



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: DECEMBER 18, 2014

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Date: December 11, 2014
Case No.: **2014-000335DRP**
Project Address: **2744 STEINER STREET**
Permit Application: 2014.2.14.8525
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 0563/015
Project Sponsor: Illeana Figueroa-Mills
Sutro Architects
915 Battery Street
San Francisco, CA 94111
Staff Contact: Sharon Lai – (415) 575-9087
sharon.w.lai@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project proposes to construct horizontal expansions at three levels, including a two-story horizontal rear extension, the addition of three dormers, the replacement of the front bay projection, and regularization of the southwest corner at the third floor of the two-and-a-half story over garage single-family house. The proposal will add approximately 660 square feet of habitable space. The project also includes remodeling of the interior and other exterior modifications including new windows and doors.

SITE DESCRIPTION AND PRESENT USE

The subject property is a mid-block rectangular lot with 25 feet of frontage along Steiner Street. The property has an unusually deep lot depth of 137 feet, 6 inches. The lot is occupied by a two-and-a-half story over garage, single-family home that was constructed circa 1905. The existing building depth is approximately 66 feet, where approximately the last 15 feet is limited to a single-story structure. The existing building height measured to the midrise of the attic level's roof pitch is approximately 35 feet, 6 inches. The subject block slopes laterally upward towards the south (Broadway).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located on the east side of Steiner Street, between Broadway to the south and Vallejo Street to the north. The subject block and adjacent blocks are zoned RH-1. The majority of the lots on the subject block have a lot depth of approximately 137.5 feet and varying lot widths ranging from 22 feet, 6 inches to 57 feet, 6 inches. Several properties at the corner of Steiner and Vallejo on the subject block have substandard lot depths. The subject block and the block-face across Steiner Street are characterized by three- and four-story residential buildings. The subject site is located within the Pacific Heights neighborhood and is a block south of the Marina neighborhood.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	September 22, 2014 – October 22, 2014	October 20, 2014	December 18, 2014	59 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	December 8, 2014	December 8, 2014	10 days
Mailed Notice	10 days	December 8, 2014	December 8, 2014	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	X	1	X
Other neighbors on the block or directly across the street	X	3	X
Neighborhood groups	X	X	X

Four letters of opposition were submitted by neighbors including: 2365 Vallejo Street (rear abutting neighbor); 2355 Vallejo Street and 2375 Vallejo Street; and 2756 Steiner Street. Concerns raised in the letters of opposition include potential water damage, depth of the extension, light and air impacts, impacts to existing retaining walls, project will set precedence for future development, design does not respect the topography, and compliance with the Residential Design Guidelines.

One letter of support was submitted by a neighbor in an adjacent block, 2400 Vallejo Street.

DR REQUESTOR

Amir Talebi resides at 2748 Steiner Street, immediately adjacent to the north.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated October 20, 2014 with additional materials submitted on December 9, 2014.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated November 26, 2014 and additional materials dated December 10, 2014.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The project was reviewed by the Residential Design Team (RDT) following the filing of the request for Discretionary Review. The RDT's comments were based on the noticed scope of work and not on the proposed changes to the DR Requestor shown in the attached plans dated December 10, 2014. The subject building steps up with the topography of the street, and the RDT found that the proposal is a reasonable expansion given the depth of the adjacent properties, and that the existing site conditions and the proposed horizontal expansion are not exceptional or extraordinary. Although the DR Requestor's side windows located to the north of the addition may be shaded by the addition, the additional shading is within tolerances for shading within a dense urban environment and therefore is not an exceptional circumstance. Furthermore, the addition acknowledges the neighboring windows with a three-foot side setback at the second floor. The first floor window of the DR Requestor's property already appears to be compromised by conditions on that property as the building's second floor cantilever overhangs the window. Again, the subject proposal proposes a three-foot side setback to provide for additional light and air relief. Due to the depth and massing of the proposed addition, a ground floor side setback or an additional great setback at the second floor is not found to be required. The proposed dormer window is located above the roofline of the adjacent building, and is at an oblique angle to the bathroom window of the DR Requestor's property. Because the dormer does not face directly into the bathroom window, effects to privacy will be minimal and not considered exceptional or extraordinary.

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

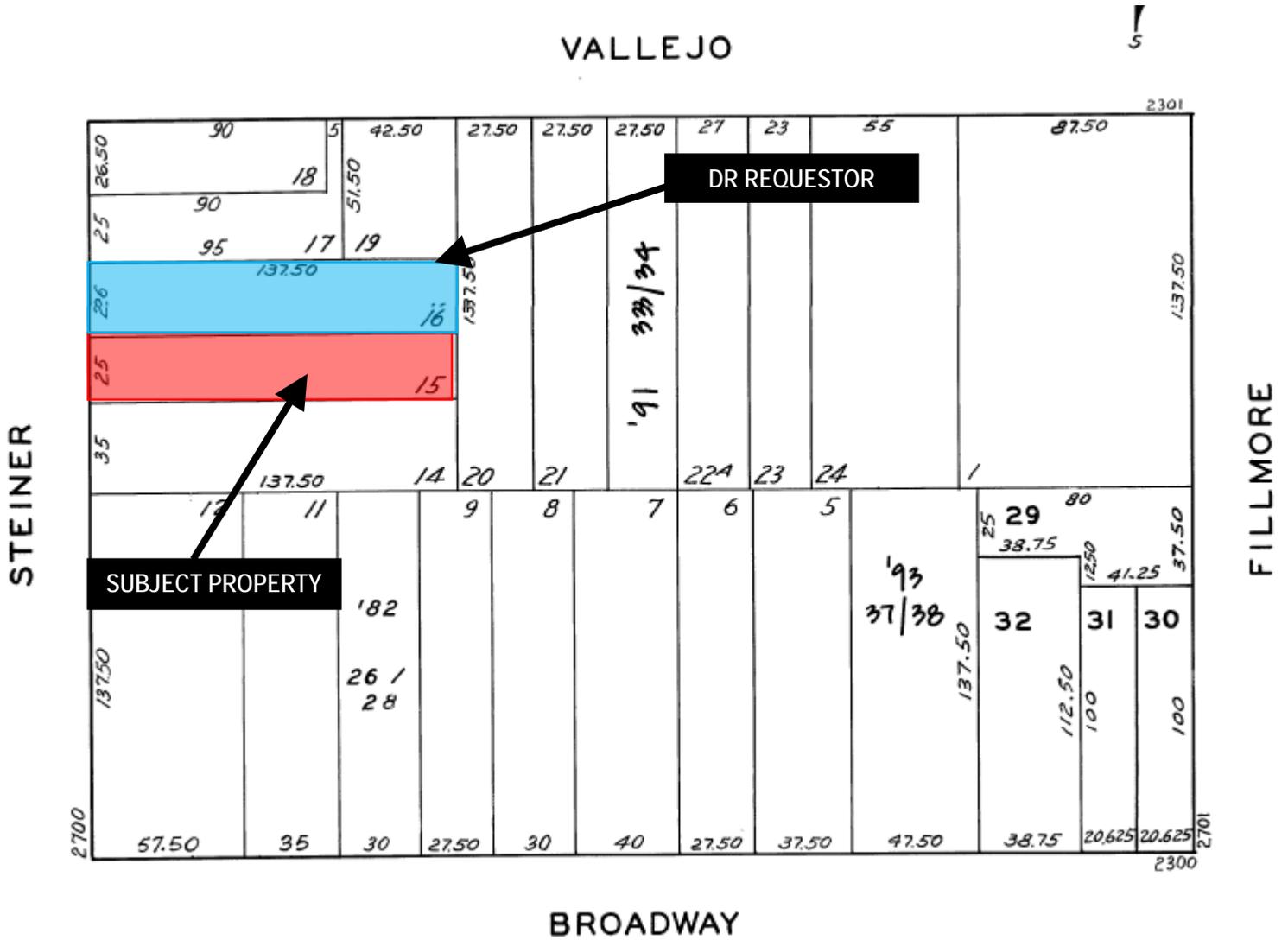
DR Application dated October 2, 2014 and additional material dated December 9, 2014

Response to DR Application dated November 26, 2014 and additional materials dated December 10, 2014

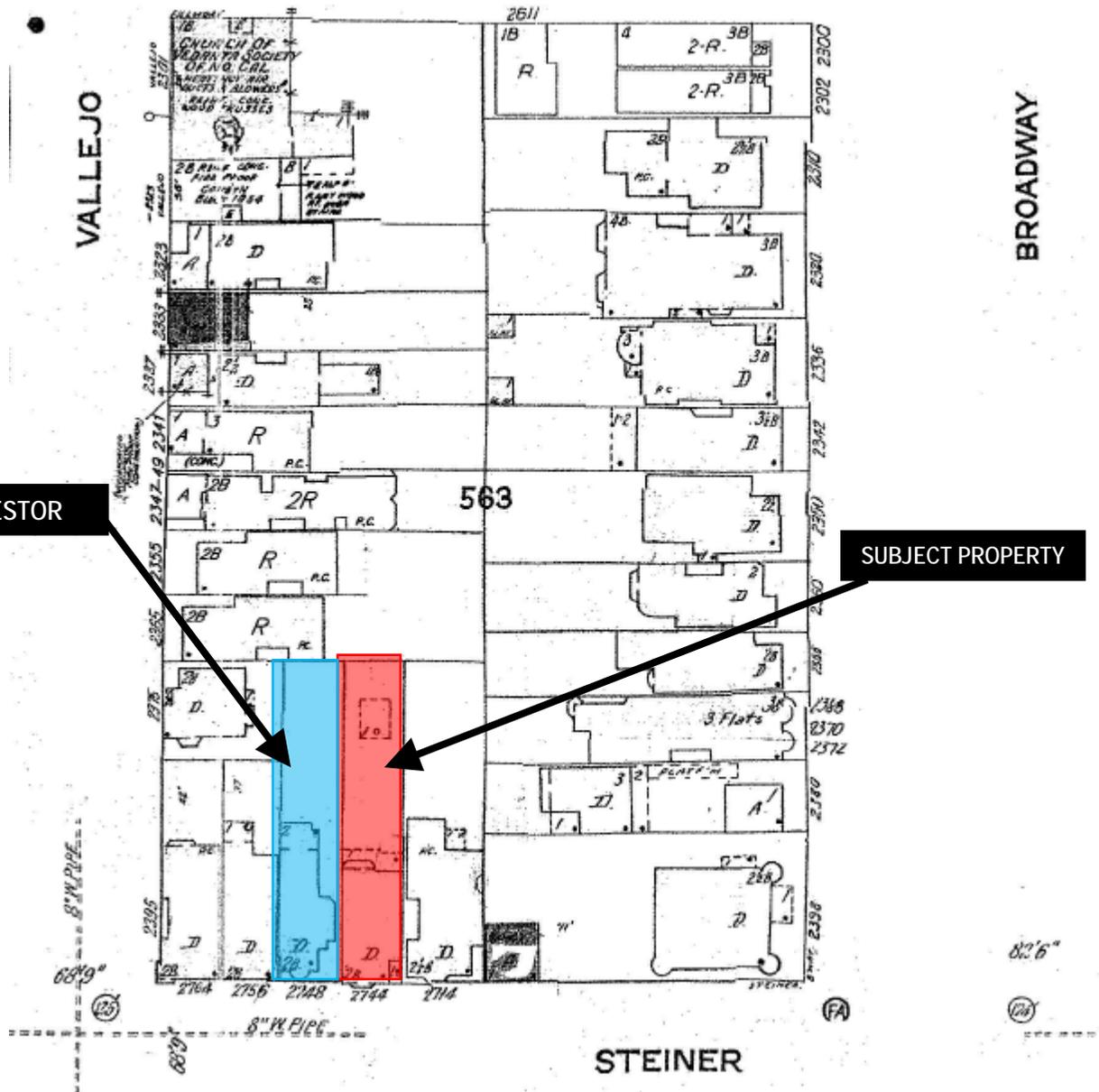
Reduced Plans

SL: G:\DOCUMENTS\DRs\2744 Steiner\2014-000335DRP\2744 Steiner St - DR - Abbreviated Analysis.doc

Parcel Map



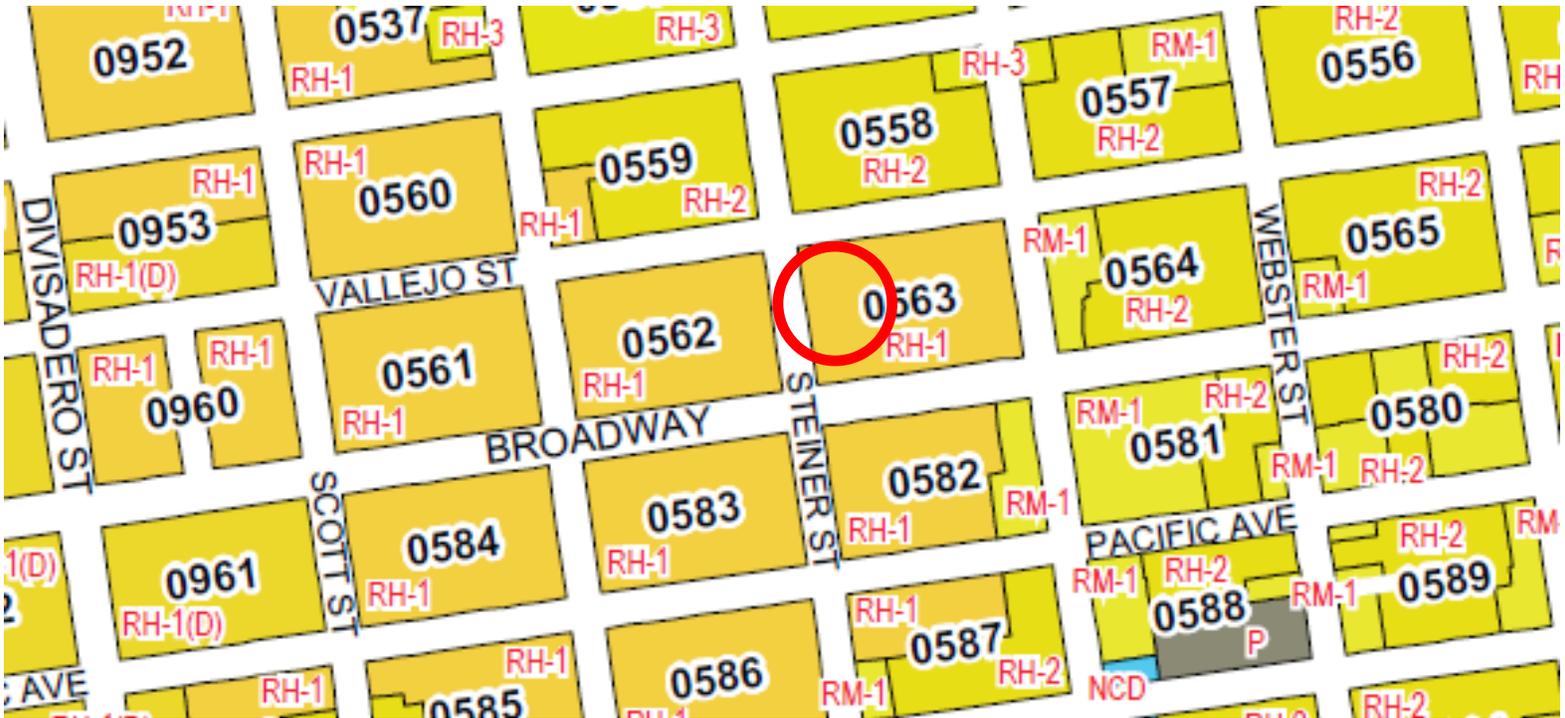
Sanborn Map*



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

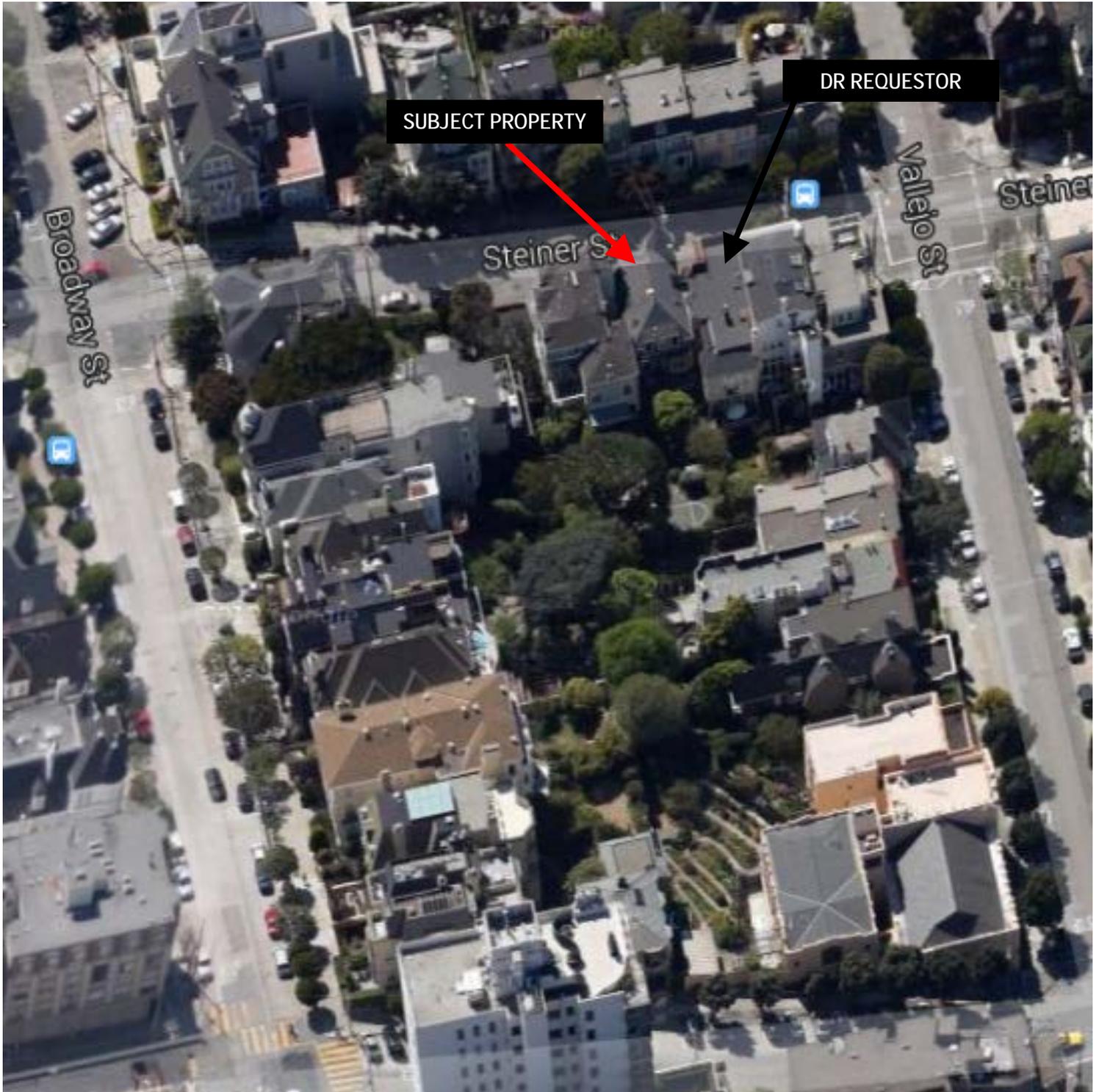


Zoning Map



Discretionary Review
Case Number 2014-000335DRP
Abbreviated DR
2744 Steiner Street

Aerial Photo – View to west



Aerial Photo – View to east



Discretionary Review
Case Number 2014-000335DRP
Abbreviated DR
2744 Steiner Street

Site Photo

DR REQUESTOR

SUBJECT PROPERTY



Discretionary Review
Case Number 2014-000335DRP
Abbreviated DR
2744 Steiner Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **February 14, 2014**, the Applicant named below filed Building Permit Application No. **2014.02.14.8525** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	2744 Steiner Street	Applicant:	Illeana Figueroa-Mills
Cross Street(s):	Vallejo/Broadway	Address:	915 Battery Street
Block/Lot No.:	0563/015	City, State:	San Francisco, CA 94111
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 766-4079

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input checked="" type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	66 feet	76 feet
Rear Yard	71 feet, 6 inches	61 feet, 6 inches
Building Height (mid point of slope)	35 feet, 6 inches	No Change
Number of Stories	3 over garage	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	2 tandem	No Change
PROJECT DESCRIPTION		
<p>The proposal is to construct a three-story horizontal rear expansion, add three new dormers at the roof line, replace the front bay projection, and regularizing the southwest corner of the building at the third floor. The proposed expansion will add approximately 660 square feet of habitable space. The project also includes remodeling of the interior and other exterior modifications including windows and doors. See attached plans.</p>		
<p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

Planner: Sharon Lai
 Telephone: (415) 575-9087
 E-mail: Sharon.w.lai@sfgov.org

Notice Date:
 Expiration Date:

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

CASE NUMBER:
For Staff Use only

RECEIVED

OCT 20 2014

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

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: AMIR A TALEBI		
DR APPLICANT'S ADDRESS: 2748 STEINER STREET	ZIP CODE: 94123	TELEPHONE: (415)515-0562
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: BRYAN & COURTNEY GIRAUDO		
ADDRESS: 2744 STEINER STREET	ZIP CODE: 94123	TELEPHONE: (415)265-1596
CONTACT FOR DR APPLICATION Same as Above <input checked="" type="checkbox"/>		
ADDRESS: 2748 STEINER STREET	ZIP CODE: 94123	TELEPHONE: (415)515-0562
E-MAIL ADDRESS: AMIRTALEBI123@GMAIL.COM		

2. Location and Classification

STREET ADDRESS OF PROJECT: 2744 STEINER STREET		ZIP CODE: 94123
CROSS STREETS: VALLEJO & BROADWAY		
ASSESSORS BLOCK/LOT: 563/015	LOT DIMENSIONS: 25x137.5	LOT AREA (SQ FT): 3436 SF
ZONING DISTRICT: RH-1	HEIGHT/BULK DISTRICT: 40-X	

3. Project Description

Please check all that apply
 Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: SINGLE FAMILY HOUSE

Proposed Use: SINGLE FAMILY HOUSE

Building Permit Application No. 201402148525 Date Filed: 2/14/2014

P 1/347

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.

PLEASE SEE ATTACHED

Discretionary Review Request

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

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

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

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: AA Talebi

Date: 10/20/14

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

AMIRA TALEBI - OWNER
Owner / Authorized Agent (circle one)

2744 Steiner Street:

Permit Application: 201402148525

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.

My representatives and I have written and met with the property owners on a number of occasions. After our many discussion regarding the loss of light, they went ahead and provided us with a revision to their original plan. The revision had a six feet set back on the first floor extension from the property line but it was worse than the original proposal. They told us that the revision, is the final plan and was approved by the planning department. We are quite surprised to see that the 311 notice sent to us by the planning department is the original plan and NOT the revised plan.

Discretionary Review Request

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

(a)The subject property is located to my immediate south and laterally 6.5 feet higher than mine. (There is a 6.5 feet retaining wall to support the elevation). Therefore it casts shadows on and blocks light from my property in all but summer months. With the proposed extension, additional light will be blocked from my kitchen windows (first floor) and from my daughter's bedroom on the second floor. Most importantly, it fails to respect the basic requirement of matching side setbacks. Additionally, it impacts our privacy by adding dormer facing north, that looks into our bathroom windows.

(b) The topographic relationship between my home and the subject property described above results in exaggerated impact that would not be present on a flat lot -- each of their floors is several feet higher than mine and therefore blocks more light.

(c) **DESIGN PRINCIPLE:** Place the building on its site so it responds to the topography of the site, its position on the block, and to the placement of surrounding buildings.

2744 Steiner Street:

Permit Application: 201402148525

Guideline: Respect the topography of the site and the surrounding area.

On lots that laterally step down a hill, additions should be placed adjacent to the uphill side to minimize impact on the downhill property. The first floor of the two floor rear addition for the proposed project is placed on the downhill side leaving an open (but covered) terrace on the uphill side. Consequently, the building mass is on the down-hill side, right on the property line, which maximizes impact of the loss of light on my down-hill side property. Additionally, this impact is magnified by the fact that the proposed two-story addition extends approximately 14 feet into the rear yard farther than my rear building wall. This extension will block light and morning sun -- the only sun that the south side of my home receives. See EXHIBIT 1: EXISTING STUDY and SHADOW WITH PROJECT and EXHIBIT 2: VIEW FROM BACKYARD, that shows lateral height difference between my property and the subject property.

Guideline: Respect the existing pattern of side spacing.

As shown in EXHIBIT 1, my home is set back from the property line shared with the subject property for the full length of our home. At the rear, where the proposed addition will be placed (right up to the property line), the south edge of my deck and kitchen wall is set back just shy of three feet (2 feet 10.5 inches). The first floor of the proposed rear extension is built right to the property line and does not match my ground floor side setback. Because of both the lateral drop in height to my property and the angle of the morning sun, even a one-story addition on the property line impacts light and sun disproportionately. Although one could make the argument that a 10-foot fence erected from the higher grade of my neighbors' lot would cast the same shadow as the one-story portion of his addition, the only reason anyone in his location (2744 Steiner) would have to erect such a fence is spite. Such a tall fence would block the sun going into (2744 Steiner) yard in early morning, so the likelihood of his ever building such a fence is small and would bring more harm to his own property than to mine. Additionally, fences come and go with ownership change. Building mass remains.

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

For over a century a consistent line formed by the rearmost walls of every building on this block of Steiner defined the west boundary of the block's mid-block open space. See EXHIBIT 3:

2744 Steiner Street:

Permit Application: 201402148525

Sanborn Map. The proposed first floor rear addition will break this line and therefore impact the contiguous nature of the mid-block open space.

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

The proposed rear building walls exceed the depth of my rear first floor building wall substantially and exceeds the depth of my second floor wall to a lesser but noticeable extent. Both result in blocking mid and late morning sun to my south side windows. Looking at the existing site plan relative to my home, you can see the existing angled nature of the rear of the subject property. The subject property was constructed in 1905. My property was designed in 1912, in a way to that benefits both properties: the subject property receives early morning light by virtue of my side setback and my property benefits from receiving mid- to late-morning sun from their angled back wall. The proposal ignores this thoughtful and mutually beneficial design, offering up only a second floor side setback instead of side setbacks on both floors and rear building walls that go further out than mine. Additionally, a new third floor dormer is proposed that will look directly into my bathrooms. See EXHIBIT 4: Dormer.

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.

There are a number of options the project sponsors could employ to add to the rear of his home without substantially impacting my home. When there are many alternatives, any impact that could be avoided so easily while still meeting the fundamental goal of expansion would be considered unreasonable. The project sponsor could add to the rear while not surpassing the existing boundary of mid-block open space and without surpassing my rear first and second story wall. He could actually have more interior space by placing first floor addition against the uphill property line without impact to that property. He could propose translucent dormer windows that would not destroy the privacy required of an adjacent existing bathroom.

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

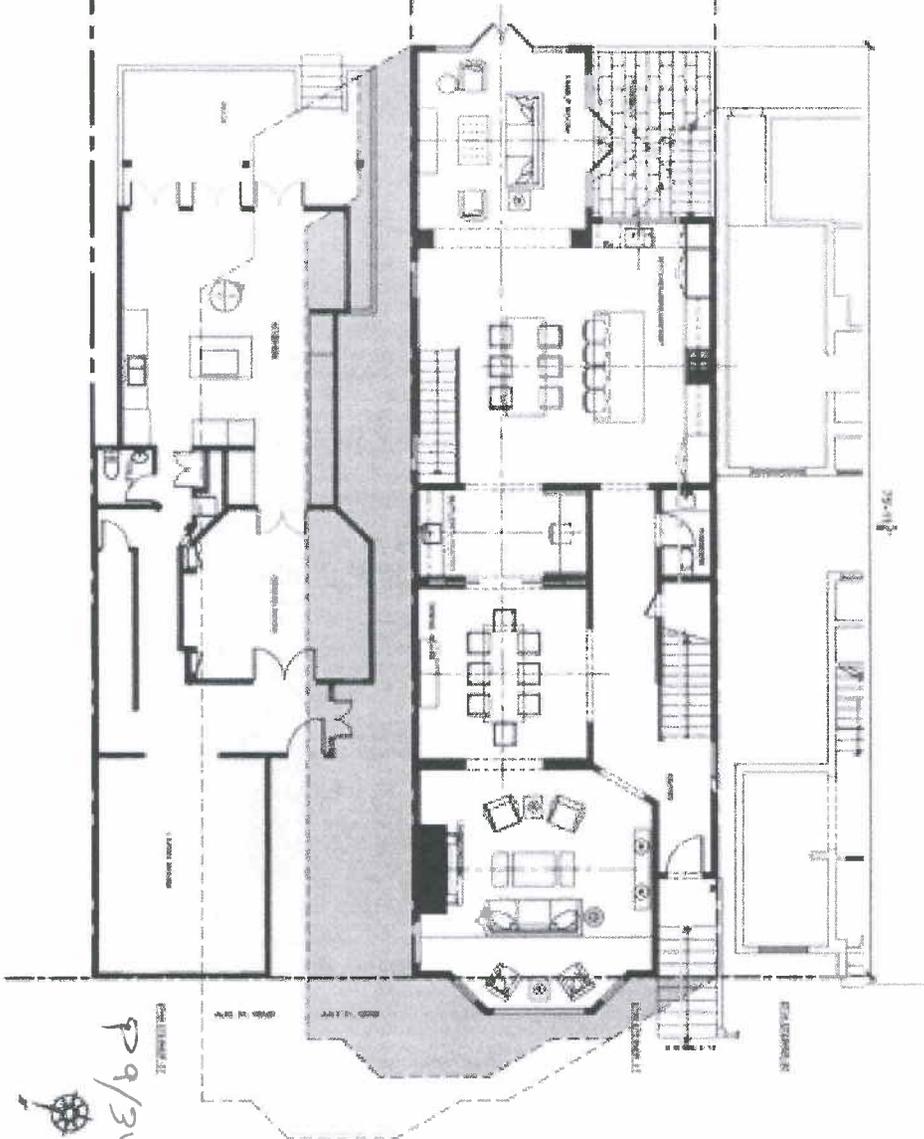
a) Among many possible alternatives is to expand on the first and second floors with rear building walls that match mine.

2744 Steiner Street:

Permit Application: 201402148525

- b) Place the first floor addition against the uphill property line without impact to that property.
- c) Include a first floor side setback that matches mine.
- d) Design the dormer windows so that their sill is above 6.5 feet from the finished floor and/or specify translucent glass.

EXHIBIT 1 Shadow Impacts



HULBURD DESIGN

Drawing Title
1ST FLOOR PLAN PROPOSED (SUTHO)

Project Name
2744 STEINER ST

Scale
1/8"=1'-0"

Drawn By
BR

Revision Date

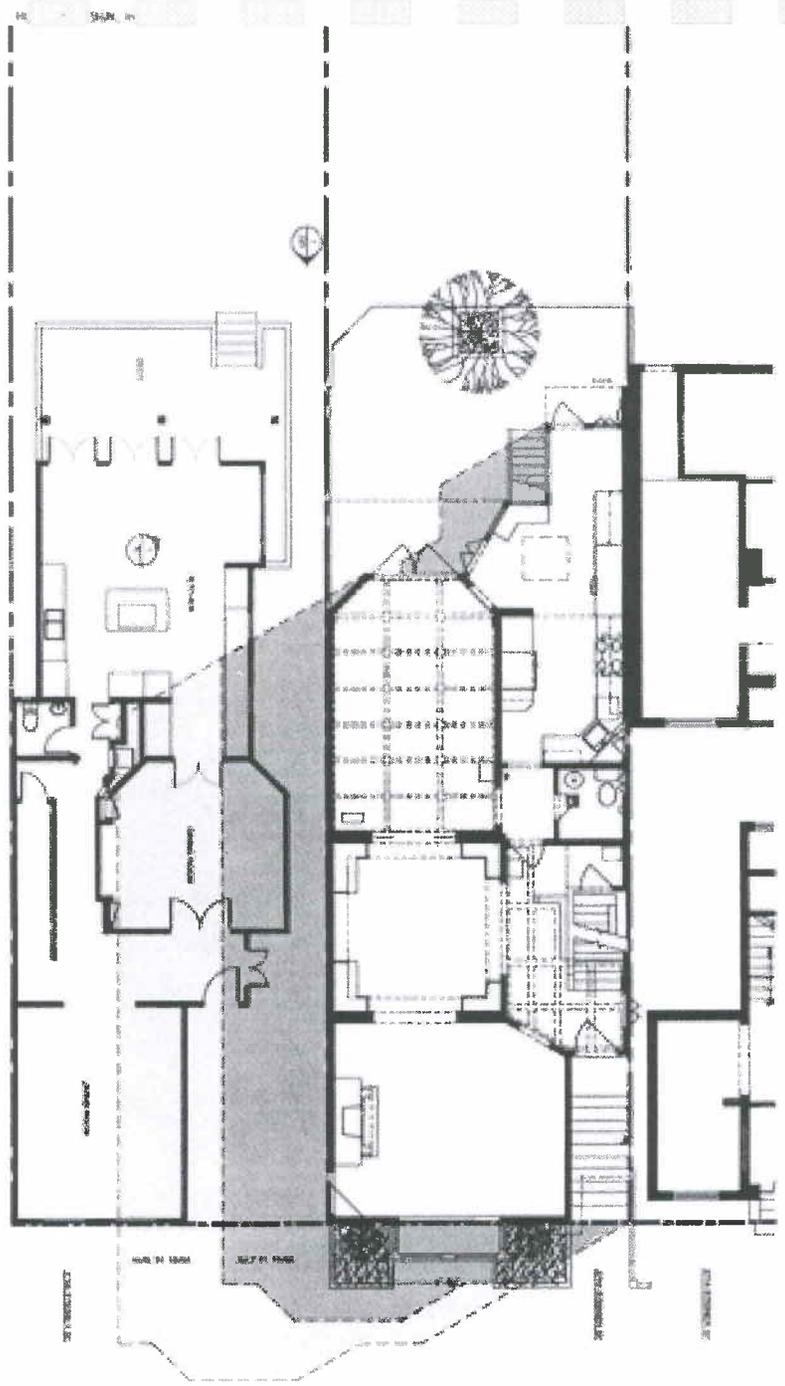
BR

Project No
1345
 Issue Date
04/14/14

Sheet No

A1

310 S. Harbor Blvd., Suite 100, Newport Beach, CA 92660
 Phone: 949.440.1111 Fax: 949.440.1112



HULBURD DESIGN

Drawing Title
1ST FLOOR PLAN EXISTING

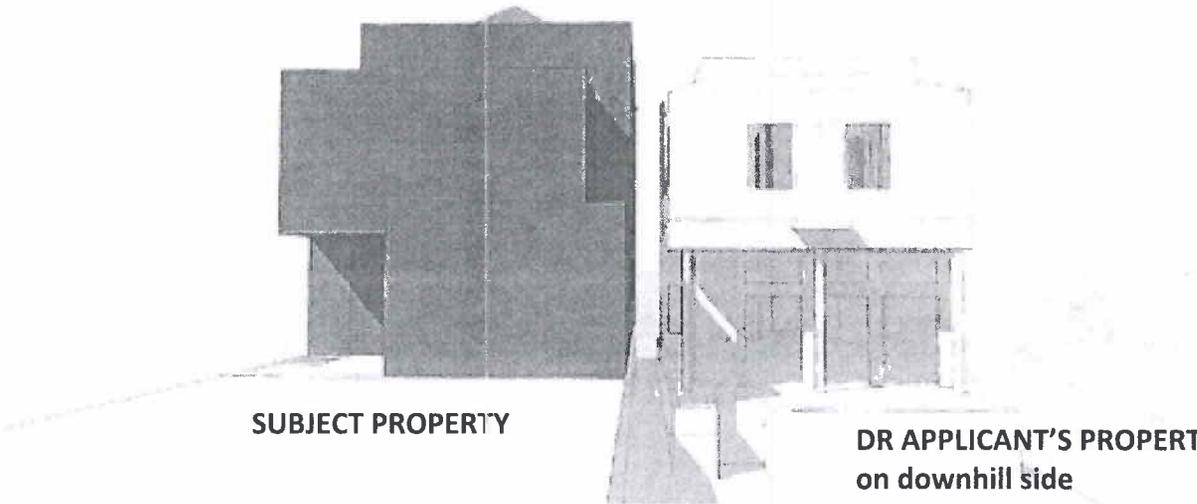
Project Name
2744 STEINER ST

Project No
1345

01

1

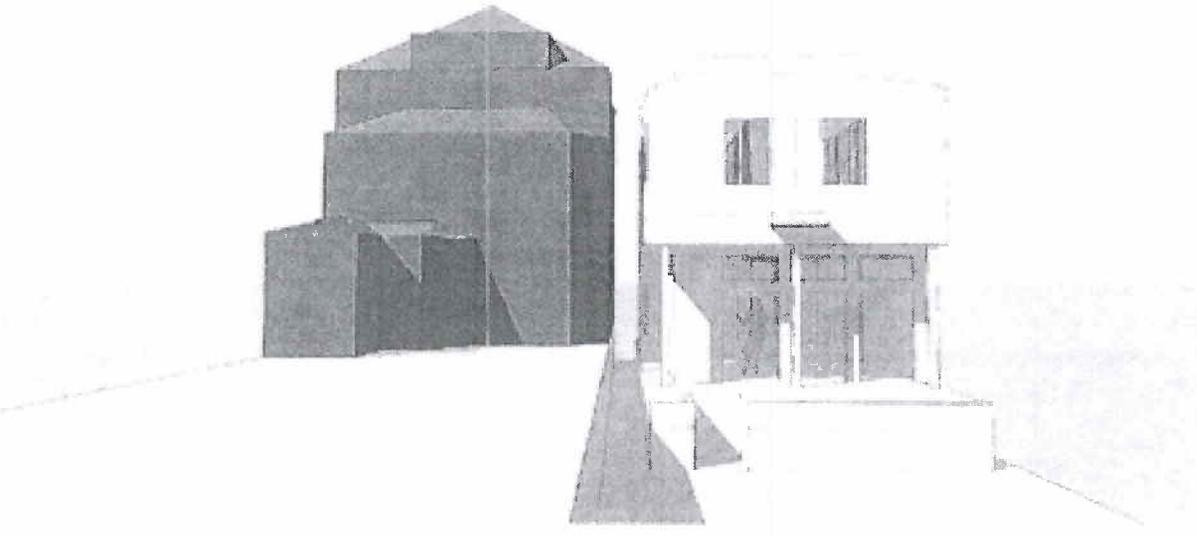
2744 Steiner Street:
Permit Application: 201402148525



SUBJECT PROPERTY

DR APPLICANT'S PROPERTY
on downhill side

2 VIEW FROM BACKYARD (SUTRO PROPOSED)



1 VIEW FROM BACKYARD (EXISTING)

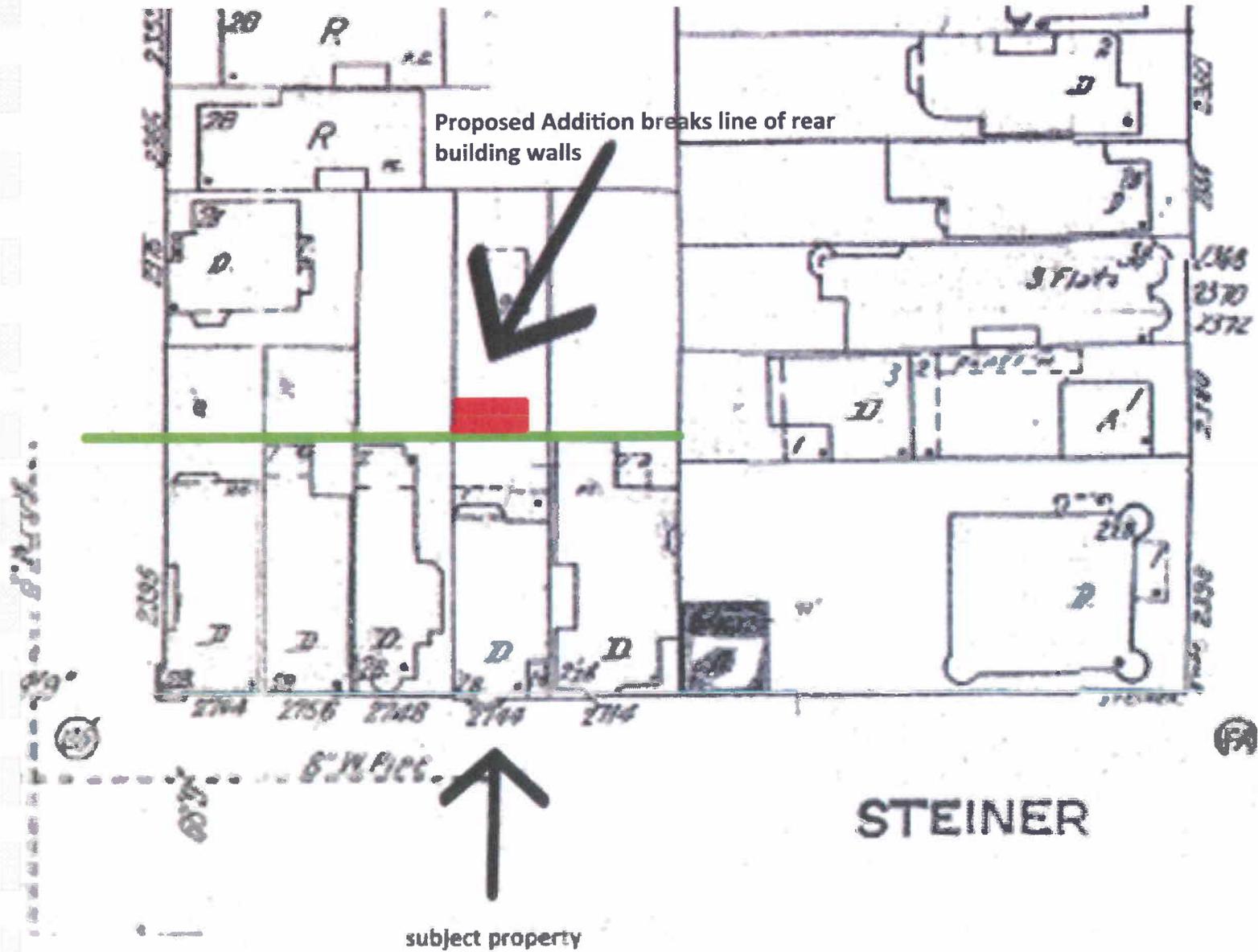
Project No: 1345
Issue Code: 04/14/14
Revision No: BR
Revision Date:
Drawing Title: VIEWS FROM BACKYARD
Project Name: 2744 STEINER ST
Scale: 1/8" = 1'-0"

