



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis HEARING DATE FEBRUARY 17, 2011

*Date:* February 10, 2011  
*Case No.:* 2011.0032D  
*Project Address:* 235 Francisco Street  
*Permit Application:* 2010 1109 4560  
*Zoning:* RH-3 (Residential House, Three-Family)  
40-X Height and Bulk District  
*Block/Lot:* 0054/065  
*Project Sponsor:* Emily Huang  
Huang Iboshi Architecture  
1736 Stockton Street  
San Francisco, CA 94133  
*Staff Contact:* Rick Crawford (415) 558-6358  
[Rick.Crawford@sfgov.org](mailto:Rick.Crawford@sfgov.org)  
*Recommendation:* **Do not take DR and approve the project as proposed.**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal will convert 47 square feet of the existing third floor balcony on the west side of the building to an enclosed sunroom. The project will also replace the existing spiral stairs on the westerly side with a new spiral stair and refurbish the roof deck with new decking materials and new glass railings. The sunroom addition will be constructed on space now used for a deck for the third floor and will project approximately 6 feet from the existing rear wall of the third story for a setback of 15 feet from the rear property line, in compliance with the Planning Code.

### SITE DESCRIPTION AND PRESENT USE

The project site is a 44.8 foot wide 52.6 foot deep lot occupied by two matching buildings containing one dwelling unit each. The buildings were erected in 1983 after the Zoning Administrator granted Variances from the off-street parking, rear yard and lot size requirements of the Planning Code (Case No. 1982.005V). The property was subdivided as condominiums in 1985 (Case No. 1985.299Q). The subject building is three stories and 38 feet 8 inches tall with no side yards, a setback of one foot from Francisco Street, and a rear yard of 11 feet at the ground level and 21 feet at the third floor.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood is primarily three to four-story buildings containing two to three dwelling units each. Building designs are mixed with buildings representing a variety of 20<sup>th</sup> Century styles. On the subject block the buildings have been constructed with little or no rear yard and the DR Requestor's building is located at or very near the common rear property line with the subject property.

### BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
312 Notice	30 days	December 9, 2010 – January 8, 2011	January 7, 2011	February 17, 2011	41 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	February 6, 2011	February 6, 2011	10 days
Mailed Notice	10 days	February 6, 2011	February 6, 2011	10 days

**PUBLIC COMMENT**

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

The Department has not received any public comment on the proposed addition other than from the Discretionary Review Requestor.

**DR REQUESTOR**

Andrew Kerr and Nancy Thompson, owners and residents of 124 Pfeiffer Street, an adjacent property to the rear.

**DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES**

See attached *Discretionary Review Application*, dated January 7, 2011.

**PROJECT SPONSOR’S RESPONSE TO DR APPLICATION**

See attached *Response to Discretionary Review*, dated February 9, 2011.

**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 RDT supports the addition of the one-story glass sunroom, as it will not adversely impact the mid-block open space, which is already compromised due to numerous buildings having full-lot coverage – including the DR Requestor’s property.
- The project does not contain or create any exceptional or extraordinary impacts on light, air, or privacy, as the proposed sunroom is one-story tall, measuring 6’ deep x 10 wide, and is Code-complying. Unlike the DR Requestor’s property, which extends to the shared rear property line, the project will not encroach into the required rear yard, maintaining a buffer between the rear of the addition and the DR Requestor’s property.
- Because this project does not contain any exceptional or extraordinary circumstances, the application warrants an Abbreviated DR analysis.

**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.**

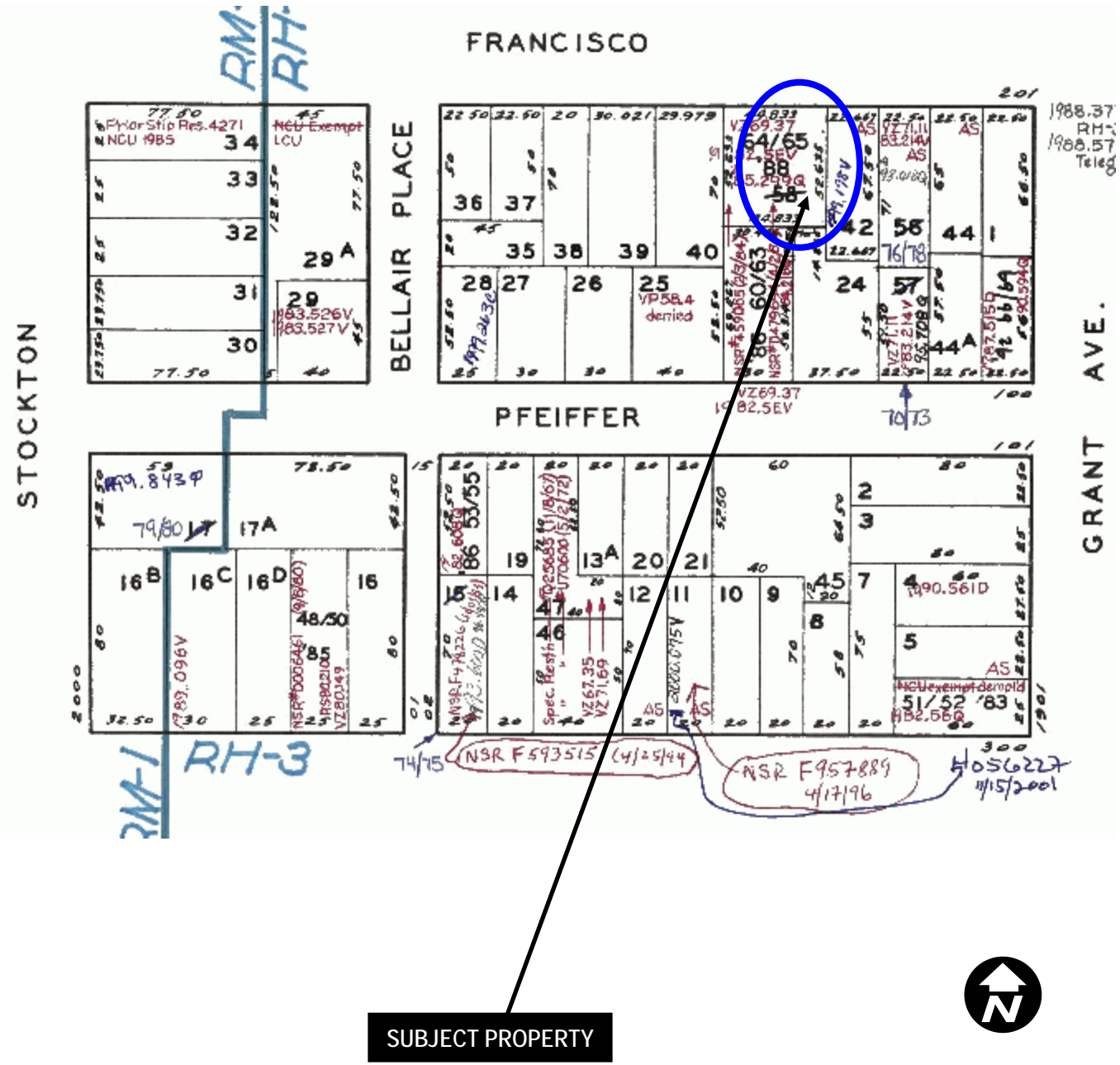
<b>RECOMMENDATION:</b> Do not take DR and approve project as proposed
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**Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
DR Application  
Response to DR Application dated February 9, 2011  
Reduced Plans

