



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis

HEARING DATE: JULY 7, 2011

*Date:* June 30, 2011  
*Case No.:* 2011.0389DDD  
*Project Address:* 2040 Jackson Street  
*Permit Application:* 2010.11.03.4269  
*Zoning:* RH-1 [Residential House, One-Family]  
40-X Height and Bulk District  
*Block/Lot:* 0591/004A  
*Project Sponsor:* Bill Campbell and Chris Vincent  
2443 Fillmore Street, PNB 368  
San Francisco, CA 94115  
*Staff Contact:* Aaron Starr – (415) 588-6362  
[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)  
*Recommendation:* **Do not take DR and approve as revised**

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 project is a three-story horizontal addition at the rear of the three-story single-family house. The first and second stories of the addition would extend approximately 15.5 feet into the rear yard and the third story of the addition would extend approximately 10 feet into the rear yard. The addition would be set back 5 feet from the east side property line at the first story, and would be set back 5 feet from both east and west side property lines at the second and third stories. The first story of the addition would extend to the west side property line and the roof of this 5-foot wide by 14-foot deep portion of the addition is proposed as a patio to be accessed from the second story great room. The second and third stories of the addition would feature approximately 2-foot deep rounded bays on their rear facades. An approximately 5.5-foot deep terrace would occupy the setback at the rear of the third story component of the addition. The project also includes the addition of a stair/elevator penthouse at the east side of the building's roof (set back approximately 26 feet from the main wall of the building's front façade) to provide access to a new roof terrace toward the rear of the building. The project includes widening the garage door from 8 feet to 9 feet and interior alterations.

### SITE DESCRIPTION AND PRESENT USE

The subject property is a 37.5' wide by 128' deep lot on the north side of Jackson Street between Laguna and Octavia Streets. The subject building is a three-story, single-family house that covers approximately 47% of the lot. The subject blockface has an 18' legislated front setback line. Constructed in 1929, the subject building is listed on the City's 1976 Architectural Survey and is the center of a trio of homes built at the same time and by the same developer. While a full Historic Resource Evaluation Report was not prepared for the subject property, the building's date of construction, level of detail, architectural style, association with adjacent buildings and its inclusion on the 1976 Architectural Survey indicate that it is a potential historic resource for the purposes of CEQA.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The two adjacent buildings were constructed at the same time by the same developer and in a similar, although not identical, style. Currently the three buildings align at the rear. The subject blockface is composed of large single-family homes. Across the street are several multi-unit apartment buildings. The immediate area is entirely residential in character. The subject property is located one block north of LaFayette Park.

**BUILDING PERMIT NOTIFICATION**

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	March 18, 2011 – April 17, 2011	April 18, 2011	July 7, 2011	80 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 27, 2011	June 27, 2011	10 days
Mailed Notice	10 days	June 27, 2011	June 27, 2011	10 days

**PUBLIC COMMENT**

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	2	-
Other neighbors on the block or directly across the street	-	1	-
Neighborhood groups	-	1	-

The two adjacent property owners and the Pacific Heights Residents Association filed DR on the proposed project. One other email in opposition was received from Arthur and Lois Roth who live at 2000 Jackson Street.

**DR REQUESTOR**

Greg Scott representing the Pacific Heights Resident’s Association  
 2585 Pacific Avenue  
 Approximately 6 blocks northwest of the subject property

Ms. Jacqueline Evans and Mr. Peter Tarne  
 2050 Jackson Street  
 Directly to the west of the subject property

Mr. and Mrs. John Morrissey  
2030 Jackson Street  
Directly to the east of the subject property

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

See attached *three Discretionary Review Applications*, dated April 18, 2011

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

See attached *Response to Discretionary Review*, dated June 29, 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 Residential Design Team (RDT) reviewed the project prior to the initiation of Section 311 Neighborhood Notification and found the project to be consistent with the Residential Design Guidelines (RDGs). Following the filing of the DR requests, the RDT re-reviewed the project and directed that the 5-foot wide by 14-foot deep patio proposed on the roof of the addition’s first story along the west side property line be eliminated in order to reduce the height of the addition at the property line (by eliminating the need for a property line patio railing) and to minimize privacy impacts that would be created by the use of a patio at the side property line. The RDT directed that this roof surface of this one-story portion of the addition should be fire-rated to eliminate the need for a property line parapet. (RDG, pages 16, 25 – 26) The project sponsors have agreed to these changes and have revised the plans accordingly.

With the change described above, the RDT would support the project, and would not find there to be any exceptional or extraordinary circumstances. The project with the modifications described above would be consistent with the pattern and scale of development in the neighborhood; it is not an unusual project.

The DR Requestors have not shown that there are any exceptional or extraordinary circumstances existing on the property or created by the project.

**Under the Commission’s pending DR Reform Legislation, this project would not be referred to the Commission.**

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

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs

Section 311 Notice

3 DR Applications (please note: Ms. Jacqueline Evans & Mr. Peter Tarne application is an exact copy of Mr. & Mrs. John Morrissey application. To save paper only the first page of Ms. Jacqueline Evans & Mr. Peter Tarne was included in this packet)

Response to DR Application dated June 29, 2011

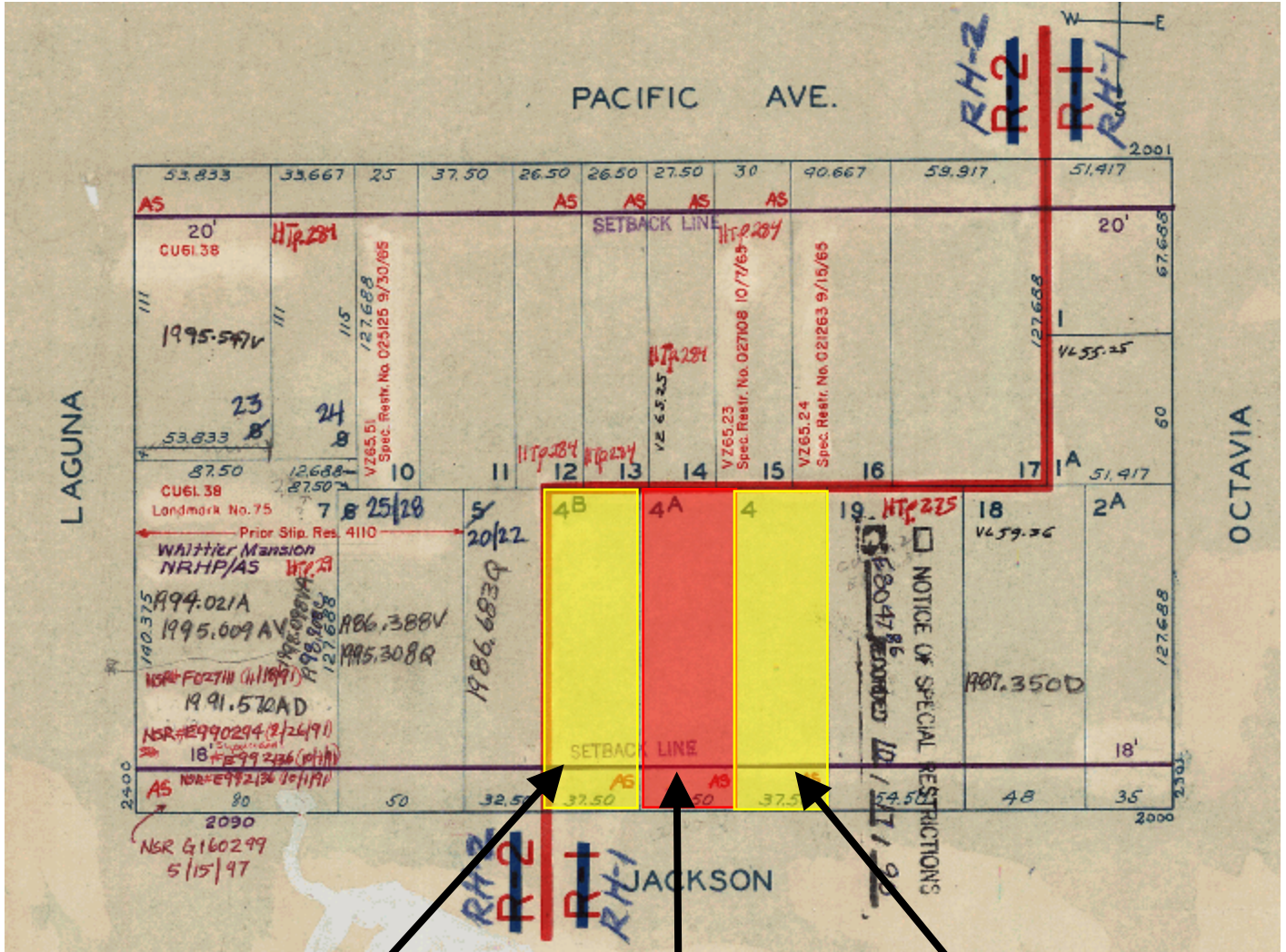
Reduced Plans

Context Photographs

*AS: G:\DOCUMENTS\Discretionary Review\2040 Jackson Street\2040 Jackson Street.CaseReport.doc*



# Parcel Map



DR REQUESTOR

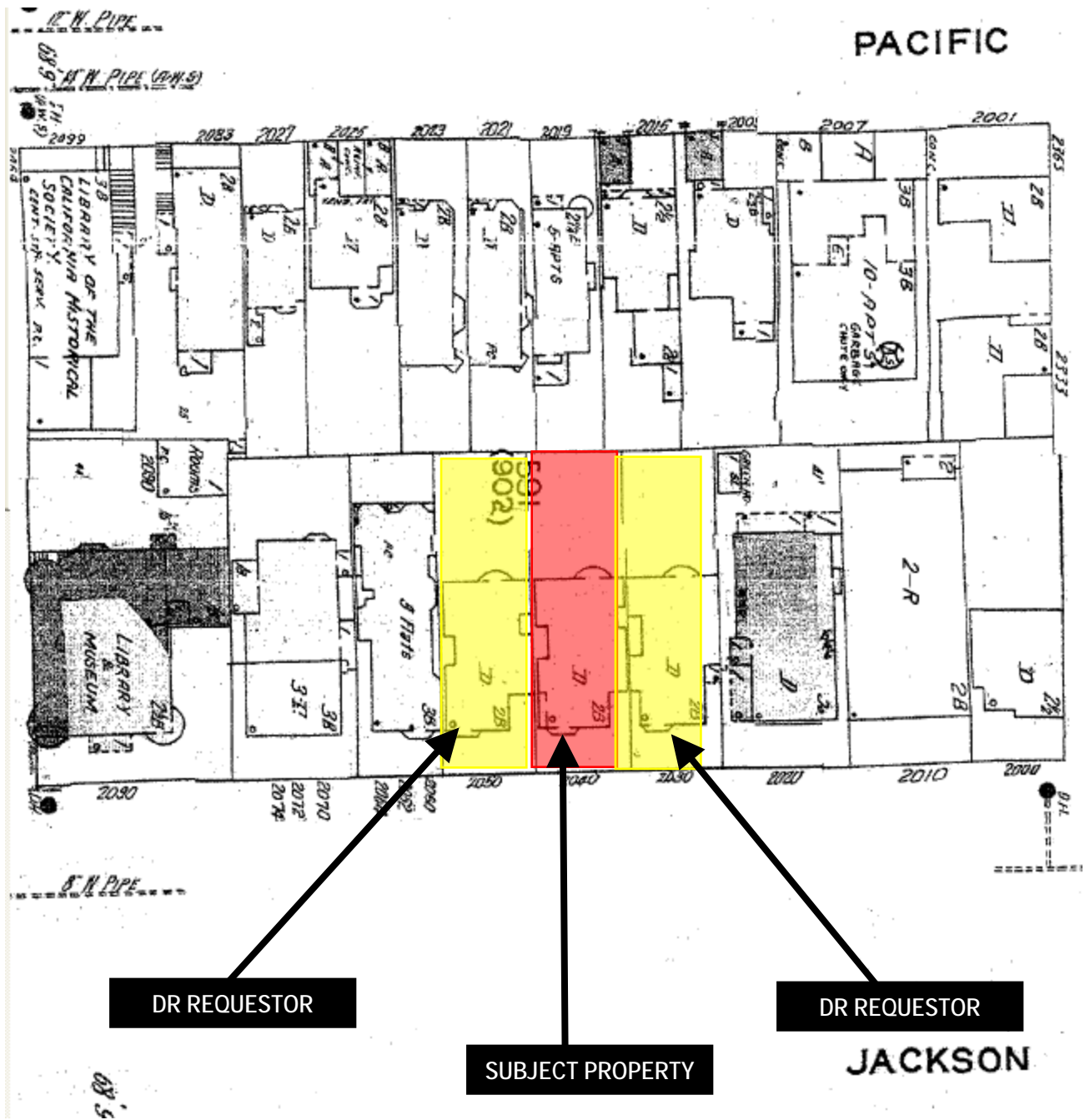
SUBJECT PROPERTY

DR REQUESTOR



Discretionary Review Hearing  
Case Number 2011.0389DDD  
Discretionary Review Request  
2040 Jackson Street

