



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: April 7, 2011
TO: Planning Commissioners
FROM: Michael Smith, Neighborhood Planning
RE: 3987 20th Street (clarification of action on Discretionary Review Case No. 2009.0155DDDDDD heard on February 3, 2011)

1650 Mission St.
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CA 94103-2479

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On February 3, 2011, the Commission heard Discretionary Review Case No. 2009.0155DDDDDD. Discretionary Review Action No. 0193 was issued on Feb. 4th, 2011 (see attached), however, through conversations with several Commissioners staff became aware of the fact that there were conflicting understandings of the DR Action. At issue is whether the Action was for a first floor notch that measures 3' by 8' at the west side of the addition or a 3' side setback for the length of the addition at the same location.

This hearing is required in order to clarify this aspect of the project, only.

Attached are reduced plans that reflect the 3' by 8' notch, as described in Discretionary Review Action No. 0193. The area of dispute is indicated in yellow and represents a 3' side setback for the length of the addition.

Attachments:

Discretionary Review Action No. 0193

Reduced Plans



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: February 4, 2011
TO: Interested Parties
FROM: Linda D. Avery
Planning Commission Secretary
RE: Planning Commission Action – No. DRA -- 0193

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Property Address: 3987 20th Street
Building Permit Application No.: 2010.07.06.6032
Discretionary Review Case No.: 2009.0155DDDDDD

On February 3, 2011, the Planning Commission conducted a Discretionary Review hearing to consider the following project:

3987 20TH STREET - south side between Sanchez and Church Streets; Lot 055A in Assessor's Block 3605 - Requests for Discretionary Review of Building Permit Application No. 2010.07.06.6032, proposing to construct a roof deck and a three-story horizontal at the rear of a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District, the Dolores Heights Special Use District, and a 40-X Height and Bulk District.

ACTION

The Commission determined that modifications to the project are necessary and they instructed staff to approve the project with an approximate three-foot setback at the west side of the addition for a depth of approximately eight-feet and explore the replacement of the solid and glass railings at the roof decks with picket railings.

FINDINGS

The reasons the Commission took the action described above include:

The Commission determined that the scale of the ground floor addition with the roof deck would be imposing on the adjacent building to the west and that a side setback would respond better to the massing at the rear of the adjacent building to the west.

The Commission also determined that replacement of the solid and glass railings at all decks would lighten the appearance of these features and reduce bird strikes.

Speakers at the hearing included:

In support of the project	In support of the DR request
Jeremy Paul	Pam Hemphill
James Stavoy	Liz Clark
Jason Jones	Jim Sivalls
	John O'Duinn
	Rhett Kareer
	Chris Boettcher
	Madeliene Todd
	Rob Levy

Ayes: Commissioners Olague, Antonini, Miguel, Lee, Moore and Sugaya.

Nayes:

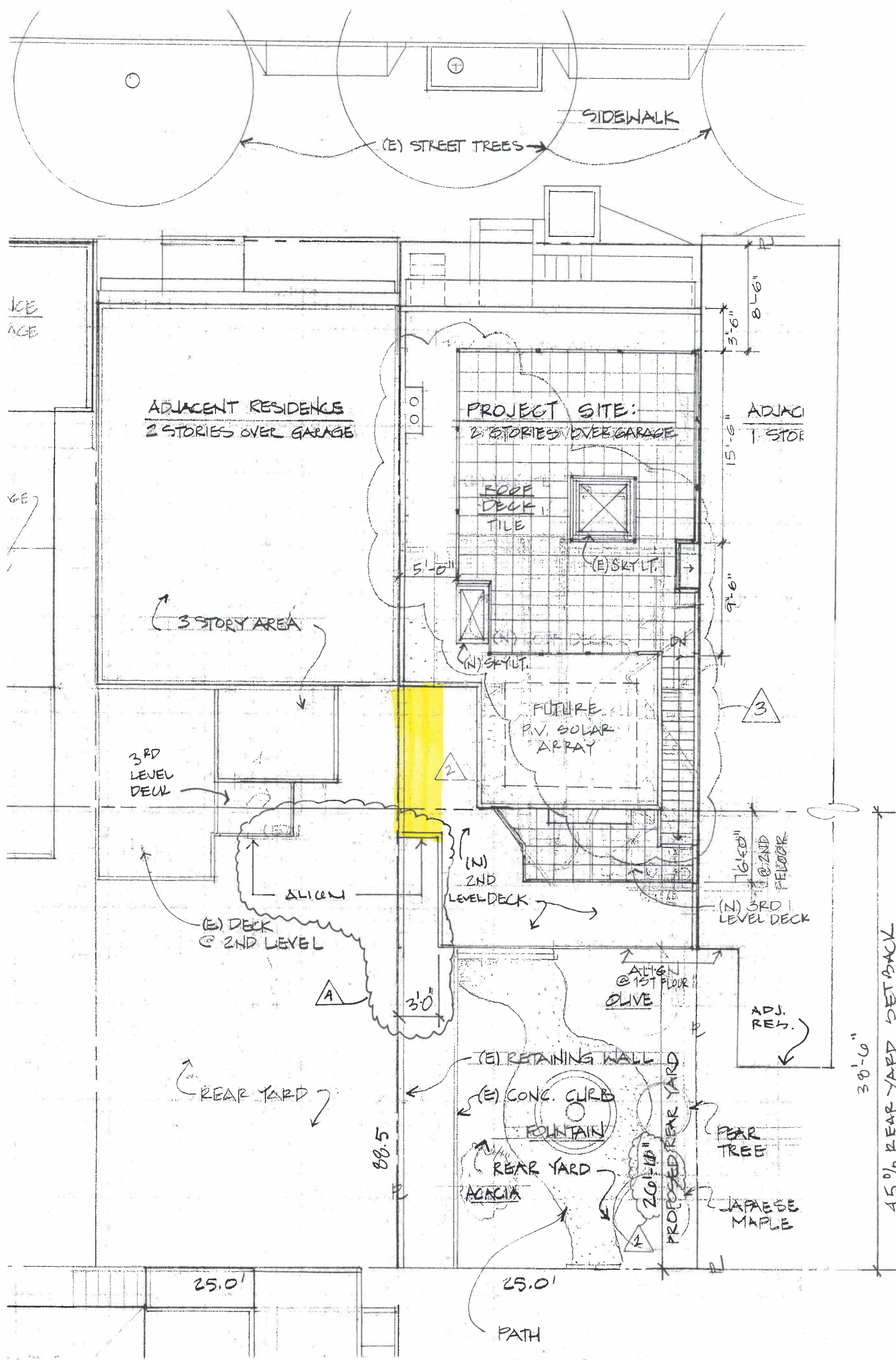
Absent: Commissioner Borden

Case Planner: Michael Smith, (415) 558.6322

You can appeal the Commission's action to the Board of Appeals by appealing the issuance of the permit. Please contact the Board of Appeals at (415) 575-6880 for further information regarding the appeals process.

cc: Linda D. Avery

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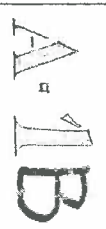


DATE PLAN - PROPOSED (ENLARGED)
SCALE 1/8" = 1'-0"