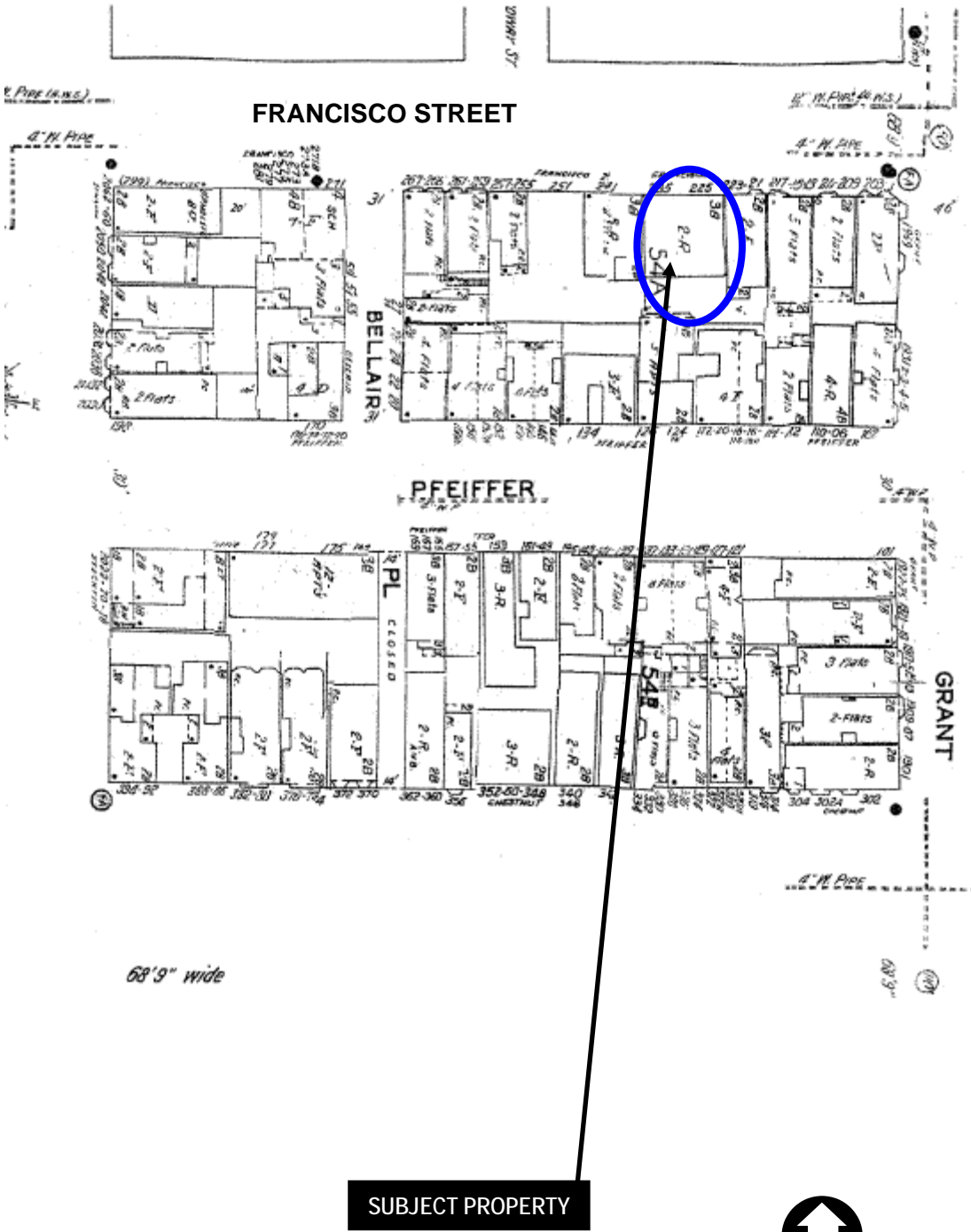
*EW: G:\DOCUMENTS\INE Cases\DRs\235 Francisco D\0032d rpt.doc*

# Parcel Map



Conditional Use Hearing  
 Case Number 2011.0032D  
 235 Francisco Street

# Sanborn Map\*



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

Conditional Use Hearing  
Case Number 2011.0032D  
235 Francisco Street

# Zoning Map



SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2011.0032D  
235 Francisco Street