# Sanborn Map\*

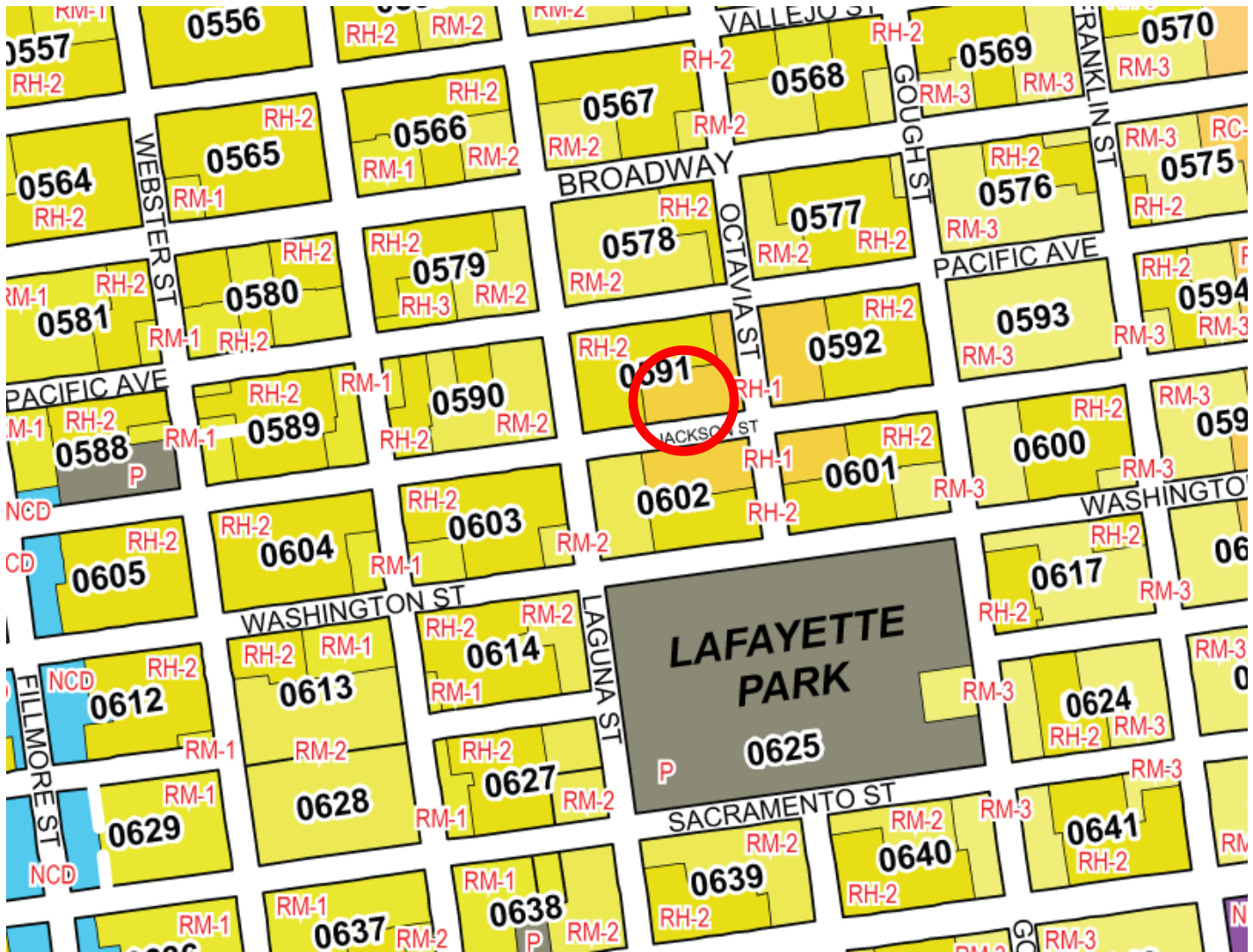


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2011.0389DDD  
Discretionary Review Request  
2040 Jackson Street

# Zoning Map



Discretionary Review Hearing  
Case Number 2011.0389DDD  
Discretionary Review Request  
2040 Jackson Street



# Aerial Photo



**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2011.0389DDD  
Discretionary Review Request  
2040 Jackson Street

# Aerial Photo



DR REQUESTOR

SUBJECT PROPERTY

DR REQUESTOR



Discretionary Review Hearing  
Case Number 2011.0389DDD  
Discretionary Review Request  
2040 Jackson Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **November 3, 2010**, the Applicant named below filed Building Permit Application No. **2010.11.03.4269** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	<b>Taylor Lombardo Architects</b>	Project Address:	<b>2040 Jackson Street</b>
Address:	<b>529 Commercial Street, #400</b>	Cross Streets:	<b>Octavia St./Laguna St.</b>
City, State:	<b>San Francisco, CA 94111</b>	Assessor's Block /Lot No.:	<b>0591/004A</b>
Telephone:	<b>(415) 433-7777</b>	Zoning Districts:	<b>RH-1 /40-X</b>

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

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK .....	±17'	No Change
BUILDING DEPTH .....	±63'	±77.5'
REAR YARD .....	±49'	±32'
HEIGHT OF BUILDING (to pitch of roof/penthouse) .....	±39.5'	±42.5'
NUMBER OF STORIES .....	3	3 + stair penthouse
NUMBER OF DWELLING UNITS .....	1	No Change
PROJECT DESCRIPTION		

The proposal is to extend the first and second floors approximately 15.5' into the rear yard and the third floor approximately 10' into the rear yard; the second and third floors will be setback 5' from each side property line and both will include an approximately 2' deep rounded bay on the rear façade. The proposal also includes constructing a stair and elevator penthouse at the east side of the building that will be set back 26' from the main wall of the front façade, adding a roof deck toward the rear of the building and widening the garage door opening from 8' to 9'. The proposal also includes interior alterations.

PLANNER'S NAME: **Aaron Starr**

PHONE NUMBER: **(415) 558-6362**

EMAIL: **Aaron.starr@sfgov.org**

DATE OF THIS NOTICE:

EXPIRATION DATE: \_\_\_\_\_



# APPLICATION FOR Discretionary Review Application

## 1. Owner/Applicant Information

DR APPLICANT'S NAME:		
Mr. Greg Scott [Pacific Heights Residents Association]		
DR APPLICANT'S ADDRESS:	ZIP CODE:	TELEPHONE:
	94109	(415) 498-6270

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:		
Mr. Bill Campbell & Mr. Chris Vincent [2040 Jackson LLC]		
ADDRESS:	ZIP CODE:	TELEPHONE:
2443 Fillmore St, PNB 368	94115	(415) 271-0085

CONTACT FOR DR APPLICATION:		
Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE:
2585 Pacific Avenue	94115	(415) 498-6270
E-MAIL ADDRESS:		
greg.scott@us.pwc.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT:	ZIP CODE:
2040 Jackson St	94109
CROSS STREETS:	
Octavia and Laguna Sts.	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0591 / 004A	37.5x127+	4,788.3	RH-1	40-X

## 3. Project Description

Please check all that apply

Change of Use  Change of Hours  New Construction  Alterations  Demolition  Other Additions to Building: Rear  Front  Height  Side Yard  (Elev.+stair penthouse)

Present or Previous Use: Single-family home

Proposed Use: Single-family home

Building Permit Application No. 2010 1103 4269

Date Filed: 11/03/10

**RECEIVED**

APR 18 2011

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
PIC

#### 4. Actions Prior to a Discretionary Review Request

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

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

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

We understand that Planning Staff requested revisions to (and the Sponsors so modified) the project to increase very slightly the upper-story side setback on the east side, allowed the side setback on the west side to be decreased by 6 feet (worsening the problem for that neighbor), and reduced the depth of the third story; Staff supported the middle and ground story depths as proposed. This was the version sent out for 311, and which we are requesting the Commission to modify.

We believe the impacts to the mid-blck open space have not been adequately reduced.



## Discretionary Review Request

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

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

Although the addition may meet the technical requirements, the existing mid-block space for the total block is severely compromised and deficient, and this proposal worsens that issue. The additions will box in the adjacent neighbors, affecting their rear yards, and their visual access to the shared mid-block space. Because those adjacent sites are bounded by excessively deep development on the sides opposite the subject project, the result is an unsatisfactory deprivation caused by the over-scaled project at 2040 Jackson.

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

The unreasonable impacts are excessive effects causing a loss of mid-block space, reduced ambient light and visual access to the mid-block space from the main living areas of the two adjacent neighbors, and loss of privacy to rear yards and windows, beyond what would be caused by a more appropriately-scaled rear addition.

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

Reduce depths of second- and third-story side walls, and overall depth of addition, or greatly increase the side setbacks to mitigate adverse impacts.

### Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: L. Gregory Scott

Date: 4-18-2011

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

L. GREGORY SCOTT, President

Owner / Authorized Agent (circle one)

Pacific Heights  
Residents Association

# APPLICATION FOR Discretionary Review Application

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: Mr. & Mrs. John Morrissey [Morrissey Living Trust]		
DR APPLICANT'S ADDRESS: 2030 Jackson St	ZIP CODE: 94109	TELEPHONE: (415) 447-5743

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Mr. Bill Campbell & Mr. Chris Vincent [2040 Jackson LLC]		
ADDRESS: 2443 Fillmore St, PNB 368	ZIP CODE: 94115	TELEPHONE: (415) 271-0085

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS: momecm@yahoo.com [and] john.morrissey@jfshea.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 2040 Jackson St	ZIP CODE: 94109
CROSS STREETS: Octavia and Laguna Sts.	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0591 / 004A	37.5x127+	4,788.3	RH-1	40-X

## 3. Project Description

Please check all that apply

Change of Use  Change of Hours  New Construction  Alterations  Demolition  Other

Additions to Building: Rear  Front  Height  Side Yard  (Elev.+stair penthouse)

Present or Previous Use: Single-family home

Proposed Use: Single-family home

Building Permit Application No. 2010 1103 4269

Date Filed: 11/03/10

RECEIVED

APR 18 2011

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
PIC

#### 4. Actions Prior to a Discretionary Review Request

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

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

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

We have had multiple meetings and communications with the Project Sponsors. Initially, prior to filing of the Site Permit Application, we and the adjacent neighbors on the opposite side requested substantial reductions in the multi-story rear additions that are proposed, both in depth and width.

We, through our attorney, and other neighbors also left phone messages and sent letters and e-mails to Staff that explained our issues.

Following RDT review, Planning Staff requested revisions to (and the Sponsors so modified) the project to increase very slightly the upper-story side setback on the east side, allowed the side setback on the west side to be decreased by 6 feet (worsening the problem for that neighbor), and reduced the depth of the third story; Staff supported the middle and ground story depths as proposed. This was the version sent out for 311, and which we are requesting the Commission to modify.

We then proposed additions that utilized the side setbacks Staff requested, but that reduced the very deep second-story addition substantially. Sponsor responded with a couple of compromises, the last of which increased the ground-story extension to 17'-5", and has side walls on the second and third stories with square corners that extend ten feet from the existing rear wall. At the second story, a bowed wall springs from those corners and extends an additional 4.5 feet into the rear yard, making the maximum extension 14.5 feet. The second story also proposes a projecting deck that cantilevers into the required rear yard, extending from eight to ten feet beyond the new wall, but does not seem to conform to Sections 134 and 136(c) of the Planning Code. The third story, as offered, has a shallower, smaller bow that is not dimensioned, but seems acceptable in extent, although the ten-foot side walls are not. It too has an over-deep cantilevered deck that we believe is out of character and too deep. Schematic graphics are attached that illustrate the various offers and counter-offers.

The project sponsor installed story poles and string lines delineating this proposed compromise, which confirmed that the ten-foot deep side walls at the second and third stories are too obtrusive, and demonstrated to us that the compromise proposal is not acceptable for reasons explained below.

