



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: APRIL 18, 2013

Date: April 11, 2013
Case No.: 2013.0203DD
Project Address: 3819 21st STREET
Permit Application: 2012.1221.6784
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 2985/025
Project Sponsor: Michael Leavitt
Leavitt Architecture
1327 Mason Street
San Francisco, CA 94133
Staff Contact: Rick Crawford – (415) 588-6358
rick.crawford@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is construct a three-story, flat roofed, addition to the rear of the existing three-story single-family dwelling. The addition will remove the existing pitched roof on the rear 14 feet of the building (the portion beyond the existing dormer) and create a flat roof. The flat portion of the roof will be 5 feet lower than the peak of the existing roof. The rear twelve feet of the addition will be one-story in height aligning with the rearmost portion of the building at 3821 21st Street, located on the adjacent lot to the west. The overall depth of the principal portion of the building will increase from approximate 43 feet to 63 feet.

SITE DESCRIPTION AND PRESENT USE

The Project Site is a 25 foot by 100 foot, 2,500 square foot lot on the south side of 21st Street, 80 feet west of Noe Street. The lot is occupied by a three story single-family dwelling with a pitched roof. The subject dwelling is setback 4 feet 7 inches from the front property line, 53 feet from the rear property line, and is 43 feet in depth.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located on a block of predominantly three-story dwellings with pitched roofs constructed with small front yards. The lots on the same block to the west of the Project Site are 114 feet deep, 14 feet deeper than the Project Site. The four adjacent lots to the east of the Project Site are oriented toward Noe Street. While the north-most lot, the residence of DR Requestor 2, at the intersection of Noe and 21st Streets, is oriented toward Noe Street, the dwelling on the lot is oriented toward 21st Street. This dwelling was constructed adjacent to the common lot line with the Project Site and all of its open space is located to the side between the dwelling and Noe Street. This adjacent dwelling has no front, west side or rear yard and is 80 feet by 25 feet. The existing dwelling on the Project Site already extends

approximately 20 beyond the wall of the building on this adjacent lot. There is no pattern of mid-block open space existing on this part of the block.

The remaining three adjacent lots to the east face Noe Street rear yards sharing a property line with the side of the Project Site. These lots are all 80 feet deep, with a 25-foot rear yard between the dwellings on the lots and the common property line with the Project Site.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311/312 Notice	30 days	January 22, 2013 – February 22, 2013	February 22, 2013	April 18, 2010	54 days

An error on the 311 notice indicated that the rear 12 feet of the addition would be setback 3 feet from the side property lines. A follow up notice corrected the error.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	April 8, 2013	April 8, 2010	10 days
Mailed Notice	10 days	April 8, 2013	April 8, 2010	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	5	7
Other neighbors on the block or directly across the street	0	0	X
Neighborhood groups	0	1 (Eureka Valley Neighborhood Assn.)	X

The adjacent neighbors to the sides are Discretionary Review Requestors or agree with the issues raised by the Requestors.

DR REQUESTOR

1. David Fagerstrom, 3821 21st Street, the owner and resident of the adjacent property to the west.
2. Barbara Barnard, 3801 21st Street, the owner and resident of an adjacent property to the east.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

1. The Requestor to the west considers that the addition is out of scale with the immediate neighbors and does not respect mid-block open space. The Addition does not protect privacy of

neighbors to the east. The addition is not setback far enough from the side property lines. See attached *Discretionary Review Application*, dated February 21, 2013.

2. The Requestor to the east considers that the addition is out of scale and will block light, air, and solar heat gain from four houses on Noe Street. The addition will reduce the sun to the Requestors dwelling and leave the house with a narrow corridor of green space. See attached *Discretionary Review Application*, dated February 22, 2013.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated March 13, 2013.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

1. At the upper levels, the proposed horizontal addition will extend only 8 feet beyond the existing rear wall, and the proposed height is lower than that of the existing ridgeline. The proposed pop out beyond the main rear wall is a one-story in height and as such, will have minimal effect on light to and privacy of, surrounding buildings (RDG pg. 16-17, 27).
2. The main rear wall of the project will be shallower than that of the adjacent building to the west. The addition is not out of scale with the surrounding buildings nor will it result in an intrusion into the mid-block open space (RDG pg. 25-27).
3. The existing buildings to the east are separated from the addition by their rear yard. The proposed addition will not affect the buildings' access to light and air and will not affect mid-block open space.
4. The project does not change the relationship between the subject building and the Requestor' building to the east and will not alter the existing situation.
5. The project does not create any exceptional or extraordinary circumstances.

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

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

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photographs

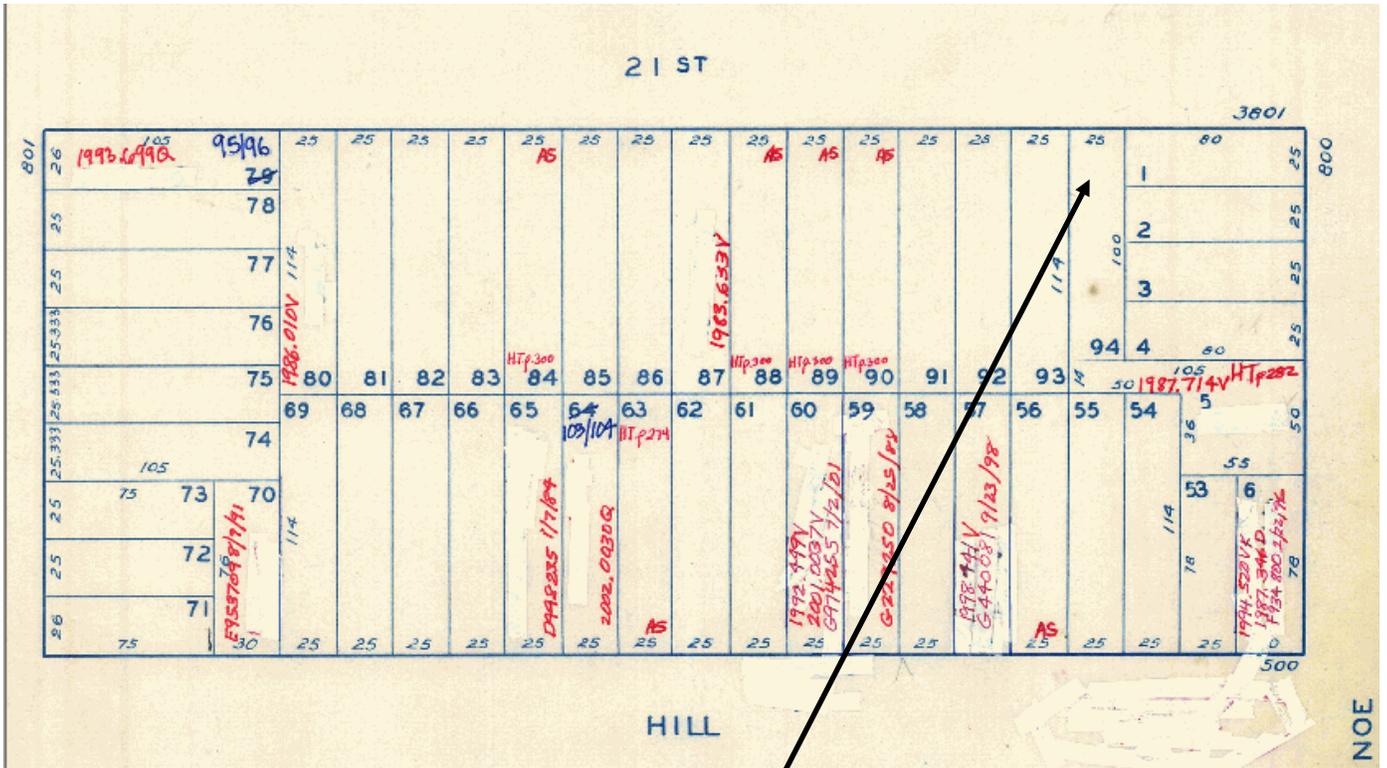
Section 311 Notice

DR Application

Response to DR Application

Reduced Plans

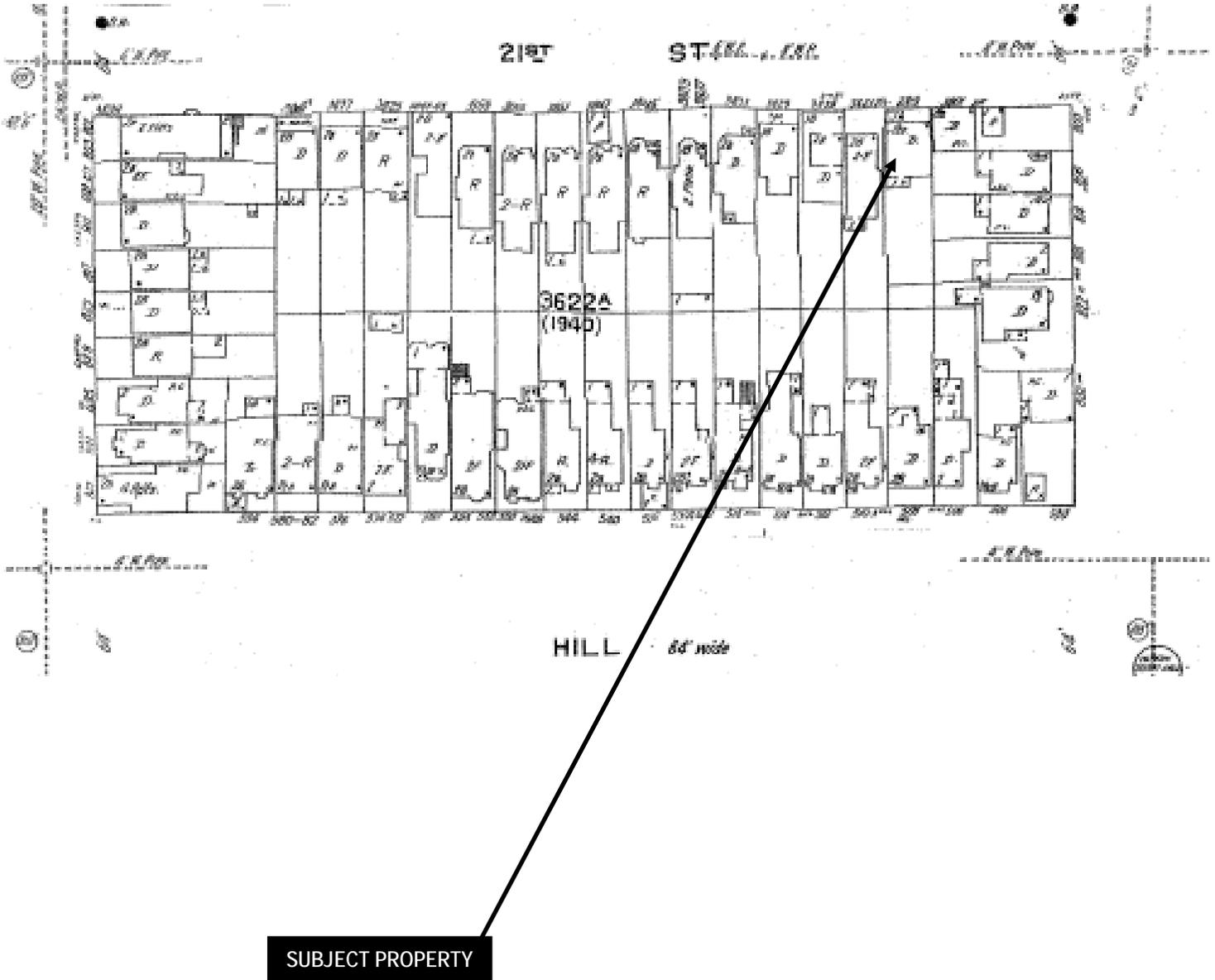
Parcel Map



SUBJECT PROPERTY

Discretionary Review Hearing
 Case Number 2013.0203DD
 3819 21st Street

Sanborn Map*

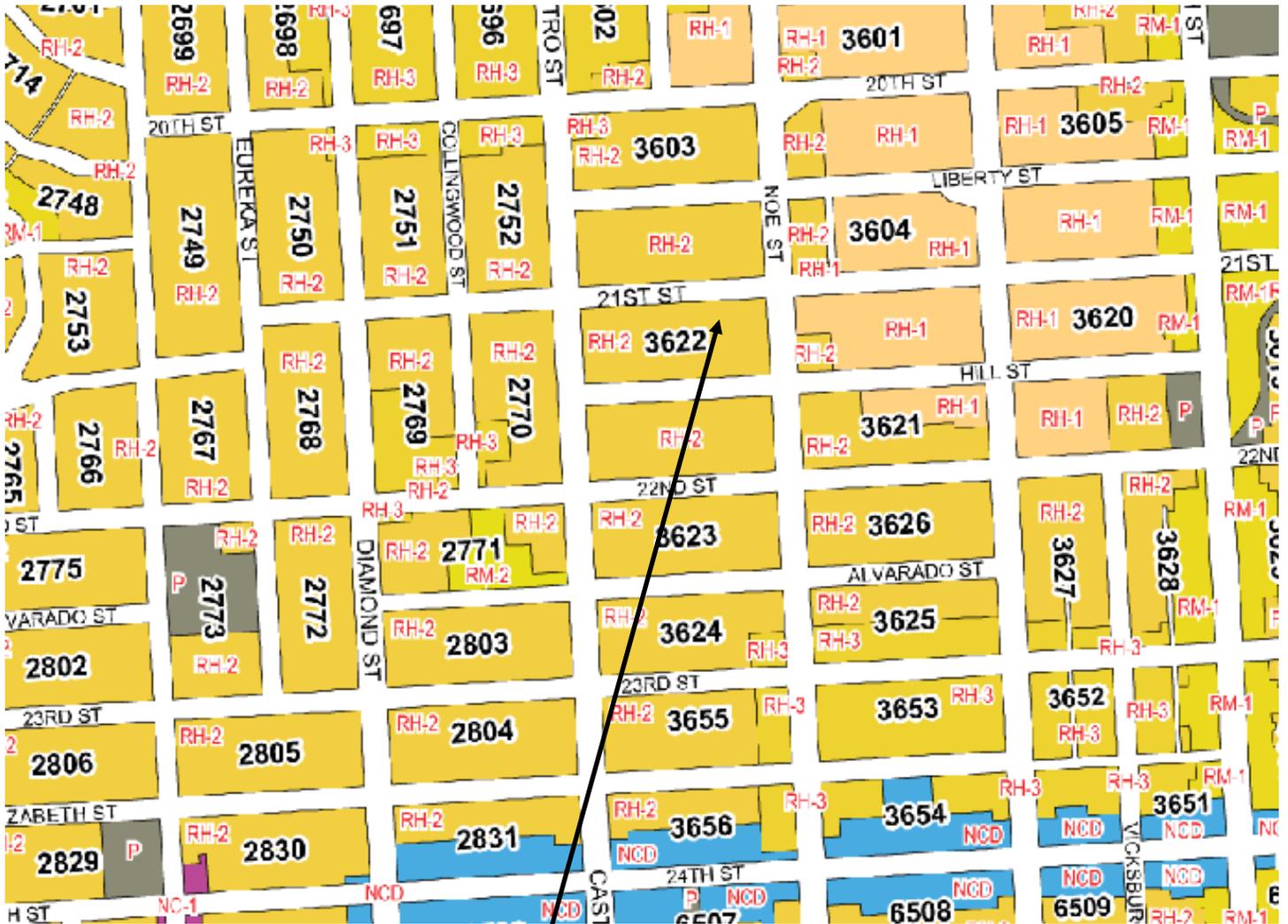


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2013.0203DD
3819 21st Street

Zoning Map

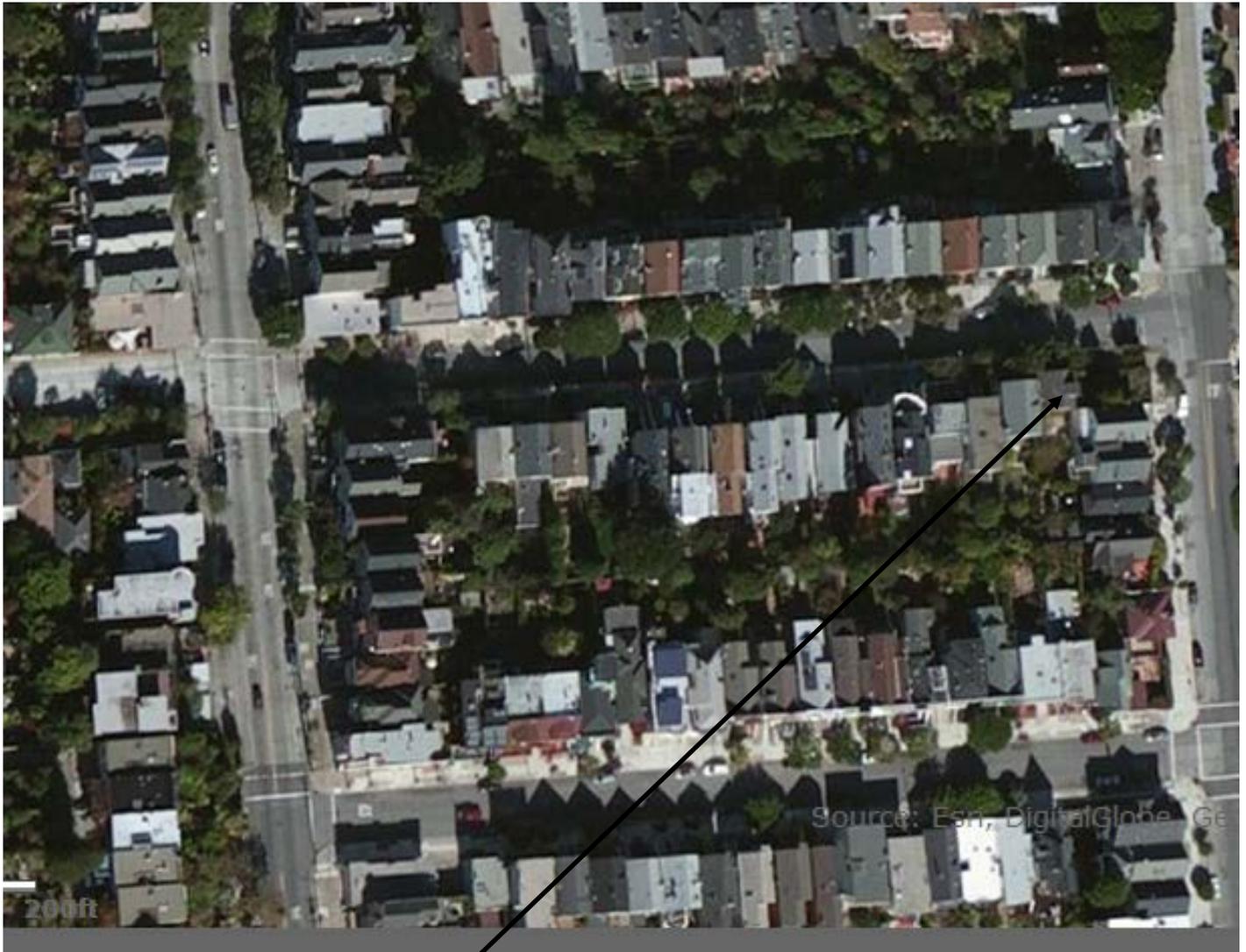


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2013.0203DD
3819 21st Street

Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2013.0203DD
3819 21st Street

Site Photo



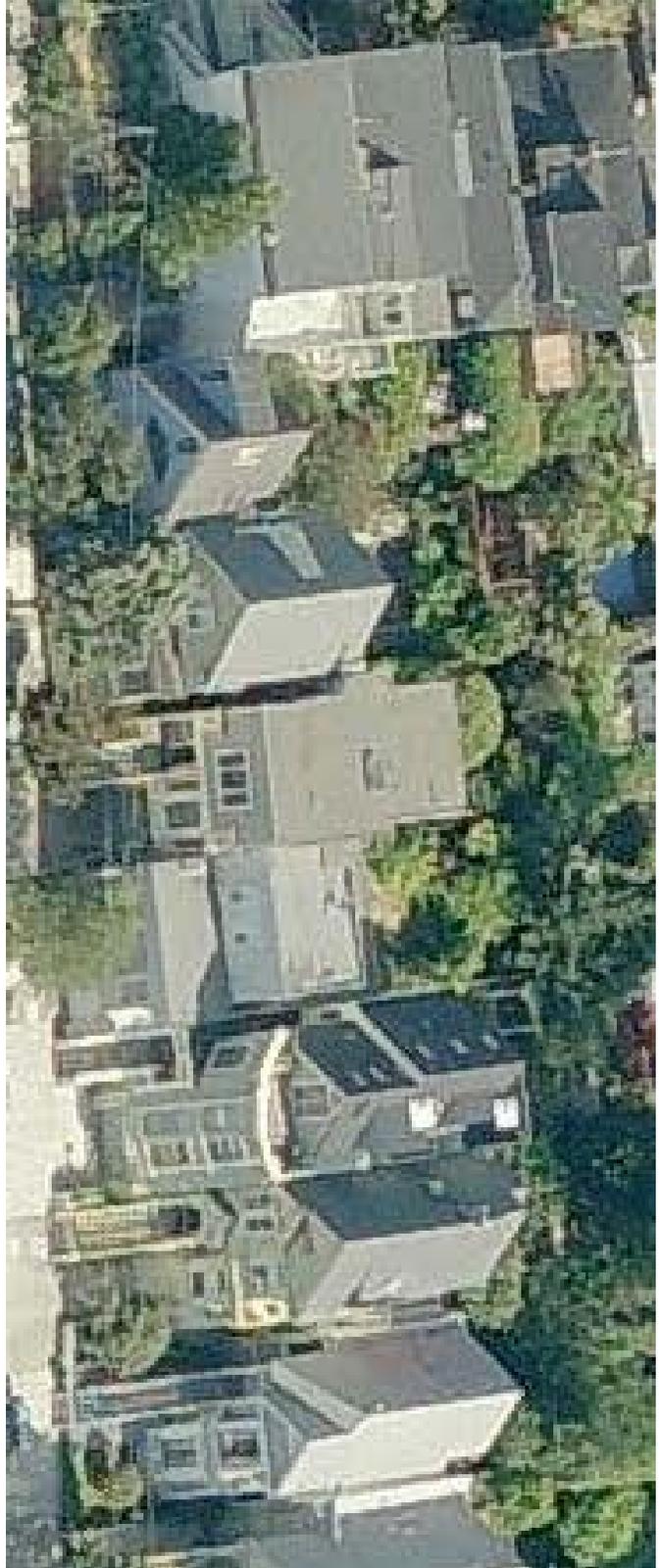
Conditional Use Authorization
Case Number 2013.0172C
Restaurant (d.b.a. Pica Pica Maize Kitchen)
3970 17th Street

Site Photo Rear



Discretionary Review Hearing
Case Number 2013.0203DD
3819 21st Street

Context Photos



Discretionary Review Hearing
Case Number 2013.0203DD
3819 21st Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **December 21, 2012**, the Applicant named below filed Building Permit Application No. **2012.1221.6784** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Michael Leavitt, Leavitt Architecture	Project Address:	3819 21st Street
Address:	1327 Mason Street	Cross Streets:	Castro and Noe Streets
City, State:	San Francisco, CA 94133	Assessor's Block /Lot No.:	3622/094
Telephone:	(415) 674-9100	Zoning Districts:	RH-2 /40-X

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

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Single Family Dwelling	No Change
FRONT SETBACK	4 feet.....	No Change
SIDE SETBACKS	None	No Change
BUILDING DEPTH	43 feet	63 feet*
REAR YARD	53 feet	33 feet
HEIGHT OF BUILDING	32 feet.....	No Change
NUMBER OF STORIES	3.....	No Change
NUMBER OF DWELLING UNITS	1.....	No Change
NUMBER OF OFF-STREET PARKING SPACES	1.....	No Change
PROJECT DESCRIPTION		

The proposal is construct a three-story, flat roofed, addition to the rear of the existing three-story single-family dwelling. The addition will remove the existing pitched roof on the rear 14 feet of the building (the portion beyond the existing dormer) and create a flat roof. The flat portion of the roof will be 5 feet lower than the peak of the existing roof. *The rear twelve feet of the addition will be one-story in height and will be set back three feet from both side property lines. The rear wall of the addition aligns with the rearmost portion of the building at 3821 21st Street.