# Aerial Photo



**SUBJECT PROPERTY**

Conditional Use Hearing  
Case Number 2011.0032D  
235 Francisco Street

# Site Photo (Front)



Conditional Use Hearing  
Case Number 2011.0032D  
235 Francisco Street



## Site Photo (Rear)



View from 124 Pfeiffer Street

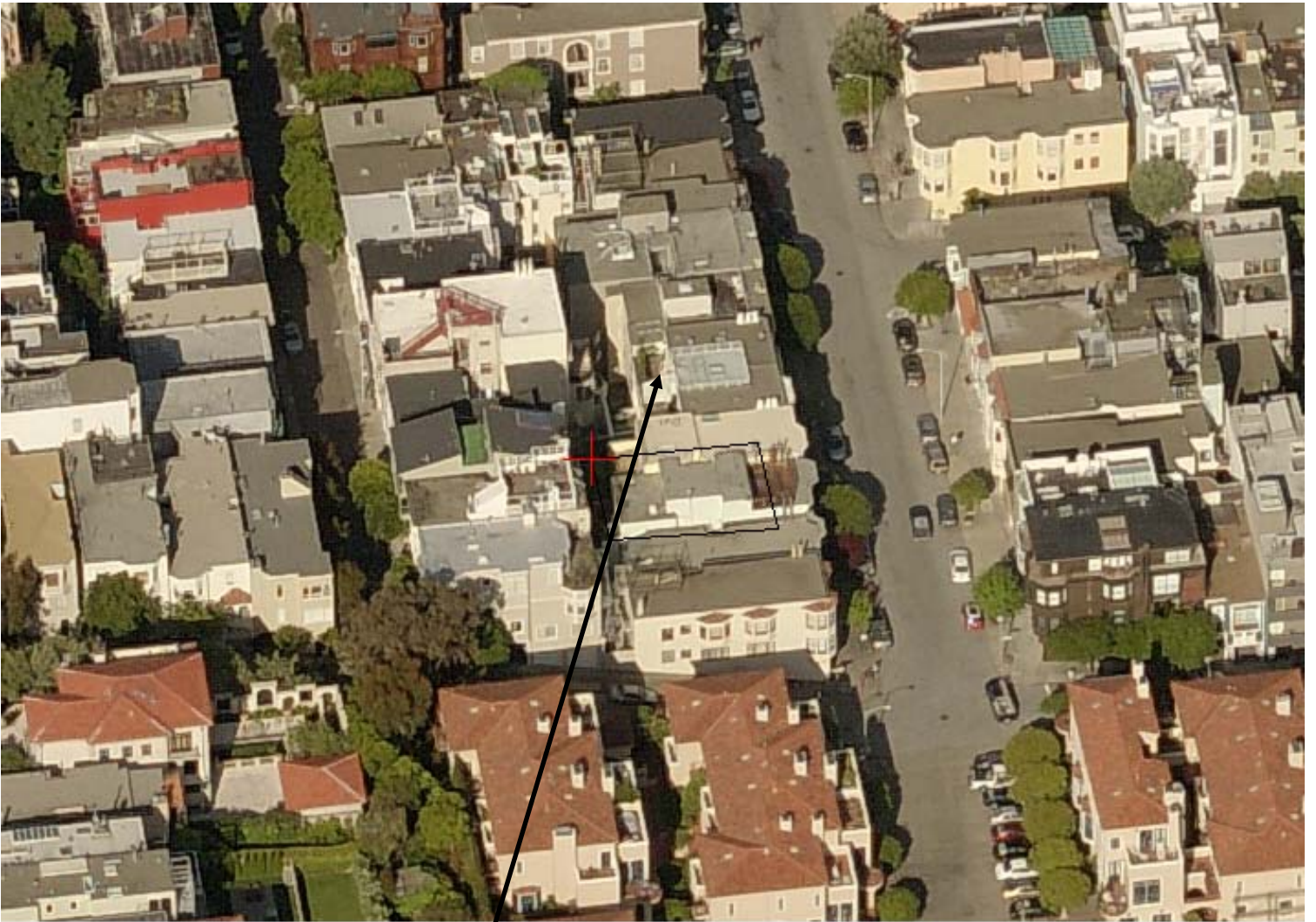
# Site Photo (Rear)



**IMAGE OF EXISTING THIRD FLOOR BALCONY**

SUBJECT PROPERTY: 235 FRANCISCO STREET, SAN FRANCISCO, CA 94133

# Context Photo



**SUBJECT PROPERTY**

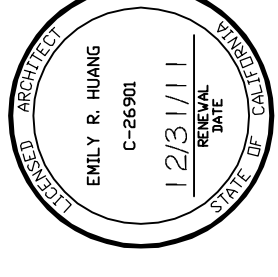


REVISIONS	DATE
DESCRIPTION ISSUED FOR SITE PERMIT	11/08/10

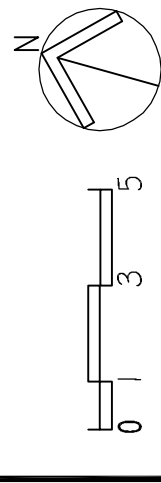
EDWARDS RESIDENCE  
 RENOVATION  
 OWNER: LEE EDWARDS  
 ADDRESS: 235 FRANCISCO STREET, SAN FRANCISCO, CA 94133

