



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JANUARY 13, 2011

Continued from the October 14, 2010 and December 2, 2010 Hearings

Date: January 6, 2011
Case No.: **2009.1170DDD**
Project Address: **37-39 Lloyd Street (aka 35 Lloyd Street)**
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 1260/035
Project Sponsor: Kevin Cheng/Studio San
828 Balboa Street
San Francisco, CA 94118
Staff Contact: Aaron Starr – (415) 558-6362
aaron.starr@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

The proposed project was originally heard by the Planning Commission on October 14, 2010. The Planning Commission did not take action on the Discretionary Review Request, but instead continued the case to December 2, 2010 in order to give the DR Requestors and the Project Sponsors the opportunity to work together on finding solutions that would satisfy the concerns of the neighbors and meet the objectives of the Project Sponsors. The project was continued again from December 2 to January 13.

While the Commission as a whole did not give specific recommendations, there was a general consensus amongst individual Commissioners that the proposed project needed to be rethought in order to better fit its context. The general themes that appeared to have consensus amongst the majority of the Commissioners are paraphrased as follows:

- The building should be limited to three stories in height, unless the fourth floor is better integrated into the proposed building and its massing is reduced. One possible solution suggested by Commissioner Antonioni was to design a building with a cross gabled roof.
- The building should have a contemporary expression, but the proposal reviewed on October 14, 2010 was too disruptive given the context.
- The layout of interior spaces should be rethought to be more efficient, while still meeting the program objective of two family-sized units. The Commissioners expressed a strong desire to see two, three-bedroom units.
- Requesting a Variance for a new building on a relatively flat, standard sized lot is hard to justify, particularly in this case.

When the Commission continued the case, the motion included the direction for the Project Sponsors and the DR Requestors to work on a design that is in keeping with the Commissioner's comments. The Commissioners expressed a desire to have the issues worked out prior to the next hearing date with the goal of avoiding yet another hearing.

Since the October 14th hearing, the Project Sponsors and the DR Requestors met with staff in three separate meetings. While the meetings did not produce a solution that was acceptable to both parties, several issues were discussed and explored. A brief summary of some of the issues are as follows:

- The DR Requestors had their architect produce a scheme that demonstrated that a three-story building with two three-bedroom units, not requiring a variance, could be accomplished on this site. However the Project Sponsors did not find that it fully met their program.
- The proposal that was submitted to the Commission for the December 2, 2010 hearing was discussed as well. The Project Sponsors felt that the proposal addressed the issues regarding height expressed by both the DR Requestors and the Commission, but the DR Requestors felt that the proposal was still too tall for the neighborhood, and did not address the other issues expressed by the Commission and the DR Requestors such as the need for a variance, the number of side facing windows on the east side property line, and the size of the light well at the west side property line.
- Not being able to find common ground over the height of the building, at the last meeting the two parties attempted to find a way to address other issues, such as the side lot line windows, the light well and the variance. While a consensus was not reached on these issues, the Project Sponsors did revise their plans in an attempt to address some of these issues.

CURRENT PROPOSAL

The Project Sponsors revised the proposal from the October 14 hearing date. Those drawings were sent to the Commission in anticipation of the December 2 hearing Date. The changes include:

- The stair penthouse has been eliminated and replaced with an exposed stairwell to access the roof deck.
- The overall building height has been reduced to 36' from 40' while maintaining 4 stories; this also reduced the height of the street wall façade to 26' 2" from 29' 2". This was accomplished by reducing the floor-to-ceiling height to 8' 5", minimizing the height of the floor joists and an additional 1.5' of excavation at the ground floor.
- The vertical height of the cornice was reduced to 2' from 3'.

The DR Requestors indicated that the revised proposal submitted for the December 2, 2010 hearing did not address their concerns. They still find that the building is too tall and want the fourth floor eliminated, they want the west side light well enlarged to match or exceed the length of the adjacent light

well, they would like the majority of the windows facing the east side façade eliminated to provide greater privacy to Mr. Denunzio, and they strongly object to the proposed variance.

The revised plans were reviewed by the Residential Design Team which found that the reduction in overall height negatively affects the proportions on the front façade and that the design should be reconsidered to take into consideration the reduced height.

After the final meeting between the DR Requestors and Project Sponsors held on December 17, 2010 the project sponsor revised the proposal again based on the concerns they heard from the DR Requestors. Those changes are reflected in the drawings and renderings attached to this packet. The revisions include:

- Removing 2 side-facing windows and adding obscured glazing to the deck railing and some east side-facing windows.
- Increased the landscaping in the front setback to meet the minimum 20% required by Code.
- Adding one bedroom to the lower unit.
- Adding molding and mullions to the front façade windows.
- Adding a pitched roof at the front of the building.

As of the date of this memo, these revisions have not been reviewed by the RDT or the DR Requestors. However, given the fact that the DR Requestors did not feel that the previous revisions met their requirements and the limited impact the new revisions have on the proposal, it is unlikely that the proposed changes have addressed their concerns.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must not take DR and approve the project, or take DR and modify the project.

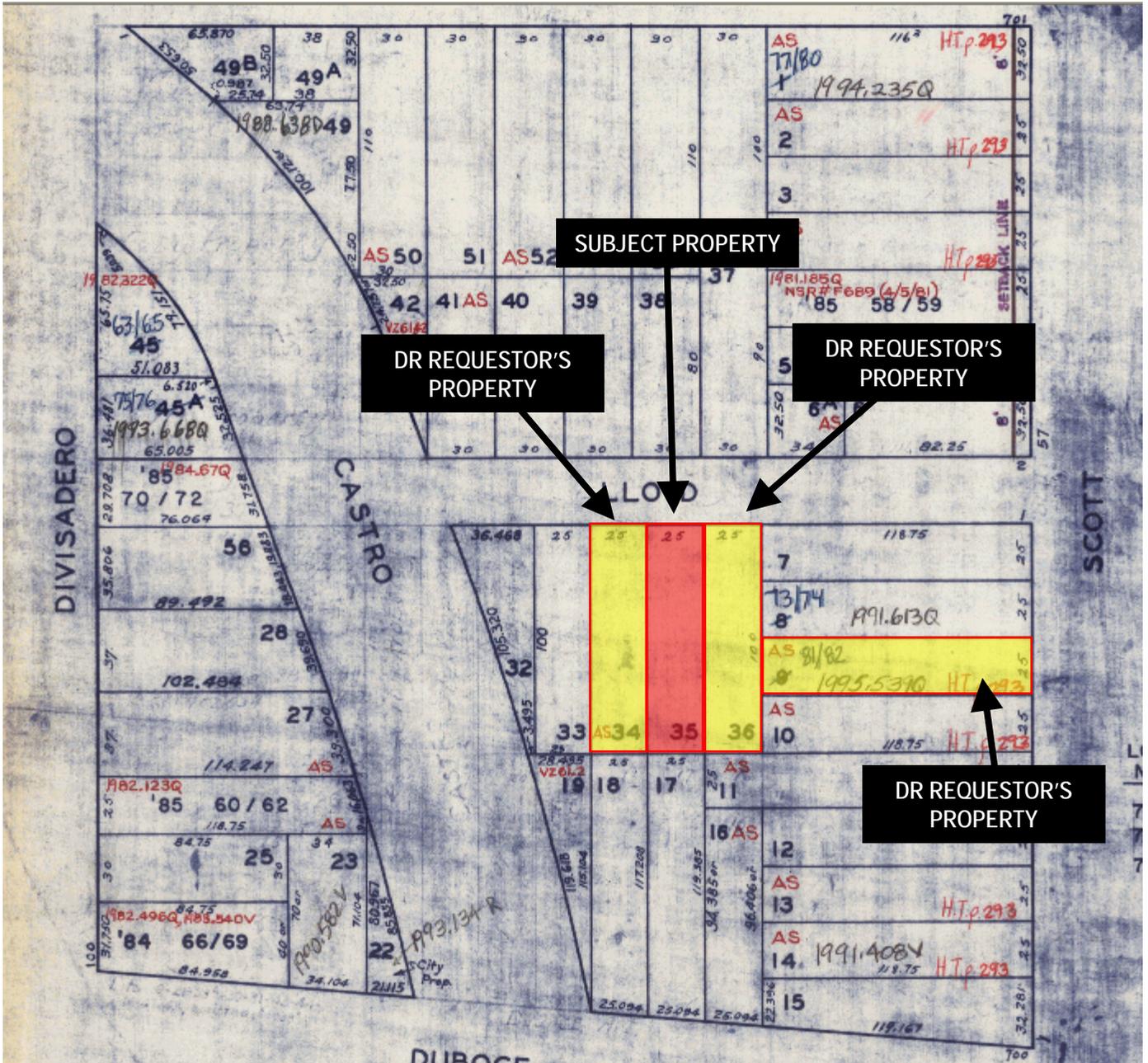
Attachments:

RDT Comments

Revise Proposal From Applicant

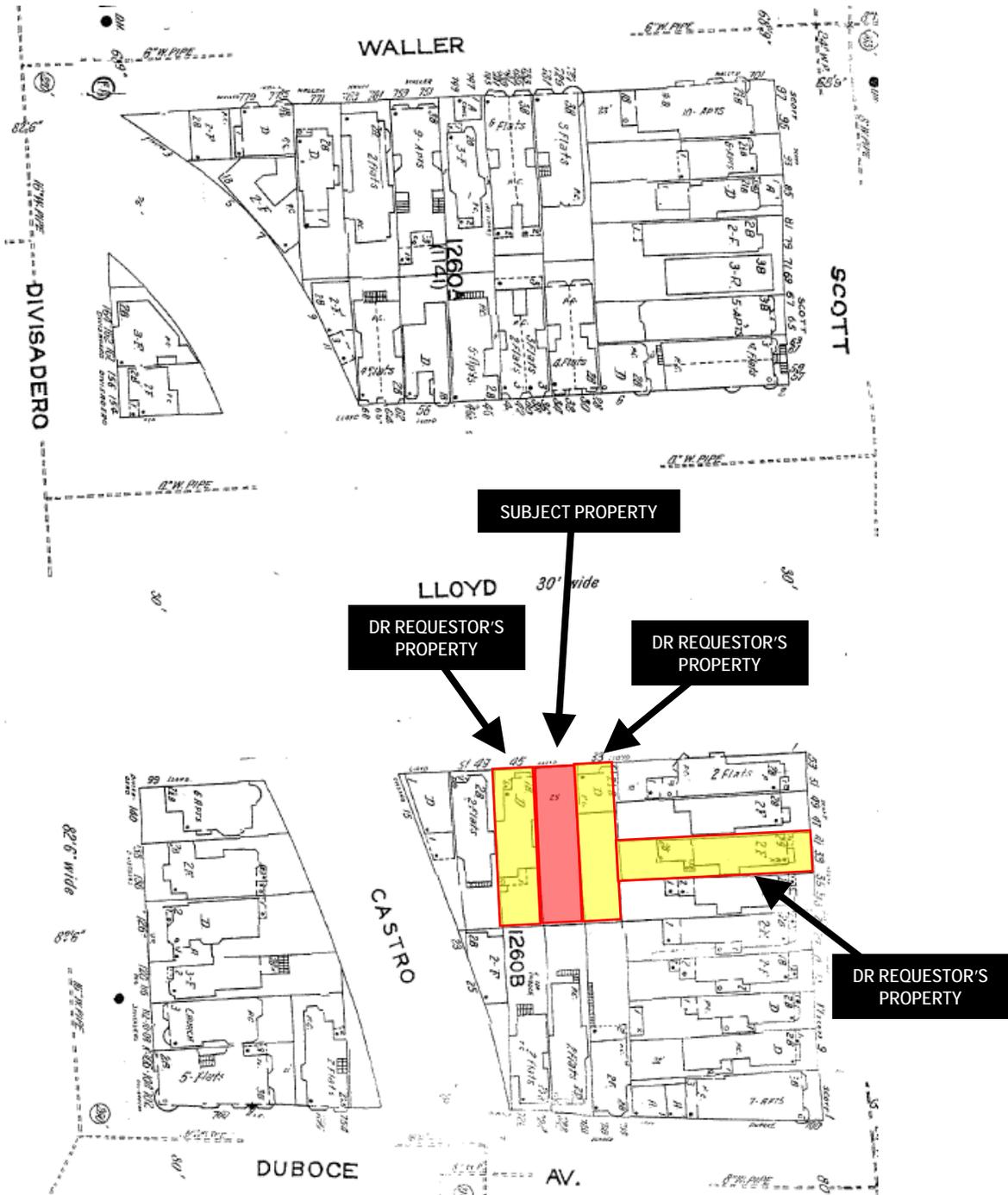
DR Requestor's Submittal

Parcel Map



Discretionary Review Hearing
Case Number 2009.1170DDD
Request for Discretionary Review
35 Lloyd Street (aka 37-39 Lloyd St)

Sanborn Map*

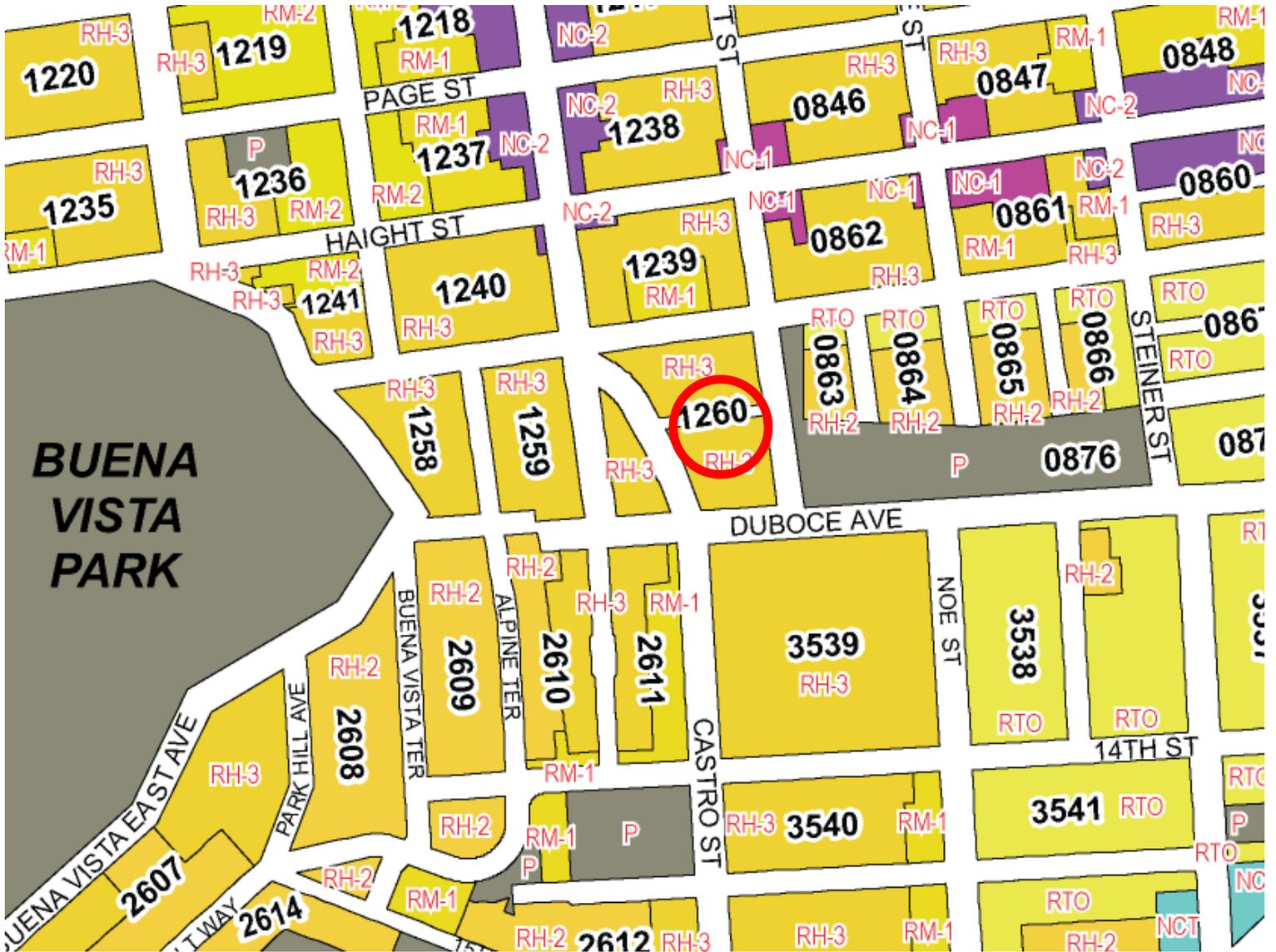


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



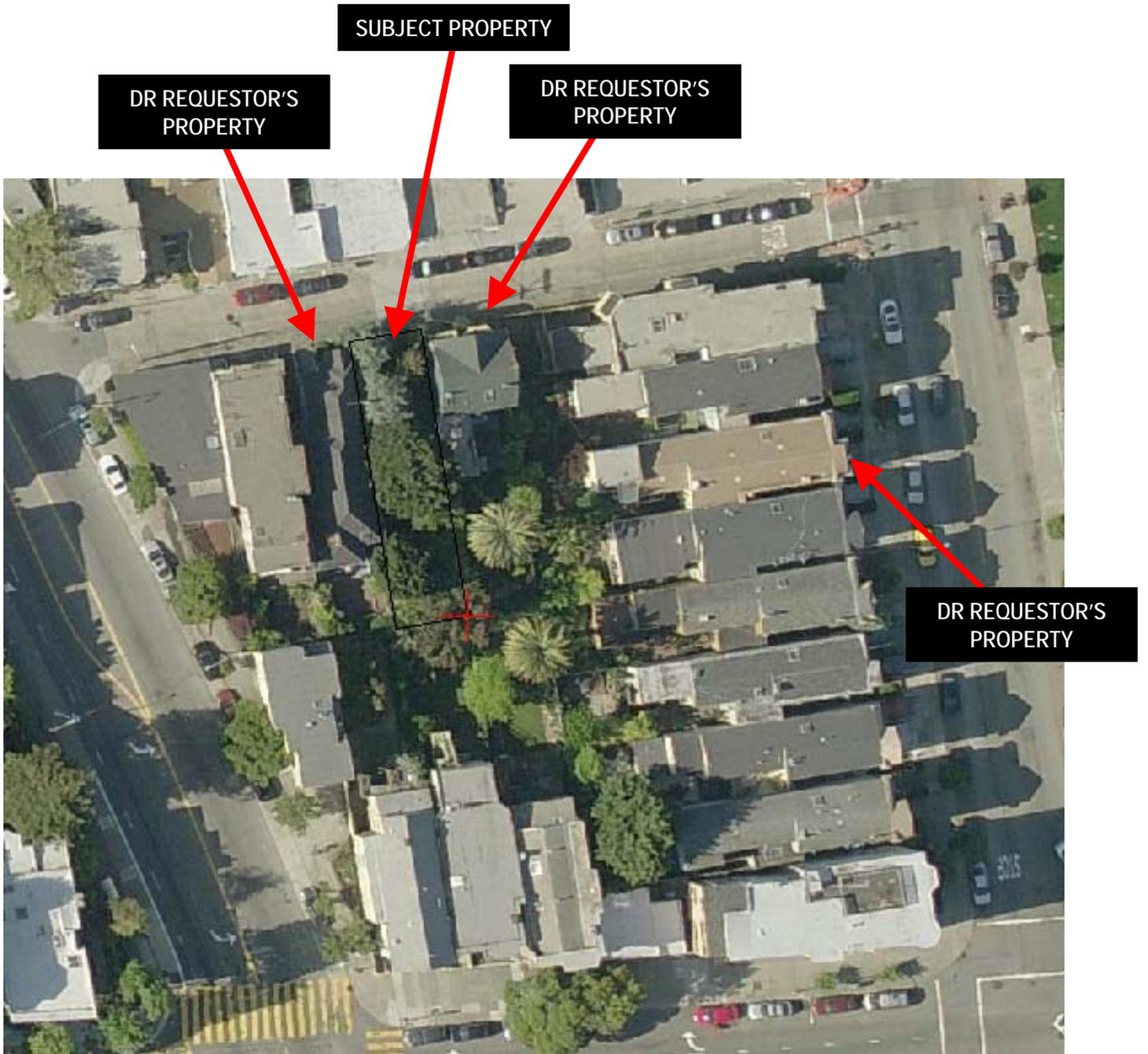
Discretionary Review Hearing
Case Number 2009.1170DDD
Request for Discretionary Review
35 Lloyd Street (aka 37-39 Lloyd St)

Zoning Map

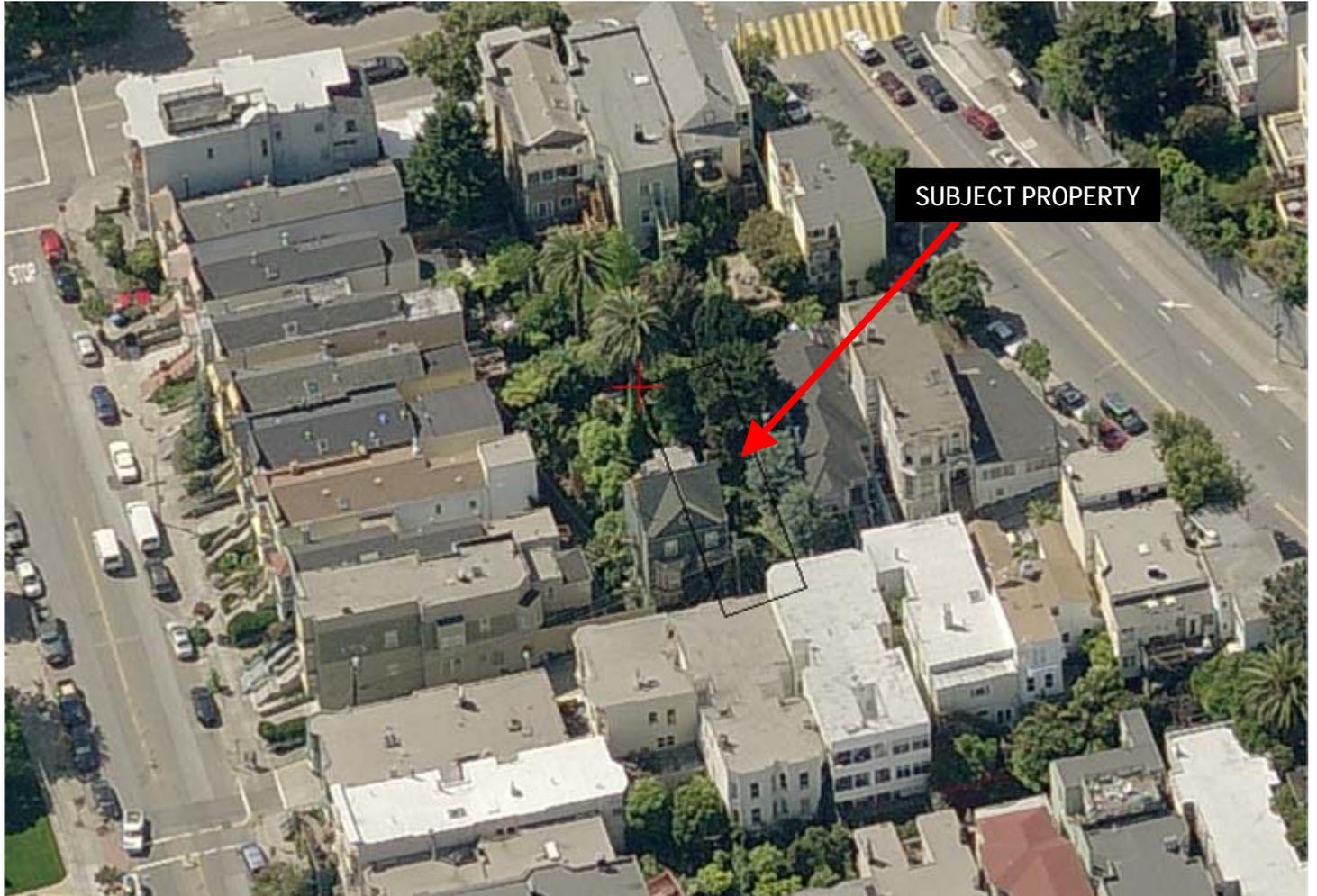


Discretionary Review Hearing
Case Number 2009.1170DDD
Request for Discretionary Review
35 Lloyd Street (aka 37-39 Lloyd St)

Aerial Photo



Aerial Photo



SUBJECT PROPERTY





SAN FRANCISCO PLANNING DEPARTMENT

RESIDENTIAL DESIGN TEAM REVIEW

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

DATE: 08/16/10 RDT MEETING DATE: 08/19/10

Reception:
415.558.6378

PROJECT INFORMATION:

Planner: Aaron Starr

Address: 37-39 Lloyd Street

Cross Streets: Castro St./Scott St.

Block/Lot: 1260/035

Zoning: RH-3

Height/Bulk District: 40-X

BPA/Case No. 2010.05.12.2282

Project Status Initial Review Post NOPDR DR Filed

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposal is to construct a new two-unit, four-story building on a vacant lot. The proposed structure will be three stories tall at the front of the lot and the fourth floor will be set back 15' from the main wall of the front façade. The proposal requires a rear yard variance from Planning Code Section 134 (see plans for non-conforming area).

PROJECT CONCERNS:

DR filed by three neighbors re: size and bulk of new construction. Hearing on October 7, 2010.

RDT COMMENTS:

Upon review of the three DR Requestor's concerns, the Department is requiring the following additional changes:

- Reduce the stair penthouse to the minimum required by building code to gain access to two private roof decks. A reduction to the height and further sloping of the penthouse roof will make the stair penthouse consistent with the residential design guidelines.
- The stair penthouse and roof deck railing needs to be shown on the plans. The roof deck railing must be setback a minimum of 3'-0" from the face of the 4th floor.

Assuming the aforementioned changes will be made, the Department will support the project as proposed, noting that the remaining issues outlined in the DR Applications – and discussed below – do not represent or create exceptional and extraordinary circumstances. Although the Department does not find any exceptional or extraordinary circumstances, the DR will warrant a full DR Analysis, because the project is a new construction on a vacant lot.