EXHIBIT 2: VIEW FROM BACK YARD (showing lateral height difference)

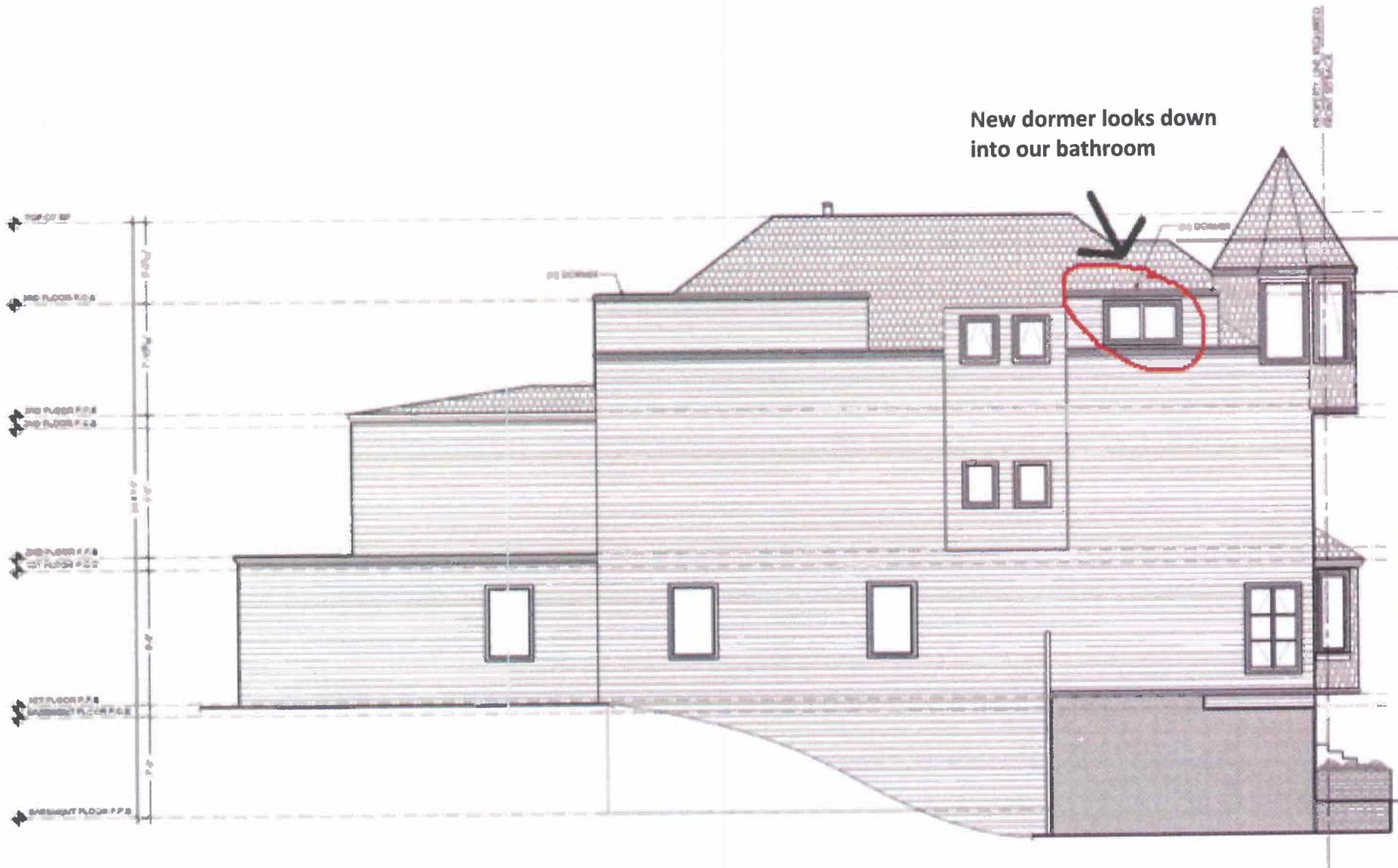
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2744 Steiner Street:
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EXHIBIT 3: Consistent Rearyard line



2744 Steiner Street:
Permit Application: 201402148525



**New dormer looks down
into our bathroom**

EXHIBIT 4: New Dormer creates Unnecessary Privacy Conflict

A photograph of an interior space, likely a hallway or entryway. The walls are a light, neutral color. In the center, there is a doorway with an ornate, arched decorative frame. Above the doorway is a long, narrow transom window. The window looks out onto a bright, green outdoor area with trees. To the right of the doorway, the ceiling is visible, showing several recessed circular lights. The overall lighting is somewhat dim, suggesting an indoor setting.

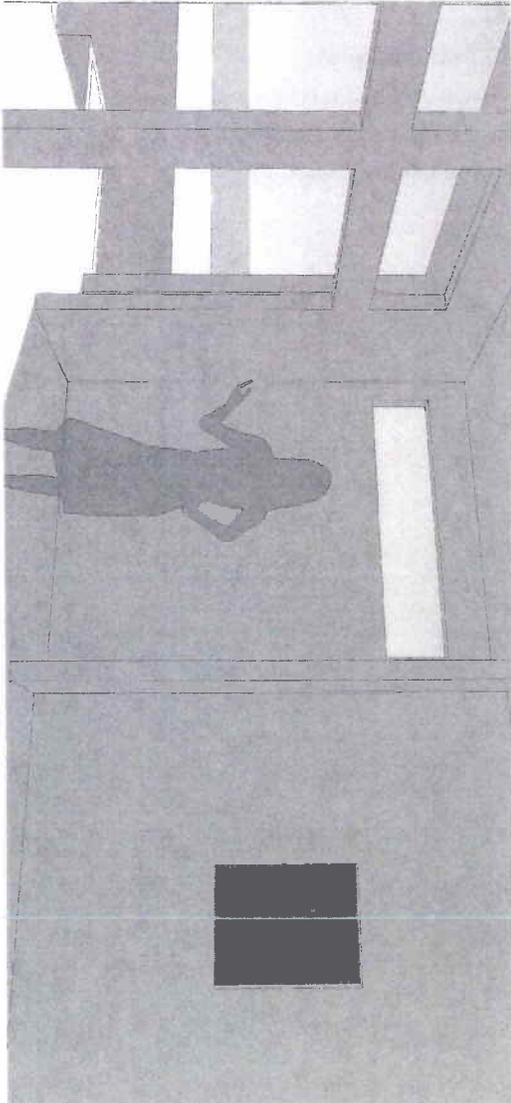
2744 Steiner Street:
Permit Application: 201402148525

P 13/34

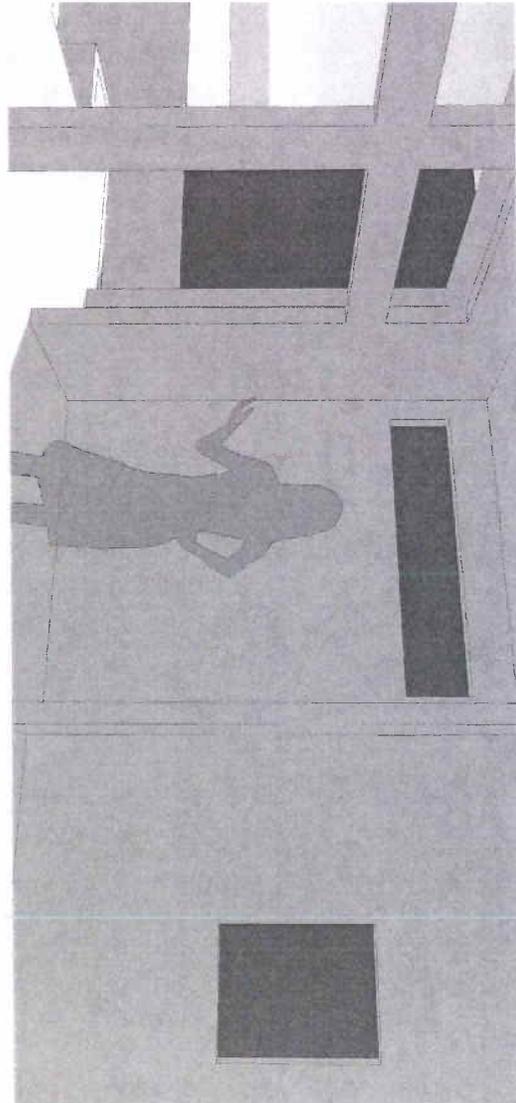
This is the picture of kitchen & family room window of 2748 Steiner Street. This window is facing 2744 Steiner Street. Southern light onto the 2748 kitchen, primarily comes through this window. Based on the proposed extension of the first floor on the down-hill side of the project sponsor, this window and the mid-morning sun will be blocked.

2744 Steiner Street: Permit Application: 201402148525

1
VIEW FROM KITCHEN (EXISTING)



2
VIEW FROM KITCHEN (SUTRO PROPOSED)



HULBURD DESIGN

375 ALABAMA ST. SAN FRANCISCO CA 94110
T 415.440.0801 F 415.440.0805 HULBURDDESIGN.COM

Drawing Title:
VIEWS FROM KITCHEN

Project Name:
2748 STEINER ST

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

Drawn By:
BR

Revision Date

Dwg. No.

K1

P 15/34

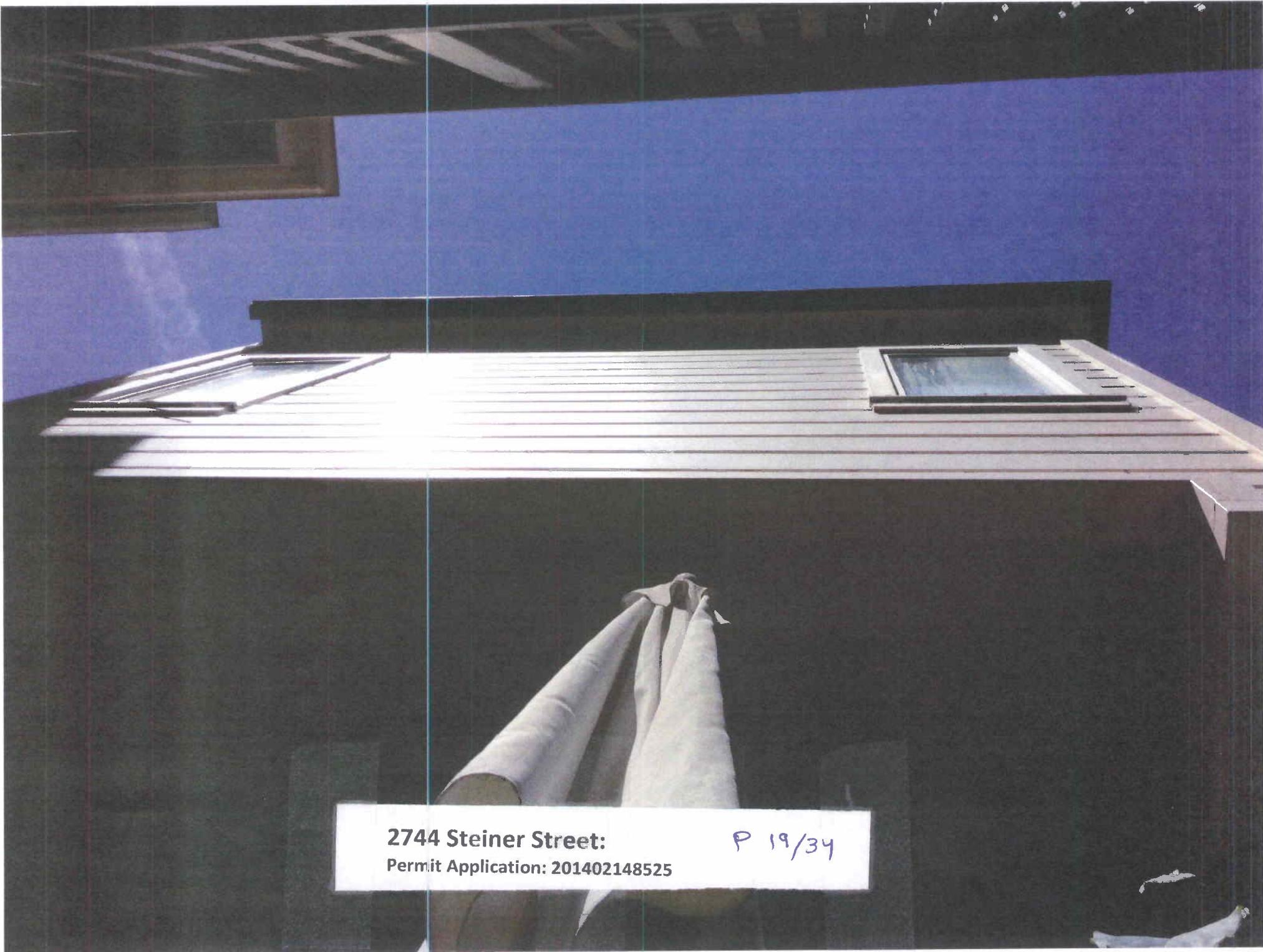
Project No.
1345
Issue Date
04/14/14

This is a shadow study of 2748 Steiner St. kitchen & family room. This study is based on the proposed extension of 2744 Steiner's first floor on the downhill side and on the property line.



2744 Steiner Street: P 17/34
Permit Application: 201402148525

This is the picture of the master bedroom at 2748 Steiner St. The two windows depicted in this picture are facing south. The proposed second floor extension of 2744 Steiner will totally block the sun light through these windows and the room will lose the mid-morning sun light.



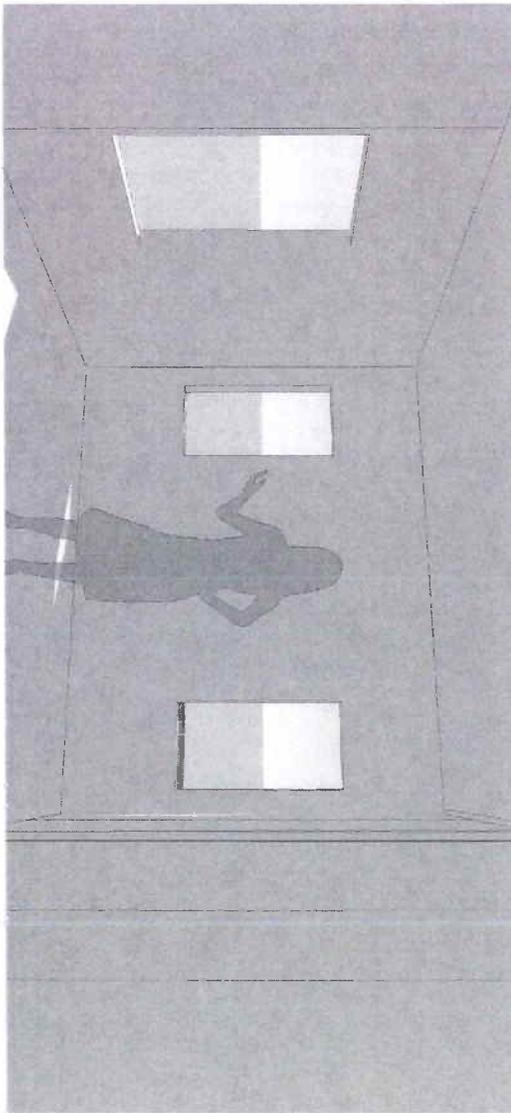
2744 Steiner Street:
Permit Application: 201402148525

P 19/34

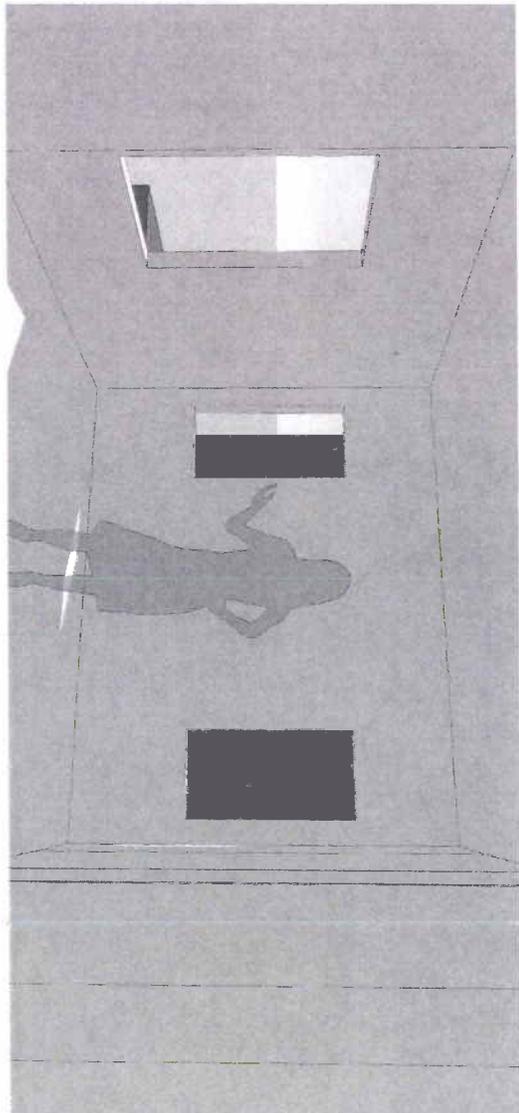
This picture was taken from the set back of 2748 Steiner Street. These two windows belong to the master bedroom of 2748 Steiner the northerly neighbor of 2744 Steiner (project sponsor). The proposed second floor extension of 2744 Steiner will totally block the mid-morning sun light onto the master bedroom of 2748 Steiner.

2744 Steiner Street:
Permit Application: 201402148525

1 VIEW FROM MASTER BEDROOM (EXISTING)



2 VIEW FROM MASTER BEDROOM (SUTRO PROPOSED)



HULBURD DESIGN

375 ALABAMA ST. SAN FRANCISCO, CA 94110
T 415.440.0801 F 415.440.0805 HULBURDDESIGN.COM

Drawing Title:
VIEWS FROM MASTER BEDROOM

Project Name
2748 STEINER ST

Scale
1/8"=1'-0"

Drawn By
BR

Revision Date

Project No.
1345
Issue Date
04/14/14

Dwg. No.

MB1

P 21/34

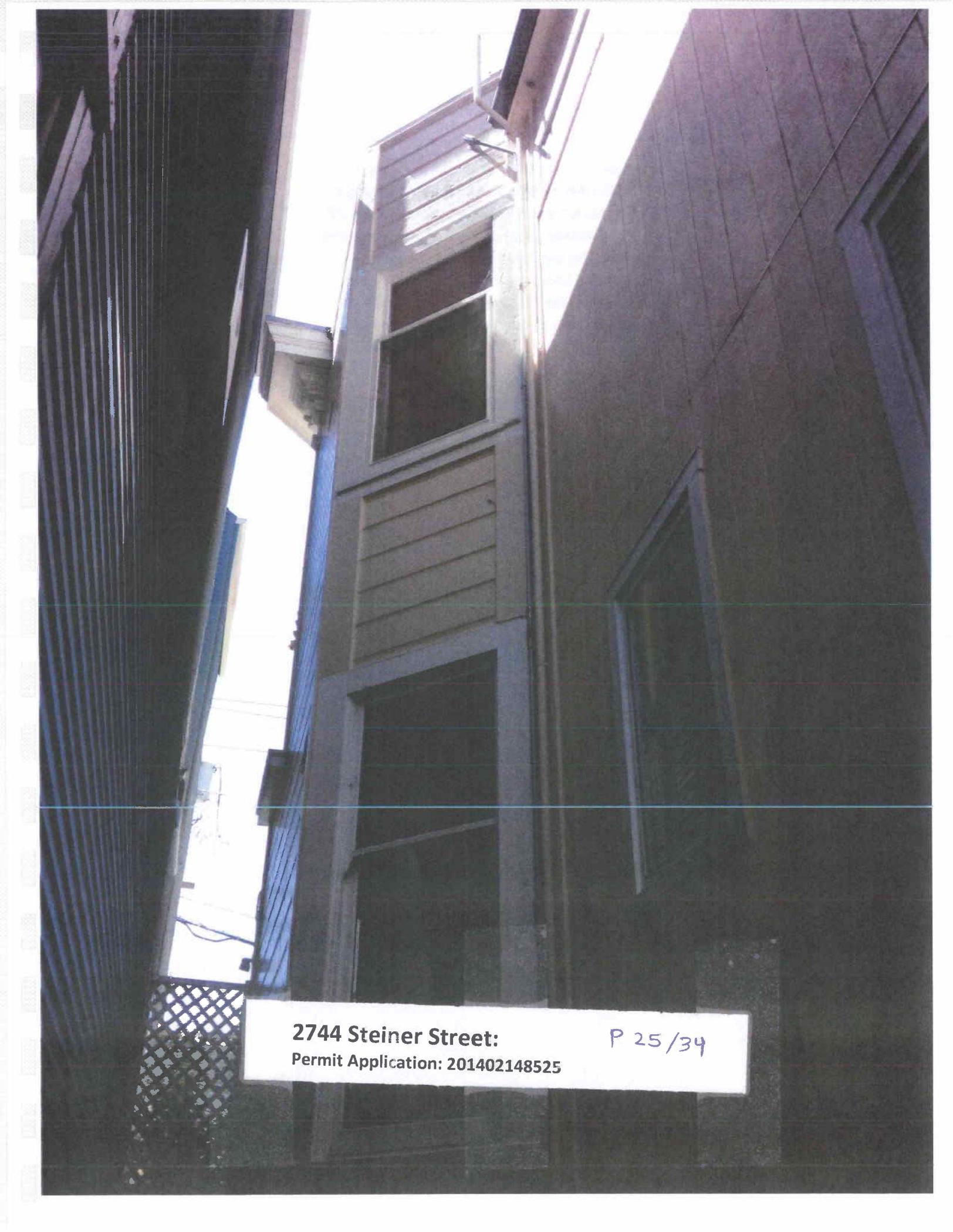
This is the shadow study of 2748 Steiner's master bedroom on the second floor. This study is based on the proposed extension of 2744 Steiner's second floor and the first floor extension on the downhill side of 2744 Steiner.



2744 Steiner Street: P23/34

Permit Application: 201402148525

This picture was taken from the second floor bedroom of 2748 Steiner Street. The window of this bedroom is angled east & slightly toward south. Sun light emanating into this room will be blocked by the extension of the second floor of 2744 Steiner Street.



2744 Steiner Street:
Permit Application: 201402148525

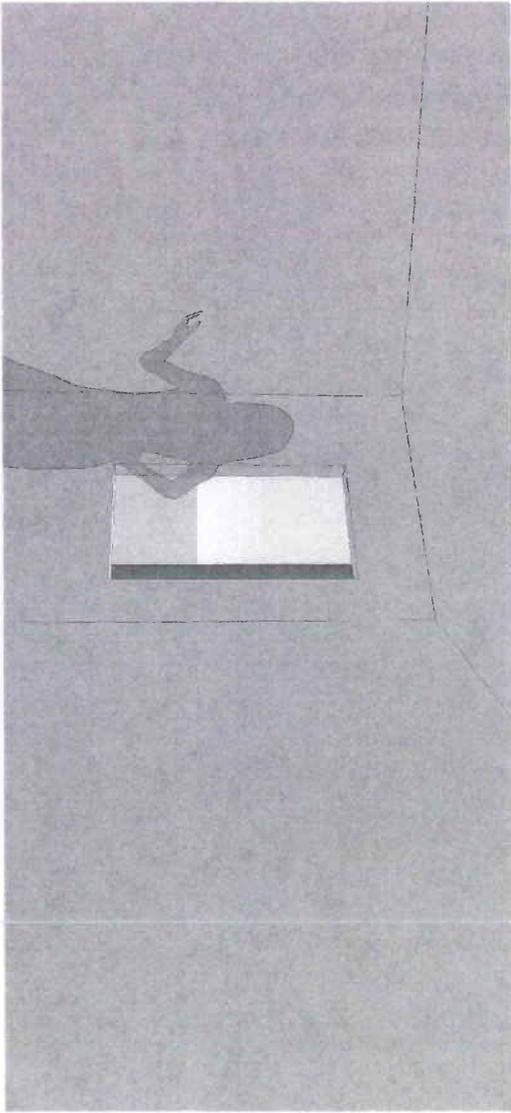
P 25/34

This picture was taken from the set back of 2748 Steiner Street. The building to the right is 2748 Steiner Street and the building to the left is 2744 Steiner (project sponsor). This picture displays the early-mid morning sun into our daughter's bedroom. The proposed second floor extension will drastically reduce the sun light coming into our daughter's bedroom.

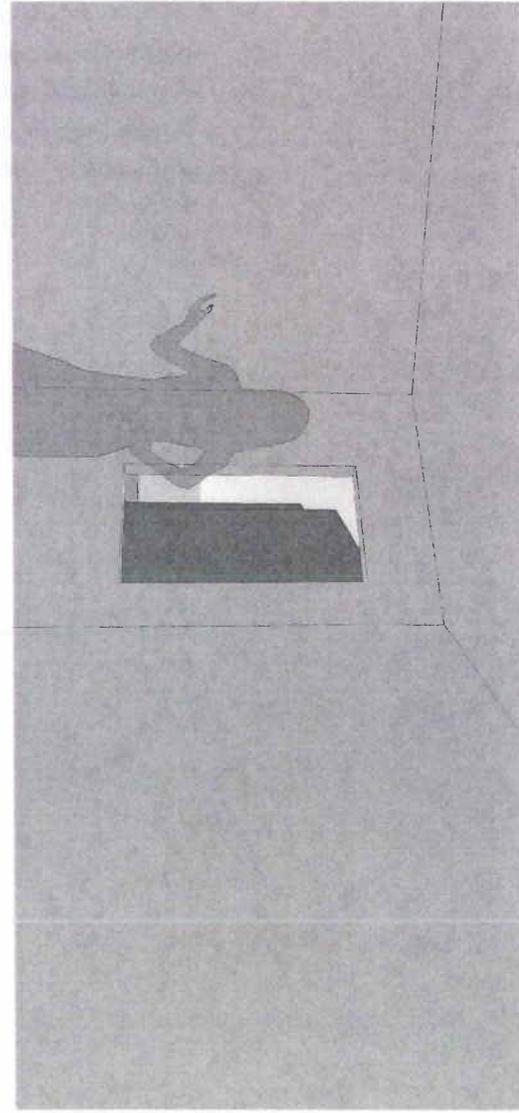
2744 Steiner Street:

Permit Application: 201402148525

1 VIEW FROM BEDROOM #1 (EXISTING)



2 VIEW FROM BEDROOM #1 (SUTRO PROPOSED)



P 27/34

HULBURD DESIGN

375 ALABAMA ST. SAN FRANCISCO, CA 94110
T 415.440.0801 F 415.440.0805 HULBURDDESIGN.COM

Drawing Title:
VIEWS FROM BEDROOM #1

Project Name
2748 STEINER ST

Scale
1/8"=1'-0"

Drawn By
BR

Revision Date

Project No.
1345
Issue Date
04/14/14

Dwg. No.

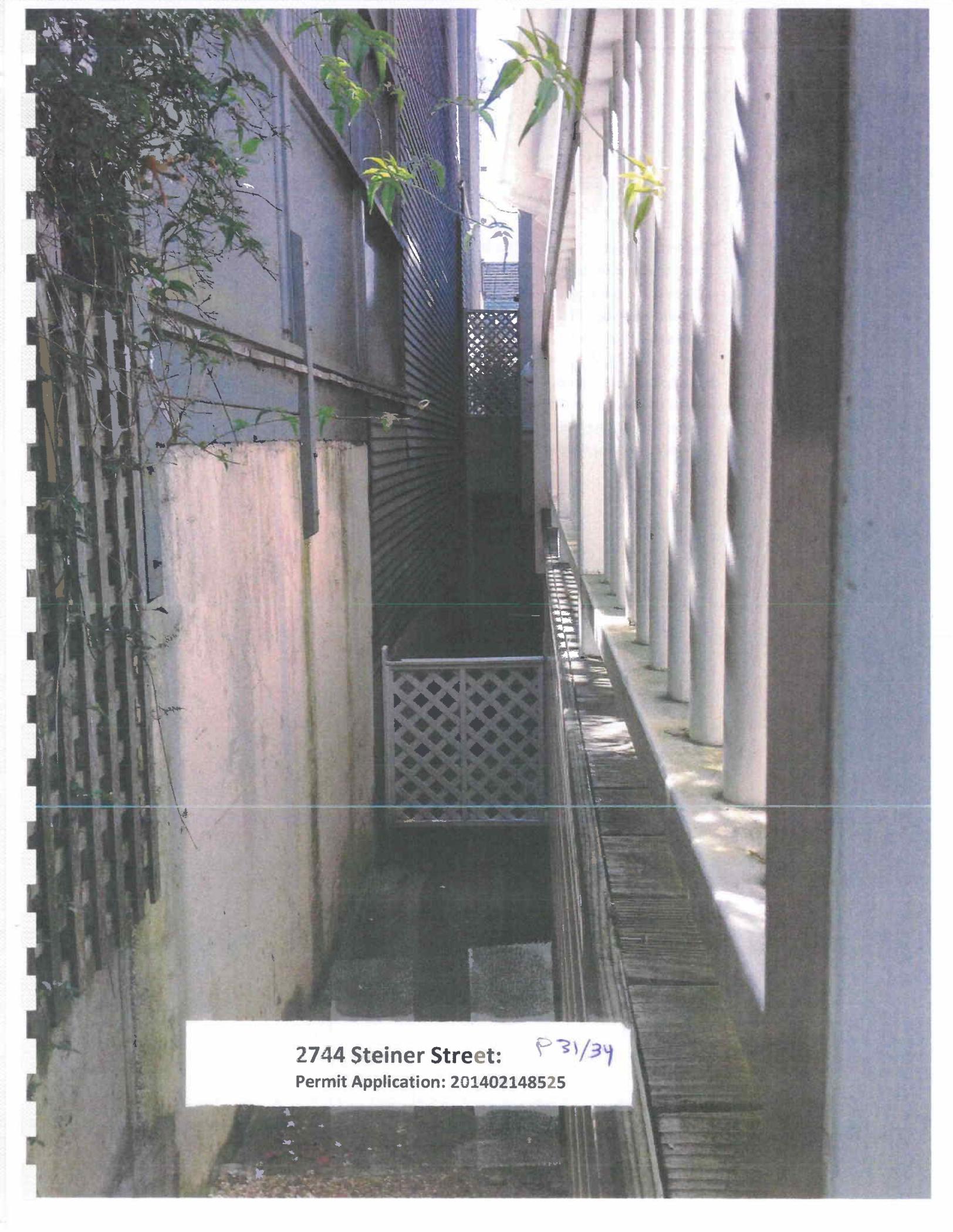
B1

This is the shadow study of 2748 Steiner second bedroom on second floor. Bedroom window is angled east & slightly toward south. The proposed extension of 2744 Steiner's second floor will significantly impact morning light into our daughter's bedroom.



2744 Steiner Street:
Permit Application: 201402148525 P 29/34

This picture was taken from the dining room window on the first floor of 2748 Steiner Street. This window is angled east & slightly toward south. The proposed extension of first floor of 2744 Steiner on the downhill side of the property line as well as the extension of second floor will have a major impact on the sun light coming through the dining room window of 2748 Steiner Street.



2744 Steiner Street: P 31/34
Permit Application: 201402148525

This picture was taken from the set back of 2748 Steiner Street. The right side of this picture is the deck of 2748 Steiner Street, northern neighbor of 2744 Steiner Street which is the project sponsor. The proposed first floor extension of 2744 will block the sun light onto the deck and kitchen of 2748 Steiner. The left side of the picture is the retaining wall of 2744 Steiner, displaying the elevation difference between the two properties.



2744 Steiner Street: P 33/34
Permit Application: 201402148525

This picture was taken from the second floor master bathroom window of 2748 Steiner Street. This window is facing 2744 Steiner Street. The project sponsor is proposing a large dormer facing the bathroom window of 2748 Steiner Street, which will have a huge impact on our privacy.

Amir & Kathy Talebi
2748 Steiner Street
San Francisco, CA 94123

February 18, 2014

Bryan & Courtney Giraudo
2744 Steiner Street
San Francisco, CA 94123

Dear Bryan and Courtney:

Thank you for sharing with us the planned remodel and expansion of your house into your backyard. It looks like you are going to be taking on a very large project, which we do have a few concerns about. We are hopeful that we can work together in order to find a good compromise that will work with your family's needs, as well as ours and our other neighbors.

We have lived in our house for twenty years and have enjoyed the openness, light and the beauty of our backyard as well as our neighbors'. Presently, the three adjacent backyards (2748, 2744, 2714) are like a big garden adding a lot of beauty to all three homes.

Your planned horizontal expansion into your backyard is quite extensive and our concern is that we will lose a significant amount of southern sunlight, making our house quite dark. In addition, we will lose views of the green space that we currently look at and enjoy. We are also discouraged to see that you will be cutting down your beautiful old tree in order to accommodate your proposed expansion.

Upon review of the drawings provided by your Architects, we have noticed that the plans do not accurately reflect our first floor footprint. As you can see on the plans that we have included with this letter, our kitchen wall is significantly further back than what is shown on your drawings for the proposed Family Room addition. It appears as though your Architects have taken the outline of our second floor and brought it straight down to our first floor.

With regards to your new Master Bedroom, we understand your desire to move your bedroom from the street side to the back side so that you can avoid the street noise. This planned expansion of your second floor will cut off the sun light coming in through our southern windows into our master bedroom, master bathroom as well as our daughter's room. Also, the planned expansion of your first floor will impact our southern light into our deck and kitchen where we spend the majority of our time while we are at home.

Since we moved in to our house twenty years ago we have never had any problems with any of our neighbors' expansions, remodelings, etc. We have always respected their rights and happiness and at the same time they have respected ours. Your proposed expansion (horizontal & vertical) will significantly impact the value of our house due to loss of sunlight.

2744 Steiner Street
Permit Application: 201402148525

P. 40/55

We respectfully request that you and your Architects revisit your design in order to retain our sunlight and views. We understand that based on San Francisco law we can all expand into our lots as long as twenty five percent of the lot is reserved for the backyard. However, if we all do that we will create a dense housing environment that none of us would want.

We have enjoyed having you and your lovely children as our neighbors and we hope that you enjoy your home for many years to come. We are certain that you would not be happy with an expansion plan that impacts our happiness and the quality of our lives to such great extent.

Thank you for your time and consideration.

Sincerely yours,

Amir & Kathy Talebi

Cc: Sutro Architects
Hulburd Design

Wed, May 7, 4:04 PM

Hello Bryan/Courtney;
I hope all is well with you and family. In our second meeting that took place in our house you indicated that you will be going to the drawing board and make some changes to the extension plans for your house. Since I have not heard anything back, I thought I should check back with you and get an update. Thanks

Amir

Text message from DR
Requestor to Sponsor

Verizon 4:06 AM 89%

Hi Amir. We are still working on various options as we were gone for 2 weeks in April. These things take time. We do understand that your Designer sent an email to our Planner and our Architect team and our Planner have already spoken about your Shadow studies today.

I just want to reiterate that the only way to move the proposed extension area to the South side would be to move our Tradesmen entrance to your side (North side) thus inflicting a great amount of \$\$ to rebuild the Foundation on that side as we did already on the South side when we did our Seismic upgrade in Spring 2011.

We should hopefully have something to show to you in the next few weeks.

iMessage Set

EXHIBIT 24

Text message from Sponsor to
DR Requestor

P. 42/55

iMessage

EXHIBIT 25

Set

Hi Courtney
 I thought the foundation work that was done was for the existing structure. The new addition, needs it's own foundation. So I am confused, how the old foundation work for the existing structure has anything to do with the new addition.

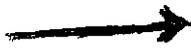
I replaced the foundation for the perimeter of my house (the whole foundation) and it was not that expensive. How much is the cost of the additional foundation on the north side? It cannot be more than a fraction of the total cost.



Text message from DR Requestor to Sponsor

EXHIBIT 26

Text message from Sponsor to DR Requestor



30-40,000 dollars more at least so not an option. As I have said before, we are working on some tweaks with our team to address some of your issues but cannot modify the whole plan. We have a large family & simply need better , livable space.

We haven't shown you anything yet because we haven't seen anything worth showing you.

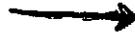
EXHIBIT 27

2744 Steiner Street

Permit Application: 201402148525

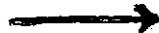
Messages Courtney Conta

Text message from DR Requestor to Sponsor



There has been very little communication from your end. In the last meeting in our house we talked about limiting your extension so that all the three houses are line up. Are you doing that?

Text message from Sponsor to DR Requestor



I think it best to hold off on any further discussions until we have something to show you guys with our team. As soon as we have that, I will let you know. Have a good weekend.

iMessage Sent

EXHIBIT 28

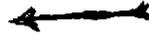
EXHIBIT 29

2744 Steiner Street:
Permit Application: 201402148525

Messages Courtney (

Mon, May 19, 12:58 PM

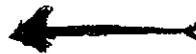
Hi Amir. We have a revision to the 1st floor to show you. We can meet tomorrow from 3-3:30 or Thursday from 4-4:30 at our house. Please let me know what works better. Thank you.



Text message from Sponsor to DR Requestor

Messages Courtney Conta

Hi Courtney;
Thanks for your text message. Unfortunately we are not available to meet with you either tomorrow or Thursday. However, we can meet with you next Friday May 30th btw 3:00-5:00 PM. In the meantime, I appreciate if could ask your architect to send me an electronic copy of the revised plans so that we can review them. This way we can have a more productive meeting when we meet with you on Friday May 30th. Pls ask your architect e-mail the plans to me at AmirTalebi123@gmail.com.
Thanks
Amir



Text message from DR Requestor to Sponsor

2744 Steiner Street

Permit Application: 201402148525

Messages Courtney

Tue, May 20, 8:22 PM

Unfortunately we cannot do the 30th. Does any other time work next week?

We prefer to show you the plans in person & would rather not be emailing plans that are "works in progress" at this point.

Thanks for understanding. We will bring you a set when we meet.