## Discretionary Review Request

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

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

Please see following pages

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

Please see following pages

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

Please see following pages



## Discretionary Review Request

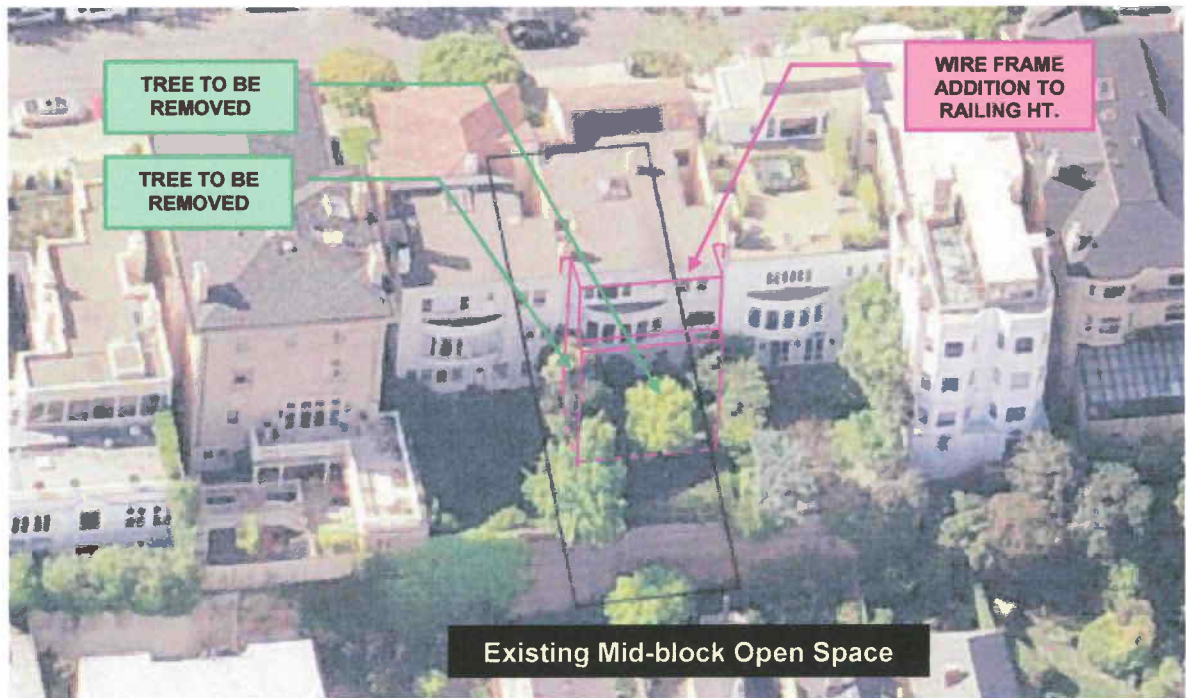
1. **What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning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

### **THE IMMEDIATE SITE CONTEXT IS UNIQUE ON AN OVER-DEVELOPED BLOCK**

*The subject property is the middle residence of three "triplet" buildings that were built in 1929, and while their front façades and rooflines are varied in form and detailing, they all have three aligned rear walls. With the exception of one other, these homes are the shallowest buildings on this block, and thus, the greatest contributors to the midblock open space.*

*Those rear walls are three stories above grade, and all have shallow, bowed bays projecting into the rear yards at their second stories. The triplets are all listed as Architecturally Significant in the Department's 1976 historical survey.*

*The middle of these three buildings is the subject property. The two end triplets are DR Requestors. Those end buildings are also each bounded on their outboard sides by exceptionally deep, non-complying structures. A deep rear addition as proposed at 2040 (17.5 feet deep at the 2<sup>nd</sup> story) will block these outboard triplets in on both sides, causing a reduction of visual access to the mid-block space from the rear interior rooms, and causing a loss of both direct summer sunlight and year-round ambient light.*



*Also note that The mid-block space is already highly degraded by the non-complying depth of many of the residences, and further, the heights of these very tall homes crate a canyon-like effect arising at the open space because many of the rear building walls are taller than the width of the open space they define. The existing mid-block space opposite these triplets is one of two exceptional pockets, where the width of the open space exceeds the surrounding building wall heights. This conforms to the 45° principle defining the requirements for both usable open space in Code §135 and the Exposure requirements of §140. Exposure to the sky allows for ambient light to reach the yard and windows on the lower stories.*

Another issue is the atypical width of these triplet lots. Perhaps the staff's standard of allowing multi-story additions that extend farther to the rear than their neighbors to be set away from the side lot lines only five feet may be appropriate with typical 25-foot wide lots, leaving fifteen feet for a "pop-out." But where lots are 37.5 in width, and the structures have very high floor-to-ceiling dimensions, the greater bulk of the resulting addition (27.5 feet width) has a more adverse effect on the open space and on neighboring properties, and those five-foot side courts seem under-sized and not well-proportioned.

#### **THE RESIDENTIAL DESIGN GUIDELINES**

Page 25 of the Residential Design Guidelines discusses the mid-block open space as follows:

*The height and depth of a building expansion into the rear yard can impact the mid-block open space. Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of the other buildings that define the mid-block open space. **An out-of-scale rear yard addition can leave surrounding residents feeling "boxed-in" and cut-off from the mid-block open space.** [Emphasis added.]*

The Guidelines state further that

*"Rear yards provide open space ... that is visible to most residents of the block. This visual open space can be a significant community amenity."*

*As the graphic on the following page illustrates, the addition at the size and scale proposed DOES "box in" the adjacent neighbors to the east (2030 Jackson) and to the west (2050 Jackson), and reduces the shared amenity of the appropriately-sized, existing mid-block space.*

*We also believe that conformity with the following Guidelines could be vastly improved by reducing the mass of the proposed addition, especially with regard to the second story:*

##### ***Rear Yard (pages 16 - 17)***

*Is the building articulated to minimize impacts on light to adjacent properties?*

*Is the building articulated to minimize impacts on privacy to adjacent properties?*

##### ***Building Scale (pages 23 - 27)***

*Is the building's height and depth compatible with the existing building scale at the midblock open space?*

##### ***Building Form (pages 28 - 30)***

*Is the building's form compatible with that of surrounding buildings?*

*Are the building's proportions compatible with those found on surrounding buildings?*

##### ***Rooftop Architectural Features (pages 38 - 41)***

*Is the stair penthouse designed to minimize its visibility from the street?*

*Are the parapets compatible with the overall building proportions and other building elements?*

*Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?*



Existing Mid-block Open Space



With Proposed Addition





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

*The neighbors adjacent to the project are accepting of some loss of light and openness to their rear yards, which would result from even an appropriately-sized rear addition to the central house. It is unreasonable to lose those amenities from the interiors of every rear room in their homes, though, by building two stories out to the minimum-required (25%) rear yard, and also extending a tall third story with parapets and railings ten feet at each side into the existing rear yard, with a bowed wall that extends even farther.*

*The loss of a substantial portion of the visual connection from the interiors of both neighboring house to the mid-block open space, the reduced direct summer sunlight (loss of afternoon light to 2030, loss of morning sunlight to 2050), and also the reduction in ambient light from sky blockage to the rears of both neighboring houses is not reasonable. A reduced addition would lessen these adverse impacts, and still allow a reasonable expansion of the existing 4,900 square foot home.*

*In addition, approval of an addition as proposed would set a precedent leading to a cascade effect further eroding the mid-block space. If this project is approved, there should be no reason not to approve similar additions to 2030 and 2050, allowing future owners to eradicate the most intact mid-block open space in the neighborhood. That mid-block space is a crucial amenity, and is like an ecosystem. When an ecosystem is under stress from over-development, it is not good practice to exacerbate that stress by letting the precedent of past mistakes allow approval of similar mistakes in the present.*

*We understand that there are existing homes on the block as large as, or larger than the proposed project would be. However, there is split zoning on the block, which changes from RH-1 at the subject buildings to RH-2 to the north and west, and some of those buildings are in a denser zone than the subject. Others of those buildings are simply too large by today's standards, where concerns about over-development, sustainability, the loss of open space, and conservation of neighborhood character should be primary issues.*

*We believe that the proposed scale and volume of the three-story addition negatively impact the adjacent neighbors due to reduction of light and visual open-space access, will loom over the downslope neighbors to the rear, and will degrade neighborhood character through loss of an already-compromised mid-block open space.*

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

*The Guidelines discuss these options to reduce rear addition impacts>*

- Set back upper floors to provide larger rear yard setbacks.

*Note the plural "floors" – while Staff requested the third story to be set back, the second story projects 17.5 from the rear wall lines, through the full depth of the buildable area on a very deep lot, and should also be set back from the ground floor's rear wall.*

- Notch the building at the rear or provide setbacks from side property lines.

*The five-foot side setbacks are inadequate for additions as deep as this; either the setbacks should be increased, or preferably, the depths of the addition reduced at the two upper stories.*

- Reduce the footprint of the proposed building or addition

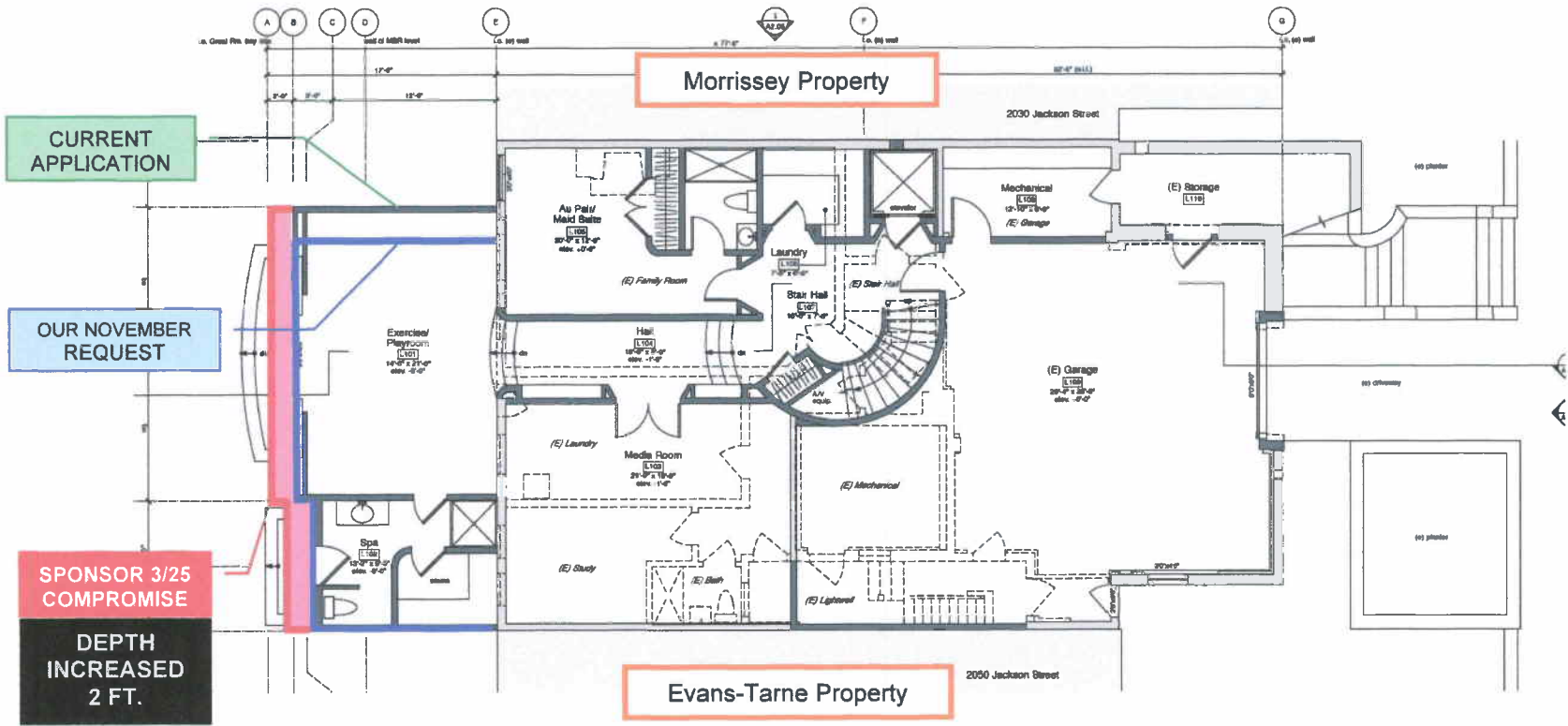
*The five-foot side setbacks are inadequate for additions as deep as this; either the setbacks should be increased, or preferably, the depths of the addition reduced at the two upper stories.*

*A reduction in the depth of the side walls along both neighboring properties, on the second and third stories would remedy the loss of light and visual access to the midblock space. Each of those stories could bow out from those side walls, and the apex of the bow would be hidden by the side walls. This would also reduce the adverse effect of the large volume addition looming over the adjacent properties.*

*The following graphics illustrate mass reductions that limit those adverse effects and would balance the sponsors' right to develop their property, with the neighbors' rights to less degradation of the already-compromised mid-block space and the access it provides to light, exposure, and openness.*

Application for Discretionary Review

CASE NUMBER:  
For Staff Use only



CURRENT APPLICATION

OUR NOVEMBER REQUEST

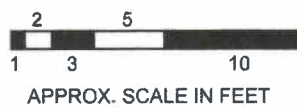
SPONSOR 3/25 COMPROMISE

DEPTH INCREASED 2 FT.