HUANG IBOSHI  
 ARCHITECTURE

1736 STOCKTON STREET  
 SAN FRANCISCO, CA 94133  
 (415) 217-7065



TITLE  
 EXISTING / DEMOLITION  
 FLOOR PLANS

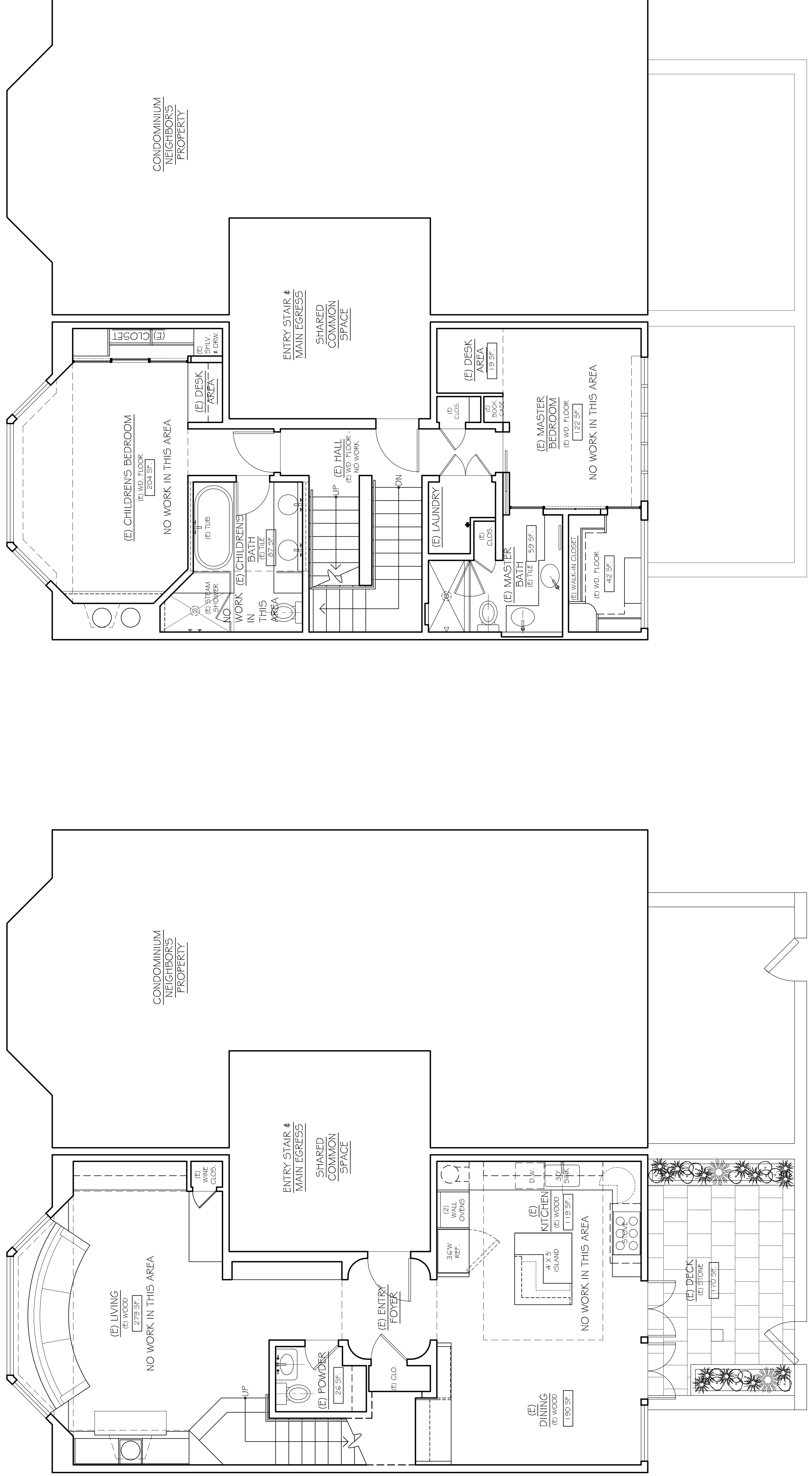


DRAWN BY ETH/JC	JOB NO.
SCALE 1/4" = 1'-0"	DATE 11/08/10

SHEET  
**A1.0**

**LEGEND**

- EXISTING TO BE DEMOLISHED
- EXISTING TO REMAIN



1 EXISTING FIRST FLOOR PLAN - NO WORK  
 A1.0

2 EXISTING SECOND FLOOR PLAN - NO WORK  
 A1.0

REVISIONS	DATE
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TITLE	DRAWN BY	JOB NO.
EXISTING / DEMOLITION FLOOR PLANS	ETH/JC	