Text message from Sponsor to DR Requestor



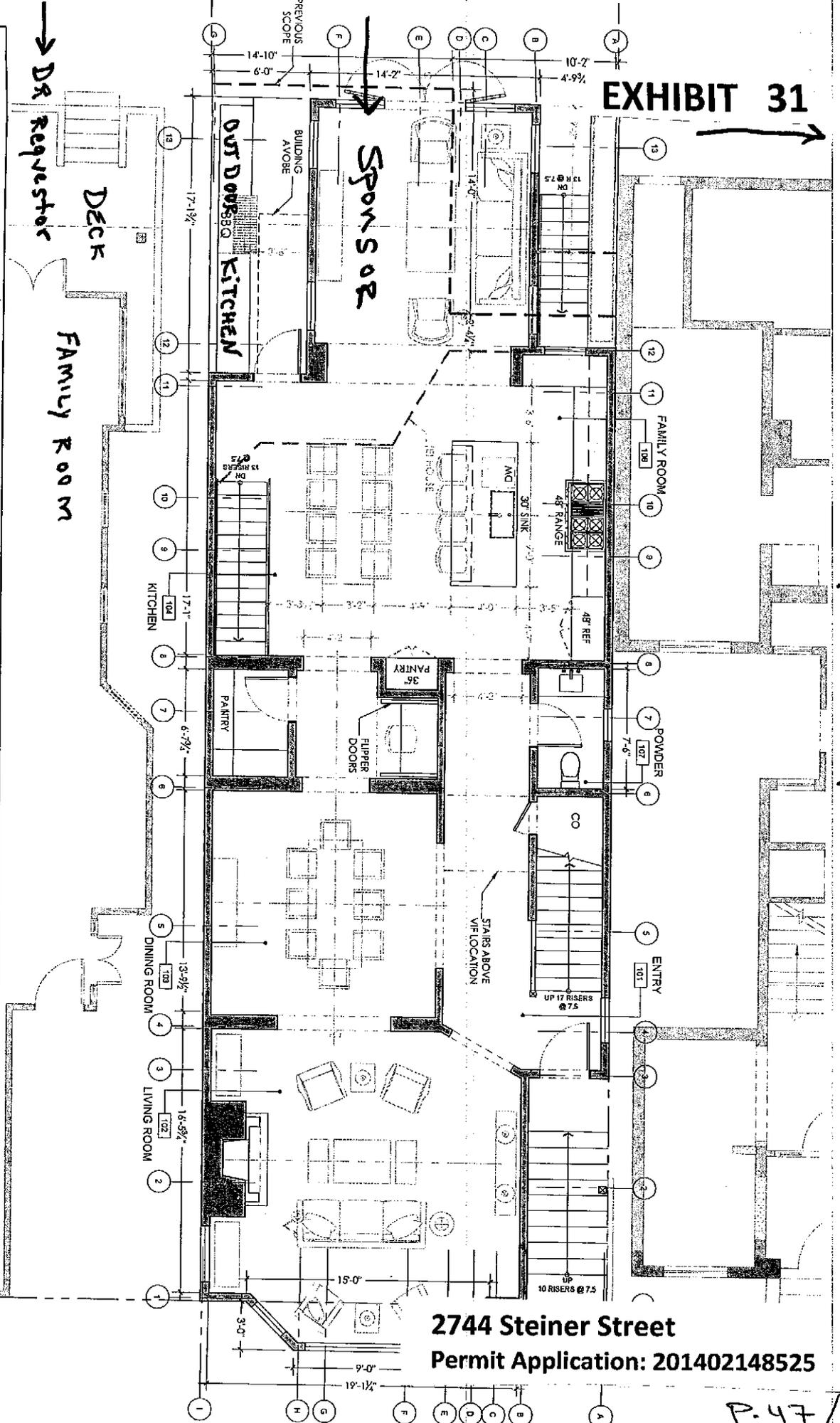
EXHIBIT 30

P. 46/55

SOUTH

SPONSOR'S PROPOSED REVISION
(1st Floor)

EXHIBIT 31



2744 Steiner Street
Permit Application: 201402148525

P. 47/55

SUTRO ARCHITECTS

415.966.3448
sutroarchitects.com
918 Battery Street, First Floor, San Francisco, CA 94111

PROPOSED FIRST FLOOR

34'6\"/>



GIRAUDO RESIDENCE

2744 STEINER STREET, SAN FRANCISCO, CA 94123

80CK0564 LOT 018 | PROJECT NO. 20131292

DATE: 04/28/14
PROPOSED 1st FL.
SCALE:
SP 1.1

DR Requestor
DECK

FAMILY ROOM

OUTDOORS
KITCHEN

SPONSOR

KITCHEN

PAINTERY

FLIPPER DOORS

DINING ROOM

LIVING ROOM

ENTRY

POWDER

CO

STAIRS ABOVE
VIF LOCATION

10 RISERS @ 7.5

UP 17 RISERS @ 7.5

BUILDING ABOVE

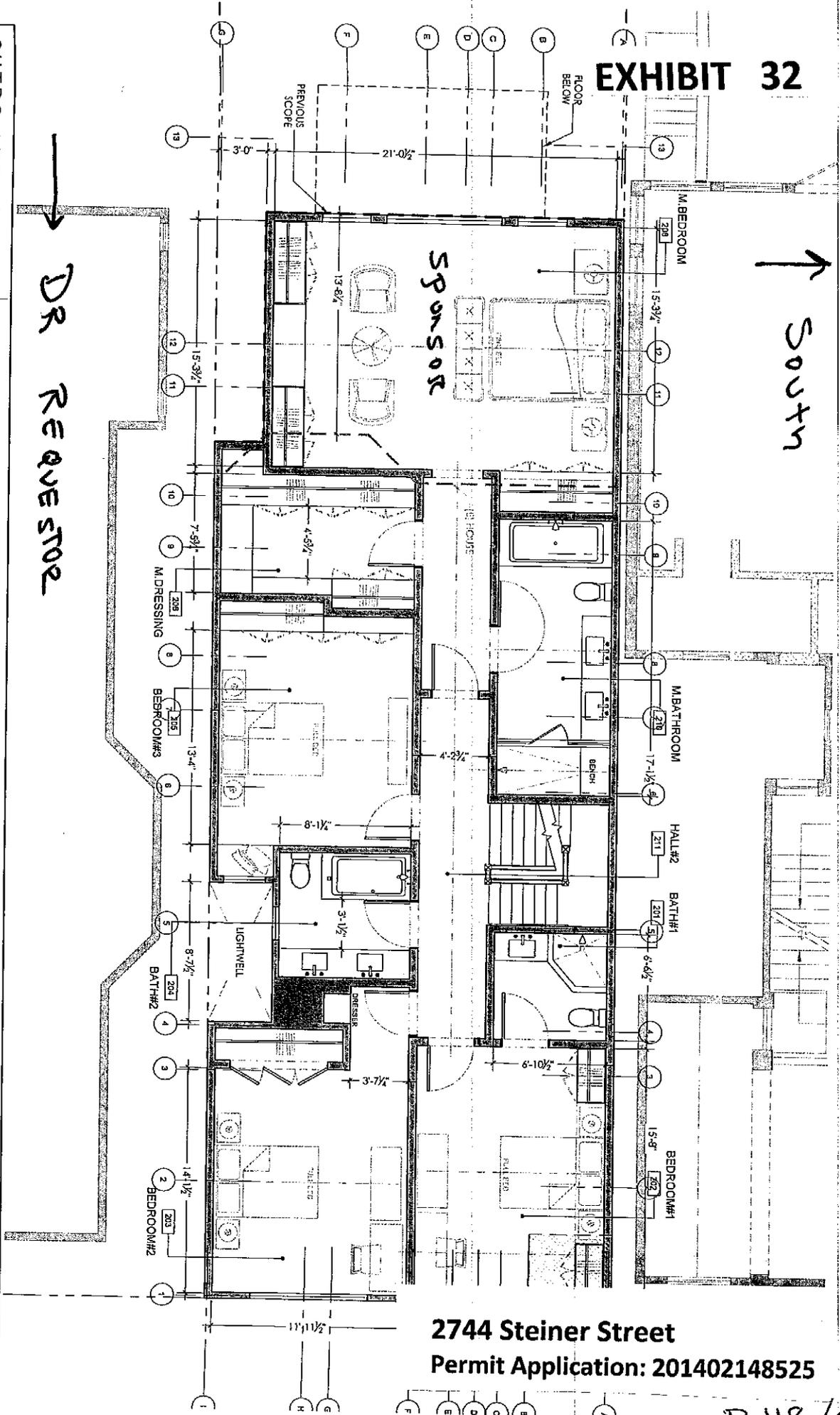
PREVIOUS SCOPE

NORTH

SPONSOR'S PROPOSED REVISION 5-19-2014
FIRST FLOOR

EXHIBIT 32

*SPONSOR'S PROPOSED REVISION
(2nd Floor)*



**2744 Steiner Street
Permit Application: 201402148525**

NORTH ↑

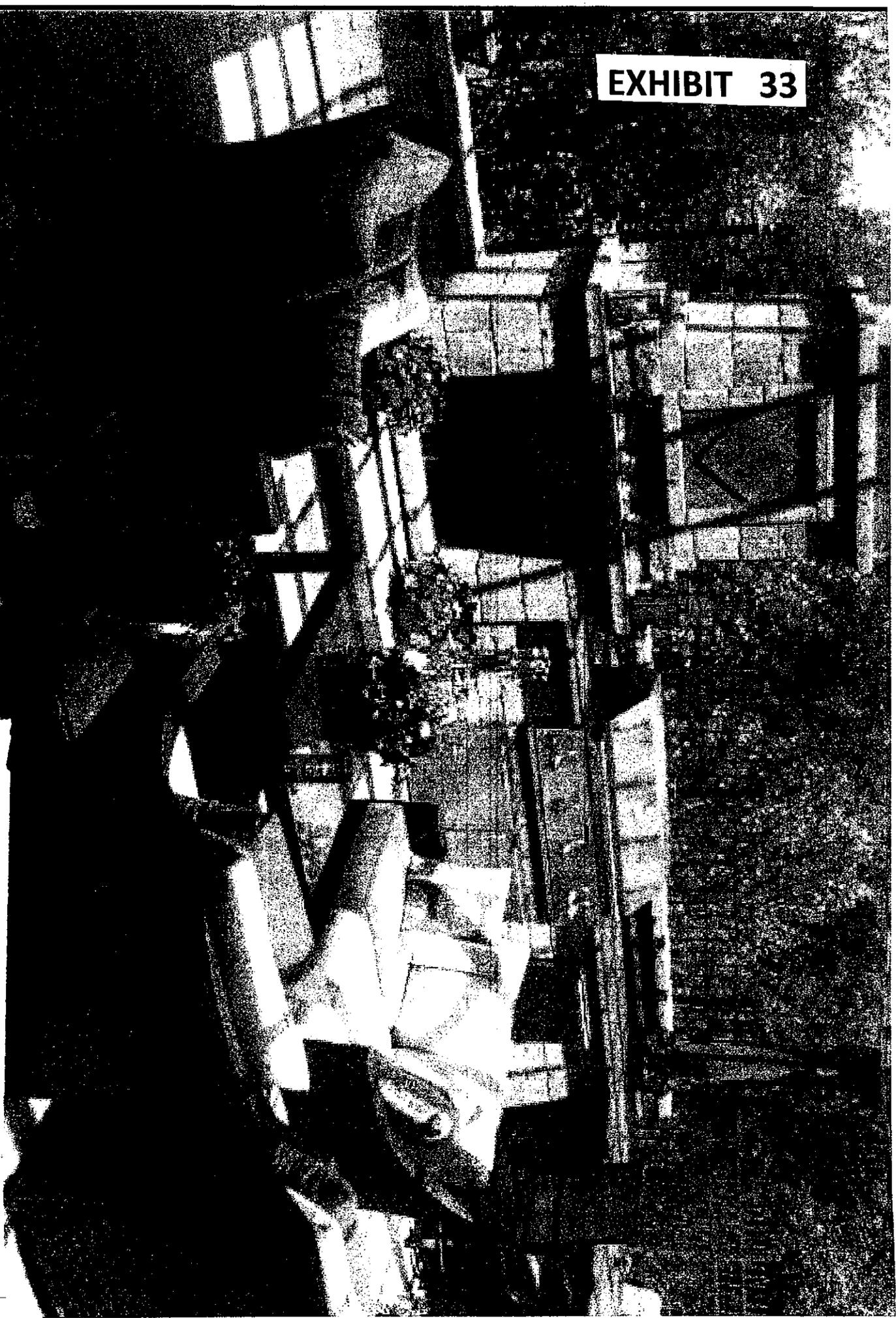
DR REAR STORE →

<p>SUTRO ARCHITECTS 415.956.3445 sutroarchitect.com 915 Battery Street, First Floor San Francisco, CA 94111</p>	<p>1 PROPOSED SECOND FLOOR - OPTION 'A' 3/16" = 1'</p> <p style="text-align: center;">N</p> <p>GIRAUDO RESIDENCE 2744 STEINER STREET, SAN FRANCISCO, CA 94123 BLOCK/ISSUED 107/015 PROJECT NO. 2013029</p>
<p>DATE: 04.29.2014 PROJECT: 2ND FL. SP 1.2</p>	

SPONSOR'S PROPOSED REVISION 5-19-2014

2nd FLOOR

EXHIBIT 33



2744 Steiner Street:
Permit Application: 201402148525
P. 49/55

"Here Today" Survey

In the 1960s, the Junior League of San Francisco surveyed thousands of buildings throughout the city and documented many properties in the book entitled *Here Today: San Francisco's Architectural Heritage*. For the most part, documentation and evaluation rested solely on the the observation of each property's physical merits. Research files (held by the San Francisco Public Library's San Francisco History Center and consisting of numerous properties in addition to those identified in the book) may note when a building was constructed and the original owner and architect, if known, but do not contain in-depth archival research or formal historical evaluation meeting current standards. On May 11, 1970, the findings of the *Here Today* survey (consisting of the text and appendix of the book *Here Today*, as selected from the full survey) were adopted by the San Francisco Board of Supervisors as Resolution No. 268-70. The survey is, therefore, considered to be an official local historical register under the California Environmental Quality Act (CEQA).

2744 Steiner Street is listed in the appendix of the book *Here Today* (page 296) and described as follows:

Left Coast Architectural History

14

Historical Resource Evaluation Report (Part 1)

2744 Steiner Street
10 March 2014

"Although the shingle house is not true Queen Anne, its octagonal turret is. There are interesting overhangs at each floor level with brackets beneath."

Based on this brief mention, 2744 Steiner Street is considered to be listed on a local historical register, and the San Francisco Planning Department considers it a Category A.2 historic resource, qualifying it as a historic resource under CEQA.

The above information was extracted from Planning Dept. files. The information is from "Historical Resource Evaluation Report (Part I), prepared for sponsor by "left Coast Architectural History". Pages 14 & 15.

2744 Steiner Street
Permit Application: 201402148525

EXHIBIT 35

2365 Vallejo Street
San Francisco, CA 94123
November 22, 2014

President Cindy Wu and Members of the Planning Commission
1650 Mission Street – Suite 400
San Francisco, CA 94103

Reference: Discretionary Review Application
Address: 2744 Steiner Street
Permit #: 201402148525

Dear President WU and Planning Commissioners;

My husband and I live at 2365 Vallejo Street and our garden abuts both 2744 Steiner and its downhill neighbor at 2748 Steiner (the DR Requestor). We are very concerned about the 2744 Steiner's remodeling plan because of its implication for the entire neighborhood.

By way of history, as long as we have owned our house (since 1965), there have been water seepage issues throughout the neighborhood due to the underwater springs that come off Broadway and the steep Fillmore Street hill (between Broadway and Vallejo Streets). For the last two years we personally have had a severe runoff problem, which resulted from the building of a new retaining wall for a remodel on Broadway. The water was diverted into our garden and two of our neighbors. In our case, the upper garden became a true swamp. Following a soil engineering consult, we had to remodel our garden and add a system of French drains.

It is my understanding that a two story wall is proposed for the downhill side of the 2744 Steiner (on the property line), with the wall protruding approximately fifteen feet beyond the DR Requestor's home. A more reasonable approach would be to place the proposed terrace on the uphill side to minimize the water flow onto the downhill property. This flip would also minimize the loss of light and air on the DR Requestor's home.

Given the underground water problems in the neighborhood, the design process should include a thorough evaluation of the impact of retaining walls on adjacent properties. In addition, if the sponsor's proposal is approved as submitted, it could set a precedent for future developments in the neighborhood, which will be contrary to the SF Residential Design Guidelines. If you have any questions about my concerns, I can be reached at (415) 563-0399.

Sincerely yours,

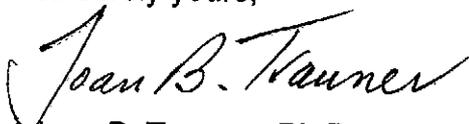

Joan B. Trauner, Ph.D.

EXHIBIT 36

Nicholas Ames
2375 Vallejo Street
San Francisco, CA 94123

November 25, 2014

President Cindy Wu
Members of the Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Pres. Wu & Members:

My letter refers to Discretionary Review Application for 2744 Steiner Street, San Francisco, Permit # 201402148525.

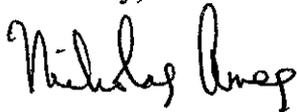
My family has been at 2375 Vallejo Street for three generations. We are always very concerned with plans of new neighbors on how they might affect our light and air.

I recently met with Amir Talebi, my neighbor to the south to listen to how he will be affected by the plans for 2744 Steiner Street.. What was disturbing was that light in a number of areas of his house would be greatly diminished including his daughter's room. Mr. Talebi at his own expense has come up with a very reasonable compromise that meets the sponsors goals.

Everyone should have an opportunity to improve their homes but lets follow San Francisco Residential Design Guidelines that show respect for all our neighbors and are an example for future development in our neighborhood.

Thank you for this consideration.

Sincerely,



Nicholas Ames

EXHIBIT 37

2355 Vallejo Street
San Francisco, CA 94123
magmoore@comcast.net

November 24, 2014

President Cindy Wu and Members of the Planning Commission
1650 Mission Street - Suite 400
San Francisco, CA 94103

RE: Permit Number 201402128525

Dear President Wu and Members of the Planning Commission:

I am writing to object to the proposed changes at 2744 Steiner Street.

I have lived at 2355 Vallejo Street since 1997 and my garden shares green space with the houses on the 2700 block of Steiner.

Although I believe that people have the right to improve and make changes to their homes, I think that it is only reasonable to do so with the consideration of neighbors, who may be impacted. When I remodeled my house, I held a meeting for my neighbors with my architect in attendance to provide meaningful changes to my proposed design. We were able to work together to provide setbacks, prioritize light and air for my neighbors and work toward a reasonable conclusion even though the new design was changed considerably from the original.

I object to this project for the following reasons:

1. The addition significantly impacts the light and air of adjacent north side neighbor without reasonable considerations made for them.
2. Although changes were offered, they were done so without input from the impacted neighbor and provided only an equally bad alternative.

I would agree with the proposal, if they flipped the design to fall on the south side of the property or offered better setbacks to the property line. This would allow them to make their improvements and the adjacent neighbor would be less impacted in regard to their light and air.

If you have any questions, you may call me at 415-730-6330

Sincerely,

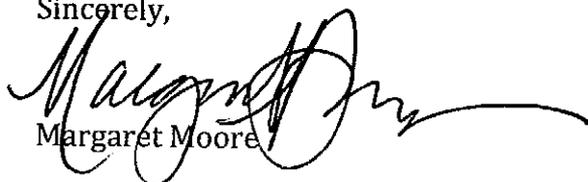

Margaret Moore

EXHIBIT 38

Carina Ryan Wechsler
2756 Steiner Street
San Francisco, CA 94123

November 23, 2014

Reference: 2744 Steiner Street
Permit # 201402148525

Dear President Wu and members of the Planning Commission:

I, Carina Ryan have lived at my house located at 2756 Steiner Street since 1993. I live two doors down from the sponsor (downhill and north side). I highly object to the proposed rear yard expansion as submitted by the sponsor for the following reasons;

1. The sponsor's plan to build his addition is on the downhill and north side of his property. It is my understanding that they are planning to build their extension on the property line with no set-backs. If this is approved as submitted, I am afraid that this could set a precedent and it could directly impact my property.
2. If the precedent is set, then 2748 Steiner (who is the DR Requestor) or a potential buyer of 2748 Steiner, could initiate a similar project which in turn will have a devastating impact on my house and my Light & Air. Therefore, I respectfully request that you do not approve this project as submitted.
3. My son is an architect. Based on what he has told me, and according to San Francisco Residential Design Guidelines, one has to respect the topography of the site and the surrounding area. It is apparent, if the project sponsor proceeds with construction as has been proposed, they are violating the SF Design Guidelines. The best way for the sponsor to proceed with the addition in his rear yard is to build the addition on the south side of his property which is on the uphill.
4. I have lived in this neighborhood with my late husband Norman Wechsler for 21 years. This is truly a neighborly neighborhood. We have annual Christmas parties, quarterly meetings discussing safety and other issues. All the neighbors know each other and they all respect each other. The last thing we want to see in our neighborhood, is tension between neighbors. As much as a neighbor, I do not wish to get involved in these kinds of issues, but I believe fairness and the SF Residential Guidelines should prevail.
5. I have known the Talebi family (DR Requestor) since they moved to their house in 1993. We have had great relationship and they have been very considerate of my needs. For example, I asked them to cut their shrubs by their garage door so that when I pull out into the Steiner

P. 54/55

better visibility of the on-coming cars. They immediately cut the shrubs and I feel much safer driving my car out of my garage.

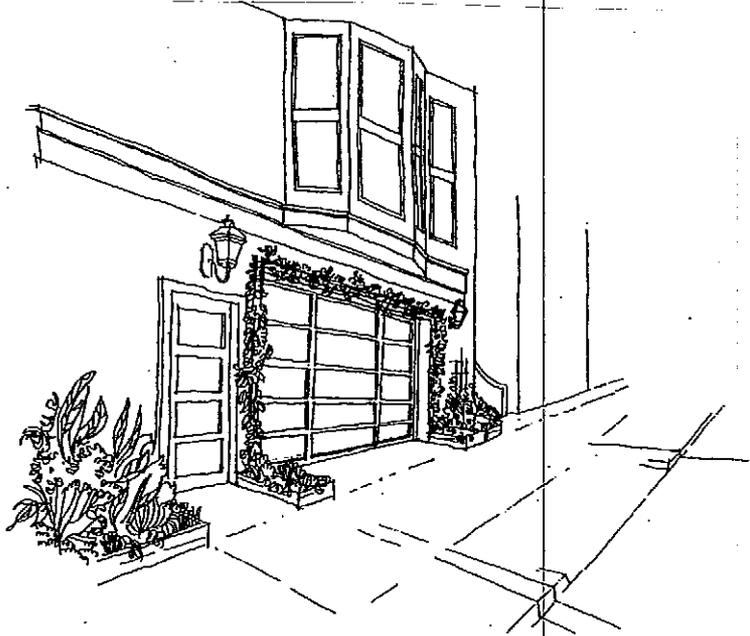
I hope, that you consider my points and not approve this project as submitted. If you have any questions, please do not hesitate to call me at 415-885-2835.

Sincerely your,

A handwritten signature in black ink that reads "Carina Ryan-Wechsler". The signature is written in a cursive style with a horizontal line above the first 'i' in "Carina".

Carina Ryan-Wechsler
2756 Steiner Street

With an encroachment permit from the Department of Public Works, planting can be provided in front of a building without a setback



Planning Code Section 132(g) requires that 20% of the required front setback area be unpaved and devoted to plant material.

On properties where there is no front setback, landscaping is still encouraged. Planting opportunities include the following:

- Provide street trees.
- At the ground level, incorporate planters into porches, stairways and recessed building entrances.
- At the upper levels, incorporate planters on decks and balconies.
- Install trellises on the front facade.

The use of native vegetation or climate appropriate plantings is encouraged. Consider irrigation and maintenance issues in selecting plant materials. When outdoor lighting is incorporated in the front setback, provide lighting that is energy efficient and is shielded to avoid excess glare.

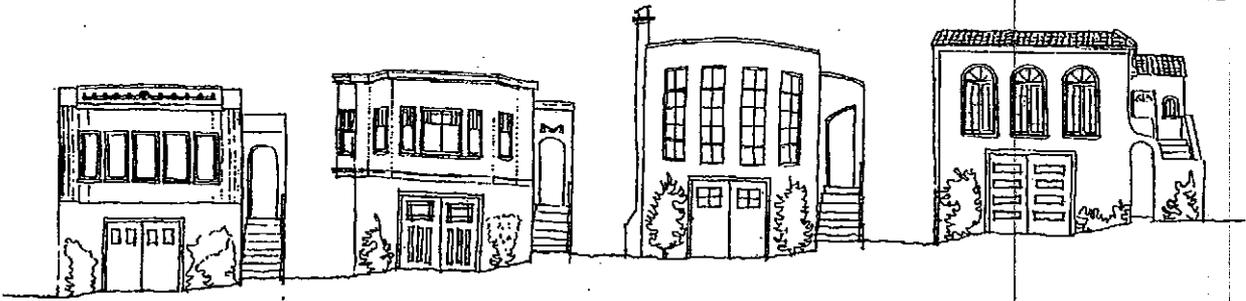
SIDE SPACING BETWEEN BUILDINGS

GUIDELINE: Respect the existing pattern of side spacing.

Side spacing is the distance between adjacent buildings. In many cases, only a portion of the building is set back from the side. Side spacing helps establish the individual character of each building while creating a rhythm to the composition of a proposed project. Projects must respect the existing pattern of side spacing.

Planning Code Section 133 requires setbacks in RH-1(D) Districts only. Planning Code Section 136 limits projections into the side yard to three feet or 1/6 of the required side yard, whichever is less.

P. 25/55



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

REAR YARD

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

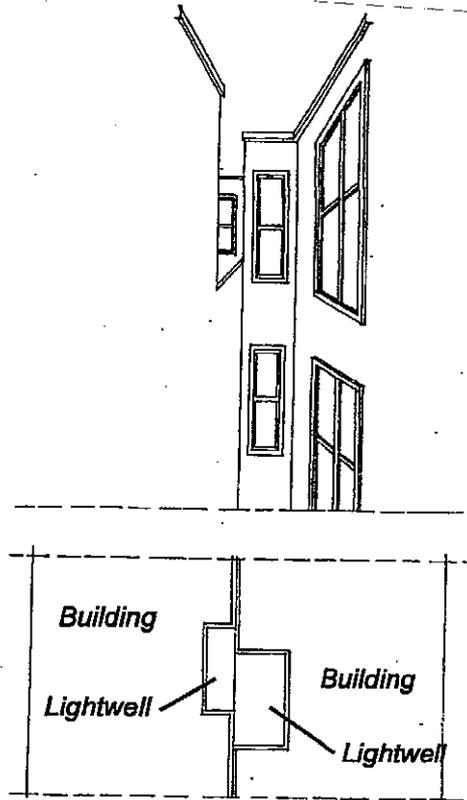
Rear yards are the open areas of land between the back of the building and the rear property line. When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered. This can be challenging given San Francisco's dense pattern of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

Light

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

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

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



Provide shared light wells to maximize light to both properties.

Privacy

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

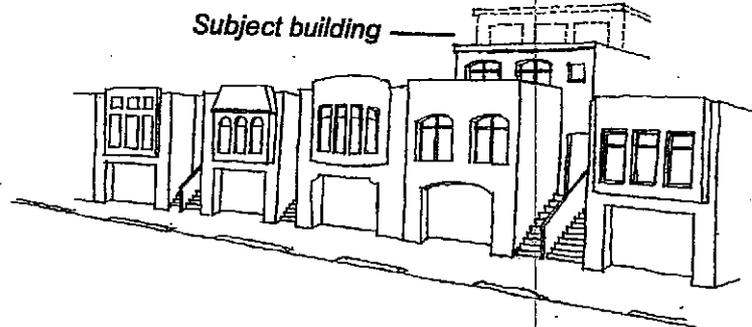
- Incorporate landscaping and privacy screens into the proposal.
- Use solid railings on decks.
- Develop window configurations that break the line of sight between houses.
- Use translucent glazing such as glass block or frosted glass on windows and doors facing openings on abutting structures.

P. 27/55

In modifying the height and depth of the building, consider the following measures; other measures may also be appropriate depending on the circumstances of a particular project:

- Set back the upper story. The recommended setback for additions is 15 feet from the front building wall.
- Eliminate the building parapet by using a fire-rated roof with a 6-inch curb.
- Provide a sloping roofline whenever appropriate.
- Eliminate the upper story.

On this block face of two-story buildings, it is possible to preserve the building scale at the street by setting back the third floor. However, an additional setback for a proposed fourth floor is not sufficient. The fourth floor must be eliminated to respect the neighborhood scale.



The three-story scale of the block face is maintained by setting the fourth floor back so it is subordinate to the primary facade.



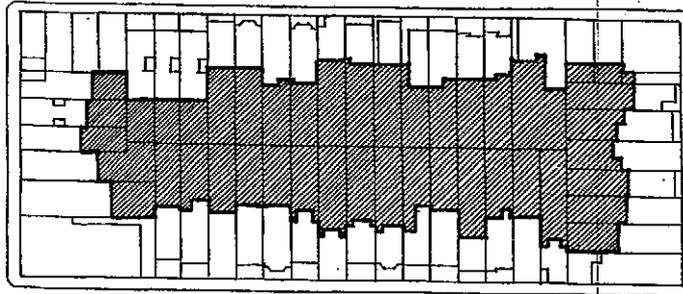
Building Scale at the Mid-Block Open Space

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

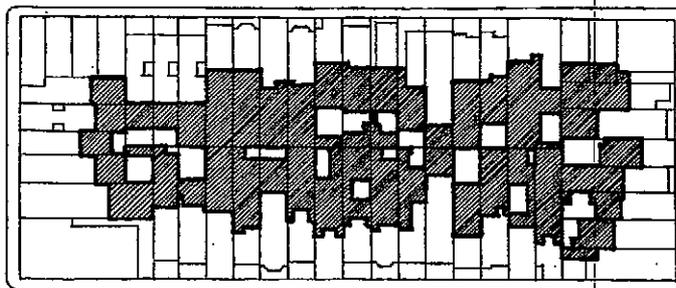
Rear yards provide open space for the residences to which they are attached, and they collectively contribute to the mid-block open space that is visible to most residents of the block. This visual open space can be a significant community amenity.

P. 28/55

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.



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.

Planning Code Section 134 establishes minimum depths for required rear yards in all residential districts. Planning Code Section 136 summarizes permitted rear yard projections.

EXHIBIT 13

2744 Steiner Street
Permit Application: 201402148525

DR REVESTOR

SPONSOR

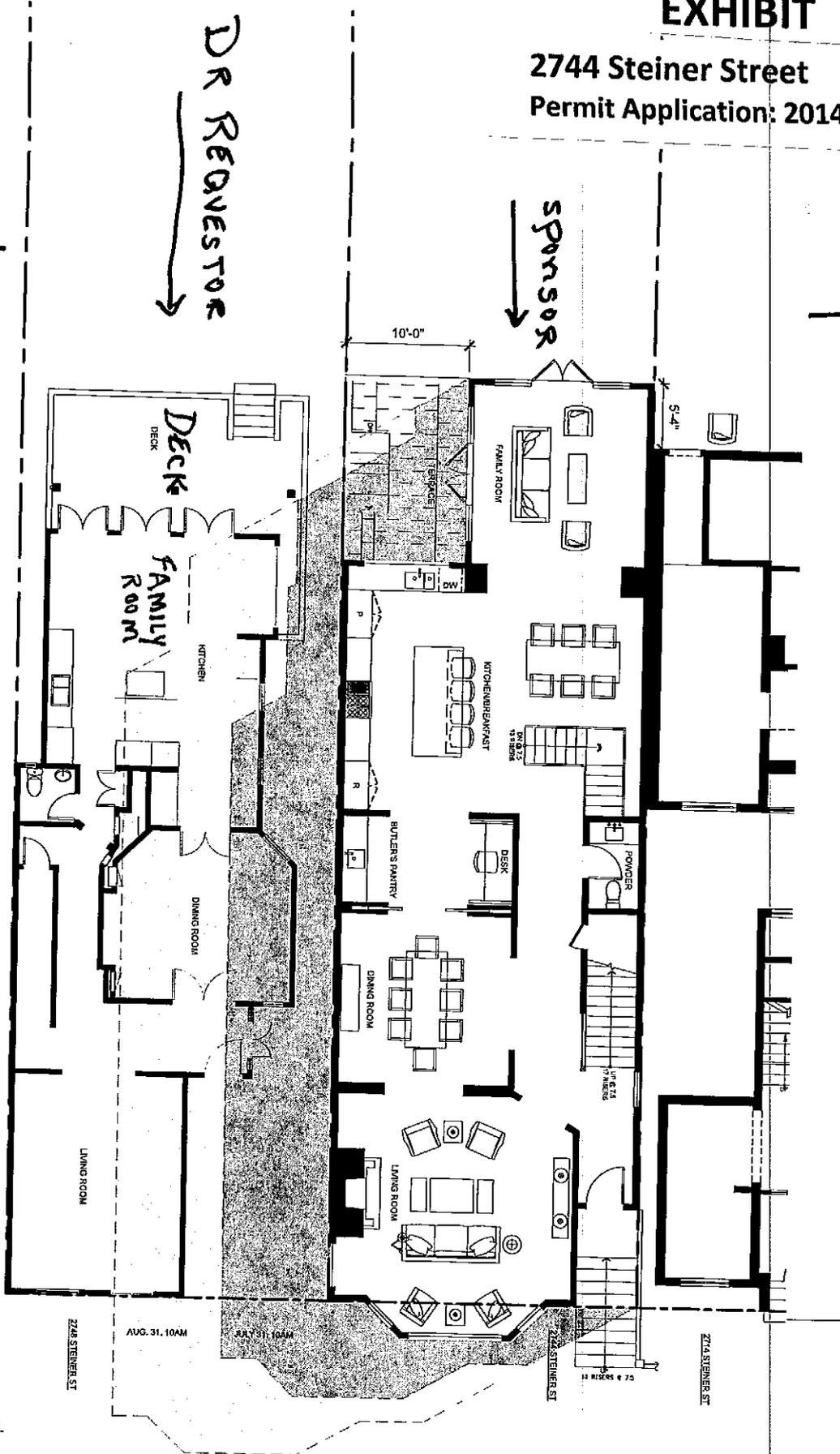
SOUTH

NORTH

PROPOSED BY DR REVESTOR
1st FLOOR

PROPOSED BY DR REVESTOR

1st FLOOR



HULBURD DESIGN

Drawing Title: 1ST FLOOR PLAN PROPOSED (F. JOSEPH BUTLER ARCH.)
Project Name: 2744 STEINER ST
Scale: 1/8"=1'-0"

Drawn By: BR
Revision Date:

Project No. 1345
Issue Date 11/21/14

Dwg. No.

A2

P. 30/55

375 ALABAMA ST. SAN FRANCISCO CA 94110
T 415.440.0801 F 415.440.0805 HULBURDDC@GMAIL.COM

EXHIBIT 14

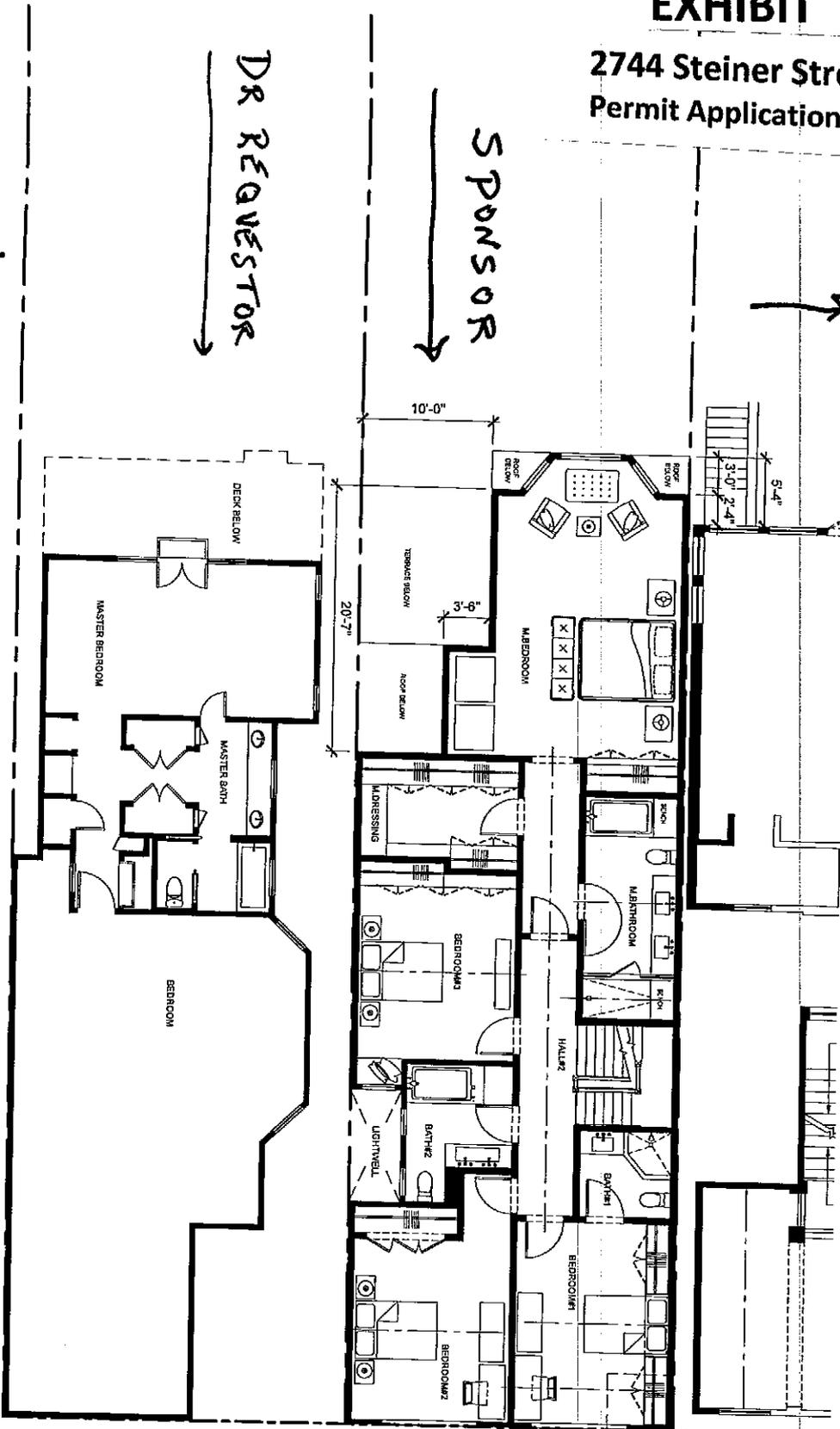
2744 Steiner Street
Permit Application: 201402148525

NORTH
↑

DR REQUESTOR
→

SPONSOR
→

SOUTH
↓



2nd Floor
Proposed By DR REQUESTOR

Proposed By DR REQUESTOR
2nd Floor



HULBURD DESIGN

375 ALABAMA ST. SAN FRANCISCO CA 94110
T 415.440.0801 F 415.440.0805 HULBURDDESIGN.COM

Drawing Title: 2ND FLOOR PLAN PROPOSED (F. JOSEPH BUTLER ARCH.)
Project Name: 2744 STEINER ST
Scale: 1/8"=1'-0"

Drawn By: BR
Revision Date:

Project No. 1345
Issue Date 11/21/14

Dwg. No.

A3

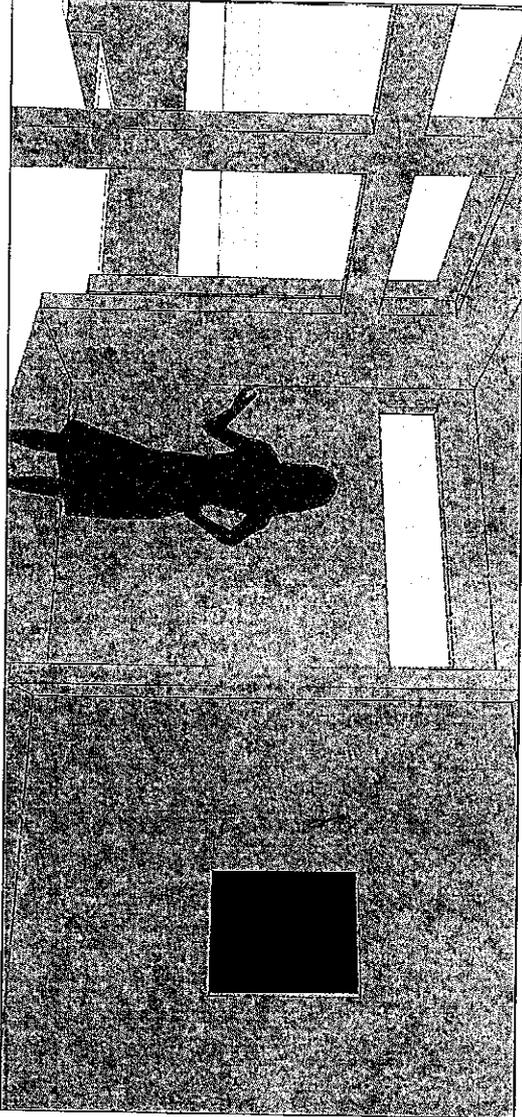
P. 31/55

EXHIBIT 15

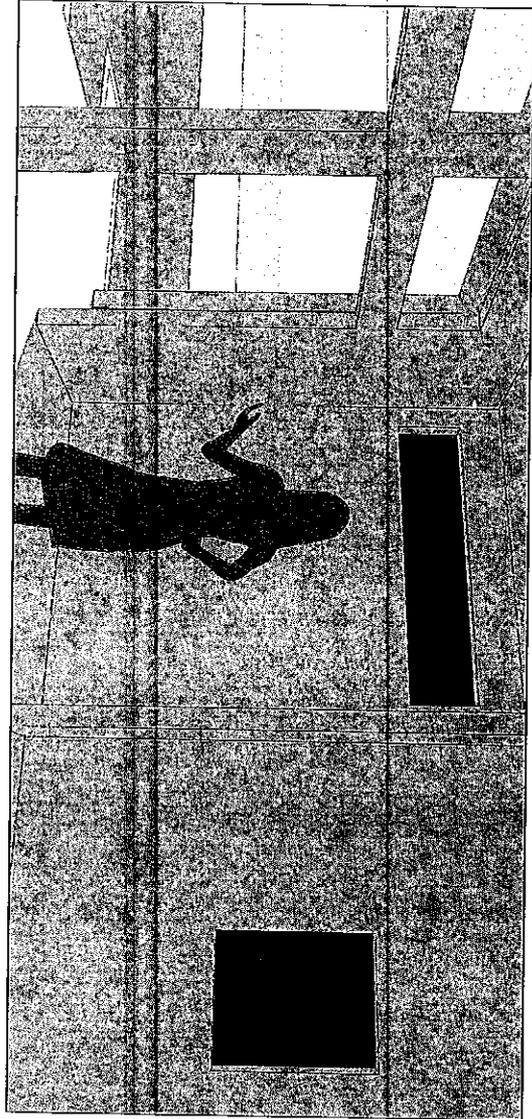
DR REQUESTOR
FAMILY ROOM
SHADOW STUDIES

PROPOSED BY DR REQUESTOR

1 VIEW FROM KITCHEN (EXISTING)



2 VIEW FROM KITCHEN (E. JOSEPH BUTLER ARCH. PROPOSED)



COMPROMISE PROPOSED BY
DR REQUESTOR

HULBURD DESIGN

325 ALABAMA ST. SAN FRANCISCO CA 94110
T 415.440.0601 F 415.440.0605 HULBURDDESIGN.COM

Drawing Title:
VIEWS FROM KITCHEN
Project Name
2748 STEINER ST
Scale
1/8"=1'-0"

Drawn By
BR

Revision Date

2744 Steiner Street:
Permit Application: 201402148525

Dwg. No.