PLANNER'S NAME: **Rick Crawford**

PHONE NUMBER: **(415) 558-6358**

EMAIL: **rick.crawford@sfgov.org**

DATE OF THIS NOTICE:

EXPIRATION DATE: _____

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment through mediation. Community Boards acts as a neutral third party and has, on many occasions, helped parties reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

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

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

BOARD OF APPEALS

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

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Michael Ludwig & David Fagerstrom		
DR APPLICANT'S ADDRESS: 3821 21st Street, San Francisco, CA	ZIP CODE: 94114	TELEPHONE: (415)826-9348
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Marita Scarfi		
ADDRESS: 726 Marin Drive, Mill Valley, CA	ZIP CODE: 94941	TELEPHONE: (415) 516-9974
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: mikeattpa@yahoo.com, djfarchitect@att.net		

2. Location and Classification

STREET ADDRESS OF PROJECT: 3819 21st Street		ZIP CODE:		
CROSS STREETS: Noe Street				
ASSESSORS BLOCK/LOT: 3622 /094	LOT DIMENSIONS: 25' x 100'	LOT AREA (SQ FT): 2,500	ZONING DISTRICT: RH-2	HEIGHT/BULK DISTRICT: 40x

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard
single family dwelling

Present or Previous Use:

Proposed Use: single family dwelling

Building Permit Application No. 2012.1221.6784

Date Filed: 12/21/12

RECEIVED

FEB 21 2013

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

4. Actions Prior to a Discretionary Review Request

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

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.
 Decks and balconies have been reoriented; rear wall of house has been moved further back into rear yard, square footage has been increased.

Discretionary Review Request

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

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

See attachment

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

See attachment

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

See attachment

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: 

Date: 2-21-13

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

DAVID FAGERSTROM
Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

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

NOTES:

Required Material.

Optional Material.

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

For Department Use Only

Application received by Planning Department:

By: 
CHRISTOPHER ESPIRITU

Date: 2/21/13

Discretionary Review request 2/17/13

**Application number 2012.1221.6784 (Alteration)
3819 Proposed Addition**

Application Page 9 Item 1

Discretionary review is being requested because the exceptional configuration of small adjacent buildings and shallow lots on Noe and 21st Streets create special conditions that are not adequately addressed by the Residential Guidelines and therefore need interpretation provided by the commission. We request that the review process be conducted to address the spirit of the guidelines and their intent when applied to the special conditions of the site.

We contend that: The proposed addition is not in scale with buildings immediately surrounding the site; it does not respect midblock open space as this resource pertains to the properties immediately around the site; it does not provide adequately for privacy for interior spaces in adjacent properties and nearby buildings; it is not adequately set back from the side property lines due to the height of the deck extension's side walls; it does not align with the major rear wall of the house at 3821 21st Street.

Application Page 9 Item 2

Properties immediately affected by the proposed alteration include 3821 and 3801 21st Street, 806, 814, 818 and 822 Noe Street.

Application Page 9 Item 3

Alterations and changes to the submitted design that we would like to see include:

- A. The rear wall of the proposed alteration should be made to align with the major rear wall of 3821 21st not the rear wall of the small projecting porch
- B. The side walls of the deck extension should be set back 5' from the side property lines to assure privacy and light for adjacent property
- C. The roof-top planter on the deck should be eliminated to assure light to the lower floors of 3821 21st Street
- D. The windows in the light well of the proposed addition should be made smaller and realigned so views into 3821 are minimized and light pollution does not disturb sleep.

Discussion:

Scale and mass

The proposed addition and alteration of the subject property takes the building from about 1,572 sf of living space on 2 floors to 2,970 sf living space on three floors (basement is currently not livable). The remodeled building will be about 54% larger than the existing one. The footprint of the remodeled building will be among the largest on the entire south side of 21st Street, but more importantly it will be about twice as large as the cottage at 3801 21st Street and approach almost twice the size of the houses on Noe Street. The rear set back of the proposed addition is designed to align with the small pop out porch at the back of 3821 21st Street rather than the major wall of that house while the lot size is 14'

shorter for the subject property. The footprint of the altered building should be compared with the smaller houses on the east end of the block, which are directly affected and not the remainder of the houses on the block which are not affected at all, in order to determine if the altered house is in scale. At the same time the shallowness of the subject lot should be considered when determining the back wall of the house (III/11, IV/23, IV/25, IV/25, IV/27)*.

Mid-block open space

The proposed altered building projects into the midblock open space to such an extent that visual access to that resource is practically denied to two houses on Noe Street and to 3801 21st Street. This is the result of the subject property being located near the corner of Noe Street and the configurations of adjacent lots and houses (III/11, III/16, III/21, IV/25, IV/26, IV/27).

Light and privacy issues

Light and privacy are adversely affected for all adjacent properties. Internal privacy for 3821 21st Street is affected by new and very large windows in the light well that is part the design of the altered building. The living room window of the addition will open views into the kitchen, bedrooms and study of 3821. Invasion of privacy by light pollution emitted from ill-placed and overly large windows is also a concern.

The proposed deck has not been designed to sufficiently maintain privacy for and views from existing houses for all the adjacent properties (III/16, III/17, IV/27). Roof-top planters on the west side of the deck have been included in the proposed design. These are shown at about 12" high and would contain less than 12" soil depth. Tall plants are shown to suggest that privacy concerns have been considered by the sponsor's architect. However, the planter is too low to support the tall plants shown; an additional 6 to 12" of soil would be needed. Also, there is no guarantee that the plants would survive or be maintained to a degree where privacy would be assured. If the plants were to survive they would deny light and cast shadows to the adjacent property.

The increased planter height that would begin to assure plant success would make the west wall of the deck more than 10' in height. Solid railings shown on the east stairs of the deck make the east wall of the house greater than 10' in height. The 5' setback required by the planning code for deck extensions should be applied to the design of the deck for both sides.

Please note that the Planner has called for 3' setbacks on each side of the deck. These have not yet been shown in the drawings as the 3' on the east side includes living space under the stair and the stair landing while on the west side the ground floor of the building extends to the property line. The planter is on the roof. We were surprised to see the planter and the enclosed space under it in the submitted drawings as we had discussed eliminating this feature with the project sponsor and thought she had agreed to make that change.

The house at 3801 21st Street is a non-conforming structure situated at the back of its lot. It is virtually configured as a rear yard cottage and the proposed design should be considered in the spirit of that particular guideline. The proposed addition impacts the availability of light and visual access to the midblock open space resource. (III/21)

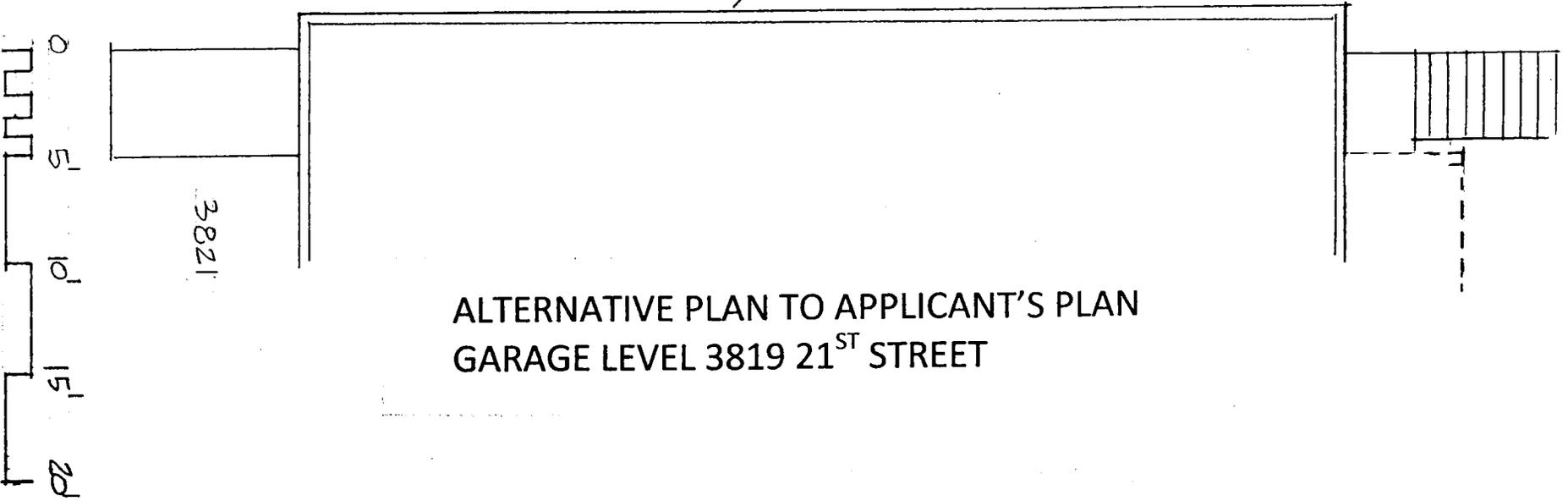
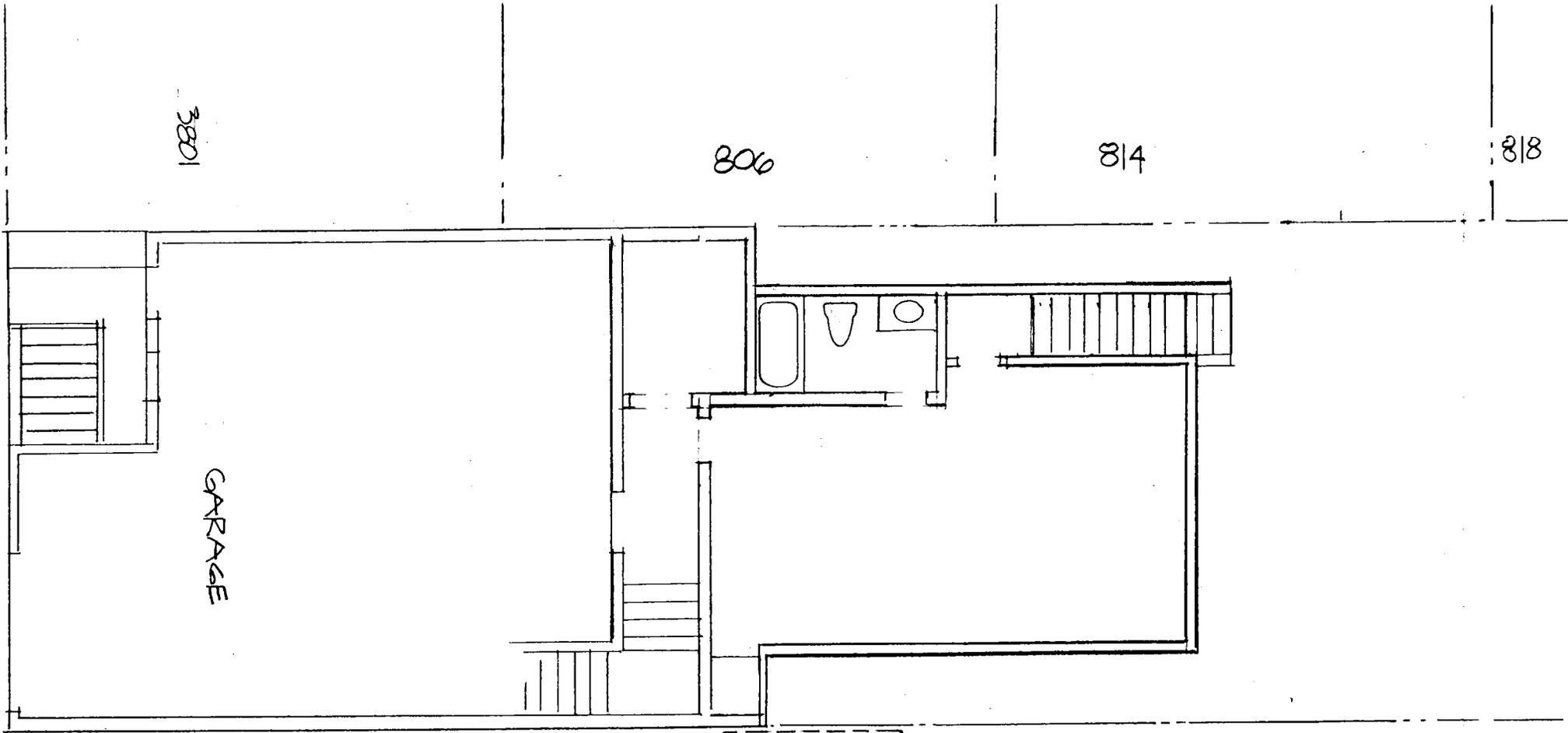
Conclusions:

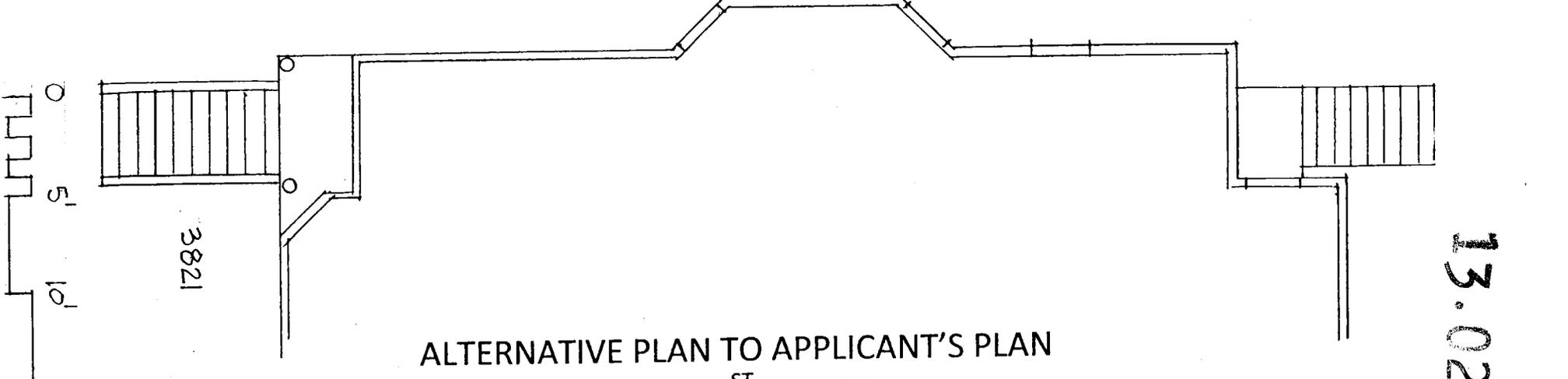
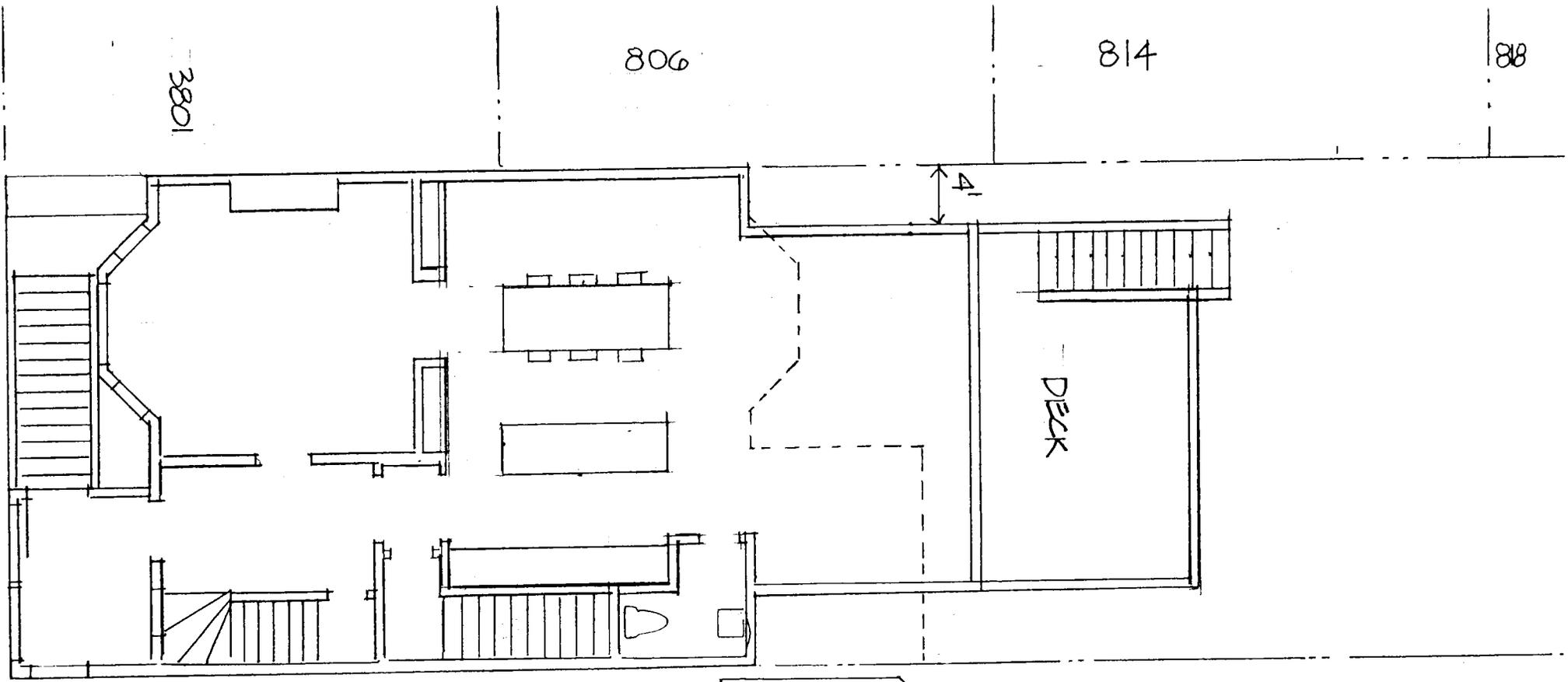
The proposed addition will make 3819 too large for its site. Many of the concerns generated by the proposed design stem from its large size. Please note that although the designer has changed the floor plan once during the course of his communications with the neighbors, he has done so in a way that increased the project's square footage. This suggests that maximizing size is the primary concern of the design rather than addressing neighborly compatibility and solving real problems that will be created by the building. It should also be noted that the designer has ignored concerns expressed by neighbors on the east side of the property. This does not bear witness to one of the best tenants of urban design, which is consideration for existing conditions especially when these directly affect people's daily lives.

The proposed addition will adversely affect privacy, cast greater shadows on adjacent property and deny visual access to mid-block open space, all to the detriment of neighboring property values. The addition is not sufficiently in compliance with the City's "Residential Guidelines" and the zoning requirements for the design of decks. The special conditions of the site require a finer reading of the codes and guidelines to determine the project's compliance. With these objections in mind, planning staff should review the project again in the spirit of the Guidelines and General Plan, perhaps actually visiting the site to better understand the special configuration and scale of the properties adjacent to the subject project.

We would like to see the following minimal changes made to the design: The back wall of the deck should be aligned with the back wall of the house at 3821 21st Street and not with the back wall of the pop out porch. The side setbacks should apply to all floors and should be 5' from each property line. The planter on the deck should be eliminated. The deck and balcony railings should be made of frosted or obscure glass. Windows should be reconfigured to assure privacy and to limit light pollution. The roof type should be changed to lower the parapet height at the property lines and to respect the historic form of the existing building. Please see the attached sketch floor plan which delineates a building that we would find more acceptable but that would still provide gracious amounts of living area.

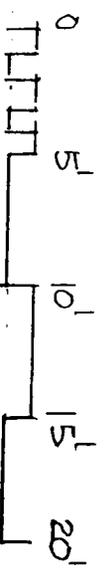
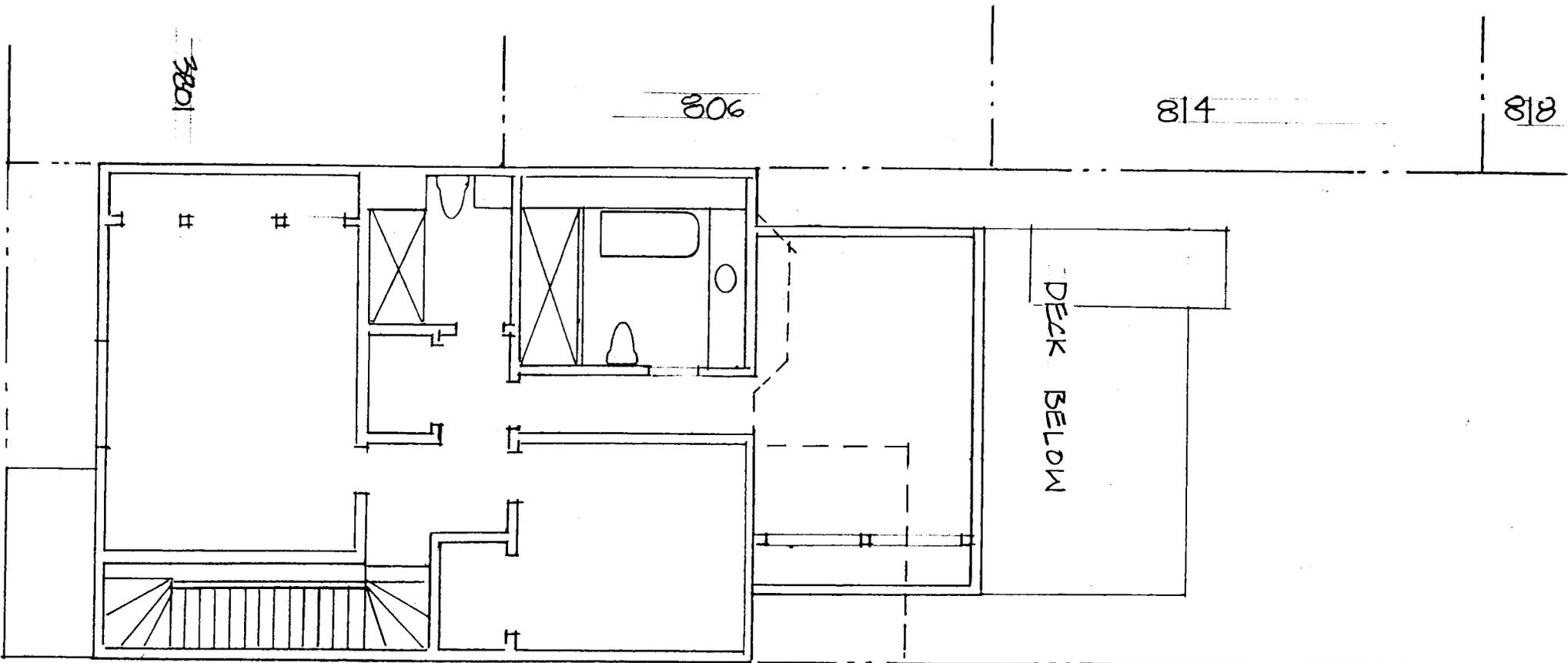
*Residential Guidelines, Section and Page