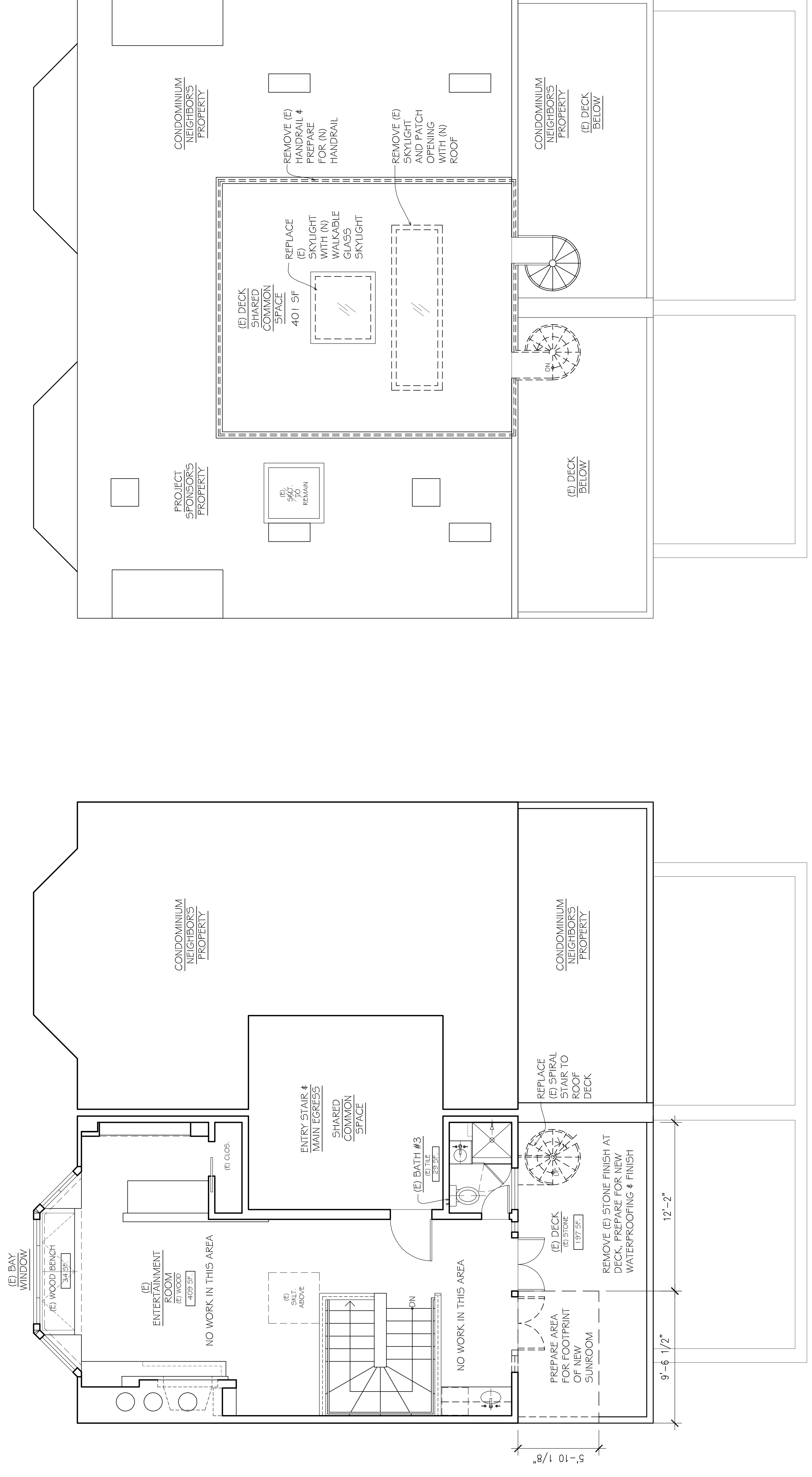
  

SCALE	DATE
1/4" = 1'-0"	11/08/10

SHEET  
**A1.1**

**LEGEND**

- EXISTING TO BE DEMOLISHED
- EXISTING TO REMAIN



**2** EXISTING / DEMOLITION ROOF PLAN  
**A1.1**

**1** EXISTING/ DEMOLITION THIRD FLOOR PLAN  
**A1.1**

**DEMOLITION NOTES**

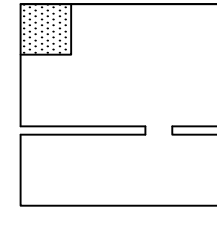
1. EXTERIOR & INTERIOR WALLS, DOORS, WINDOWS, & ELEMENTS INDICATED WITH DASHED LINES ARE TO BE DEMOLISHED, U.O.N.
2. ALL PARTITION WALLS TO BE DEMOLISHED MUST BE VERIFIED AS NON-STRUCTURAL. WHERE STRUCTURAL DEMOLITION IS TO OCCUR, ALL PRECAUTIONS MUST BE TAKEN TO PROPERLY SHORE UP THE PORTIONS REMOVED AND SUPPORT (E) STRUCTURAL MEMBERS TO REMAIN. ALL PROCEDURES SHOULD BE CONDUCTED AS REQUIRED BY THE STRUCTURAL ENGINEER.
3. SCOPE OF FLOORING MATERIALS & EXTENT OF WALL AND CEILING FINISHES TO BE REMOVED ARE DEMARCATED BY LINES OR THRESHOLDS @ DOORWAYS.
4. SALVAGE ALL FIXTURES, DOORS, EQUIPMENT, ETC. THE OWNER SHALL DECIDE REUSE OR PROPER DISPOSAL BY THE CONTRACTOR. PROPERLY DISPOSE OF ALL NON-SALVAGABLE DEMOLISHED MATERIALS.
5. THE CONTRACTOR SHALL PROVIDE PROVISION FOR PROPER DISPOSAL OF ALL HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION.
6. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING DEMOLITION TO MINIMIZE DAMAGE OF SURROUNDING MATERIALS.
7. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY AND PRIOR TO DEMOLITION OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.

REVISIONS

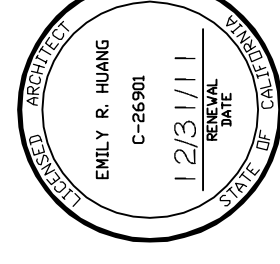
DESCRIPTION	DATE
ISSUED FOR SITE PERMIT	11/08/10

EDWARDS RESIDENCE  
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 OWNER: LEE EDWARDS  
 ADDRESS: 235 FRANCISCO STREET, SAN FRANCISCO, CA 94133

HUANG IBOSHI  
 ARCHITECTURE



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TITLE  
 EXISTING &  
 DEMOLITION  
 ELEVATIONS

DRAWN BY EH/JC	JOB NO.
SCALE 1/4" = 1'-0"	DATE 11/08/10

SHEET

A1.2

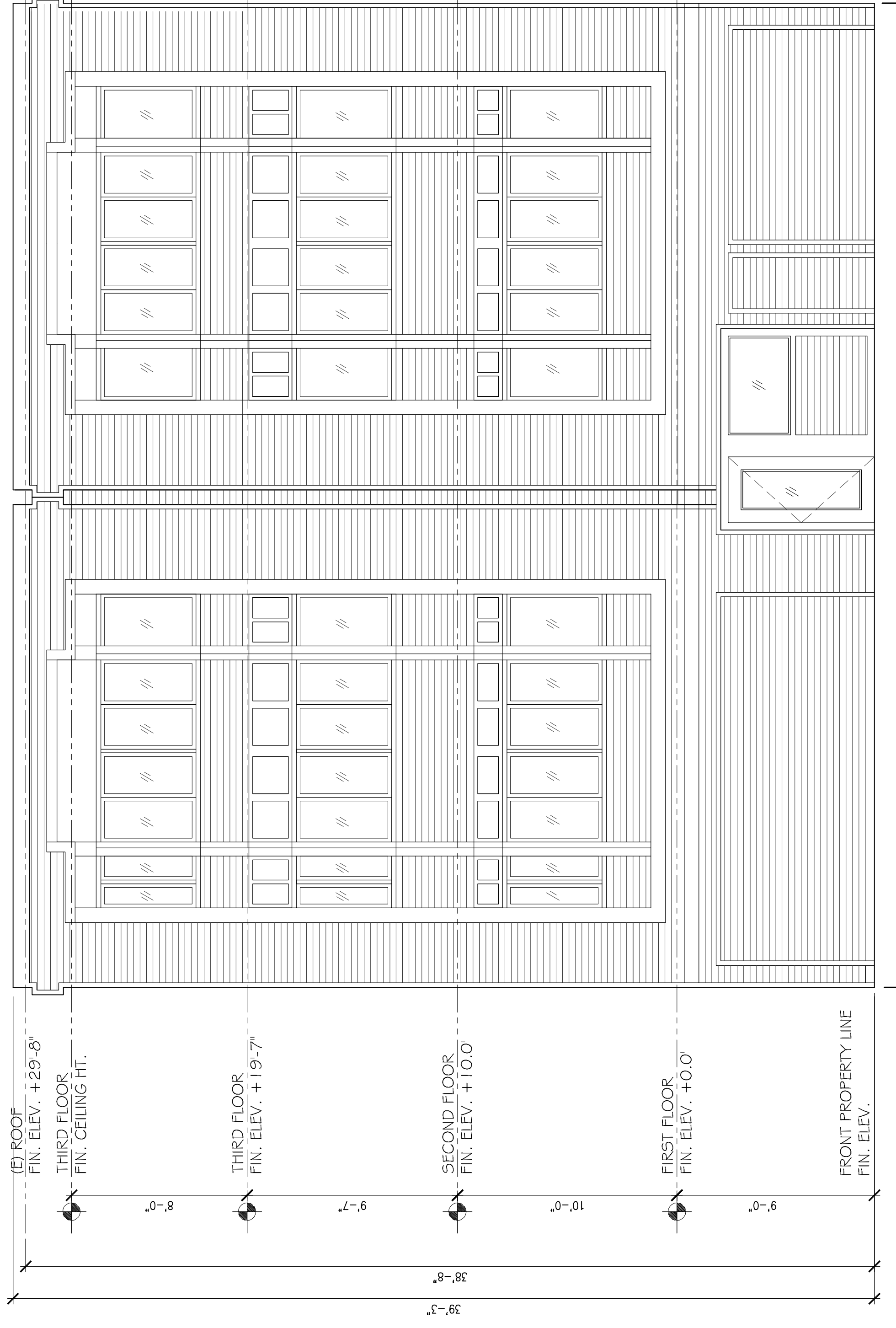
REMOVE (E) SPIRAL STAIR  
 AND GUARDRAIL. PREPARE  
 FOR NEW SPIRAL STAIR AND  
 GUARDRAIL