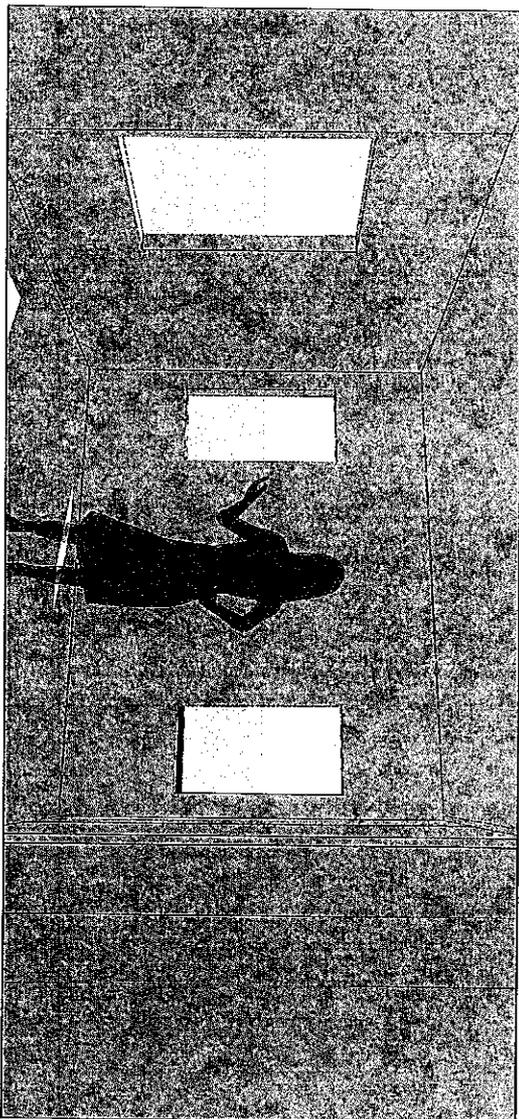
P. 32/55

EXHIBIT 16

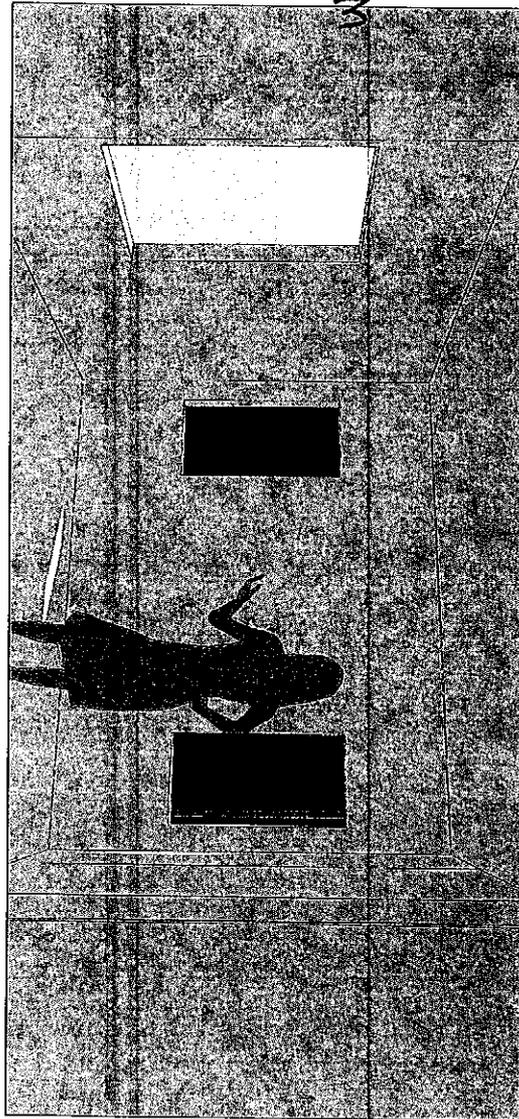
DR REQVESTOR
MASTER BEDROOM
SHADOW STUDIES
→

PROPOSED BY DR REQVESTOR

1 VIEW FROM MASTER BEDROOM (EXISTING)



2 VIEW FROM MASTER BEDROOM (F. JOSEPH BUTLER ARCH. PROPOSED)



Compromise Proposed By

DR REQVESTOR

HULBURD DESIGN

375 ALABAMA ST. SAN FRANCISCO CA 94110
T 415.440.0801 F 415.440.0805 HULBURDDESIGN.COM

Drawing Title:
VIEWS FROM MASTER BEDROOM

Project Name
2748 STEINER ST

Scale
1/8"=1'-0"

Drawn By
BR

Revision D

2744 Steiner Street:
Permit Application: 201402148525

P. 33/55

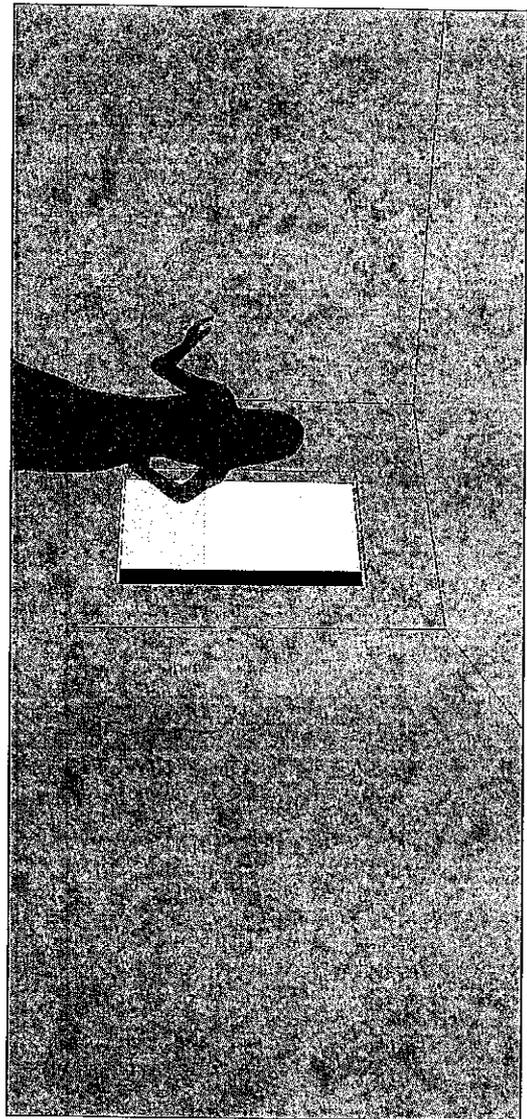
EXHIBIT 17

DR REQUESTOR
2nd Bed Room
SHADOW STUDIES

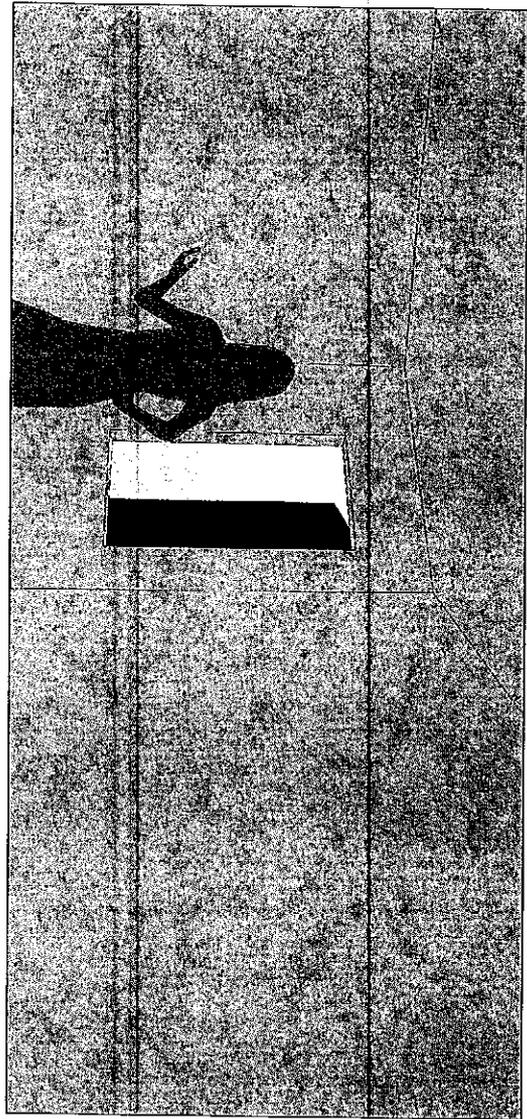
PROPOSED BY DR REQUESTOR
2nd Bed Room

2nd FLOOR

1 VIEW FROM BEDROOM #1 (EXISTING)



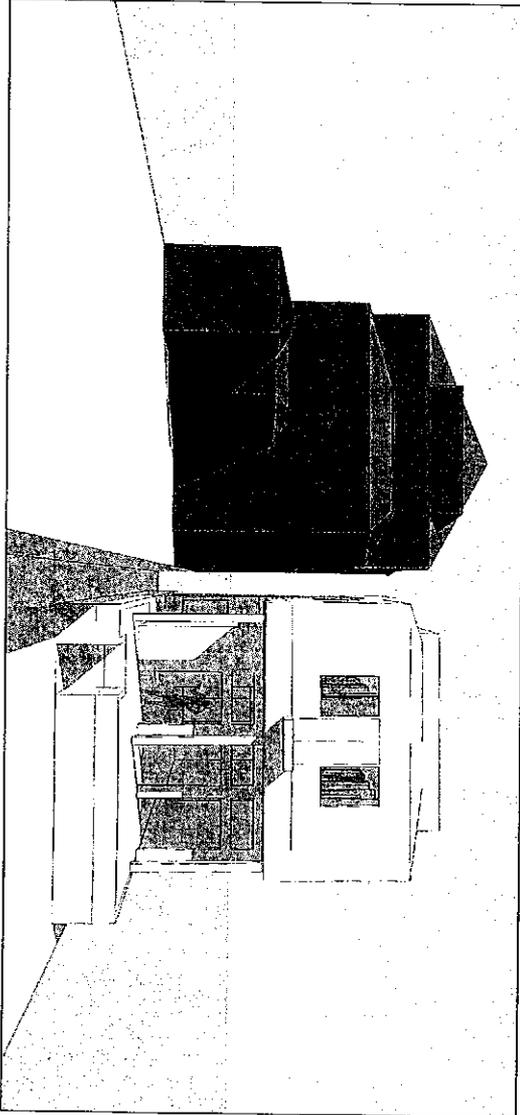
2 VIEW FROM BEDROOM #1 (E. JOSEPH BUTLER ARCH. PROPOSED) → DR REQUESTOR



Compromise Proposed By
DR REQUESTOR

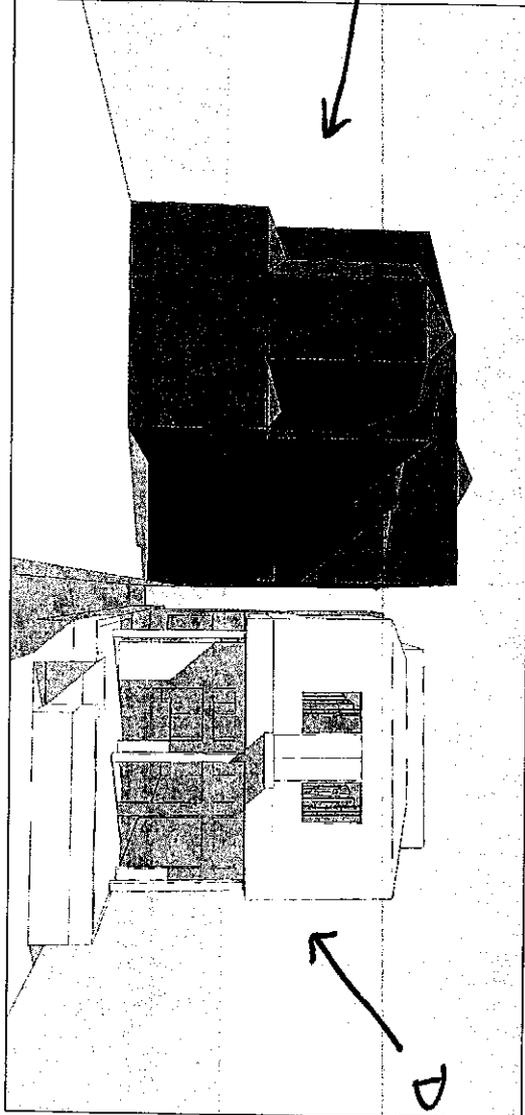
EXHIBIT 18

1 VIEW FROM BACKYARD (EXISTING)



Compare Proposed By
DR REQUESTOR

2 VIEW FROM BACKYARD (E. JOSEPH BUTLER ARCH. PROPOSED)



VIEW FROM BACKYARD
Proposed By DR REQUESTOR

SPONSOR

DR REQUESTOR

P. 35/55

HULBURD DESIGN

375 ALAPAMA ST. SAN FRANCISCO CA 94110
T 415.440.0801 F 415.440.0805 HULBURDDESIGN.COM

Drawing Title: VIEWS FROM BACKYARD
Project Name: 2748 STEINER ST
Scale: 1/8"=1'-0"

Drawn By: BR

Revision Date:

2744 Steiner Street:
Permit Application: 20140214852

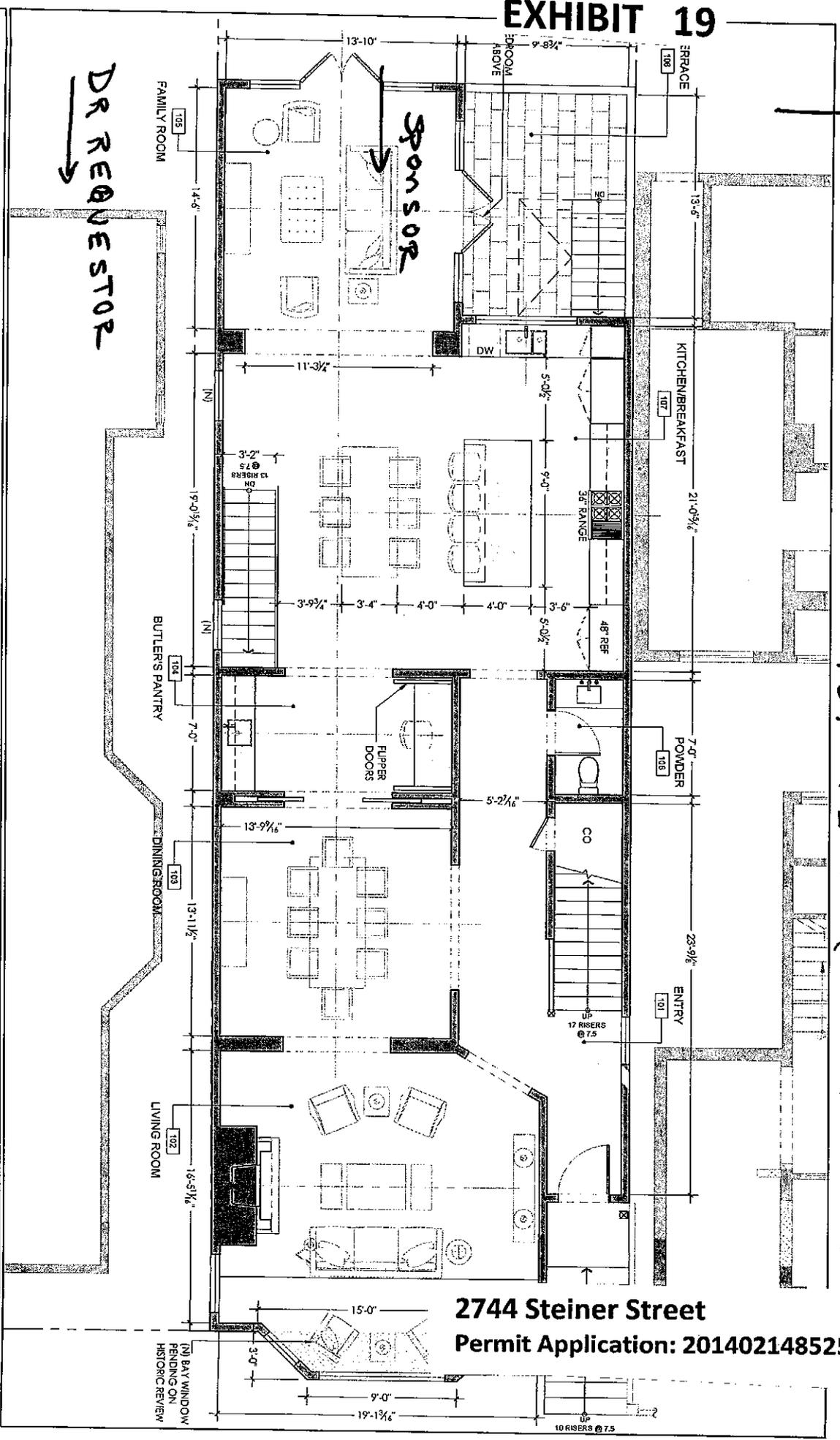
Dwg. No.

~~SOUTH~~

PROPOSED BY SPONSOR
1ST FLOOR (Pre-Application)

P.36/50

EXHIBIT 19



2744 Steiner Street
Permit Application: 201402148525

~~NORTH~~

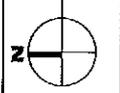
PROPOSED 1ST FLOOR
(SPONSOR)

(Pre-Application Proposal)

1-27-2014

SWTRO ARCHITECTS
418.860.3448
sautromh@sctro.com
915 Parkway Street, First Floor San Francisco, CA 94111

1 PROPOSED FIRST FLOOR
3/16" = 1'



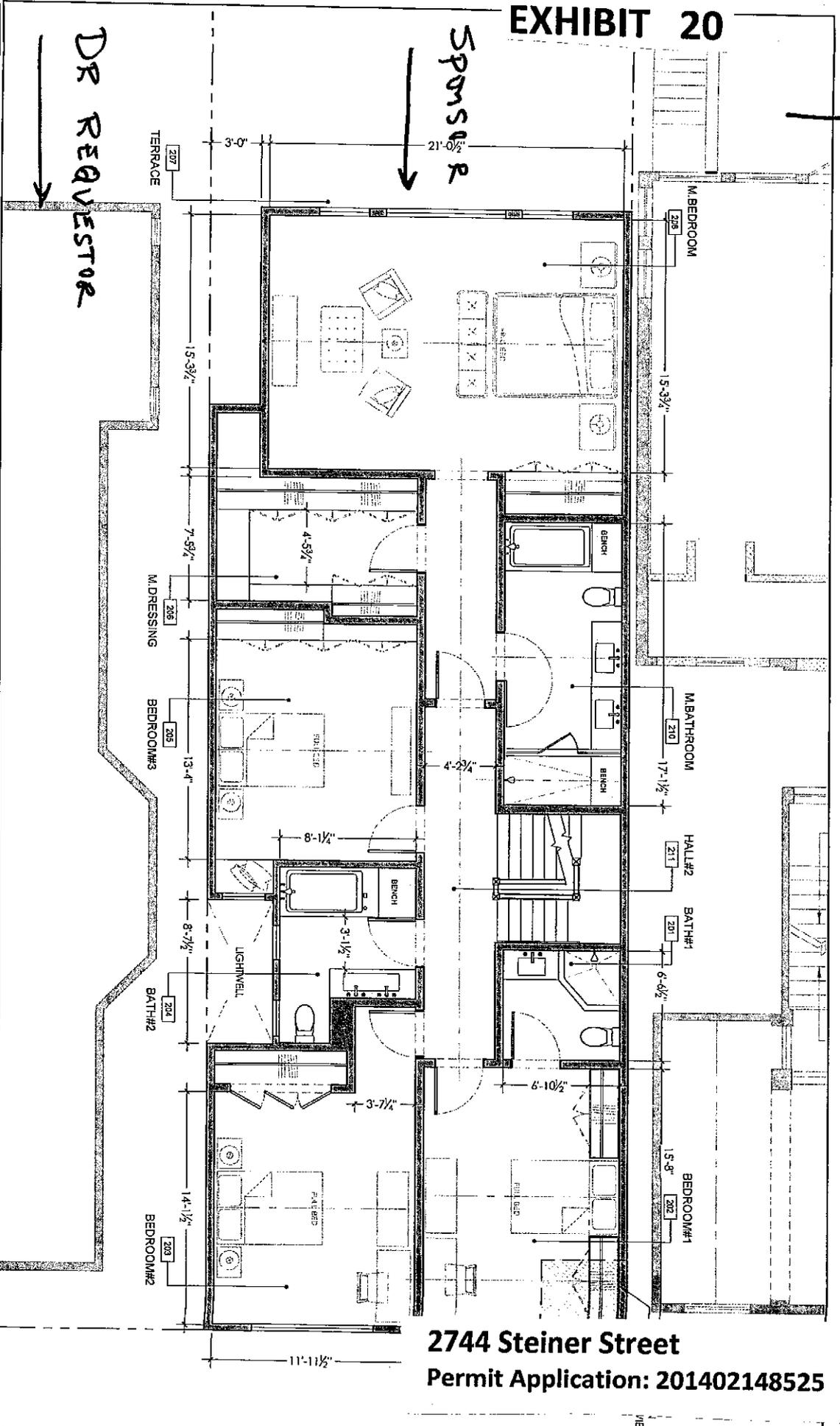
GIRAUDDO RESIDENCE
2744 STEINER STREET, SAN FRANCISCO, CA 94123
BLOCK 6043 LOT 015 | PROJECT NO. 2013009

DATE: 01/27/2014
PROPOSED FIRST FL
SP 1.3

EXHIBIT 20

~~SOUTH~~ SOUTH

PROPOSED BY SPONSOR
2nd Floor (Pre-Application)



2744 Steiner Street
Permit Application: 201402148525

SUTRO ARCHITECTS

415.856.3445
sutoarchitects.com
915 Battery Street, First Floor San Francisco, CA 94111

1 PROPOSED SECOND FLOOR
3/16" = 1"



GIRAUO RESIDENCE

2744 STEINER STREET, SAN FRANCISCO, CA 94123

PROJECT NO. 2013.029

DATE: 03/20/14
PROPOSED SECOND FLOOR
SP 1.5

~~NORTH~~ NORTH

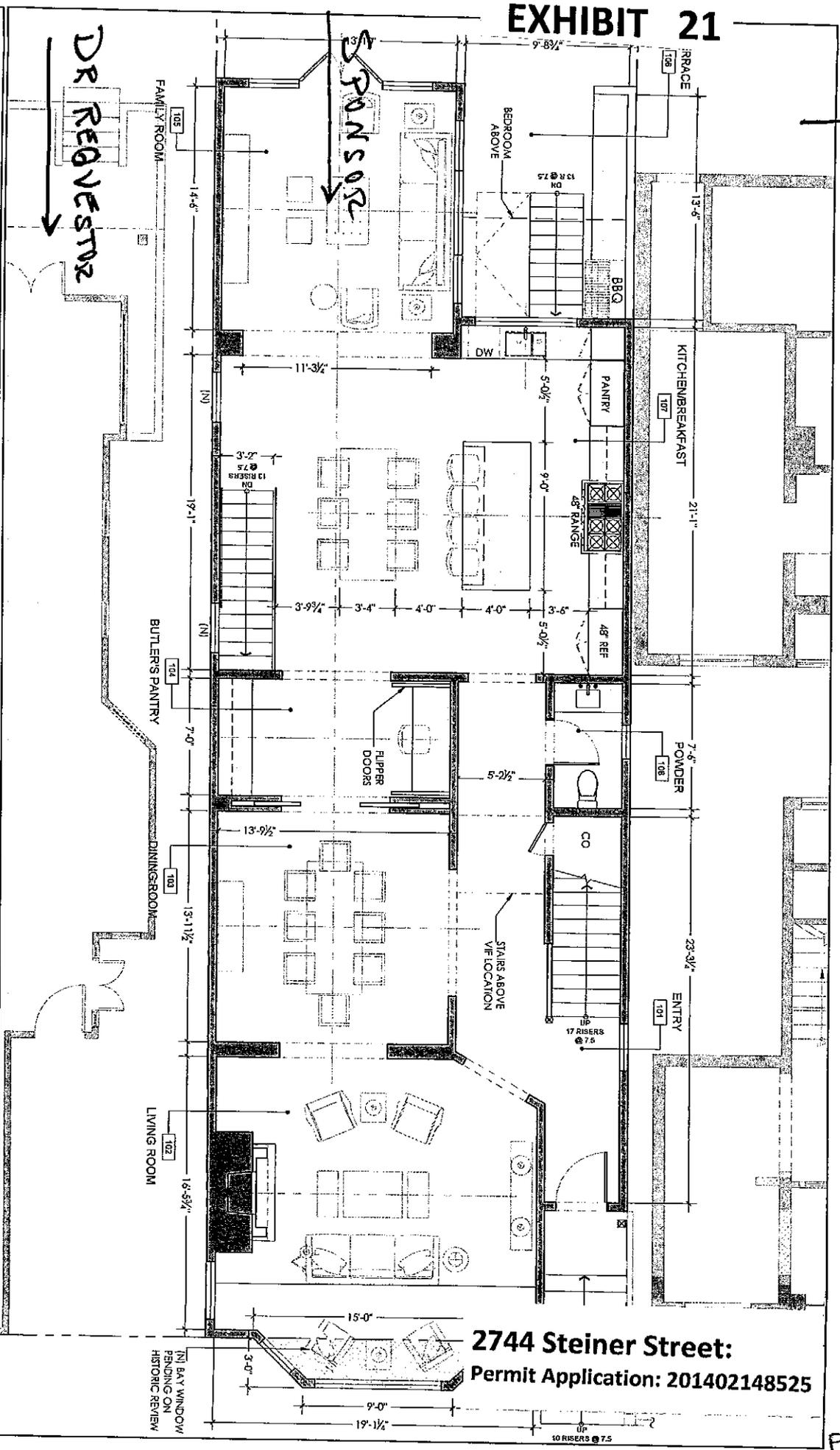
PROPOSED 2nd Floor
(SPONSOR)

(Pre-Application Proposal) 1-27-2014

EXHIBIT 21

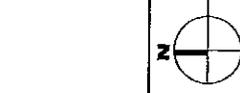
~~NOV 14~~

PROPOSED BY SPONSOR
1st FLOOR (FINAL)



SUTRO ARCHITECTS
415.958.3448
sutroarchitects.com
915 Battery Street, 9th Floor, San Francisco, CA 94111

PROPOSED FIRST FLOOR
3/16" = 1'



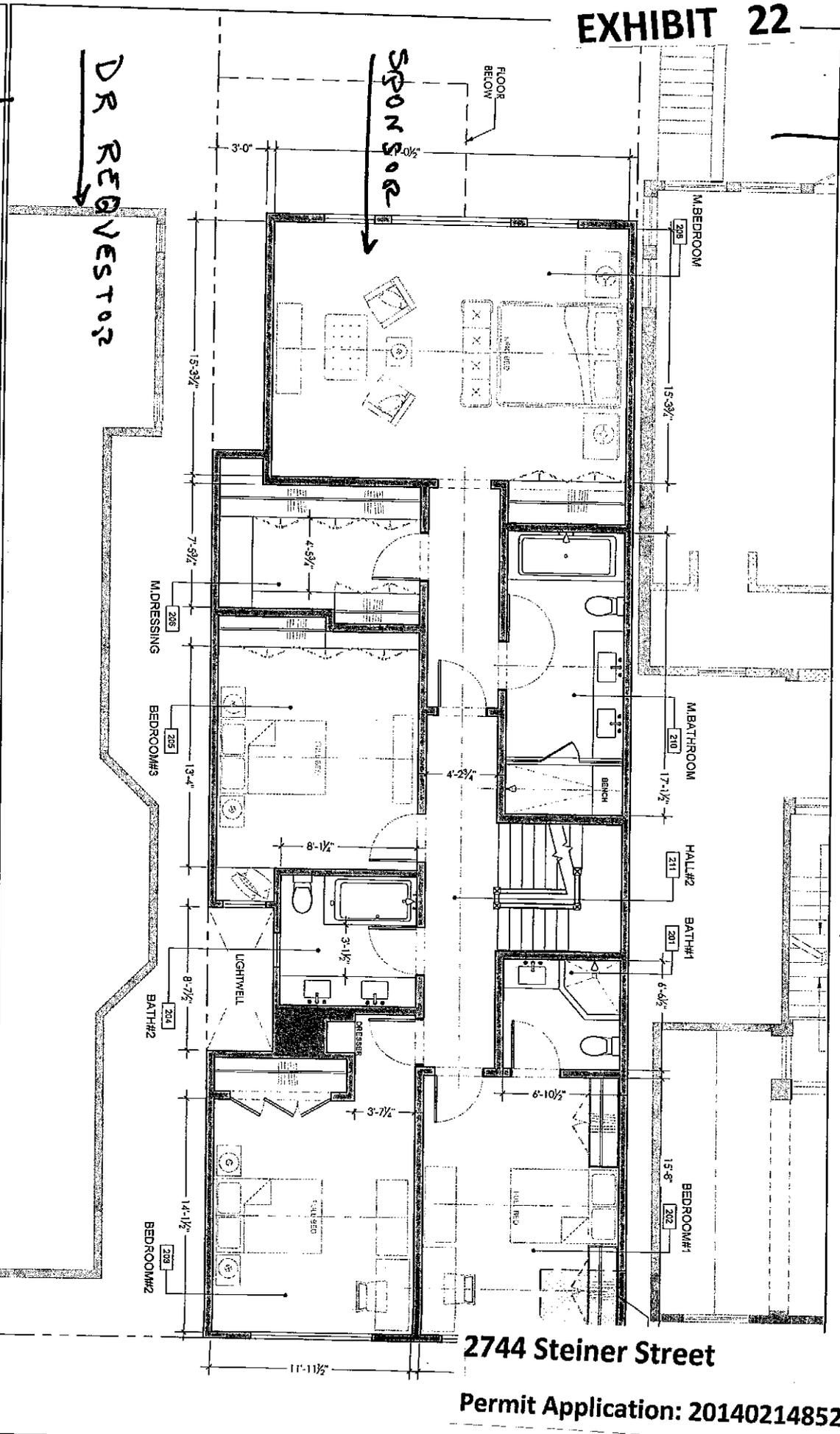
GIRAUO RESIDENCE
2744 STEINER STREET, SAN FRANCISCO, CA 94123
BLOCK 06A, LOT 015 | PROJECT NO. 2014021

DATE: 04.21.11
PROPOSED FIRST FL
SP 1.3

2744 Steiner Street:
Permit Application: 201402148525

~~ADULTA~~

PROPOSED BY SPONSOR
2nd Floor (FINAL)



SUTRO ARCHITECTS
415.926.3448
sutrarchitects.com
815 Battery Street, First Floor, San Francisco, CA 94111

1 PROPOSED SECOND FLOOR
3/16" = 1'



GIRAUO RESIDENCE
2744 STEINER STREET, SAN FRANCISCO, CA 94123
BLOCK 6543 LOT 015 | PROJECT NO. 201402148525

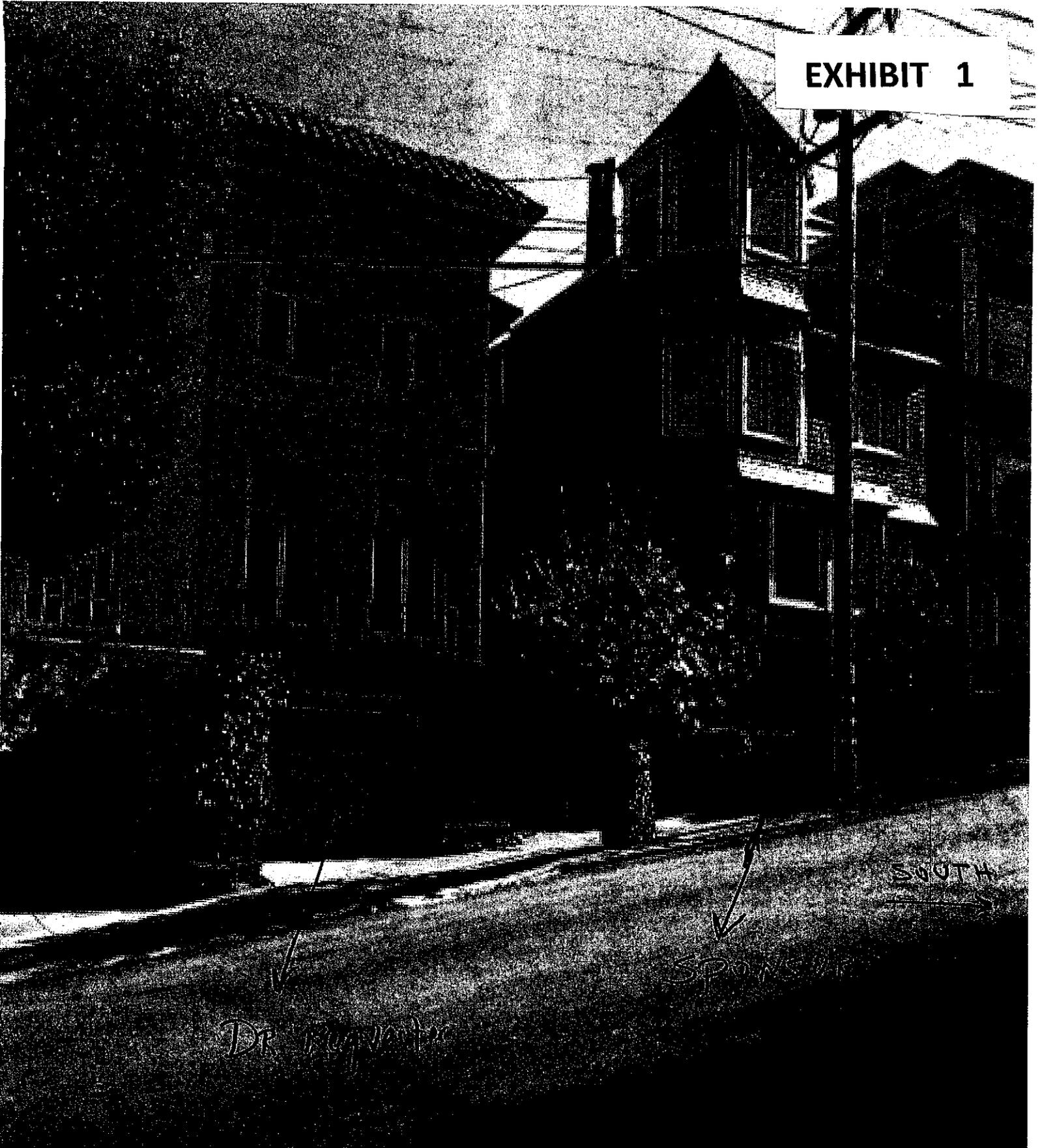
DATE SUBMITTED: 11/14/18
PROPOSED SECOND FLOOR
SP 1.5

~~NDRY #~~

2744 Steiner Street

Permit Application: 201402148525

EXHIBIT 1



DR. ROBERTSON

SPONSOR

SOUTH

2744 Steiner Street:

Permit Application: 201402148525

P. 15/55

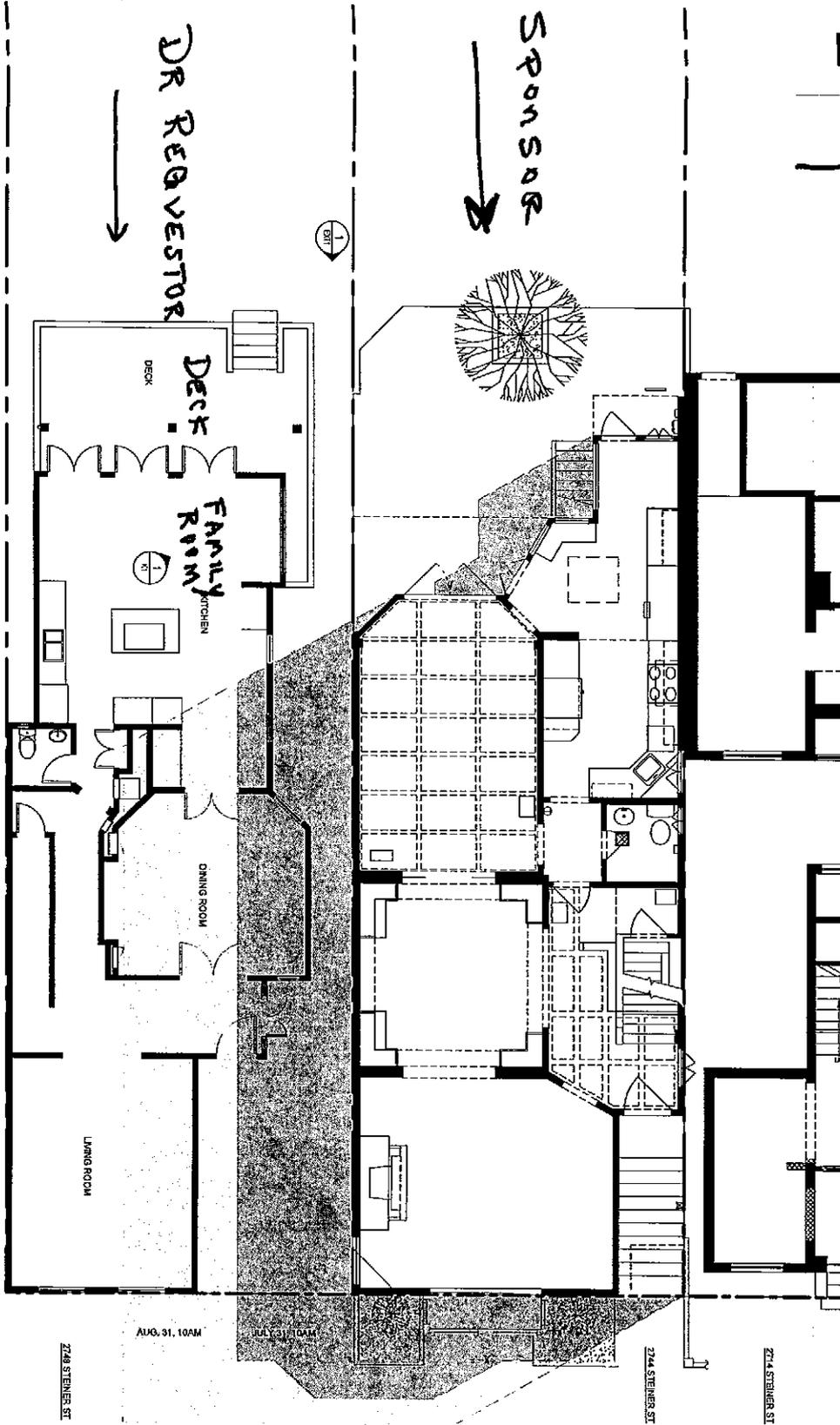
NORTH

SOUTH

DR REVESTOR

SPONSOR

1ST FLOOR
EXISTING



HULBURD DESIGN

375 ALABAMA ST. SAN FRANCISCO CA 94110
T 415.440.0801 F 415.440.0805 HULBURDDESIGN.COM

Drawing Title:
1ST FLOOR PLAN EXISTING
Project Name
2744 STEINER ST
Scale
1/8"=1'-0"