ALTERNATIVE PLAN TO APPLICANT'S PLAN
 MAIN LEVEL 3819 21ST STREET

13.0203D

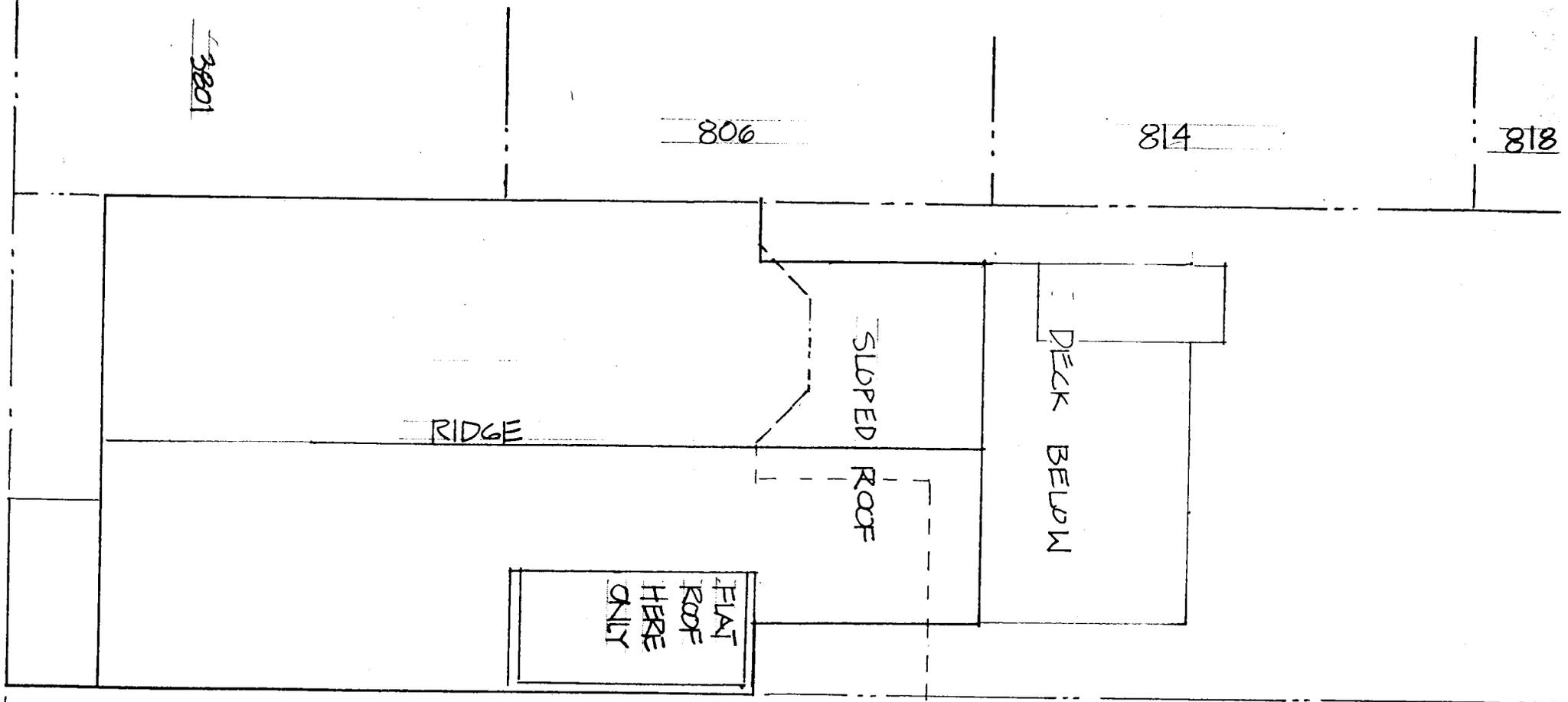


3821

ALTERNATIVE PLAN TO APPLICANT'S PLAN
 BEDROOM LEVEL 3819 21ST STREET

13-02030

13.02030



3821

806

814

818

RIDGE

SLOPED ROOF

DECK BELOW

FLAT ROOF HERE ONLY

3821

ALTERNATIVE PLAN TO APPLICANT'S PLAN
ROOF PLAN 3819 21ST STREET

0 5' 10' 15' 20'

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Barbara A. Barnard		
DR APPLICANT'S ADDRESS: 3801 21st Street	ZIP CODE: 94114	TELEPHONE: (415) 826-0243
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Marita Scarfi		
ADDRESS: 726 Marin Drive, Mill Valley CA	ZIP CODE: 94941	TELEPHONE: (415) 516-9974
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 3819 21st Street		ZIP CODE: 94114
CROSS STREETS: Noe		
ASSESSORS BLOCK/LOT: 3622 / 094	LOT DIMENSIONS: 25' X 100'	LOT AREA (SQ FT): 2,500
ZONING DISTRICT: RH-2		HEIGHT/BULK DISTRICT: 40x

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other Additions to Building: Rear Front Height Side Yard Present or Previous Use: single family dwellingProposed Use: single family dwellingBuilding Permit Application No. 2012,1221,6784Date Filed: 12/21/12

4. Actions Prior to a Discretionary Review Request

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

Discretionary Review Request

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

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

see attached page

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

see attached page

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

see attached page

13.02030

Item 1, page 9

As has been noted, my house is the corner house site; it's unusual on 21 Street as the backyard faces both the 21st and Noe Streets, adding interest to the house facades at the top of the hill. Not so fortunate, this configuration shadows the eastern side of the property by the Noe Street row houses and gains sunlight from the south and west. The next door 3819 - 21st Street proposal, in length and height, seriously blocks this solar energy. The addition also creates a narrow, dark tunnel between its blank eastern wall and the western walls of extended Noe Street houses. 3801 21st Street is stationed at the end of this tunnel.

Recent construction at 806 Noe Street has sealed off, to the roof level, the remaining air passage to the north, creating a cul-de-sac of stagnant air at my kitchen, my bedroom, my bathroom, my outside work areas. People in this neighborhood grill food night and day on their decks and in the backyard. Household pets use the yards as animal latrines. Gardeners spray their roses, their trees, their weeds with noxious sprays. Poor air quality will pool at the end of this tunnel -- right where I breathe. The cul-de-sac promises the acoustic resonances of a small studio contributing to neighborhood noise pollution.

The Planning Guidelines address these environmental, urban design, air pollution, neighborhood integrity and coherence priorities with the intention of providing pleasurable and healthy living for all people in the area.

Item 2, page 9

The properties on Noe Street, 806, 814, 818, 822 would be facing a three-story wall-deck arrangement which denies any view of green space except their own and any winter time solar heat and light during reduced daylight hours.

3801 21st Street would have a very narrow corridor of green space to the south, nothing to the west, and access to the winter sun for about 2-1/2 hours a day at the south windows and shadowed light at the roof skylight.

3821 21st Street would have the morning sun blocked from their windows and their backyard.

Item 3, page 9

I am still asking to reduce the height, the bulk, the length of the projected adjustments to allow solar energy into adjacent properties, to spare the soil and the ecology of the property, to maintain the visibility of the natural world for all the residents of the neighborhood so we are not in the shadow of a huge fortress wall

13.02030

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: Barbara A. Barnard

Date: February 21, 2013

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

Barbara A. Barnard
Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

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

- NOTES:
- Required Material.
 - Optional Material.
 - Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only
Application received by Planning Department:

By: _____

Date: _____

13.02030

#3622 / #093

Michael Ludwig & David Fagerstrom
3821 21st street
San Francisco, CA 94114

#3622 / #094

Marita Scarfi
726 Marin Drive
Mill Valley, Ca 94941

Michael Leavitt

1327 Mason St.
San Francisco, CA 94133

#3622 / #001

Barbara Barnard
3801 21st Street
San Francisco, CA 9411

#3603 / #006A

Vesma Grinfelds
3800 21st Street
San Francisco, CA 94114

#3603 / #007

Cubero Family Trust
3808 21st Street
San Francisco, CA 9411

#3603 / #008

Robert Tracy & Carrie Holder
3812 21st Street
San Francisco, CA 9411

#3603 / #009

Reyna Zacharias & Leo Portal
3816 21st Street
San Francisco, CA 9411

#3603 / #010

Joseph & Anita Camhi
3820 21st Street
San Francisco, CA 9411

#3603 / #011

Eric & Susan Johnston
3824 21st Street
San Francisco, CA 9411

#3622 / #002

Michele Amoroso
806 Noe Street
San Francisco, CA 9411

#3622 / #003

Sharon Knight & Per Sandberg
814 Noe Street
San Francisco, CA 9411

#3622 / #004

Roger Bohl & Barbara Stuckey
818 Noe Street
San Francisco, CA 9411

#3622 / #005

Robert Buehl & Veronique Fourment
822 Noe Street
San Francisco, CA 9411

13-02030

#3622 / #054

Douglas G. Vetter
506 Hill Street
San Francisco, CA 94114

#3622 / #055

Winfield & Polly Stryker
508 Hill Street
San Francisco, CA 94114

#3622 / #056

Victoria Schwartz
510 Hill Street
San Francisco, CA 94114

Pam Hemphill

Dolores Heights Association
423 Hill Street
San Francisco, CA 94114

Judith Hoyem

Eureka Valley Association
4042 17th Street
San Francisco, CA 94114



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 13,0203

Building Permit No.: 20212210784

Address: 3819 21ST ST.

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

Reception:
415.558.6378

Fax:
415.558.6409

Project Sponsor's Name: MARITA SCARFI

Telephone No.: 415.516.9974 (for Planning Department to contact)

Planning
Information:
415.558.6377

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

SEE ATTACHED.

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

SEE ATTACHED.

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

SEE ATTACHED.

3819 21ST STREET ADDITION- RESPONSE TO DISCRETIONARY REVIEW

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

Response:

We feel the project should be approved as designed based on its adherence to the "Design Principles" as detailed in the "Introduction" to the Residential Design Guidelines.

- The building's scale will be compatible with the surrounding buildings. Nearly all of the buildings surrounding the proposed project are three stories in height and average 62% lot coverage. They consist mainly of gable roofed structures, and several flat roofed buildings (including the building directly adjacent to the west). The proposed modification to the current gable roofed structure would reduce the overall height from its existing ridgeline by approximately 6'-0" for the rearmost 14'-6", and create a horizontal addition at this same reduced height for an additional 14'-9" toward the rear of the lot.

The majority of area increase for the proposed structure will result from excavation of the existing lower level in order to create code complying livable space, and creation of a ground level extension per code Section 136 which will be no more than 4 feet above the existing fence height on either property line, including the solid parapet wall at the east side, please see existing site conditions on submitted Sheet A0.1.

- The proposed building will respect the mid-block open space by following the established pattern of the block. As demonstrated on submitted Sheet A0.5, the proposed structure would have a less than average building depth relative to buildings on adjacent lots fronting on 21st Street. The project does not attempt to maximize overall volume by taking advantage of code Section 134(c) rear yard averaging, rather it follows the prescribed code compliant 55% lot coverage for the main volume of the building.

Basing the proposed structure on the shorter than typical lot length of 100 feet results in an envelope which provides a transition between the larger volume of the neighboring building to its west and the rear yards of the building lots fronting on Noe Street to its east. The non-conforming structure on the rear of the lot directly to the east of the proposed project would continue to enjoy its three open exposures as a result of its atypical placement on the lot.

- Light will be maintained and in some cases enhanced to adjacent properties through the use of side setbacks and lowered roof heights. Although the proposed horizontal extension may reduce some direct sunlight at certain times of the day and year, as noted in the RDG this "can be expected in an area with a dense building pattern". A three foot side setback has been incorporated along

the proposed west side of the building, matching the existing side setback of the neighboring building. In fact, the existing "lean to" structure on the rear of the subject building will be removed to create new setback areas which have never existed in the current configuration. Please see attached Exhibit A.

As noted previously, the twelve foot deep extension per Section 136 will project no higher than 4 feet above the existing fences on either side property line. A rated roof structure and glass guardrails will be employed at the south and west sides of the roof deck above the extension. Please see attached Exhibit A and submitted Sheet A0.7.

- The proposed horizontal addition will incorporate architectural features such as an ample deck area off of the main living level, physically and visually connected via large expanses of operable glazed wall to the living space within which will enhance the social fabric of the neighborhood by encouraging interactions with surrounding neighbors. The deck area will also incorporate a built in planter along the west side in order to create a visual buffer as well as provide for greening of a built element.
- The building materials used on the proposed horizontal addition will be compatible with the existing building as well as its immediate neighbors. Although the size and placement of fenestration on the addition will clearly be of a more contemporary language, painted wood siding will add texture and scale to the building and help it relate to neighboring structures. Metal framed windows will be painted in an off-white color to relate to neighboring windows.
- The character defining features of the building are mainly confined to the front façade and entry porch areas at 21st Street. The rear of the building has been modified from its original appearance by the addition of the "lean to" structure which currently contains the kitchen, and installation of cement fiber shingles over the original wood siding. The proposed project will not affect the front façade adversely, in fact it will be restored to a better condition than existing.

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?

Response:

The proposed project as submitted is a result of multiple meetings with the DR requester at 3821 21st. Street as well as other neighbors who had expressed concerns but did not file DR requests after modifications to the project were made. The DR requester at 3801 21st Street was reached out to on several occasions, including face to face encounters, but did not respond to our requests to engage in dialogue. The original proposed addition as presented to neighbors and representatives of the Eureka Valley Neighborhood Association called for an "L" shaped form with the longer leg of the "L" extending about 7 feet further along the easterly property line, enclosing a deck area which was adjacent to the

building to the west. Concern was expressed about the length of the addition along the easterly property line and about noise and privacy concerns based on the deck area being oriented towards the neighboring building to the west. This proposal did not include the twelve foot extension per Section 136.

The project was then modified to its present configuration in order to address these concerns. This version was presented to the Eureka Valley Neighborhood Association whose members expressed an overall appreciation of the efforts made to address concerns voiced at the Pre-Application Review meeting several months earlier.

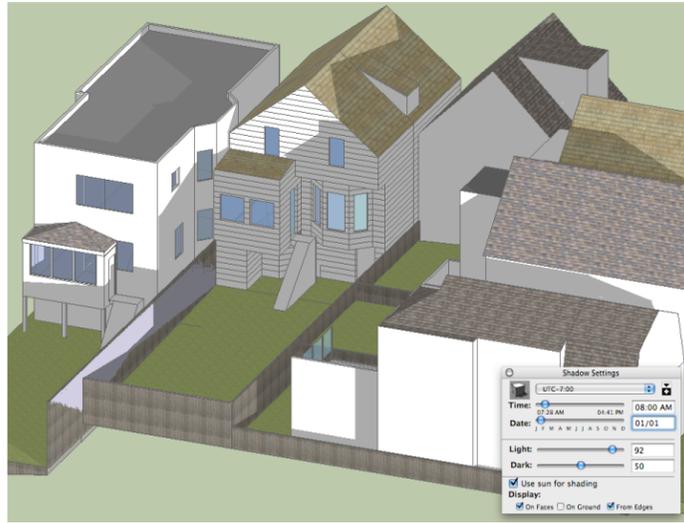
As expressed to the DR requester at 3821 21st Street, the project sponsor is willing to remove three feet of the ground level extension adjacent to the property line to bring it in line with the setbacks of the two levels above. She is also willing to provide a step down of approximately 18 inches at the roof level along a portion of the building immediately adjacent to their building. As proposed to neighbors on the east side of the property, the project sponsor could construct a framework along the eastern property line wall designed to support the growth of plantings which would create a green wall in this area. The framework would also aid in breaking down the scale of the wall facing these neighbors.

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 of 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?

Response:

As stated above, the project sponsor is willing to make modifications to address some of the DR requesters' concerns. As written in the RDG, it is not to be expected that an addition would have no adverse effects on the surrounding properties. That said, the project has been modified to reduce these effects on neighboring properties, in some cases opening up views and exposures to light that did not exist previously. Please see submitted Sheet A0.6 and Exhibit B.

The project sponsor's desire is to create a home of ample size for her and her multi-generational extended family. They often visit and wish to share time with her in her home, as opposed to needing multiple hotel rooms which are not plentiful in this area. As noted previously, the resulting home including the proposed addition would be in scale with the surrounding buildings and not be excessive in floor area relative to other buildings in the immediate area.



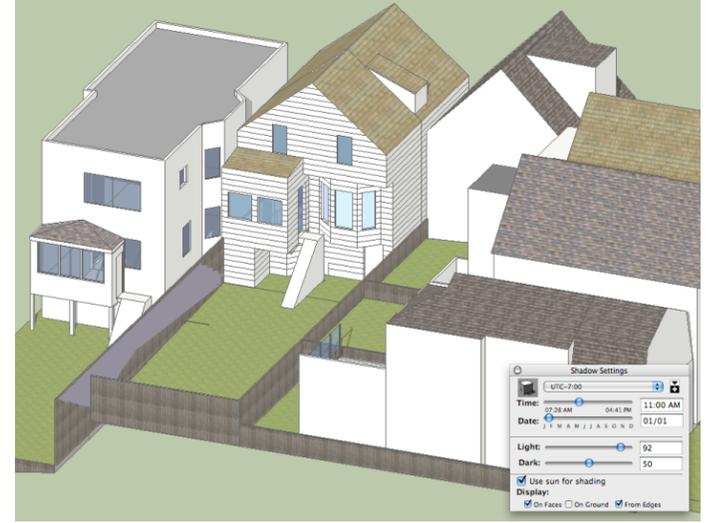
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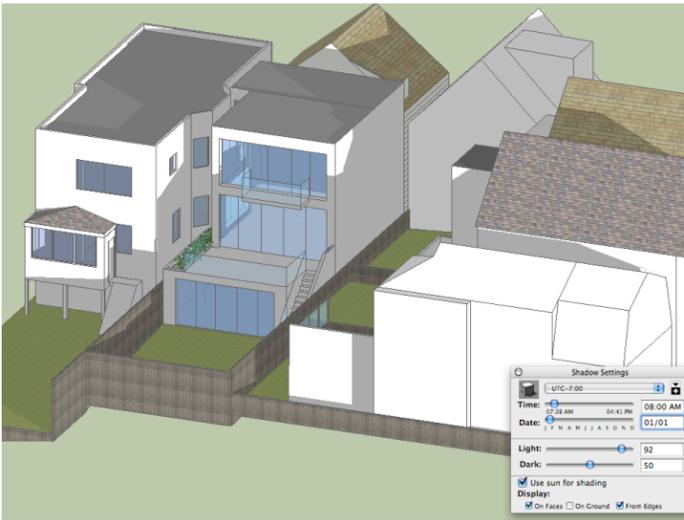
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EXISTING JAN. 1 - 10:00 A.M.



EXISTING JAN. 1 - 11:00 A.M.



PROPOSED JAN. 1 - 8:00 A.M.



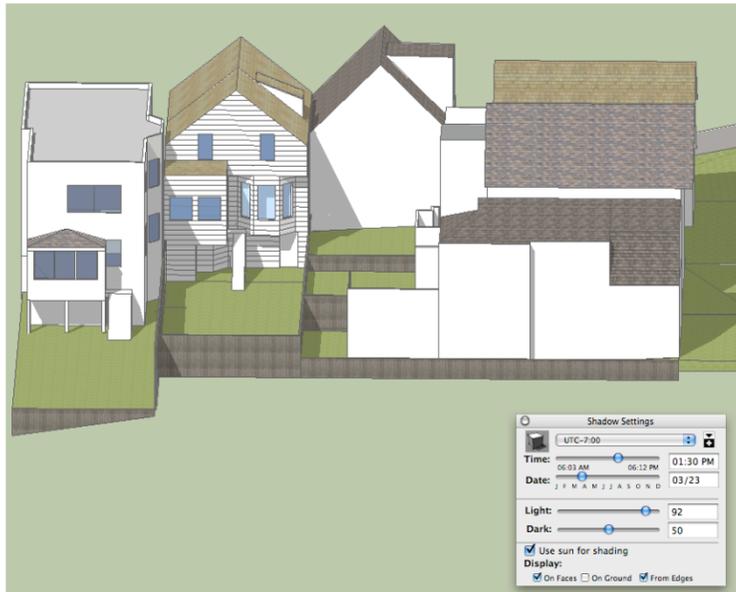
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PROPOSED JAN. 1 - 10:00 A.M.



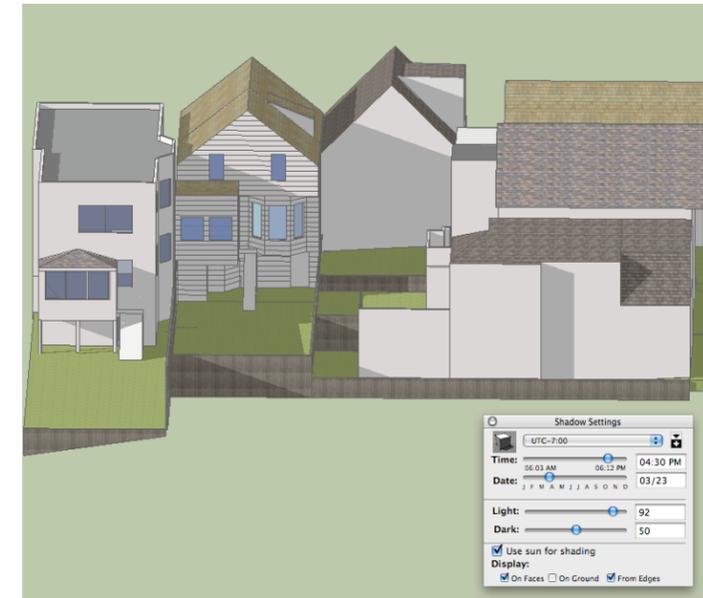
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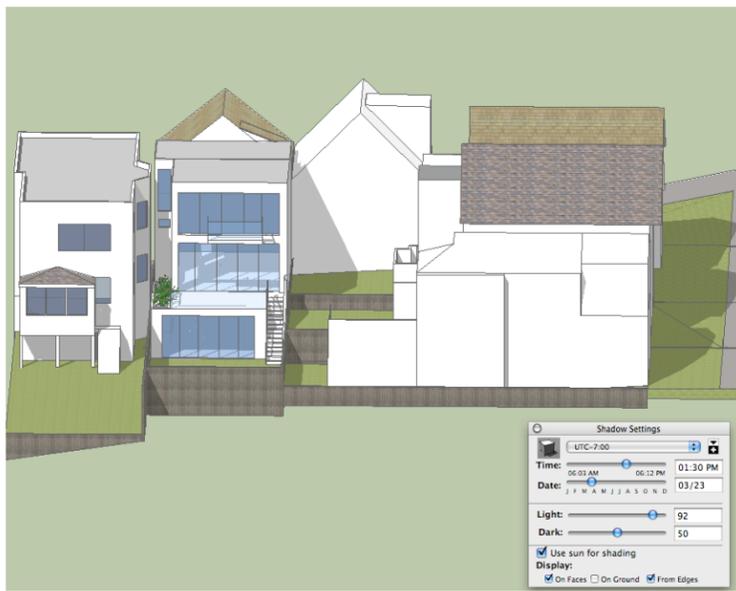
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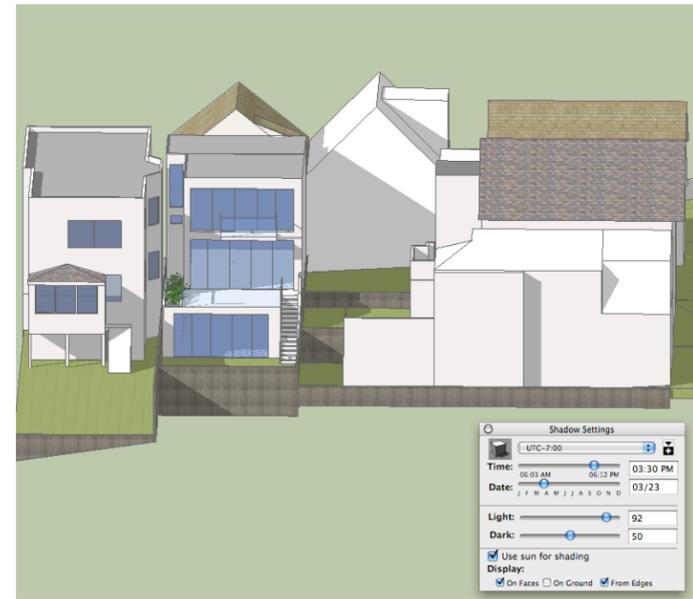
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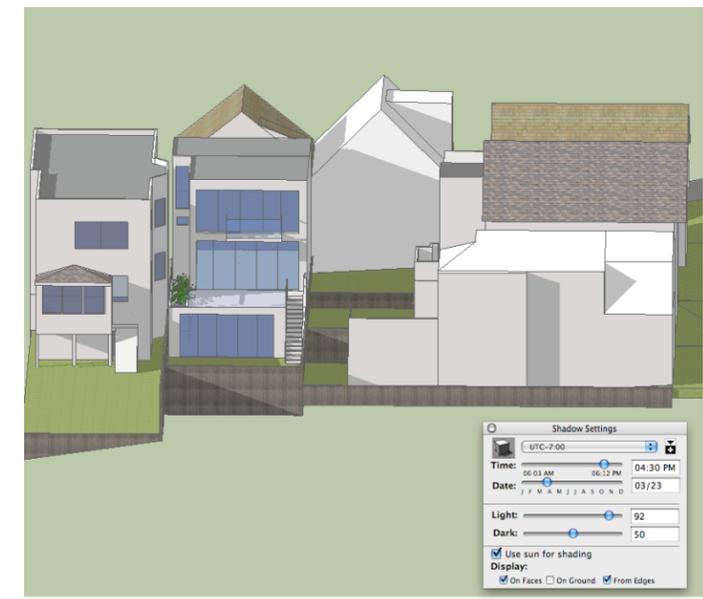
EXISTING MAR. 23 - 4:30 P.M.