Morrissey Property

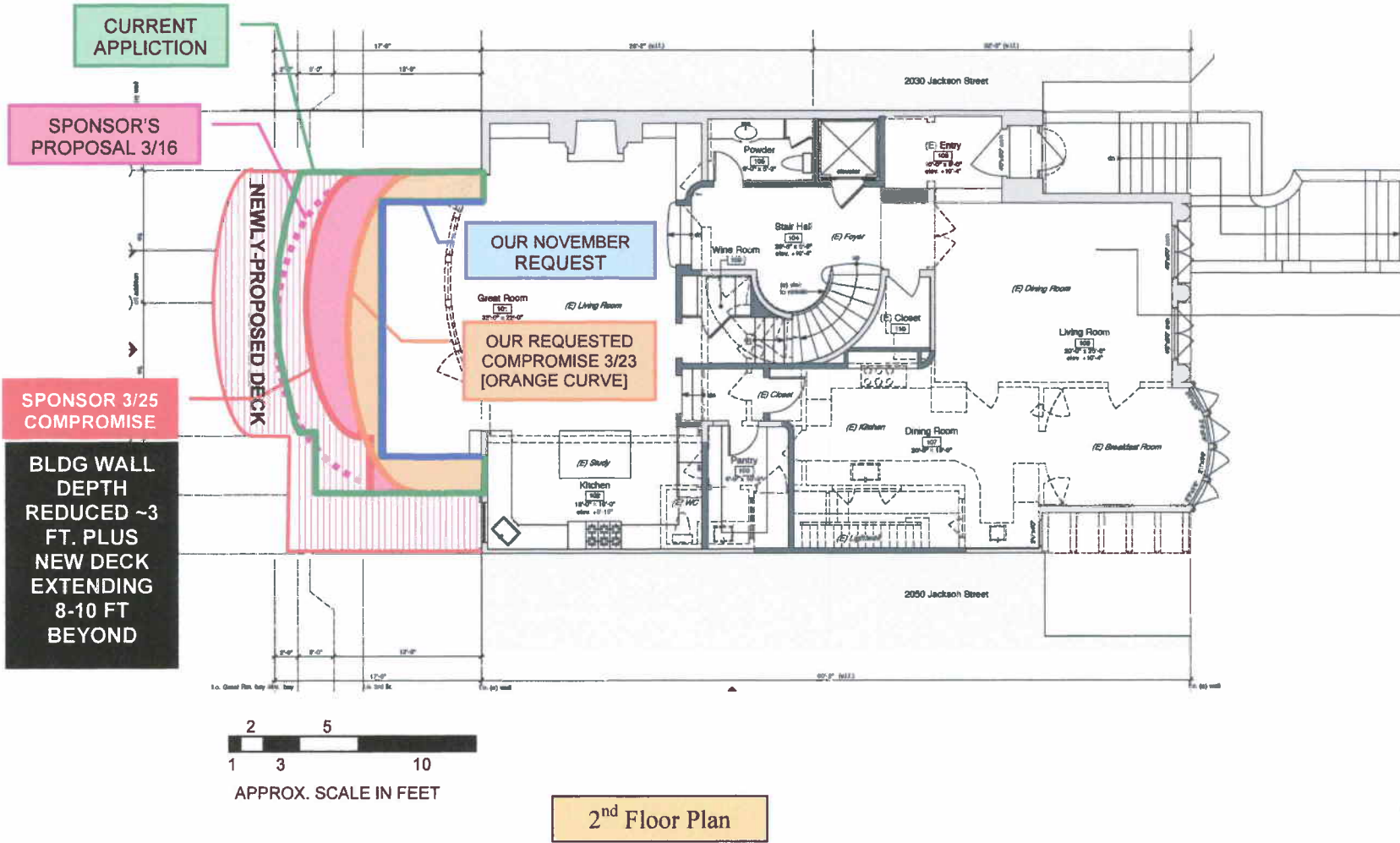
Evans-Tarne Property

1<sup>st</sup> (Ground) Floor Plan

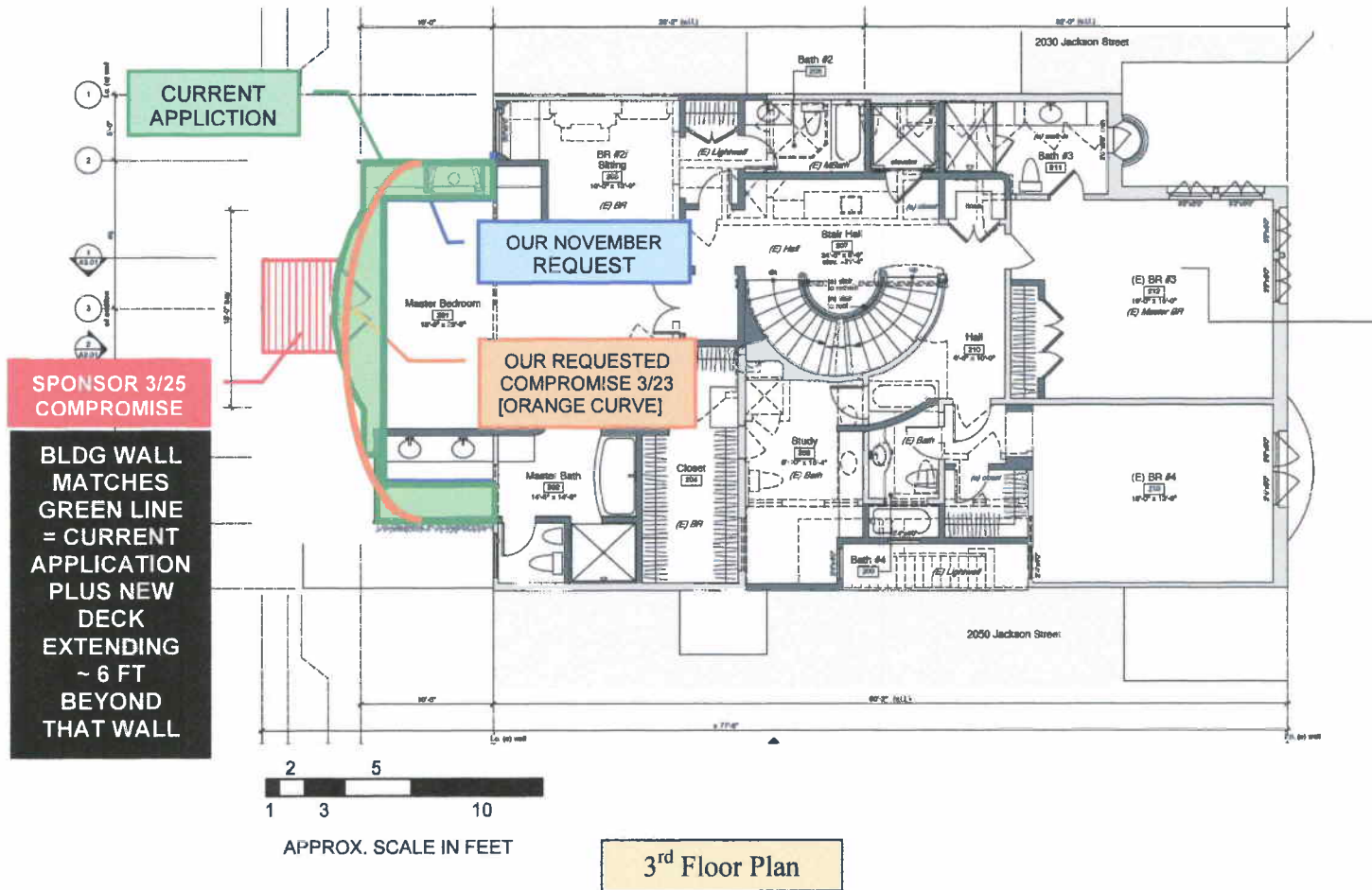


# Application for Discretionary Review

CASE NUMBER:  
For Staff Use only



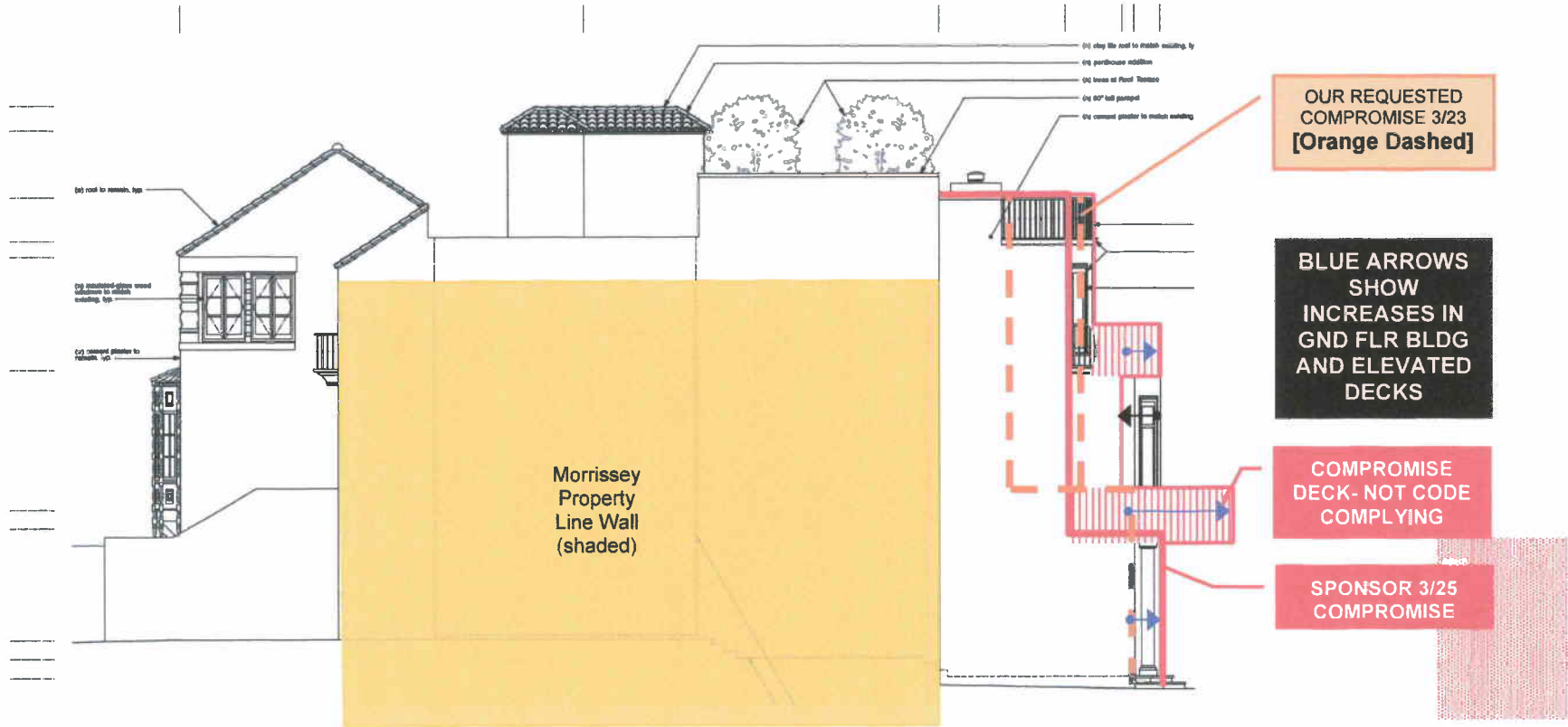
CASE NUMBER:  
For Staff Use only





# Application for Discretionary Review

CASE NUMBER:  
For Staff Use only



East (side) Elevation (facing 2030)

NOTE: WEST ELEVATION (FACING 2050) IS APPROX. A MIRROR IMAGE



APPROX. SCALE IN FEET

# Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: John C. Morrissey Date: 4/15/11

Eileen Morrissey 4/15/11  
Print name, and indicate whether owner, or authorized agent.

JOHN C. MORRISSEY OWNER

Owner / Authorized Agent (circle one)

Eileen MORRISSEY CO-OWNER

# Discretionary Review Application Submittal Checklist

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

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

**NOTES:**

Required Material.

Optional Material.