Drawn By
BR

Revi:

2744 Steiner Street
Permit Application: 201402148525

P. 16/55

EXHIBIT 3

NORTH
↓

SOUTH
↓

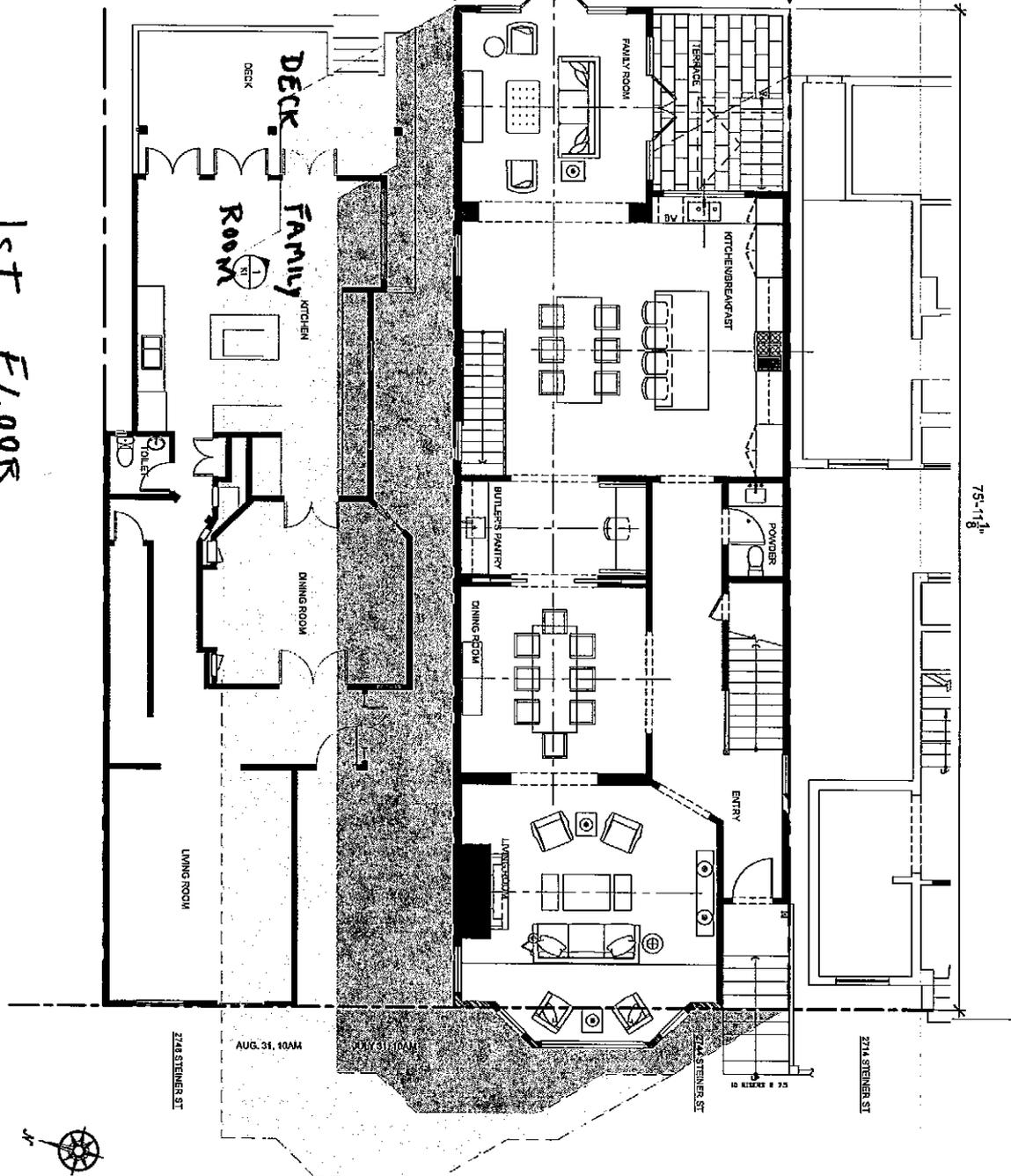
DR REQUESTOR
→

SPONSOR
→

TERRACE
→

PROPOSED BY SPONSOR (1st FLOOR)
(FINAL)

1st FLOOR
PROPOSED BY SPONSOR (9-8-2014)



HULBURD DESIGN

375 ALABAMA ST. SAN FRANCISCO CA 94110
T 415.440.0901 F 415.440.0905 HULBURDDESIGN.COM

Drawing Title: 1ST FLOOR PLAN PROPOSED (SUTRO)
Project Name: 2744 STEINER ST
Scale: 1/8"=1'-0"

Drawn By: BR

Revision Date:

2744 Steiner Street
Permit Application: 201402148525

Issue Date: 04/14/14

P. 17/55

NORTH



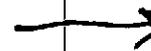
DR REQUESTOR



SPONSOR

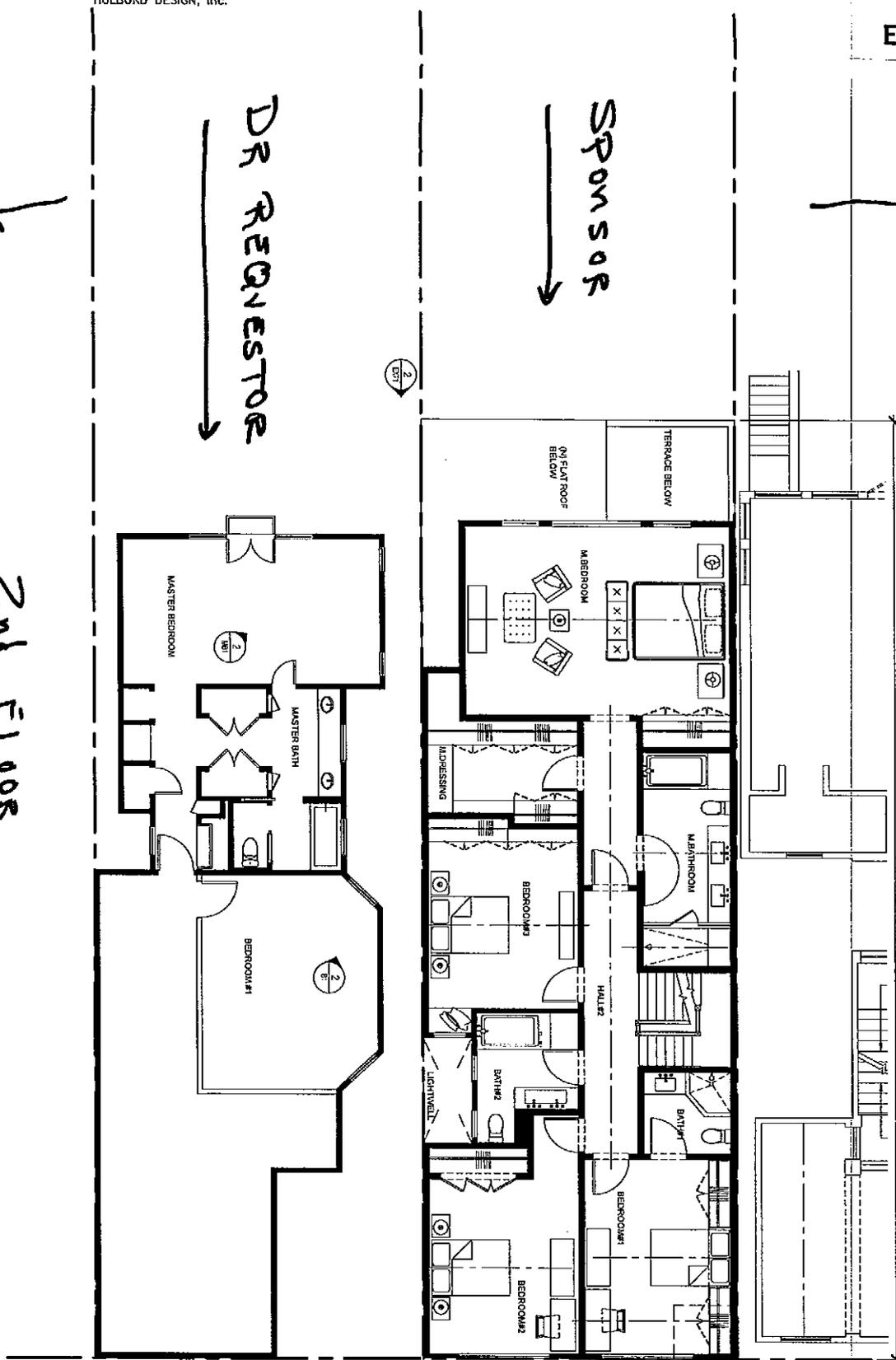


SOUTH



2nd FLOOR
Proposed By Sponsor (9-8-2014)

PROPOSED BY SPONSOR
2nd FLOOR (FINAL)



HULBURD DESIGN

375 ALABAMA ST. SAN FRANCISCO CA 94110
T415.440.0801 F415.440.0805 HULBURDDESIGN.COM

Drawing Title:
2ND FLOOR PLAN PROPOSED (S
Project Name
2744 STEINER ST
Scale
1/8"=1'-0"

2744 Steiner Street
Permit Application: 201402148525

Drawn By
BR

DR REQUESTOR
FAMILY ROOM
SHADOW STUDIES

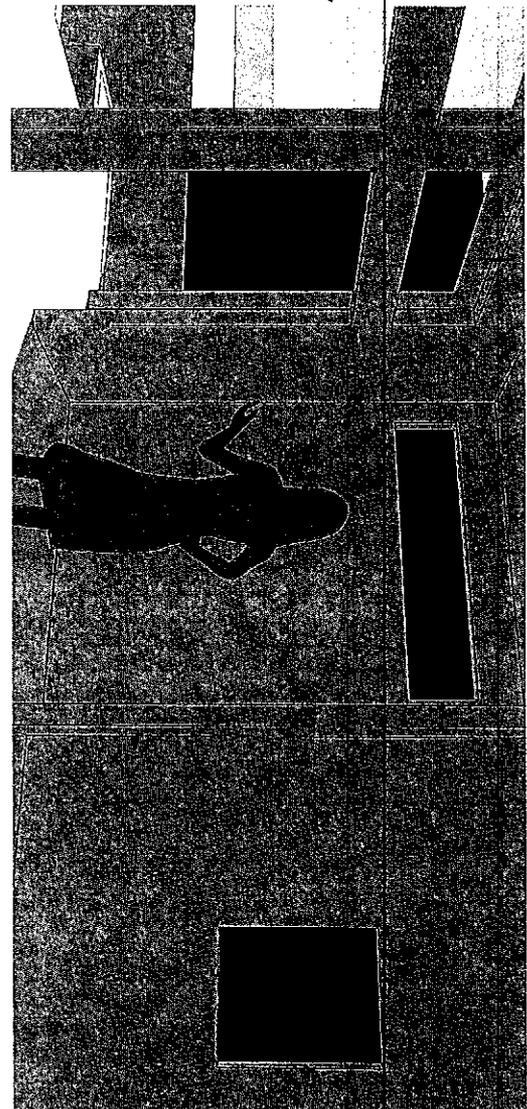
PROPOSED BY SPONSOR



2

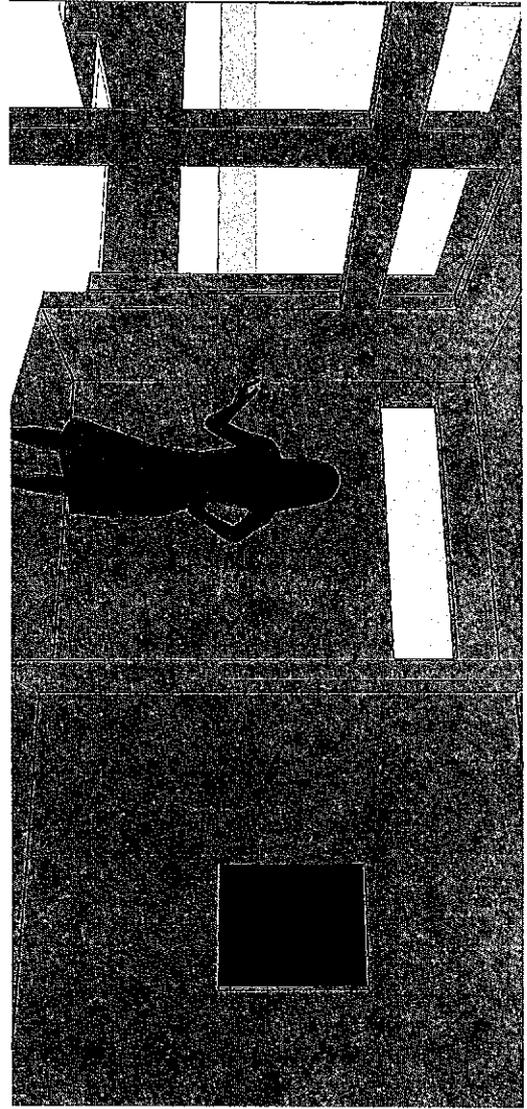
VIEW FROM KITCHEN (SUTRO PROPOSED)

→ SPONSOR



1

VIEW FROM KITCHEN (EXISTING)



PROPOSED BY SPONSOR
(9-8-2014)
FIRST FLOOR

2744 Steiner Street
Permit Application: 201402148525

HULBURD DESIGN

375 ALABAMA ST. SAN FRANCISCO CA 94110
T 415.440.0801 F 415.440.0805 HULBURDDESIGN.COM

Drawing Title:
VIEWS FROM KITCHEN
Project Name
2748 STEINER ST
Scale
1/8"=1'-0"

Drawn By
BR

Revision Date

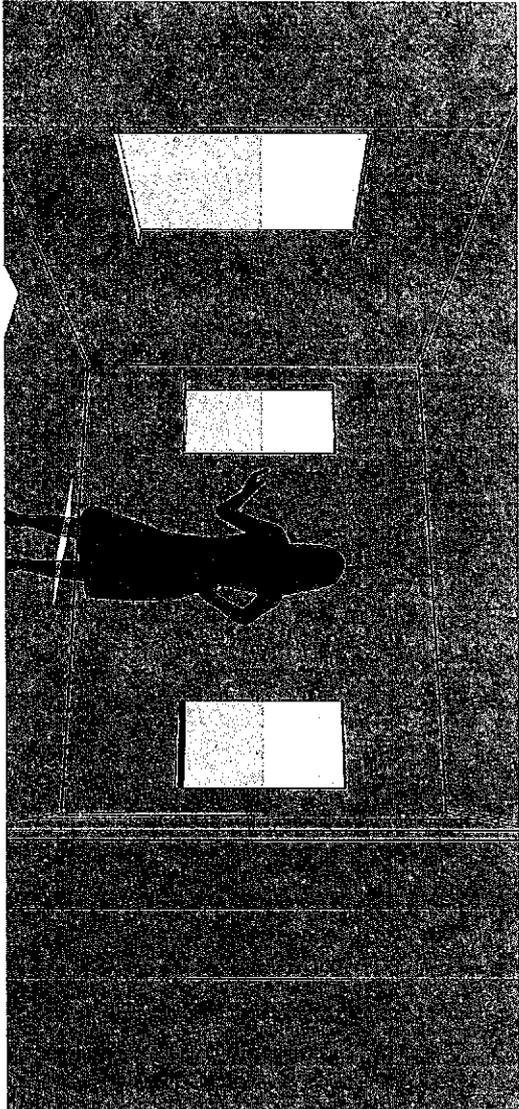
1345
Issue Date
04/14/14

P. 19/55

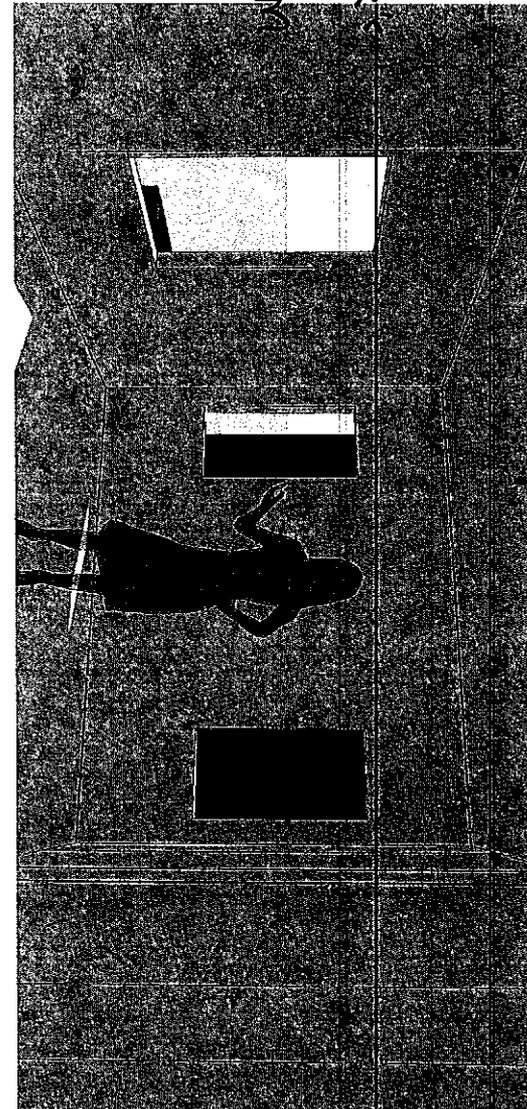
DR REVESTORS
MASTER BEDROOM
SHADOW STUDIES

PROPOSED BY SPONSOR

1 VIEW FROM MASTER BEDROOM (EXISTING)



2 VIEW FROM MASTER BEDROOM (SU/TRO PROPOSED)



PROPOSED BY SPONSOR
2nd Floor (9-8-2014)

HULBURD DESIGN

375 ALABAMA ST. SAN FRANCISCO CA 94110
T 415.440.0801 F 415.440.0805 HULBURDDESIGN.COM

Drawing Title:
VIEWS FROM MASTER BEDROOM
Project Name
2748 STEINER ST
Scale
1/8"=1'-0"

Drawn By
BR

Revision Dat

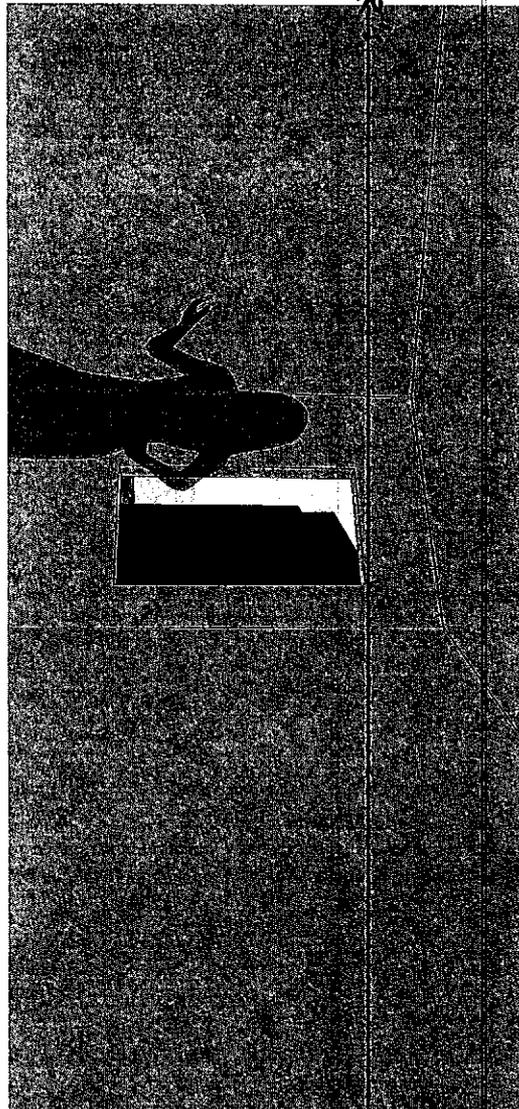
2744 Steiner Street
Permit Application: 201402148525

04/14/14

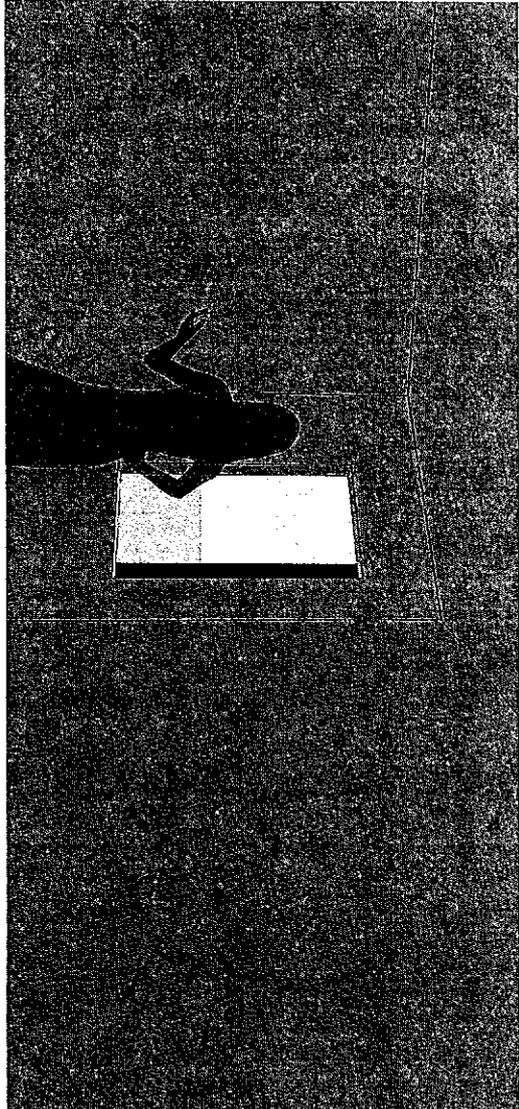
P. 20/55

DR REQUESTOR
2nd Bedroom
SHADOW STUDIES

PROPOSED BY SPONSOR



2 VIEW FROM BEDROOM #1 (SUTRO PROPOSED)



1 VIEW FROM BEDROOM #1 (EXISTING)

PROPOSED BY SPONSOR
2nd Floor (9-8-2014)

HULBURD DESIGN

375 ALABAMA ST. SAN FRANCISCO CA 94110
T 415.440.0801 F 415.440.0805 HULBURDDESIGN.COM

Drawing Title:
VIEWS FROM BEDROOM #1
Project Name
2748 STEINER ST
Scale
1/8"=1'-0"

Drawn By
BR

2744 Steiner Street
Permit Application: 201402148525

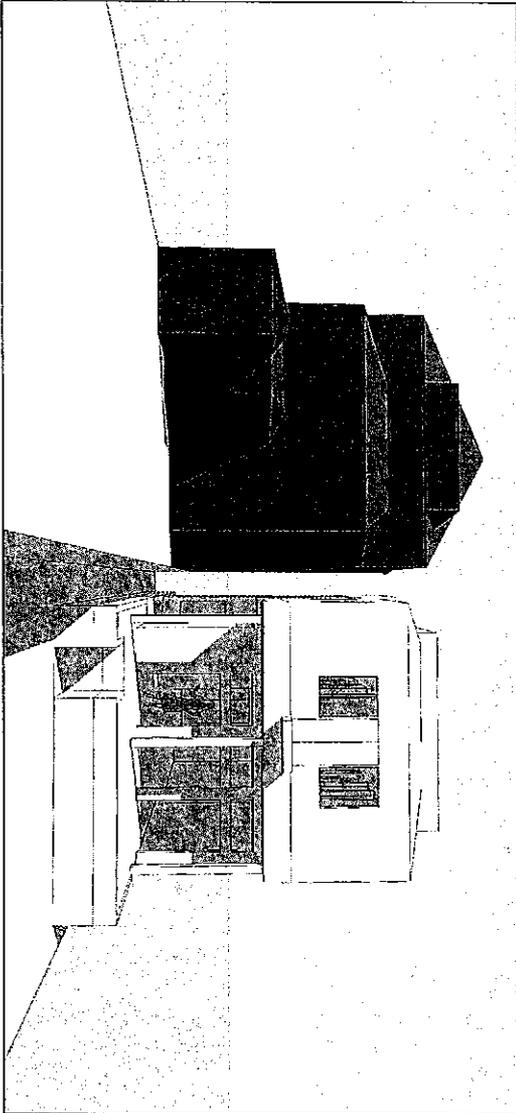
Revision Date

Issue Date
04/14/14

P. 21/55

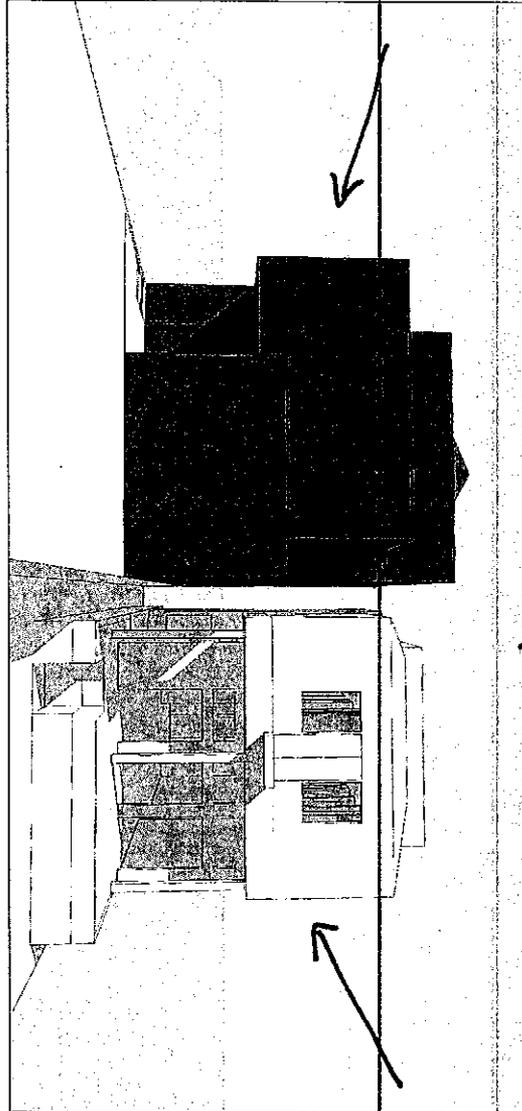
SPONSOR

1 VIEW FROM BACKYARD (EXISTING)



PROPOSED BY SPONSOR

2 VIEW FROM BACKYARD (SUTRO PROPOSED)



VIEW FROM BACKYARD
PROPOSED BY SPONSOR

DR REQUESTO

HULBURD DESIGN

Drawing Title:
VIEWS FROM BACKYARD
Project Name
2748 STEINER ST
Scale
1/8"=1'-0"

375 ALABAMA ST. SAN FRANCISCO CA 94110
T 415.440.0801 F 415.440.0805 HULBURDDESIGN.COM

Drawn By
BR

Revision Date

2744 Steiner Street:
Permit Application: 201402148525

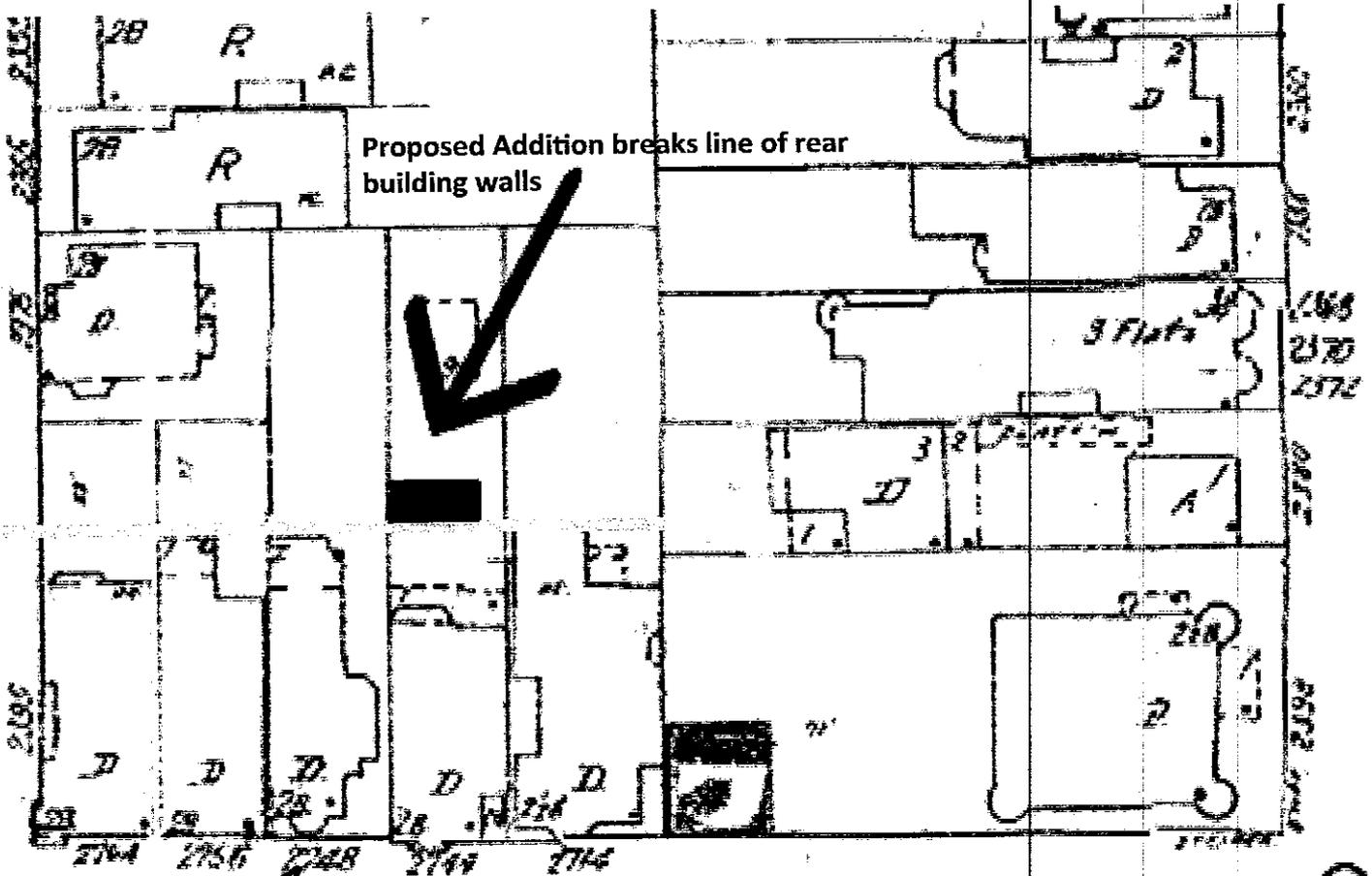
Dwg. No.

P. 22/55

2744 Steiner Street:
Permit Application: 201402148525

EXHIBIT 8

EXHIBIT 3: Consistent Rearyard line



subject property

DR REONESTOR

SPONSOR

STEINER

2744 Steiner Street

Permit Application: 201402148525

III. Site Design

DESIGN PRINCIPLE: Place the building on its site so it responds to the topography of the site, its position on the block, and to the placement of surrounding buildings.

Site design relates to how a building is placed on the site. It establishes how the building addresses the street and surrounding buildings. In designing the building on a site, the topography of the site and its location on the block must be considered. A property on a sloping site will have a different form than one on a flat site, as will a building on a corner rather than in the middle of the block. Other factors in site design include the site's relationship to adjacent properties and the location of front, side and rear yards.

TOPOGRAPHY

Guideline: Respect the topography of the site and the surrounding area.

New buildings and additions to existing buildings cannot disregard or significantly alter the existing topography of a site. The surrounding context guides the manner in which new structures fit into the streetscape, particularly along slopes and hills. This can be achieved by designing the building so it follows the topography in a manner similar to surrounding buildings.



These buildings respect the topography of the surrounding area by stepping down to the street. This is reinforced by garages at the street edge, elevated building entrances and setbacks to the mass of the buildings.

P. 24/55

Amir A Talebi
2748 Steiner Street
San Francisco, CA 94123

December 9, 2014

President Cindy Wu
Members of the Planning Commission
1650 Mission Street – Suite 400
San Francisco, CA 94103

Ref: DR Hearing Date– Dec 18, 2014
Permit Application # 201402148525

Dear President Wu & Members of the Planning Commission;

My house is located on a steep hill at 2748 Steiner Street between Broadway and Vallejo Street.

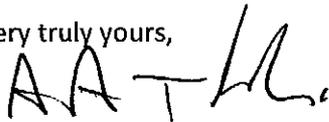
My wall to wall neighbor 2744 Steiner (located to my south & uphill), is planning a major expansion in his rear yard and on the down-hill side of his property with no respect for set-back. His proposed two story extension on the property line for an additional 1,000 Sq-Ft will significantly impact my Light & Air. The proposed construction is approximately 14 feet out beyond my rear wall.

In the attached document, I have included a lot of detail regarding the sponsor's proposed extension and its impact on my home. I have also included similar information on my proposal which will provide the sponsor with the same square footage of living space which will mitigate the impact of Light and Air on my home.

I truly believe this is an Exceptional and Extraordinary Circumstance that requires your consideration. The sponsor will be able to build his home and add the desired living space and at the same time I will not permanently suffer from the loss of Light & Air.

Beforehand, I thank you for your time and consideration.

Very truly yours,



Amir A Talebi
2748 Steiner Street
AmirTalebi123@Gmail.com
(415) 515-0562

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K. LETTERS FROM NEIGHBORS OPPOSING THE PROJECT AS PROPOSED....	14
L. SUMMARY & CONCLUSION.....	14

EXHIBITS DIRECTORY

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Design Principal – Topography of the site	Exhibit 9	24
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Rear Yard Guideline – Minimize the impact of Light and Privacy to Adjacent property	Exhibit 11 & 11A	26/27
Mid-block Open Space Guideline	Exhibit 12 & 12 A	28/29
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Proposal by DR Requestor – Second Floor	Exhibit 14	31

<u>Compromised Proposed by DR Requestor</u>	<u>EXHIBIT #</u>	<u>PAGE #</u>
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View from backyard based on Talebi's Proposed Compromise	Exhibit 18	35
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Sponsor's proposed first floor Pre-application Plan dated 1-27-14	Exhibit 19	36
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<u>Communications Btw DR Requestor & Sponsor</u>		
First letter from DR Requestor to Sponsor Dated February 18, 2014	Exhibit 23, 23A	40/41
Text message from DR Requestor to Sponsor Dated May 7, 2014	Exhibit 24	42
Text message response from sponsor to DR Requestor Dated May 7, 2014	Exhibit 25	42
Text message from DR Requestor to Sponsor regarding foundation	Exhibit 26	43
Text message from sponsor to DR Requestor	Exhibit 27	43
Text message from sponsor to DR Requestor "Hold off further conversation...."	Exhibit 28	44

<u>Communication Btw DR Requestor & Sponsor</u>	<u>EXHIBIT #</u>	<u>PAGE #</u>
Text message from DR Requestor to sponsor Requesting an electronic copy of the revised Plan before the meeting	Exhibit 29	45
Text message from sponsor to DR Requestor Denying request for electronic copy	Exhibit 30	46
<u>Sponsor's Proposed Revision</u>		
Sponsor's revised first floor proposal With outdoor kitchen on property line Adjacent to Talebi's Deck 5-19-14	Exhibit 31	47
Sponsor's second floor – dated 5-19-14	Exhibit 32	48
Talebi's proposal to sponsor for Outdoor kitchen	Exhibit 33	49
2744 Steiner – Local Historical Register	Exhibit 34	50
<u>Letters From Neighbors</u>		
Trauner Family	Exhibit 35	51
Ames Family	Exhibit 36	52
Moore Family	Exhibit 37	53
Ryan Wechsler Family	Exhibit 38	54

B. INTRODUCTION

The project sponsor is planning an extensive remodeling project for their entire house of approximately 5000 Sq-Ft. Among the many aspects of this remodeling project, it includes making changes to the façade of a historical building facing Steiner Street, and adding an additional 1,151 Sq-Ft of living space to the residential quarters for a total living space of approximately 5,058 Sq-Ft.

The proposed additional living space will be in the form of horizontal rear addition both on the first and second floor of the house. The first floor is proposed to be extended by 14.5 feet on the property line with no set-back, and the second floor is proposed to be extended by approximately 16 feet with a three feet set-back.

The DR Requestors are the Talebi family, who reside at 2748 Steiner Street, immediately adjacent to and north of 2744 Steiner. The Talebi family do not object to renovation and expansion of 2744 Steiner. They simply ask that the expansion be done consistent with the Residential Design Guidelines and with sensitivity for the impact the proposed expansion will have on the Talebi's home. The Talebis propose a compromise, described below, that will allow the project sponsor to expand the property as desired but – by reconfiguring the expansion – will greatly reduce the impact on the Talebi's home.

C. SITE INFORMATION

The project is located on a steep hill on Steiner Street (2744 Steiner Street). The project sponsor is located on the uphill and south side of the DR requestor. Because of the location of the proposed project, the elevation difference between the sponsor's and the Talebi's house is approximately seven feet. In other words, there is a seven feet retaining wall between the two properties.

Exhibit 1, Page 15 shows the exterior façade of the two buildings facing Steiner Street.

PROJECT SPONSOR: UP HILL & SOUTH SIDE of DR REQUESOR

DR REQUESTOR: DOWN HILL & NORTH SIDE OF THE SPONSOR

D. PROPOSED PROJECT

The sponsor is proposing to extend the first floor of his house on the property line in the rear yard by approximately fifteen (15) feet. This extension is proposed to be **on the downhill and north side** of the sponsor's property with no respect for the Talebi's existing

set-back. In addition, the sponsor is proposing to extend its second floor on the ***downhill and north side*** of his property by approximately 16 feet. The second floor extension will have a three feet set back from the property line.

Because of the elevation difference between the two properties (approximately seven feet-between the grades), extension of the first floor and second floor by the sponsor will have a MAJOR impact on the Talebi's LIGHT & AIR.

The Talebi family – (DR Requestors), purchased their property back in December 1993 almost 21 years ago. All these years, they have had great relationships with their neighbors both on Steiner and Vallejo Street. This has been due to the mutual respect for each other's rights. DR Requestor has enjoyed the mid-block open space and that has been one of the primary reasons that they purchased their house back in 1993.

When the sponsor bought their house in May 2011 (almost 3.5 years ago), DR Requestor welcomed them to the neighborhood. Talebi's daughter, who was one of Hamlin School's graduation speakers, wrote a great recommendation letter for the sponsor's daughter and she was accepted to The Hamlin School.

E. IMPACT ON THE DOWN HILL NEIGHBOR (DR REQUESTOR)

Exhibit 2. Page 16 Shows the **existing** first floor for both the project sponsor and DR Requestor with computerized shadow studies. The Talebi family spend much their time in their family room, next to their deck, enjoying their house, back yard, mid-block open space and the sun.

Exhibit 3. Page 17 Shows the **proposed** first floor extension by the sponsor together with computerized shadow studies. The addition is on the north and downhill side of the sponsor's property leaving an open space for a terrace on the south side of the sponsors proposed addition. If the sponsor flips the extension with the terrace, then it will significantly improve the situation. The present proposal as submitted will have a major impact on the Talebi's of Light & AIR.

Exhibit 4. Page 19 Is a computerized shadow study showing the proposed impact of sponsor's first & second floor addition on the family room of the Talebi's, where they spend majority of their time.

Exhibit 5. Page 20 Is a computerized shadow study showing the proposed impact of sponsor's second floor addition on the master bedroom of the Talebi's.

Exhibit 6. Page 21 Is a computerized shadow study, showing the proposed impact of the sponsor's second floor addition on the second bedroom of the DR Requestor. This is The Talebi's daughter's room. The same person who wrote a great recommendation letter to Hamlin School for the sponsor's daughter.

Exhibit 7. Page 22 Is the view from back yard based on sponsor's proposed addition.

Exhibit 8. Page 23 This exhibits indicates how the proposed extension will protrude into the mid-block open space. The mid-block open space was one of the primary reasons that the DR Requestor purchased their house in December 1993.

F. RESIDENTIAL DESIGN GUIDELINES – SF Planning Dept.

Design Principal: Place the building on its site so it responds to the topography of the site, its position on the block, and to the placement of surrounding buildings. **Exhibit 9. Page 24**

Guideline: Respect the topography of the site and the surrounding area.

Discussion: On lots that laterally step down a hill, additions should be placed adjacent to the uphill side to minimize impact on the downhill property. The first floor of the two floor rear addition for the proposed project is placed on the downhill side leaving an open terrace on the uphill side. Consequently, the building mass is on the down-hill side, right on the property line, which maximizes impact of the loss of LIGHT & AIR on the Talebi's down-hill side property. Additionally, this impact is magnified by the fact that the proposed two-story addition extends approximately 14 feet into the rear yard farther than the Talebi's rear building wall. This extension will block light and morning sun -- the only sun that the south side of my home receives. See EXHIBIT 2 & 3 are the shadow studies before and after of the proposed extension.