PROPOSED MAR. 23 - 1:30 P.M.



PROPOSED MAR. 23 - 3:30 P.M.



PROPOSED MAR. 23 - 4:30 P.M.



EXISTING MAR. 23 - 9:00 A.M.



EXISTING MAR. 23 - NOON



EXISTING MAR. 23 - 3:00 P.M.



EXISTING MAR. 23 - 4:30 P.M.



PROPOSED MAR. 23 - 9:00 A.M.



PROPOSED MAR. 23 - NOON



PROPOSED MAR. 23 - 3:00 P.M.



PROPOSED MAR. 23 - 4:30 P.M.

April 8, 2013

To: San Francisco Planning Commissioners

Re: **Permit application number 2012.1221.6784**

Although planning staff had determined that the subject project meets minimum planning standards, based on the principals stated in the San Francisco Residential Design Guidelines we take two exceptions to their finding. The design does not adequately address issues of light and privacy.

The attached diagrams show the relative relationship between the proposed project at 3819 21st Street and the existing house at 3821 21st Street. The proposed main floor plan of 3819 and the plan of the main floor of 3821 are shown as they relate to each other on diagram A. On this diagram please note that the proposed deck and ground floor of 3819 extend to the joint property line. The deck and the planter on top of the ground floor of the proposed design cast shadows on the existing building and deny light to rooms on its ground floor and main floor, creating a dark narrow space between the buildings. This situation is further clarified by the elevations on diagram B. We would like the proposed design modified as shown on diagrams C and D by providing a shared light well and an adequate setback. Please refer to the Residential Design Guidelines introduction page 5 "Design Principles" and its recommendations listed under the heading of "Light" on page 16, attached.

Diagram E shows the relationship between the windows proposed for the addition of 3819 and the existing windows of 3821. The proposed windows are extremely large and glazed with clear glass, allowing views and light pollution to penetrate into the bedrooms and kitchen of 3821. We request that the design of the proposed addition be modified so the line of site between the two buildings is broken as shown in Diagram F. Please refer to the Residential Design Guidelines under the heading of "Privacy" on page 17, attached.

The project sponsor knocked on our door on November 18, 2012 and suggested the revision shown in diagrams C and D (removing the part of the addition that extends to the shared property line). We met with her on March 20, 2013 and she stated that the revisions as shown in Diagrams C and D and Diagram F (reducing size of windows in the addition's west wall) were acceptable to her. This is confirmed in her March 25, 2013 email to us, which is attached. We had volunteered to withdraw our application for DR if she guaranteed that the changes would be made. However the modifications were offered with the caveat that we would write a letter in support of her project. We did not do this because we feel the proposed design is detrimental to other neighbors and degrades the existing quality of life in the neighborhood.

As the project sponsor has offered to make these changes and as the changes make the project more in line with the Residential Guidelines, we ask that the Commission request the sponsor to make the minor revisions shown in diagrams C, D and F.

Although we are requesting only these minor changes to the design we would like to point out that the "Project Description" and the "Project Scope" in the "Notice of Building Permit Application" as distributed to the public contained inaccurate descriptions of the proposed building alterations. The "Project Scope" does not recognize the changes to the front of the building where a new roof will be added over the enlarged garage. The architect neglects to show this in his drawings. This addition will change the appearance of the front of the building and incorporates the space under the stairs into the garage. The "Project Description" incorrectly states that the rear 12 feet of the addition will be set back 3' from both side property lines, which it is not. These misstatements or oversights, in the "Notice of Building Permit Application" have given the project an advantage when being considered by the neighbors.

Lastly, we would like to point out that the Eureka Valley Neighborhood Association opposes the project on a broad range of issues that affect the entire neighborhood. We agree with the principals they are promoting and hope that the Commissioners have read their letter and will consider their concerns. We are all working together to preserve the high quality of our environment for which the Residential Guidelines are greatly responsible.

Mon, March 25, 2013 1:06:11 PM

Response to your request...

From: Marita Scarfi <masc1007@yahoo.com> 

[View Contact](#)

To: David Fagerstrom <djfarchitect@att.net>; mike ludwig <mikeattpa@yahoo.com>

Cc: Michael Leavitt <michael@leavittarchitecture.com>

Hi David and Michael,

I have given careful consideration to your request for three items you would like changed to remove your DR. As you may be aware, when you filed your DR the request was reviewed by the Residential Design Team in the Planning Department. I have attached the results of their review. As you will see they are in support of my project as it stands without any changes.

Although the RDT's position does support the current plans, I would like to come up with a solution that works for us both in the spirit of having a good relationship as neighbors. I am willing to offer the following three items in exchange for your removal of your DR and your written support of my project:

- (1) eliminating the west extension of the media room under the planter
- (2) redesign of the windows on the west wall of the living room whereby the window sill will be no lower than 6 feet from the floor
- (3) to address the issue of privacy and light and still keeping with a fully functional deck, I am offering installing a 6 foot high frosted glass for the full 12 feet of the west side of the deck

As you mentioned in our meeting, you would only remove the DR if you accepted all three of your issues being addressed. Likewise, this offer comes with you accepting all items and not a piecemeal offer. For example, I will not agree to eliminate the west extension of the media room under the planter unless the DR is removed.

I hope you find my offer acceptable. In keeping with your deadline of filing revised plans by April 8th, I would like to hear back from you no later than end of day Wednesday, March 27th.

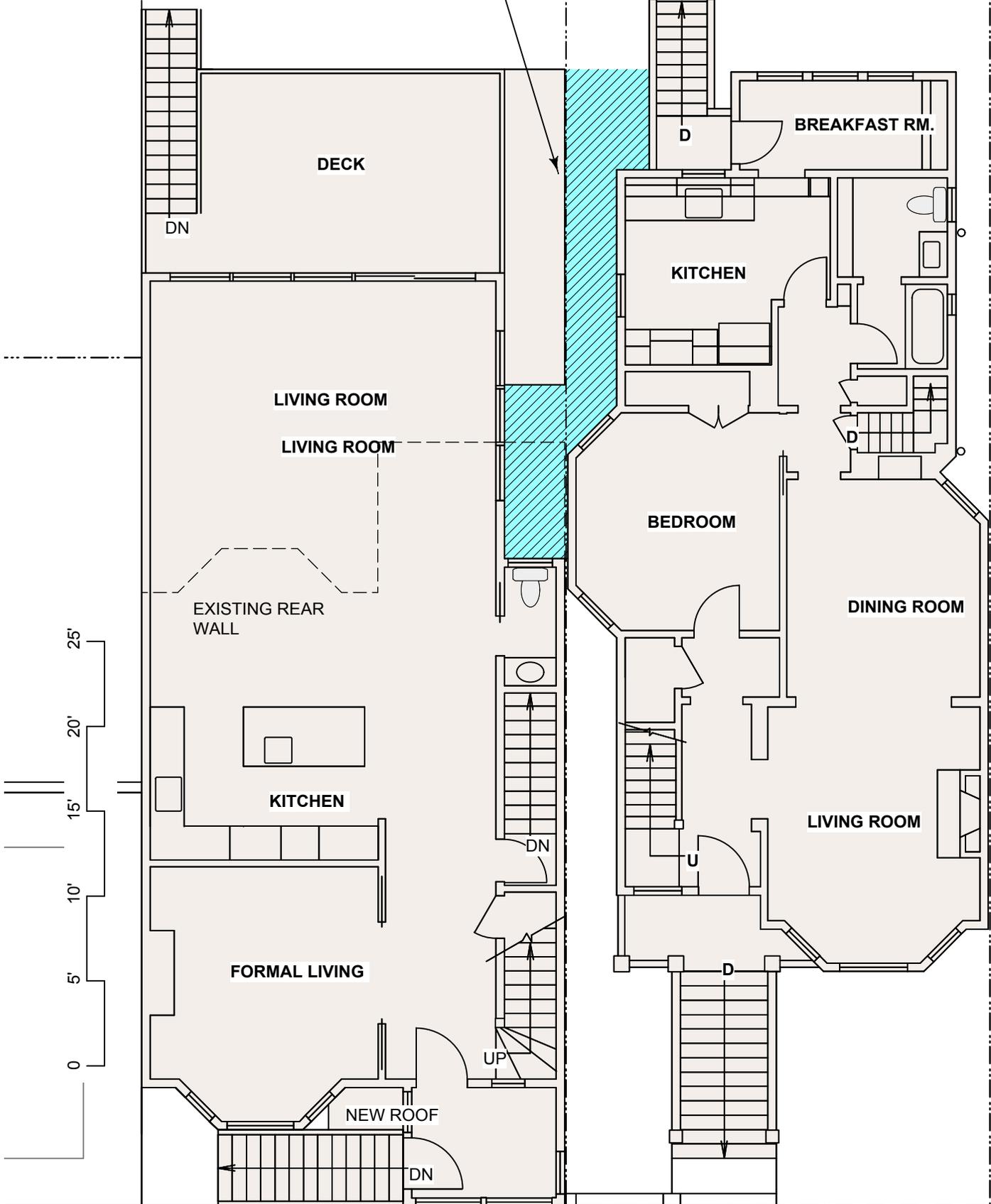
Thanks,

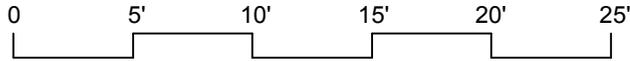
Marita

3819 21ST STREET
PROPOSED MAIN
LEVEL PLAN

3821 21ST STREET
MAIN LEVEL PLAN

LIGHT WELL
NOT SHARED BY
BOTH PROERTIES





LIGHT WELL NOT SHARED BY BOTH PROPERTIES

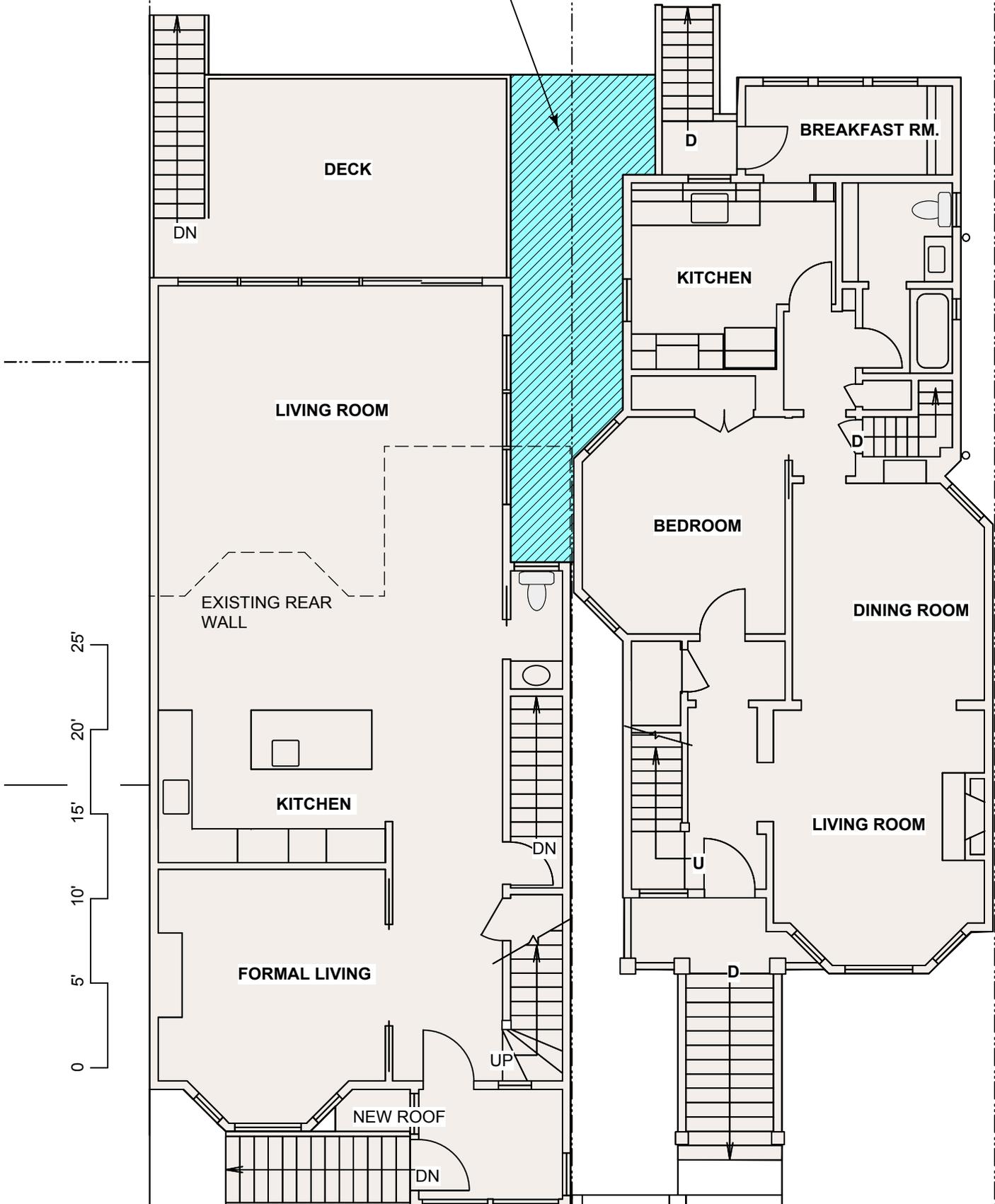
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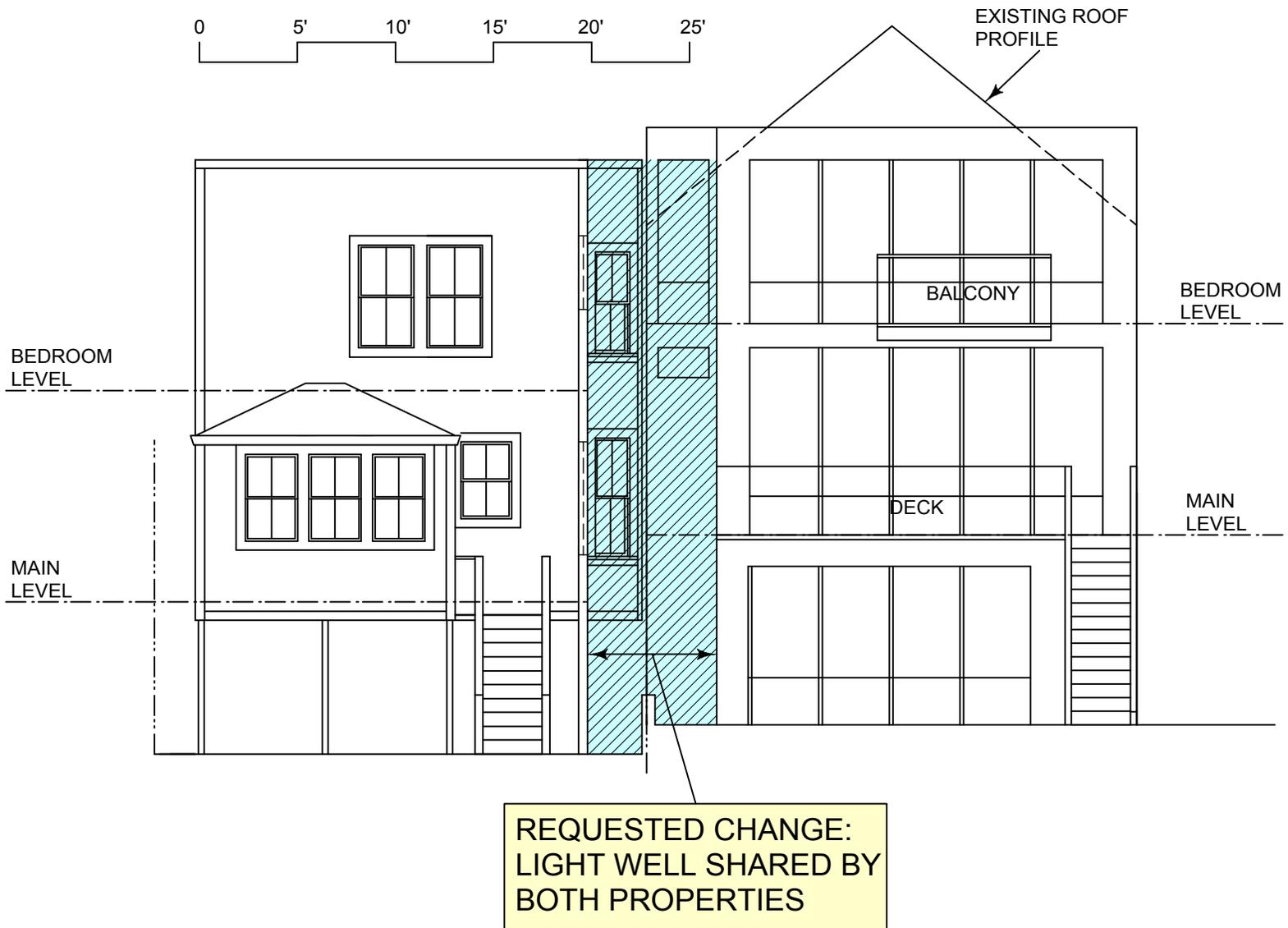
PROPOSED REAR ELEVATION OF 3819 21ST STREET

