESIGN "STEPS" DOWN HILL FOLLOWING THE GUIDELINE ON PG. 11



DR CONCERN:

1. ENSURE THAT THE BUILDING'S SCALE IS COMPATIBLE WITH THE SURROUNDING BUILDINGS.
2. NEIGHBORS TO THE SOUTH ON SHRADER AND OTHERS THAT HAVE VIEWS TO THE INTERIOR BLOCK WILL BE ADVERSELY AFFECTED BY THE HEIGHT OF THE PROPOSED STRUCTURE AND WILL ELIMINATE VIEWS OVER DISTANT ROOFTOPS

RESPONSE:

1. **THE PROJECT HAS BEEN DESIGNED TO BE CONSISTANT TO THE RESIDENTIAL DESIGN GUIDELINES WITH THE TOP FLOOR SET BACK FROM THE STREET WALL. THE RIDGE ON 209 GRATTAN IS 38'-0", THE SAME AS THE HOUSE OF THE ADJACENT DR REQUESTER AT 1207 SHRADER. THE RIDGE OF THE ROOF OF 235 GRATTAN IS 31'-9". THE VICTORIAN HOUSE AT 226 GRATTAN, ACROSS THE STREET IS OVER 40'-0".**

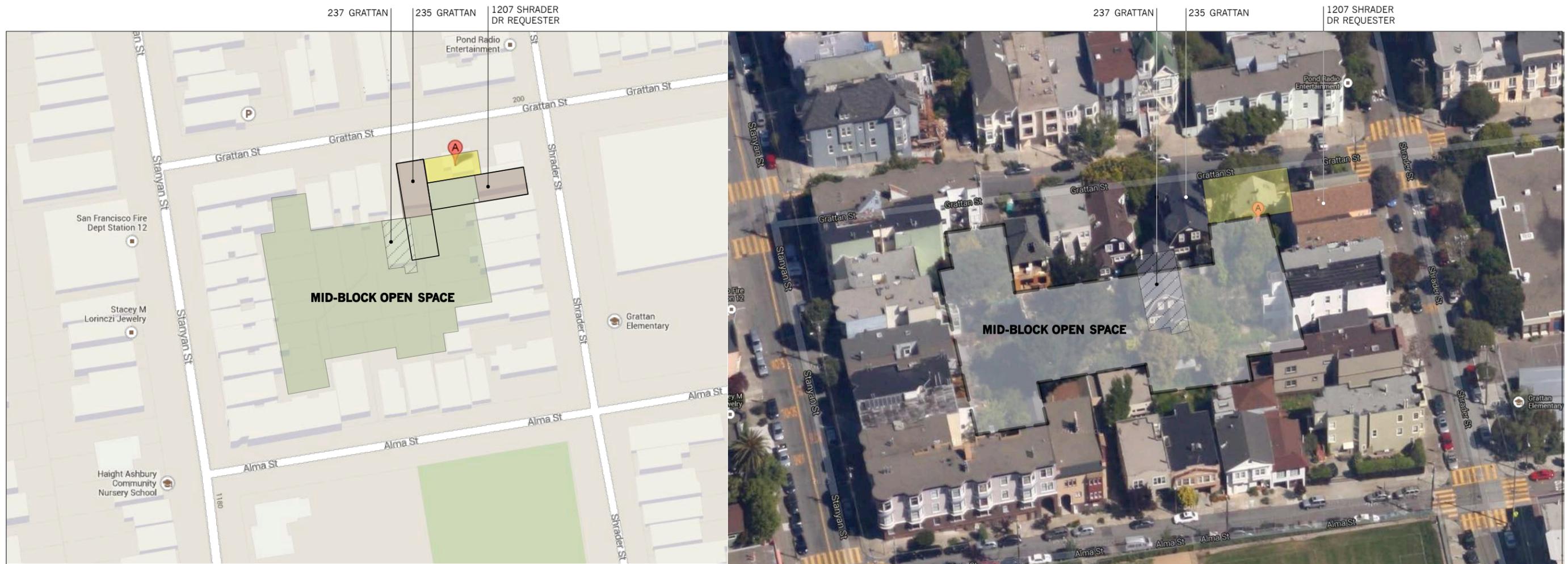
THE RESIDENTIAL DESIGN TEAM REVIEWED THE PROJECT IN ITS CURRENT DESIGN TWO TIMES AND VERIFIED THAT THE BUILDING'S SCALE IS COMPATIBLE.