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

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

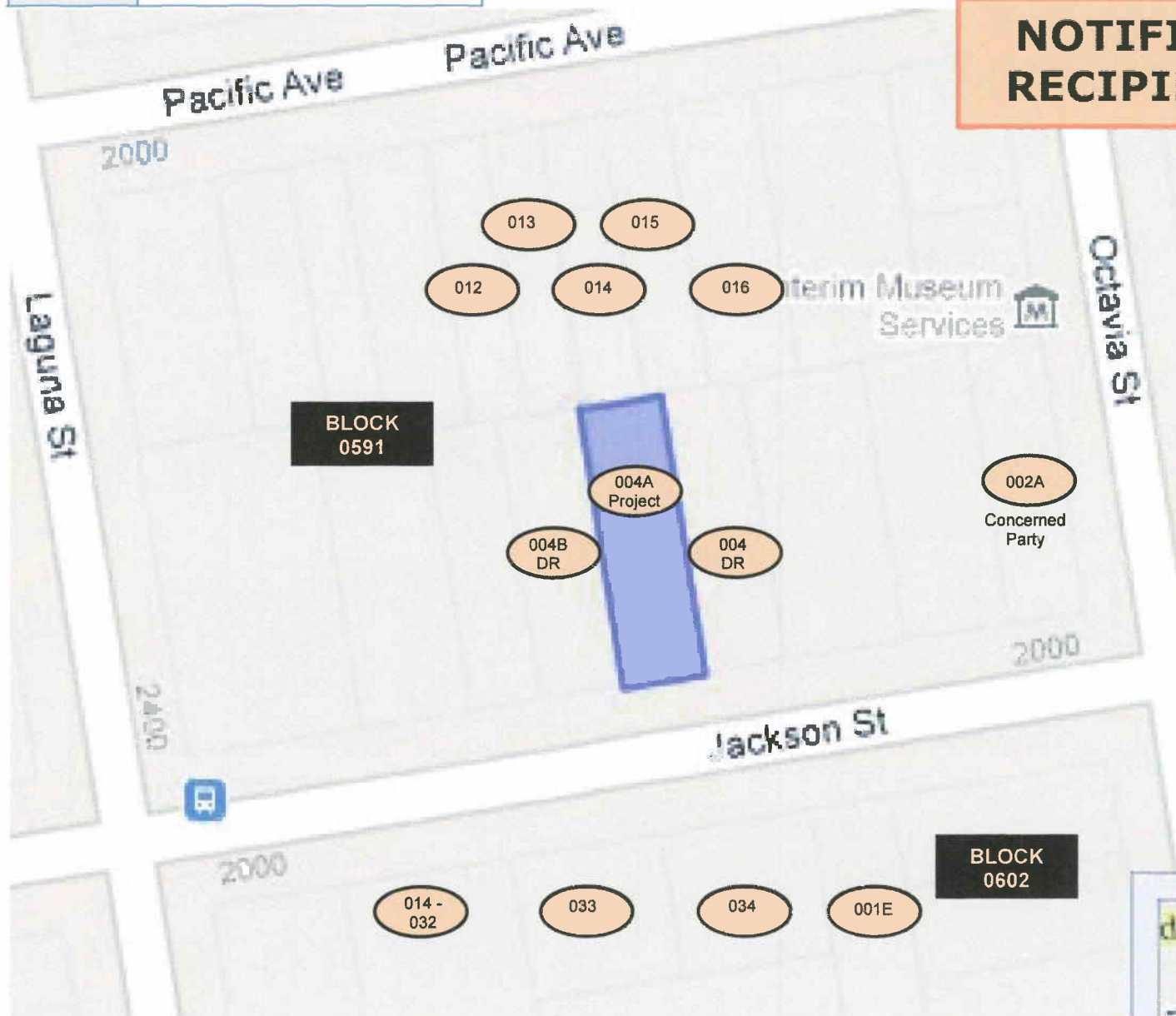
Date: \_\_\_\_\_



Application for Discretionary Review

CASE NUMBER:  
For Small Use only

**NOTIFICATION  
RECIPIENT MAP**



**MID-BLOCK OPEN SPACE**

The 2030, 2040, & 2050 properties comprise the most intact open space, at the heart of the mid-block. The existing rear walls of these historic triplets are now all aligned. The 2030 & 2050 sites each have very deep buildings on the sides opposite the proposed work at 2040. A deep rear addition as proposed at 2040 will hem these outboard triplets in on both sides, causing a further reduction of visual access to the mid-block space from the rear interior rooms, and causing a loss of both direct summer sunlight and year-round ambient light. The mid-block space is already highly degraded. Also note that this aerial foreshortens the heights of these very tall homes and does not illustrate the canyon-like effect arising at the open space because many of the rear building walls are taller than the width of the open space they define. See graphics on following pages.



<e> SUBJ. BLDG

<n> 2<sup>nd</sup> STORY

<n> 2<sup>nd</sup> ST. DECK

<n> 3<sup>rd</sup> STORY

<n> PENTHOUSE

<e> MID-BLK SPACE

**LEGEND**

2072

CASE NUMBER: 11.03890  
For Staff Use only

# APPLICATION FOR Discretionary Review Application

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: Ms. Jacqueline Evans & Mr. Peter Tarne [Jacqueline Evans Trust]		
DR APPLICANT'S ADDRESS: 2050 Jackson St	ZIP CODE: 94109	TELEPHONE: (415) 409-2648

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Mr. Bill Campbell & Mr. Chris Vincent [2040 Jackson LLC]		
ADDRESS: 2443 Fillmore St, PNB 368	ZIP CODE: 94115	TELEPHONE: (415) 271-0085

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS: jacevans@aol.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 2040 Jackson St	ZIP CODE: 94109
CROSS STREETS: Octavia and Laguna Sts.	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0591 / 004A	37.5x127+	4,788.3	RH-1	40-X

## 3. Project Description

Please check all that apply

Change of Use  Change of Hours  New Construction  Alterations  Demolition  Other

Additions to Building: Rear  Front  Height  Side Yard  (Elev.+stair penthouse)

Present or Previous Use: Single-family home

Proposed Use: Single-family home

Building Permit Application No. 2010 1103 4269

Date Filed: 11/03/10

RECEIVED

APR 18 2011

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
PIC

June 27, 2011

Ms. Christina Olague  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

**Re: 2040 Jackson Street – Response to DR Application**

Dear President Olague and Commissioners:

I am the owner of the home at 2040 Jackson Street (the “Property”). In November 2010, I filed a permit to remodel my single family home to include a 3-story rear addition and roof deck which fully complies with the Planning Code and Residential Design Guidelines (“RDG”). The proposed addition is modest in nature and would maintain the Property’s conformity with the existing character of the residential neighborhood.

Despite my full compliance with all requests made by Planning Staff following the Residential Design Team review, as well as my good faith efforts to address the concerns of adjacent property owners through proposed design modifications, two discretionary review applications have been filed against the project by my adjacent neighbors on either side of the Property.

For the reasons set forth below, I ask that the Commission deny the DR Requests filed by Mr. and Mrs. John Morrissey, Ms. Jacqueline Evans and Mr. Peter Tarne (the “DR Requestors”), and allow the project to move forward.

**A. The Project Complies with the Planning Code**

The project fully complies with the requirements of the Planning Code. The project consists of a rear addition to the Property at the lower level, the first floor and the second floor, and a small penthouse on the roof. The exterior walls of the lower level extend 15 feet, 6 inches from the rear of the existing structure. Small patio areas located at and slightly above grade extend out from the openings at the proposed rear walls. There is a five foot side setback on the east side that is maintained on all floors. The first floor extends 17 feet, 6 inches from the existing rear wall, provides a five foot side set back on the east side, and a five foot setback on the west side used as a patio, with a solid railing. The second floor extends just over 10 feet from the rear of the existing structure, and provides five foot side setbacks on both sides. An

open railing is used to surround the patio at the second floor and roof. Finally, a small penthouse is provided on the roof near the center of the existing structure.

The proposed addition would not extend into the required rear yard with the exception of the grade level steps, as permitted by the Planning Code. Since no interior area will encroach within the rear yard, no light or air within the required rear yard will be affected by the proposed addition.

**B. The Project Complies with Residential Design Guidelines**

The DR Requestors' main concerns are that the proposed addition (1) is out of scale with the surrounding properties and would thus encroach upon the light and privacy of DR Requestors' homes; and (2) would degrade the existing mid-block open space. However, the DR Requestors' references to various RDG and Planning Code sections to support their concerns does not change the simple fact that the project's scale and design will be consistent with the character of the surrounding neighborhood.

***Neighborhood Character***

The RDG are intended to ensure that new development contributes to the architectural and visual qualities of residential areas in the City. Proper analysis of a proposed addition's conformity with RDG policies requires a view to preserving the overarching character of the neighborhood, with recognition that "Though each building will have its own unique features, proposed projects must be responsive to the overall neighborhood context." (RDG, Page 7.)

The proposed addition is fully compatible with the existing character of the neighborhood. The neighborhood has a mixed visual character, with no clear pattern of building size or structure evident. The Property is located within a split-zoned block, which includes eight properties zoned RH-1 and 13 properties zoned RH-2. Although the Property is bounded on its sides by buildings with rear walls that are currently aligned, their rooflines and facades are noticeably varied. Other buildings in the block face vary in height, size, façade, landscaping, and roof structure.

The Property is currently the second-smallest structure on the block face and is one of only three remaining two-story buildings. The other six buildings on the block face range from three to seven stories and boast between 4,128 to 20,000 square feet in building area. The Property and its two adjacent buildings are currently the shallowest-built structures on the block, creating a visual inconsistency with the overall character of the surrounding neighborhood. The majority of homes, including those directly adjacent to properties owned by the DR Requestors,

have already been expanded to approach their required rear yard, and in a number of cases even encroach into them.

The project proposes a modest rear addition that would extend the rear of the Property a mere 17 feet, 6 inches at its farthest point – less than a third of the depth of the existing structure. The full 25% rear yard will stay virtually intact, with grade level steps slightly encroaching as permitted by Section 136(c)(14) of the Planning Code. Being located on a block of mixed visual character, the proposed addition to the Property will have no adverse effect on the character of the development on the block and will not stand out in any way.

### ***Project Scale & Form***

The DR Requestors assert that a reduction of the size of the proposed addition is necessary for the project to conform to RDG recommendations regarding building scale, form, and architectural features. However, the current project design fully embraces all related RDG policies and should be approved in its current form. Specifically:

- **Building Scale and Proportion.** The RDG recommend that a building's scale and proportions be compatible with that of surrounding buildings, in order to preserve the neighborhood character. (RDG, Page 23.) The proposed 3-story rear addition will add 1,702 square feet to the Property and extend the existing rear wall 17 feet, 6 inches. This scale of addition is entirely compatible with the overall character and context of development within the neighborhood, as discussed above. In fact, with such a small addition of building area, the Property would remain one of the smaller and least-developed lots on the block.
- **Building Form.** The RDG recommend that a building's form be designed to be compatible with that of surrounding buildings. As noted above, the neighborhood in which the Property is located has a mixed visual character. However, the project design is sensitive to the form of the existing Property and surrounding structures, and involves minimal changes to the Property's front façade. The rear addition incorporates many architectural and design elements which are consistent with the original character of the home and compatible with adjacent structures, including bay windows, clay tile roofing and cement plaster that matches the existing siding.
- **Roof Architectural Features.** The RDG recommend that rooftop features be sensitively located so that they do not dominate the appearance of a building. Stair penthouses should be designed to minimize their visibility from the street and parapets should be compatible with overall building proportions.



Accordingly, the proposed penthouse addition height extends only a few feet above the existing roof line. Per the RDG, the penthouse addition has a sloping clay tile roof which matches the existing roof at the front façade of the building and is set back approximately 26 feet from the front façade of the structure and over 35 feet from the proposed rear extension of the structure. This creates visual consistency with the existing building structure and minimizes the appearance of the rooftop feature from the street and mid-block open space.

In short, DR Requestors' concerns are unfounded. The proposed addition is designed in a manner that is sensitive to the concerns of surrounding property owners and has incorporated a range of design modifications that render the addition fully compatible with RDG recommendations regarding scope, form and architectural features.

### ***Light and Privacy***

The DR Requestors allege that the project would not maintain the light and privacy that is currently afforded to their properties. However, the proposed addition will fully comply with RDG light and privacy recommendations. The DR Requestors have failed to show that the proposed addition will cause unreasonably adverse affects to neighboring properties.

The RDG recommendations expressly provide that "in areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion." (RDG, Page 16.) Although any addition to the Property will necessarily affect the access to light in the DR Requestors' rear yards, the project incorporates a number of RDG-recommended design modifications which minimize this impact. For example, the project provides a setback from the rear of the proposed addition of more than five feet on the second floor (equal to approximately 30% of the depth of the entire addition), providing greater access to summer and ambient light to adjacent lots. The project will also include the use of open railings on the decks on the second floor and rooftop, and incorporate Planning Staff recommendations which provide for a greater upper-story side setback on the east side, which will enhance both access to light and privacy between the properties. Given these sensitive design modifications, the project's impact on the neighboring property's access to light will be insubstantial.

In fact, we have commissioned a Shadow Study by Taylor Lombardo Architects, LLP that shows the project will have little to no impact on the DR Requestors' properties' access to light throughout the year. This is due to the fact that the greater height of the buildings at 2020 and 2060 Jackson Street already subject the properties of the DR Requestors to significant year-round shadow. The DR Requestors themselves have noted in their application that these very tall surrounding buildings create a "canyon-like effect," blocking access to light. Consequently, any

new shadow cast by the modest addition at 2040 Jackson Street will be barely noticeable. Specifically, the Shadow Study demonstrates that:

- During the month of December, the entirety of the neighboring properties' rear yards are already encompassed by shadow throughout the day. The project will therefore cast no additional shadow on DR Requestors' properties during this season.
- During the month of June, no new shadow will be cast on DR Requestor's properties during the noontime hour. In the early morning, minimal shadow from the extension will fall on the rear yard of the Tarne property, in an amount smaller than that cast over the same property in the afternoon hours by the building at 2060 Jackson Street. Similarly, in the late afternoon, an even smaller shadow from the project will fall on the Morrissey property. These shadows will constitute a short-lived and reasonable effect of development in the densely populated area.

The Shadow Study results are attached as **Exhibit A**.