Guideline: Respect the existing pattern of side spacing. **Exhibit 10. Page 25**

Discussion: As shown in **Exhibit 2 Page 16**, the Talebi's home is set back from the property line shared with the subject property for the full length of Talebi's home. At the rear, where the proposed addition will be placed (right up to the property line), the south edge of Talebi's deck and kitchen wall is set back almost three feet (2 feet and 10.5 inches). The first floor of the proposed rear extension will be built right up to the property line and does not match the Talebi's ground floor set-back. Because of both the lateral drop in height in the Talebi's property and the angle of the morning sun, even a one-story addition on the property line impacts light and sun disproportionately. Although one could make the argument that a 10-foot fence erected from the higher grade of my neighbor's lot would cast the same shadow as the one-story portion of his addition, the only reason anyone in his location (2744 Steiner – sponsor) would have to erect such a fence is spite. Such a tall fence would block the sun going into (2744 Steiner) yard in early morning, so the likelihood of building such a fence is small and would bring more harm to sponsor's yard than DR

Requestor. Additionally, fences come and go with ownership change, building mass shall stay.

REAR YARD Guideline: Articulate the building to minimize impacts on light and privacy to adjacent properties. **Planning code section 101 states that one of the purposes of planning code is to provide adequate light, air, privacy and convenience of access to property in San Francisco. Exhibit 11 & 11A (Page 26 & 27).**

Discussion; The proposed rear building walls exceed the depth of the Talebi's rear first floor building wall substantially and exceeds the depth of the Talebi's second floor wall to a lesser but noticeable extent. Both result in blocking mid and late morning sun to the Talebi's south side windows. Looking at the existing site plan relative to the Talebi's home, you can see the existing angled nature of the rear of the subject property. The subject property was constructed in 1905. the Talebi's home was designed in 1912, in a way to that benefits both properties: the subject property receives early morning light by virtue of the Talebi's side setback and the Talebi's home benefits from receiving mid- to late-morning sun from their angled back wall. The sponsor's proposal ignores this thoughtful and mutually beneficial design, offering up only a second floor side setback instead of side setbacks on both floors and rear building walls that go further out than the Talebi's. Additionally, two new third floor dormers are proposed. One of them will look directly into the Talebi's master bathroom.

Mid-block Open Space Guideline: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space. **Exhibit 12 & 12A (Page 28 & 29).**

Discussion: For over a century a consistent line formed by the rearmost walls of every building on this block of Steiner defined the west boundary of the block's mid-block open space. See **Exhibit 8 Page 23:** Sanborn Map. The proposed first floor rear addition will break this line and therefore impact the contiguous nature of the mid-block open space.

G. THE TALEBI'S PROPOSED SOLUTION

The Talebi's believes that the sponsor has a right to expand his living quarters and therefore, the Talebis do not object to sponsor's basic right to improve or expand his property. However, the Talebi's requested the sponsor to follow SF Residential Design Guideline so that the impact of the proposed development will be minimal on the Talebi's home. This means to flip the proposed extension (on downhill and North side) with the

planned open terrace (on the uphill – South side) in order to minimize the impact of the loss of LIGHT & AIR on the Talebi's home. Since the sponsor has not budged on this issue with no explanation provided, consequently, the Talebi's at their own expense have hired architects to come up with a compromise. The compromise mitigates the loss of LIGHT & AIR and allows the sponsor to add the proposed expansion of additional living space to his residential quarters.

Exhibit 13, Page 30 Is the Talebi's proposal for sponsor's first floor. The first floor addition is moved to the up-hill and south side of sponsor's property. In other words, this addition is flipped with the proposed open terrace on the south side. This will significantly mitigate the impact of Light & Air on the Talebi's property.

Exhibit 14, Page 31 Is the Talebi's proposal for sponsor's second floor addition. The second floor additions remains the same size with the exception that it will greatly mitigate loss of Light & AIR on the Talebi's home.

Exhibit 15, Page 32. Is a computerized shadow study showing the impact of the Talebi's compromised proposal on the Talebi's family room. The impact is far less than the one proposed by the sponsor.

Exhibit 16, Page 33. Is a computerized shadow study showing the impact of the Talebi's compromised proposal on DR Requestor's master Bedroom. The impact is far less than the one proposed by the sponsor.

Exhibit 17, Page 34. Is a computerized shadow study showing the impact of the Talebi's proposal on Talebi's second bedroom (daughter's room). The impact is far less than the one proposed by the sponsor.

Exhibit 18, Page 35. Is computerized view from rear yard based on Talebi's proposal.

H. EXCEPTIONAL AND EXTRAORDINARY CIRCUMSTANCES

One wants to know why sponsor's proposed development is an *Exceptional and Extraordinary Circumstances*. This is an exceptional and extraordinary case since the sponsor is planning to build a towering wall, almost fifteen feet out and beyond the Talebi's rear wall. This two story wall is proposed to be built on the downhill side (on the property line) right above the seven feet grade difference (retaining wall) of the two properties.

The fact that the sponsor is located directly on the South side of DR Requestor, the impact of this towering wall will significantly reduce the LIGHT & AIR to the Talebi's home. The loss of Light and Air will be permanent. In addition, if the sponsor's proposal is approved as submitted, it could set a precedent for future developments in the neighborhood which will

be contrary to the SF Residential Design Guidelines. If this precedent is set, it could cause problems among neighbors who plan to take advantage of this precedent.

All of this can be avoided if the sponsor follows the proposed solution offered by DR Requestor. This will mitigate the impact of their expansion on their wall to wall neighbor.

I. PRE-APPLICATION DRAWINGS VS FINAL DRAWINGS

On January 27th, 2014 the sponsor shared with DR Requestor their Pre-application drawings. These drawings were dated 01-27-14 See **EXHIBIT 19 & 20 (Pages 36 & 37)**

The final drawings based on the 311 notice are dated 9-8-14 See **EXHIBIT 21 & 22 (Pages 38 & 39)**

A comparison of these two drawing sets indicate that they are the same with NO changes made to reduce the impact on the Talebi's home. In other words, the sponsor did not address any of the Talebi's concerns.

J. SPONSOR'S RESPONSE TO DR REQUESTOR'S CONCERNS

The sponsor in his "RESPONSE TO DISCRETIONARY REVIEW" indicates that they have met with the Talebis several times and offered to make compromises and yet the Talebis has rejected their compromise.

The truth about all these meetings and compromise is summarized in the following outline.

1. A pre-application meeting was held at the sponsor's house on January 27th between 6:00- 8:00 PM. The meeting was very short. The Talebi's were told that the project sponsors were planning to extend their house into their backyard and cutting the old tree. No further detail regarding the construction was provided. Sponsor's architect sent an electronic copy of the plans to the Talebi's architect.
2. After review of the plans, on February 18th, the DR Requestor sent a letter to sponsor & sponsor's architect discussing some of the concern regarding loss of Light & Air. The Talebi's letter was ignored with no response given. See **EXHIBIT 23, 23A (Pages 40 & 41)**
3. DR Requestor, hires Joseph Butler who is familiar with construction disputes among neighbors. Joseph Butler calls sponsor's architect Steve Sutro to discuss the issues. Steve Sutro (sponsor's architect) advises Joseph Butler(the Talebi's architect), that architects should stay out of it and this is between the owners.

4. Subsequent to Joseph Butler's (the Talebi's architect) phone call, the sponsor agrees to meet with DR Requestor on March 22nd at the Talebi's house to discuss the impact. (This meeting was without the presence of architects). In this meeting, the sponsor indicated that his father was a police commissioner and he is a friend of Mark Farrell. After looking at the site and the impact of the loss of light, the sponsor indicates that he has decided to keep the master bedroom on the street side. In addition, he said that he will go back to the drawing board and will get back to DR Requestor in a couple of weeks.
5. Total black out since March 22nd meeting and no communication from sponsor. On May 7th, DR Requestor, sent a text message to the sponsors (Bryan and Courtney) to get a status update. **EXHIBIT 24, Page 42**
6. On the same day May 7th, sponsor responds by saying they are working on various options. She indicates that in order to move the proposed extension to the south side have to move the tradesmen entrance to the north side and that will cost some dollars to do foundation work that was already done in spring of 2011. **EXHIBIT 25, Page 42**
7. DR Requestor sends a text message back indicating the foundation work was done for the existing structure. The new addition, needs its own foundation and therefore, I am confused. DR Requestor further inquiries that, "how the old foundation work for the existing structure has anything to do with the new addition" See **EXHIBIT 26, Page 43**
8. In the same text message, the sponsor indicates, "We are working with our team to address some of your issues.....we have not shown you anything because we have not seen anything worth showing you". **EXHIBIT 27, Page 43**
9. The sponsor responds in another text message, "I think it is best to hold off on any further discussion until we have something to show you guys with our team. As soon as we have that, I will let you know". **EXHIBIT 28, Page 44**
10. On May 19th, the sponsor sent a text message to DR Requestor advising of a revision and setting up the date for the next meeting. DR Requestor asked for an electronic copy of the revised plan so that they can review it prior to the meeting in order to have a productive meeting. **EXHIBIT 29, Page 45** Sponsor denies this request. Sponsor sent the following text message, "We prefer to show you in person and would rather not e-mailing plans that are work in progress" **EXHIBIT 30, Page 46**
11. On June 3rd DR Requestor and sponsor together with their architects met at the sponsor's house. Steven Sutro (sponsor's architect), made a very short presentation over some of the changes. When Joe Butler (the Talebi's architect) asked "when can we

meet next to discuss these plans”, Steven Surto replied, **“there is no need for a meeting, these plans have been approved and are final”.**

12. On June 13th, DR Requestor sent an e-mail to sponsor addressing some of the issues with the revised plan and indicating that their revised plan is far worse than the original plan. Although they are proposing a six foot set-back on the first floor, the second floor set back remains at three feet which is an overhang on the first floor. This overhang does not address the issue of LIGHT & AIR. **In addition, the sponsor proposed to build an outdoor kitchen on the six foot set-back immediately adjacent to the Talebi’s deck. Exhibit 31, Page 47 & Exhibit 32, Page 48.** In other words, by placing the outdoor kitchen next to the Talebi’s Deck and family room, the sponsor made sure that the revision is far worse than the original plan submitted to the Planning Department.
13. DR Requestor and sponsor met once again at the Talebi’s house (second half of June). In that meeting DR Requestor, asked the sponsor if he could move his outdoor kitchen to somewhere else in his huge backyard. As a matter of fact, the DR Requestor presented a picture of an outdoor kitchen. **EXHIBIT 33, Page 49.** The sponsor’s response was that he will not move the outdoor kitchen because he cannot afford to build an outdoor kitchen as proposed by DR Requestor.
14. All this time, the sponsor’s strategy has been to play games and not be forthright with his wall to wall neighbor. The sponsor has used cost as the primary reason for not moving the proposed extension to the south side of his property. Having said that the sponsor is planning to make major changes to the façade of a historical building on Steiner Street **EXHIBIT 34, Page 50.** In addition they are adding over a 1000 Sq-ft of living space in their rear yard increasing the total living space to a 5,000 Sq-ft house. Moreover, the sponsor is planning an extensive remodeling of the interior of his house. With today’s costs, an average cost of \$400/Sq-Ft for major interior remodeling, changing façade of a historical building, and adding an additional 1000 Sq-ft of living space is not an unreasonable number. In other words, total estimated cost for this project could be close to \$2.0 million.
15. How is it that a sponsor cannot afford to spend an additional \$20,000 in foundation work (as he has claimed to be his primary reason for his present proposal) and yet is willing to spend almost \$2.0 million on the remodeling of his entire residence?
16. Is this the definition of being a good neighbor in San Francisco, when you just moved to a new neighborhood?

K. LETTERS FROM NEIGHBORS OPPOSING THE PROJECT

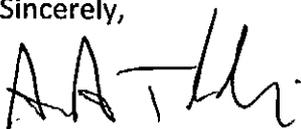
Letter from Trauner family – Lived in their property since 1965. **EXHIBIT 35 Page 51**
Letter from Ames Family – Lived in their property since 1920 **EXHIBIT 36 Page 52**
Letter from Moore Family – lived in their property since 1997 **EXHIBIT 37 Page 53**
Letter from Ryan Wechsler Family–Lived in property since 1993 **EXHIBIT 38 Page 54**

L. SUMMARY & CONCLUSION

In summary, DR Requestor is requesting from the commission to reject the sponsor’s plan as submitted due to the following reason;

1. This is an Exceptional and Extraordinary Circumstance, since a revised plan proposed by the Talebi’s will mitigate the impact of sponsor’s proposed development and yet allows the sponsor to build the additional living space.
2. The plans submitted by sponsor does not meet SF Residential Design Guidelines.
3. If the plans are approved as submitted, it will set a precedent for future developments in the neighborhood and could cause tension and animosity among neighbors.
4. Sponsor remained inflexible, stonewalled and failed to communicate or reach out to his wall to wall neighbor to discuss his development plan or mitigate the impact of his proposed plan.
5. The impact of the pre-application plans on the Talebi’s home are exactly the same as the final plans provided to the Planning Department. No changes were made to address the concerns of the Talebis.
6. Four immediate neighbors have written letters against the proposed plans submitted by the sponsor.

Sincerely,



Amir A Talebi
2748 Steiner Street

SUTRO ARCHITECTS

DISCRETIONARY REVIEW RESPONSE PACKAGE

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December 10, 2014

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street
San Francisco, California 94103

Re: **Building Permit Application Case No. 201402148525 (2744 Steiner Street) – Summary Response to Discretionary Review Requestor’s Letter of November 26, 2014**

Dear President Wu and Members of the Planning Commission:

Our firm represents Bryan and Courtney Giraudo, the applicants for the above-referenced project. We have reviewed the request for discretionary review submitted by Mr. Talebi along with his supplemental correspondence, and, as further described below, urge you to reject the request for discretionary review on the basis that Mr. Talebi has failed to present evidence of extraordinary or exceptional circumstances justifying invocation of the Commission’s discretionary review authority. As indicated by Planning Department staff’s evaluation, the circumstances in no way warrant the Commission taking control over this routine building permit.

I. Summary

Simply put, Mr. Talebi is committed to opposing the project to the extent that any rear expansion occurs on the north side of the lot bordering his property regardless of purported light, air and privacy impacts. Indeed, Mr. Talebi fabricates a new standard for exceptional and extraordinary circumstances to justify discretionary review: because the project could, in theory, be completely redesigned so that the expansion occurs closer to the *opposite* neighbor without a loss in square footage, the Commission should reject the project. (See Talebi November 26, 2014 Letter, p. 14.) **Mr. Talebi is seeking discretionary review because the Giraudos refuse to proceed with a completely different project designed entirely by Mr. Talebi’s architect.** This is not hyperbole, and is in fact what Mr. Talebi demands of the Giraudos.

II. Mr. Talebi Will Not Experience Significant Loss in Light, Air, or Privacy

Any impacts to light or air that Mr. Talebi may experience are reasonable and are completely within the scope that the Residential Design Guidelines (“Guidelines”) recognize as a permissible and necessary result of dense housing patterns in San Francisco. As stated in the Guidelines, “in areas with a dense building pattern, some reduction of light to neighboring

buildings can be expected with a building expansion.” (Guidelines, p. 16.) Thus, the Guidelines only recommend mitigation when impacts are excessive or atypical.

Mr. Talebi’s claims of impacts to light and air are predicated on a dubious shadow analysis submitted with his November 26, 2014, letter to the Commission. The analysis falls short for a number of reasons. First, and most importantly, the study is a hypothetical analysis of just two structures and trees which already dramatically diminish Mr. Talebi’s and the Giraudo’s morning light. It specifically fails to take into account that light access to Mr. Talebi’s property is already significantly diminished due to the longstanding structures on Broadway Street (to the south of the Talebi residence), which are perpendicular to the Talebi residence, and are approximately 100 feet taller than the Talebi residence due to the difference in grade, thereby substantially constraining the flow of light for significant portions of the day. (See Exhibit 1 [photos looking toward the south from the perspective of the Talebi residence].) The horizontal expansion of the Giraudo residence will do nothing to change this reality. Second, the shadow study claims to shadows at only a single time of the day, 10:00 a.m., despite the fact that shadows are constantly changing; thus, the analysis selects a single instant to exaggerate the impacts without providing a comprehensive review. Third, Mr. Talebi’s own study shows that in certain areas of the home, i.e., the master bedroom, there will be less of an impact to light and air under the Giraudo’s proposal than those which would occur under Mr. Talebi’s architect’s redesign.

Despite the fact that their project is consistent with all requirements of the Planning Code and the Guidelines, after meeting with the Talebis, the Giraudos have made design modifications to address Mr. Talebi’s concerns. Specifically, the plans now incorporate a reduction in the horizontal expansion at the second level of 2 ½ feet across the entire width of the structure, bringing it into alignment with the Talebi residence. (See Sheet A.1.1 & A.2.5.) In addition, the Giraudos have eliminated the proposed third-floor dormers, meaning that the existing third-floor building envelope will remain unchanged. (See Sheet A.1.1 & A.2.7.) Thus, the plans incorporate setbacks at the upper levels, which is exactly the mitigation recommended by the Guidelines for building expansions that may impact light to neighboring structures (although we do not believe the project will result in such an impact).

Mr. Talebi will not experience a loss of privacy as a result of the project. The window on the proposed dormer on the northwest corner of the front of the Giraudos’ home will match the existing window sill height, which is higher than the eave on the Talebis’ home over the master bathroom. This design feature, which is clarified on the project plans, avoids the claimed impact to privacy. Although beyond the scope of the current project, the Giraudos are also incorporating a window with frosted glass in their light well to preserve their neighbors’ privacy. Notably, Mr. Talebi did not raise privacy impacts as a concern in his latest correspondence with the Commission.

III. The Project Is Consistent With the Planning Code and the Residential Design Guidelines

The project “respects” all building setbacks. The project is consistent with the Planning Code setback requirements and as such, does not require any variances. Mr. Talebi makes much of a reference from page 15 of the Guidelines, which states: “GUIDELINE: Respect the existing pattern of side spacing.” As indicated by the illustration tied to this Guideline, the purpose of the requirement is to create a consistent pattern when viewing homes from the street so as to create a “defining characteristic of the block face.” (Guidelines, p. 16.) Thus, the Guideline has nothing to do with light or air impacts and is completely irrelevant to Mr. Talebi’s claims. Mr. Talebi has raised no other substantive arguments to indicate that the project, which the Planning Department has characterized as Code and Guidelines compliant, conflicts with any governing Code provision or Guideline.

IV. The Project Incorporates Design Mitigations to Minimize Light, Air and Privacy Impacts to Mr. Talebi as a Result of the Giraudos’ Substantial Efforts to Accommodate their Neighbor

The Giraudos have met with their neighbors, the Pacific Heights Residents Association and have made their architect available to Mr. Talebi during this review process.

Mr. Talebi’s *ad hominem* attacks on the Giraudos are untrue and uncalled for. The Giraudos have gone to great lengths to meet with and accommodate Mr. Talebi. In his letter to the Commission, Mr. Talebi concedes that the Giraudos have met with him face-to-face to discuss the project on five different occasions. Moreover, the Giraudos have made their architects available to discuss the project independently with Mr. Talebi and with his architect. Their meetings with Mr. Talebi notwithstanding, the Giraudos also engaged their neighbors at a pre-application meeting in January, *and* at a Pacific Heights Residents Association meeting where Mr. Talebi failed to convince the association to oppose the project.

The plans as proposed include design measures created specifically to reduce claimed impacts to Mr. Talebi’s light, air and privacy despite any obligation to do so. As described above, the plans already reflect the following design mitigations:

- Reduction of the second floor: the horizontal extension at the second floor has been reduced by 2 ½ foot across the entirety of the structure (to bring it into alignment with Mr. Talebi’s rear wall) to minimize claimed impacts to light and air;
- Removed proposed dormers: claimed impacts to light and air are further reduced by the removal of proposed dormers at the rear of the structure, which will have the effect of retaining the third floor’s existing building envelope; and

- Window/dormer designed to preserve privacy: the new window on the remainder dormer will match the existing sill height, which is higher than the eave over the Talebis' bathroom, meaning that there will be no privacy impact.

V. Conclusion

Mr. Talebi has not presented evidence of any extraordinary or exceptional circumstances to justify the Commission's use of its discretionary review authority. On the contrary, this discretionary review requestor simply objects to any development near his home. The pretexts of light and air impacts are unsupported by credible evidence, and the claimed privacy impact has been rendered moot. Thus, discretionary review is unwarranted in this case.

We respectfully request that the Commission approve the building permit as-is, including the modifications created to mollify Mr. Talebi.

Very truly yours,



on behalf of

DAVID P. CINCOTTA, Of Counsel to
Jeffer Mangels Butler & Mitchell LLP

DPC:gjc

EXHIBIT 1









SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 2014-000335 DRP

Building Permit No.: 20462148325

Address: 244 STEWART ST

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Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: JULIANA FIENERA-MILLS

Telephone No.: 415.956.3445 (for Planning Department to contact)

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

SEE ATTACHED

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

SEE ATTACHED

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

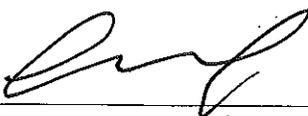
SEE ATTACHED

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

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

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>1</u>	<u>1</u>
Occupied stories (all levels with habitable rooms) ...	<u>3</u>	<u>3</u>
Basement levels (may include garage or windowless storage rooms)	<u>1</u>	<u>1</u>
Parking spaces (Off-Street)	<u>2</u>	<u>2</u>
Bedrooms	<u>5</u>	<u>5</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>3907</u>	<u>4567</u>
Height	<u>35'-9"</u>	<u>35'-9"</u>
Building Depth	<u>66'-0"</u>	<u>76'-0"</u>
Most recent rent received (if any)	<u>N/A</u>	<u>N/A</u>
Projected rents after completion of project	<u>N/A</u>	<u>N/A</u>
Current value of property	<u>3.2mm</u>	
Projected value (sale price) after completion of project (if known)	<u>UNKNOWN</u>	

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



 Signature

11/07/2014

 Date

JULIANA FERREREA-MILLS

 Name (please print)

SUTRO ARCHITECTS

November 7, 2014

Ileana Figueroa-Mills
Sutro Architects
915 Battery Street, First Floor
San Francisco, CA 94111
415.956.3445

Email: ifigueroa@sutroarchitects.com

RESPONSE TO DISCRETIONARY REVIEW

Case No: 2014-000335 DRP
Building Permit No: 201402148525
Project Address: 2744 Steiner, San Francisco, CA 94111
Block/Lot: 0563/015

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

The proposed project meets with the San Francisco Planning Code and with the Residential Design Guidelines. The mass and form of the proposal blend in well with the immediately adjacent neighbors and with the remainder of the block.

In addition the proposal preserves 61'-7" of mid-block open space. Light and air is provided to the northern neighbor in the form of a side set back.

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

We met with the northern neighbor several times and offered to make the following changes:

- Move the single story first floor away from the north property line by 6 feet.
- Modify the second floor plan such that it aligned with their second floor.

However, the northern neighbor declined these compromises. In addition to these modifications, we would be willing to look at redesigning the top floor rear façade (east elevation) to remove the proposed dormer/s.

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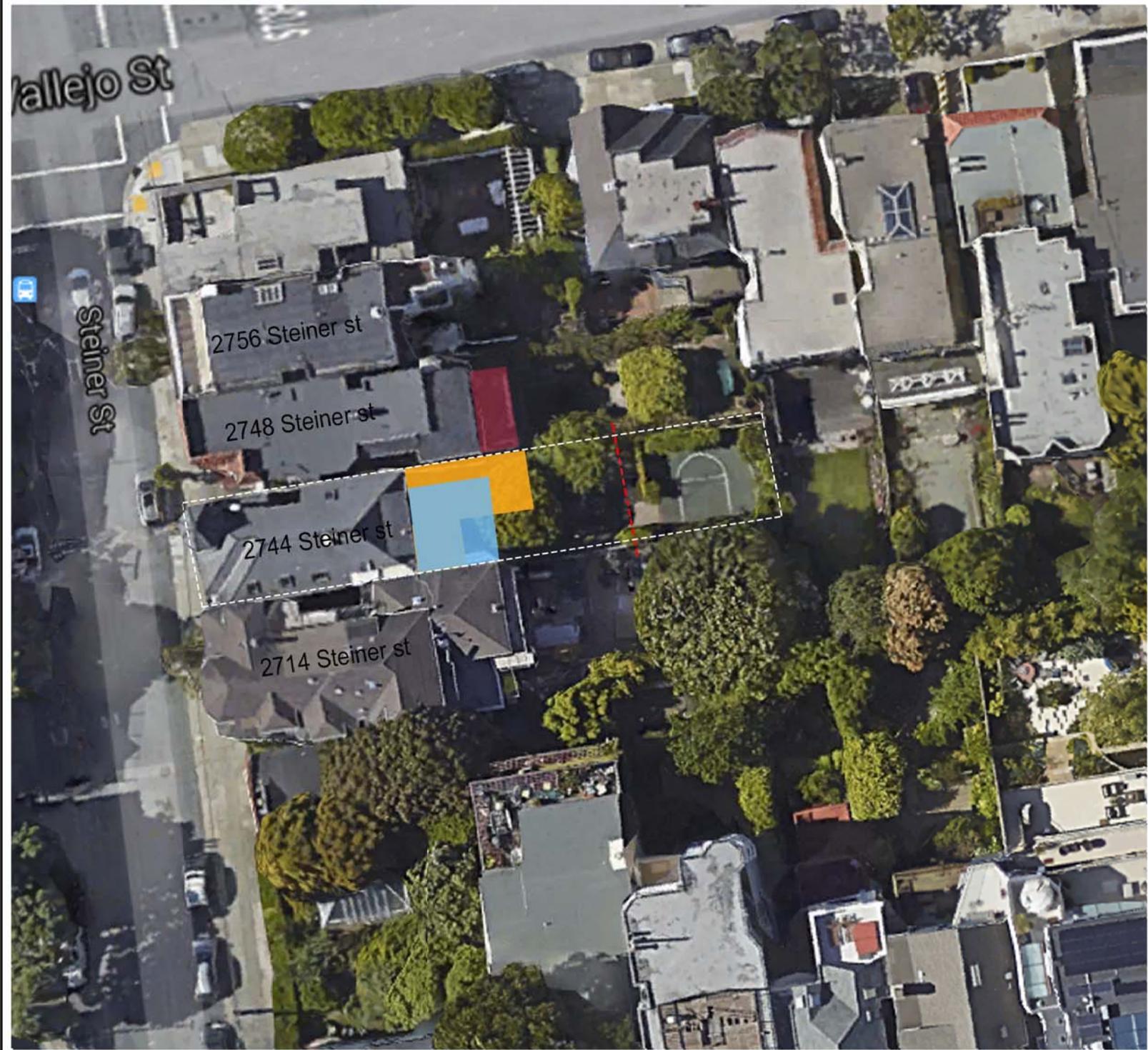
915 Battery Street, First Floor San Francisco, CA 94111

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

The proposed second floor at the rear is currently aligning with the southern neighbor and we have been and continue to be willing to setback 2'-6", so our second floor aligns with the northern neighbor. Aligning with the neighbor is the best form of good context and preserving mid-block open space.

In addition, light and air is provided with a side setback of 3-feet on the second floor at the north side.

The single story addition, necessary to accomplish a family room, is well shy of the required rear yard by 27'-3" and preserving 61'-7" of mid-block open space. The new 1st floor, 1-story addition will be substantially obscured by the fence line. The single story addition is planned at the north side of the property because there is a substantial existing retaining wall on the south property line. Shifting the structure to the south property line would entail a large amount of structural work, which was also explained to the northern neighbor.



- Proposed first floor, one story rear addition
- Proposed second floor rear addition
- Existing 2748 Steiner's Deck
- Property line
- - - - - 25% of lot depth yard setback

SUTRO ARCHITECTS

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915 Battery Street, First Floor San Francisco, CA 94111

GIRAUDO RESIDENCE

2744 STEINER STREET
 SAN FRANCISCO, CA 94123

BLOCK 0563 LOT 015 | PROJECT NO. 2013.029

DATE: 11.05.2014

NOT SCALED

SITE PLAN

SUTRO ARCHITECTS

November 7, 2014

Illeana Figueroa-Mills
Sutro Architects
915 Battery Street, First Floor
San Francisco, CA 94111
415.956.3445

Email: ifigueroa@sutroarchitects.com

RESPONSE TO REQUESTER'S DISCRETIONARY REVIEW APPLICATION

Building Permit No: 201402148525
Project Address: 2744 Steiner, San Francisco, CA 94111
Block/Lot: 0563/015

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

REQUESTER'S ANSWER:

(a) The subject property is located to my immediate south and laterally 6.5 feet higher than mine. (There is a 6.5 feet retaining wall to support the elevation). Therefore it casts shadows on and blocks light from my property in all but summer months. With the proposed extension, additional light will be blocked from my kitchen windows (first floor) and from my daughter's bedroom on the second floor. Most importantly, it fails to respect the basic requirement of matching side setbacks. Additionally, it impacts our privacy by adding dormer facing north, that looks into our bathroom windows.

SPONSOR'S RESPONSE: There is a retaining wall at the north property line for the lower grade of the north neighbor. However, the finish floor elevation of the northern neighbor is only 2'-1" below our first floor elevation (see attached photo#1 & #1a). A side setback is planned at the second level to provide for light and air to the northern neighbor.

The north facing dormer planned has a window sill that is higher than the eave line of the northern neighbor. Please see the attached photo#2 taken from the existing turret on the subject property. The dormer windows would not allow visibility into the neighbor window, in addition the proposed window is in the north side and the neighbor's window is on the west side.

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SUTRO ARCHITECTS

(b) The topographic relationship between my home and the subject property described above results in exaggerated impact that would not be present on a flat lot -- each of their floors is several feet higher than mine and therefore blocks more light.

SPONSOR'S RESPONSE: The topography slopes down the hill to the north. However, the first floor is only 2'-1" lower on the northern neighbor property.

c) DESIGN PRINCIPLE: Place the building on its site so it responds to the topography of the site, its position on the block, and to the placement of surrounding buildings.

SPONSOR'S RESPONSE: The topography does slope down the hill to the north, but the first floor is only 2'-1" lower on the northern neighbor property and the first floor proposed addition will be substantially blocked by the existing fence 6'7"H, at the north property line (see attached photo #3).

Guideline: Respect the topography of the site and the surrounding area.

REQUESTER'S ANSWER: On lots that laterally step down a hill, additions should be placed adjacent to the uphill side to minimize impact on the downhill property. The first floor of the two floor rear addition for the proposed project is placed on the downhill side leaving an open (but covered) terrace on the uphill side. Consequently, the building mass is on the down-hill side, right on the property line, which maximizes impact of the loss of light on my down-hill side property. Additionally, this impact is magnified by the fact that the proposed two-story addition extends approximately 14 feet into the rear yard farther than my rear building wall. This extension will block light and morning sun -- the only sun that the south side of my home receives. See EXHIBIT 1: EXISTING STUDY and SHADOW WITH PROJECT and EXHIBIT 2: VIEW FROM BACKYARD, that shows lateral height difference between my property and the subject property.

SPONSOR'S RESPONSE: The topography slopes down the hill to the north. However, the first floor is only 2'-1" lower on the northern neighbor property. The second floor addition will be aligned to the northern neighbor second floor and with a setback of 3'-0".

Guideline: Respect the existing pattern of side spacing.

REQUESTER'S ANSWER: As shown in EXHIBIT 1, my home is set back from the property line shared with the subject property for the full length of our home. At the rear, where the proposed addition will be placed (right up to the property line), the south edge of my deck and kitchen wall is set back just shy of three feet (2 feet 10.5 inches). The first floor of the proposed rear extension is built right to the property line and does not match my ground floor side setback. Because of both the lateral drop in height to my property and the angle of the morning sun, even a one-story addition on the property line impacts light and sun

SUTRO ARCHITECTS

disproportionately. Although one could make the argument that a 10-foot fence erected from the higher grade of my neighbors' lot would cast the same shadow as the one-story portion of his addition, the only reason anyone in his location (2744 Steiner) would have to erect such a fence is spite. Such tall fence would block the sun going into (2744 Steiner) yard in early morning, so the likelihood of his ever building such a fence is small and would bring more harm to his own property than to mine. Additionally, fences come and go with ownership change. Building mass remains.

SPONSOR'S RESPONSE: A 3'-0" setback is provided on second floor addition to match the northern neighbor setback.

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

REQUESTER'S ANSWER: For over a century a consistent line formed by the rearmost walls of every building on this block of Steiner defined the west boundary of the block's mid-block open space. See EXHIBIT 3: Sanborn Map. The proposed first floor rear addition will break this line and therefore impact the contiguous nature of the mid-block open space.

SPONSOR'S RESPONSE: The proposed project meets with the San Francisco Planning Code and with the Residential Design Guidelines. The mass and form of the proposal blends in well with the immediately adjacent neighbors and with the remainder of the block and the proposal preserves 61'-7" of mid-block open space.

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

REQUESTER'S ANSWER: The proposed rear building walls exceed the depth of my rear first floor building wall substantially and exceeds the depth of my second floor wall to a lesser but noticeable extent.

Both result in blocking mid and late morning sun to my south side windows. Looking at

the existing site plan relative to my home, you can see the existing angled nature of the rear of the subject property. The subject property was constructed in 1905. My property was designed in 1912, in a way to that benefits both properties: the subject property receives early morning light by virtue of my side setback and my property benefits from receiving mid- to late-morning sun from their angled back wall. The proposal ignores this thoughtful and mutually beneficial design, offering up only a second floor side setback instead of side setbacks on both floors and rear building walls that go further out than mine. Additionally, a new third floor dormer is proposed that will look directly into my bathrooms. See EXHIBIT 4: Dormer.

SUTRO ARCHITECTS

SPONSOR'S RESPONSE: As the RDT guidelines state we are providing a 3'-0" setback on the second floor addition to allow for light and air to the northern neighbor. Privacy to the neighbor is provided by minimizing the proposed windows facing north. We will be willing to use translucent glazing to the new window on the lightwell facing north, and the new proposed window at the new dormer has a window sill that is higher than the eave line of the northern neighbor.

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.

REQUESTER'S ANSWER: There are a number of options the project sponsors could employ to add to the rear of his home without substantially impacting my home. When there are many alternatives, any impact that could be avoided so easily while still meeting the fundamental goal of expansion would be considered unreasonable. The project sponsor could add to the rear while not surpassing the existing boundary of mid-block open space and without surpassing my rear first and second story wall. He could actually have more interior space by placing first floor addition against the uphill property line without impact to that property. He could propose translucent dormer windows that would not destroy the privacy required of an adjacent existing bathroom.

SPONSOR'S RESPONSE: The proposed project meets with the San Francisco Planning Code and with the Residential Design Guidelines. The mass and form of the proposal blend in well with the immediately adjacent neighbors and with the remainder of the block.

In addition the proposal preserves the mid-block open space. Light and air is provided to the northern neighbor in the form of a side set back. The new proposed window at the new dormer has a window sill higher than the eave line of the northern neighbor respecting their privacy.

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?

REQUESTER'S ANSWER:

- a) Among many possible alternatives is to expand on the first and second floors with rear building walls that match mine.
- b) Place the first floor addition against the uphill property line without impact to that property.
- c) Include a first floor side setback that matches mine.
- d) Design the dormer windows so that their sill is above 6.5 feet from the finished floor and/or specify translucent glass.

SUTRO ARCHITECTS

SPONSOR'S RESPONSE: The single story addition, necessary to accomplish a family room, is well shy of the required rear yard by 27'-3" and preserving 61'-7" of open space. This will be substantially obscured by the existing fence line (see attached photo #3). The new 1st floor addition is planned at the north side of the property because there is a new existing retaining wall on the south property line. Shifting the structure to the south property line would entail a large amount of structural work. This was also explained to the northern neighbor.

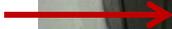
PHOTO #1



THE GRADE DIFFERENCE BETWEEN 2744 STEINER, 1ST FLOOR AND 2748 STEINER, 1ST FLOOR IS ONLY 2'-1"

PHOTO #1a

2744 Steiner St
1st Floor



2748 Steiner St
1st Floor



THE GRADE DIFFERENCE BETWEEN 2744 STEINER, 1ST FLOOR AND 2748 STEINER, 1ST FLOOR IS ONLY 2'-1"

PHOTO #2



THE EXISTING WINDOW SILL AT THE 3rd FLOOR FACING NORTH IS HIGER THAN THE NEIGHBOR'S EAVE LINE. THE PROPOSED DORMER WINDOW WILL MATCH THE EXISTING CONDITION.

SUTRO ARCHITECTS

PHOTO #3



EXISTING FENCE AT 2744 STEINER

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915 Battery Street, First Floor San Francisco, CA 94111

Michelle & Justin Hughes
2400 Vallejo Street
San Francisco, CA 94123
415-285-5190

December 9, 2014

President Cindy Wu
Members of the Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Reference: DR Hearing Date: 12/18/2014
Permit Application # 201402148525

Dear President Wu & Members of the Planning Commission,

We, Michelle & Justin Hughes, are in full support of the Giraudo family remodel at 2744 Steiner Street. We do not find their remodel unreasonable in any way and we have no objections or issues with the proposed plans as they appear to be within planning and building guidelines for the neighborhood.

The Giraudo family is a perfect example of a great couple with young children trying to remain in the city. We are also a family with 3 young children trying to remain in the city, but allowing unwarranted DR's from neighbors continues to make it harder and harder for families to remain here while costs skyrocket due to unnecessary delays. Please approve their project and let them move forward without further delay.

Thank you,
Michelle & Justin

Jeff & Elizabeth Spaulding
2714 Steiner Street
San Francisco, CA 94123

December 10, 2014

President Cindy Wu
Members of the Planning Commission
1650 Mission Street- Suite 400
San Francisco, CA 94103

Reference: DR Hearing Date: 12/18/14
Permit Application # 201402148525

Dear President Wu & Members of the Planning Commission:

We are writing to express our support for the Giraudos on the basis that what they are planning to do is allowable by code and has been approved by the Planning Commission.

As background, we are uphill, next-door neighbors of the Giraudos. We recently moved into our home which we bought in September 2013 and had been remodeling for the past year. While we weren't expanding our square footage, we did meet with the Giraudos to discuss our respective plans and we each made compromises as a result. Our renovation directly impacted the Giraudos' quality of life for an extended period of time and they were and have always been very understanding and gracious.

As additional background, Bryan Giraud and I (Jeff) are both natives of San Francisco. We grew up in the same neighborhood (St Francis Wood) and attended the same elementary school (St Brendan's) and same high school (St Ignatius) so I have known the Giraud family a long time. It's one of those small-world San Francisco experiences that we ended up next door to each other. We both share a desire to raise our young families in San Francisco and to live in homes that meet our respective family needs.

Sincerely,
Jeff & Elizabeth Spaulding

*Diana Montgomery, MD
2347 Vallejo Street
San Francisco, CA 94133*

December 10, 2014

President Cindy Wu
Members of the Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Reference: DR Hearing Date 12/18/2014
Permit application #201402148525

Dear President Wu and Members of the Planning Commission:

I am writing in support of the remodel project being proposed by Courtney and Bryan Girauds for their house at 2744 Steiner Street in San Francisco. I live around the corner on Vallejo Street between Steiner and Fillmore, and I have known the Girauds for several years because our daughters are classmates and friends. The girls frequently have playdates together at one house or the other. In addition, the Girauds bought their house from my cousin, who raised his family there, and I know the house well from frequent family gatherings there in the past. It is a wonderful home for a family, and the Girauds' plans will clearly enhance its value for a growing family. Having lived in the neighborhood for several years, the Girauds have always been thoughtful and respectful neighbors, and I am confident that they will manage the remodel with minimal disruption to everyone around them.