3819 21ST STREET
MODIFIED
PROPOSED MAIN
LEVEL PLAN

3821 21ST STREET
MAIN LEVEL PLAN

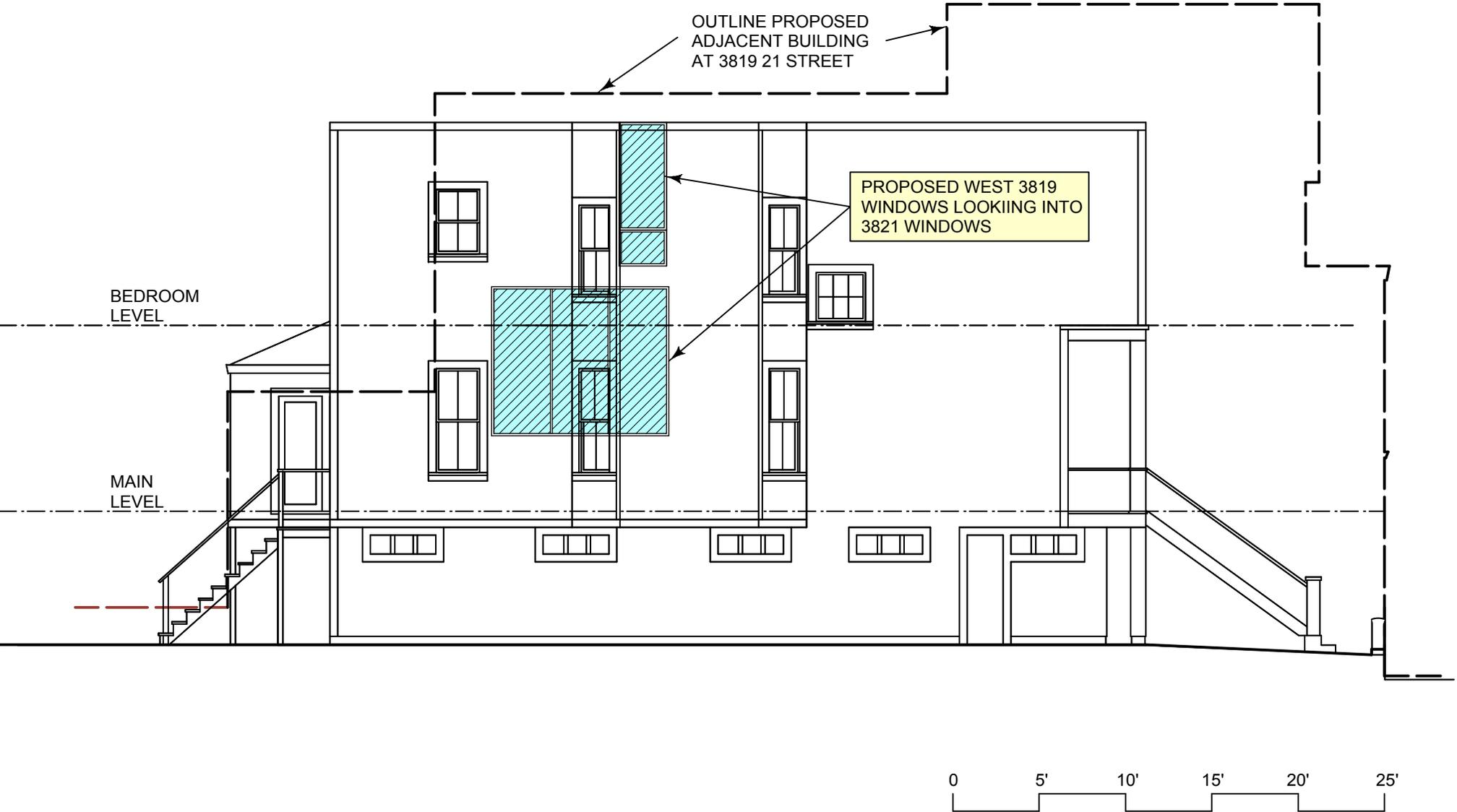
LIGHT WELL
IS SHARED BY
BOTH PROERTIES





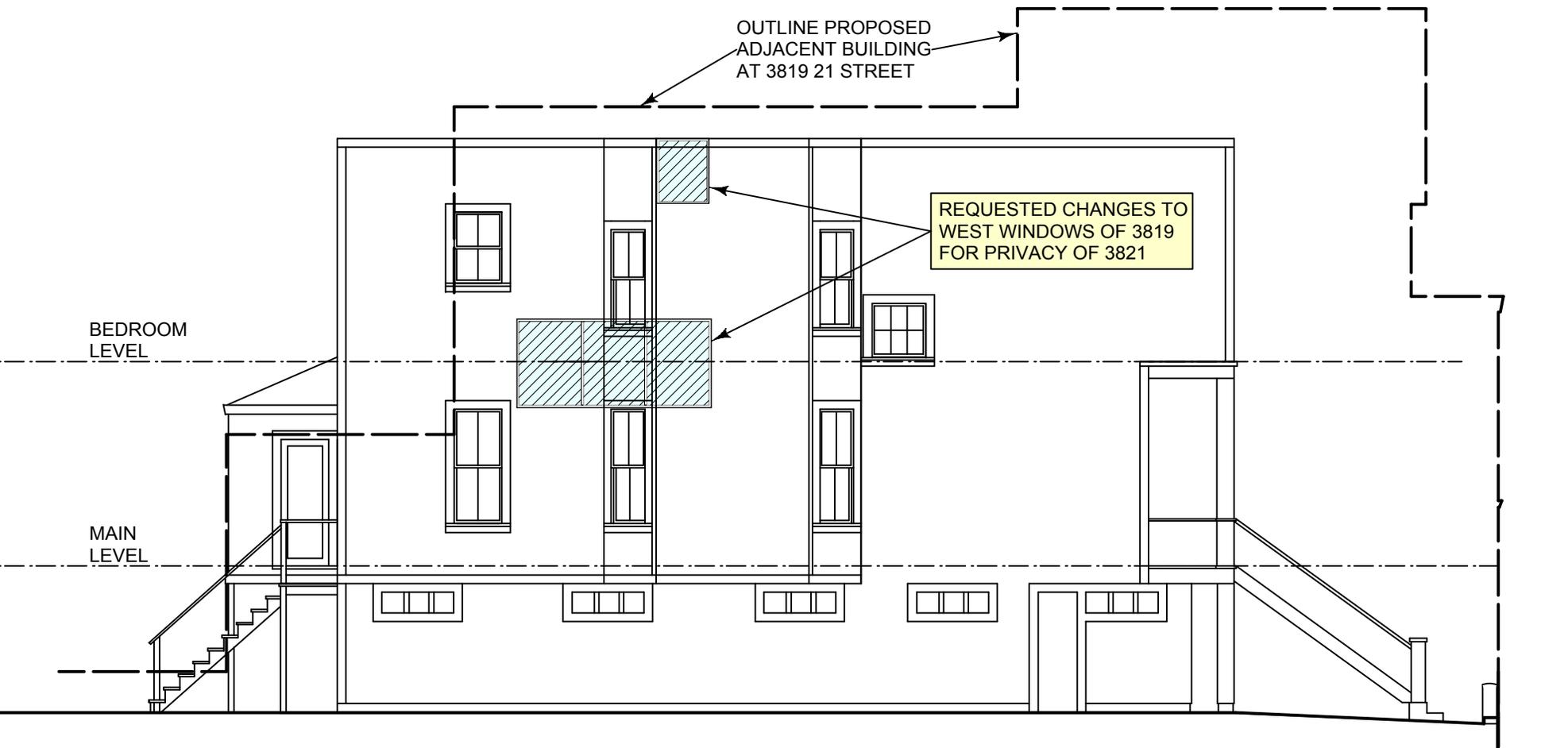
REAR ELEVATION OF
3821 21ST STREET

MODIFIED PROPOSED
REAR ELEVATION OF
3819 21ST STREET



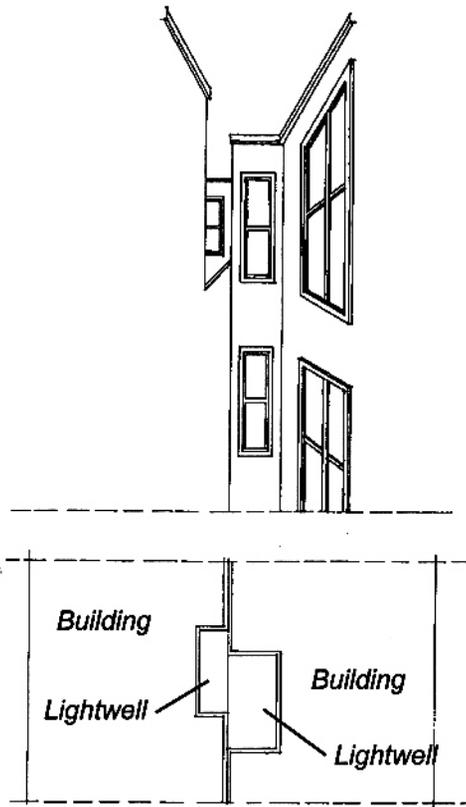
EAST ELEVATION OF 3821 21ST STREET
 SHOWING PROPOSED WEST WINDOWS OF 3819

E



EAST ELEVATION OF 3821 21ST STREET
SHOWING MODIFIED WEST ELEVATION OF 3819 WINDOWS

F



Provide shared light wells to maximize light to both properties.

Privacy

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

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



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

REAR YARD

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

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

Light

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

- Provide setbacks on the upper floors of the building.
- Include a sloped roof form in the design.
- ⓪ Provide shared light wells to provide more light to both properties.
- Incorporate open railings on decks and stairs.
- Eliminate the need for parapet walls by using a fire-rated roof.

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

Organization

The Residential Design Guidelines are organized in a hierarchy, from large-scale neighborhood character issues to small-scale building details. Special guidelines that apply only to historic buildings are also included. Each topic begins with a Design Principle, which is a discussion of the ideas and goals regarding a specific subject. It is followed by a “guideline”, which further explains the design principle.

Because some of the guidelines may conflict, and certain guidelines may not apply to a project, it is necessary to identify the particular issues related to a project to use this document effectively.

Thoughtful application of the Guidelines and a sensitive design that is well detailed, using quality materials, will assist in creating a project that is compatible with neighborhood character and reduces the potential for conflict and delay.

The illustrations typically show existing buildings on 25-foot wide lots in low-density neighborhoods. However, the illustrations also apply to alterations and new construction on wider lots and in higher density settings, such as those found in RM (Residential Mixed) Districts.

Design Principles

The Residential Design Guidelines focus on whether a building’s design contributes to the architectural and visual qualities of the neighborhood. The Design Principles found in this document indicate the aspects of a project that will be evaluated in making a determination of compliance with the Guidelines.

Following is an overview of the Design Principles:

- 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.
- Provide architectural features that enhance the neighborhood’s character.
- Choose building materials that provide visual interest and texture to a building.
- Ensure that the character-defining features of an historic building are maintained.

CASTRO/EUREKA VALLEY NEIGHBORHOOD ASSOCIATION

The neighborhood association for the Castro, Upper Market and all of Eureka Valley since 1878

April 8, 2013

SF Planning Commissioners
% Rick Crawford, Planner
1650 Mission Street, Suite 400
San Francisco, CA 94103
Via e-mail: <rick.crawford@sfgov.org>

RE: 2012122116784, 3819 21st Street, DR hearing April 18th 2013

Dear Commissioners,

Castro/Eureka Valley Neighborhood Association (EVNA) is the oldest neighborhood association in San Francisco, founded in 1878. We provide a public forum for the people who live, work, and play in the greater Eureka Valley area to discuss common issues and concerns, help develop improvements to the neighborhood and preserve neighborhood character and quality of life.

We find the project proposed for 3819 21st Street to be out-of scale with the other homes surrounding it and intrusive into the mid-block open space, causing a loss of sunshine, light, and privacy to its neighbors and a diminution of quality of life. Therefore, EVNA opposes this project as proposed and supports the requests of the DR requestors at 3821 21st Street and 3801 21st Street for alterations and mitigations.

Impact on 3801 21st Street

In regard to the impact on the house at 3801 21st Street, we believe that an exceptional and extraordinary circumstance exists that is not directly addressed by the Residential Design Guidelines.

This house was built at the back of its lot with its entrance on 21st Street and with a front garden facing Noe Street. There was no problem with this configuration at the time it was built as the neighboring house on the subject property was of a similar size and scale. But now the proposed remodel of the house on the subject property will result in a house twice as large as that of its neighbor, will cast shadows on its neighbor's windows, darkening the interior

of those rooms that currently receive sunshine and light, will cut the house off from connection with the mid-block open space, which it currently enjoys, and will substantially alter the quality of life for the owner, Ms. Barbara Barnard (DR requestor), and any subsequent residents.

Because Ms. Barnard's house is considered to be at the back of its lot, it seems that it does not count for averaging to determine how far into the rear yard the adjacent remodeled house can extend. But the reality is that Ms. Barnard's house will wind up back in a tunnel which will be formed by the existing houses on Noe Street to the east and the new 65 foot long and 30 foot high wall to the west created by the proposed large addition to the subject property's existing house.

In evaluating the project in terms of the Residential Design Guidelines the RDT did not give sufficient weight to the deleterious impact of this tunneling effect and the fact that the house at 3801 21st Street will effectively be severed from connection with the mid-block open space. Since averaging does not apply, the proposed project's addition should certainly be limited to no further than the rear wall, not the porch, of the house on the other side at 3821 21st Street.

However, because of the excessive size of the remodeled house and its impact on Ms. Barnard's house, on 3821 21st Street and on the properties on Noe Street, we request that the Commission direct that the south wall of the addition be moved to the north to the extent needed to shorten the building in order to maintain visual access to mid-block open space. (See attached diagram.)

For further mitigations, we also ask that the roof of the addition be lowered and sloped to allow more light and sun to enter both Ms. Barnard's house and the gardens and homes on Noe Street, as well as 3821 21st Street.

We ask that the entire 65 foot addition plus the deck and stairway be set back 5 feet along the east property line at all levels to further mitigate the loss of light to the properties on the east.

Impact on Mid-Block Open Space:

These requests will mitigate to some extent the severe damage to the two properties on Noe Street nearest the corner, (806 and 814 Noe Streets), whose shallow rear yards will also be separated from the mid-block open space by the 30 foot high wall at the back of their gardens that will create a feeling of being "boxed in" and cut off. A mature tree at the rear of 814 which would otherwise be compromised may be able to survive. While the subject

property would gain substantial square footage if approved as proposed, it would cause material damage to the value of the Noe Street properties and would erode the mid-block open space as an important element of our residential neighborhood.

This sort of intrusion into mid-block open space would seem to be specifically referenced in the Residential Design Guidelines, requiring design modifications even when the project is considered code compliant.

Residential Design Guidelines, Section IV, Building Scale at the Mid-Block Open Space, pages 25-26 (text attached at end of this letter).

Hence we request that the addition be substantially shortened, the roof lowered and sloped, and the entire addition including the deck, be set back 5 feet at all levels.

As a neighborhood association concerned with preserving the character of mid-block open space and safeguarding quality of life in the neighborhood, EVNA urges the Commission to address the severing of the Noe Street properties from the mid-block open space which would result from the proposed project and direct that appropriate modifications to the project be made.

Impact on 3821 21st Street

Issues of light and privacy affect the property at 3821 21st Street on the west side of the subject property. EVNA supports the design alterations requested by the DR requestors to mitigate the impacts on this property.

Internal privacy of this home is compromised by new large windows in the light well of the subject property and from the new living room addition whose window will look into a number of rooms at 3821. There is also the potential for light pollution from the windows causing disturbance to the neighboring residents. The size of the windows should be reduced and their placement should be altered.

The proposed deck does not maintain privacy for or mid-block views from any of the surrounding properties. It needs to be set back 5 feet on both sides to gain greater privacy, light, and visual access to the mid-block.

Proposed roof-top planters are problematic rather than problem-solving. There is no guarantee that they would survive. They should be eliminated.

Shortening the building by several feet would lessen impact on this property as well as on the other surrounding properties.

Impact on an Historic Resource

We do not have a copy of the Historic Resource Report on the subject property or know if it exists. The existing family-size house of generous proportions is a completely intact example of early twentieth architecture, with unaltered interior features as well as an unaltered facade. It is unknown if a site visit was made to ascertain whether the addition to the house will be visible from any public thoroughfare, though it is conceivable that it will be able to be seen from Noe Street. The flattening of the original pitched roof in the back, if visible, may be an alteration to a character-defining feature. Proposed alterations to the front facade, including the elimination of the front set-back, also need to be evaluated as to their effect on character-defining features.

For all of the many reasons cited here, The Castro/Eureka Valley Neighborhood Association finds this project to be overly large, out of scale with the mid-block character, destructive of mid-block open space, not respectful of light and privacy for neighboring properties, and not sensitive to the character of an historic structure.

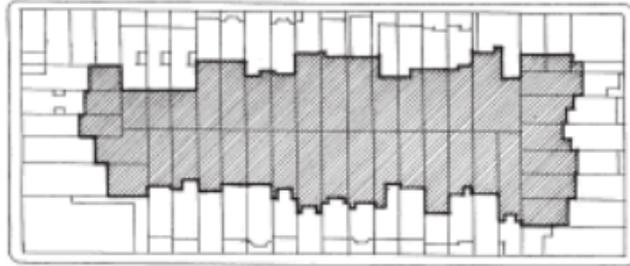
We ask the Commissioners to support the modifications requested by the DR applicants and by Castro/EVNA in order to achieve a project that more nearly meets the goal of preserving mid-block open space and visual access to it for all the surrounding properties and one that preserves sunshine, light, and privacy to all the neighboring properties. We also ask that the existing house be evaluated as an historic resource and that any alterations damaging to its status be mitigated.

Sincerely yours,

Judith Hoyem, Chair
Planning Committee
Castro/Eureka Valley Neighborhood Association

Diagram: Mid-Block Open Space

Block with a strong mid-block open space pattern.



Block with an irregular mid-block open space pattern. The rear yards of many of the parcels are developed with structures.



Residential Design Guidelines

Building Scale at the Mid-Block Open Space, pages 25 and 26

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

Rear yards provide open space for the residences to which they are attached, and they collectively contribute to the mid-block open space that is visible to most residents of the block. This visual open space can be a significant community amenity.

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 expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of the other buildings that define the mid-block 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.

The following design modifications may reduce the impacts of rear yard expansions; other modifications may also be appropriate depending on the circumstances of a particular project:

- Set back upper floors to provide larger rear yard setbacks.
- Notch the building at the rear or provide setbacks from side property lines.
- Reduce the footprint of the proposed building or addition.



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COVER SHEET / SITE PLAN

3819 21ST STREET RENOVATION
SAN FRANCISCO, CA BLOCK 3622 / LOT 094

DATE: 10 DEC. 2012
SCALE: 1/8"=1'-0"
DRAWN: ML
SHEET:

A0

DRAWING INDEX

- A0 COVER SHEET/ SITE PLAN
- A0.1 SITE SURVEY
- A0.2 BLOCKFACE PHOTOS - SAME SIDE
- A0.3 BLOCKFACE PHOTOS- OPPOSITE SIDE
- A0.4 PHOTOS OF SUBJECT BUILDING
- A0.5 BLOCKWIDE SITE ANALYSIS
- A0.6 EXIST. / PROPOSED VIEW COMPARISON
- A0.7 3-D BUILDING MODEL
- A1.0 EXISTING SITE PLAN
- A1.1 EXISTING GROUND & SECOND FLOOR PLAN
- A1.2 EXISTING THIRD FLOOR & ROOF PLAN
- A1.3 EXISTING FRONT & REAR ELEVATION
- A1.4 EXISTING EAST & WEST SIDE ELEVATION
- A2.0 PROPOSED GROUND & SECOND FLOOR PLAN
- A2.1 PROPOSED THIRD FLOOR & ROOF PLAN
- A3.0 PROPOSED FRONT ELEVATION
- A3.1 PROPOSED REAR ELEVATION
- A3.2 PROPOSED EAST & WEST SIDE ELEVATION
- A4.0 BUILDING SECTION

SCOPE OF WORK

RENOVATION OF AND ADDITION TO AN EXISTING THREE STORY SINGLE FAMILY DWELLING TO INCLUDE REAR ADDITION OF 8'-4" BEYOND EXISTING REAR BUILDING WALL, WITH AN ADDITIONAL A SINGLE STORY, 12 FOOT BY 25 FOOT ATTACHED STRUCTURE AT THE REAR, EXTENDING 12'-0" BEYOND THE 55% LOT COVERAGE SETBACK LINE PER PLANNING CODE SECTION 136.

PLANNING DEPARTMENT NOTES

PROJECT LOCATION:
3819 21ST STREET, SOUTH SIDE, BETWEEN
NOE AND CASTRO STREETS.W
ASSESSOR'S BLOCK 3622, LOT 094

ZONING DISTRICT:
RH-2

ALLOWABLE UNIT DENSITY:
TWO RESIDENTIAL UNITS PER LOT

PROPOSED BUILDING USE:
SINGLE FAMILY DWELLING UNIT W/
ATTACHED PRIVATE GARAGE

BUILDING HEIGHT LIMIT:
40-X

FRONT SETBACK:
NONE

REAR SETBACK:
45% OF LOT AREA LESS A SINGLE STORY 12' X 25' ENCROACHMENT
PER PLANNING CODE SECTION 136 (25)(B)(ii).

USABLE OPEN SPACE:
125 S.F. PRIVATE USABLE OPEN SPACE REQUIRED.
PRIVATE REAR YARD OF 825 S.F. PROVIDED,
THEREFORE, BUILDING COMPLIES.

PARKING ALLOWANCE:
ONE SPACE REQUIRED PER TABLE 151. EXISTING PARKING SPACE
TO BE RETAINED, THEREFORE BUILDING COMPLIES.

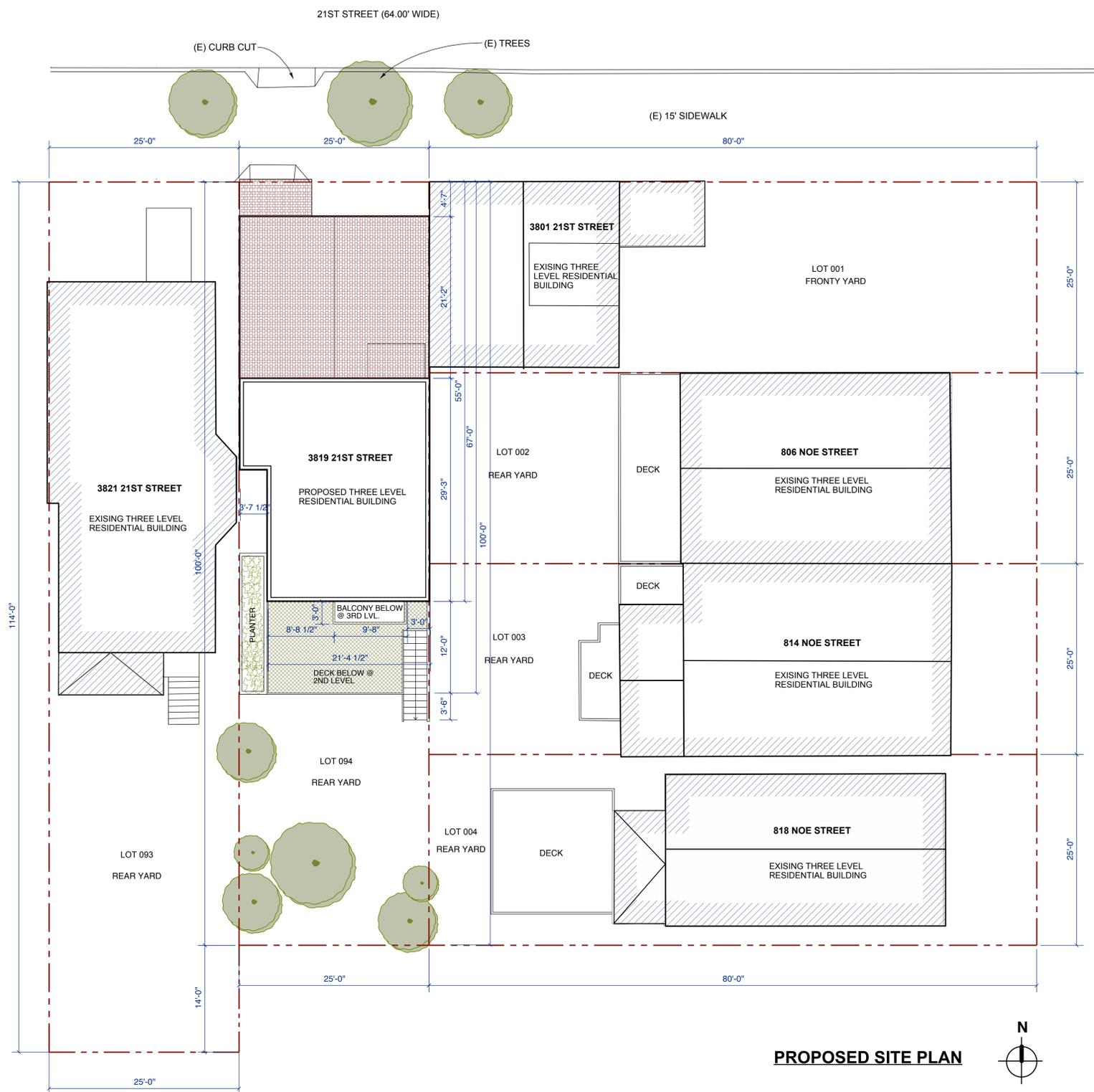
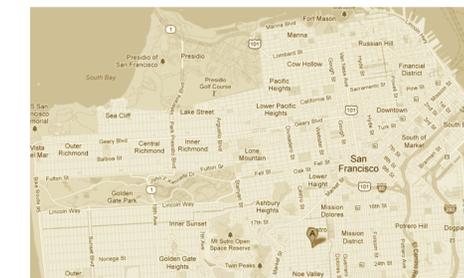
NET BUILDING AREA CALCULATIONS: (EXISTING)

TOTAL RESIDENTIAL AREA	=	1,631 N.S.F.
GARAGE / STORAGE / ACCESSORY AREAS	=	804 N.S.F.
TOTAL NET BUILDING AREA	=	2,435 N.S.F.

NET BUILDING AREA CALCULATIONS: (PROPOSED)

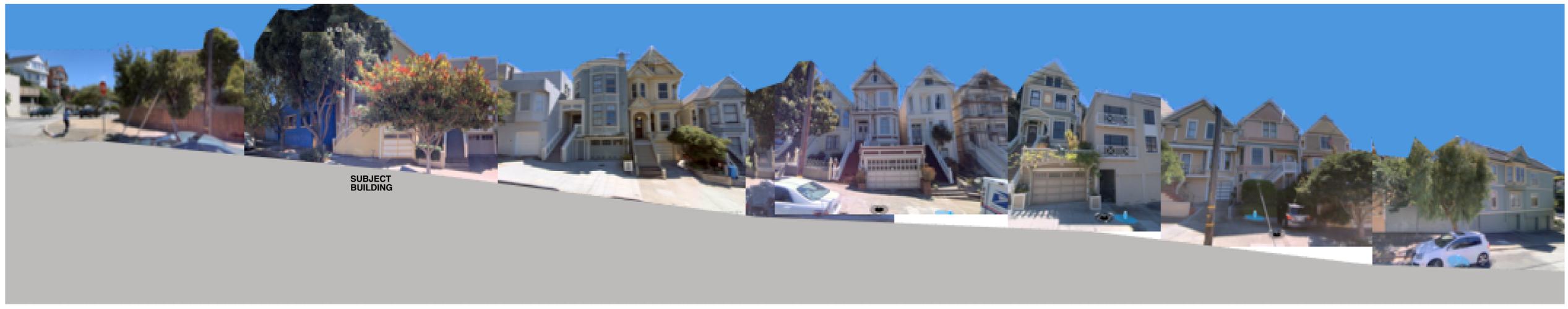
TOTAL RESIDENTIAL AREA	=	2,970 N.S.F.
GARAGE / STORAGE AREA	=	808 N.S.F.
TOTAL NET BUILDING AREA	=	3,576 N.S.F.