The project also fully complies with all RDG recommendations regarding privacy. The current design minimizes loss of privacy by limiting the proposed windows on the addition that face the DR Requestors' homes. No windows are proposed facing directly east. One small window with obscure glass is proposed at the second floor and one glass door is proposed on the first floor that is partially obscured by a patio railing.

I have made good faith efforts to mitigate adverse impacts to adjacent properties by incorporating a number of the design modifications specifically recommended by the RDG into the design of the building's Code-compliant addition. While some negative impacts to light and privacy are an unavoidable consequence of building expansion in areas of dense population, DR Requestors have failed to establish that the proposed addition will unreasonably affect their interests.

### ***Mid-Block Open Space***

The DR Requestors repeatedly critique the project's potential impact on existing mid-block open space, claiming that the rear yards of the Property and its two neighboring buildings comprise one of the two largest existing open spaces on the block and that this area is deserving of preservation. However the DR Requestors fail to recognize that the existing context of the neighborhood displays an irregular open space pattern and the rear yards of the properties do not



represent a coherent mid-block open space that should be considered a community asset as addressed by the RDG.

The RDG policy discusses mid-block open spaces in the context of rear yards which collectively contribute to open space that is “visible to most residents of the block” and thus comprise a “significant community amenity.” (RDG, Page 25.) Although the current rear yards of the Property and its two neighboring buildings provide a pleasant view for these three structures, the area remains visually inaccessible to the majority of properties on the block due to the significant depth of rear lot development throughout the block. The simple truth is that the overall context of the neighborhood forms an irregular mid-block open space, meaning the area identified by the DR Requestors is not a cohesive community amenity and should not be treated as such.

Additionally, the DR Requestors’ concern that the project will create a precedent for further erosion of the existing, highly degraded mid-block open space is unfounded. All property owners on the block must comply with Planning Code requirements, including Section 134, which requires a minimum of 25% rear yard setbacks in RH-1 Districts and 45% rear yard setbacks in RH-2 districts with limited exceptions. While the development depth of existing neighborhood non-complying structures cannot be changed, the minimum setbacks requirements of the Planning Code for new construction ensure the preservation of mid-block open spaces that is consistent with the overall character and context of the neighborhood.

Furthermore, the DR Requestors’ reference to the RDG policy that “Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of the other buildings that define the mid-block open space,” is not applicable to this project. The DR Requestors’ allegation that the proposed addition is “out-of-scale” therefore leaving surrounding residents feeling “‘boxed in’ and cut-off from the mid-block open space” is similarly unwarranted.

The project is clearly neither “uncharacteristically deep or tall” nor “out-of-scale” given the context of other neighborhood buildings which define the visibly irregular existing mid-block open space. The proposed 3-story rear addition would add 1,702 square feet to the Property and extend the existing rear wall 17 feet, 6 inches. The project incorporates features that will reduce the impact of the rear addition to the DR Requestors:

- A five foot setback is provided at all floors on the east side of the addition.
- A five foot setback is provided at the first floor and above on the west side of the addition.
- The only feature that extends the full 17 feet, 6 inches is the rear extension on the first floor, which is less than 20 feet wide. The majority of the addition on the lower level

only extends 15 feet, 6 inches and the second floor is setback and only extends 10 feet from the existing structure.

These features will mitigate any impacts on adjacent properties and prevent neighbors from experiencing a “boxed in” effect that could result from substantially larger-scale projects.

In short, with the addition, the Property will remain in visual conformity with size and structure of the majority of buildings in the neighborhood but would continue to be among the smallest existing structures in terms of both height and depth. While any addition to Property will necessarily result in a lack of conformity with the immediately adjacent buildings of DR Requestors, the RDG assume some impacts to be reasonable and expected as a part of construction. The proposed addition is neither “uncharacteristically deep or tall” nor “out-of-scale” with surrounding development, and is therefore fully compatible with RDG policies regarding mid-block open space.

**C. Several Attempts Have Been Made to Modify the Project to Satisfy the DR Requestors**

We have met with the Morrisseys and Evans since the inception of the design effort for the Property. The process began with a meeting in March 2009 to understand issues and concerns of the neighbors. With a preliminary design in hand, an additional meeting occurred in July 2009. Having a relatively final design, another meeting took place in June 2010. An additional meeting with the full neighborhood took place August 2010 and October 2010. This process resulted in a number of compromises including the inclusion of side setbacks to the addition, a reduction in the extent of the top floor addition, alteration of window design to address privacy concerns, and a reduction to the scale of the elevator and stair penthouse.

Following this thorough review process, we believed that at the time the final plans were submitted, all neighbor concerns had been addressed. We were very surprised to receive notice from these neighbors of their desire for additional changes. Many discussions have taken place since. However, we have not been able to reach a compromise. The impasse seems to center on the extent of the main floor addition. My neighbors would prefer that the addition at this level to be not much deeper than a bay window in extent. However, the additional space incorporated in the current design is required to address the way people live today. It is typical in modern housing for the kitchen, family, and breakfast areas to share a larger, common space that accommodates current family living. The existing space cannot comfortably hold all these functions, and so the expansion as it is currently designed is necessary.

Ms. Christina Olague and Commissioners  
San Francisco Planning Commission  
June 23, 2011  
Page 8

**D. Conclusion**

The project is in compliance with the Planning Code and fully compatible with RDG policies. Although some potentially adverse impacts to neighboring properties are unavoidable consequences of development in densely populated areas, the proposed addition is designed in a manner that is sensitive to neighborhood concerns and I have worked with DR Requestors and Planning Staff in a good faith effort to mitigate any adverse impacts to the privacy of their properties as well as access to light and mid-block open spaces. In fact, the project has already incorporated most of the recommendations of the RDG to mitigate these issues. The proposed addition will maintain the Property's visual and structural conformity with the common scale, architectural elements and residential uses of area. I therefore ask that the Commission deny the DR Requests and allow this project to move forward.

Very truly yours,

Bill Campbell

# Project Team

**OWNER:**  
**2040 JACKSON, LLC**  
 Bill Campbell  
 2443 Fillmore Street, Suite 368  
 San Francisco, CA 94115  
 T: 415-271-0085  
 F: 415-947-0158  
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**GENERAL CONTRACTOR:**  
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 vcg1inc@aol.com

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 Shannon Slattery x25  
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 San Francisco, CA 94111  
 T: 415-433-7777  
 F: 415-433-7717  
 tom@taylorlombardo.com  
 shannon@taylorlombardo.com

# Symbols + Abbreviations

	elevation reference	a.f.f.	above finished floor	o.c.	on center
	section reference	b.o.	bottom of	OFCI	Owner Furnished Contractor Installed
	datum or work point	c/l	centerline	OV	oven(s)
	detail reference	cmu	concrete masonry units	o/	over
		DS	downspout	REF	refrigerator
		DW	dishwasher	RD	roof drain
		(e)	existing	s.c.d.	see civil drawings
		el.	elevation	s.e.d.	see electrical drawings
		ext.	exterior	sim.	similar
		FD	floor drain	s.l.d.	see landscape drawings
		f.f.	finished floor	s.m.d.	see mechanical drawings
		f.o.c.	face of concrete	s.p.d.	see plumbing drawings
		f.o.f.	face of finish	s.s.d.	see structural drawings
		f.o.p.	face of plywood	TBD	to be determined
		f.o.s.	face of stud	t.o.	top of
		gyp. bd.	gypsum wallboard	typ.	typical
		HB	hose bib	u.o.n.	unless otherwise noted
		max.	maximum	v.i.f.	verify in field
		min.	minimum	w/	with
		(n)	new	w/o	without
		n.t.s.	not to scale		

# Sheet Index

**ARCHITECTURAL**

A0.01	Project Team / Sheet Index
A1.01	Site Plan
A1.02	Garage/Lower Level Plan
A1.03	First Floor Plan
A1.04	Second Floor Plan
A1.05	Penthouse Plan
A1.06	Roof Plan
A2.01	Building Elevations
A2.02	Building Elevation
A2.03	Building Elevation
A2.04	Jackson Street Elevation
A3.01	Building Section

**PHOTOS**

1	Jackson Street Photo Montage
2	Existing North View
3	Existing South View

**3D MODEL**

1	Aerial Views: Existing and Proposed
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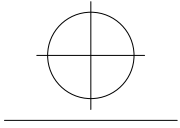
**SHADOW STUDIES**

1	Existing Conditions / Plant Key
2	Dec. 21: Proposed (no trees shown)
3	Mar. 21 / Sep. 21: Proposed (no trees shown)
4	Jun. 21: Proposed (no trees shown)
5	Dec. 21: Proposed (trees shown)
6	Mar. 21 / Sep. 21: Proposed (trees shown)
7	Jun. 21: Proposed (trees shown)
8	Dec. 21: Existing (no trees shown)
9	Mar. 21 / Sep. 21: Existing (no trees shown)
10	Jun. 21: Existing (no trees shown)
11	Dec. 21: Existing (trees shown)
12	Mar. 21 / Sep. 21: Existing (trees shown)
13	Jun. 21: Existing (trees shown)

Taylor  
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www.taylorlombardo.com



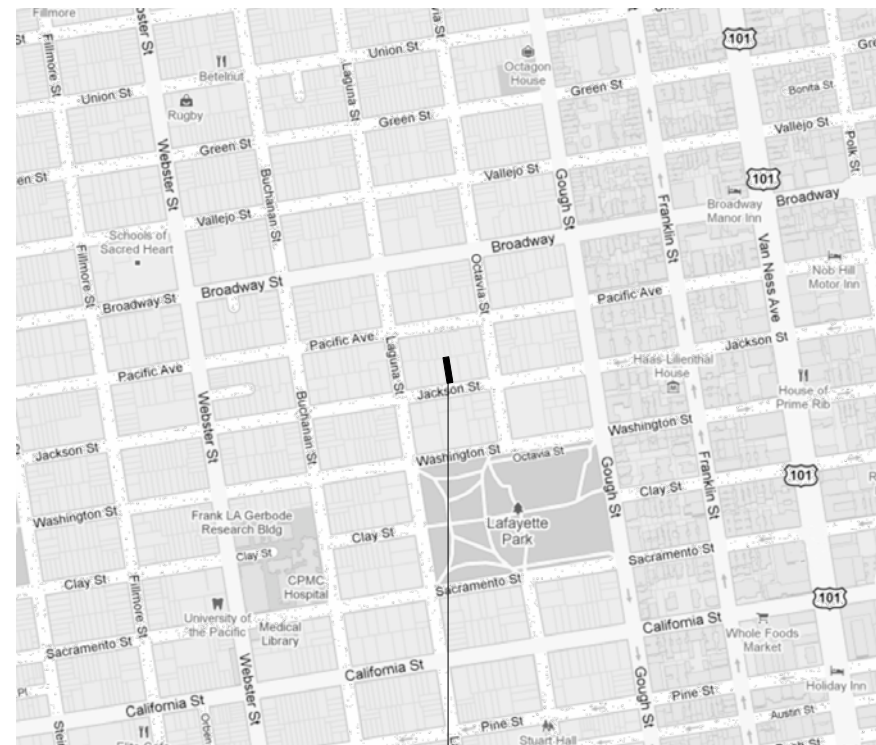
2040 Jackson Street  
Residential Remodel  
San Francisco, CA 94109  
Assessor's Block No. 0591 Lot No. 004A

# Jackson Street View



2040 Jackson Street

# Location Map (not to scale)



Project Site

# Project Data

**PROJECT:**  
 Single Family Residence Remodel  
 Demolition of portions of existing house on subject property shall be under separate demolition permit.