Best regards,



Diana Montgomery, MD



GIRAUDO RESIDENCE

2744 STEINER STREET, SAN FRANCISCO, CA 94123

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ABBREVIATIONS

&	and	HD.	head	S.L.D.	see landscape drawings
<	angle	HDR.	header	S.M.D.	see mechanical drawings
@	at	HGR.	hanger	S.P.D.	see plumbing drawings
#	round or number	H.M.	hollow metal	SPEC.	specification
+/-	plus or minus	HORIZ.	horizontal	SQ.	square
A.B.	anchor bolt	HR.	hour	SS	stainless steel
A.C.	air conditioning	H.R.	handrail	STL.	station
A.D.	area drain	HT.	height	STL.	stainless steel
A.D.J.	adjustable	H.W.H.	hot water heater	S.S.D.	see structural drawings
A.F.F.	above finish floor	I.D.	inside diameter	STD.	standard
AGGR.	aggregate	IN.	inch	STL.	steel
ALT.	alternate	INSUL.	insulation	STN.	stone
ALUM.	aluminum	INT.	interior	STOR.	storage
APPROX.	approximate	INTER.	intermediate	STRUCT.	structural
ARCH.	architectural	JST.	joist	SUSP.	suspended
B.B.	butcher block	JT.	joint	S.V.	sheet vinyl
BD.	board			S.W.	shear wall
BITUM.	bituminous			SYM.	symmetrical
BLDG.	building	LAM.	laminated	SYS.	system
BLK.	block	LAV.	lavatory		
BLKG.	blocking	L.B.	lump	T.O.C.	top of curb
BIA.	beam	LI.FIXT	light fixture	TEL.	telephone
B.O.	bottom of	LN.	linear	TEMP.	tempered
B.P.	building paper	LN.	line	TER.	terrazzo
B.R.	brick	LT.	light	T & G	tongue & groove
BTWN.	between			THK.	thick
				THRU.	through
C.	centerline	MACH.	machine	T.M.E.	to match existing
CAB.	cabinet	MAINT.	maintenance	T.N.	tee nailed
CEM.	cement	MAT.	material	T.O.C.	top of concrete
CER.	ceramic	MAX.	maximum	T.O.P.	top of plate
C.J.	control joint	MECH.	mechanical	T.O.PLY	top of plywood
CLG.	ceiling	MEMB.	membrane	T.O.W.	top of wall
CLKG.	ceiling	MTL.	metal	T.V.	television
CLOS.	closet	MFR.	manufacturer	TYP.	typical
CLR.	clear	MIN.	minimum		
C.M.U.	concrete masonry unit	MIR.	mirror	U.B.C.	uniform building code
C.O.	clean out	MISC.	miscellaneous	UNEXC.	unexcavated
COL.	column	MSRY.	masonry	UNF.	unfinished
CONC.	concrete	MTD.	mounted	U.O.N.	unless otherwise noted
COND.	condition	MUL.	mullion		
CONN.	connection	(N)	new	V.C.T.	vinyl composition tile
CONSTR.	construction	N.	north	VEN.	veneer
CONT.	continuous	N.J.C.	not in contract	VERT.	vertical
CPR.	copper	NO. OR#	number	VEST.	vestibule
CPT.	carpet	NOM.	nominal	V.I.F.	verify in field
CTR.	center	N.T.S.	not to scale	VOL.	volume
C.W.	cold water				
		O.	owner	W.C.	west or washer
D.	dryer	O.A.	overall	W.	with
DBL.	double	OBS.	obscure	W.C.	water closet or wall covering
DEPT.	department	O.C.	on center	WD.	wood
DET.	detail	O.D.	outside diameter	W/D.	washer / dryer
DIA.	diameter	OFF.	office	W.H.	water heater
DIM.	dimension	OPNG.	opening	WO	without
DISP.	dispenser	OPP.	opposite	W.P.	work point
DNI.	down			W.P.M.	waterproof membrane
DR.	door			WT.	weight
D.S.P.	dry standpipe	P.	pole	WR.	water resistant
D.W.	dishwasher	PBWL	pole backed wire lath	W.W.M.	welded wire mesh
DWG.	drawing	PERIM.	perimeter	W.W.F.	welded wire fabric
DWR.	drawer	P.I.P.	poured in place		
		PL.	plate		
(E)	east	P.LAM.	plastic laminate		
EA.	existing	PLAS.	plaster		
E.A.	each	PLYWD.	plywood		
E.J.	expansion joint	PNL	panel		
ELEV.	elevation	PNT.	point		
ELEC.	electrical	FR.	pair		
EMER.	emergency	P.S.I	per square inch		
ENCL.	enclosure	PT.	point		
E.P.B.	electrical panel board	P.T.	pressure treated		
EQ.	equal	PTD.	pointed		
EQUIP.	equipment	Q.T.	quarry tile		
EXT.	existing	(R)	existing to be removed		
EXP.	expansion	R.	riser		
EXT.	exterior	R.A.	return air		
		RAD.	radius		
F.A.	fire alarm	R.C.P.	reflected ceiling plan		
F.A.U.	forced air unit	R.D.	roof drain		
F.D.	floor drain	REC.	recessed		
F.E.C.	fire extinguisher cabinet	REF.	reference		
FIN.	finish	REFL.	reflected		
FIXT.	fixture				
FL.	floor	REFR.	refrigerator		
FLASH.	flashing	REG.	register		
FLUOR.	fluorescent	REINF.	reinforced		
F.O.C.	face of concrete	REMOV.	removable		
F.O.F.	face of finish	REQD.	required		
F.O.M.	face of masonry	RES.	resident		
F.O.S.	face of studs	RET.	retaining		
F.P.	fireproof	REV.	revision, revised, reversed		
FR.	frame	RM.	room		
F.R.P.	fiberglass reinforced panel	R.O.	rough opening		
FT.	foot or feet	RWD.	redwood		
FURR.	furring	R.W.L.	rain water leader		
FUT.	future				
		S.	south		
G.	gas outlet	S.A.D.	see architectural drawings		
GA.	gauge	S.C.	solid core		
GALV.	galvanized	S.C.E.D.	see civil engineering drawings		
G.B.	grab bar	SCHED.	schedule		
G.D.	garbage disposal	S.D.	soap dispenser/dish		
GEN.	general	SECT.	section		
G.F.I.	ground fault interrupter	SEP.	separation		
GL.	glass	SERV.	service		
GND.	ground	SH.	shell		
G.O.	gas outlet	SHT.	shower head		
GR.	grid	SHR.	shower		
G.S.M.	galvanized sheet metal	SHT.	sheet		
GYP.	gypsum	SHTG.	sheathing		
		SIM.	similar		
H.B.	hose bibb	SL.	sliding		
H.C.	hollow core or handicapped				

PROJECT DIRECTORY

OWNER:	COURTNEY & BRYAN GIRAUDO 2744 STEINER STREET SAN FRANCISCO, CA 94123	CONTACT: TELEPHONE: EMAIL	CONTRACTOR:	UPSCALE CONSTRUCTION 2151 UNION STREET SAN FRANCISCO, CA 94123	CONTACT: DANNY BERNARDINI TELEPHONE: 415.563.7550 EMAIL: danny@upscaleconstruction.com
ARCHITECT:	SUTRO ARCHITECTS 915 BATTERY STREET SAN FRANCISCO CA 94111	CONTACT: STEPHEN SUTRO OR ILLEANA FIGUEROA-MILLS TELEPHONE: 415.756.3445 EMAIL: SSUTRO@SUTROARCHITECTS.COM IFIGUEROA@SUTROARCHITECTS.COM	STRUCTURAL ENGINEER:	HOLMES CULLEY 235 MONTGOMERY STREET, #1250 SAN FRANCISCO, CA 94104	CONTACT: DENNY KWAN TELEPHONE: 415.796.7105

SYMBOL LEGEND

ROOM NAME	STUDIO A [177]	room name room number
WALL TYPE	[77]	thick
DOOR TYPE	[22]	to match existing
WINDOW TYPE	[7]	top of plate
RCP ELEVATION	[+9'-0"]	typical
FINISH FLOOR ELEVATION	[X-XX]	unexcavated
ELEVATION DATUM	BEST F.L.B. E.F.F. EL = +X'-X" A.F.F.	datum location elevation
SECTION	view direction X/AXX	sheet number drawing number
DETAIL	drawing number sheet number	
ELEVATION	view direction X/AXX	sheet number drawing number
INTERIOR ELEVATION	1 X/AXX 2 3	elevation designation sheet number
COLUMN GRIDLINE	99	
ADDENDUM		

PROJECT DATA

SITE DATA	GIRAUDO RESIDENCE																					
PROJECT NAME:	GIRAUDO RESIDENCE																					
PROJECT TYPE:	RESIDENTIAL REMODEL																					
PROJECT ADDRESS:	2744 STEINER STREET, SAN FRANCISCO, CA, 94123																					
DESCRIPTION OF WORK:	SCOPE OF WORK FOR THIS PERMIT IN DASHED AREAS ONLY. -HORIZONTAL REAR ADDITION AT THE FIRST AND SECOND FLOOR. -2 NEW DORMERS ON THE SOUTH SIDE AND ONE DORMER ON THE NORTH SIDE. -NEW BAY WINDOW AT 1ST FLOOR -REMOVE EXISTING BAY WINDOW AT 1ST FLOOR -REMOVE EXISTING BAY WINDOW AT 2ND FLOOR. -FILL-IN SOUTH-WEST CORNER AT 2ND AND 3RD FLOOR. -NEW GARAGE DOOR.																					
BUILDING DATA	2013 California Building Code (CBC) 2013 California Electrical Code (CEC) 2013 California Mechanical Code (CMC) 2013 California Plumbing Code (CPC) 2013 California Fire Code (CFC) 2013 Green Building Code 2010 California Energy Code. (2013 California Energy Code Effective July 2014)																					
APPLICABLE BUILDING CODES:	2013 San Francisco Building Code Amendments 2013 San Francisco Electrical Code Amendments 2013 San Francisco Mechanical Code Amendments 2013 San Francisco Plumbing Code Amendments 2013 San Francisco Green Building Code Amendments 2013 San Francisco Housing Code Amendments																					
TYPE OF CONSTRUCTION:	TYPE V - B																					
SPRINKLER PROTECTION:	NOT SPRINKLERED																					
OCCUPANCY TYPE:	R-3 SINGLE FAMILY RESIDENCE																					
GROSS FLOOR AREA:	4989 SF EXISTING; 5687 SF PROPOSED																					
ASSESSOR'S BLOCK/LOT:	0563 / 015																					
ZONING DISTRICT:	RH-1																					
NO. OCCUPIED FLOORS:	3 EXISTING, OVER GARAGE																					
AREA CALCULATIONS:	<table border="1"> <thead> <tr> <th>LIVING AREA</th><th>EXISTING SF</th><th>PROPOSED SF</th></tr> </thead> <tbody> <tr> <td>1ST FLOOR</td><td>1408</td><td>1723</td></tr> <tr> <td>2ND FLOOR</td><td>1258</td><td>1672</td></tr> <tr> <td>3RD FLOOR</td><td>1232</td><td>1252</td></tr> <tr> <td>NON-LIVING</td><td></td><td></td></tr> <tr> <td>GARAGE</td><td>1220</td><td>1092</td></tr> <tr> <td>TOTAL</td><td>5118</td><td>5739</td></tr> </tbody> </table>	LIVING AREA	EXISTING SF	PROPOSED SF	1ST FLOOR	1408	1723	2ND FLOOR	1258	1672	3RD FLOOR	1232	1252	NON-LIVING			GARAGE	1220	1092	TOTAL	5118	5739
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SHEET INDEX

REVISION 2 SITE PERMIT - 07.03.2014	REVISION 1 SITE PERMIT - 06.13.2014	SITE PERMIT - 02.10.2014	ARCHITECTURAL DRAWINGS
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			A0.2 SITE PHOTOS
			A1.0 EXISTING SITE PLAN
			A1.1 PROPOSED SITE PLAN
			A2.0 EXISTING/DEMO GARAGE
			A2.1 PROPOSED GARAGE
			A2.2 EXISTING/DEMO FIRST FLOOR
			A2.3 PROPOSED FIRST FLOOR
			A2.4 EXISTING/DEMO SECOND FLOOR
			A2.5 PROPOSED SECOND FLOOR
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			A4.5 EXISTING EXTERIOR WEST ELEVATION
			A5.0 EXISTING SECTIONS
			A5.1 PROPOSED SECTIONS

VICINITY MAP / SITE PLAN



GENERAL NOTES

- VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY ARCHITECT OF ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BEGGING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
- CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION. IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
- ALL MATERIALS, WORKMANSHIP & METHODS SHALL CONFORM TO CURRENTLY ADOPTED UNIFORM BUILDING CODE (UBC), UNIFORM PLUMBING CODE (UPC), UNIFORM MECHANICAL CODE (UMC), AND THE NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS & OTHER APPLICABLE CODES & ORDINANCES OF THE LOCAL JURISDICTION.
- SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE, LOCAL AND O.S.H.A. SAFETY REGULATIONS.
- CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
- DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
- TREES LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF THE TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.
- ALL TOILETS SHALL BE ULTRA-LOW FLUSH TOILETS WITH A MAXIMUM TANK SIZE OR FLUSH CAPACITY OF 1.6 GALLONS. ALL SHOWER HEADS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 2.5 GALLONS PER MINUTE, AND ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM.
- SHOWERS AND TUB SHALL USE INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THE THERMOSTATIC MIXING-VALVE TYPE. (CPC 420).
- GLAZING USED IN DOORS AND PANELS OF SHOWER AND TUB ENCLOSURES SHALL BE FULLY TEMPERED GLASS. LAMINATED SAFETY GLASS OR APPROVED PLASTIC OF A SHATTER-RESISTANT TYPE. (UBC 5406 (D) 5)
- SHOWER WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF 70" OR GREATER ABOVE DRAIN INLET.
- INSTALL CERTIFIED INSULATION MATERIALS PER THE TITLE 24 MANDATORY MEASURES CHECKLIST M1-R. INSULATION INSTALLED SHALL MEET FLAME SPREAD & SMOKE DENSITY REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS.



1 2744 STEINER - FRONT ELEVATION



3 2748 STEINER ST - NORTH NEIGHBOR



5 2714 STEINER ST - SOUTH NEIGHBOR



7 2749 STEINER ST - WEST NEIGHBOR



2 2744 STEINER - REAR ELEVATION



4 2748 STEINER ST - NORTH NEIGHBOR - REAR



6 2714 STEINER ST - SOUTH NEIGHBOR - REAR



8 2743 STEINER ST - WEST NEIGHBOR

SUTRO ARCHITECTS

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1 SITE PHOTOGRAPHS
N.T.S.

GIRAUDO RESIDENCE

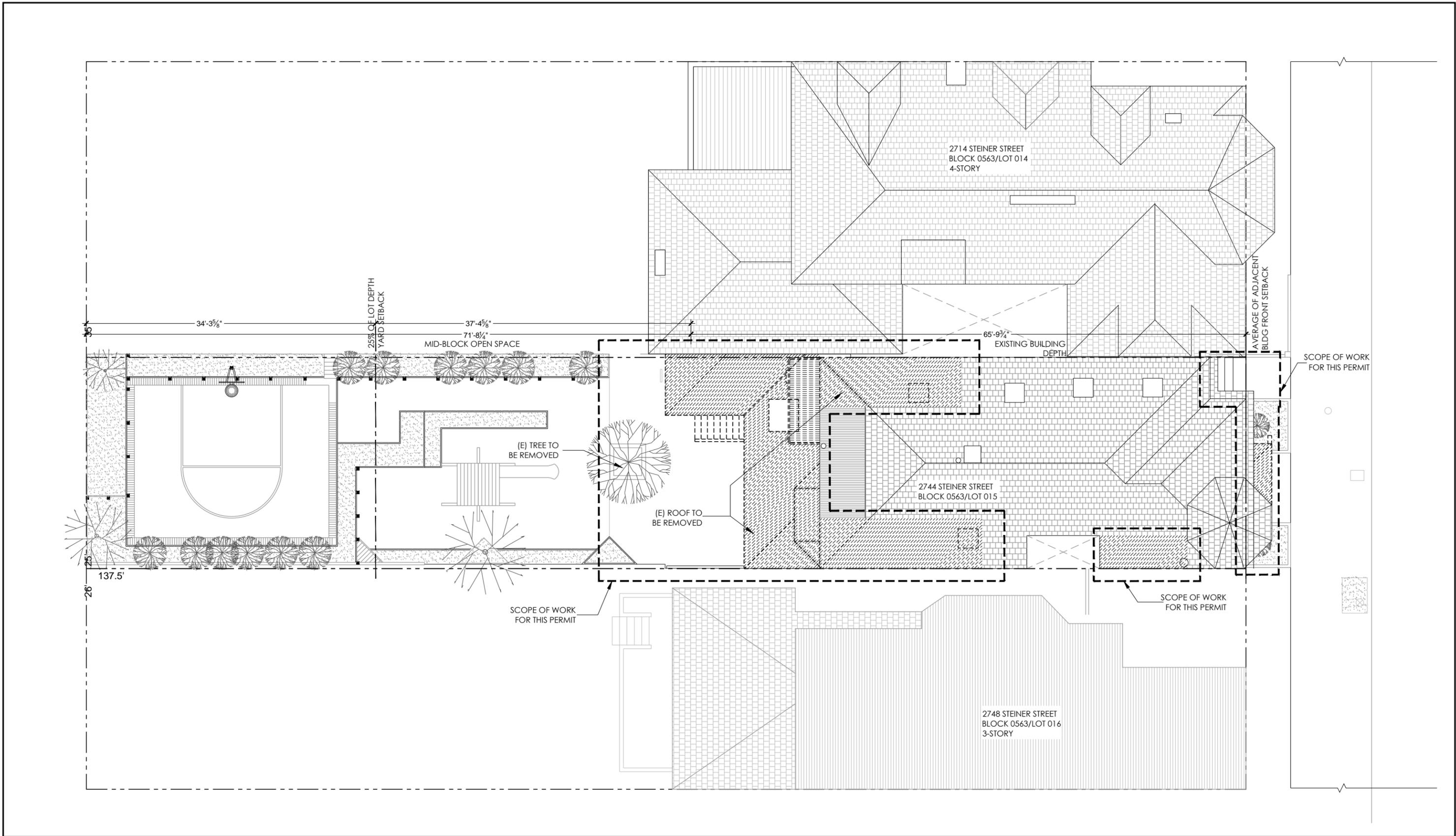
2744 STEINER STREET, SAN FRANCISCO, 94123

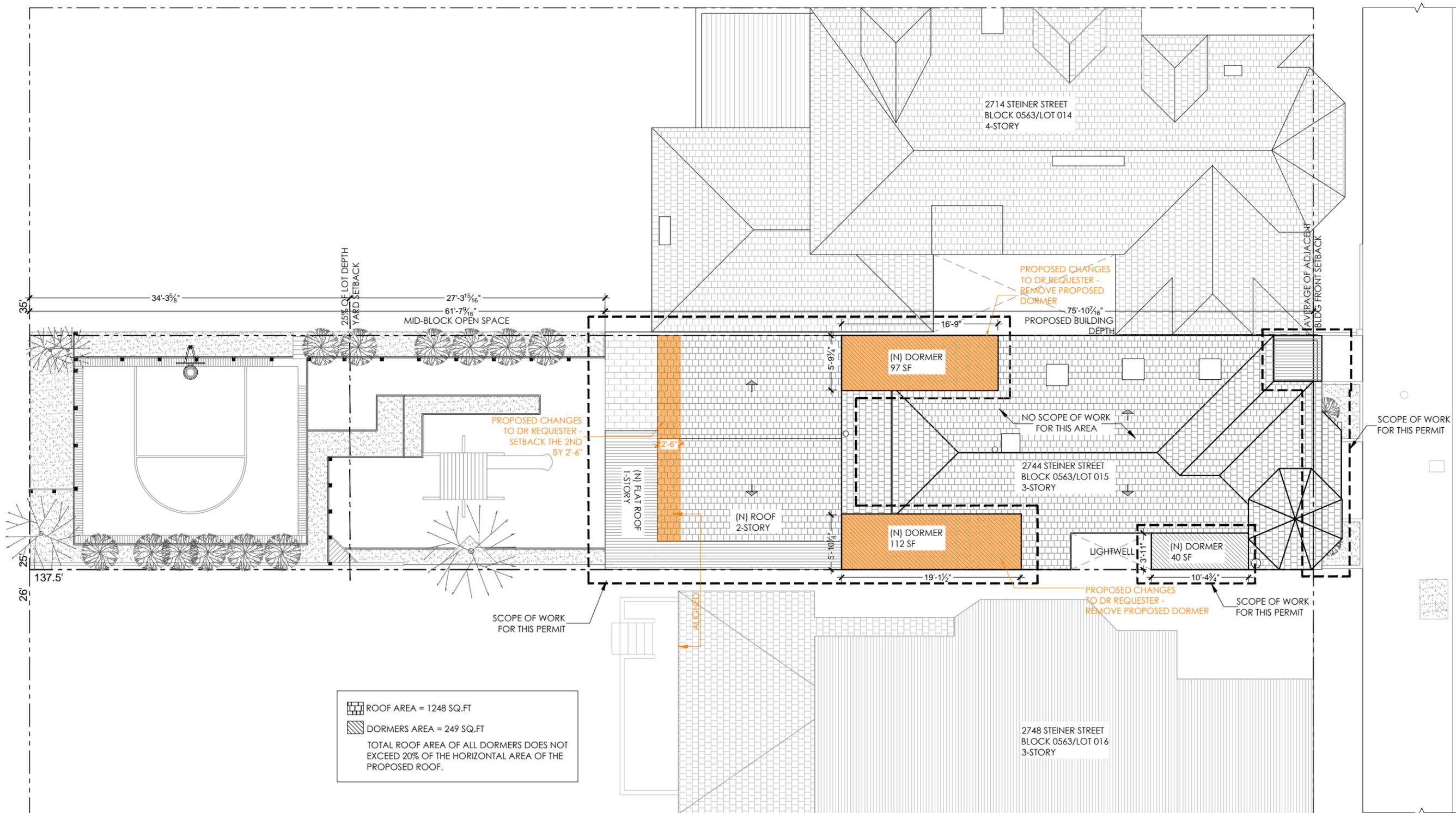
BLOCK 0563 LOT 0151 PROJECT NO. 2013.029

DATE: 12.10.2014
SITE PHOTOGRAPHS

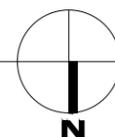
AS NOTED

A 0.2

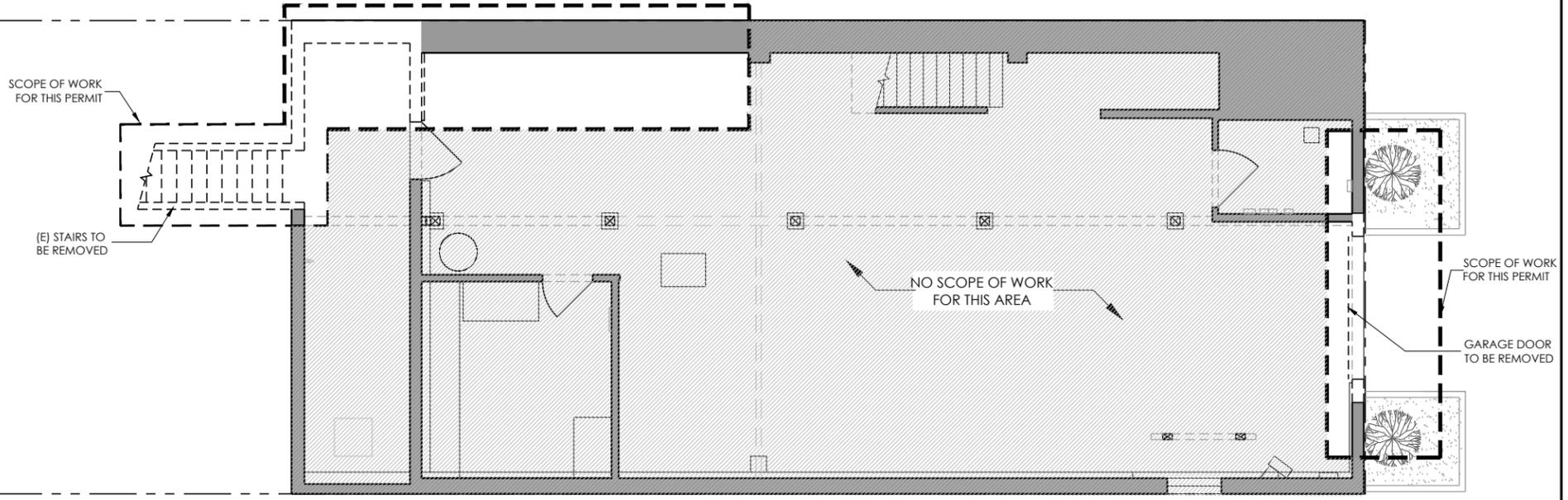




[Grid Pattern] ROOF AREA = 1248 SQ.FT
 [Hatched Pattern] DORMERS AREA = 249 SQ.FT
 TOTAL ROOF AREA OF ALL DORMERS DOES NOT EXCEED 20% OF THE HORIZONTAL AREA OF THE PROPOSED ROOF.



25% OF LOT DEPTH
YARD SETBACK



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1

EXISTING BASEMENT FLOOR

1/8" = 1'



GIRAUDO RESIDENCE

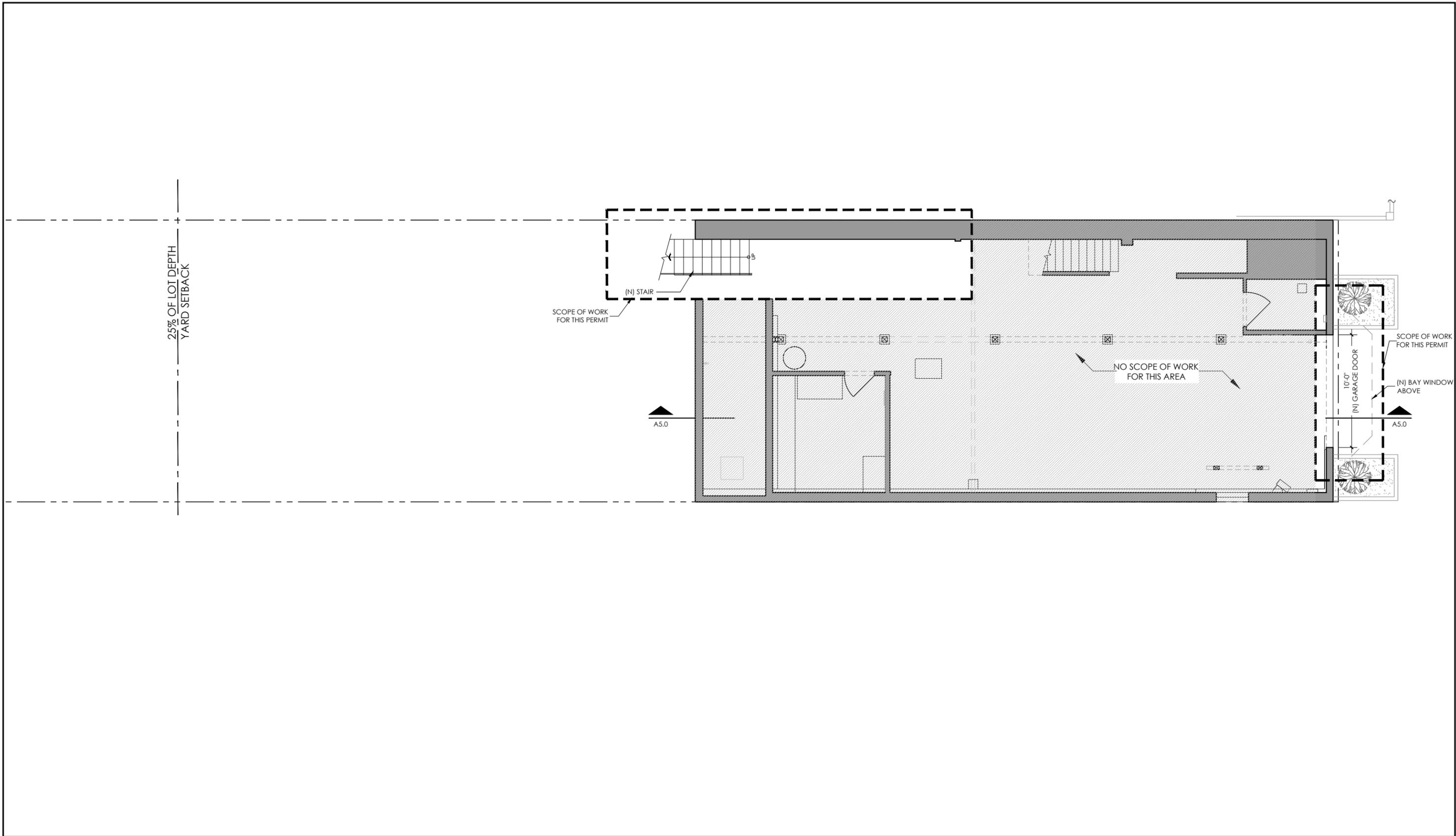
2744 STEINER STREET, SAN FRANCISCO, 94123

BLOCK 0563 LOT 0151 PROJECT NO. 2013.029

DATE: 12.10.2014
EXISTING BASEMENT

AS NOTED

A 2.0



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1 PROPOSED BASEMENT FLOOR
1/8" = 1'



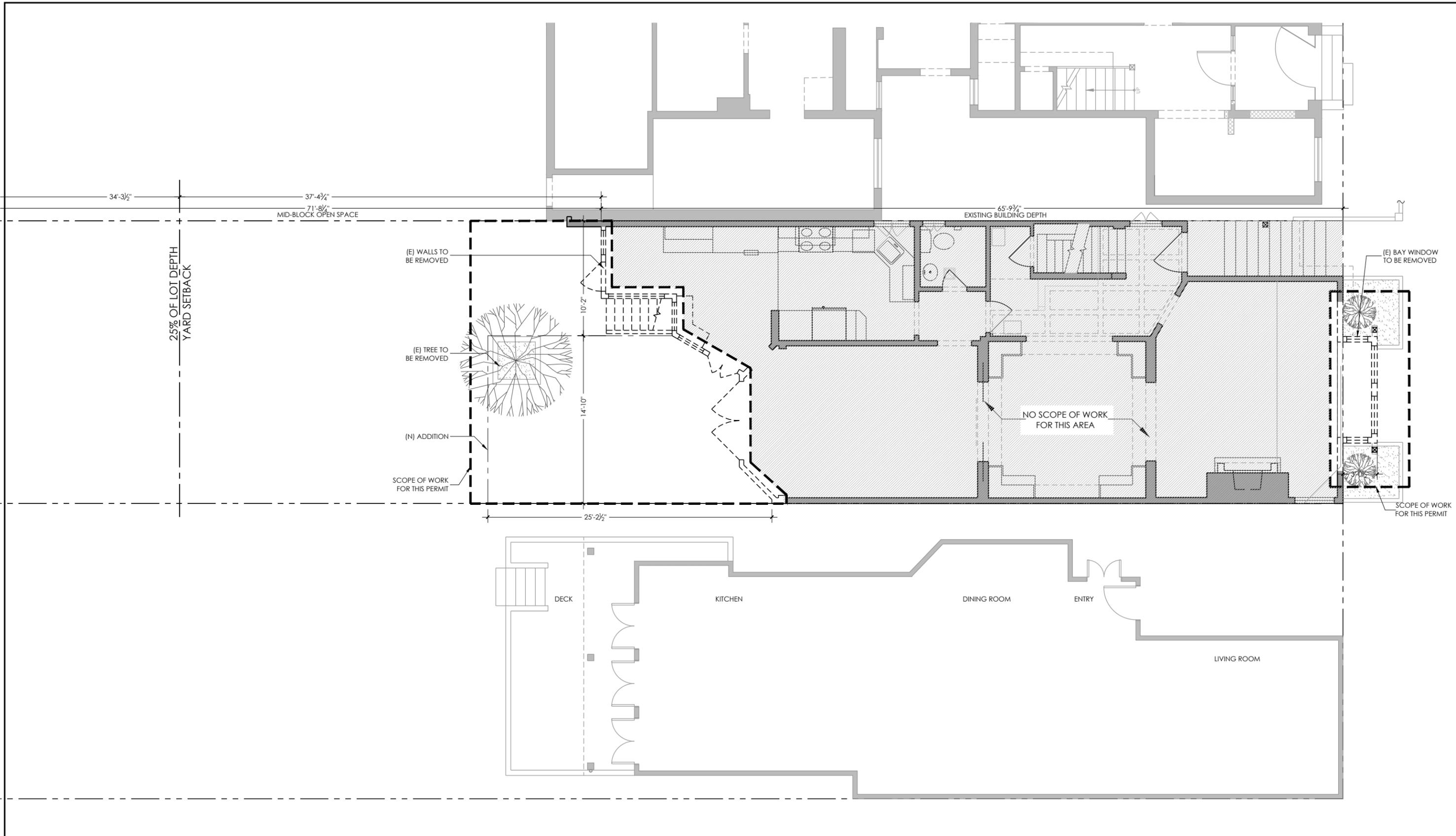
GIRAUDO RESIDENCE
2744 STEINER STREET, SAN FRANCISCO, 94123

BLOCK 0563 LOT 0151 PROJECT NO. 2013.029

DATE: 12.10.2014
PROPOSED BASEMENT

AS NOTED

A 2.1



SUTRO ARCHITECTS

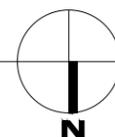
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1

EXISTING FIRST FLOOR

1/8" = 1'



GIRAUDO RESIDENCE

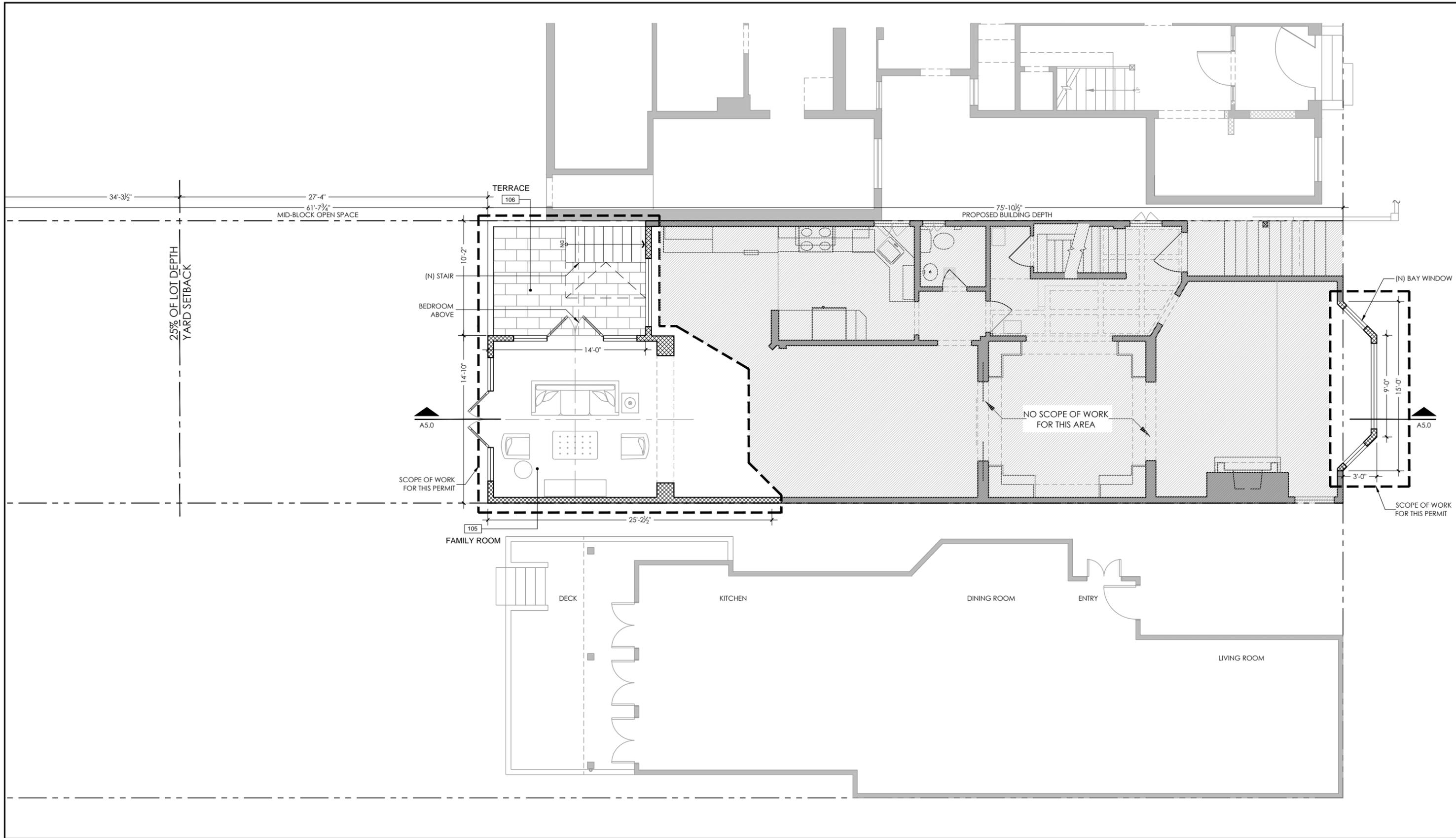
2744 STEINER STREET, SAN FRANCISCO, 94123

BLOCK 0563 LOT 0151 PROJECT NO. 2013.029

DATE: 12.10.2014
EXISTING FIRST FL

AS NOTED

A 2.2



SUTRO ARCHITECTS

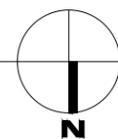
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915 Battery Street, First Floor San Francisco, CA 94111

1

PROPOSED FIRST FLOOR

1/8" = 1'



GIRAUDO RESIDENCE

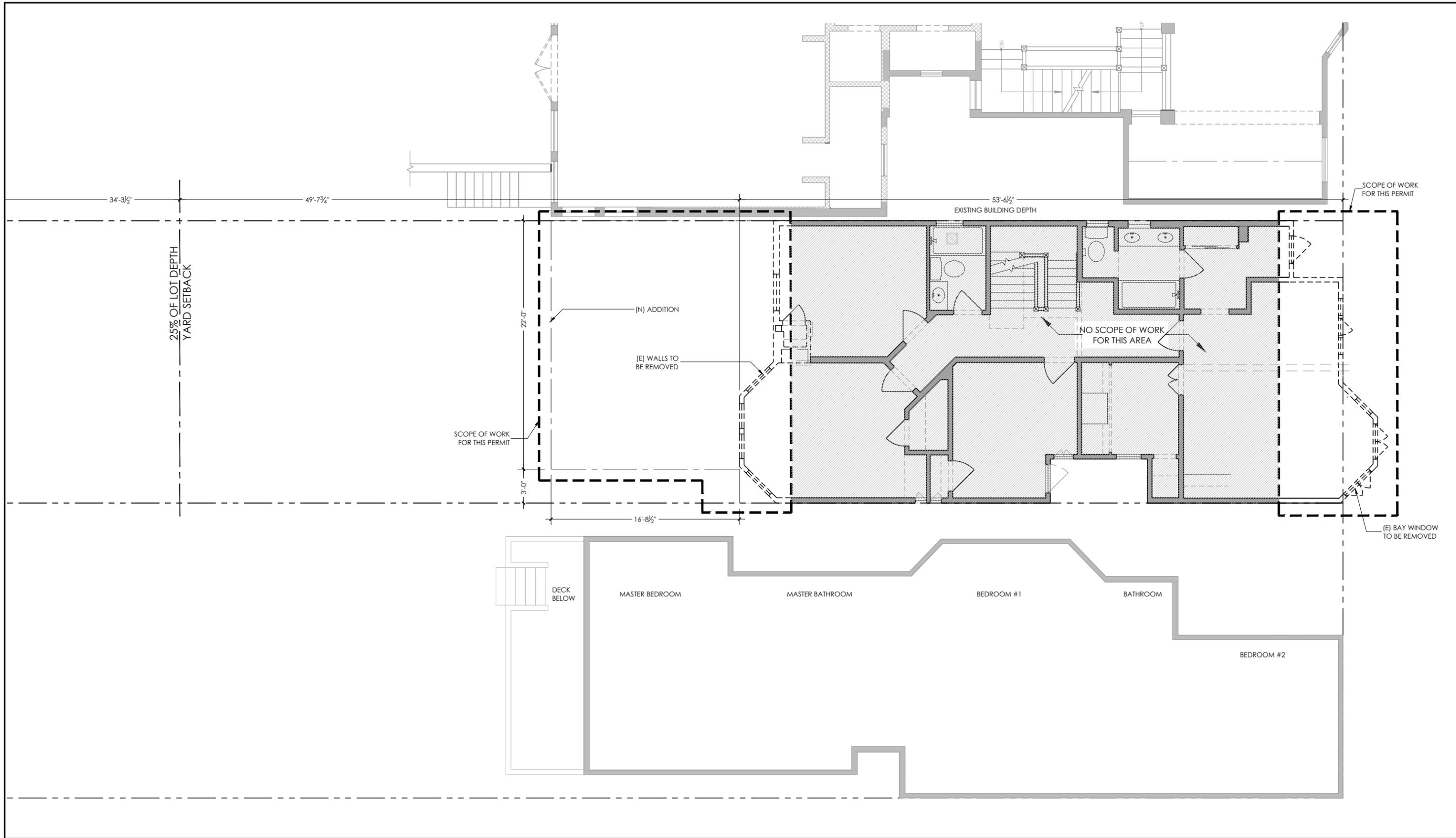
2744 STEINER STREET, SAN FRANCISCO, 94123

BLOCK 0563 LOT 0151 PROJECT NO. 2013.029

DATE: 12.10.2014
PROPOSED FIRST FL

AS NOTED

A 2.3

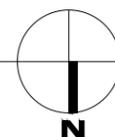


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1 EXISTING SECOND FLOOR
1/8" = 1'