REVISOR FOR PLANNING COMMISSION 4.4.11



REVISOR FOR PLANNING COMMISSION 4.4.11



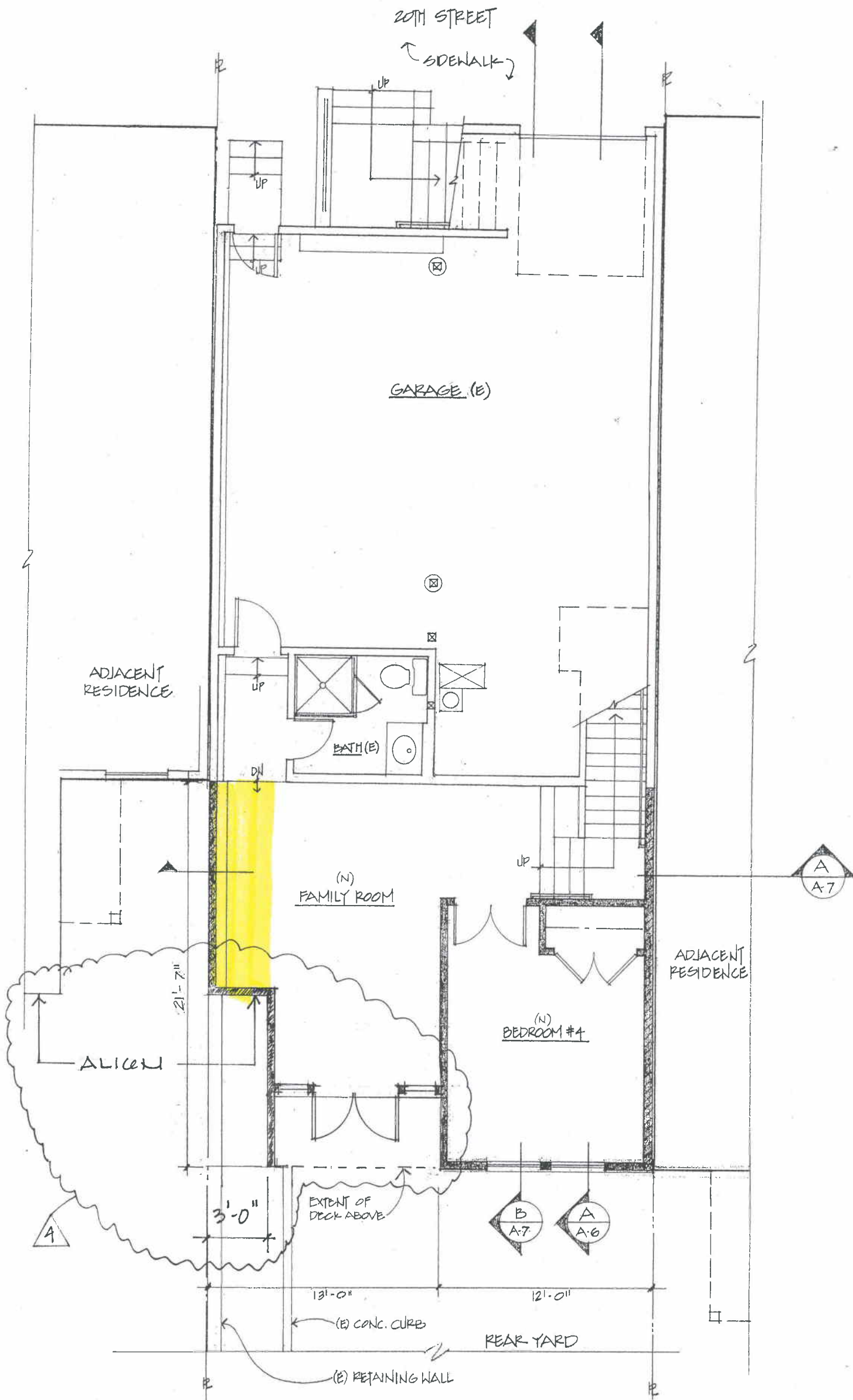
No.	ISSUE	DATE
1	ISSUE	
2	DEVELOP REVISIONS	11-7-09
3	ADJACENT HEIGHTS	10-10-09
4	VARIANCE	3-28-09
5	REVISOR FOR VARIANCE	12-10-09
6	REV. FOR BDP OF AFFAIRS	2-19-10
7	PRE APPLICATION MTR.	5-20-10
8	SITE PERMIT	7-1-10

SITE PLAN
EXISTING & PROPOSED

KOPFF/LENOX RESIDENCE REMODEL
3987 - 20th Street
SAN FRANCISCO, CALIFORNIA 94114

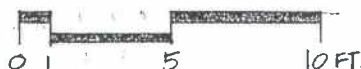
679 Sandoz Street
San Francisco, California
94114
415-555-8698