Height/scale/massing/Light:

- The Project as proposed is approximately one-story taller than both adjacent buildings. Pursuant to the RDGs, a building that is larger than its neighbors can still be in scale and compatible with the smaller buildings in the area, but may need upper floor setbacks. The top story is set back 15'-0" from the front building wall, which preserves the scale of the buildings at the street. (RDG, pg. 23-25)
- The scale and massing of the building is compatible with the existing building scale at the mid-block open space. The project is not uncharacteristically deep or tall at the mid-block, as it is shorter than the adjacent building to the west. Although some reduction of light to neighboring buildings can be expected with new construction in a dense neighborhood, the project is sculpted with side setbacks that minimize light and massing impacts on the smaller building to the east. The adjacent property across the street will not be subjected to unusual light impacts. (RDG, pg. 16-17, 24-26)

Neighborhood Character/vacant lot devlpt: The proposed building is compatible with the neighborhood character, with regard to scale, building entrance, window proportion, and materials. The RDGs discourage the creation of new buildings that mimic the past. The Department's preservation specialists have determined that the new building is compatible with the surrounding neighborhood development. (RDG, pg. 43-46)

Roofline: Although both adjacent buildings have gabled/hipped roof forms, the larger block context is quite mixed, containing numerous flat-roofed buildings. According to the RDGs, it may be appropriate to consider the entire block fact to determine the broad pattern of rooflines. The RDT finds the flat roof to be compatible with the broader street context. (RDG, pg. 30)

Privacy: The RDG's note that some loss of privacy to existing buildings can be expected with a building expansion. It recommends mitigations to reduce unusual impacts on privacy to neighboring interior living spaces. The RDT does not find this project to create any unusual impacts on interior living spaces. (RDG, pg. 17)

Noise: Noise associated with the construction of the Project and the future residential use of this property is not under the purview of the Planning Department.

San Francisco Planning Commission

Submission in Opposition to Request for Discretionary Review

37 – 39 Lloyd Street

Block 1260 Lot 035

Building Permit Application Number 2010.05.12.2282

with Variance Application Number 2009.1170V

Owners:

35 Lloyd Street LLC

Todd Mavis, Project Representative

(415) 407-9713

Hearing Date:

January 13, 2011

Since Planning Commission Hearing on October 14, 2010, Project Owners Have Met with DR Requestors Three Times, with Planning Department Assistance

Meeting	Date	Venue	Hours	Participants*
Planning Department	November 19, 2010	1660 Mission Street	1	8
	November 30, 2010	1660 Mission Street	1	8
	December 17, 2010	1660 Mission Street	1	8

*Note: * DR Applicant Telthorst did NOT attend any of these meetings*

Over Past 14 Months, Project Owners Have Met Numerous Times with Neighbors

- 11 Separate Community Outreach / Pre-Application Meetings
- 5 Community Boards Mediation
- 3 Meetings with Planning Department Assistance

Meeting	Date	Venue	Hours	Participants
Community Outreach	November 2, 2009	45 Lloyd Street	2	3
	November 10, 2009	33 Lloyd Street	2	4
	November 16, 2009	Café Flore	2	3
	November 25, 2009	33 Lloyd Street	2	4
	December 9, 2009	Duboce Park Café	1	4
	December 15, 2009	45 Lloyd Street	1	3
	December 19, 2009	45 Lloyd Street	2	3
	January 15, 2010	Duboce Park Café	1	3
	January 23, 2010	Café Flore	2	3
	June 17, 2010	41 Scott Street	1	3
Pre-Application Meeting	December 9, 2009	Duboce Park Café <i>No Show: DR Applicant Telthorst</i>	1	10
Community Boards	June 25, 2010	Community Boards	3	9
	July 1, 2010	Community Boards <i>Cancelled: DR Applicant De Nunzio</i>	NA	NA
	July 15, 2010	Community Boards <i>Cancelled: DR Applicant Telthorst</i>	NA	NA
	July 22, 2010	Community Boards	3	10
	August 27, 2010	Community Boards <i>Cancelled: DR Applicant Volkert</i>	NA	NA
Planning Department	November 19, 2010	1660 Mission Street	1	8*
	November 30, 2010	1660 Mission Street	1	8*
	December 17, 2010	1660 Mission Street	1	8*
TOTAL			27	88

Note: * DR Applicant Telthorst did NOT attend any of these meetings

DR Applicants Have Been Extremely Uncooperative Since Planning Commission Hearing on October 14, 2010

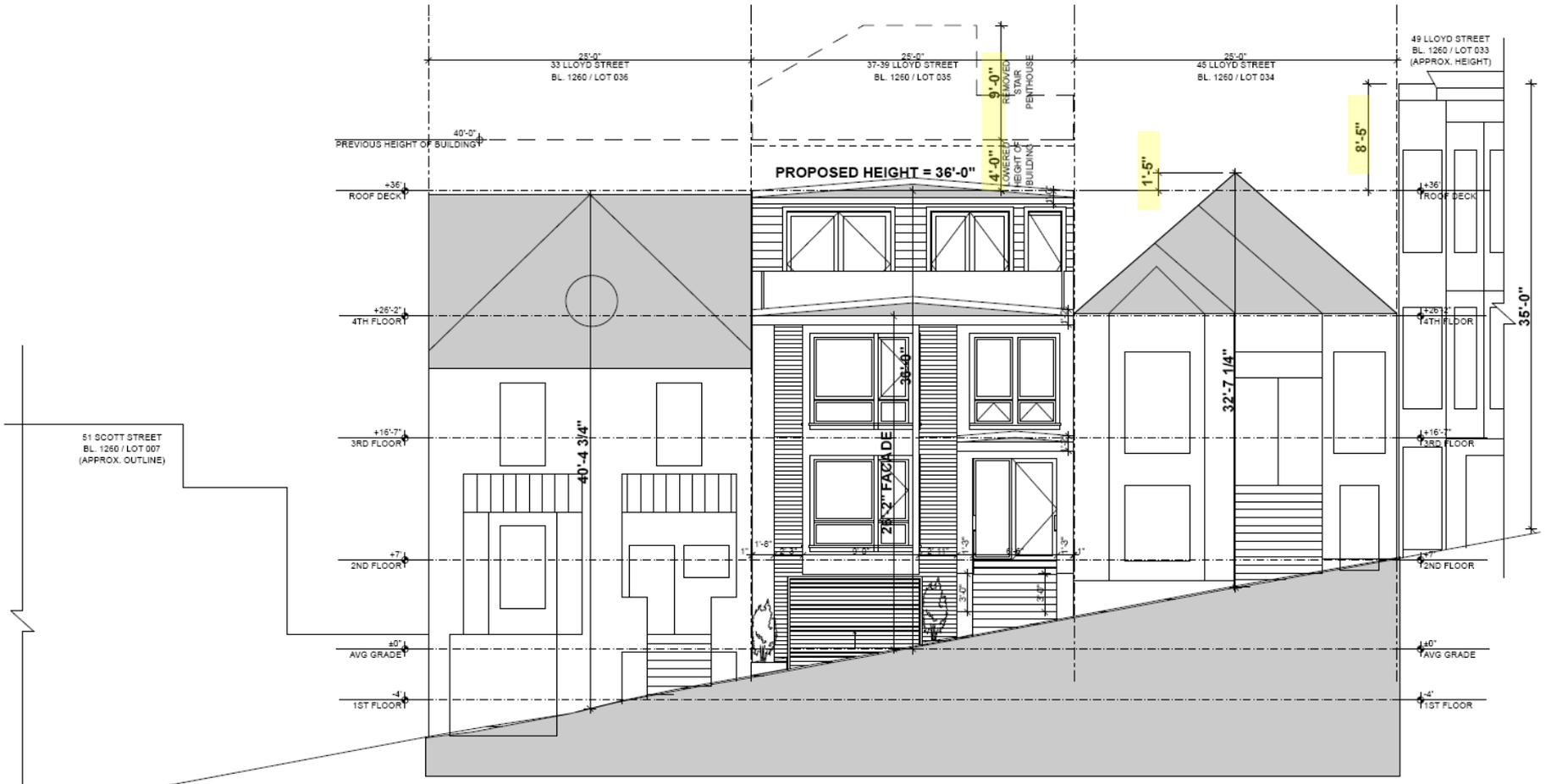
- **Project Owners have communicated practically daily with DR Applicants:**
 - October 22, October 26, October 27, October 28, November 1, November 5, November 8, November 10, November 14, November 15, November 16, November 17, November 19, November 20, November 22, November 23, November 29, November 30, December 1, December 3, December 6, December 7, December 10, December 13, December 17
- **DR Applicants have been unreasonable in their demands for meeting:**
 - Insisting on meeting with less than 6 hours notice
 - Demanding to meet at the private home of one of the DR Applicants
 - Refusing assistance of Community Boards or any other third-party mediator:
 - Hired Architect for DR Applicants: *"In the last six or seven days, we have said no six times to you on Community Boards. Seventh time: NO!"*
- **Hired Architect and Hired Lawyer for DR Applicants have also made numerous misleading statements to the Planning Commission:**
 - On October 14, Hired Architect misrepresented who he was representing before the Planning Commission
 - November 4 and 18, Hired Lawyer and Hired Architect misled Planning Commission by Alleging Project Owners to be Uncooperative
 - On November 18, Hired Architect misrepresented compromises made by Project Owners
- **DR Applicant Telthorst did not make herself available for any meetings since October 14, 2010**
 - However, DR Applicant Telthorst did appear during Public Comment at the November 18, 2010 Planning Commission Hearing to allege Project Owners to be Uncooperative

Project Owners Have Made Significant Modifications to Proposed Project After Planning Commission Hearing on October 14, 2010

1. Removed Stair Penthouse (Thereby Lowering Perceived Building Height by 10 Feet)
2. Lowered Overall Building Height By Four Feet (from 40 Feet to 36 Feet with 40 Feet Allowable Per Zoning), Increasing Project Cost by Over \$200,000 for Additional Structural and Excavation Work
3. Reduced Height of Building Façade at Street by Three Feet (from 29 Feet to 26 Feet with 40 Feet Allowable Per Zoning)
4. Reduced Floor to Ceiling Height of Interior Rooms from 9.0 Feet to 8.5 Feet to Lower Overall Building Height
5. Modified All Eastern Facing Windows:
 - Eliminated Three Windows
 - Obscured Five Windows with Frosted Glass Guard-Railings and/or Frosted Windows
6. Added One-Bedroom to Lower Unit (Thereby Creating Two Units of Three-Bedroom Family Sized Housing)
7. Changed Cornices at Front Façade from Straight-Edged to Gabled
8. Added Window Moldings and Mullions at Front Façade to Blend Proposed Project with Adjacent Neighbors
9. Added Additional Landscaping at Front Yard Setback

DR Applicants Have Made NO Compromises

**Proposed Project Is Same Height as Down Hill Neighboring Property
and 1.5 Feet Shorter Than Up Hill Neighboring Property
And Considerably Shorter Than 49 Lloyd Street Thereby Following Topography of Street**



Proposed Project Has Already Been Reduced 13 Feet in Height

Eliminating Fourth Story of Proposed Project Would Be Out of Character with Streetscape Violating Planning Codes and Residential Design Guidelines by NOT Following Topography of Street



DR Applicants Are Demanding Proposed Project Be Reduced by 23 Feet in Height or Almost 50 Percent

Lowering Proposed Project from 40 Feet to 36 Feet in Overall Building Height Will Be Extremely Expensive to Project Owners

- Santos & Urrutia Structural Engineers estimate that Project Costs will increase by over \$200,000 for additional structural and excavation work:
 - Increased Structural Steel Reinforcement: Tripling Normal Requirement
 - Thinner Floor Plates: 7 Inch Micro Laminated Joists Instead of 12 Inch Wood Joists
 - Deeper Excavation: Additional 18 Inches
- Santos & Urrutia determine additional construction complexity involved
 - More difficult Plumbing, Electrical, Heating and Fire Prevention installation involved given thinner floor plates
 - Additional shoring and retaining wall installation involved
- Santos & Urrutia completed full set of engineering drawings (included) to demonstrate feasibility and expense of reducing overall building height

*Unprecedented Construction Complexity Will Need to Be Undertaken
Given Size of Proposed Project*

Proposed Project at 35 Lloyd Street Fully Complies with General Plan Priority Policies

General Plan Priority Policies

- Respecting the existing housing and neighborhood character
- Being compatible with neighboring landmarks and historic buildings

Housing Element of General Plan

- Locating in-fill housing on a vacant site in an established residential neighborhood
- Fully taking advantage the allowable density (as instructed by the Housing Element Policy 11.8) in constructing two units of much needed family-sized housing in a RH-3 / 40-X lot
- Utilizing sustainable building materials and green building technology in fulfilling Green Point Rated standards

Urban Design Element of General Plan

- Recognizing and reinforcing the existing street pattern, especially as it is related to topography
- Respecting and promoting harmony with adjacent buildings and the surrounding potentially historic district

San Francisco Planning Department Discretionary Review: Full Analysis, September 8, 2010

Planning Department Fully Supports Proposed Project at 35 Lloyd Street

Recommendation: DO NOT Take DR and Approve Project As Modified

“The Department finds that the proposal sent out for neighborhood notification does respond to its context and disagrees with the DR requestors that the proposed building is out of character with the neighborhood.”

“Given the setback at the Fourth Floor and the pattern on the street, the Department finds that the proposed height (at 4 Stories) is appropriate per the Residential Design Guidelines.”

“The proposed building (with its variance request) respects the midblock open space, and extends into the midblock less than the two adjacent neighbors to the west.”

“The Residential Design Team re-reviewed the proposed project following the filing of the DRs and considered the issue in the DR Requests on August 19, 2010.... RDT found that the height, scale, massing and character of the proposed building were consistent with the Residential Design Guidelines, and that the project would not create any unusual impacts on interior living spaces.”

“The Department finds that on the whole the proposed project complies with both the Planning Code and the Residential Design Guidelines.”

San Francisco Planning Department Discretionary Review: Full Analysis, September 8, 2010

Project as Currently Revised Addresses Planning Commission and Neighbor Concerns for Height, Scale, Massing, Front Façade Design and Privacy

Variance for Proposed Project at 35 Lloyd Street *Needs to Be Approved to Accommodate Family-Sized Housing*

- Variance is NOT needed for Proposed Project to be code-compliant
- Without Variance, Proposed Project still is capable of accommodating two three-bedroom units
- However, Variance is needed to accommodate family-sized housing for the Lower Unit, by permitting an additional bedroom and allowing master bedroom to be suitable for the raising of infants and young children
- Variance does NOT impact adjacent neighbor because area under consideration faces a blank wall and does not impact any windows

DR Applicants Do NOT Oppose Modern Design of Proposed Project



- Hired Lawyer for DR Applicants, Sue Hestor, wrote on October 11, 2010: *“Neighbors do NOT object to a modern building on this lot.”*
- Planning Department in Historic Resources Evaluation Report, dated May 10, 2010, and in Discretionary Review: Full Analysis, dated September 8, 2010, moreover, encouraged proposed project to *“maintain a contemporary feel so that the building reflected its time and did not present a false sense of history, which would have a negative impact on the potential district.”*

Compromises Made by Project Owners Met with Unreasonable Resistance from DR Applicants

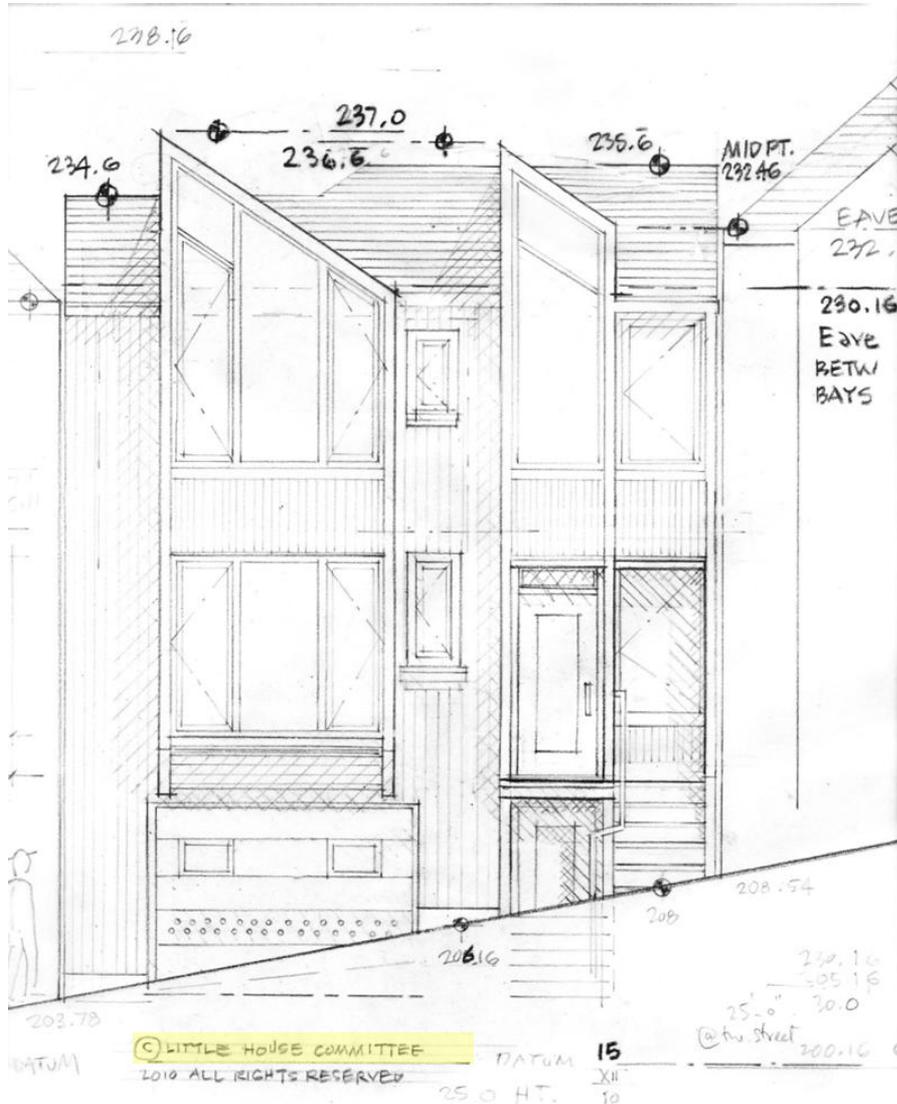
- Project Owners have tried very hard over past 14 months to reach a compromise that satisfies DR Applicants
- However, after each compromise is made by Project Owners, DR Applicants indicate compromise is insufficient and/or not what is wanted
- DR Applicants insist on three-story building
- Project Owners responded to concerns of DR Applicants about height, scale and massing by reducing overall building height to 36 feet and removing stair penthouse
- DR Applicants responded with two vastly different three story option proposals of their own:

First Proposal Design On November 19, 2010	Second Proposal Design On December 17, 2010
<ul style="list-style-type: none"> • Three-Story Building at 31 Feet Building Height 	<ul style="list-style-type: none"> • Three-Story Building at 25 Feet Building Height
<ul style="list-style-type: none"> • Stair Penthouse with 39 Feet Overall Height 	<ul style="list-style-type: none"> • No Stair Penthouse
<ul style="list-style-type: none"> • Flat Roof with Rooftop Deck 	<ul style="list-style-type: none"> • Mansard Roof with No Rooftop Deck

Compromises Made by Project Owners Met with Unreasonable Resistance from DR Applicants (continued)

- Both proposals by DR Applicants:
 - Do NOT comply with General Plan, Planning Code, and Residential Design Guidelines
 - Are NOT smart / sustainable way to build on an in-fill, vacant site
 - Do NOT promote family-sized housing
 - Are NOT buildable as obvious Planning, Building and Fire Code violations exist
- Through their changing demands and their third-story option proposals, DR Applicants clearly indicate they want to:
 - Continue to Reduce Size of Building (even referring to their three-story option proposals as from the “Little House Committee”)
 - Severely Delay Planning Approval Process
 - Make Any New Construction Absolutely Unfeasible
- Project Owners propose both in original plan (dated September 8, 2010) and in revised plan (dated November 22, 2010) a building with four stories of occupancy which allows for two family-sized dwelling units in a high-density, well-established neighborhood precisely like the Duboce Park Historic District

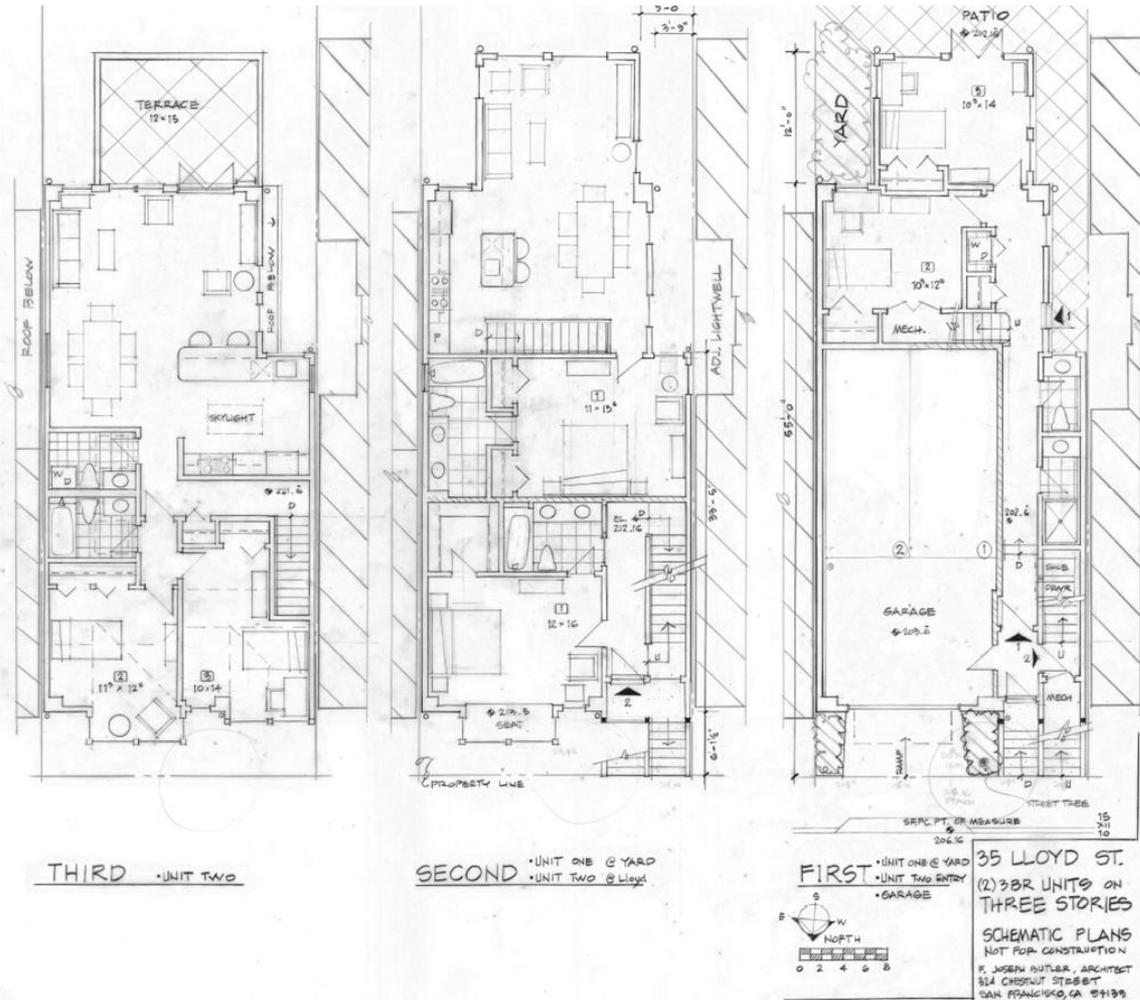
DR Applicants Proposals for Three Story Option Are Completely Out of Character with Neighborhood “Little House Committee” Front Facade



- Has Negative Impact on Potential Historic District
- Does Not Comply with Planning Code and Residential Design Guidelines
 - Building Failing to Step Up with Lateral Topography of Street, *See Pages 11, 24-25 of RDG*
 - Subterranean and Raised Balcony Entries Non-Compatible with Neighborhood Character, *See Pages 32-33 of RDG*
 - Roofline and Bay Window Pattern Non-Compatible with Historic Neighborhood, *See Pages 23-25, 28-30 of RDG*
 - Light Court Inappropriate Response to Matching of Light Well and Non-Compatible with Mid-Block Open Space, *See Pages 16-17, 25-26 of RDG*
 - Fenestration Pattern of Windows Non-Compatible with Historic Neighborhood, *See Page 36 of RDG*
 - Trim Details, Siding Pattern, and Materials Selected Non-Compatible with Neighborhood Character, *See Pages 43-48 of RDG*

DR Applicants Proposals for Three Story Option Are NOT Compliant with Planning, Building or Fire Codes

“Little House Committee” Floor Plans



- Schematic Plans Do NOT Meet Construction Requirements:
 - Stair Layouts and Runs Inadequate: Not Enough Steps for Interior and Exterior Access
 - Bathroom Rooms Not Drawn to Scale
- Building Codes NOT Satisfied
 - Illegal Window Size for All Bedrooms:
 - Particularly, Master Bedroom in Unit 1
 - Height of Entry for Unit 1: Inaccessible Headroom
- Fire Codes NOT Satisfied
 - Egress Requirements
 - Length of Entry to Living Quarters for Unit 1
- Units Not Compatible for Family Housing
 - Outdoor Space
 - Convoluted Access for Unit 1
 - Inadequate Space for Unit 2
 - Bathrooms
 - Split Bath for Guest Bedrooms in Unit 1
 - No Half Bath at Living Room Level for Unit 1
 - Toilet at Inappropriate Location for Master Bath in Unit 2
 - Bedrooms
 - Illegal Master Bedroom in Unit 1
 - Non-Functional Bedroom in Unit 2: Really Den
 - Bedrooms Cannot Accommodate Queen-sized Beds
 - Kitchens
 - Not Drawn to Scale to Accommodate Appliances
- Back Façade Opens to Light Court Rather Than Mid-Block Open Space: Greatly Limiting Light and Air

DR Applicants Are Not Negotiating in Good Faith: Each Successive Meeting Involves Demands Harder to Meet