LOCATION MAP



PROPOSED SITE PLAN





BLOCKFACE PHOTO OF SITE LOOKING SOUTH (SAME SIDE OF STREET)



AERIAL VIEW OF BLOCKFACE SITE LOOKING SOUTH (SAME SIDE OF STREET)



BLOCKFACE PHOTO OF SITE LOOKING NORTH (OPPOSITE SIDE OF STREET)



AERIAL VIEW OF BLOCKFACE SITE LOOKING NORTH (OPPOSITE SIDE OF STREET)

Revisions By

LEAVITT
architecture

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BLOCKFACE PHOTOS
(OPPOSITE SIDE OF STREET)

3819 21ST STREET RENOVATION
SAN FRANCISCO, CA BLOCK 0086 / LOT 002

DATE: 10 DEC. 2012
SCALE: 1/8"=1'-0"
DRAWN: ML
SHEET:

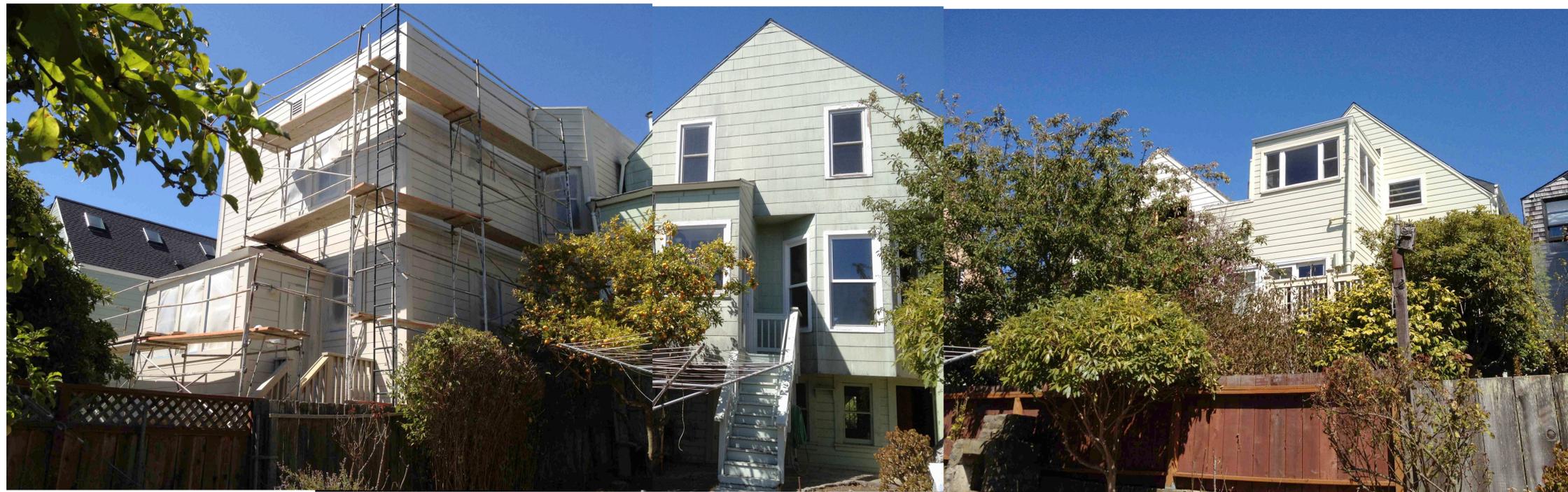
A0.3



FRONT FACADE OF BUILDING AT 21ST STREET



FRONT FACADE OF BUILDING AT 21ST STREET



SUBJECT BUILDING

REAR VIEW OF SUBJECT BUILDING W/ ADJACENT BUILDINGS

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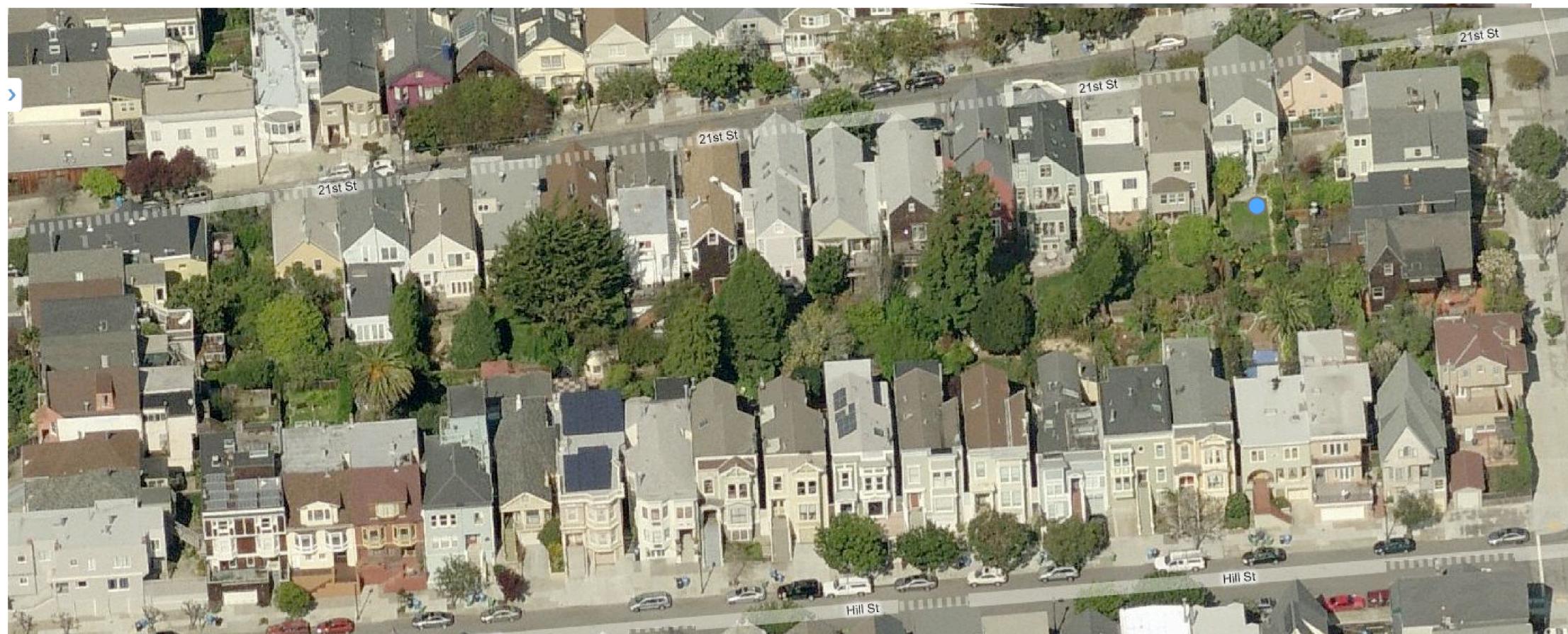
1327 mason st.
san francisco
california 94133
t 415 674 9100
f 415 674 9101

PHOTOS OF SUBJECT
BUILDING

3819 21ST STREET RENOVATION
SAN FRANCISCO, CA BLOCK 3622 / LOT 094

DATE: 10 DEC. 2012
SCALE: 1/8"=1'-0"
DRAWN: ML
SHEET:

A0.4



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Revisions	By



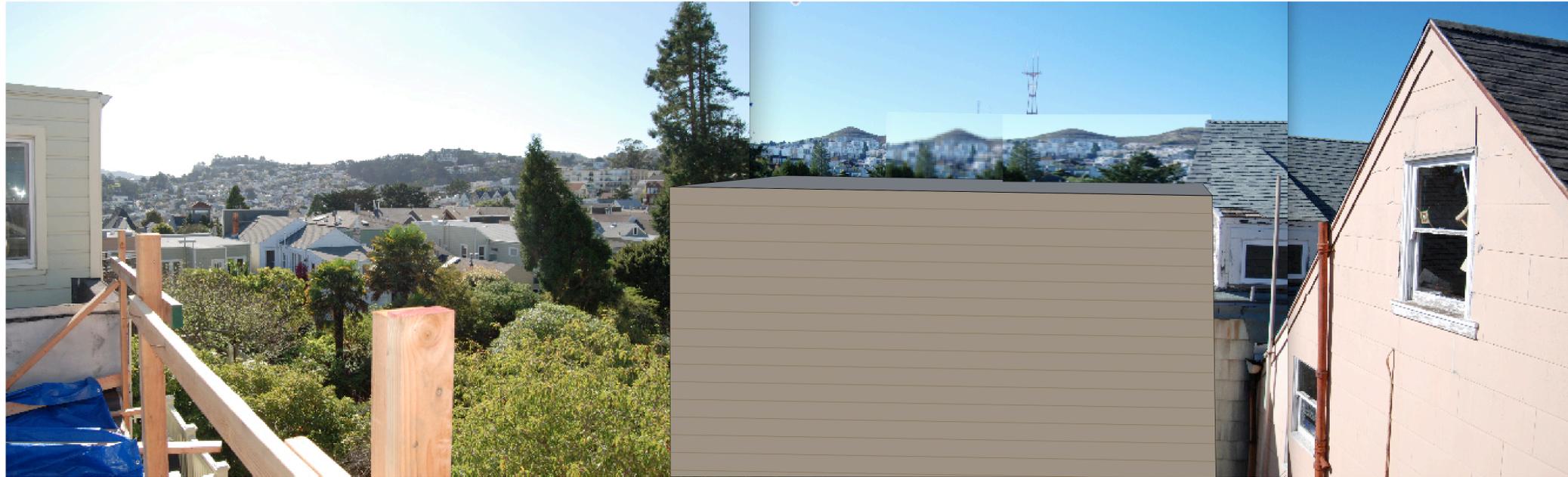
1327 mason st.
san francisco
california 94133
t 415 674 9100
f 415 674 9101

BLOCKWIDE SITE ANALYSIS

3819 21ST STREET RENOVATION
SAN FRANCISCO, CA BLOCK 3622 / LOT 094

DATE: 10 DEC. 2012
SCALE: 1/8"=1'-0"
DRAWN: ML
SHEET:

A0.5



PROPOSED VIEW



EXISTING VIEW

Revisions By

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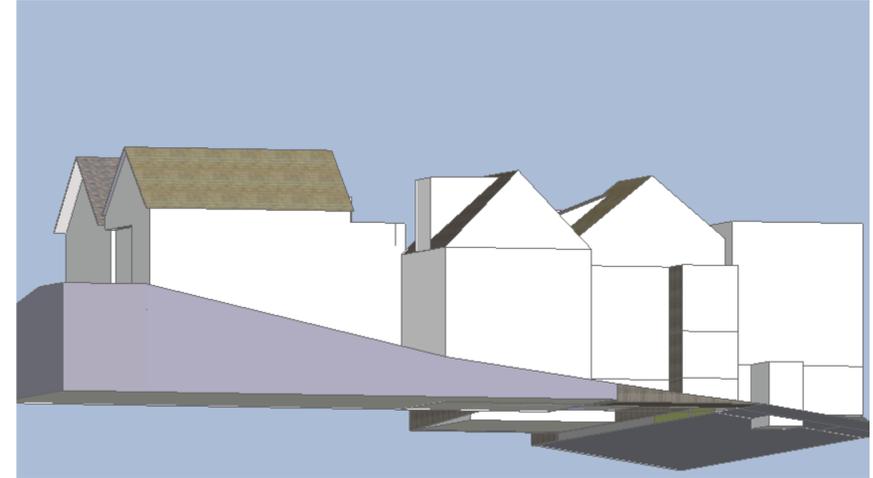
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california 94133
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f 415 674 9101

EXISTING / PROPOSED VIEW
FROM 806 NOE STREET
UPPER DECK

3819 21ST STREET RENOVATION
SAN FRANCISCO, CA BLOCK 3622 / LOT 094

DATE: 10 DEC. 2012
SCALE: N/A
DRAWN: ML
SHEET:

A0.6



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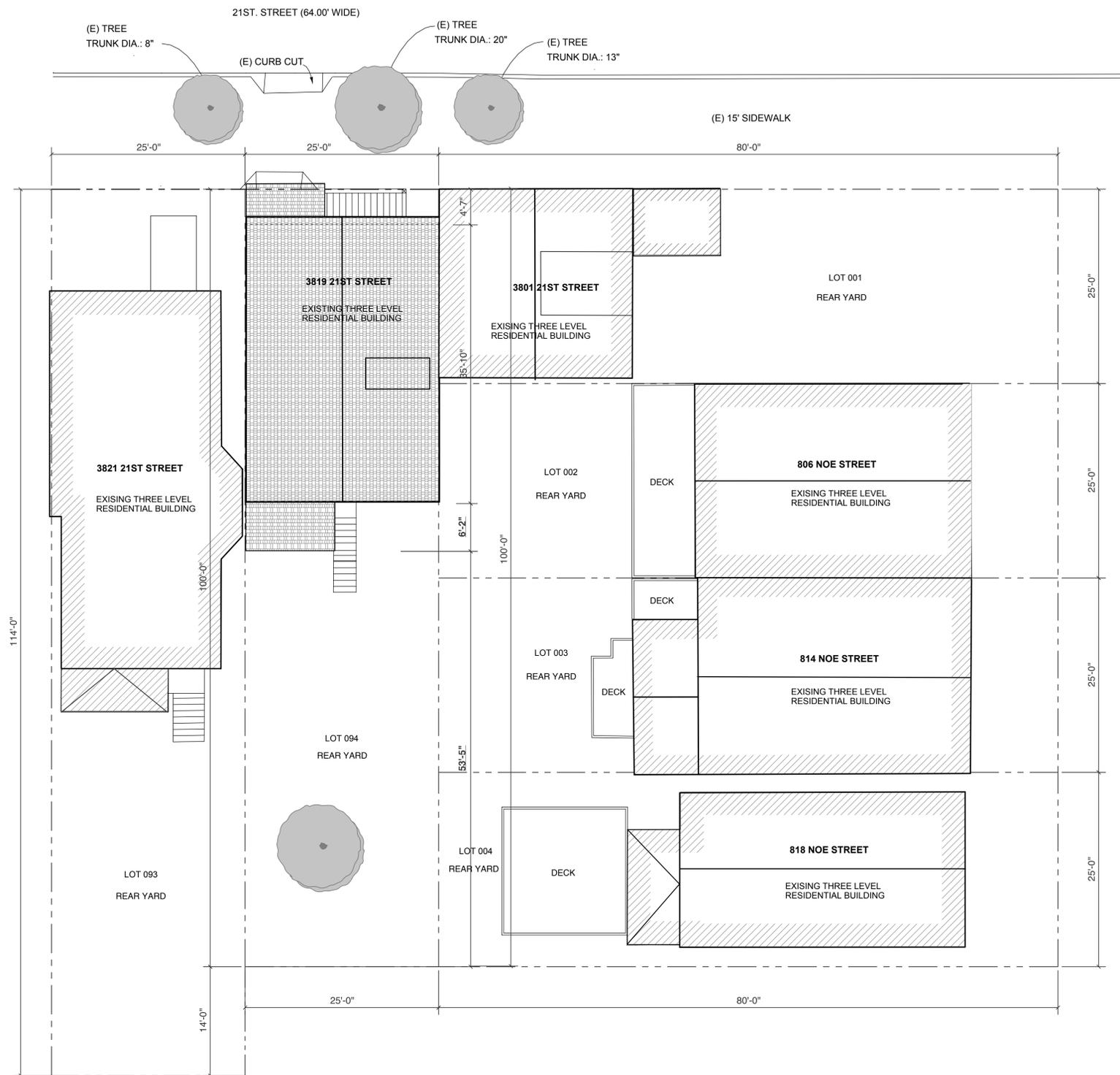
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california 94133
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f 415 674 9101

3-D BUILDING MODELS

3819 21ST STREET RENOVATION
SAN FRANCISCO, CA BLOCK 3622 / LOT 094

DATE: 10 DEC. 2012
SCALE: N/A
DRAWN: ML
SHEET:

A0.7



KEY:
 - - - - - PROPERTY LINE

EXISTING SITE PLAN



Revisions By



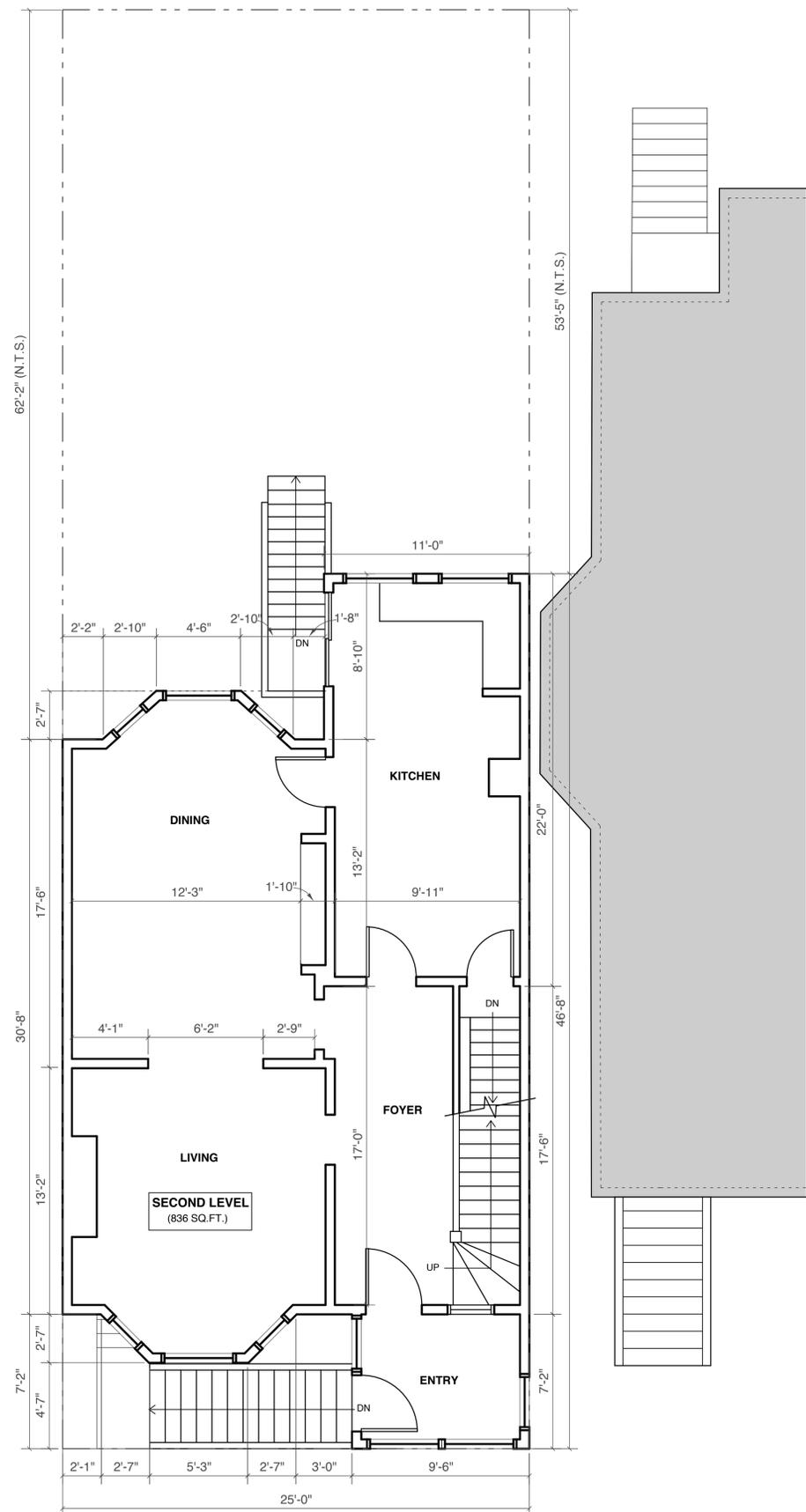
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**EXISTING SITE AND
 ROOF PLAN**

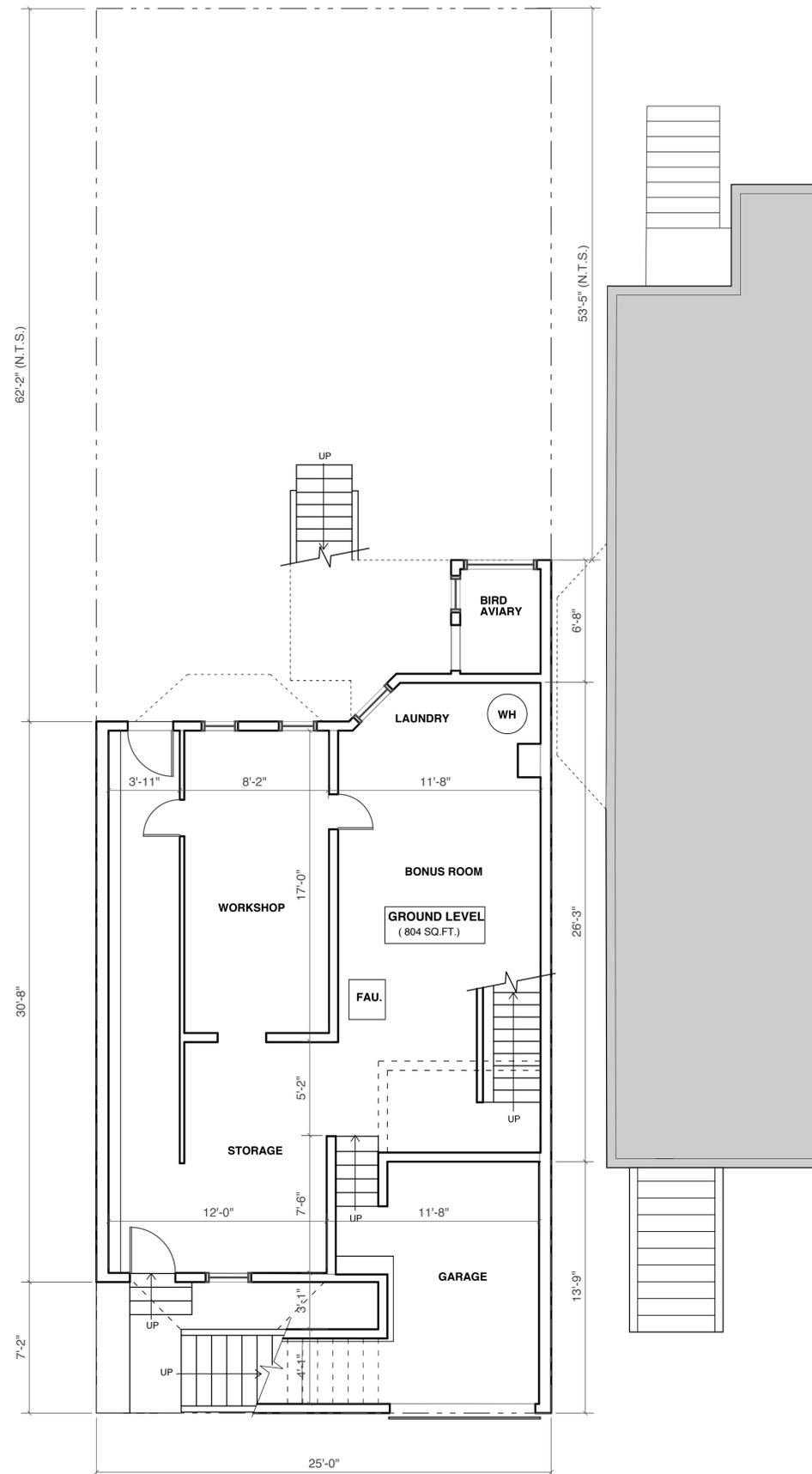
3819 21ST STREET RENOVATION
 SAN FRANCISCO, CA BLOCK 3622 / LOT 094

DATE: 10 DEC. 2012
 SCALE: 1/8"=1'-0"
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A1.0