JAMES C. STAYOV
ARCHITECT
AIA



FIRST FLOOR PLAN

4 REVISED FOR PLANNING COMMISSION 4.4.11



AQA

No.	ISSUE	DATE
1	DEVELOP NOT IN C.	11.17.08
2	ADJACENT NEIGHBORS	12.10.08
3	VARIANCE	2.20.09
4	REV FOR VARIANCE	12.10.09
5	BOARD OF APPEALS	2.18.10
6	PFE APPLICATION MET	5.26.10
7	SITE PERMIT	7-1-10

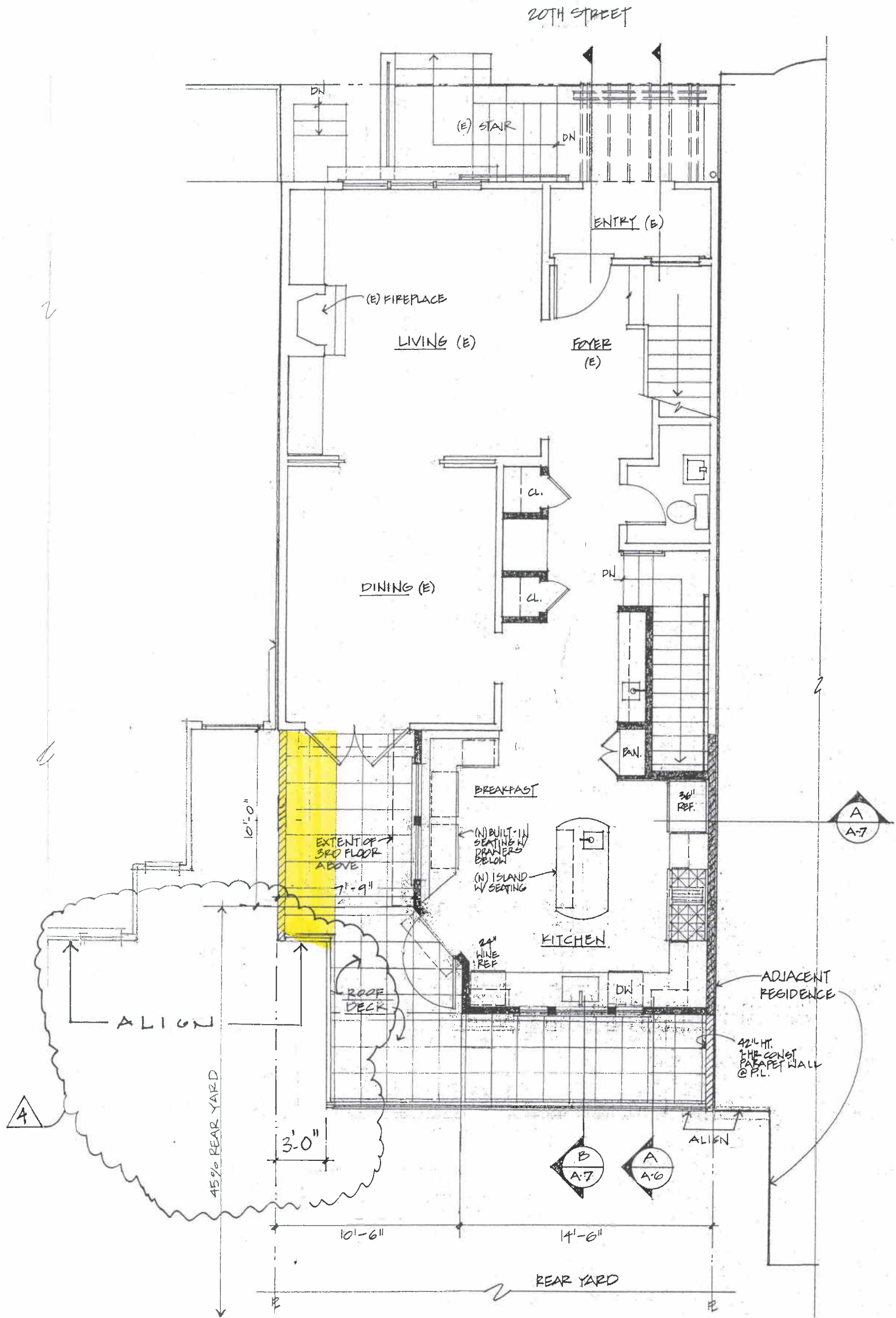
FIRST & SECOND FLOOR PLANS

KOPFF/LENOX RESIDENCE REMODEL
3987 - 20th Street
SAN FRANCISCO, CALIFORNIA 94114

679 Sandoz Street
San Francisco, California
415-553-8686

JAMES G STAVROY
ARCHITECT
AIA





SECOND FLOOR PLAN



A REVISED FOR PLANNING COMMISSION - 4.4.11

A.92B

NO.	ISSUE	DATE
1	DOWNSHOTS I.C.	11.7.08
2	ADJACENT NEIGHBORS	12.10.08
3	VARIANCE	2.24.09
4	REV. PER VARIANCE	12.10.09
5	BOARD APPEALS	2.18.10
6	PRE APPLICATION MTO	5.26.10
7	SITE PERMIT	7-1-10