2. **VIEWS ARE NOT PROTECTED. THE VIEWS CURRENTLY ENJOYED BY THE NEIGHBORS TO THE SOUTH ARE OTHER HOMES IN THE MID-BLOCK OPEN SPACE AND SIDEWALK TREES ON GRATTAN. IF THE VIEWS OF "DISTANT ROOFTOPS" WERE PROTECTED FOR EXISTING PROPERTIES, THEN NO NEW HOUSES WOULD BE ABLE TO BE BUILT ANYWHERE IN SAN FRANCISCO.**

OWIESNY RESIDENCE

209 GRATTAN STREET, SAN FRANCISCO, CA 94117

PLANNING COMMISSION HEARING: FEBRUARY 27, 2014



DR CONCERN: PROJECT WILL HAVE NEGATIVE EFFECT ON MID-BLOCK OPEN SPACE

RESPONSE: THE PROJECT IS NOT IN THE MID-BLOCK OPEN SPACE. THE FOOTPRINT OF THE NEW BUILDING IS VIRTUALLY THE SAME AS THE EXISTING BUILDING. GIVEN THE CONFIGURATION OF THE PROPERTY, NO PORTION OF THE NEW BUILDING WILL EXTEND INTO THE MID-BLOCK OPEN SPACE. 237 GRATTAN HAS A SIGNIFICANT NEGATIVE IMPACT ON THE MID-BLOCK OPEN SPACE.

OWIESNY RESIDENCE

209 GRATTAN STREET, SAN FRANCISCO, CA 94117

PLANNING COMMISSION HEARING: FEBRUARY 27, 2014



DR CONCERN: DR REQUESTER CLAIMS THAT LIGHT AND AIR WILL BE BLOCKED FROM HIS LIGHT WELL, KITCHEN WINDOW AND SKYLIGHT OF HIS BACK PORCH

**RESPONSE: THE PROJECT DOES NOT EFFECT LIGHT WELL SINCE IT FACES 1201 SHRADER
THE PROJECT DOES NOT EFFECT "PROPERTY LINE" WINDOW SINCE PROJECT WAS DESIGNED TO SETBACK AWAY FROM WINDOW
THE PROJECT DOES NOT EFFECT THE SKYLIGHT SINCE PROJECT IS NORTH OF THE SKYLIGHT; IT WILL RECEIVE ALL OF SUNLIGHT IT GETS NOW**

OWIESNY RESIDENCE

209 GRATTAN STREET, SAN FRANCISCO, CA 94117

PLANNING COMMISSION HEARING: FEBRUARY 27, 2014



SOUTH SIDE OF GRATTAN STREET FROM SHRADER TO STANYAN



NORTH SIDE OF GRATTAN STREET FROM STANYAN TO SHRADER

DR CONCERN: THE CONTEMPORARY ARCHITECTURE OF THE PROPOSED BUILDING DOES NOT CONFORM WITH SURROUNDING PROPERTIES AND WILL STAND OUT IN SHARP CONTRAST TO THE GARVIN'S (235 GRATTAN)

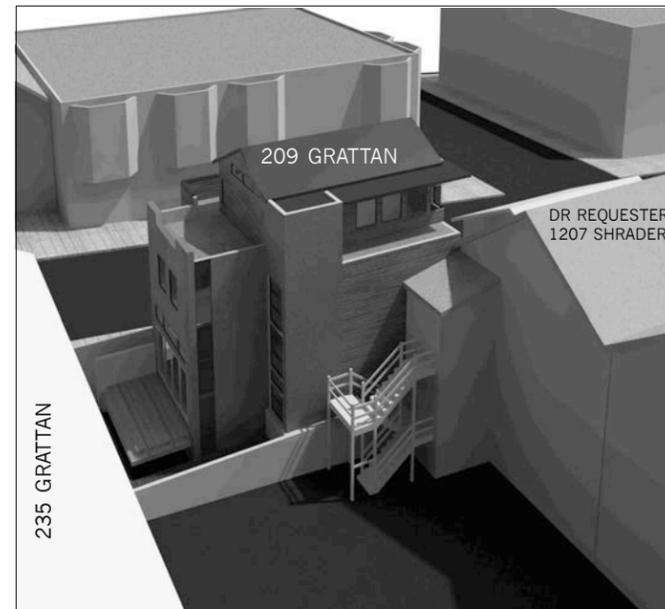
RESPONSE: THE ARCHITECTURAL DESIGN OF THE PROPOSED PROJECT CONFORMS WITH THE VARIED AND INCONSISTANT ARCHITECTURE OF THIS BLOCK. WITH STAINED WOOD SIDING AND OFF-WHITE STUCCO, THE DESIGN WILL RELATE TO THE DARK STAINED WOOD SHINGLES AND PAINTED TRIM OF 235 GRATTAN