	November 19, 2010 Meeting Demands	December 17, 2010 Meeting Demands
Light Well	<ul style="list-style-type: none"> Light Well of DR Applicant Volkert at 45 Lloyd Street should be matched foot for foot: total length of 14 feet 3 inches 	<ul style="list-style-type: none"> Light Court should be created not only to match Light Well but increase matching Light Well in Proposed Project by 31 feet
Roof Deck	<ul style="list-style-type: none"> Roof Deck is acceptable 	<ul style="list-style-type: none"> Roof Deck is to be eliminated completely, even at the expense of needed outdoor space
Windows	<ul style="list-style-type: none"> Eliminate ALL Eastern windows to protect privacy of neighbors 	<ul style="list-style-type: none"> Modifying windows to promote privacy (eliminating some windows while obscuring and re-sizing other windows) is inadequate Privacy is not only concern Future development of other properties is also concern
Building Height	<ul style="list-style-type: none"> Building Height should be 31 feet including 8 feet Stair Penthouse <i>for overall height of 39 feet</i> (while permitting Roof Deck outdoor space) 	<ul style="list-style-type: none"> Building Height should be 25 feet with elimination of Stair Penthouse (and Roof Deck outdoor space)

DR Applicants Intention Is Clear: Stop Project

Numerous Benefits from Approving Project as Proposed with Four Stories

- 1. Project Already With Financing:** Financing has already been allocated for Project with construction able to begin immediately, thus benefiting San Francisco businesses and workers right away
- 2. Creation of New Construction Jobs:** Project will result in a number of new construction jobs and support for many local construction companies with unemployed and/or underemployed workers, which is very much needed during current deep recession
- 3. 100 Percent Local Hiring, Buying and Investing:** Project Owners live, work and play in San Francisco and are committed to hiring subcontractors completely from San Francisco based companies, buying supplies from San Francisco based suppliers, and reinvesting in future projects locally
- 4. Two Family-Sized Units Appropriate In-Fill Project for Vacant Lot:** Proposed Project is located on a currently vacant lot in a well-established neighborhood:
 - One Block from Public Transport (N- Judah and Numerous Bus Lines)
 - One Block from Harvey Milk Center for Recreational Arts
 - One Block from Duboce Park with Amenities for Children, Adults and Pets
- 5. Increase in San Francisco Fee and Tax Revenue:** Three-story proposals by DR Applicants are NOT financially feasible and are NOT planning, building and fire-code compliant. DR Applicant proposals can NOT and will NOT be built by Project Owners or any other Sponsor. However, approving Project as currently proposed will increase considerably planning and building department fees along with transfer and property tax revenues to San Francisco

*Proposals by DR Applicants Can NOT and Will NOT Be Built
and Will Provide NO Benefits to San Francisco*

Appendix

PROPOSED DESIGN
drawings dated 1.3.11

Subject Property:
37-39 Lloyd Street



51 Scott Street



33 Lloyd Street



45 Lloyd Street



49 Lloyd Street



BEFORE: 40' tall building

BEFORE: 49' tall stair penthouse

**BEFORE: taller than
up hill neighbor by 2'-7"**



BEFORE
drawings dated 9.8.10

**AFTER: 36' tall building,
same height as down hill neighbor**

**AFTER: Removed stair penthouse
Stairs to roof inset into 4th floor living space**

**AFTER: lower than
up hill neighbor by 1'-5"**



AFTER
drawings dated 1.3.11

BEFORE: 40' tall building

BEFORE: 49' tall stair penthouse

BEFORE: thick overhangs

BEFORE: 29'-2" at facade



BEFORE
drawings dated 9.8.10

AFTER: 36' tall building

AFTER: Removed stair penthouse
Stairs to roof inset into 4th floor living space

AFTER: Modified window moldings & mullions

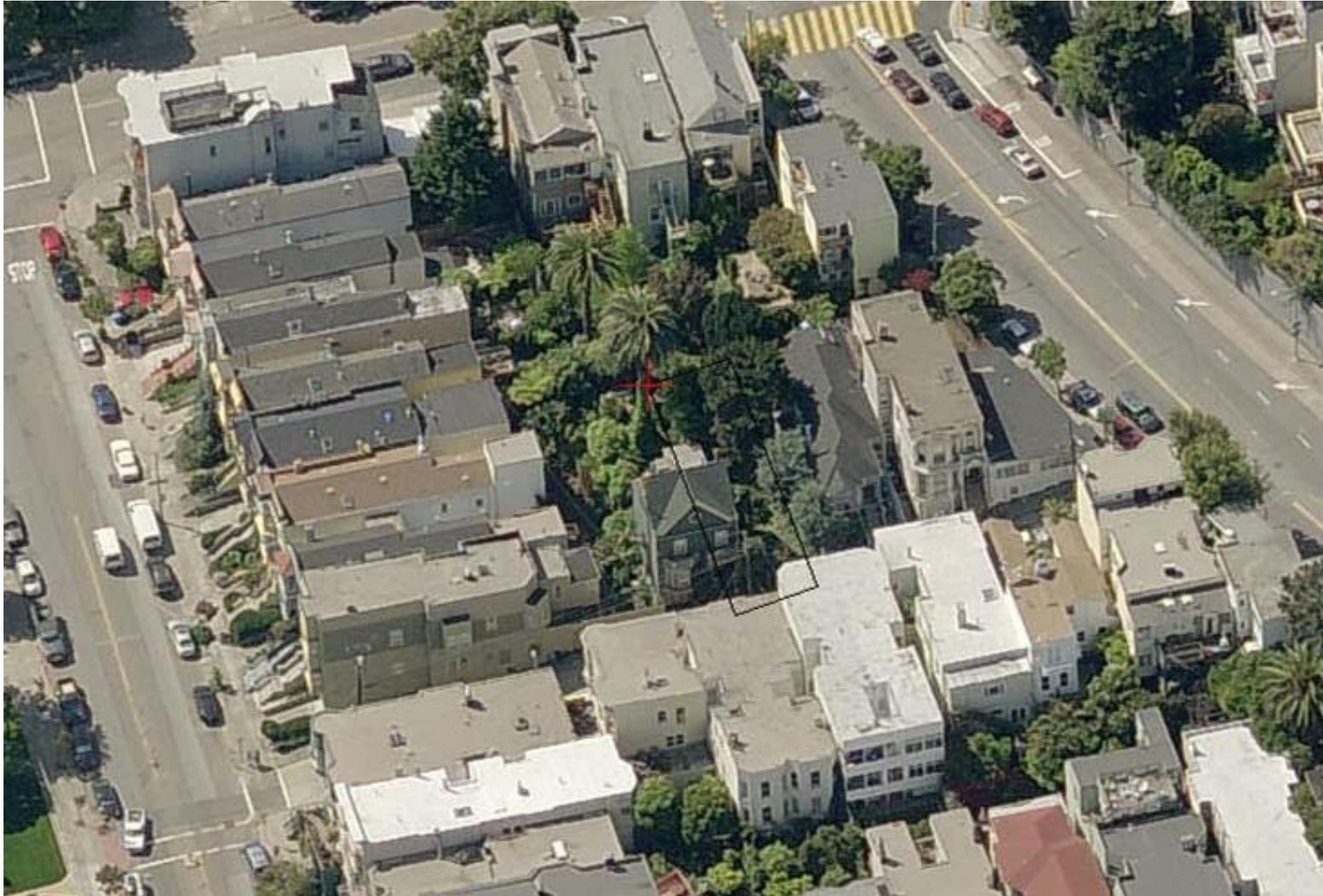
AFTER: Added gabled cornices

AFTER: 26'-2" at facade



AFTER
drawings dated 1.3.11

DR Applicants and Neighbors Live in Significantly Larger Houses
As Compared to Proposed Project at 35 Lloyd Street

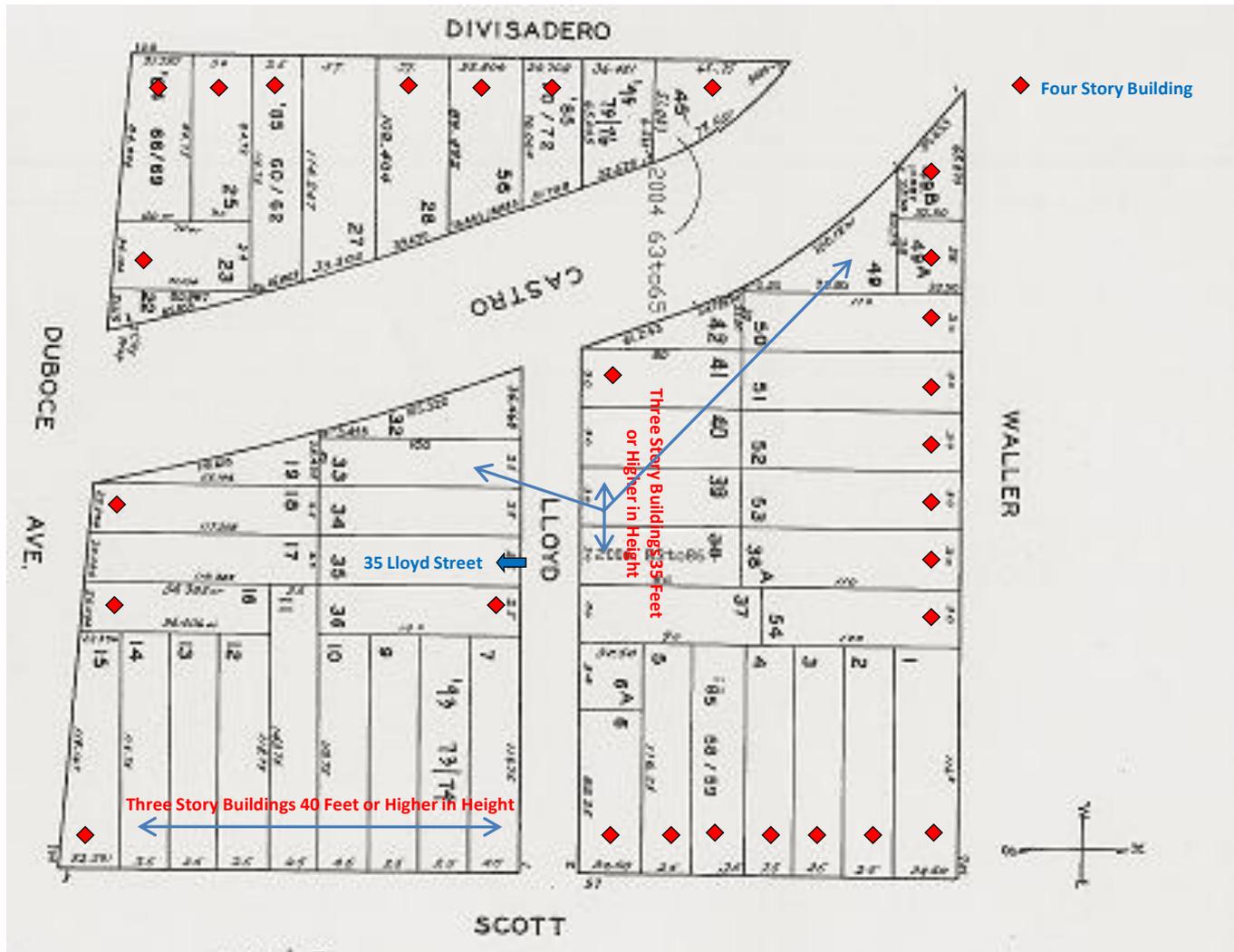


Height, Scale and Mass of Proposed Project at 35 Lloyd Street Are Compatible with Surrounding Buildings

- DR Applicants cite erroneously that Project is too “large”, without any context to what large means compared to surrounding buildings
 - Predominant Number of Four Story / 40 Feet Plus Buildings within One Block Radius
 - 28 out of 52 buildings or 54 percent are four stories
 - 37 out of 52 buildings or 71 percent are forty feet or higher
 - Predominant Number of Non-Conforming Buildings within One Block Radius
 - 48 out of 52 buildings or 92 percent do not have required rear yard setbacks, averaging at less than 15 percent
 - Hence Many Other Properties Larger Than Project at 35 Lloyd Street
 - As many buildings are as tall as Project but are also much longer
- Height, Scale and Mass Compatible with Surrounding Buildings, particularly Fourth Story and Rooftop Deck, which are set back 24 feet from the street
 - According to Residential Design Team Review, dated August 19, 2010: *“Project as proposed...preserves the scale of buildings at the street,”* RDG, pages 23-25

Predominant Number of Four Story / 40+ Feet Buildings within One Block Radius

Over Half with Four Stories / More than Two-Thirds with 40 Feet or Higher in Height*



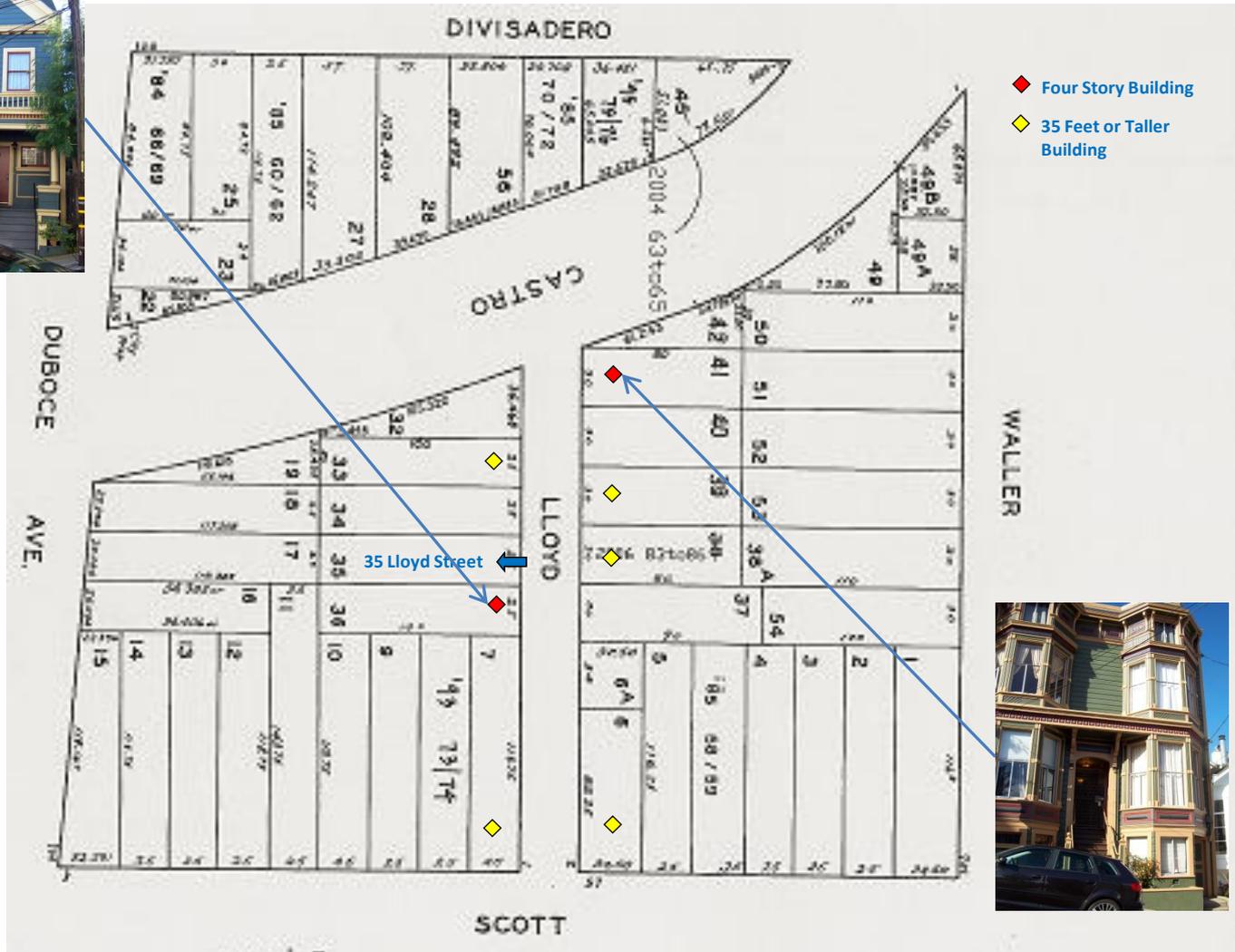
* 28 out of 52 buildings (54 percent) within one block radius are four stories or taller and 37 out of 52 buildings (71 percent) within one block radius are 40 feet or higher in height.

Examples of Four Story and 40+ Feet High Buildings within One Block Radius



Two Buildings with Four Stories (and Over 40 Feet in Height) Are on Lloyd Street

Five Other Buildings with Over 35 Feet in Height on Same Street



Majority of Buildings on Lloyd Street are 35 Feet or Taller

33 Lloyd Street NOT 35 Feet as Claimed by DR Applicants

Three Peaks on Rooftop Determine Building Height at 40 Feet Tall



- Hired Attorney for DR Applicants, Sue Hestor, alleges erroneously that building height of 33 Lloyd Street to be 35 feet tall – *Not Accurate*
- Height is measured to all three peaks and determined to be 40 feet tall
- From sidewalk perspective, 33 Lloyd Street *reads* as a 40 feet tall building with no setbacks on the front or the sides

Modern Four Story Buildings Located in Nearby Small Streets

Streets Cited by DR Applicants as Being Comparable to Lloyd Street



63 and 65 Germania Street (Built 2007)



61 Pond Street (Under Construction 2010)

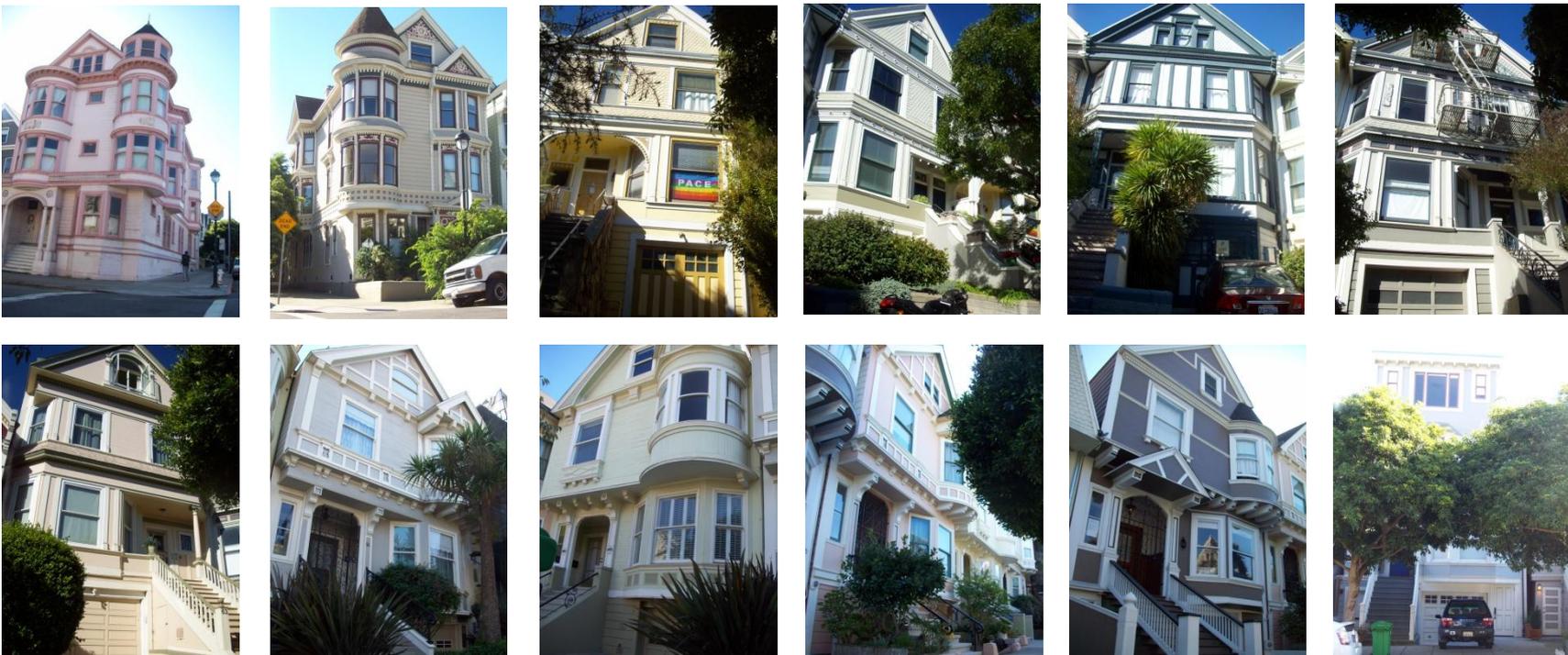
Four Plus Story Buildings Predominate Many Small Streets Near Duboce Park

Contrary to DR Applicants Portrayal of Streetscape Condition

Carmelita Street



Pierce Street



Four Plus Story Buildings Predominate Many Small Streets Near Duboce Park

Potomac Street



Germania Street



Four Plus Story Buildings Predominate Many Small Streets Near Duboce Park

Lily Street

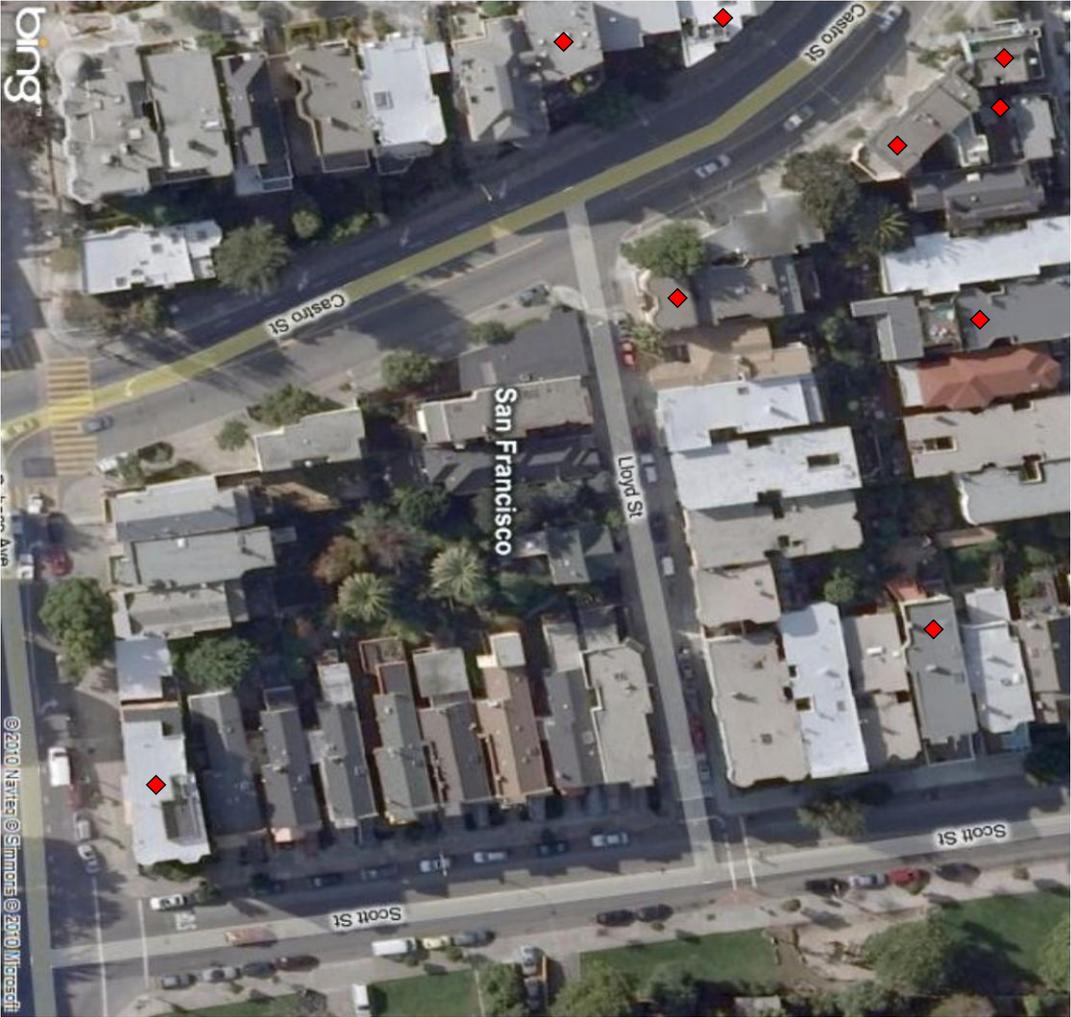


Pond / Prosper Streets



Many Neighboring Properties With Stairway Penthouses / Rooftop Decks

9 Within One Block Radius



◆ Stairway Penthouse / Rooftop Deck

Examples of Stairway Penthouses / Rooftop Decks within One Block Radius



Rooftop Deck Spanning Property Lines



Rooftop Decks (in Fore and Background) with Stairway Penthouses



Stairway Penthouse without Windows



Enlarged Stairway Penthouse with Modified Rooftop Deck



Rooftop Deck (Under Repair) with Minimal Front Setback

PROPOSED DESIGN

Subject Property:
37-39 Lloyd Street

PROPOSED CHANGES
(drawings dated 1.3.11)

- 36' tall building
- 26'-2" tall at facade
- removed stair penthouse
- stairs set into roof
- added gabled cornices
- modified window moldings
- modified window mullions



downslope view 1

PROPOSED DESIGN

Subject Property:
37-39 Lloyd Street

PROPOSED CHANGES (drawings dated 1.3.11)

- 36' tall building
- 26'-2" tall at facade
- removed stair penthouse
- stairs set into roof
- added gabled cornices
- modified window moldings
- modified window mullions



front view

PROPOSED DESIGN

Subject Property:
37-39 Lloyd Street



PROPOSED CHANGES (drawings dated 1.3.11)

- 36' tall building
- 26'-2" tall at facade
- removed stair penthouse
- stairs set into roof
- added gabled cornices
- modified window moldings
- modified window mullions

rear view 1

PROPOSED DESIGN

Subject Property:
37-39 Lloyd Street

PROPOSED CHANGES
(drawings dated 1.3.11)