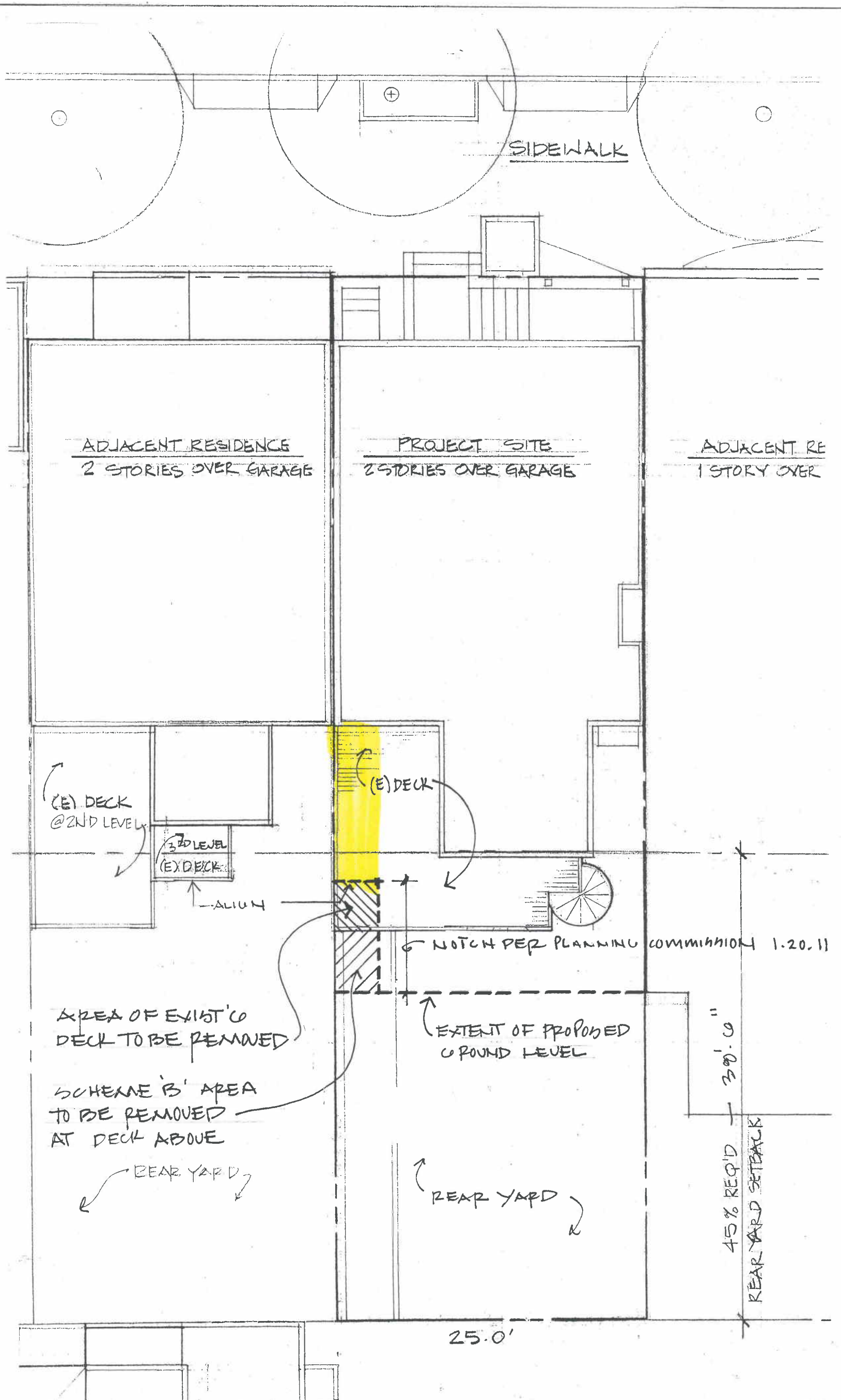
FIRST & SECOND FLOOR PLANS

KOPFF/LENOX RESIDENCE REMODEL
3987 - 20th Street
SAN FRANCISCO, CALIFORNIA 94114

670 Sutter Street
San Francisco, California
94114
415-553-8696

JAMES C. STROY
ARCHITECT
AIA





SITE PLAN - EXISTING (EXHIBIT C)
 SCALE 1/8" = 1'-0"
 REVISION A PROVIDED FOR PLANNING COMMISSION 4.4.11

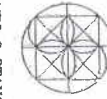
NO.	ISSUE	DATE
	VARIANCE	
	DOLAN'S HEIGHTS I.C. 17.02	11.7.02
	ADJACENT NEIGHBORS	13.10.02
	VARIANCE	3.22.07
	REVISED FOR VARIANCE	12.10.07
	DEV. FOR BOARD MEETING	2.10.10
	FEE APPLICATION MTD.	5.26.10
	SITE PERMIT	7.1.12