REMOVE (E) FRENCH DOORS  
 AND SIDE WINDOW. PREPARE  
 AREA FOR SUNROOM  
 ADDITION



2 A1.2 EXISTING SOUTH ELEVATION

NO WORK AT FRONT ELEVATION

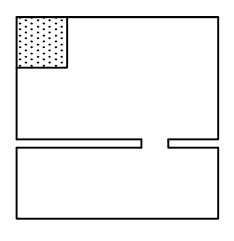


1 A1.2 EXISTING NORTH ELEVATION

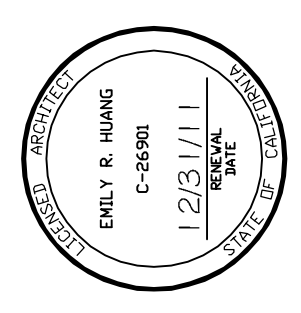
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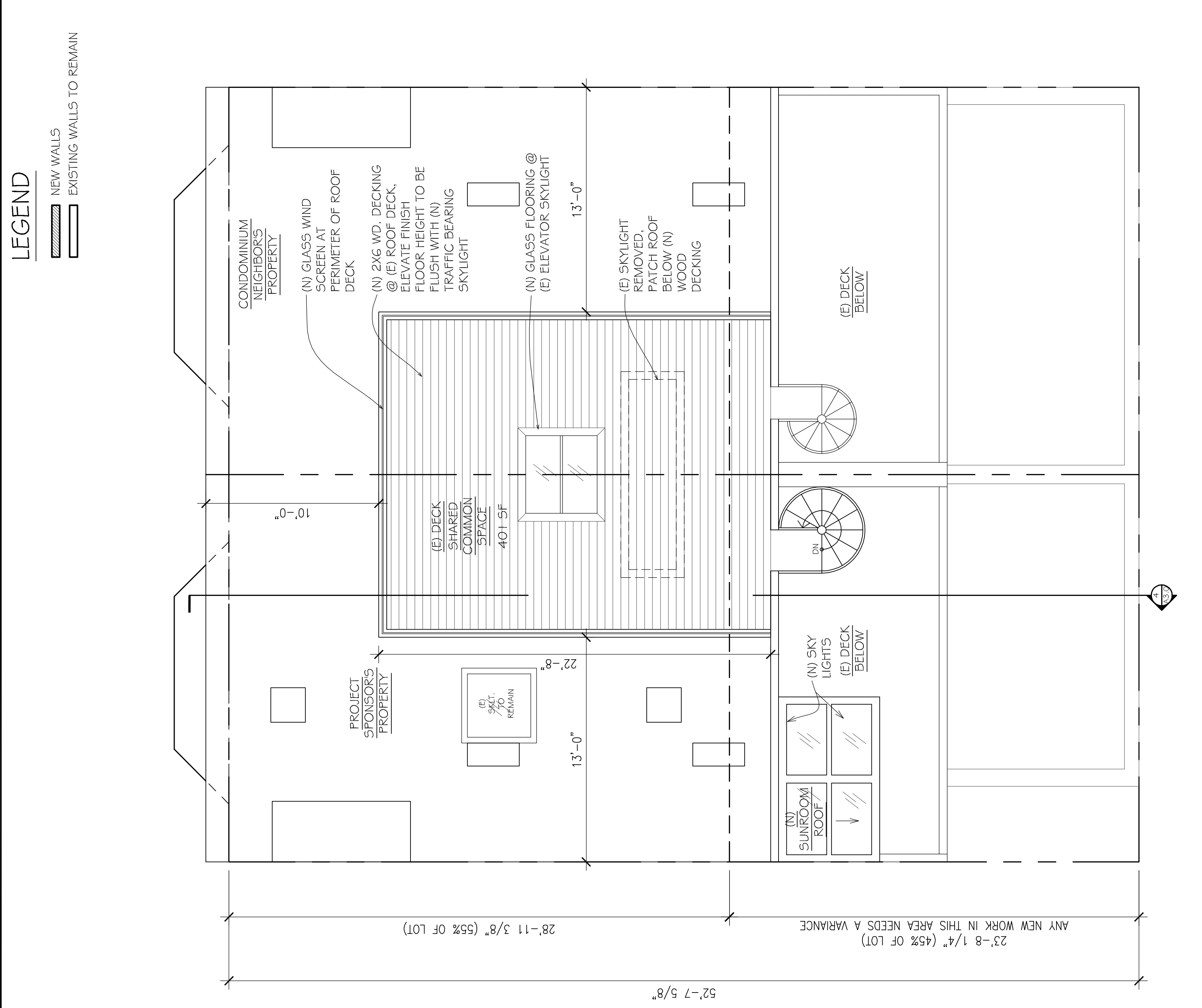


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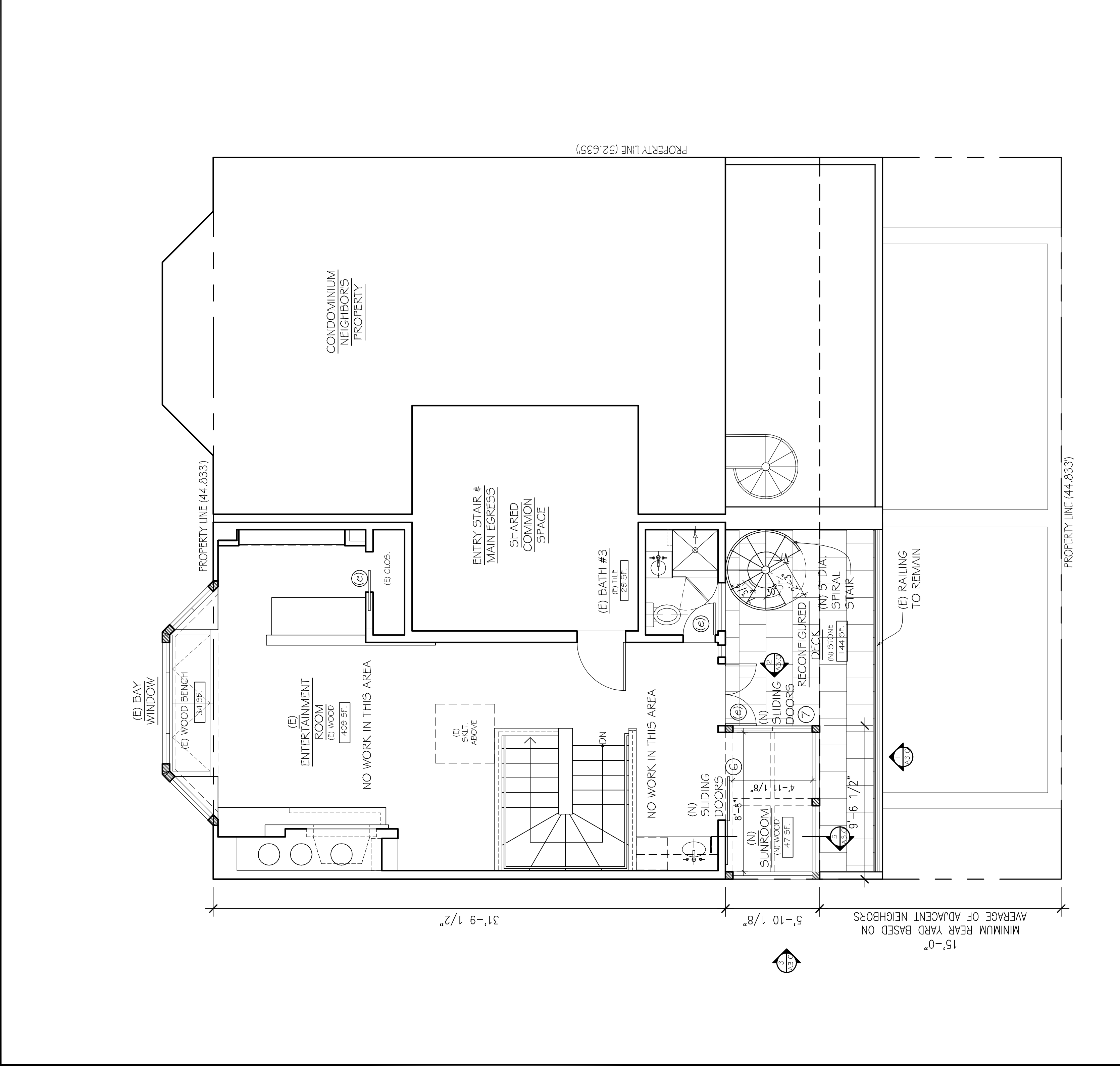