- 36' tall building
- 26'-2" tall at facade
- removed stair penthouse
- stairs set into roof
- added gabled cornices
- modified window moldings
- modified window mullions



upslope view 1

FURTHER REVISIONS MADE FOR THE DR APPLICANTS, DRAWINGS DATED 1.3.11

1. REMOVED STAIR PENTHOUSE
2. REDUCED OVERALL BUILDING HEIGHT TO 36-FEET FROM PREVIOUS HEIGHT OF 40-FEET AND 9'-0" FOR STAIR PENTHOUSE (40' ALLOWED BY ZONING)
3. REDUCED HEIGHT OF BUILDING FACADE AT STREET TO 26'-2" FROM PREVIOUS HEIGHT OF 29'-2" (40' ALLOWED BY ZONING)
4. STAIRS TO ROOF CHANGED TO EXTERIOR STAIRS INSET INTO 4TH FLOOR LIVING SPACE
5. ADDED GABLED CORNICES TO THE FACADE (NORTH ELEVATION) TO BLEND PROPOSED PROJECT WITH ADJACENT NEIGHBORS
6. REDUCED HEIGHT OF INTERIOR ROOMS TO 8'-5" FROM 9'-0" (FLOOR TO CEILING HEIGHT) IN ORDER TO LOWER THE BUILDING HEIGHT
7. EXCAVATION OF AN ADDITIONAL 18" (FOR A TOTAL OF 4' OF EXCAVATION FROM AVERAGE GRADE) IN ORDER TO LOWER THE BUILDING HEIGHT
8. REDUCED DEPTH OF FLOOR/CEILING FRAMING IN ORDER TO LOWER THE BUILDING HEIGHT
9. REMOVED 2 WINDOWS ON THE EAST ELEVATION
10. ADDED OBSCURED / FROSTED GLAZING TO EAST ELEVATION
11. ADDED ADDITIONAL LANDSCAPING AT FRONT YARD SETBACK
12. ADDED 1 BEDROOM TO LOWER UNIT, THEREFORE BUILDING CONTAINS TWO 3-BEDROOM UNITS
13. ADDED MOLDING AND MULLIONS TO WINDOWS AT FACADE TO BLEND PROPOSED PROJECT WITH ADJACENT NEIGHBORS

PREVIOUS REVISIONS MADE AT REQUEST OF DR APPLICANTS, DRAWINGS DATED 9.8.10

1. REDUCED HEIGHT OF STAIR PENTHOUSE TO MINIMUM CEILING HEIGHT REQUIRED BY CALIFORNIA BUILDING CODE
2. REDUCED DOORS IN STAIR PENTHOUSE AT ROOF DECK TO 6'-8" TALL
3. SET BACK NORTHERN GUARDRAIL AT ROOF DECK 3-FEET
4. OUTLINE OF STAIR PENTHOUSE AND ROOF DECK GUARDRAILS ARE SHOWN IN ELEVATIONS
5. ALL GUARDRAILS AT THE ROOF DECK CHANGED TO GLASS WITH METAL SUPPORT POSTS
6. LIGHT WELL LENGTH INCREASED TO 10.7' WHICH IS 75% OF THE ADJACENT LIGHT WELL

NET SQUARE FOOTAGE (habitable area)

UNIT 1 = 1,470 SQUARE FEET (NET)
UNIT 2 = 1,570 SQUARE FEET (NET)

GROSS SQUARE FOOTAGE (includes exterior walls & stairs)

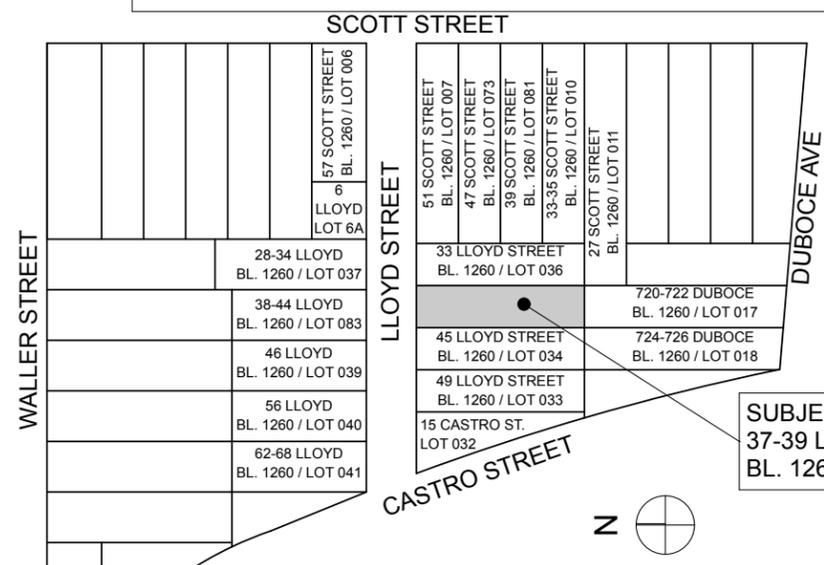
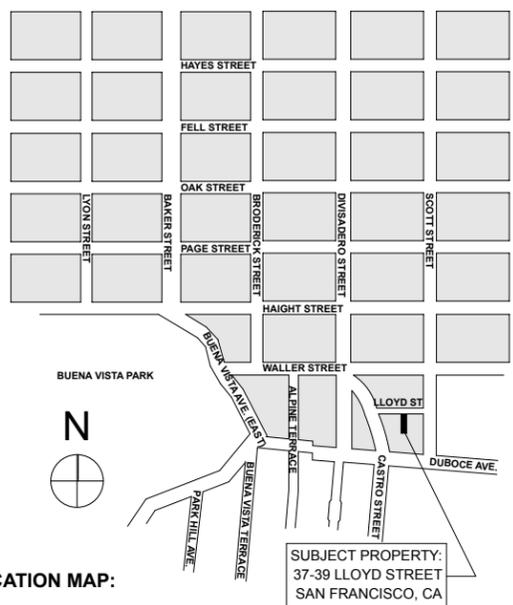
TOTAL BUILDING = 4,737 SQUARE FEET (GROSS)
(RESIDENTIAL + PARKING)

TOTAL RESIDENTIAL = 4,037 SQUARE FEET (GROSS)

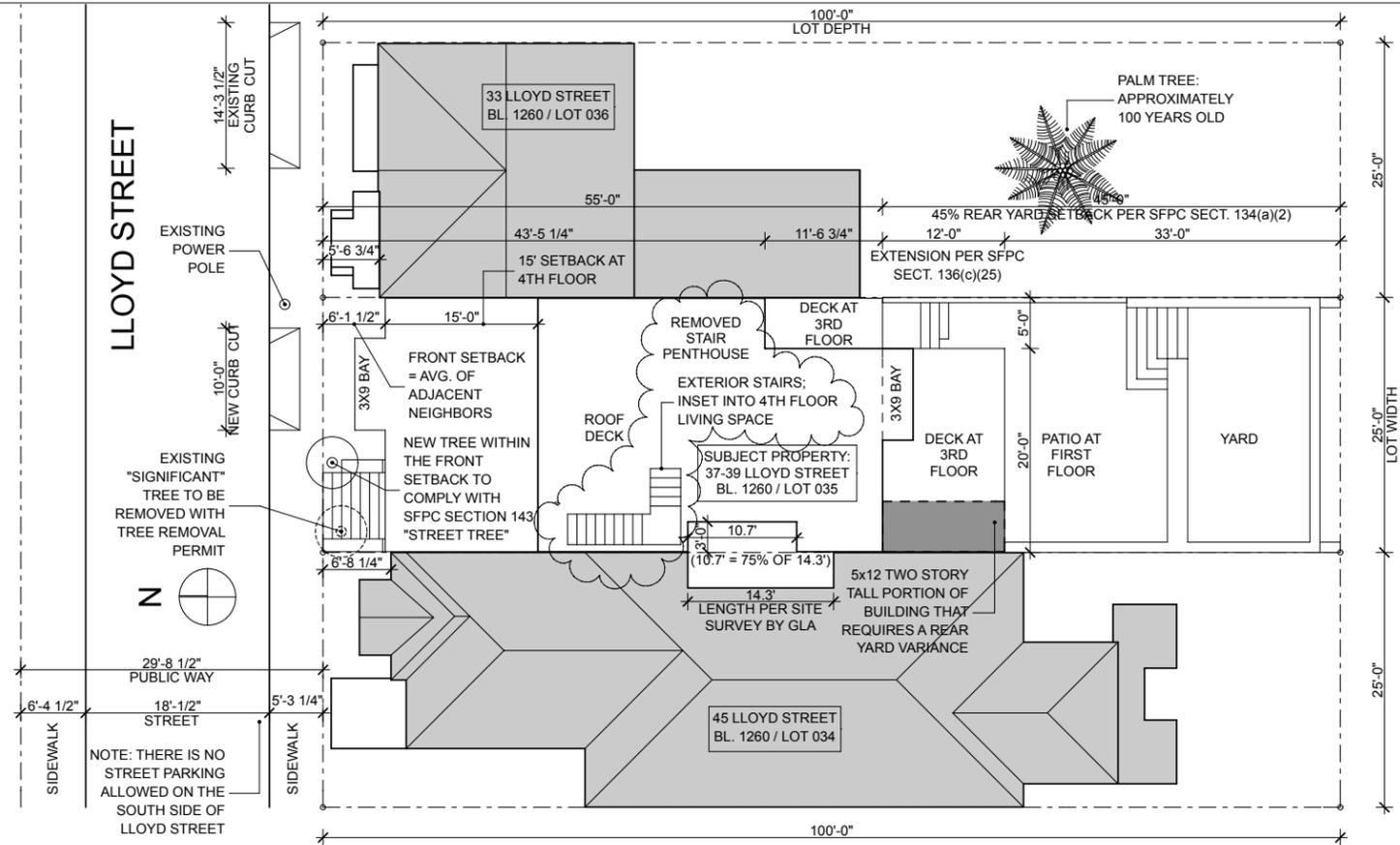
TOTAL PARKING = 700 SQUARE FEET (GROSS)

DESCRIPTION OF WORK:
THE PROJECT CONSISTS OF NEW CONSTRUCTION OF A 4-STORY, SPRINKLED, TYPE V-B, NON-RATED WOOD FRAME BUILDING, CONTAINING 2 RESIDENTIAL UNITS. ALSO INCLUDED IS ON-SITE PARKING FOR 2 CARS. THE PROJECT INVOLVES A REAR YARD VARIANCE. SPRINKLERS UNDER A SEPARATE PERMIT.

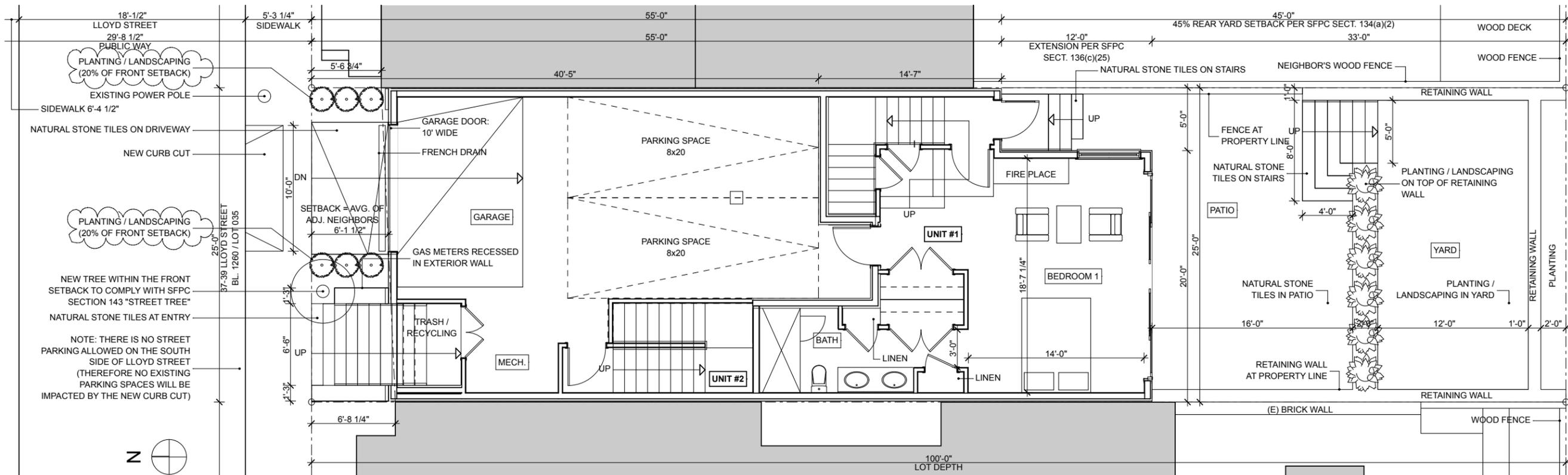
BUILDING DATA:
ADDRESS: 37-39 Lloyd Street
BLOCK / LOT: 1260 / 035
ZONING DISTRICT: RH-3 / 40X
LOT SIZE: RECTANGULAR, 25-FEET x 100-FEET
SFBC OCCUPANCY: R-3, 2 UNITS
CONSTRUCTION TYPE: TYPE V-B, NON-RATED, FULLY SPINKLERED



SUBJECT PROPERTY:
37-39 LLOYD STREET
BL. 1260 / LOT 035

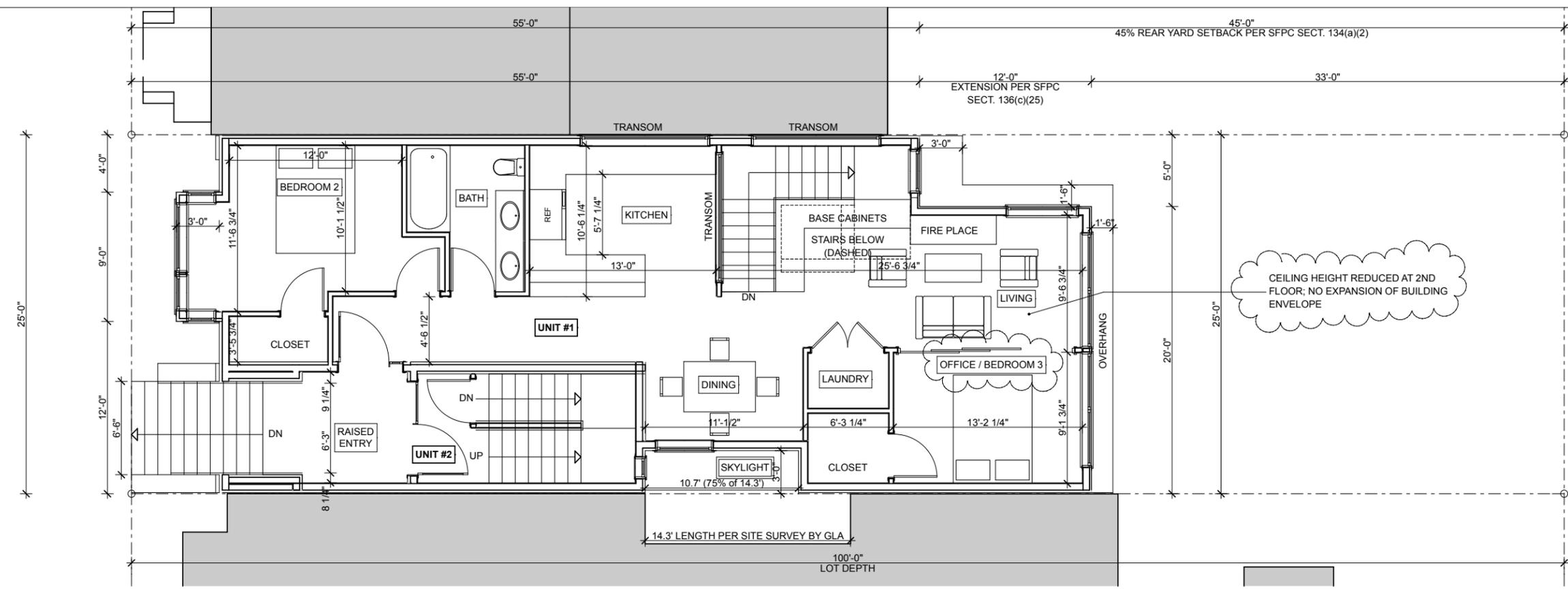


1 SITE PLAN
SCALE: 1/8" = 1'-0"

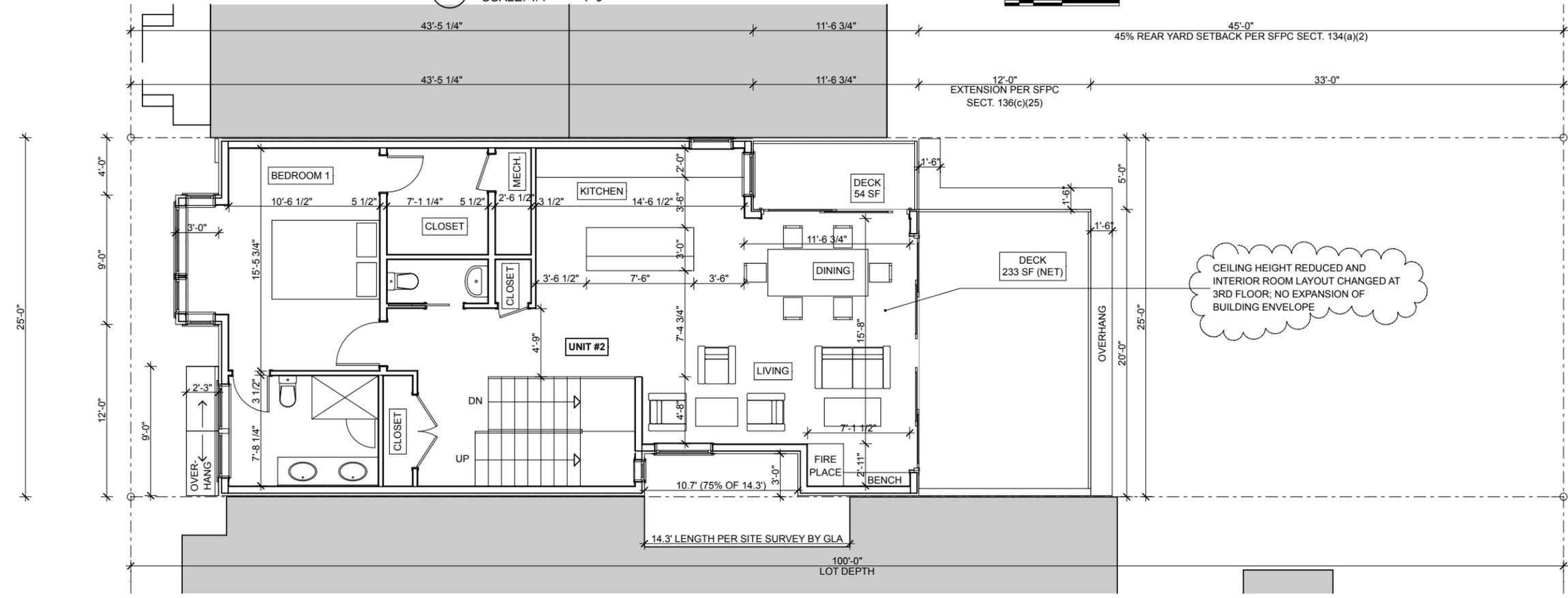
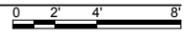


2 1ST FLOOR
SCALE: 1/4" = 1'-0"

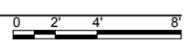


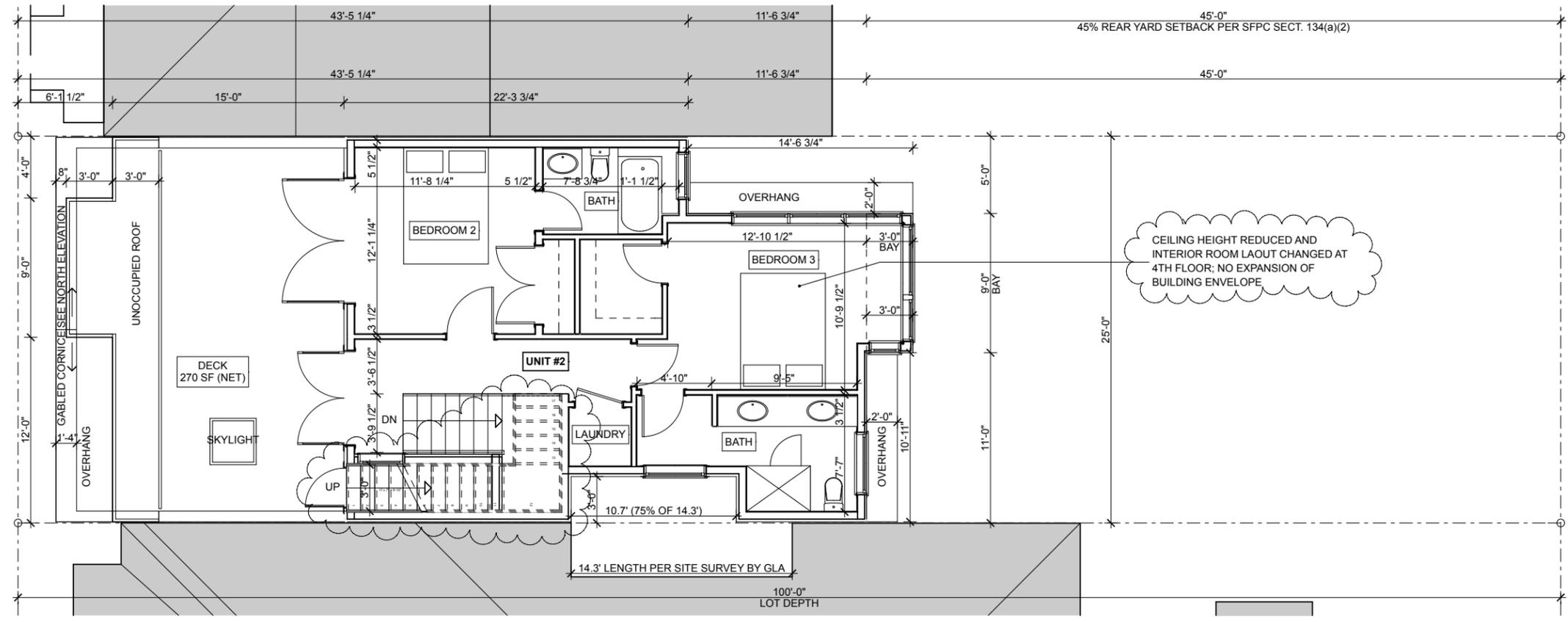


1 2ND FLOOR
SCALE: 1/4" = 1'-0"

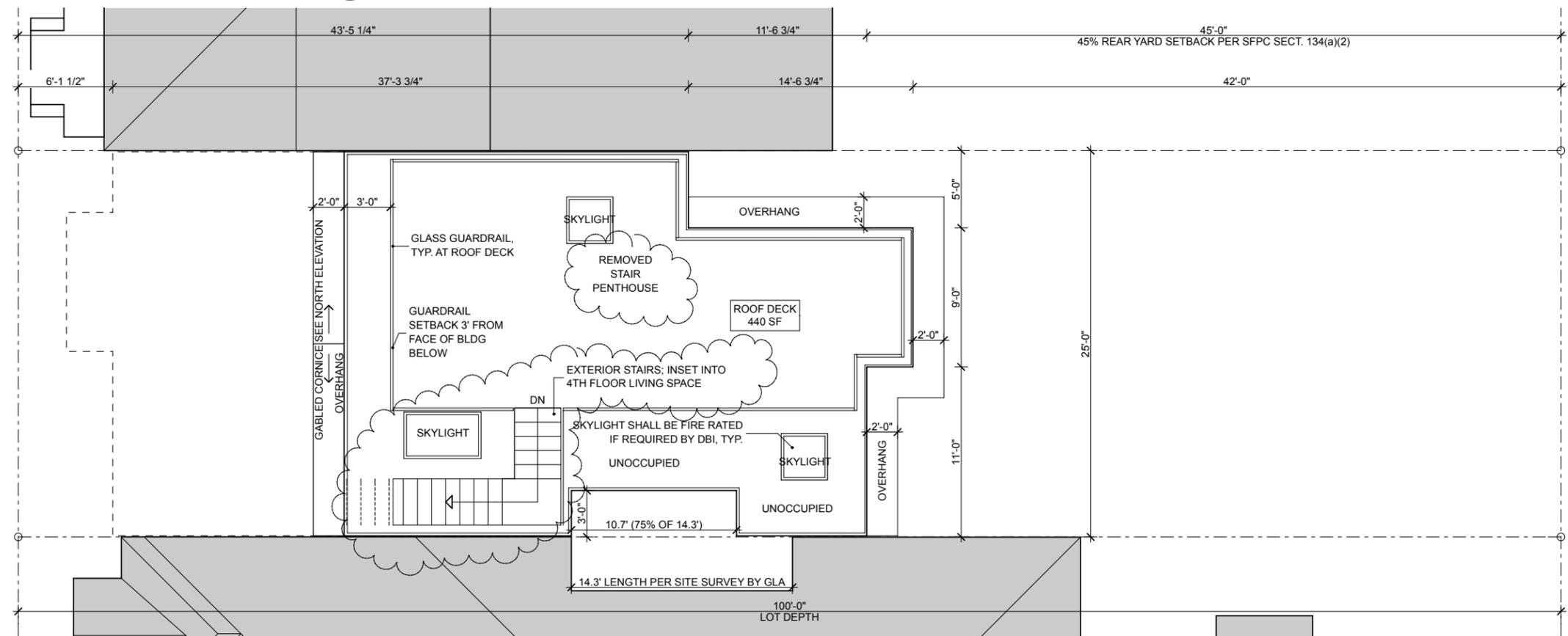
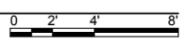


2 3RD FLOOR
SCALE: 1/4" = 1'-0"

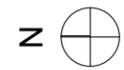
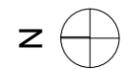
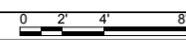




1 4TH FLOOR
SCALE: 1/4" = 1'-0"