SITE PLAN
EXISTING & PROPOSED

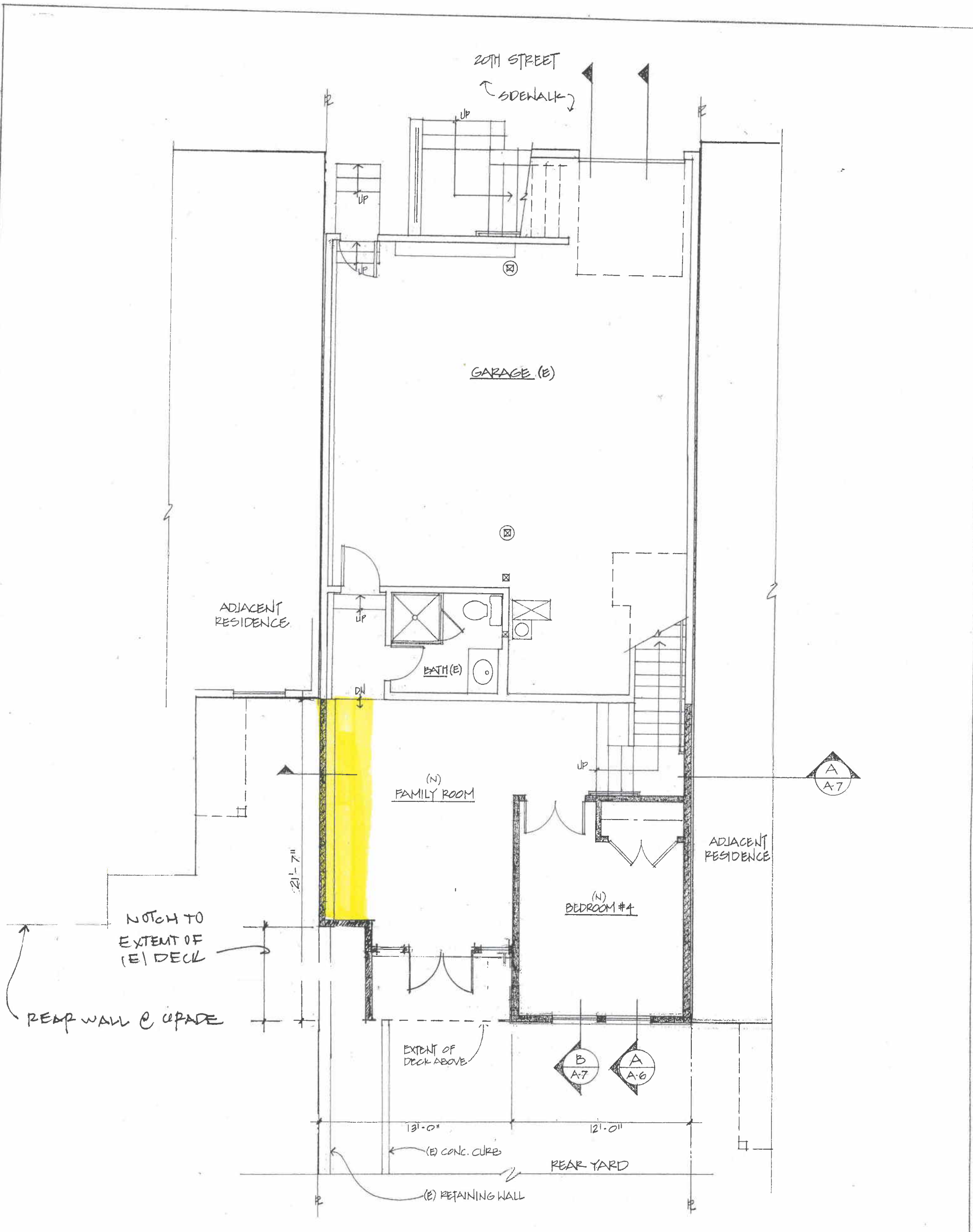
KOPFF/LENOX RESIDENCE REMODEL
3987 - 20th Street
SAN FRANCISCO, CALIFORNIA 94114

579 Sutter Street
San Francisco, California
94114
415-553-8666

JAMES C STAYOVI
ARCHITECT
AIA



A-1A



FIRST FLOOR PLAN

A SCHEME 'B' 4.4.11

0 5 10 FT.