EXISTING SECOND FLOOR PLAN



EXISTING GROUND FLOOR PLAN



Revisions By



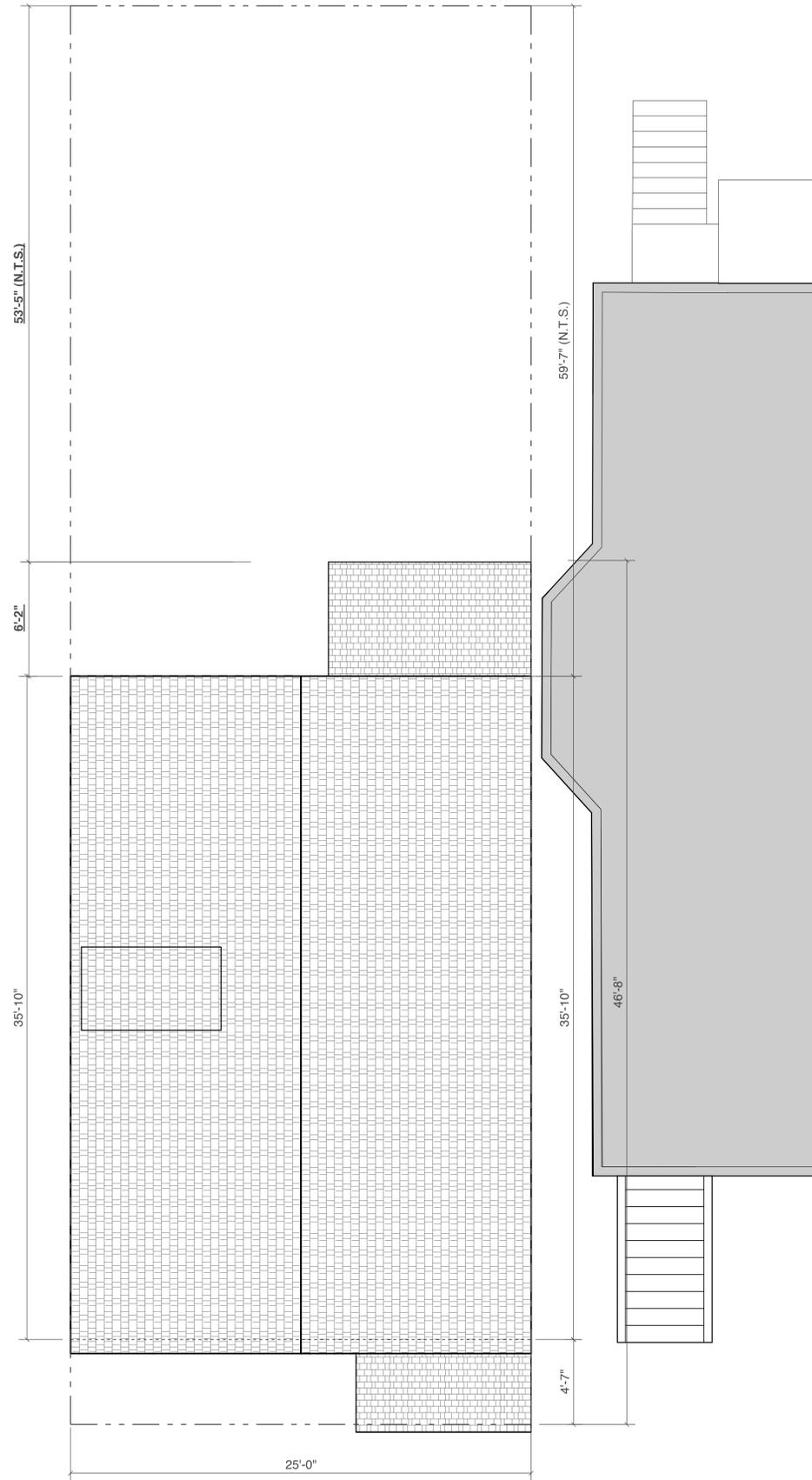
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**EXISTING GROUND AND
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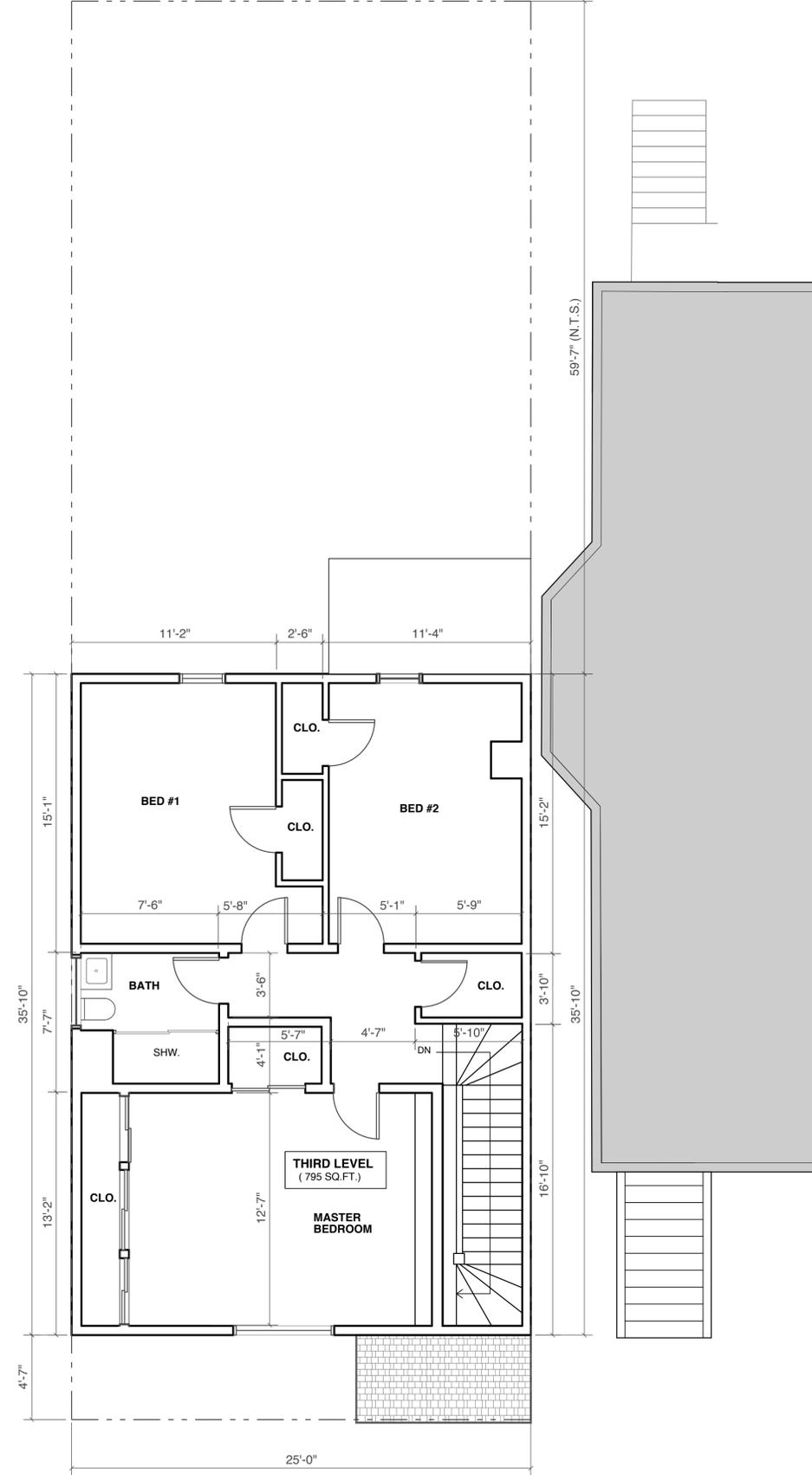
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SAN FRANCISCO, CA BLOCK 3622 / LOT 094

DATE: 10 DEC. 2012
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SHEET:

A1.1



EXISTING ROOF PLAN



EXISTING THIRD FLOOR PLAN



Revisions By



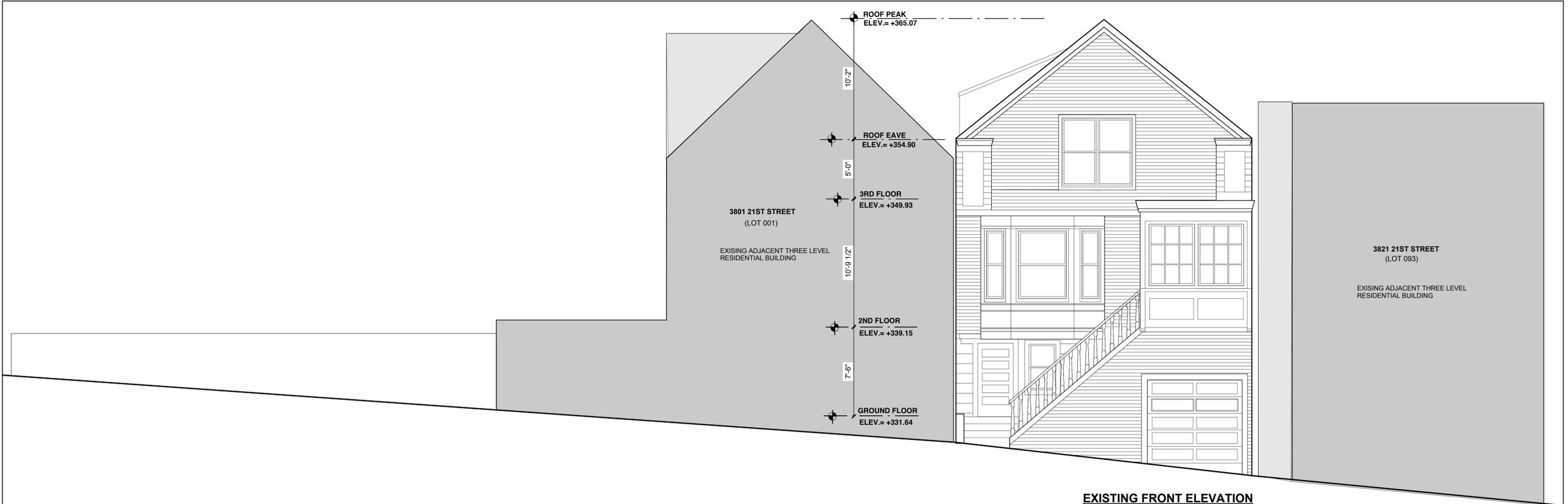
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EXISTING THIRD FLOOR
AND ROOF PLAN

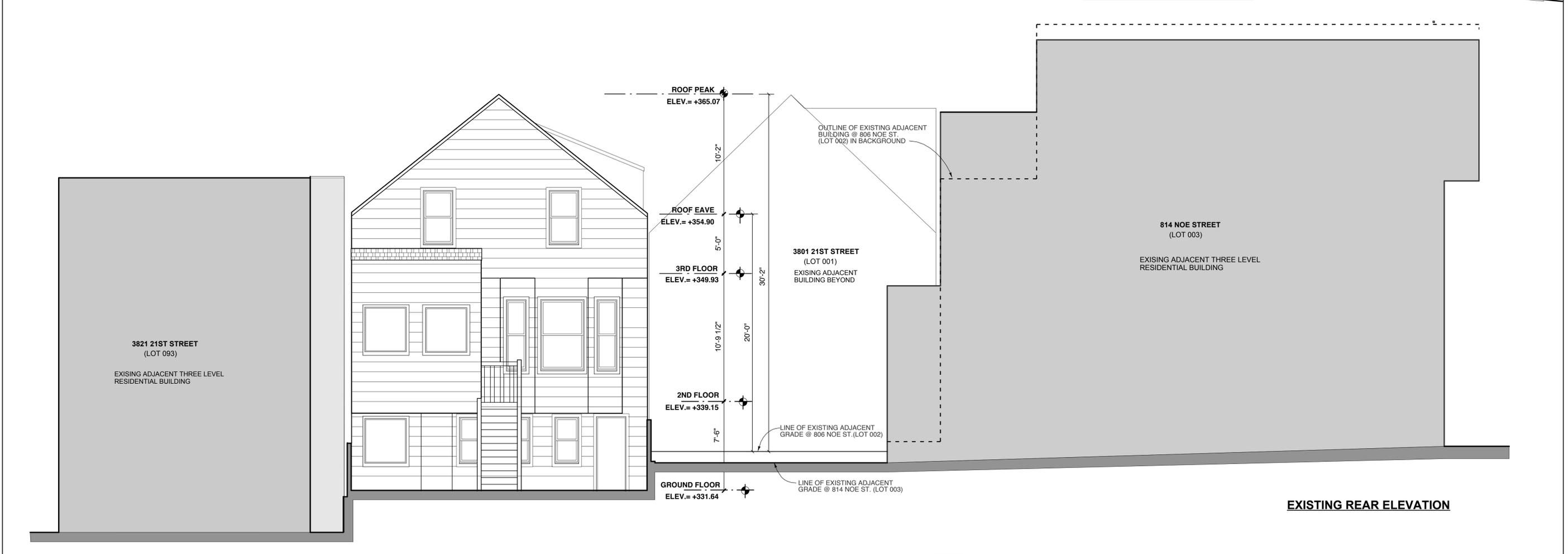
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SAN FRANCISCO, CA BLOCK 3622 / LOT 094

DATE: 10 DEC. 2012
SCALE: 1/4"=1'-0"
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SHEET:

A1.2



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

Revisions By

Revisions	By

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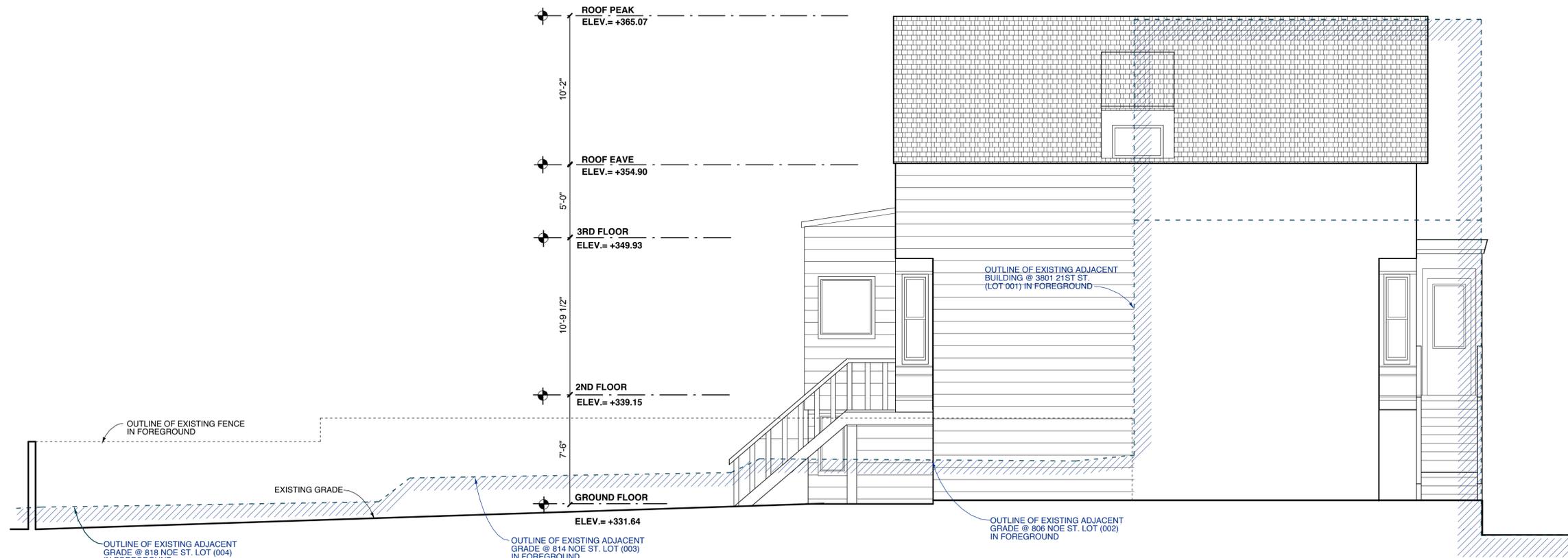
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EXISTING FRONT AND
REAR ELEVATIONS

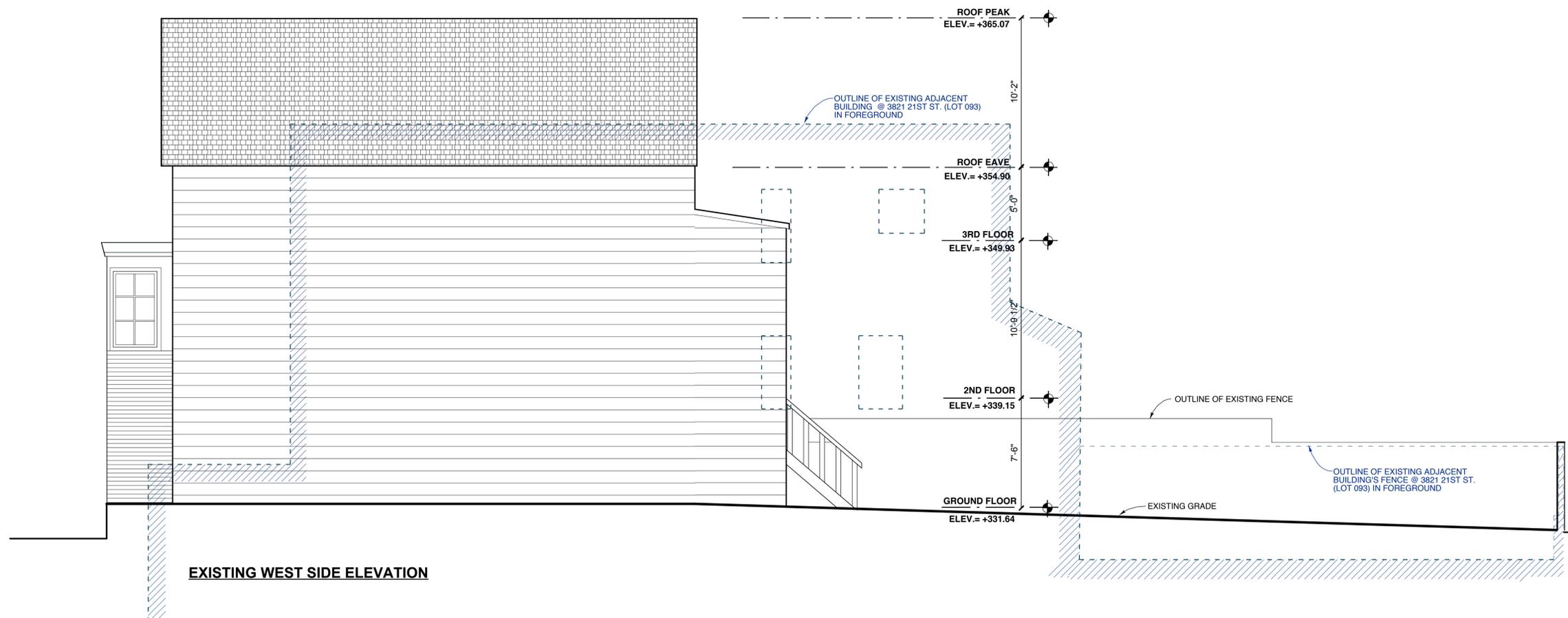
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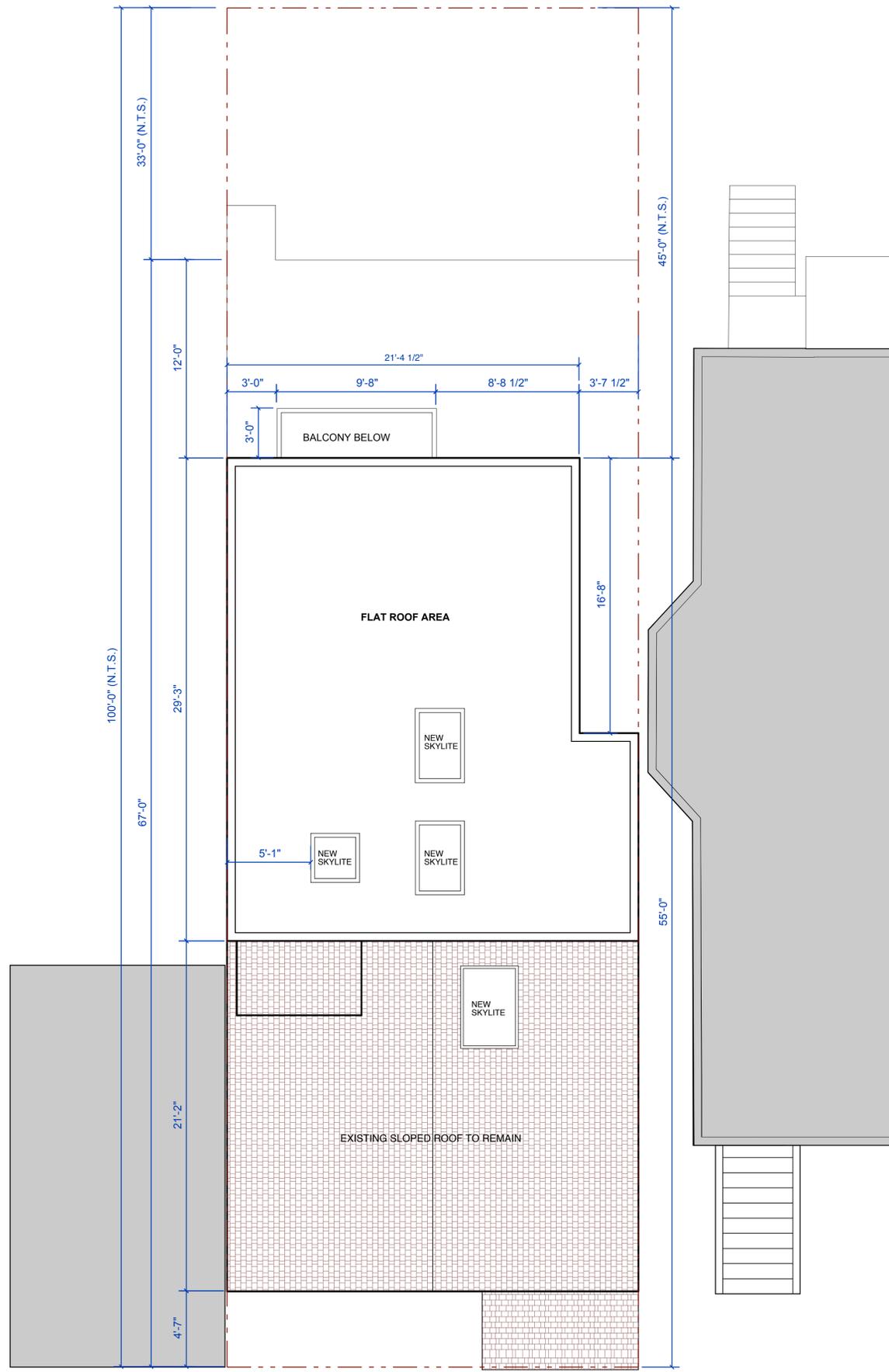
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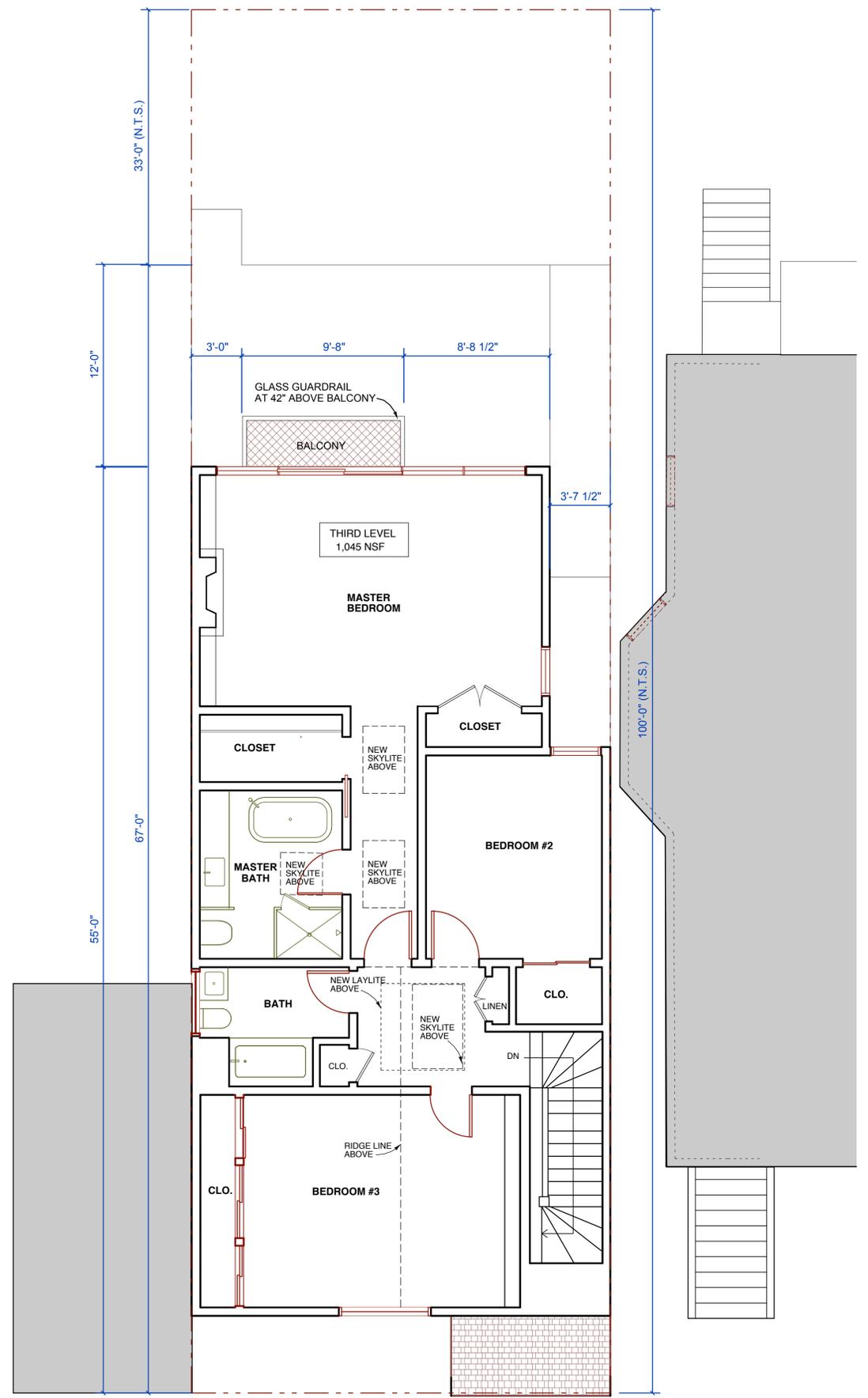
EXISTING EAST SIDE ELEVATION