**SITE ADDRESS:**  
 2040 Jackson Street  
 San Francisco, CA 94109

**ASSESSOR'S BLOCK NUMBER:**  
 0591

**ASSESSOR'S LOT NUMBER:**  
 004A

**ZONING DISTRICT:**  
 RH-1

**OCCUPANCY GROUP:**  
 R3

**CONSTRUCTION TYPE:**  
 VB

**STORIES:**  
 4

**FLOOR AREA SUMMARY:**  
 Ground Floor:  
 Existing (Conditioned): 1096 SF  
 Existing (Unconditioned): 1165 SF  
 New (Conditioned): 490 SF  
**Ground Floor Total: 2751 SF**

First Floor:  
 Existing (Conditioned): 2052 SF  
 New (Conditioned): 551 SF  
**First Floor Total: 2603 SF**

Second Floor:  
 Existing (Conditioned): 2041 SF  
 New (Conditioned): 380 SF  
**Second Floor Total: 2421 SF**

Penthouse Floor:  
 New (Conditioned): 260 SF  
**Penthouse Floor Total: 260 SF**

Total Existing Conditioned + Unconditioned Space: 6354 SF  
 Total New Conditioned Space: 1681 SF  
**Building Total: 8035 SF**



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Project Team/  
Sheet Index

scale: As Noted

revision:	date:
-----------	-------

Plann'g Dept. Rev.	11.01.10
Planning Resub.	02.14.11
Planning Resub. 2	06.27.11

job no: 0811

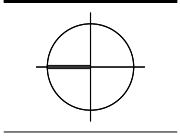
drawn: SS

checked: TT

date: 02.14.11

sheet no:

**A0.01**



2040 Jackson Street  
Residential Remodel  
San Francisco, CA 94109  
Assessor's Block No. 0591 Lot No. 004A



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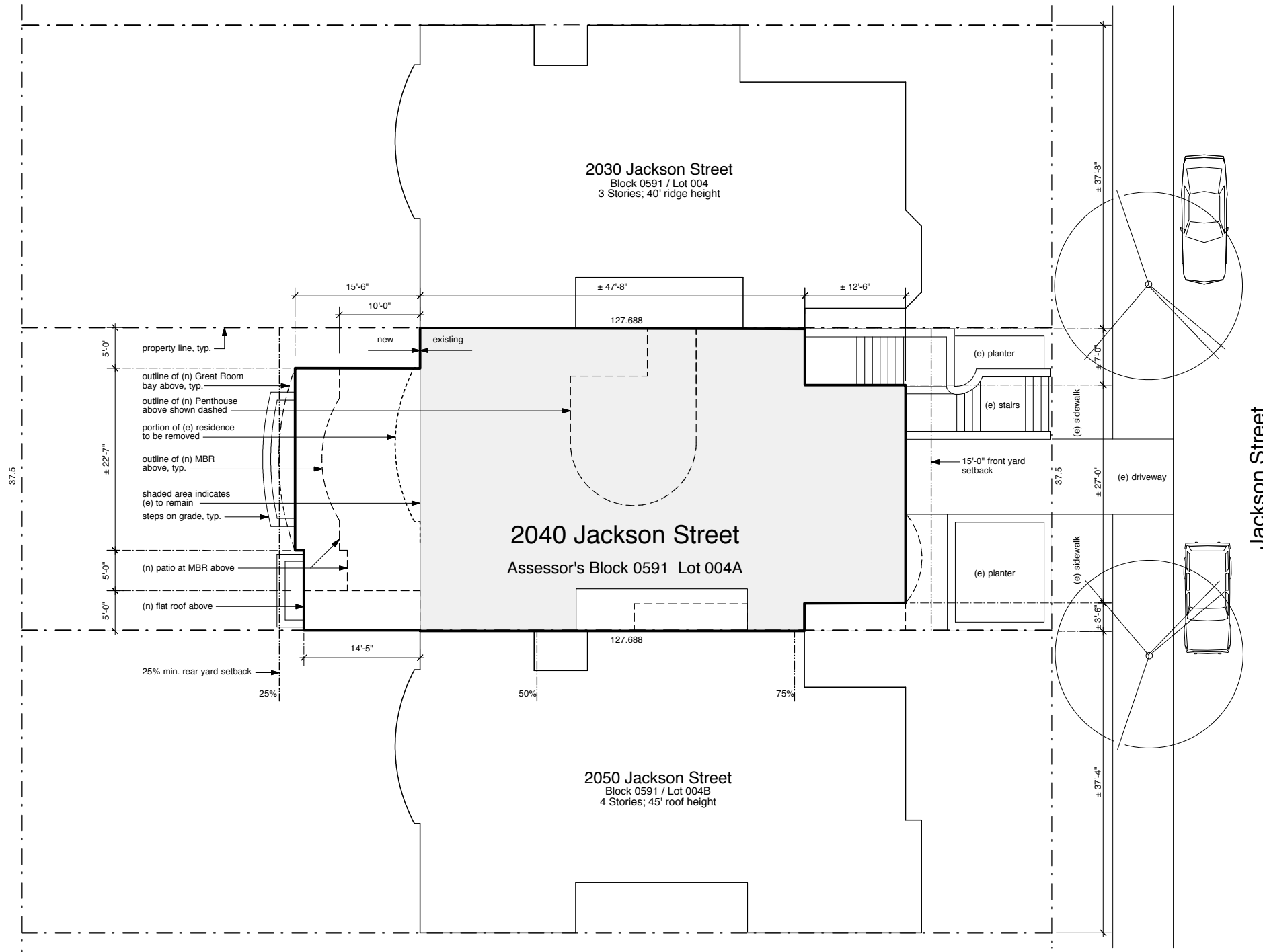
Plot Plan

scale: 1/16" = 1'-0"

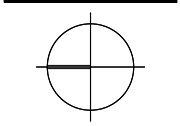
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Planning Resub.	02.14.11
Planning Resub. 2	06.27.11

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date: 06.27.11  
sheet no:

A1.01







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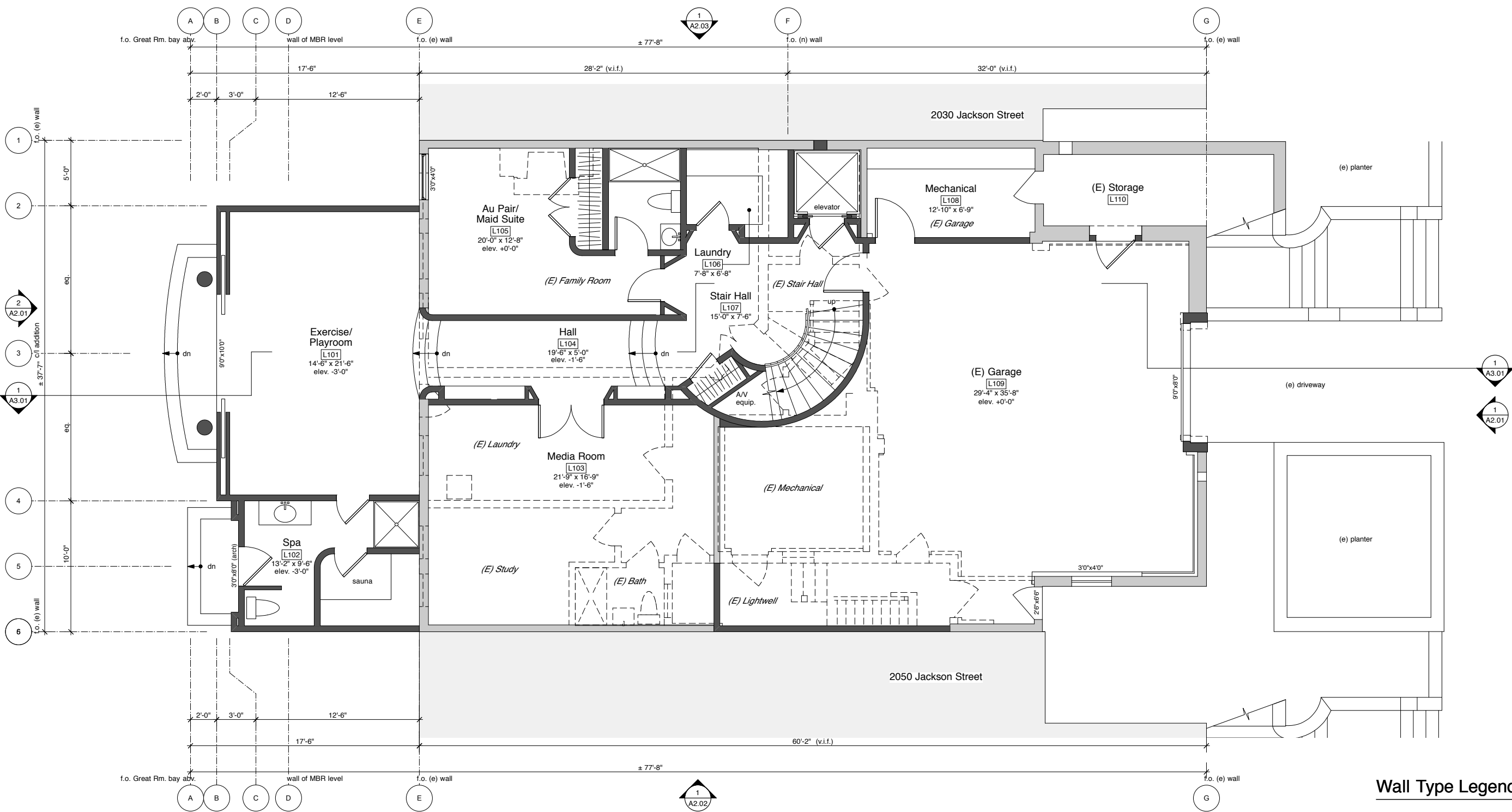
Garage/Lower Level Plan

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

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Planning Resub.	02.14.11
Planning Resub. 2	06.27.11

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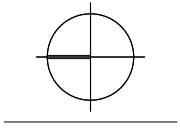
A1.02



Wall Type Legend

- new wall
- existing wall to remain
- existing to be removed

**Door and Window Notes:**  
1. All existing doors and windows to be replaced with insulated-glass wood units to match existing. See plans for dimensions.  
2. All new doors and windows to be insulated-glass wood units to match existing. See plans for dimensions.



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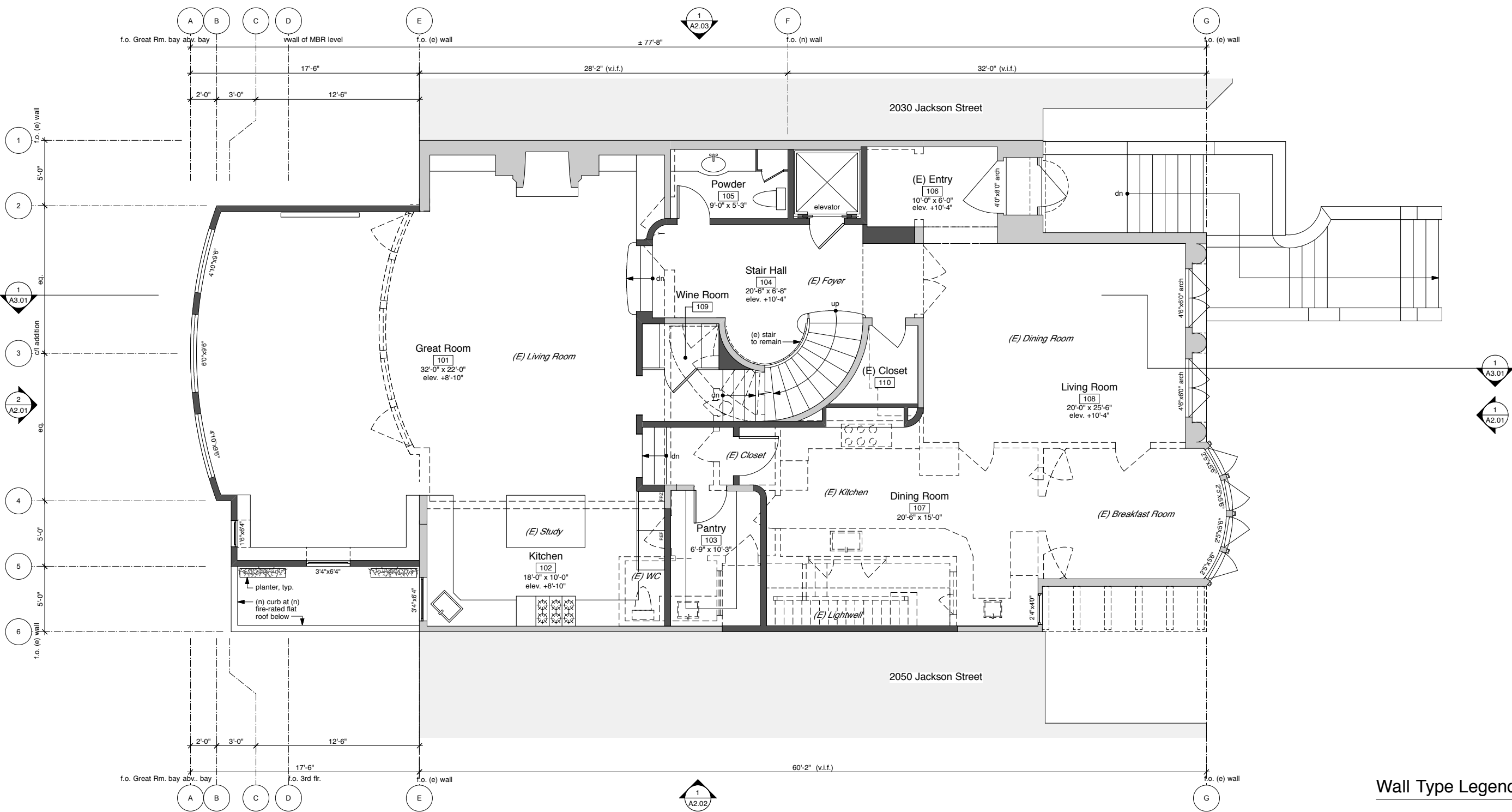
First Floor Plan

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

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Planning Resub.	02.14.11
Planning Resub. 2	06.27.11

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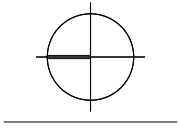
A1.03



Wall Type Legend

- new wall
- existing wall to remain
- existing to be removed

**Door and Window Notes:**  
 1. All existing doors and windows to be replaced with insulated-glass wood units to match existing. See plans for dimensions.  
 2. All new doors and windows to be insulated-glass wood units to match existing. See plans for dimensions.