GIRAUDO RESIDENCE

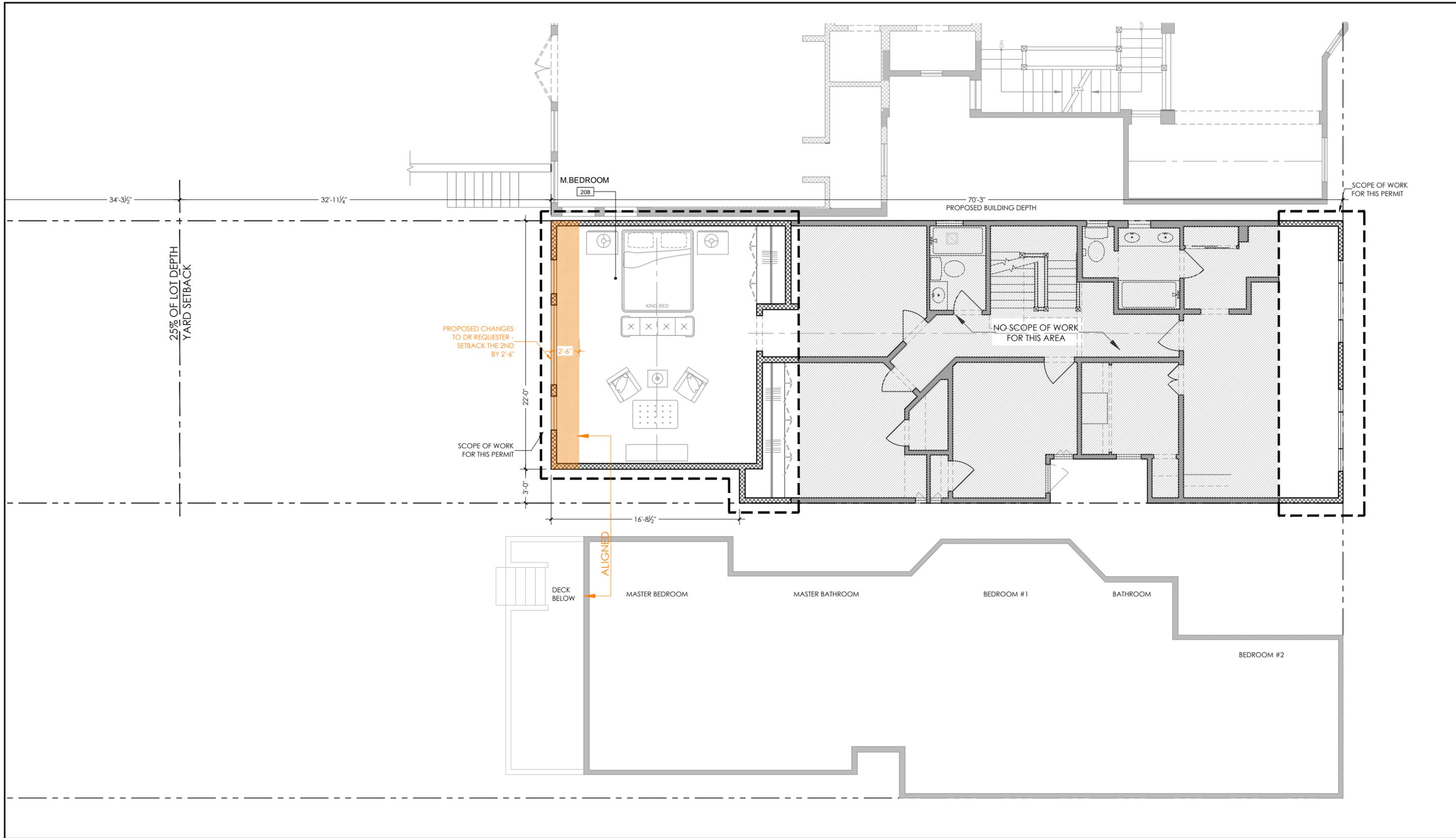
2744 STEINER STREET, SAN FRANCISCO, 94123

BLOCK 0563 LOT 0151 PROJECT NO. 2013.029

DATE: 12.10.2014
EXISTING SECOND FL

AS NOTED

A 2.4

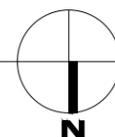


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1 PROPOSED SECOND FLOOR
1/8" = 1'



GIRAUDO RESIDENCE

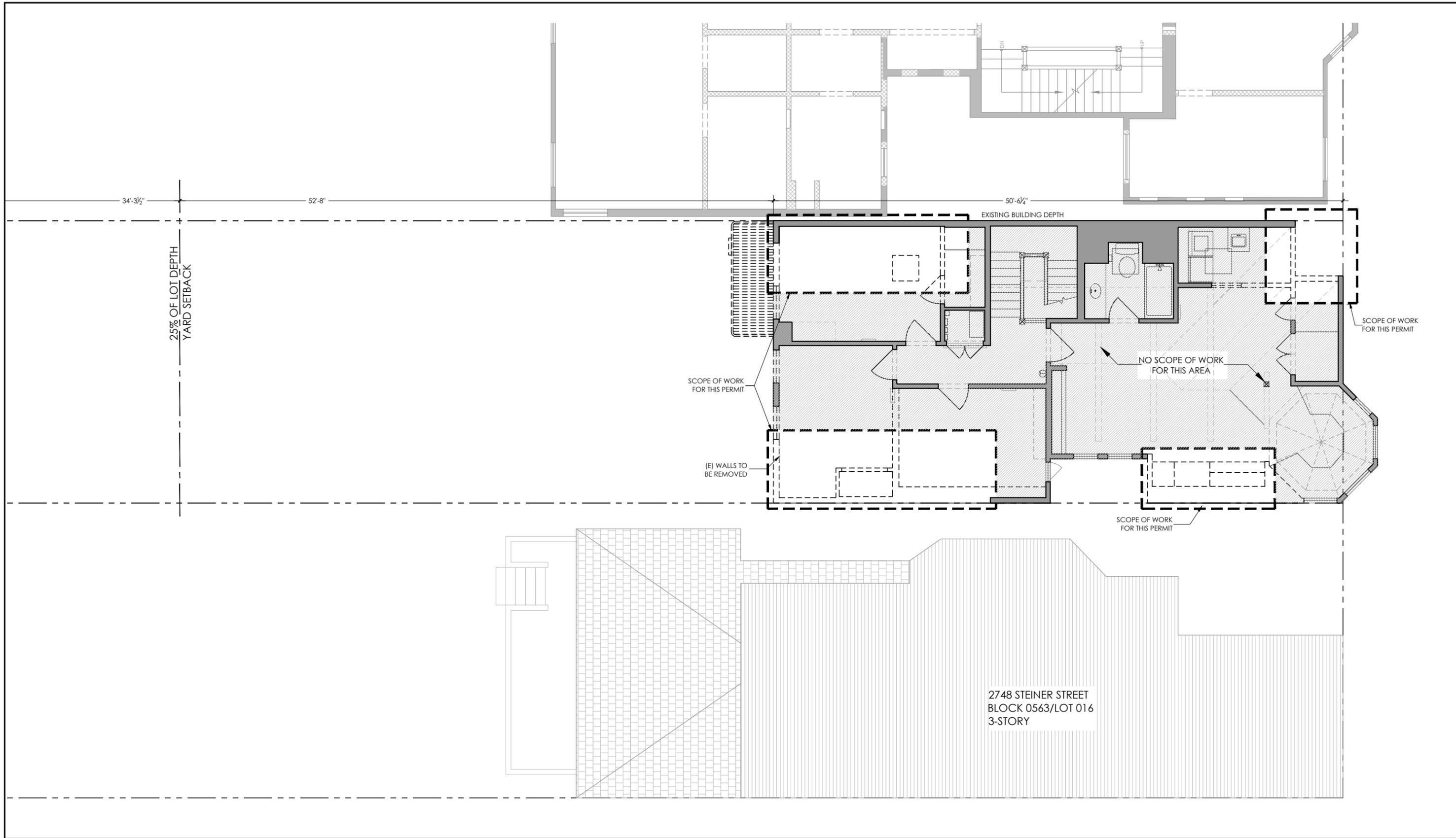
2744 STEINER STREET, SAN FRANCISCO, 94123

BLOCK 0563 LOT 0151 PROJECT NO. 2013.029

DATE: 12.10.2014
PROPOSED SECOND FL

AS NOTED

A 2.5



SUTRO ARCHITECTS

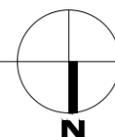
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1

EXISTING THIRD FLOOR

1/8" = 1'



GIRAUDO RESIDENCE

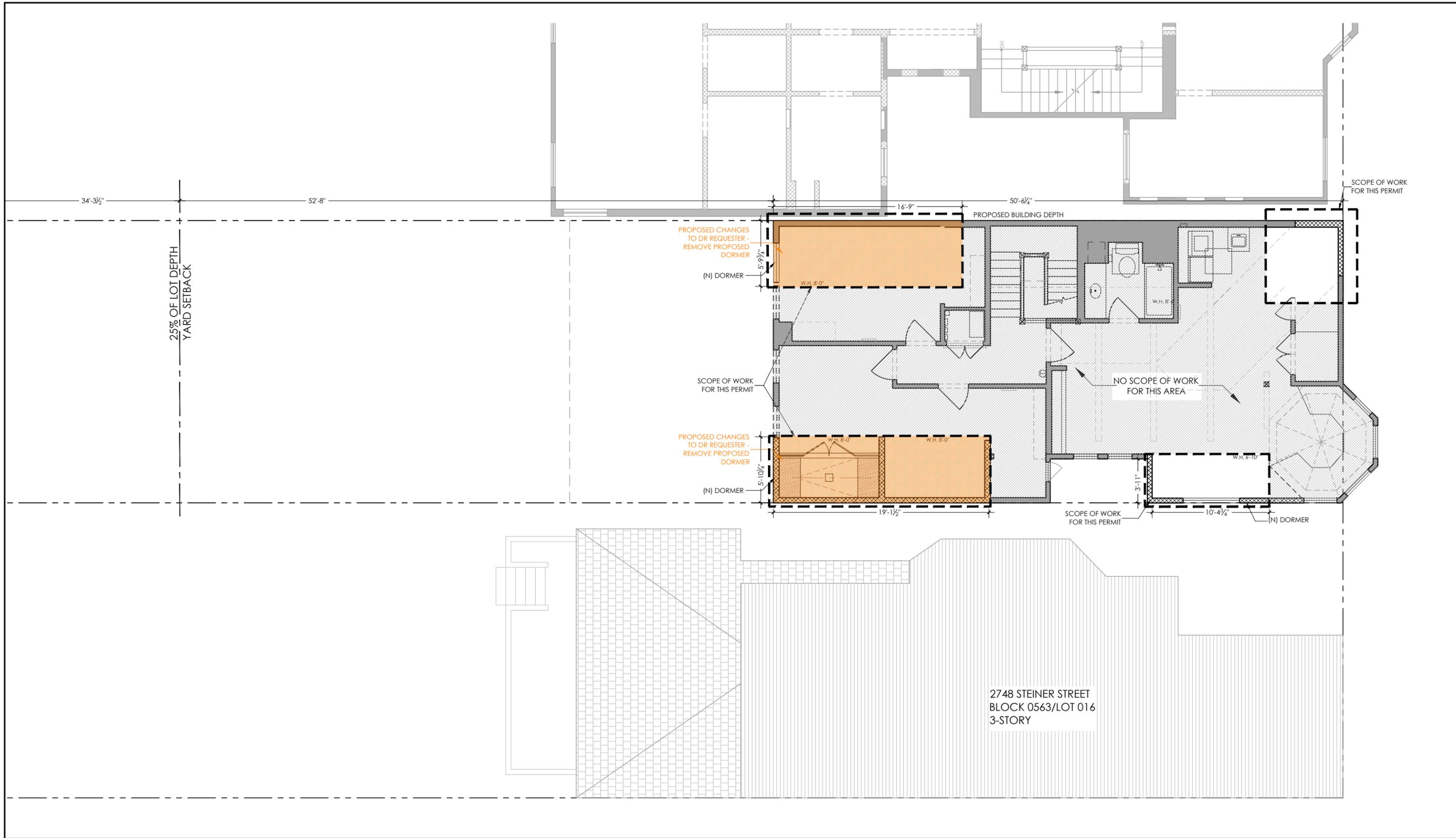
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BLOCK 0563 LOT 0151 PROJECT NO. 2013.029

DATE: 12.10.2014
EXISTING THIRD FL

AS NOTED

A 2.6



2748 STEINER STREET
 BLOCK 0563/LOT 016
 3-STORY

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1 PROPOSED THIRD FLOOR
 1/8" = 1'

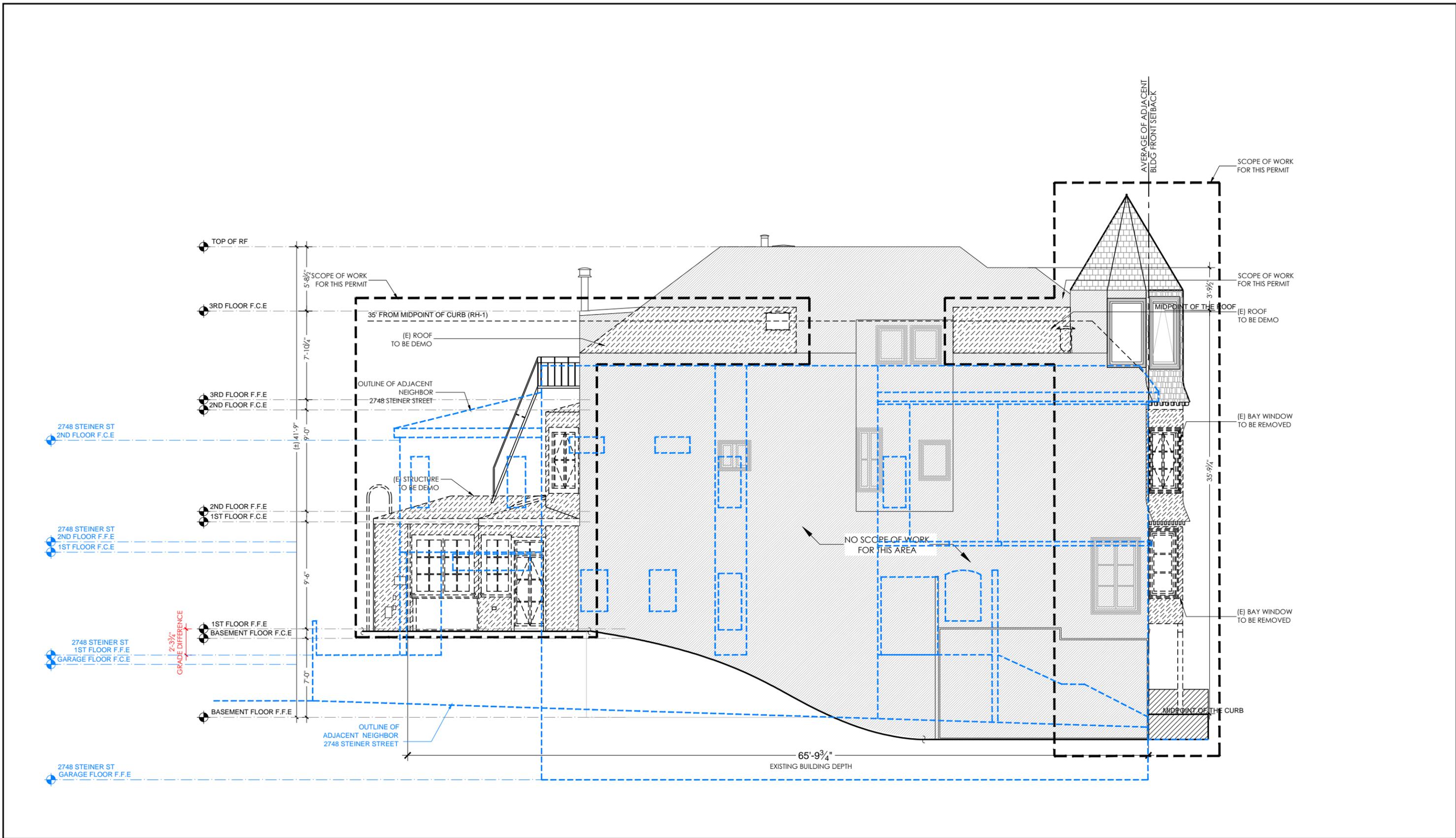
GIRAUDO RESIDENCE
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BLOCK 0563 LOT 0151 PROJECT NO. 2013.029

DATE: 12.10.2014
 PROPOSED THIRD FL

AS NOTED

A 2.7



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915 Battery Street, First Floor San Francisco, CA 94111

1 EXISTING NORTH EXTERIOR ELEVATION
1/8" = 1'

GIRAUDO RESIDENCE

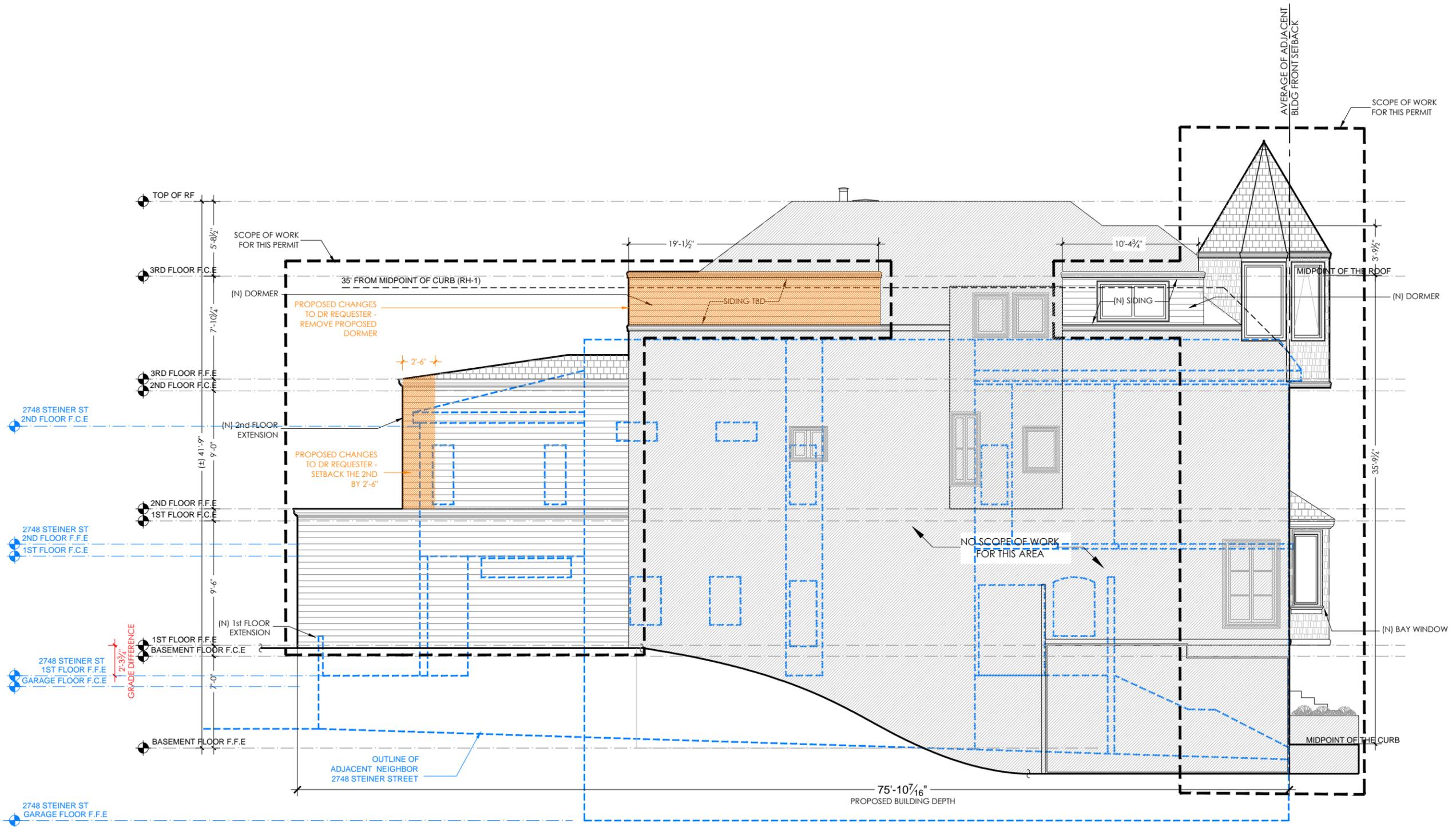
2744 STEINER STREET, SAN FRANCISCO, 94123

BLOCK 0563 LOT 0151 PROJECT NO. 2013.029

DATE: 12.10.2014
NORTH EXTERIOR ELEV

AS NOTED

A 4.0



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1

PROPOSED NORTH EXTERIOR ELEVATION

1/8" = 1'

GIRAUDO RESIDENCE

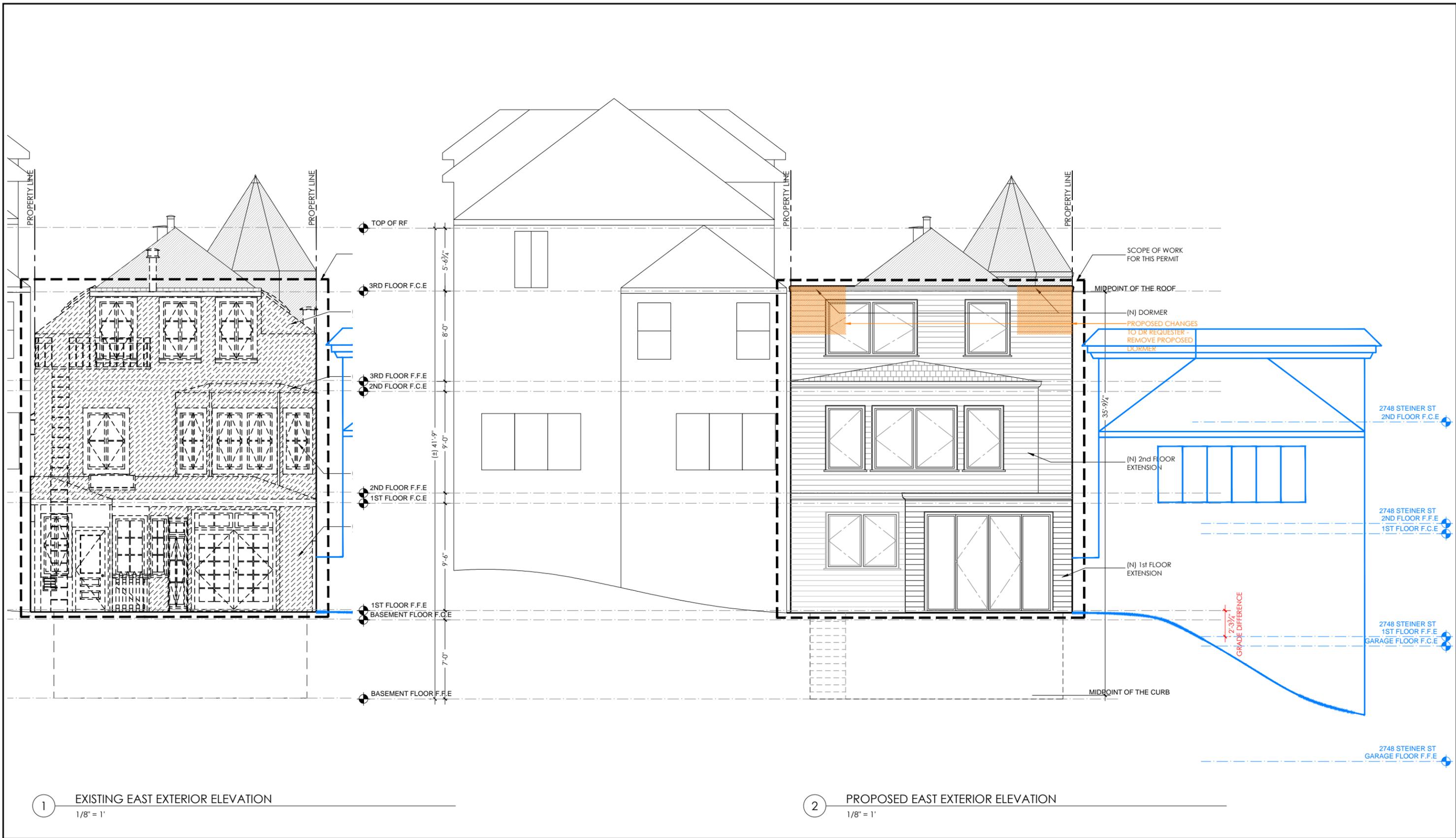
2744 STEINER STREET, SAN FRANCISCO, 94123

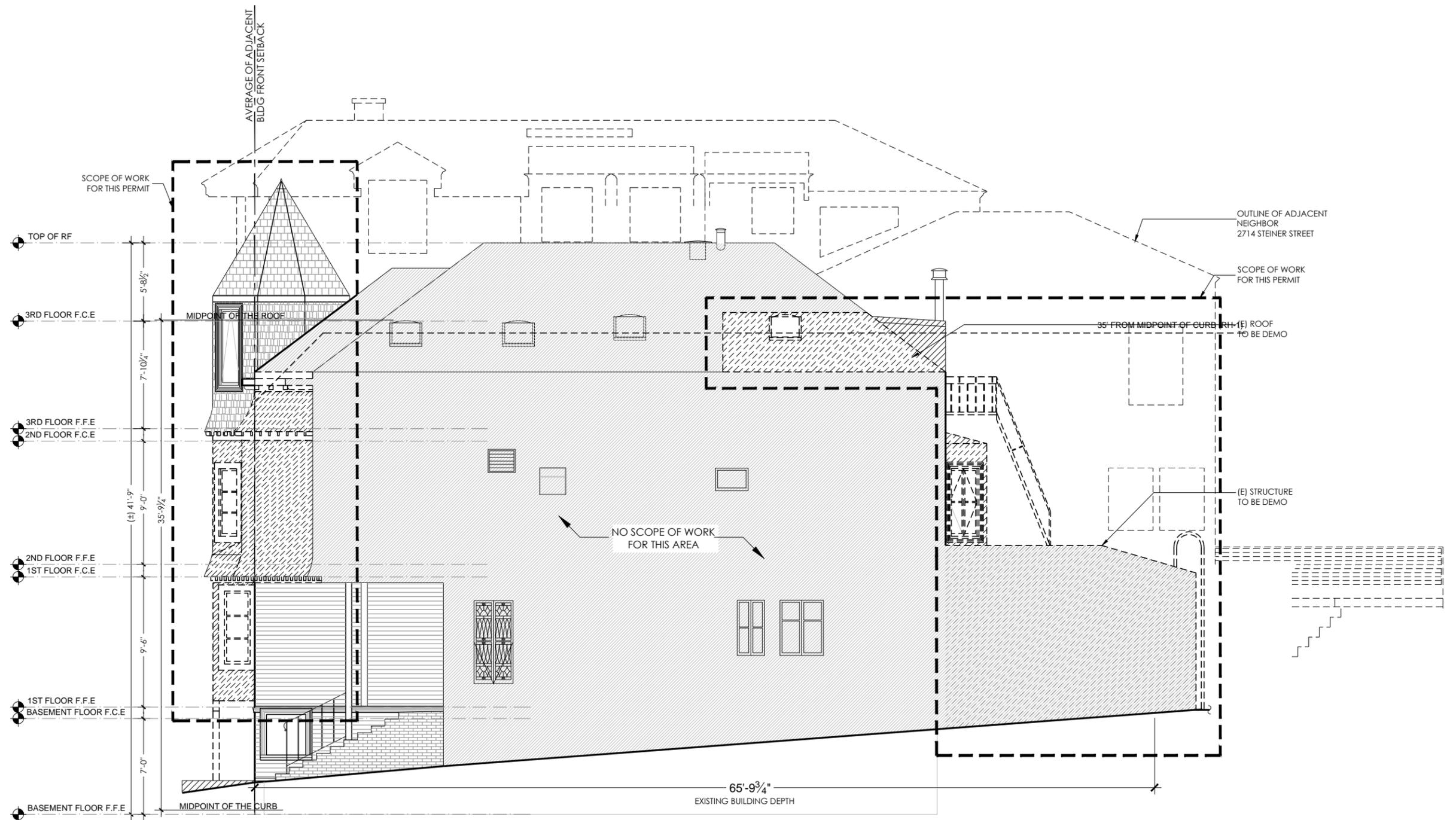
BLOCK 0563 LOT 0151 PROJECT NO. 2013.029

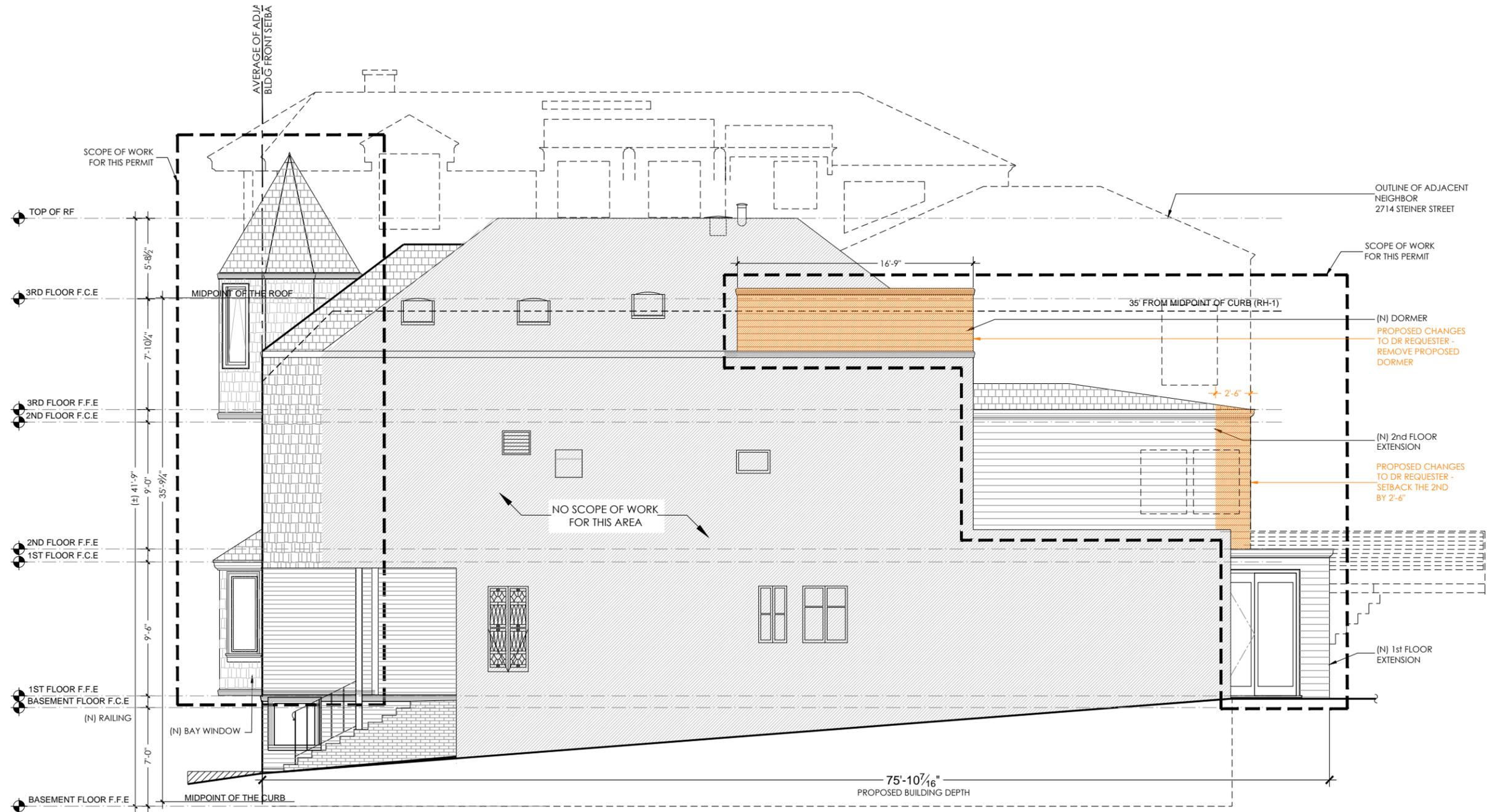
DATE: 12.10.2014
NORTH EXTERIOR ELEV

AS NOTED

A 4.1







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1 PROPOSED SOUTH EXTERIOR ELEVATION
1/8" = 1'

GIRAUDO RESIDENCE

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BLOCK 0563 LOT 0151 PROJECT NO. 2013.029

DATE: 12.10.2014
SOUTH EXTERIOR ELEV

AS NOTED

A 4.4



1 EXISTING WEST EXTERIOR ELEVATION
1/8" = 1'

2 PROPOSED WEST EXTERIOR ELEVATION
1/8" = 1'

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GIRAUDO RESIDENCE

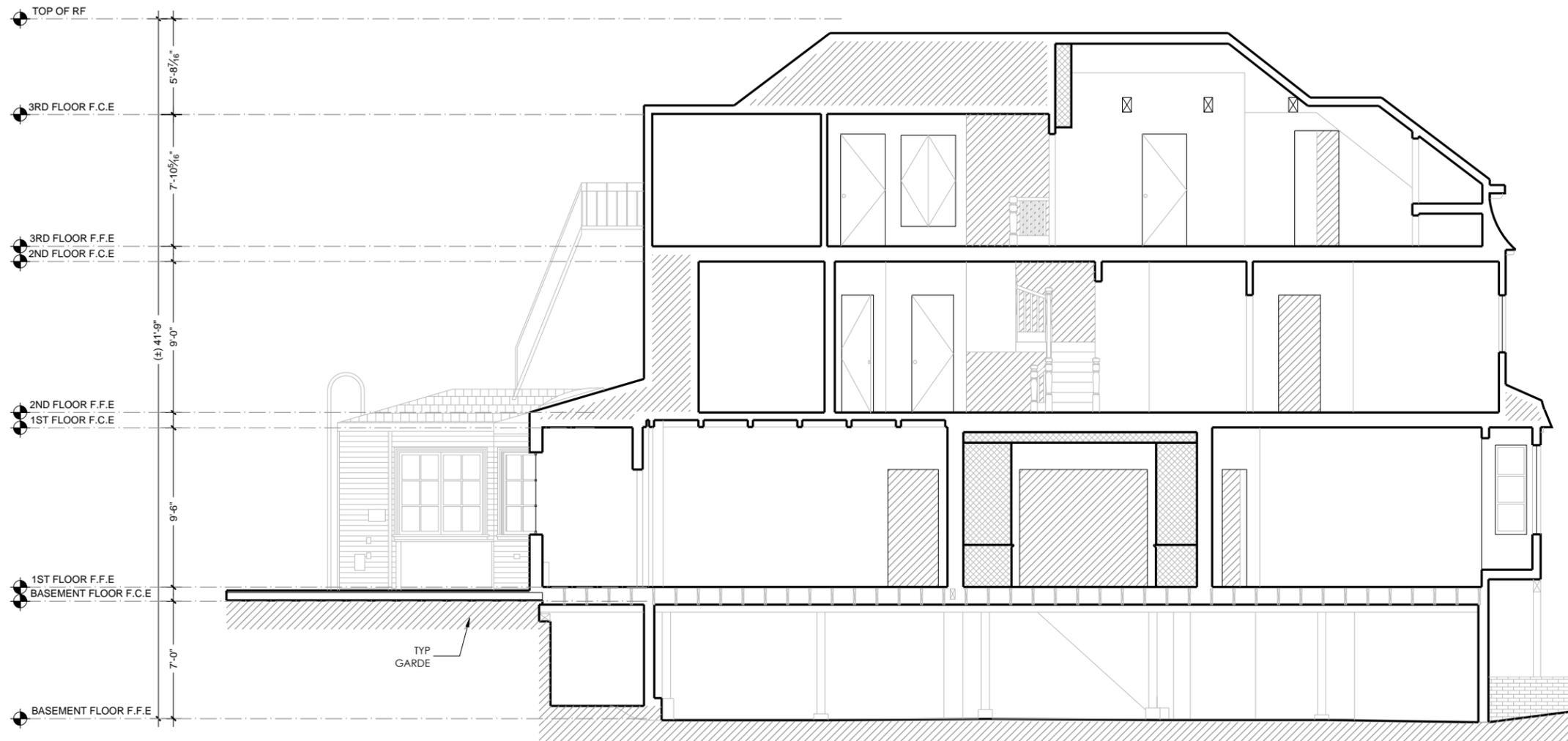
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BLOCK 0563 LOT 0151 PROJECT NO. 2013.029

DATE: 12.10.2014
WEST EXTERIOR ELEV

AS NOTED

A 4.5



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1 EXISTING SECTION
1/8" = 1'

GIRAUDO RESIDENCE

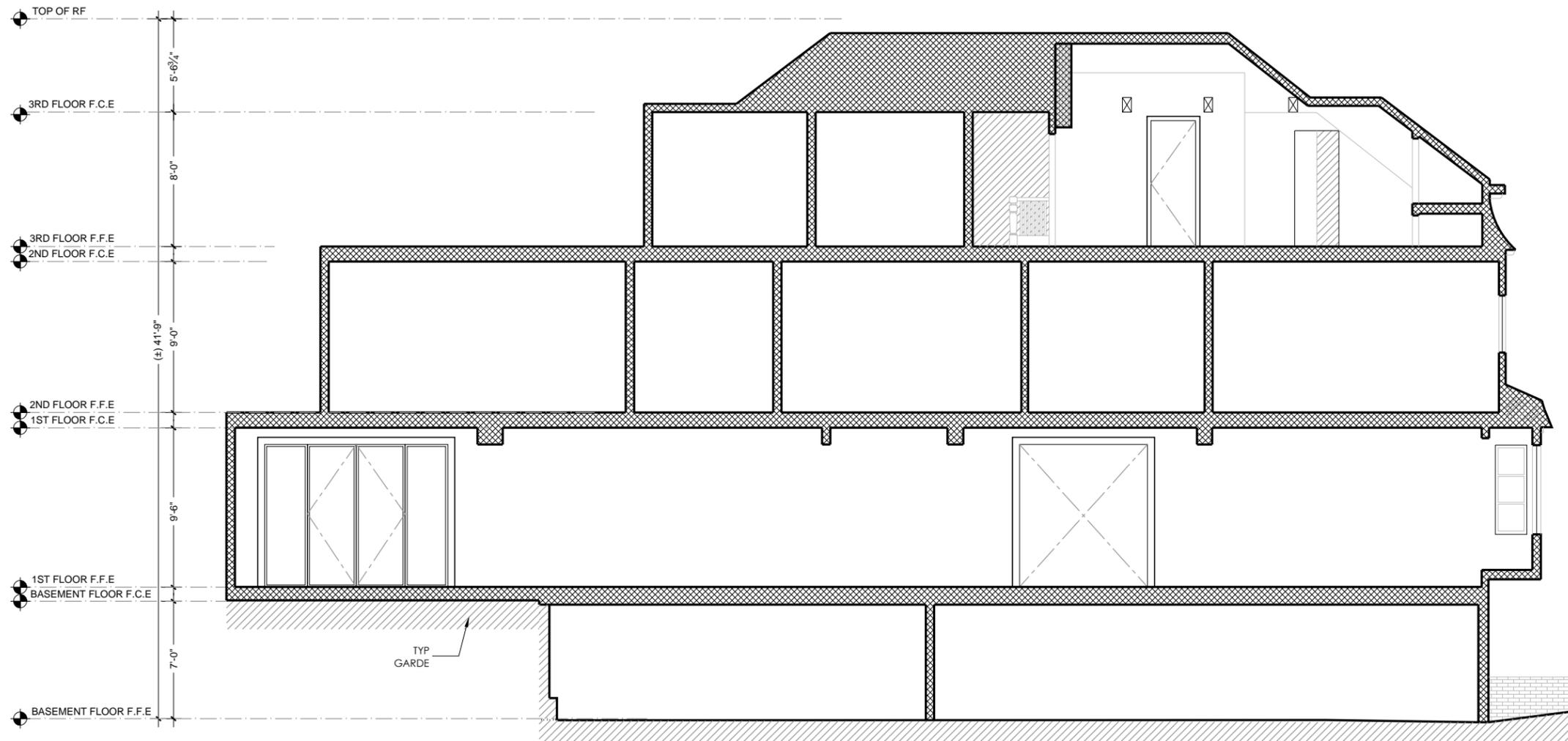
2744 STEINER STREET, SAN FRANCISCO, 94123

BLOCK 0563 LOT 0151 PROJECT NO. 2013.029

DATE: 12.10.2014
EXISTING SECTION

AS NOTED

A 5.0



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915 Battery Street, First Floor San Francisco, CA 94111

1 PROPOSED SECTION
1/8" = 1'

GIRAUDO RESIDENCE

2744 STEINER STREET, SAN FRANCISCO, 94123

BLOCK 0563 LOT 0151 PROJECT NO. 2013.029

DATE: 12.10.2014
PROPOSED SECTION

AS NOTED

A 5.1