EXISTING WEST SIDE ELEVATION



PROPOSED ROOF PLAN



PROPOSED THIRD FLOOR PLAN



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PROPOSED THIRD FLOOR
AND ROOF PLAN

3819 21ST STREET RENOVATION
SAN FRANCISCO, CA BLOCK 3622 / LOT 094

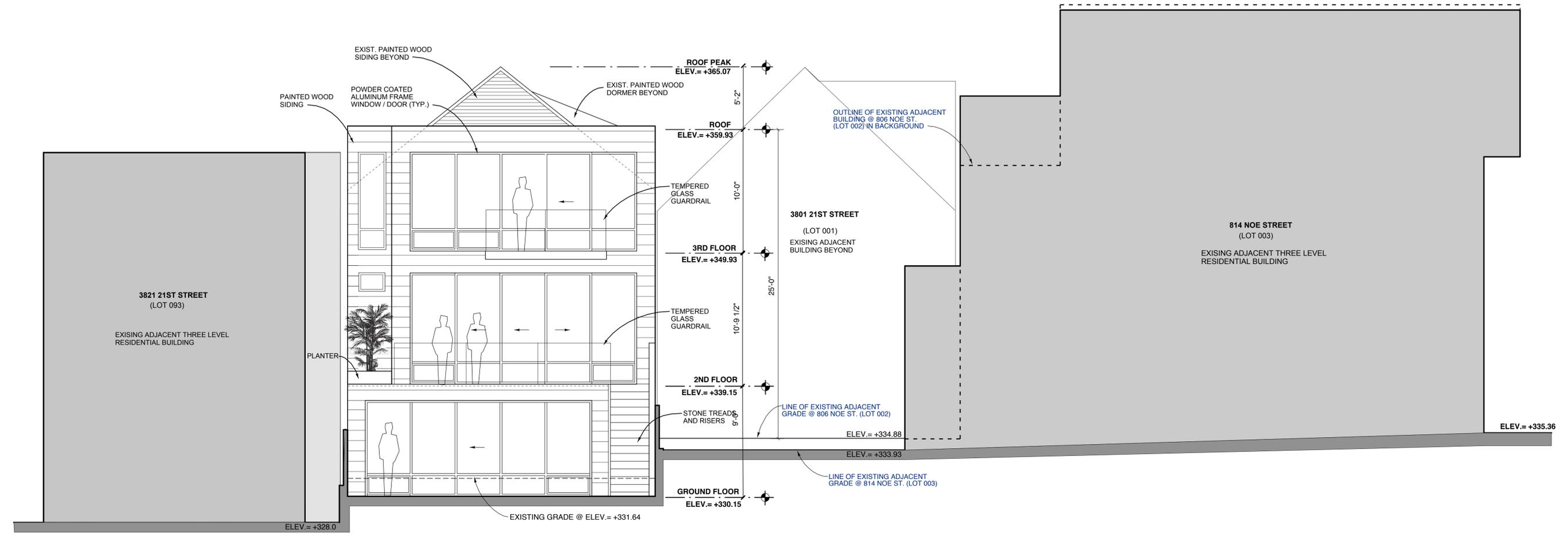
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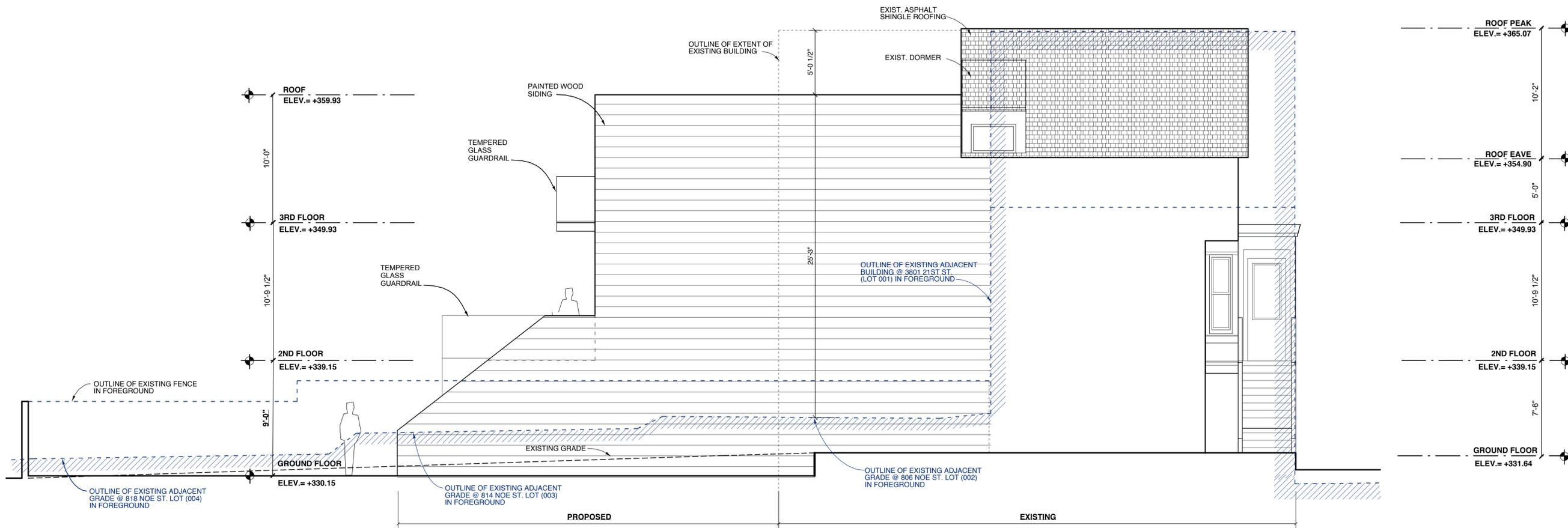


PROPOSED FRONT ELEVATION

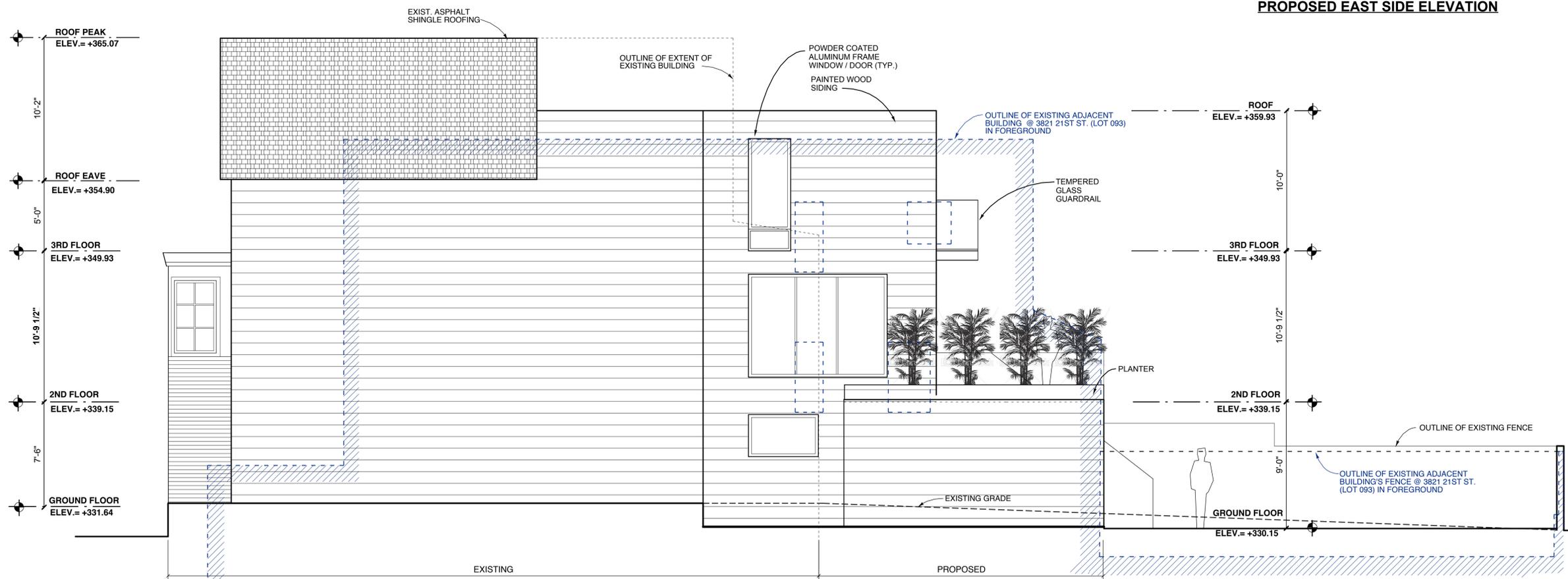
Revisions	By



PROPOSED REAR ELEVATION



PROPOSED EAST SIDE ELEVATION



PROPOSED WEST SIDE ELEVATION

Revisions By



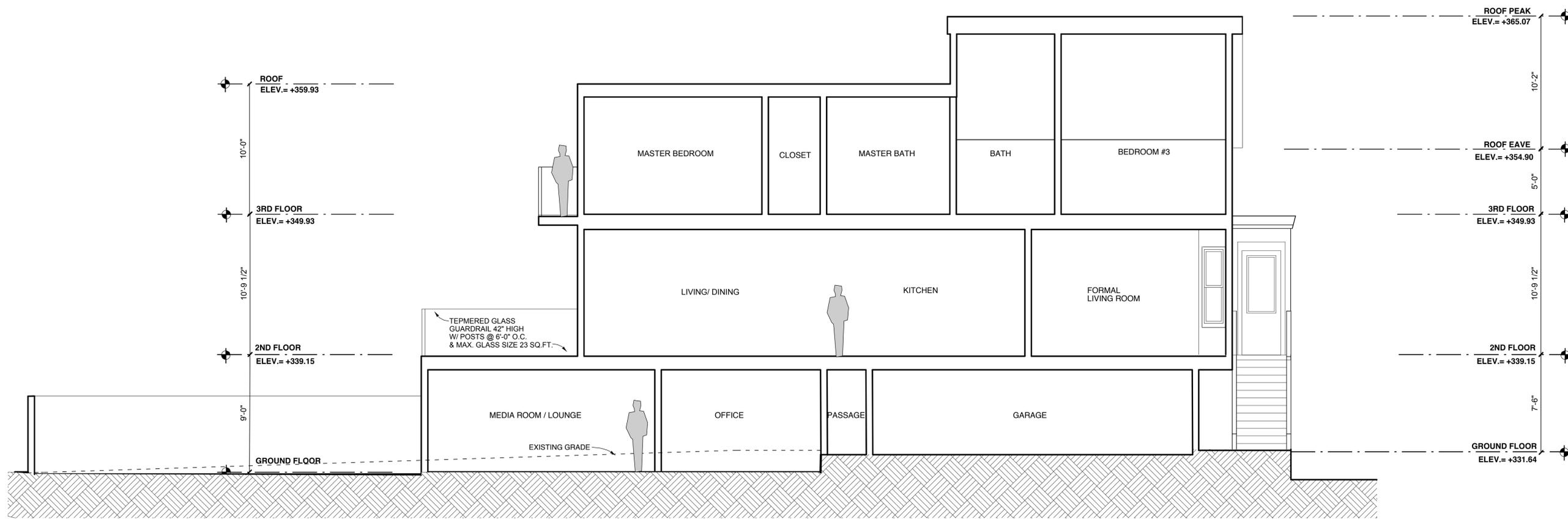
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**PROPOSED EAST & WEST
SIDE ELEVATIONS**

3819 21ST STREET RENOVATION
SAN FRANCISCO, CA BLOCK 3622 / LOT 094

DATE: 10 DEC. 2012
SCALE: 1/4"=1'-0"
DRAWN: ML
SHEET:

A3.2



BUILDING SECTION



EXISTING MAR. 23 - 9:00 A.M.



EXISTING MAR. 23 - NOON



EXISTING MAR. 23 - 3:00 P.M.



EXISTING MAR. 23 - 4:30 P.M.



PROPOSED MAR. 23 - 9:00 A.M.



PROPOSED MAR. 23 - NOON



PROPOSED MAR. 23 - 3:00 P.M.



PROPOSED MAR. 23 - 4:30 P.M.

Before the San Francisco Planning Commission

**PROJECT SPONSOR'S SUBMITTAL IN SUPPORT OF BUILDING
ADDITION & RESPONSE TO DISCRETIONARY REVIEW REQUEST**

For Property Located at 3819 21st Street Block 3622 / Lot 094

**Project Sponsor: Marita Scarfi
Planning Department Case No. 13.0203D
Building Permit Application No. 201212216784
Hearing Date: April 18, 2013**

Architect for Project Sponsor:

**□ LEAVITT _u
architecture _E**

1327 MASON STREET SAN FRANCISCO, CA 94133 T 415.674.9100

TABLE OF CONTENTS

A.	INTRODUCTION	1
B.	SITE INFORMATION	1
C.	PROJECT SUMMARY	2
D.	DESCRIPTION OF PROPOSED PROJECT	2
E.	RESPONSE TO DR REQUESTERS	3
F.	CONCLUSION	6

[PROJECT DRAWINGS AND EXHIBITS ATTACHED]

A. INTRODUCTION

Marita Scarfi ("Project Sponsor") proposes to improve the single family home located at 3819 21st Street, Block 3622 / Lot 094 ("Project Site") by means of a horizontal addition to the existing building and partial excavation of the currently non-code complying ground floor area ("Project"). The proposal would remove the rear portion of the existing gable roof above the third floor and replace it with a flat roofed area, effectively lowering the overall height of the building by over five feet within the newly constructed portion of the Project.

The proposed Project is located at the south side of 21st Street between Noe and Castro Streets, and is located within the RH-2 Zoning District, and the 40-X Height and Bulk District.

The Project requires a Discretionary Review Hearing based on two respondents per Planning Code Section 311. Accordingly, the Project Sponsor submits this brief in support of Planning Staff's recommendation to not take DR and approve the project as submitted. The Project meets the requirements of San Francisco's General Plan, the Planning Code, and the Residential Design Guidelines.

B. SITE INFORMATION

Street Address:	3819 21st Street
Cross Streets:	Noe and Castro Streets
Assessor's Block/Lot:	Block 3622 / Lot 094
Zoning District:	RH-2
Height/Bulk District:	40-X
Other Planning Areas:	None
Site Size:	2,500 square feet
Site Dimensions:	25 x 100 feet
Existing Improvements:	3 Story Single Family Residence
Existing Use:	Non-occupied 3 bedroom Residence

C. PROJECT SUMMARY

Proposed Use:	Owner occupied 3 bedroom Residence
Building Height Existing:	37'-8" to roof peak
Building Height Proposed:	37'-8" to roof peak / 32'-6" to new flat roof
No. of Stories Existing:	3
No. of Stories Proposed:	3
Net Sq. Ft. Existing:	2,435 N.S.F.
Net Sq. Ft. Proposed:	3,576 N.S.F.
Open Space Existing:	1,390 S.F. at rear yard
Open Space Proposed:	1,105 S.F. at rear yard and deck

D. DESCRIPTION OF THE PROPOSED PROJECT

The proposed Project is located on a rectangular lot on the south side of 21st Street between Noe and Castro Streets. The Project Site contains an existing three story residential building. Photographs of the Project Site and adjacent properties are attached, please see Sheets AO.2 through AO.4. The proposed addition would be restricted to the rear portion of the structure. No modification to the front façade of the building is being proposed and the rear addition will not be perceptible from the street.

The proposed addition would involve the removal of a lean-to structure and the rear 14'-8" of an existing gable roof to be replaced with a new flat roofed area extending 14'-7" beyond the current rear wall at the main portion of the building. This new flat roofed section of the building would be 5'-2" below the existing ridge line of the building currently on the site. Please see Sheets A1.2, A2.1, and AO.6.

A single story 12 foot extension at the lowest level beyond the new rear wall per Planning Code Section 136 is also proposed. Based on the proposed excavation of the existing ground floor level, the height of this extension relative to adjacent retaining

walls and fences to the east and west will be less than four feet above said walls and fences. Please see Sheets A3.1 and A3.2.

As mentioned, the current ground level will be excavated to provide additional ceiling height at this level. A large amount of the square footage increase in the proposed Project will be achieved by gaining this existing non-conforming space. Please see Sheet A2.0.

The Project Site is less deep (100 feet versus 114 feet) than the typical lots along 21st Street. As a result, and based on the fact that the Project maintains the standard 55% lot coverage with Section 136 exemption for the lower level, the overall proposed building envelope is smaller than the typical structures along 21st Street. Please see Sheet A0.5.

E. RESPONSE TO DR REQUESTERS

The following is based on the Planning Department's form "Response to Discretionary Review", and has been submitted to Planning Staff.

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

Response:

We feel the project should be approved as designed based on its adherence to the "Design Principles" as detailed in the "Introduction" to the Residential Design Guidelines.

- The building's scale will be compatible with the surrounding buildings. Nearly all of the buildings surrounding the proposed project are three stories in height and average 62% lot coverage. They consist mainly of gable roofed structures, and several flat roofed buildings (including the building directly adjacent to the west). The proposed modification to the current gable roofed structure would reduce the overall height from its existing ridgeline by approximately 6'-0" for the rearmost 14'-6", and create a horizontal addition at this same reduced height for an additional 14'-9" toward the rear of the lot.

The majority of area increase for the proposed structure will result from excavation of the existing lower level in order to create code complying livable space, and creation of a ground level extension per code Section 136 which will be no more than 4 feet above the existing fence height on either property line, including the solid parapet wall at the east side, please see existing site conditions on submitted Sheet A0.1.

- The proposed building will respect the mid-block open space by following the established pattern of the block. As demonstrated on submitted Sheet AO.5, the proposed structure would have a less than average building depth relative
- to buildings on adjacent lots fronting on 21st Street. The project does not attempt to maximize overall volume by taking advantage of code Section 134(c) rear yard averaging, rather it follows the prescribed code compliant 55% lot coverage for the main volume of the building.

Basing the proposed structure on the shorter than typical lot length of 100 feet results in an envelope which provides a transition between the larger volume of the neighboring building to its west and the rear yards of the building lots fronting on Noe Street to its east. The non-conforming structure on the rear of the lot directly to the east of the proposed project would continue to enjoy its three open exposures as a result of its atypical placement on the lot.

- Light will be maintained and in some cases enhanced to adjacent properties through the use of side setbacks and lowered roof heights. Although the proposed horizontal extension may reduce some direct sunlight at certain times of the day and year, as noted in the RDG this "can be expected in an area with a dense building pattern". A three foot side setback has been incorporated along the proposed west side of the building, matching the existing side setback of the neighboring building. In fact, the existing "lean to" structure on the rear of the subject building will be removed to create new setback areas which have never existed in the current configuration. Please see attached Exhibit A.

As noted previously, the twelve foot deep extension per Section 136 will project no higher than 4 feet above the existing fences on either side property line. A rated roof structure and glass guardrails will be employed at the south and west sides of the roof deck above the extension. Please see attached Exhibit A and submitted Sheet AO.7.

- The proposed horizontal addition will incorporate architectural features such as an ample deck area off of the main living level, physically and visually connected via large expanses of operable glazed wall to the living space within which will enhance the social fabric of the neighborhood by encouraging interactions with surrounding neighbors. The deck area will also incorporate a built in planter along the west side in order to create a visual buffer as well as provide for greening of a built element.
- The building materials used on the proposed horizontal addition will be compatible with the existing building as well as its immediate neighbors. Although the size and placement of fenestration on the addition will clearly be of a more contemporary language, painted wood siding will add texture and scale to the building and help it relate to neighboring structures. Metal framed windows will be painted in an off-white color to relate to neighboring windows.

- The character defining features of the building are mainly confined to the front façade and entry porch areas at 21st Street. The rear of the building has been modified from its original appearance by the addition of the "lean to" structure which currently contains the kitchen, and installation of cement fiber shingles over the original wood siding. The proposed project will not affect the front façade adversely, in fact it will be restored to a better condition than existing.

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?

Response:

The proposed project as submitted is a result of multiple meetings with the DR requester at 3821 21st Street as well as other neighbors who had expressed concerns but did not file DR requests after modifications to the project were made. The DR requester at 3801 21st Street was reached out to on several occasions, including face to face encounters, but did not respond to our requests to engage in dialogue. The original proposed addition as presented to neighbors and representatives of the Eureka Valley Neighborhood Association called for an "L" shaped form with the longer leg of the "L" extending about 7 feet further along the easterly property line, enclosing a deck area which was adjacent to the building to the west. Concern was expressed about the length of the addition along the easterly property line and about noise and privacy concerns based on the deck area being oriented towards the neighboring building to the west. This proposal did not include the twelve foot extension per Section 136.

The project was then modified to its present configuration in order to address these concerns. This version was presented to the Eureka Valley Neighborhood Association whose members expressed an overall appreciation of the efforts made to address concerns voiced at the Pre-Application Review meeting several months earlier.

As expressed to the DR requester at 3821 21st Street, the project sponsor is willing to remove three feet of the ground level extension adjacent to the property line to bring it in line with the setbacks of the two levels above. She is also willing to provide a step down of approximately 18 inches at the roof level along a portion of the building immediately adjacent to their building. As proposed to neighbors on the east side of the property, the project sponsor could construct a framework along the eastern property line wall designed to support the growth of plantings which would create a green wall in this area. The framework would also aid in breaking down the scale of the wall facing these neighbors.

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 of 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?

Response:

As stated above, the project sponsor is willing to make modifications to address some of the DR requesters' concerns. As written in the RDG, it is not to be expected that an addition would have no adverse effects on the surrounding properties. That said, the project has been modified to reduce these effects on neighboring properties, in some cases opening up views and exposures to light that did not exist previously. Please see submitted Sheet AO.6 and Exhibit B.

The project sponsor's desire is to create a home of ample size for her and her multi-generational extended family. They often visit and wish to share time with her in her home, as opposed to needing multiple hotel rooms which are not plentiful in this area. As noted previously, the resulting home including the proposed addition would be in scale with the surrounding buildings and not be excessive in floor area relative to other buildings in the immediate area.

F. CONCLUSION

The Project meets the requirements of San Francisco's General Plan, the Planning Code, and the Residential Design Guidelines. It is supported by Planning Staff as well as the Residential Design Team who have reviewed and re-reviewed the Project per the DR requesters' concerns. Based on the proposed building envelope, the Project seeks to minimize impacts on neighboring properties, in some cases opening adjacent building's views and light through removal of existing features. The Project seeks to rehabilitate and improve an aging structure, creating a viable home for the Project Sponsor and her extended family.

Respectfully,

Leavitt Architecture Inc.
Architect for Marita Scarfi

By: _____
Michael Leavitt, AIA, LEED-AP