TITLE NEW FLOOR PLANS	DRAWN BY ETH/JC	JOB NO.
SCALE 1/4" = 1'-0"	DATE 11/08/10	SHEET

A2.0



2 NEW ROOF PLAN  
 A2.0



1 NEW THIRD FLOOR PLAN  
 A2.0

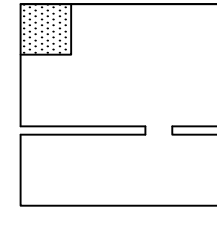


REVISIONS

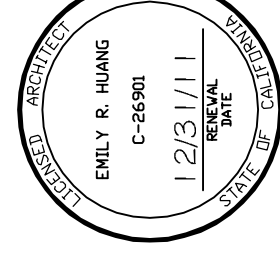
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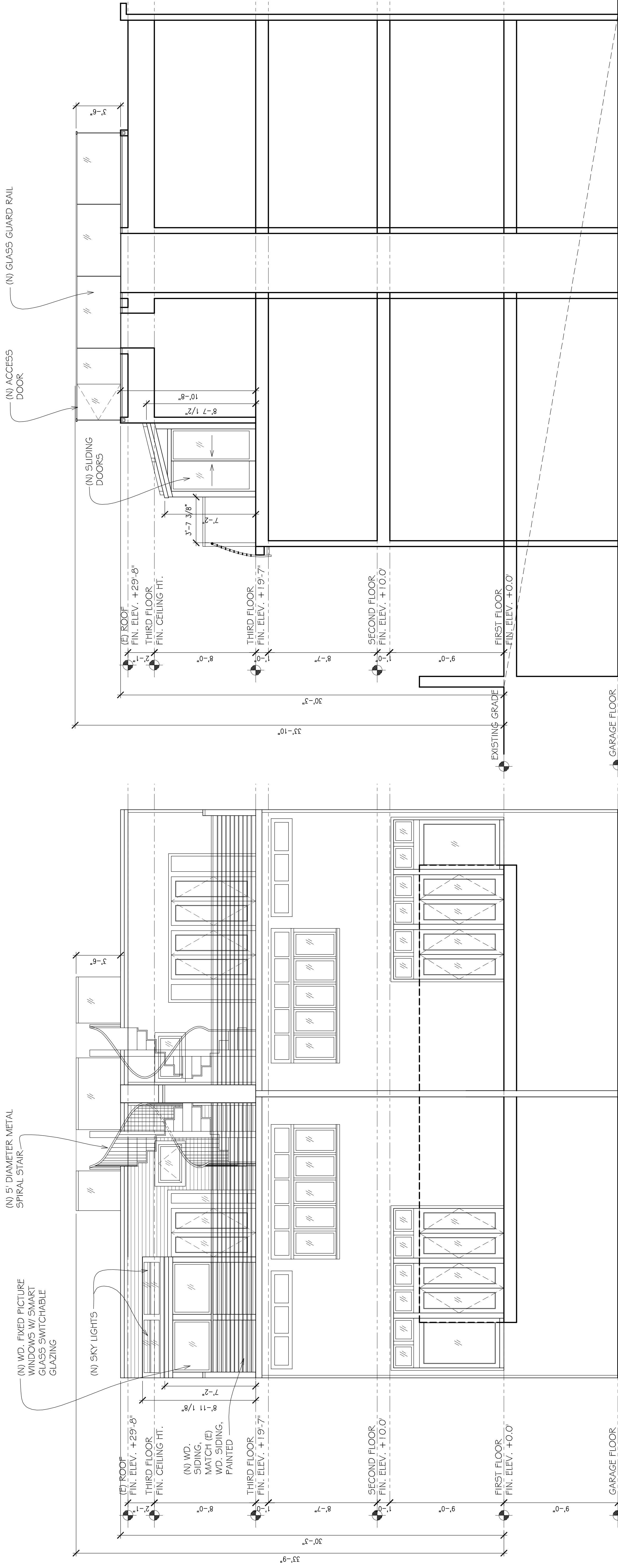