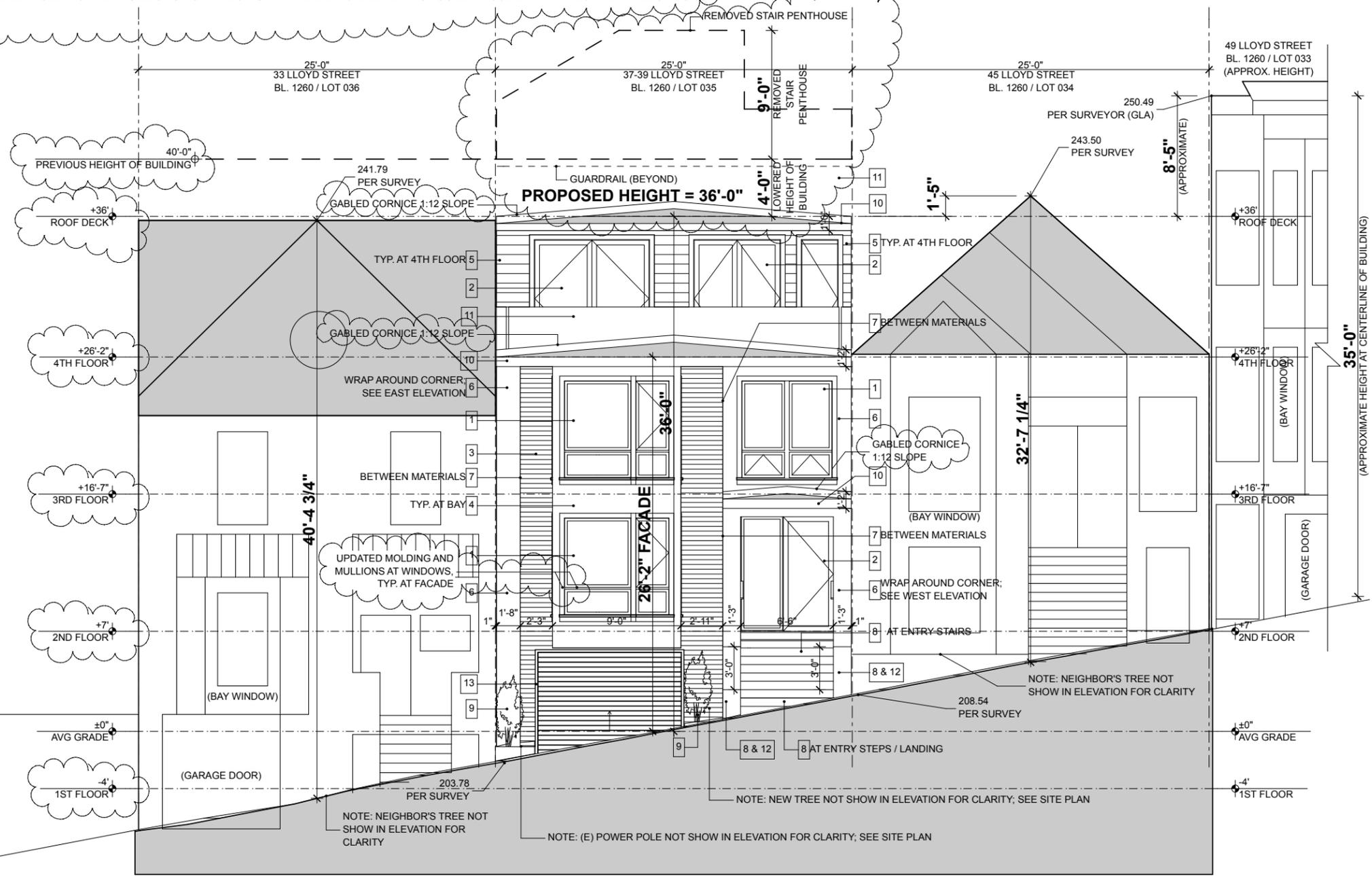


2 ROOF DECK
SCALE: 1/4" = 1'-0"

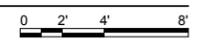


- FURTHER REVISIONS MADE FOR THE DR APPLICANTS, DRAWINGS DATED 1.3.11**
1. REMOVED STAIR PENTHOUSE
 2. REDUCED OVERALL BUILDING HEIGHT TO 36-FEET FROM PREVIOUS HEIGHT OF 40-FEET AND 9'-0" FOR STAIR PENTHOUSE (40' ALLOWED BY ZONING)
 3. REDUCED HEIGHT OF BUILDING FACADE AT STREET TO 26'-2" FROM PREVIOUS HEIGHT OF 29'-2" (40' ALLOWED BY ZONING)
 4. STAIRS TO ROOF CHANGED TO EXTERIOR STAIRS INSET INTO 4TH FLOOR LIVING SPACE
 5. ADDED GABLED CORNICES TO THE FACADE (NORTH ELEVATION) TO BLEND PROPOSED PROJECT WITH ADJACENT NEIGHBORS
 6. REDUCED HEIGHT OF INTERIOR ROOMS TO 8'-5" FROM 9'-0" (FLOOR TO CEILING HEIGHT) IN ORDER TO LOWER THE BUILDING HEIGHT
 7. EXCAVATION OF AN ADDITIONAL 18" (FOR A TOTAL OF 4' OF EXCAVATION FROM AVERAGE GRADE) IN ORDER TO LOWER THE BUILDING HEIGHT
 8. REDUCED DEPTH OF FLOOR/CEILING FRAMING IN ORDER TO LOWER THE BUILDING HEIGHT
 9. REMOVED 2 WINDOWS ON THE EAST ELEVATION
 10. ADDED OBSCURED / FROSTED GLAZING TO EAST ELEVATION
 11. ADDED ADDITIONAL LANDSCAPING AT FRONT YARD SETBACK
 12. ADDED 1 BEDROOM TO LOWER UNIT, THEREFORE BUILDING CONTAINS TWO 3-BEDROOM UNITS
 13. ADDED MOLDING AND MULLIONS TO WINDOWS AT FACADE TO BLEND PROPOSED PROJECT WITH ADJACENT NEIGHBORS

- ELEVATION KEY NOTES:**
- | KEY NOTE SYMBOL | KEY NOTE |
|-----------------|--|
| 1 | METAL CLAD WOOD WINDOWS, SIERRA PACIFIC OR EQUAL |
| 2 | METAL CLAD WOOD DOORS: SLIDING GLASS DOORS & GLAZED SWING DOORS, SIERRA PACIFIC OR EQUAL |
| 3 | HORIZONTAL WOOD SHIPLAP SIDING W/ REVEALS, PAINTED |
| 4 | HORIZONTAL WOOD SHIPLAP SIDING WITHOUT REVEALS, PAINTED |
| 5 | HORIZONTAL LAP SIDING, SMOOTH FINISH FIBER-CEMENT, PAINTED |
| 6 | CEMENT PLASTER WITH INTEGRAL COLOR, SMOOTH FINISH |
| 7 | CONTROL JOINT / EDGE SCREED |
| 8 | NATURAL STONE TILES |
| 9 | PLANTING / LANDSCAPING |
| 10 | PAINTED WOOD OVERHANG W/ WOOD/STUCCO SOFFIT, U.O.N. |
| 11 | GLASS GUARDRAIL W/ METAL SUPPORT POSTS |
| 12 | SOLID GUARDRAIL |
| 13 | GARAGE DOOR: WOOD SHIPLAP SIDING W/ REVEALS TO MATCH SIDING, PAINTED TO MATCH SIDING |
| 14 | SOLID RETAINING WALL |
| 15 | WOOD FENCE |
| 16 | 45-MINUTE RATED, METAL FRAME PROPERTY LINE WINDOW |
| 17 | BLIND WALL: REDWOOD/CEDAR BLIND WALL PLYWD. TYP. AT CONCEALED PROPERTY LINE CONDITION; PAINT & PROVIDE 1x REDWOOD BATTENS OVER HORIZ. & VERT. JOINTS AT EXPOSED AREAS. |

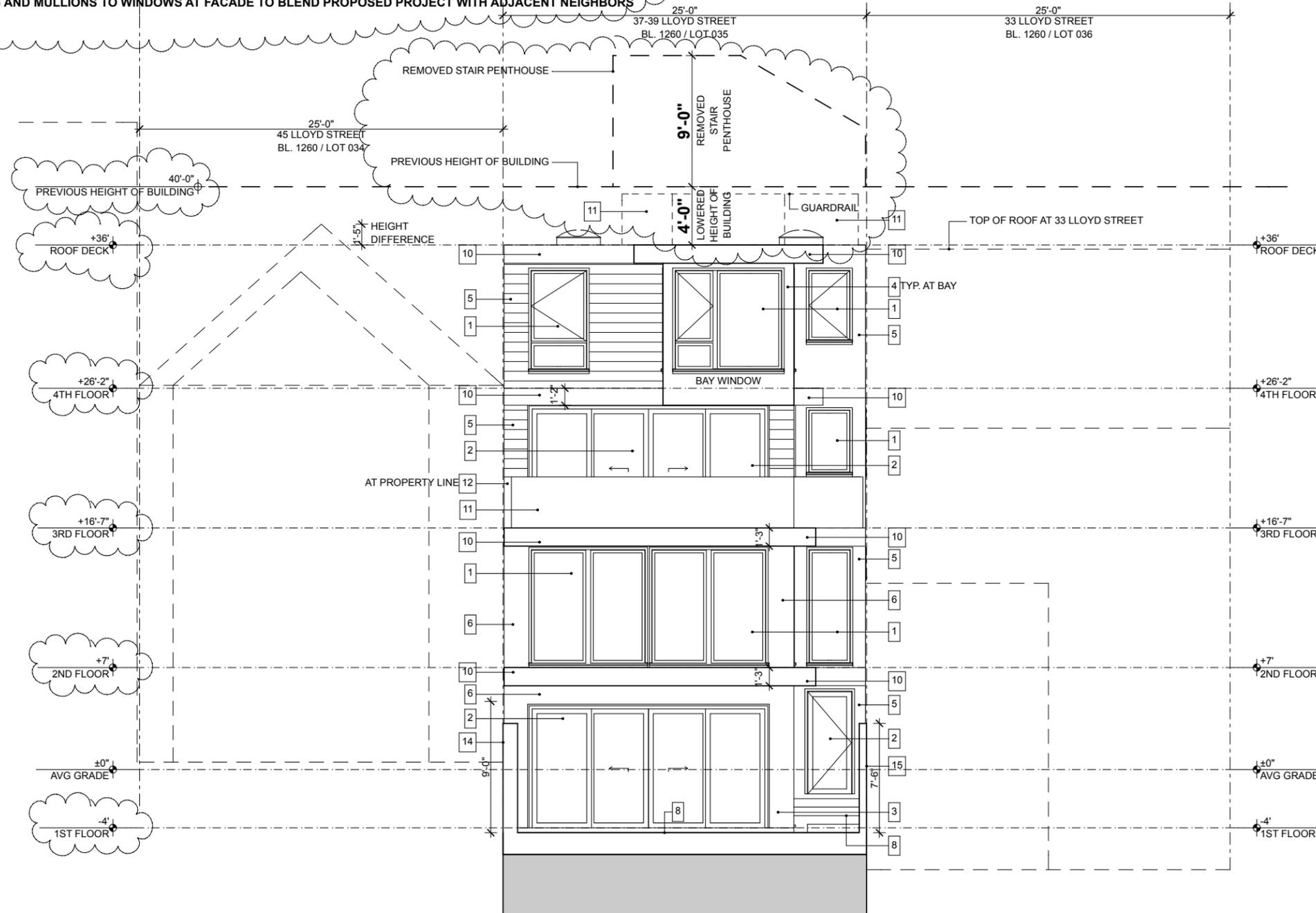


1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



FURTHER REVISIONS MADE FOR THE DR APPLICANTS, DRAWINGS DATED 1.3.11

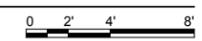
1. REMOVED STAIR PENTHOUSE
2. REDUCED OVERALL BUILDING HEIGHT TO 36-FEET FROM PREVIOUS HEIGHT OF 40-FEET AND 9'-0" FOR STAIR PENTHOUSE (40' ALLOWED BY ZONING)
3. REDUCED HEIGHT OF BUILDING FACADE AT STREET TO 26'-2" FROM PREVIOUS HEIGHT OF 29'-2" (40' ALLOWED BY ZONING)
4. STAIRS TO ROOF CHANGED TO EXTERIOR STAIRS INSET INTO 4TH FLOOR LIVING SPACE
5. ADDED GABLED CORNICES TO THE FACADE (NORTH ELEVATION) TO BLEND PROPOSED PROJECT WITH ADJACENT NEIGHBORS
6. REDUCED HEIGHT OF INTERIOR ROOMS TO 8'-5" FROM 9'-0" (FLOOR TO CEILING HEIGHT) IN ORDER TO LOWER THE BUILDING HEIGHT
7. EXCAVATION OF AN ADDITIONAL 18" (FOR A TOTAL OF 4' OF EXCAVATION FROM AVERAGE GRADE) IN ORDER TO LOWER THE BUILDING HEIGHT
8. REDUCED DEPTH OF FLOOR/CEILING FRAMING IN ORDER TO LOWER THE BUILDING HEIGHT
9. REMOVED 2 WINDOWS ON THE EAST ELEVATION
10. ADDED OBSCURED / FROSTED GLAZING TO EAST ELEVATION
11. ADDED ADDITIONAL LANDSCAPING AT FRONT YARD SETBACK
12. ADDED 1 BEDROOM TO LOWER UNIT, THEREFORE BUILDING CONTAINS TWO 3-BEDROOM UNITS
13. ADDED MOLDING AND MULLIONS TO WINDOWS AT FACADE TO BLEND PROPOSED PROJECT WITH ADJACENT NEIGHBORS



ELEVATION KEY NOTES:

#	KEY NOTE SYMBOL	DESCRIPTION
1	[Symbol]	METAL CLAD WOOD WINDOWS, SIERRA PACIFIC OR EQUAL
2	[Symbol]	METAL CLAD WOOD DOORS: SLIDING GLASS DOORS & GLAZED SWING DOORS, SIERRA PACIFIC OR EQUAL
3	[Symbol]	HORIZONTAL WOOD SHIPLAP SIDING W/ REVEALS, PAINTED
4	[Symbol]	HORIZONTAL WOOD SHIPLAP SIDING WITHOUT REVEALS, PAINTED
5	[Symbol]	HORIZONTAL LAP SIDING, SMOOTH FINISH FIBER-CEMENT, PAINTED
6	[Symbol]	CEMENT PLASTER WITH INTEGRAL COLOR, SMOOTH FINISH
7	[Symbol]	CONTROL JOINT / EDGE SCREED
8	[Symbol]	NATURAL STONE TILES
9	[Symbol]	PLANTING / LANDSCAPING
10	[Symbol]	PAINTED WOOD OVERHANG W/ WOOD/STUCCO SOFFIT, U.O.N.
11	[Symbol]	GLASS GUARDRAIL W/ METAL SUPPORT POSTS
12	[Symbol]	SOLID GUARDRAIL
13	[Symbol]	GARAGE DOOR: WOOD SHIPLAP SIDING W/ REVEALS TO MATCH SIDING, PAINTED TO MATCH SIDING
14	[Symbol]	SOLID RETAINING WALL
15	[Symbol]	WOOD FENCE
16	[Symbol]	45-MINUTE RATED, METAL FRAME PROPERTY LINE WINDOW
17	[Symbol]	BLIND WALL: REDWOOD/CEDAR BLIND WALL PLYWD. TYP. AT CONCEALED PROPERTY LINE CONDITION; PAINT & PROVIDE 1x REDWOOD BATTENS OVER HORIZ. & VERT. JOINTS AT EXPOSED AREAS.

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



STUDIO SAN
828 BALBOA STREET
SAN FRANCISCO, CA
94118
tel 415.722.0561
fax 510.597.0980
www.Studio-San.com

APP. #2009.1170E

37-39 Lloyd Street

New Construction
2 Residential Units

SOUTH ELEVATION

311 NOTIFICATION SET 5.10.10
1st Planning Commission Package 9.8.10
Submitted to Planning 11.15.10
2nd Planning Commission Package 11.22.10
3rd Planning Commission Package 1.3.11

© 2010 Studio San

DRAWN BY: ITO
JOB NO: 09009
SHEET: 6
PLANNING COMMISSION PACKAGE (11x17 SIZE)

FURTHER REVISIONS MADE FOR THE DR APPLICANTS, DRAWINGS DATED 1.3.11

1. REMOVED STAIR PENTHOUSE
2. REDUCED OVERALL BUILDING HEIGHT TO 36-FEET FROM PREVIOUS HEIGHT OF 40- FEET AND 9'-0" FOR STAIR PENTHOUSE (40' ALLOWED BY ZONING)
3. REDUCED HEIGHT OF BUILDING FACADE AT STREET TO 26'-2" FROM PREVIOUS HEIGHT OF 29'-2" (40' ALLOWED BY ZONING)
4. STAIRS TO ROOF CHANGED TO EXTERIOR STAIRS INSET INTO 4TH FLOOR LIVING SPACE
5. ADDED GABLED CORNICES TO THE FACADE (NORTH ELEVATION) TO BLEND PROPOSED PROJECT WITH ADJACENT NEIGHBORS
6. REDUCED HEIGHT OF INTERIOR ROOMS TO 8'-5" FROM 9'-0" (FLOOR TO CEILING HEIGHT) IN ORDER TO LOWER THE BUILDING HEIGHT
7. EXCAVATION OF AN ADDITIONAL 18" (FOR A TOTAL OF 4' OF EXCAVATION FROM AVERAGE GRADE) IN ORDER TO LOWER THE BUILDING HEIGHT

FURTHER REVISIONS MADE FOR THE DR APPLICANTS, DRAWINGS DATED 1.3.11

8. REDUCED DEPTH OF FLOOR/CEILING FRAMING IN ORDER TO LOWER THE BUILDING HEIGHT
9. REMOVED 2 WINDOWS ON THE EAST ELEVATION
10. ADDED OBSCURED / FROSTED GLAZING TO EAST ELEVATION
11. ADDED ADDITIONAL LANDSCAPING AT FRONT YARD SETBACK
12. ADDED 1 BEDROOM TO LOWER UNIT, THEREFORE BUILDING CONTAINS TWO 3-BEDROOM UNITS
13. ADDED MOLDING AND MULLIONS TO WINDOWS AT FACADE TO BLEND PROPOSED PROJECT WITH ADJACENT NEIGHBORS

**STUDIO
S a n**
828 BALBOA STREET
SAN FRANCISCO, CA
94118
tel 415.722.0561
fax 510.597.0980
www.Studio-San.com

APP. #2009.1170E

37-39 Lloyd Street

New Construction
2 Residential Units

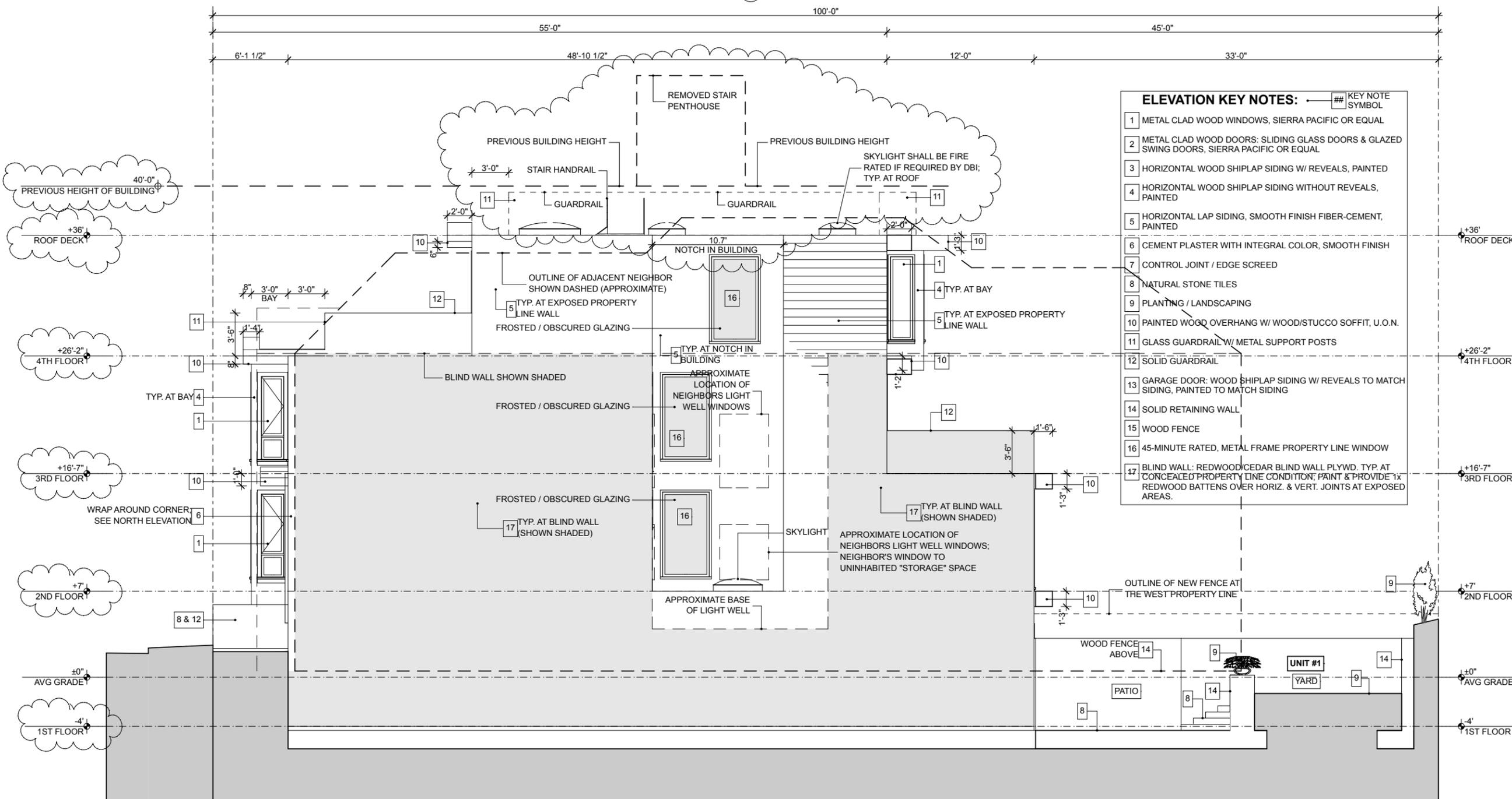
WEST ELEVATION

311 NOTIFICATION SET 5.10.10
1st Planning Commission Package 9.8.10
Submitted to Planning 11.15.10
2nd Planning Commission Package 11.22.10
3rd Planning Commission Package 1.3.11

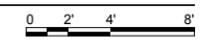
© 2010 Studio San

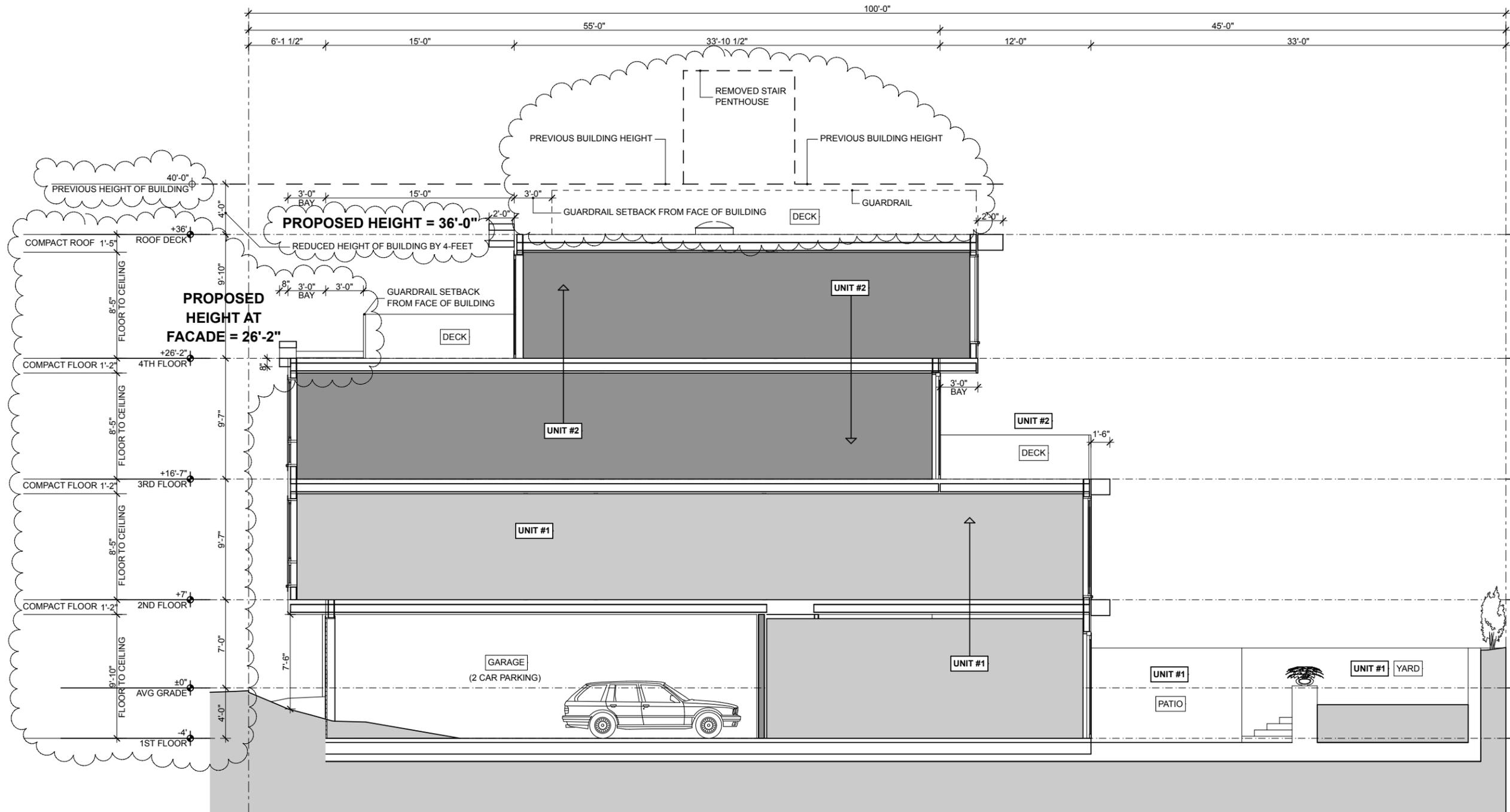
DRAWN BY: ITO
JOB NO: 09009

SHEET: 8
PLANNING
COMMISSION
PACKAGE
(11x17 SIZE)