AQA

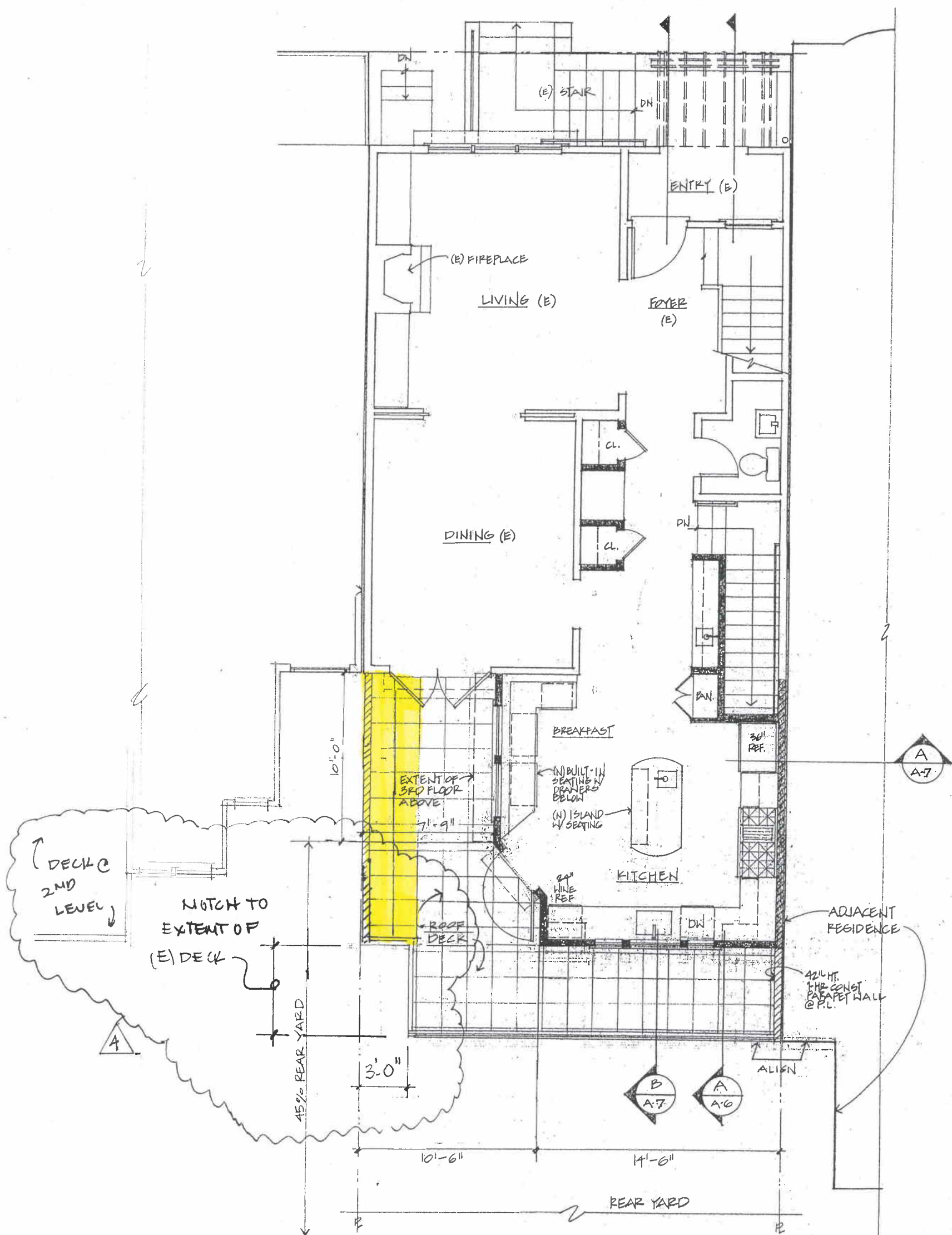
NO.	ISSUE	DATE
	DRAWN WITH I.C.	11.7.08
	ADJACENT NEIGHBORS	12.10.08
	VARIANCE	2.20.09
	REV FOR VARIANCE	12.10.09
	BOARD OF APPEALS	2.18.10
	PPE APPLICATION MTD	5.26.10
	SITE PERMIT	7-1-10

FIRST & SECOND FLOOR PLANS

KOPFF/LENOX RESIDENCE REMODEL
 3987 - 20th Street
 SAN FRANCISCO, CALIFORNIA 94114

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 94114
 415-553-9996

20TH STREET



SECOND FLOOR PLAN



△ REVISED FOR PLANNING COMMISSION - 4.4.11
 SCHEME 'B'

AQB

NO.	ISSUE	DATE
1	DOWNPERS NOT TO I.C.	11-7-08
2	ADJACENT NEIGHBOR'S	12-10-08
3	VARIABLE	2-20-09
4	REV. DR. VARIANCE	12-10-09
5	BOARD OF APPEALS	2-18-10
6	PRE APPLICATION MTD	5-24-10
7	SITE PERMIT	7-1-10

FIRST & SECOND FLOOR PLANS

KOPFF/LENOX RESIDENCE REMODEL
 3987 - 20th Street
 SAN FRANCISCO, CALIFORNIA 94114

ALIEN

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