ARCHITETURAL STYLES FOUND ON THIS BLOCK OF GRATTAN STREET: VICTORIAN, EDWARDIAN, COLONIAL REVIVAL, MARINA, MID-CENTURY MODERN

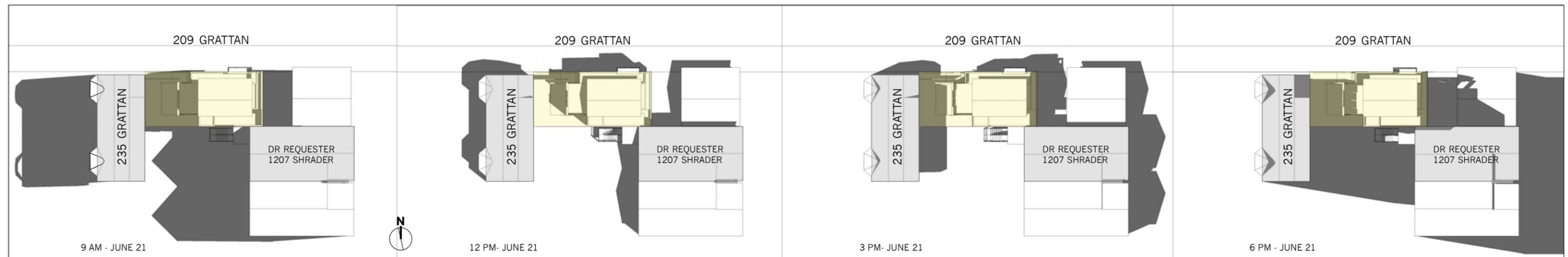
OWIESNY RESIDENCE

209 GRATTAN STREET, SAN FRANCISCO, CA 94117

PLANNING COMMISSION HEARING: FEBRUARY 27, 2014



AT 11 AM, DR REQUESTER'S HOME AT 1207 SHRADER
THROWS SHADOWS ON HIS OWN PROPERTY



DR CONCERN:

1. THAT MORNING SUN WILL BE BLOCKED TO THE PROPERTY TO THE WEST OF THE GARVIN'S AT 235 GRATTAN STREET.
2. THE PROPOSED PROJECT WILL CAST A SHADOW ON GRATTAN STREET AND DIMINISH LIGHT REACHING NEIGHBORS ACROSS THE STREET
3. THE PROPOSED STRUCTURE WOULD BLOCK AFTERNOON SUNLIGHT TO THE PROPERTY TO THE EAST

RESPONSE:

- 1. THE PROJECT DOES NOT BLOCK ANY LIGHT TO THE GARVIN'S OR THE HOUSE BEYOND - THE SHADOW FROM THE EAST FALLS ON THE BLANK WALL OF 235 GRATTAN
235 GRATTAN WILL THROW SHADOW ON TO THE PROPERTY TO ITS WEST, 239 GRATTAN.**
- 2. ALL BUILDINGS THROW SHADOW ONTO STREETS. IT IS PHYSICALLY IMPOSSIBLE FOR THE SHADOWS TO DIMINISH LIGHT TO BUILDINGS ACROSS THE STREET.
THE HOME OF THE DR REQUESTER THROWS SIGNIFICANT SHADOWS ON TO SHRADER STREET AND ACROSS INTO THE SCHOOL YARD BEYOND.**
- 3. ALL BUILDINGS THROW SHADOWS - THE OWNER OF 1201 GRATTAN HAS NOT EXPRESSED ANY CONCERN ABOUT THE TEMPORAL SHADOW. THE OWNER SUPPORTS
THE PROJECT AS DESIGNED. CURRENTLY, 235 GRATTAN THROWS SIGNIFICANT SHADOWS IN TO THE REAR YARD OF THE PROJECT SPONSOR AT 209 GRATTAN AND
THE DR REQUESTER AT 1207 SHRADER.**