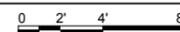


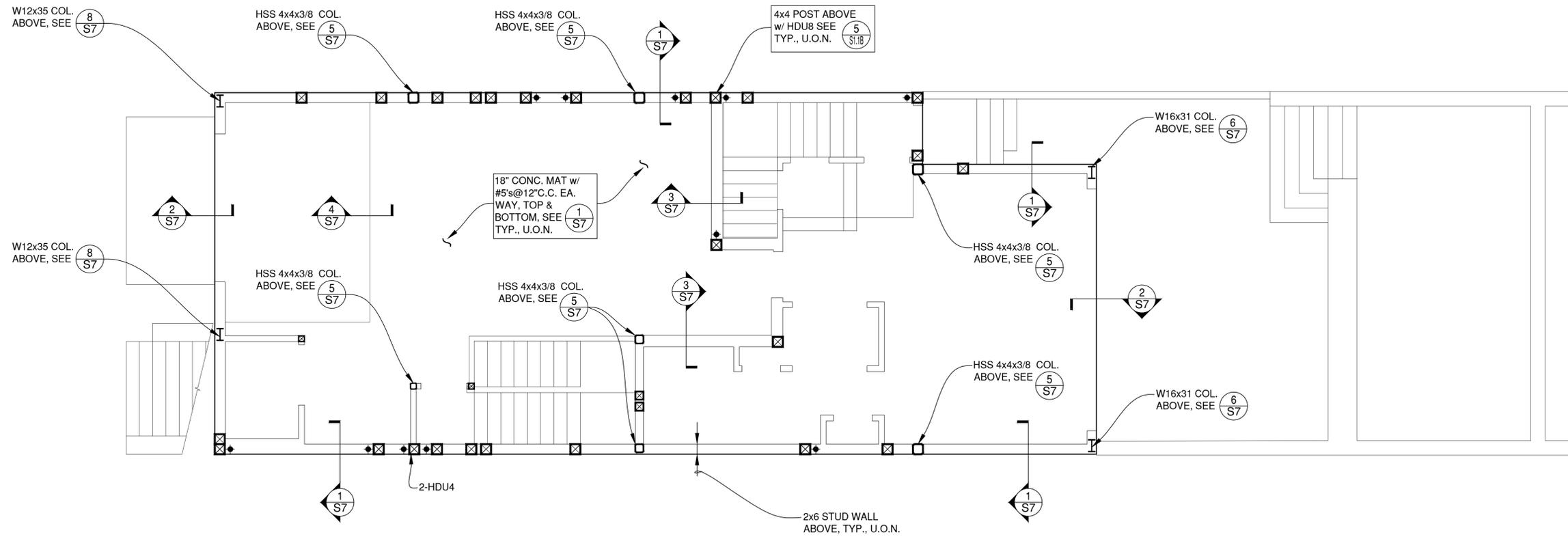
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"





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



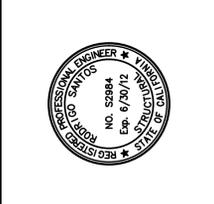


FIRST FLOOR AND FOUNDATION PLAN
 SCALE: 1/4"=1'-0"



REVISIONS	BY

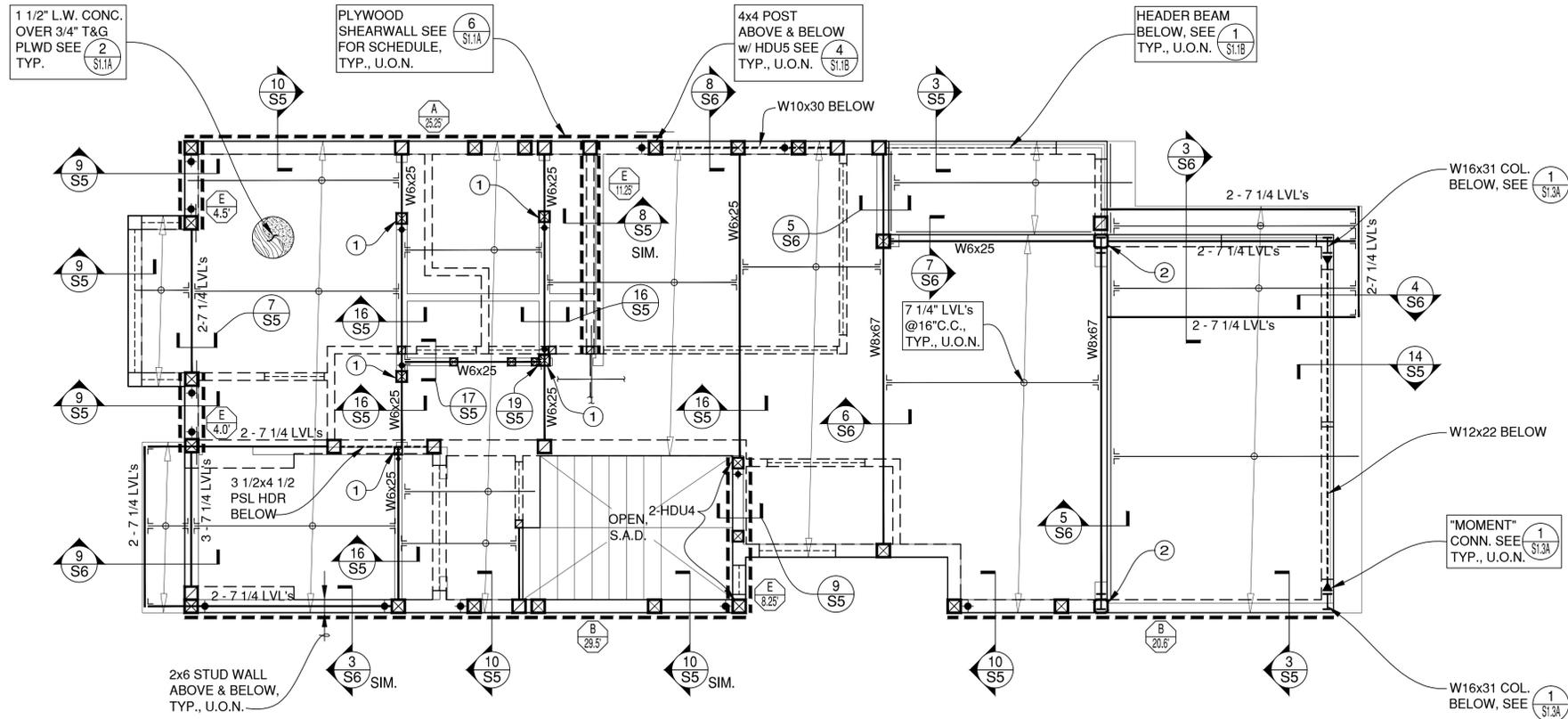
SANTOS & URRUTIA
 STRUCTURAL
 ENGINEERS
 245 HARRISON STREET
 SAN FRANCISCO, CA 94102
 TELEPHONE (415) 642-7722
 FAX (415) 642-7590



FIRST FLOOR AND FOUNDATION PLAN

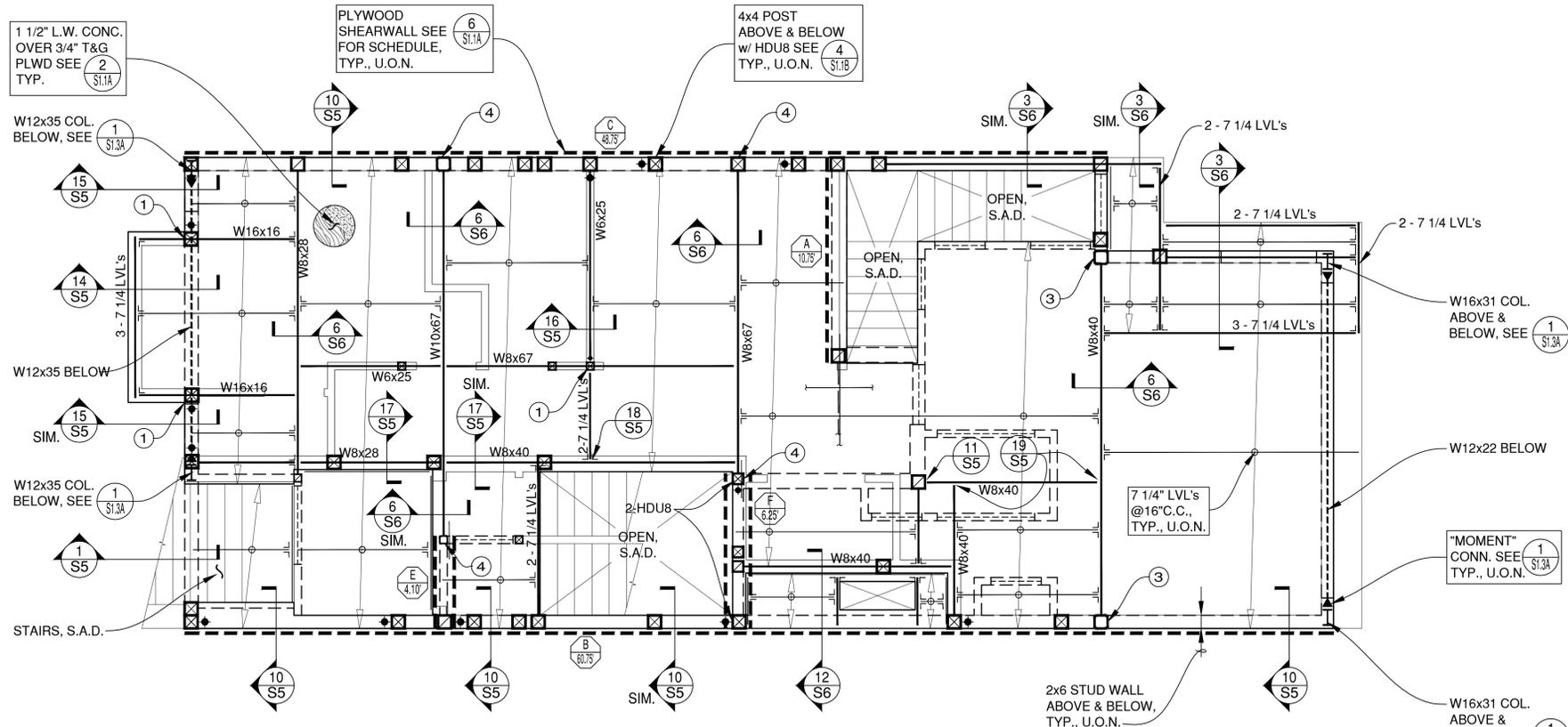
NEW BUILDING
 37-39 LLOYD STREET
 SAN FRANCISCO, CALIFORNIA

Date:	12/22/10
Scale:	1/4"=1'-0"
Drawn By:	R.S.
Job No:	8182
Sheet	S2
Of 11 Sheets	



THIRD FLOOR FRAMING PLAN

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

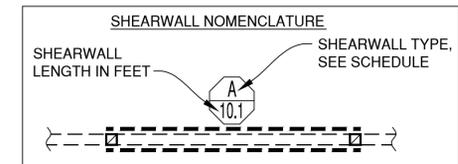


SECOND FLOOR FRAMING PLAN

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

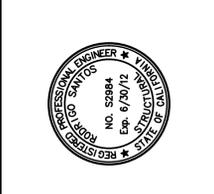


STRUCTURAL LEGEND	
MARK	DESCRIPTION
①	HDU @ BEAM, SEE 2 S1.1B
②	W10x30 COL. ABOVE & HSS 4x4x3/8 COL. BELOW, SEE S
③	HSS 4x4x3/8 COL. ABOVE & BELOW, SEE S
④	HSS 4x4x3/8 COL. BELOW, SEE S



REVISIONS	BY

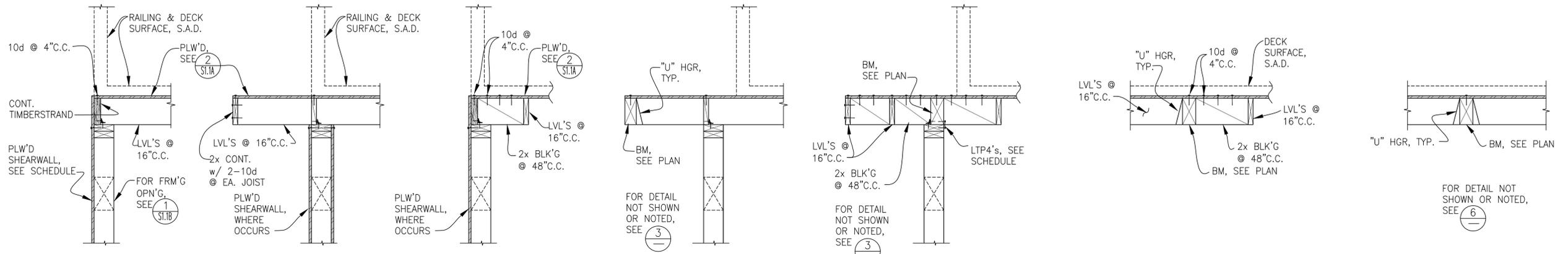
SANTOS & URRUTIA
STRUCTURAL ENGINEERS
 245 T. HARRISON STREET
 SAN FRANCISCO, CA 94102
 TELEPHONE (415) 642-7722
 FAX (415) 642-7590



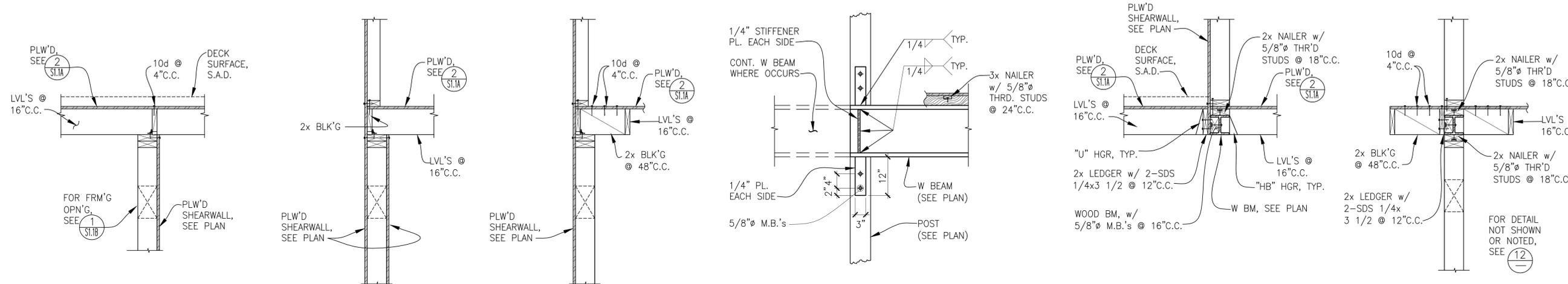
SECOND FLOOR FRAMING PLAN
AND THIRD FLOOR FRAMING PLAN

NEW BUILDING
37-39 LLOYD STREET
SAN FRANCISCO, CALIFORNIA

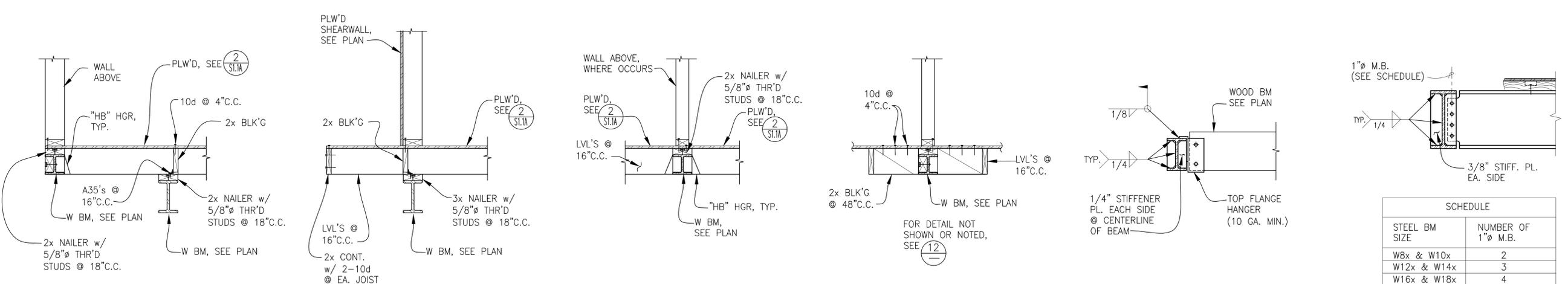
Date: 12/22/10
 Scale: 1/4"=1'-0"
 Drawn By: R.S.
 Job No: 8182
 Sheet **S3**
 Of 11 Sheets



1 SCALE: 3/4" = 1'-0" 2 SCALE: 3/4" = 1'-0" 3 SCALE: 3/4" = 1'-0" 4 SCALE: 3/4" = 1'-0" 5 SCALE: 3/4" = 1'-0" 6 SCALE: 3/4" = 1'-0" 7 SCALE: 3/4" = 1'-0"



8 SCALE: 3/4" = 1'-0" 9 SCALE: 3/4" = 1'-0" 10 SCALE: 3/4" = 1'-0" 11 TYP. STL BM TO WOOD POST CONN. SCALE: 3/4" = 1'-0" 12 SCALE: 3/4" = 1'-0" 13 SCALE: 3/4" = 1'-0"



14 SCALE: 3/4" = 1'-0" 15 SCALE: 3/4" = 1'-0" 16 SCALE: 3/4" = 1'-0" 17 SCALE: 3/4" = 1'-0" 18 TYP. WOOD BM TO STEEL BM CONN. SCALE: 3/4" = 1'-0" 19 TYP. STL BM TO STL BM CONN. SCALE: 3/4" = 1'-0"

SCHEDULE	
STEEL BM SIZE	NUMBER OF 1" M.B.
W8x & W10x	2
W12x & W14x	3
W16x & W18x	4
W21x & W24x	5

REVISIONS	BY

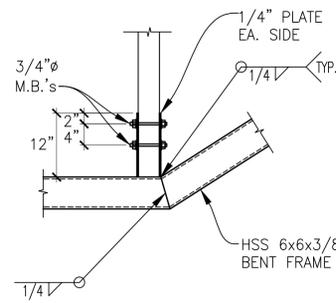
SANTOS & URRUTIA
STRUCTURAL ENGINEERS INC.
 245 HARRISON STREET
 SAN FRANCISCO, CA 94102
 TELEPHONE (415) 649-7722
 FAX (415) 642-7590



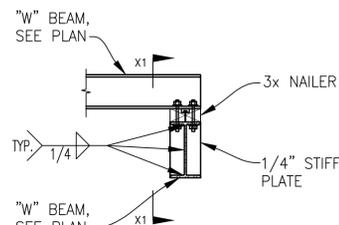
STRUCTURAL DETAILS

NEW BUILDING
37-39 LLOYD STREET
SAN FRANCISCO, CALIFORNIA

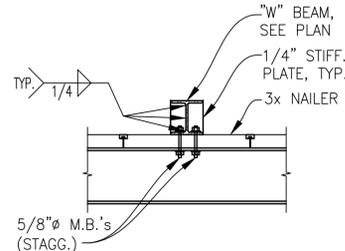
Date: 12/22/10
 Scale: 3/4"=1'-0"
 Drawn By: R.S.
 Job No: 8182
 Sheet
S5
 Of 11 Sheets



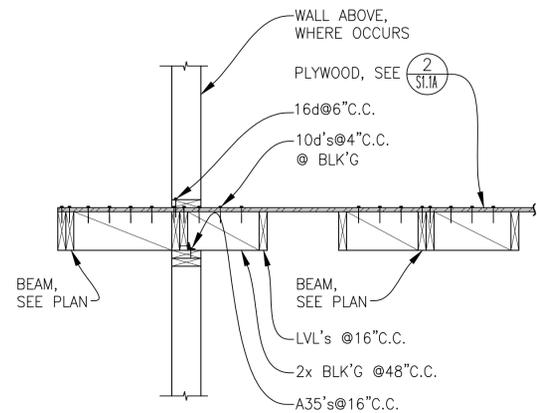
1 SCALE: 3/4" = 1'-0"



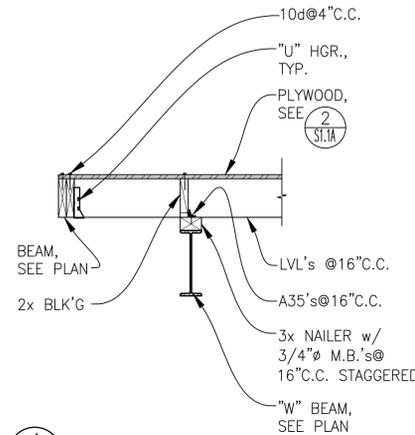
2 SCALE: 3/4" = 1'-0"



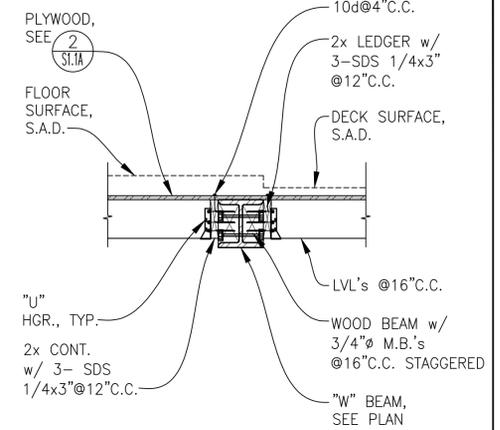
SECTION X1-X1



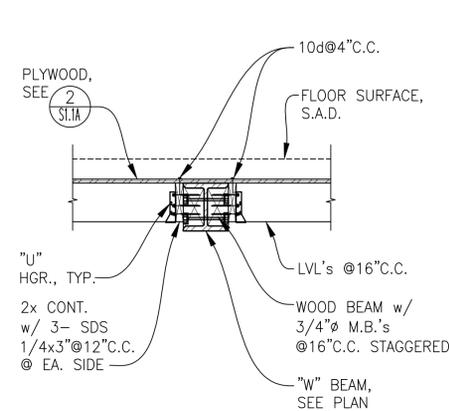
3 SCALE: 3/4" = 1'-0"



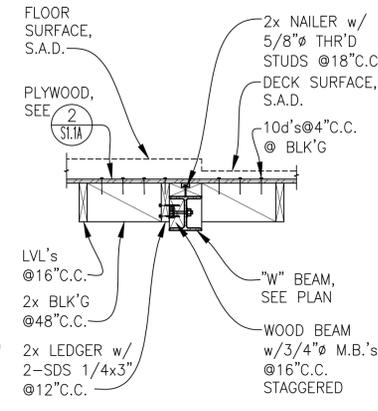
4 SCALE: 3/4" = 1'-0"



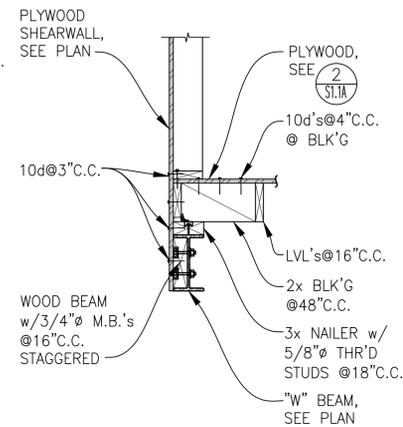
5 SCALE: 3/4" = 1'-0"



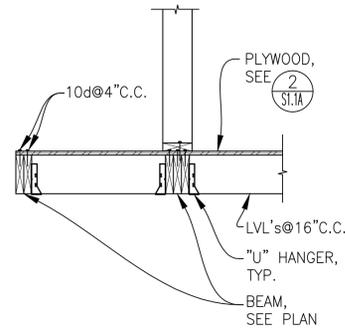
6 SCALE: 3/4" = 1'-0"



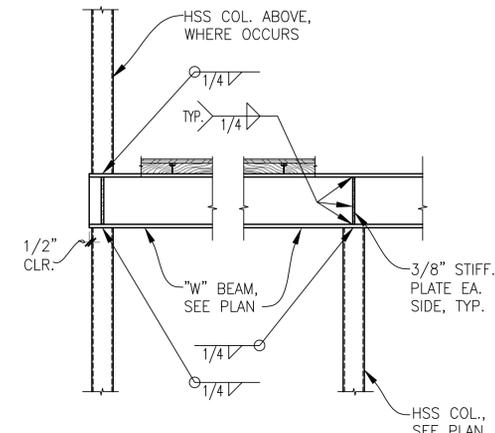
7 SCALE: 3/4" = 1'-0"



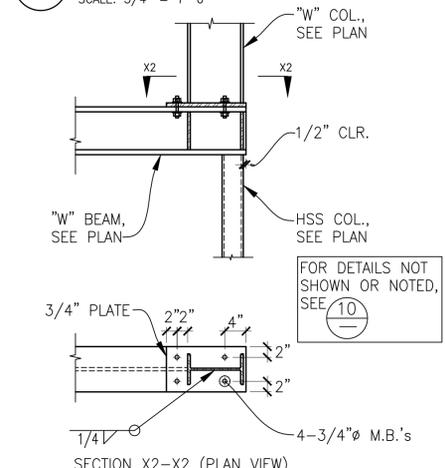
8 SCALE: 3/4" = 1'-0"



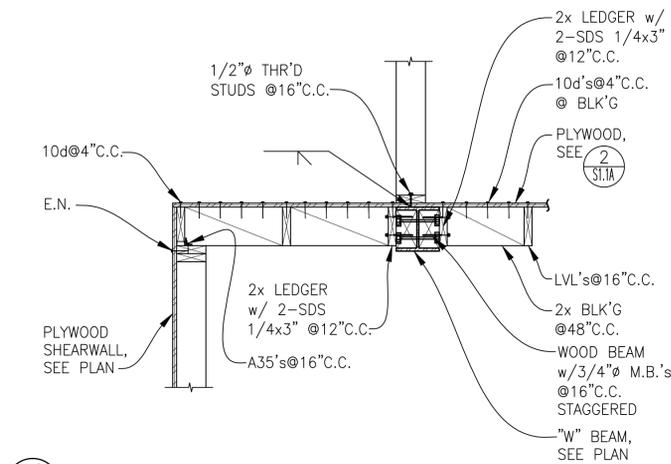
9 SCALE: 3/4" = 1'-0"