TITLE  
 NEW EXTERIOR ELEVATIONS

DRAWN BY ETH JC	JOB NO.
SCALE 1/4" = 1'-0"	DATE 11/08/10

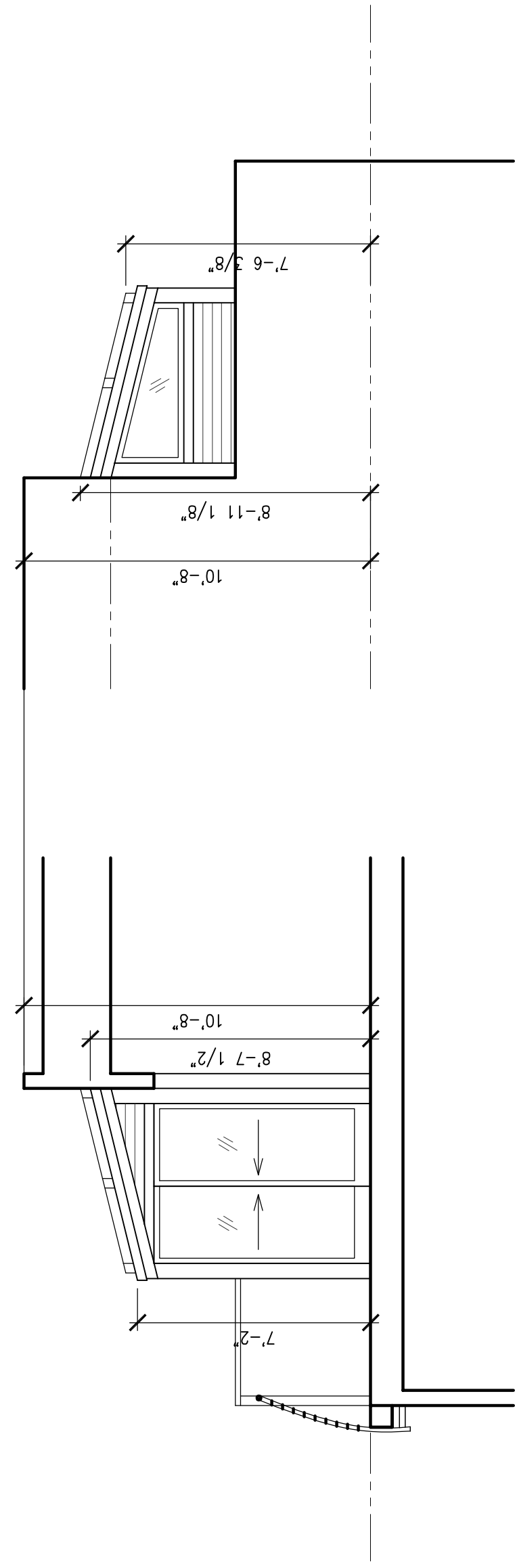
SHEET

A3.0

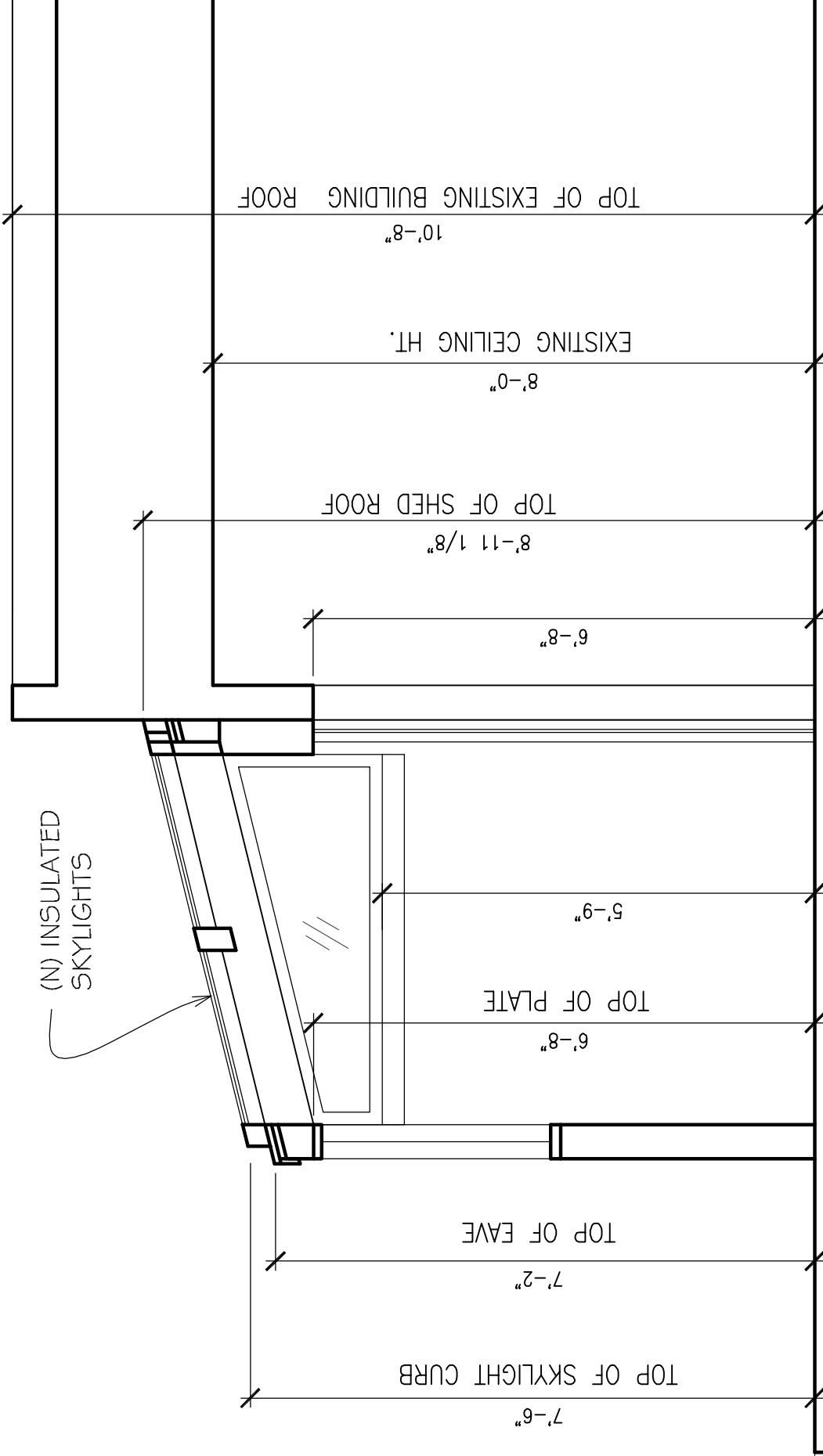


1 NEW SOUTH ELEVATION  
 A3.0 SCALE: 1/4" = 1'-0"

4 BUILDING SECTION & EAST ELEVATION @ SUNROOM  
 A3.0 SCALE: 1/4" = 1'-0"



2 NEW EAST ELEVATION @ SUNROOM  
 A3.0 SCALE: 1/4" = 1'-0"



5 DETAIL SECTION @ SUNROOM SKYLIGHTS  
 A3.0 SCALE: 1/2" = 1'-0"