10 STEEL BEAM TO TS COLUMN SCALE: 3/4" = 1'-0"



11 SCALE: 3/4" = 1'-0"



12 SCALE: 3/4" = 1'-0"

REVISIONS	BY

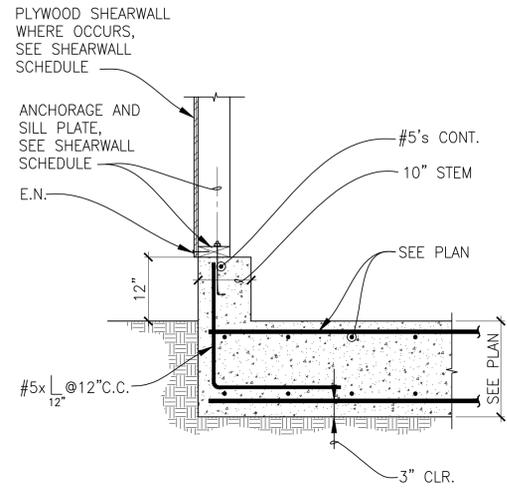
SANTOS & URRUTIA
 STRUCTURAL ENGINEERS INC.
 2457 HARRISON STREET
 SAN FRANCISCO, CA 94115
 TELEPHONE (415) 649-7722
 FAX (415) 642-7590



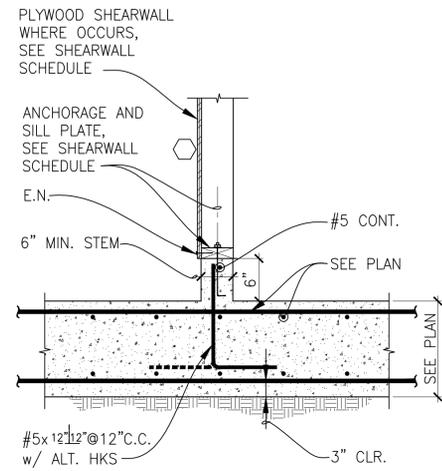
STRUCTURAL DETAILS

NEW BUILDING
 37-39 LLOYD STREET
 SAN FRANCISCO, CALIFORNIA

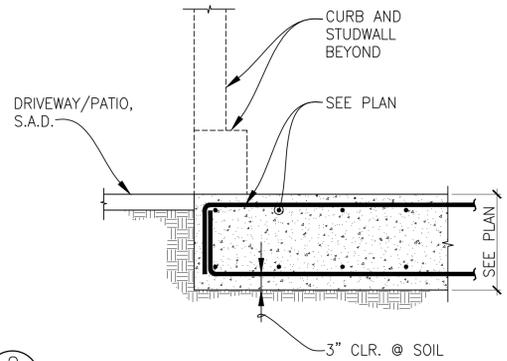
Date:	12/22/10
Scale:	3/4"=1'-0"
Drawn By:	R.S.
Job No:	8182
Sheet	S6
Of 11 Sheets	



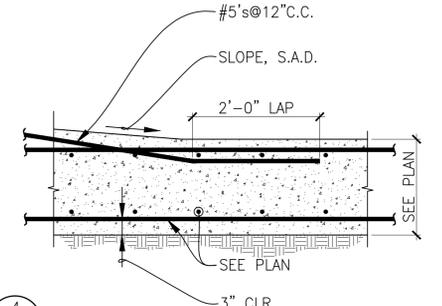
1 SCALE: 3/4" = 1'-0"



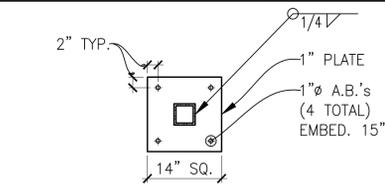
3 SCALE: 3/4" = 1'-0"



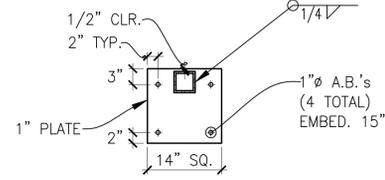
2 SCALE: 3/4" = 1'-0"



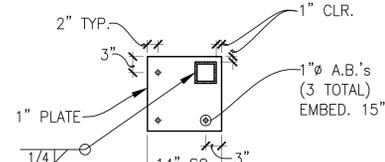
4 SCALE: 3/4" = 1'-0"



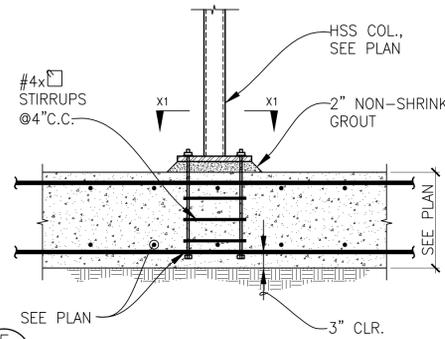
SECTION X1-X1 (PLAN VIEW) - MIDDLE



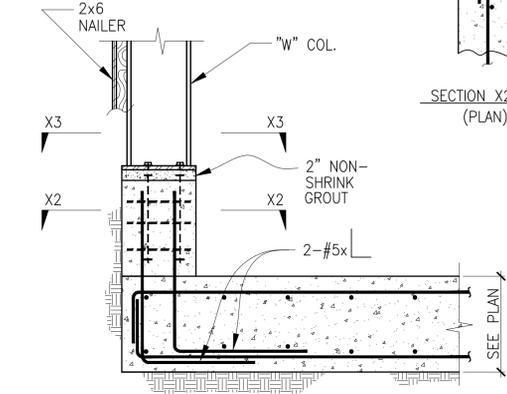
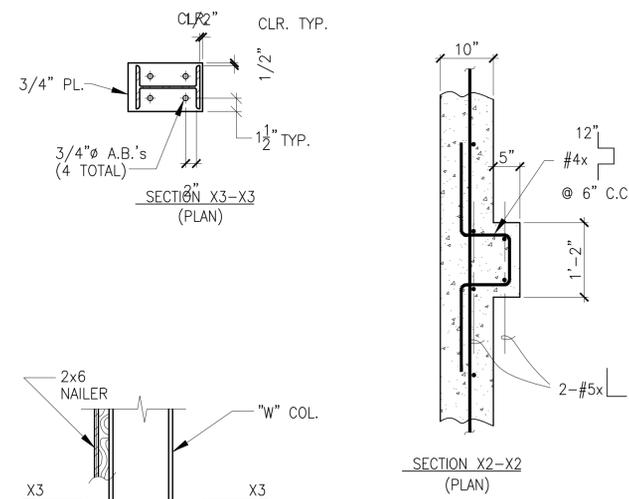
SECTION X1-X1 (PLAN VIEW) - EDGE



SECTION X1-X1 (PLAN VIEW) - CORNER



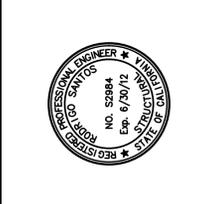
5 SCALE: 3/4" = 1'-0"



6 TYPICAL W COLUMN BASE SCALE: 3/4" = 1'-0"

REVISIONS	BY

SANTOS & URRUTIA
STRUCTURAL ENGINEERS
 245 HARRISON STREET
 SAN FRANCISCO, CA 94102
 TELEPHONE (415) 649-7722
 FAX (415) 642-7590



FOUNDATION DETAILS

NEW BUILDING
37-39 LLOYD STREET
SAN FRANCISCO, CALIFORNIA

Date:	12/22/10
Scale:	3/4"=1'-0"
Drawn By:	R.S.
Job No:	8182
Sheet	S7
Of 11 Sheets	

original

F. JOSEPH BUTLER ARCHITECT 04 January 2010

RECEIVED

JAN 05 2011

CITY & COUNTY OF S.F. PLANNING DEPARTMENT RECEPTION DESK

Ron Miguel, President
San Francisco Planning Commission
1660 Mission Street Suite 400
San Francisco, CA 94103

324 Chestnut Street
San Francisco
California 94133

415 533 1048
fjosephbutler@hotmail.com

RE 35 Lloyd Street: 2009.1170DDD; (Denunzio, Volkert and Telthorst)

Dear President Miguel:

The Late Judge Donaldson's House and Garden

The plans on file for this application show a proposal to build a new planning code maximum 40 foot tall, four story residential building with a fifth floor stair penthouse and deck, on the late Judge Herb Donaldson's Garden lot. This proposal is a horrible blow to the streetscape and ambiance of Lloyd Street. (See folded streetscapes in the appendix).

Lloyd is one of several one block long alleys like Potomac and Carmelita that start on a major street, then disappear into Duboce Park. These alley streets are characterized by 19th Century homes, usually 2 story over basement or garage. This is the case on Lloyd Street which begins at a curving Castro Street (EXH 1), descending steeply (24%) to Scott Street, at the west edge of the Park. The Homes that front on the Alley here are generally 2-3 Stories in height.

Lloyd is a 30 foot wide alley lined with 19th Century houses between Scott and Castro, parallel to Duboce and Waller. Surrounded by major streets, the alleys are a respite from the bustling urban scene, Ten of 20 Lloyd Street houses have vegetation in their small front yard setbacks. The subject lot at 35 Lloyd was Judge Donaldson's garden for many years and was the surprise gap in the wall of homes. Its garden of mature trees afforded a glimpse of the country in the heart of the city. An open metal rail fence afforded views into the garden, back to the rear of the lot. It is no wonder that this community would be

concerned about a building which will occupy that garden, and create the first new building on this street in a century.

First Hearing

On October 14th this Commission heard the Discretionary Review requests and sent both sides off to work out several things the Commission cared about. Why would a Variance be needed for new construction on a standard 25 x 100 foot lot? Why could the Sponsor not match an adjacent light well? Would a family housing program need four stories, on this street of predominantly 2 and 3 story residential buildings?

While the Sponsor let the time between the Hearings fly by without sitting down with the neighbors, they were redesigning their proposal unilaterally, and sprung it last minute before the last scheduled Hearing for December 9th, and only then called for meetings you had sought, but unfortunately, not to answer your questions above.

Not the Same meetings you requested

In the meetings we were told by the Sponsors that they had not studied three story schemes as you instructed. We were told that they had not tried any non Variance schemes as you suggested; indeed, we were told that they did not intend to do so in either case. So much for the architects working together to carefully accommodate this program for this site.

Instead they presented their unilateral revision, not on file with the DBI, it is unofficially another way to achieve the same square footage on four stories as the proposed plans on file, but at a height four feet lower than before, and without a fifth floor penthouse. As the changes are unofficial, make no mistake, not taking Discretionary Review is the same as approving the same "ginormous" four story structure at forty feet with a fifth floor penthouse that you saw last time.

Now without the courtesy of advance word, the Sponsors have again sprung last minute unofficial revisions to their unilaterally designed revision. Though these revisions are characterized by Planner Starr as "not substantial" we have no time to respond in

this brief due tomorrow. Commissioners should understand that both unofficial revisions fall short of the homework assigned to the Sponsors, and to the light and air needs of the D.R. Requesters.

Three Story Scheme

Absent a Commission suggested study between the two sides' architects of three story schemes that might not need a Variance, the neighbors produced two schemes **as examples** of how two three bedroom units could be designed on three levels of construction (**EXH 2**). Without the 5 x 12 space to the west of the pop-out (on two floors) that requires a Variance, the light well for 45 LLOYD (Volkert) can be made to not only match in size, but combined with the 5 foot setback for the pop-out, Volkert's light well would be open on the south side to let maximum sunlight, including limited direct sunlight at different times throughout the year (**EXH 3**).

The elimination of the fourth floor at the rear of the building proposed would greatly increase the light and air that gets to neighboring buildings, especially 33 (DeNunzio) and 45 Lloyd (Volkert), adjacent. The three stories at the rear is more consistent with 41 Scott (Telthorst) at 2 1/2 stories, 33 Lloyd (Denunzio) at 1 1/2 stories, and 45 Lloyd (Volkert) at 2 stories (**EXH 4a,b,c,d e**). Being the last lot developed on this block, a careful response to the existing homes here should have been the basic premise that guided this design from the start.

In the three story example with two (2) three bedroom units, the garden unit is at the first and second floor levels at the rear, the second unit has the urban front of the second floor and all of the third story, with the two story pop out roof as the usable open space outdoor terrace (**EXH 2**) off the Living area.

But mostly the three story example demonstrates the fallacies that the fourth floor was "essential to the provision of family sized units"; and that new construction on this standard 25 x 100 foot lot, needed to somehow justify a Variance .

Bedroom sizes and square feet for stairs

The neighbors' three story is meant as an envelope within which the Sponsors may work without appeal from the neighbors. It is not meant as a plan for their project. Its two three bedroom units merely demonstrate one way that a three story building can be in scale with the other homes that front on Lloyd Street.

The bedrooms in unit one are 10 x 13, 11 x 13 and 13 by 16 respectively. In unit two the bedrooms are 11 x 12, 10 x 14, and 12 x 16. The average bedroom sizes of 200± square feet for the Masters' and 130± square feet for the childrens' bedrooms are on par or above average when compared to the D. R. requesters homes (EXH 5).

Even when compared to the 77/79 Oakwood development recently completed by the Sponsors (EXH 6), the spaces and bedroom sizes of the three story scheme compare similarly with their previous development, with the exception of square footage for stairs.

The Plans on file use 860 square feet for stairs between units and levels of units, within the building. The Sponsors' revisions have similar square footage numbers. The area of the proposed fourth floor at less than 800 square feet shows why similar sized spaces can fit into an envelope smaller than four stories, as the stairs themselves comprise more square feet than the fourth floor itself. The three story example uses only 230 square feet for stairs.

Conclusion

The Commission gave explicit direction in the hopes that this might come back to them resolved. The sponsor wants four stories, PERIOD. They cannot and will not conceive of anything else. We stepped forward only to prove a point, not to dictate how their building might be designed, but merely to show your Commission that your concerns in the first hearing were correctly placed, that the program can fit on three floors, and does NOT require a variance from the Planning Code.

This sponsor "moved" into this neighborhood with a plan to clear the lot of trees without the required permits for tree

clear the lot of trees without the required permits for tree removal, before applying for their permits to construct. They then submitted a 40 foot high maximum Planning Code envelope building permit application, typical for any 25 x 100 foot site. Then they added 120 square feet of Variance square feet, whose location diminishes light to the adjacent home, whose light well they refuse to match.

What do the Neighbors want?

Please take Discretionary Review and make Conditions of Approval that would:

- Eliminate any enclosed building area above the Planning Code measured height of 25.0 feet.
- Bring the application into scale with those 19th Century buildings surrounding it, allowing it to step down the hill on Lloyd Street.
- Allow the neighbors to enjoy their light and air without gratuitous massing and square footage next door.
- Make the envelope of their proposal match light wells 1:1 with 45 Lloyd, in concert with the 5 foot side setback of the two story pop-out, as shown in the three story example (EXHs 2,3.);

Thank you for your attention to this matter, we appreciate the time you have spent considering our requests.

Sincerely,



F. Joseph Butler, AIA
Representing the Lloyd Street Neighbors

cc. Ian O'Banion
Kevin Cheng
Todd Mavis
Sue Hestor

EXH 1

1 STORY

2 STORY

3 STORY

4 STORY

[ONLY ONE
ON LLOYD ST.]

374

360

DUBOCE PARK
D U B P A R K

SCOTT

WALLER

LLOYD 30' wide

CASTRO

DUBOCE

DIVISADERO

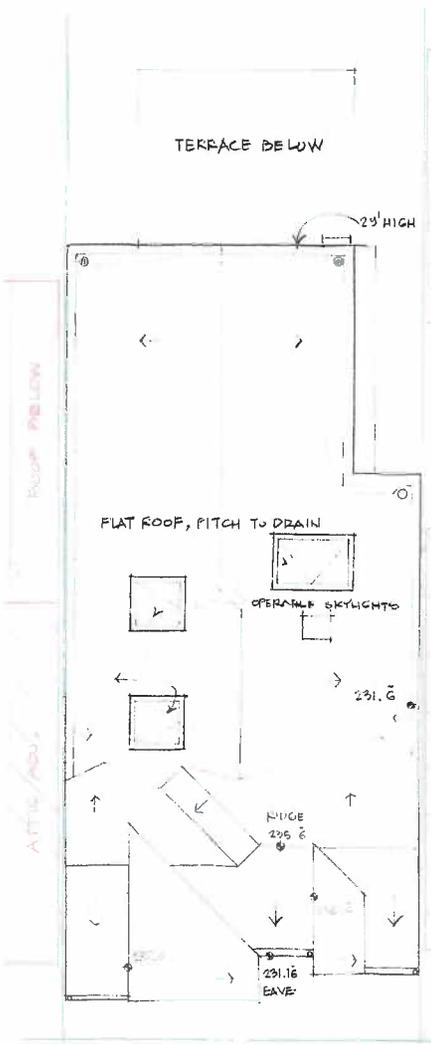
SUBJECT

1260B

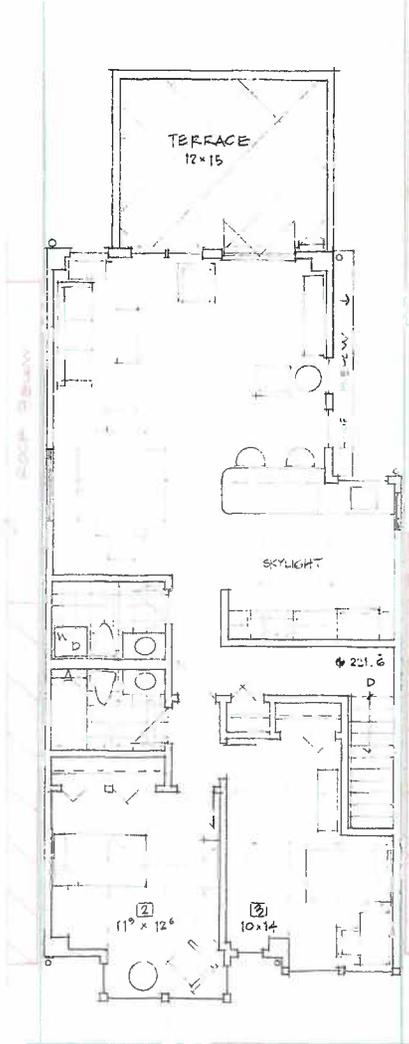
260
(124)

JUST ON LLOYD ST. 2-3 STORIES 12/13
WHOLE BLOCK 2-3 STORIES 30/40

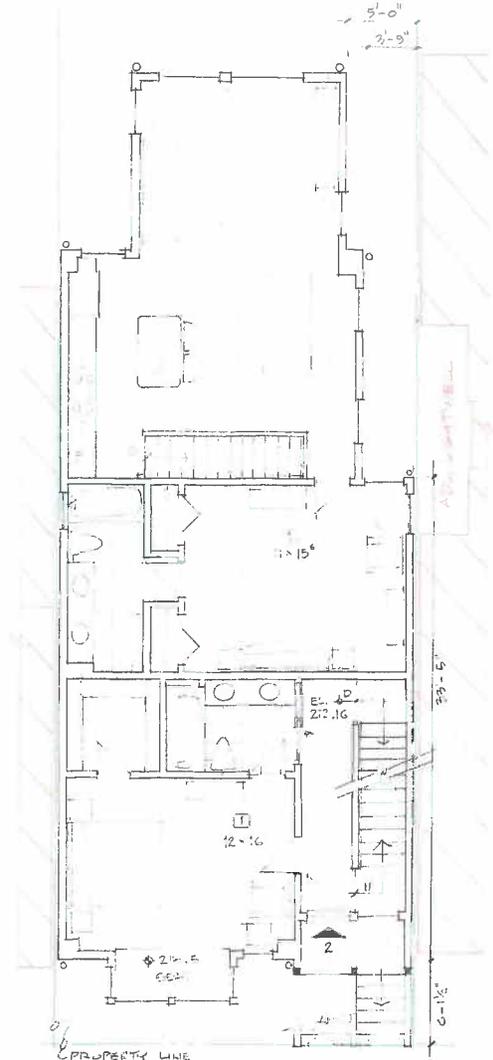




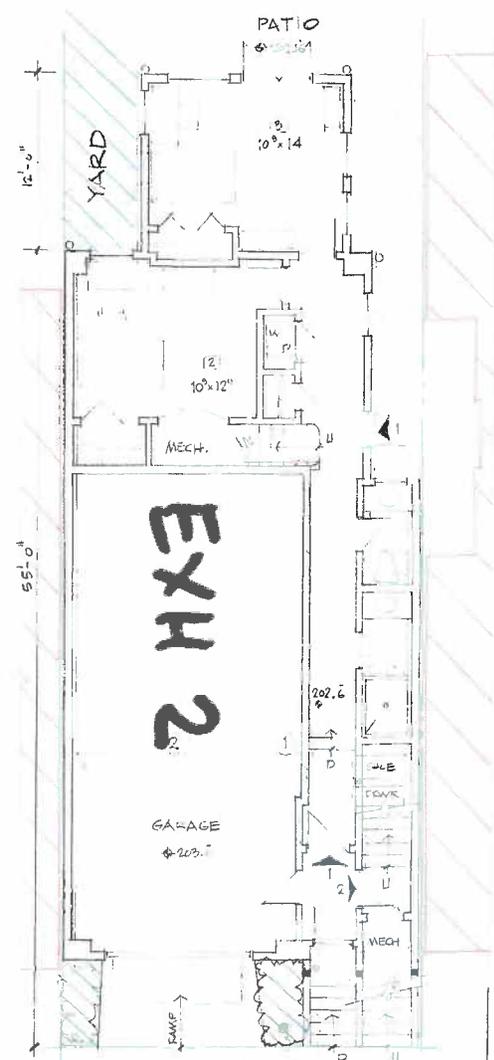
ROOF UNOCCUPIED



THIRD UNIT TWO



SECOND UNIT ONE & YARD UNIT TWO @ Lloyd



FIRST UNIT ONE @ YARD UNIT TWO ENTRY GARAGE

SEPC. PT. OF MEASURE 15 211 10
206.16

35 LLOYD ST.
 (2) 3BR UNITS ON THREE STORIES
 SCHEMATIC PLANS NOT FOR CONSTRUCTION
 F. JOSEPH BUTLER, ARCHITECT
 214 CRESTWAT STREET
 SAN FRANCISCO, CA 94133

NORTH

0 2 4 6 8

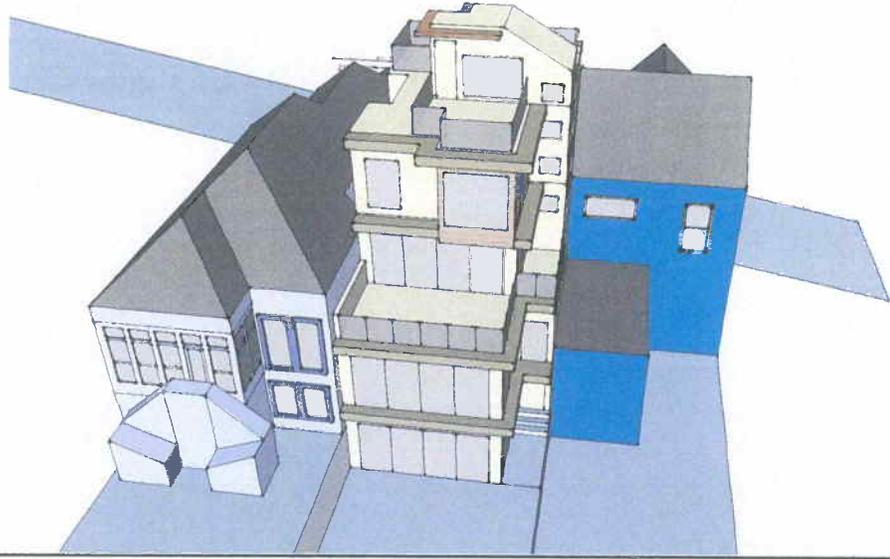
Example of three story with 2 3BR units

No Variance required, matching lightwell, 25' per Section 260

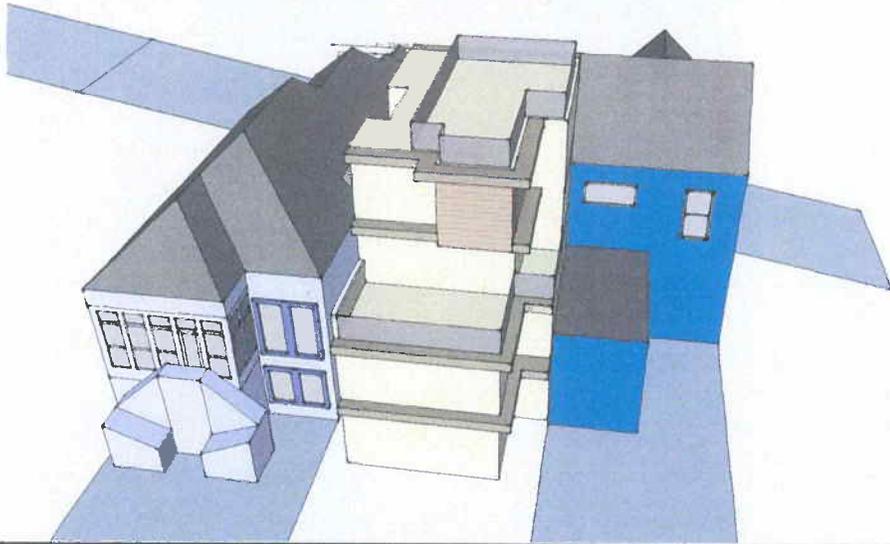
EXH 3

Light Well Impact

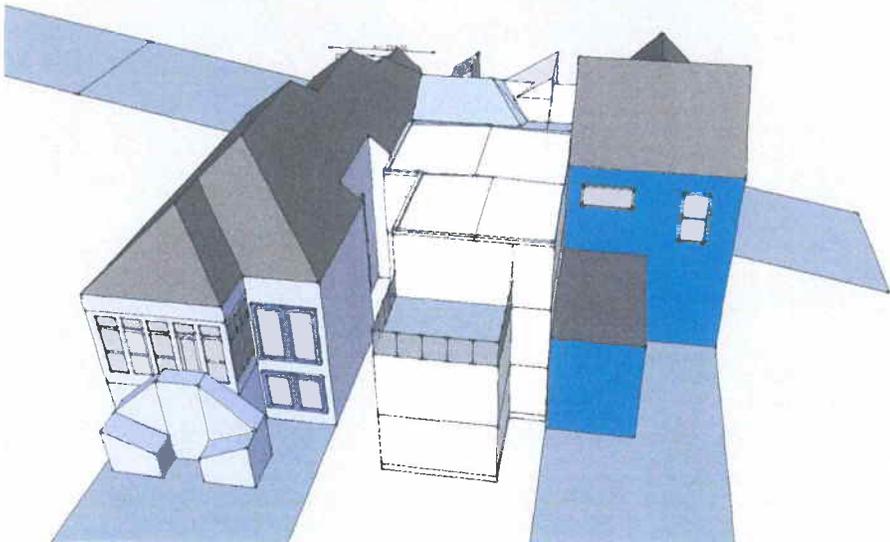
Plans On File



Sponsors' Unilateral
Revision 11/15/2010

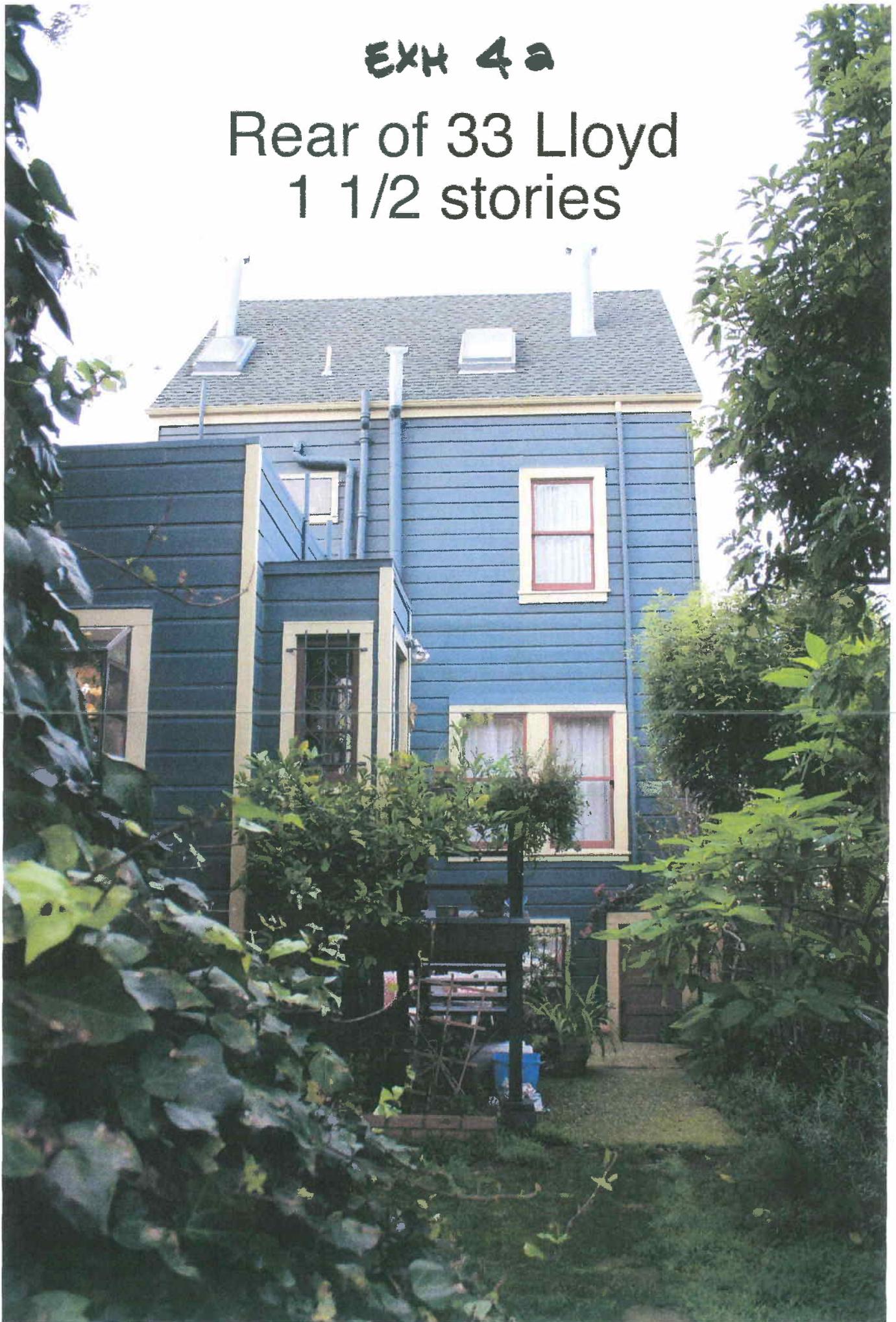


Example 3-Floor Design



EXH 4a

Rear of 33 Lloyd
1 1/2 stories



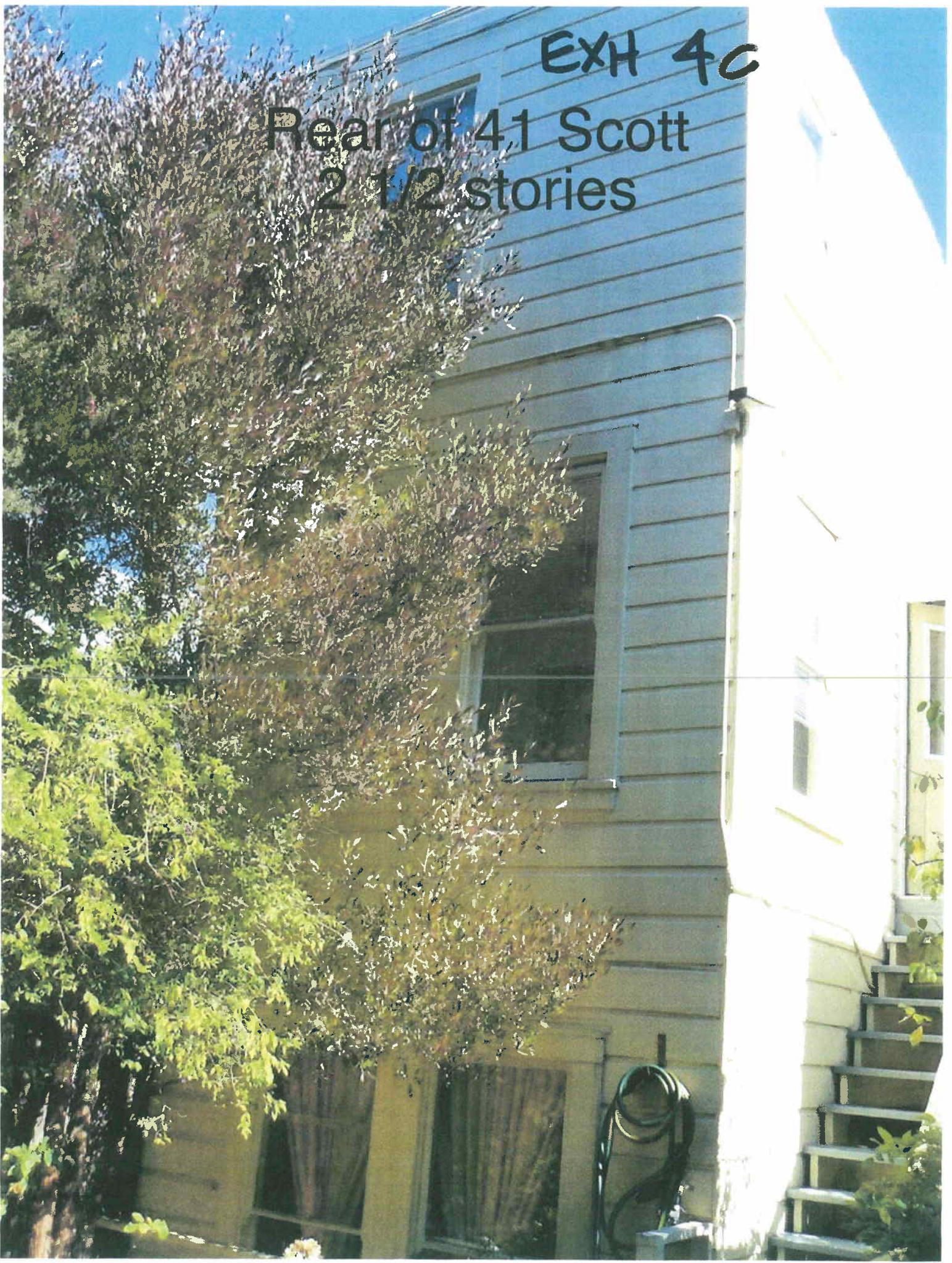
Bear of 4b Blvd
2 stories

EXH
4b



EXH 4c

Rear of 41 Scott
2 1/2 stories



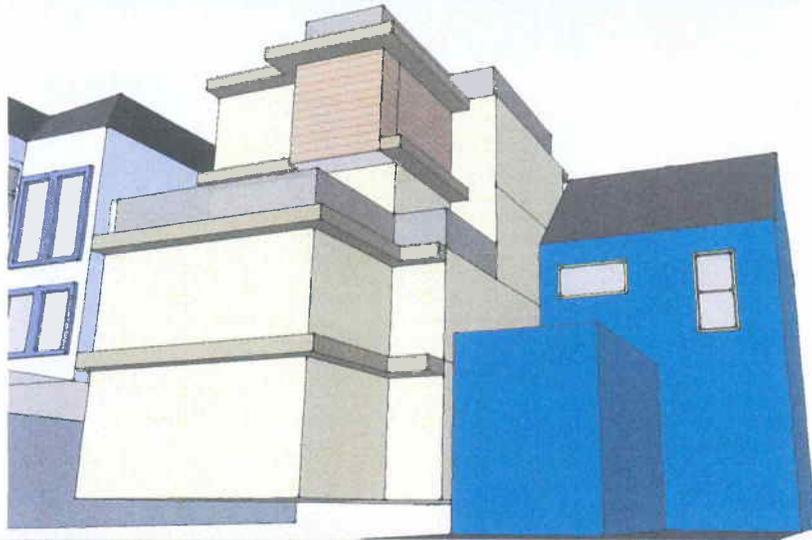
EXH 4 d

33 Lloyd Back Yard

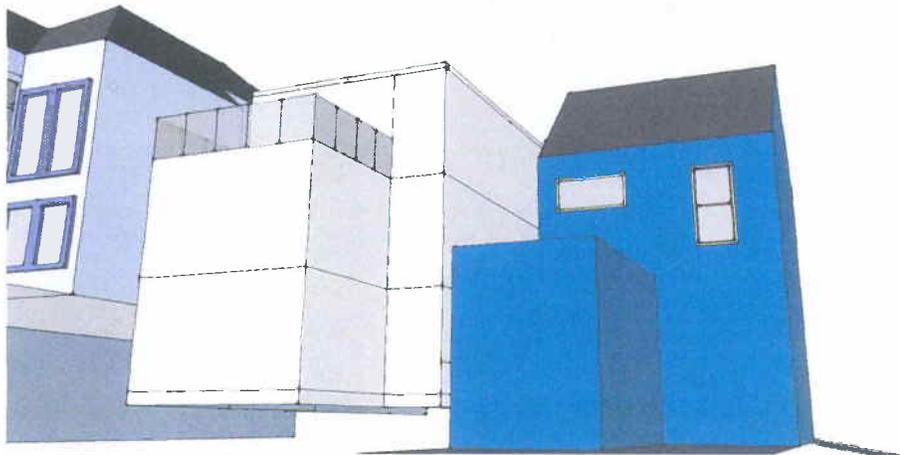
Plans On File



Sponsors' Unilateral
Revision 11/15/2010



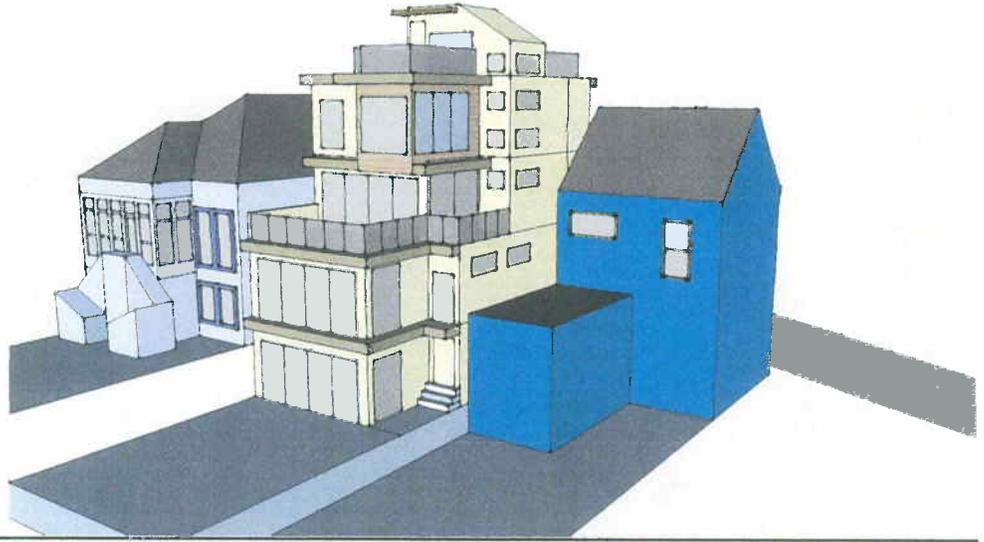
Example 3-Floor Design



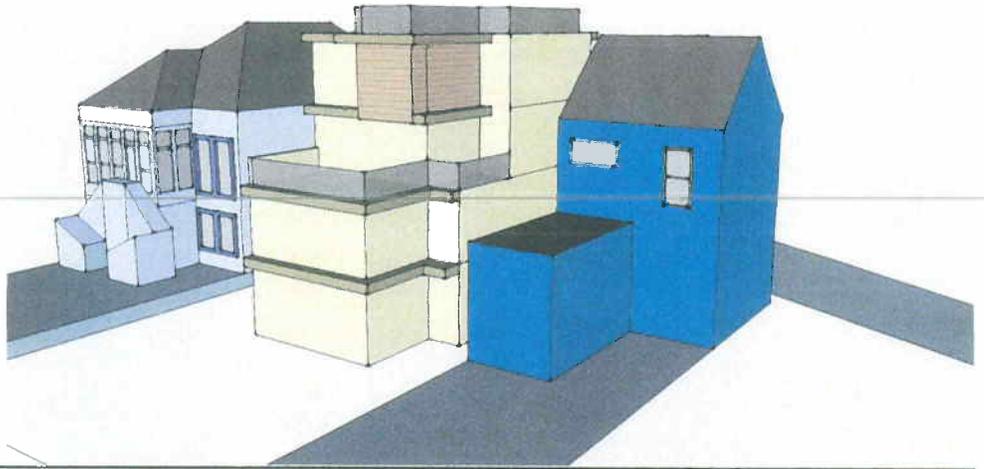
EXH 4e

Back Yard Overview

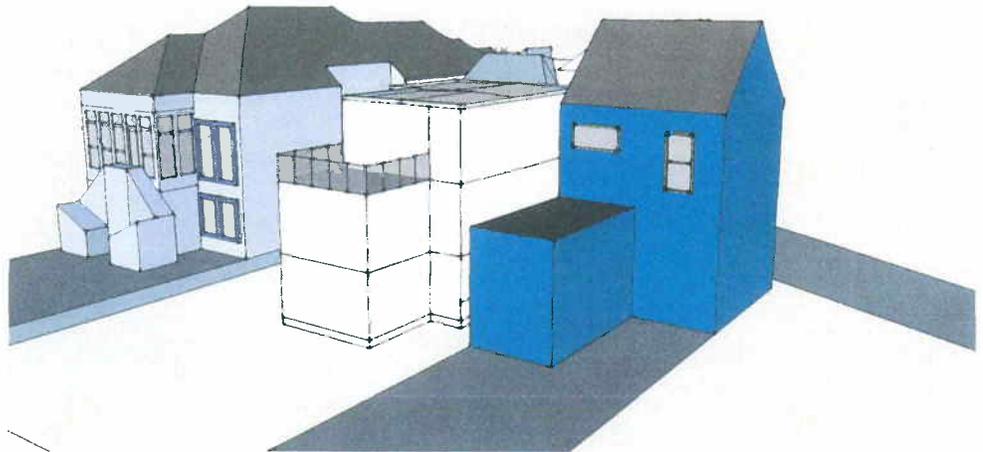
Plans On File



Sponsors' Unilateral
Revision 11/15/2010



Example 3-Floor Design



EXH 5

Bedroom Sizes

Bedroom measurements - 41 Back
Scott St.

ann telthorst

To Joe Butler, Susan Miller

Hi Joe,

Here are my bedroom measurements:

- 1) Master - 16' 31/2" x 12' 91/2"
- 2) Guest - 12' 10" x 12' 10"
- 3) Guest - 11' x 11'

The dimensions for the 3 bedrooms at **79 Oakwood** are:

- 1) Master - 14' 10 1/2" x 10' x 6" - this does not include the closet nor the bathroom
- 2) Guest - 12' 8" x 11' - does not include closet
- 3) Guest - 9' 6 1/2" x 12' - does not include closet

They've dropped the price on the unit \$100k from \$1,995,000 to \$1,895,000

The bottom unit - 77 Oakwood - is sold so I can't get measurements but assume they're about the same.

943 Church St. - both units occupied so can't get measurements.

Did notice on the floorplan for the top unit that one of the 3 bedrooms had a sliding door/opening to the 'library'.

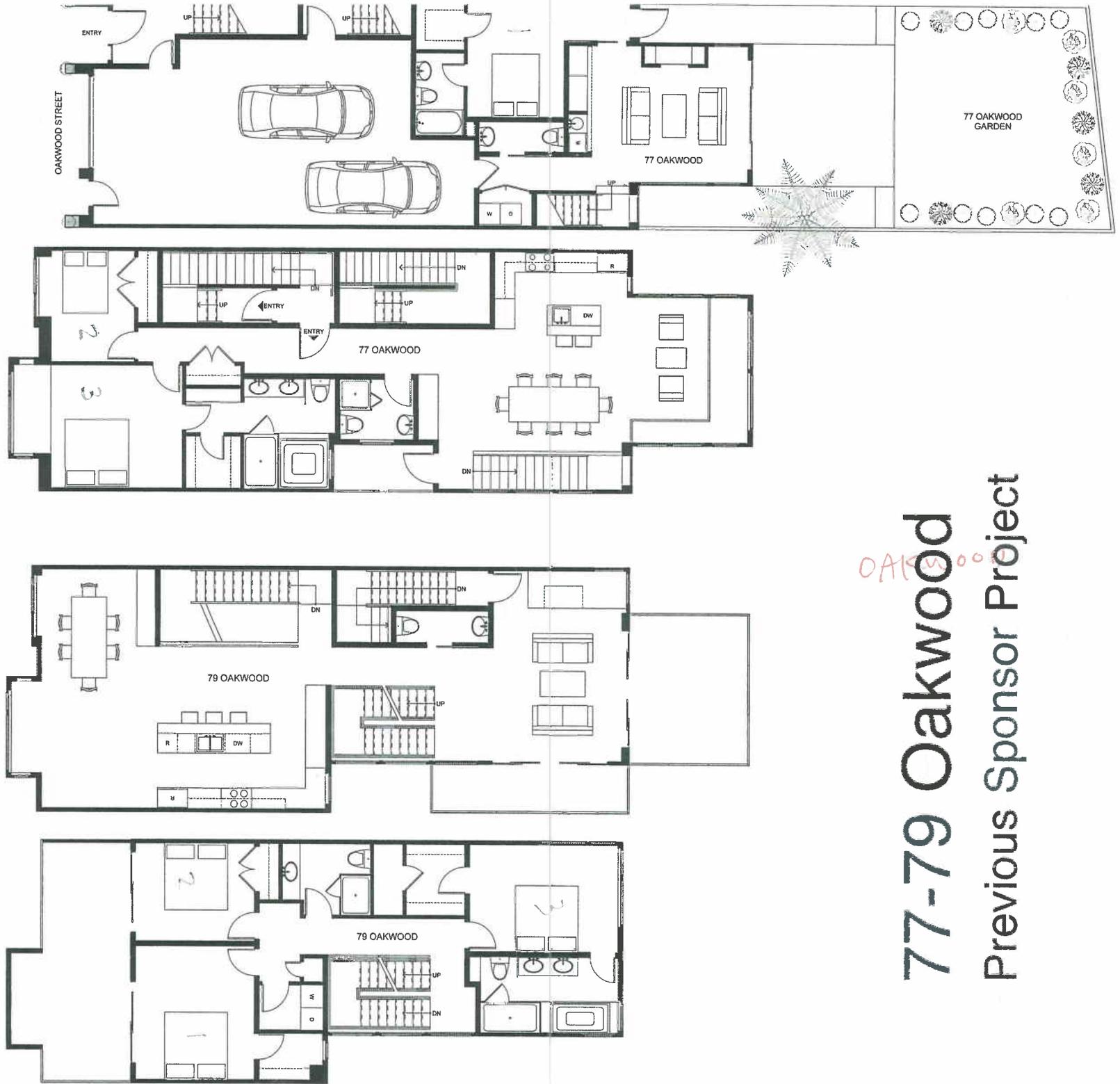
The bedroom did not have a closet. Is that important?

Ann

EXH 6

77

79



77-79 Oakwood

Previous Sponsor Project

EXH 7a

Uphill Overview

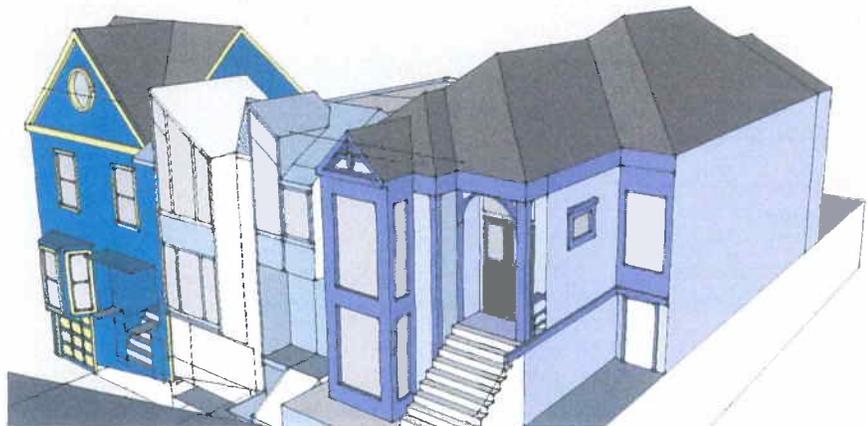
Plans On File



Sponsors' Unilateral
Revision 11/15/2010



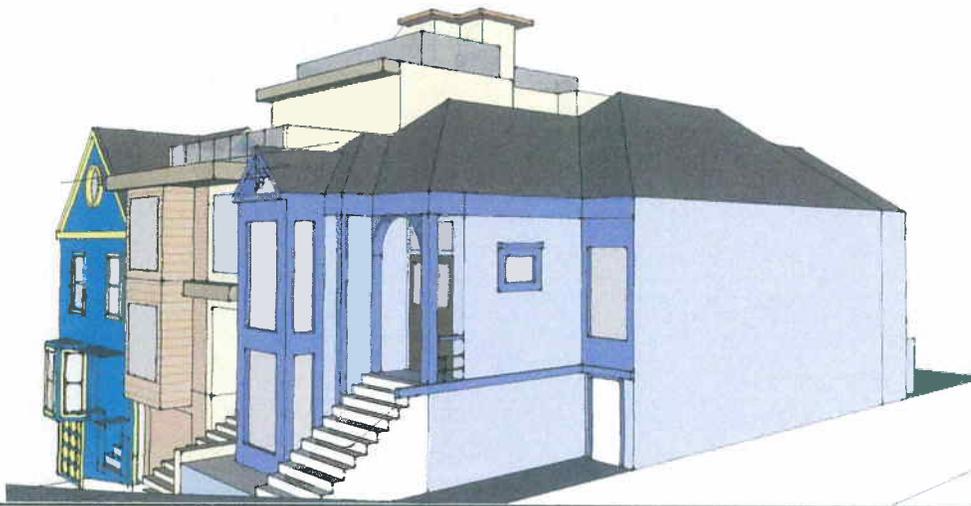
Example 3-Floor Design



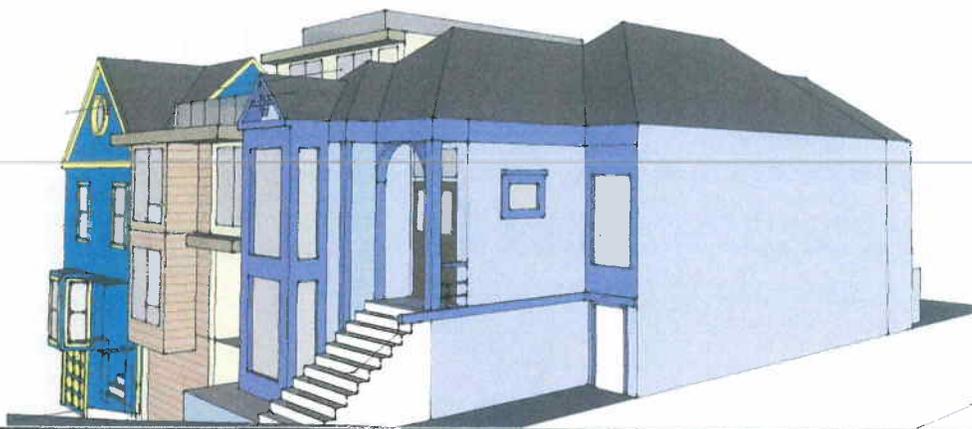
EXH 7b

Uphill Street 1

Plans On File



Sponsors' Unilateral
Revision 11/15/2010



Example 3-Floor Design





Note split stair, opposite p

North Side of Llo



the split stair, opposite project site.

North Side of Lloyd Street



Project Site

South



Project Site

South Side of Lloyd Street

Example of three story with (2) 3BR units

No Variance required, matching lightwell, 25' per Section 260

North Elevation



for 35 Lloyd Street