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Residential Remodel  
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Assessor's Block No. 0591 Lot No. 004A



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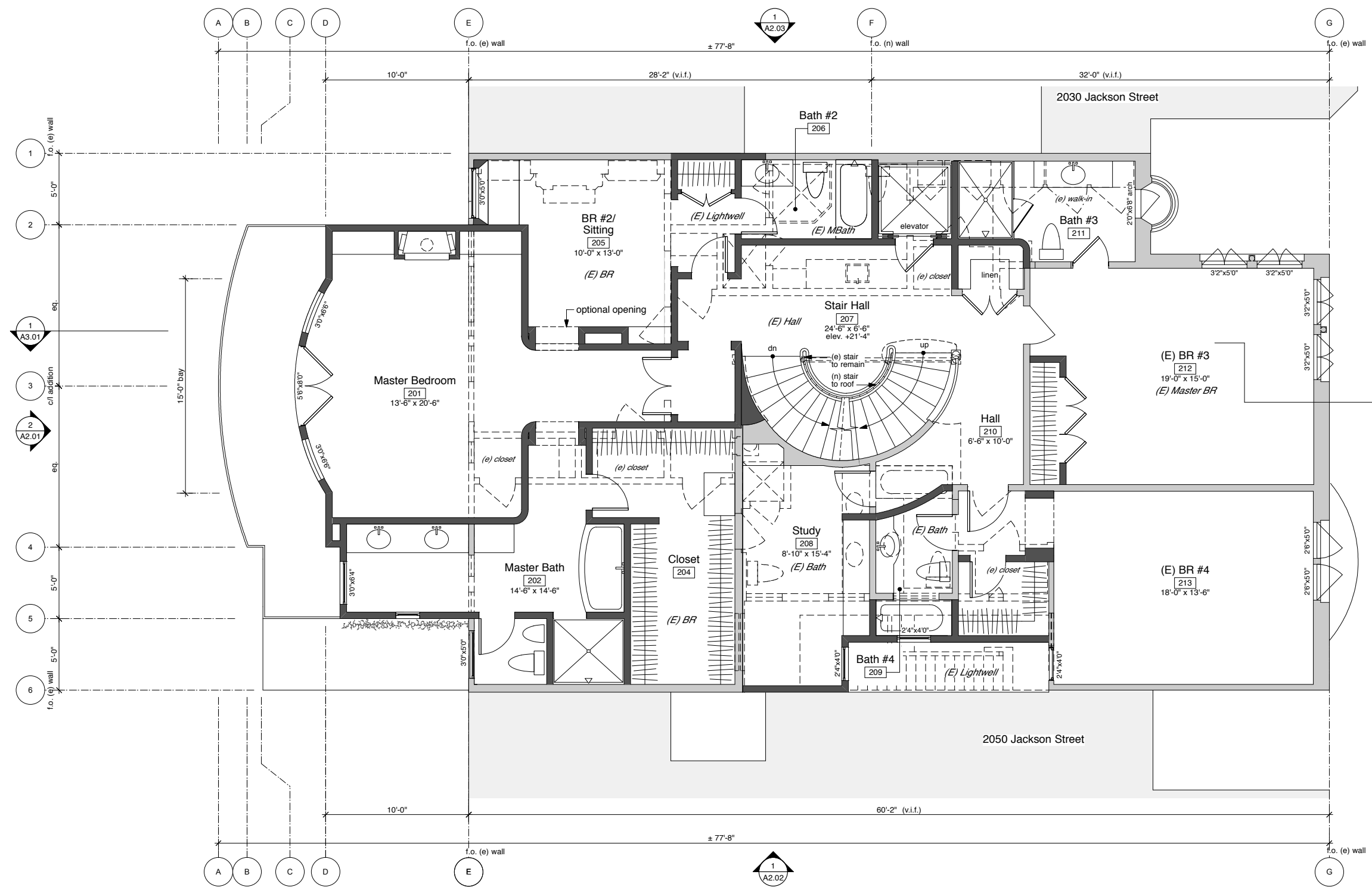
Second Floor Plan

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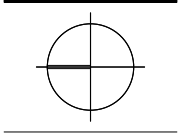
**A1.04**



Wall Type Legend

- new wall
- existing wall to remain
- existing to be removed

**Door and Window Notes:**  
1. All existing doors and windows to be replaced with insulated-glass wood units to match existing. See plans for dimensions.  
2. All new doors and windows to be insulated-glass wood units to match existing. See plans for dimensions.



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Penthouse Plan

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

revision: date:

Plann'g Dept. Rev. 11.01.10

Planning Resub. 02.14.11

Planning Resub. 2 06.27.11

job no: 0811

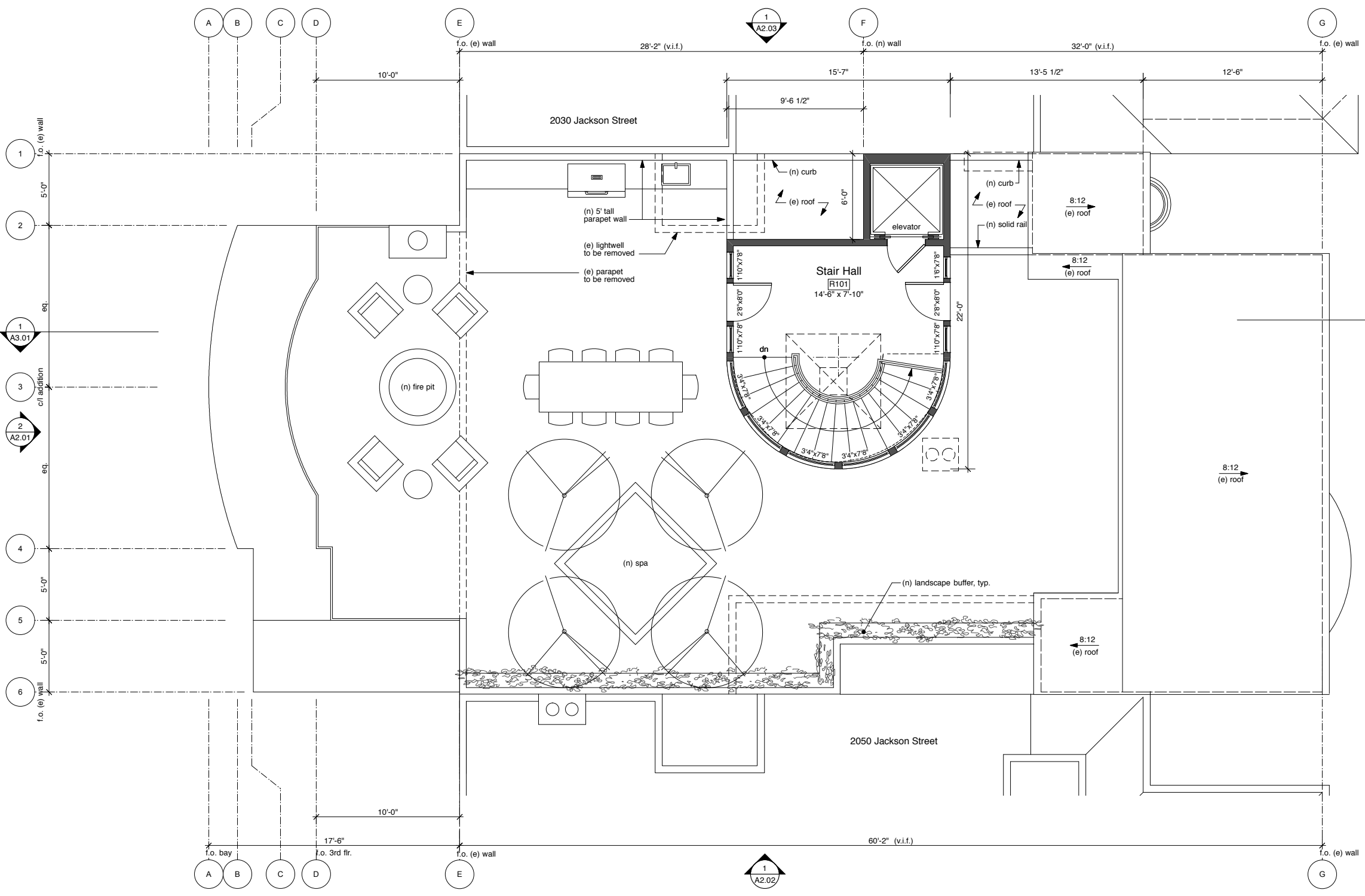
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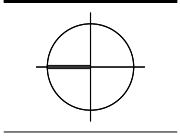
A1.05



Wall Type Legend

- new wall
- existing wall to remain
- existing to be removed

**Door and Window Notes:**  
1. All existing doors and windows to be replaced with insulated-glass wood units to match existing. See plans for dimensions.  
2. All new doors and windows to be insulated-glass wood units to match existing. See plans for dimensions.



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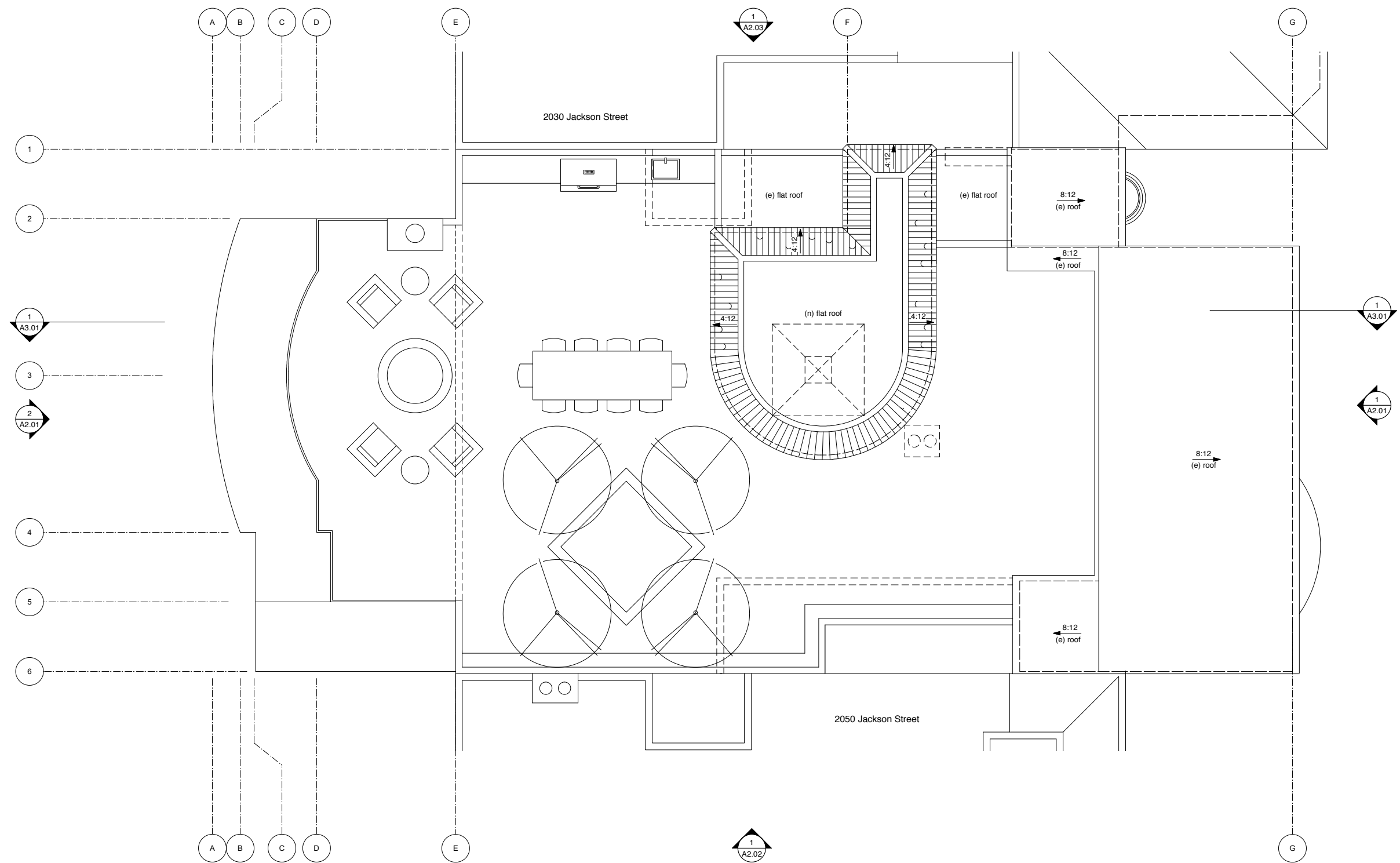
**Roof Plan**

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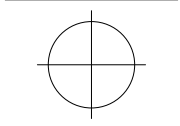
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**A1.06**







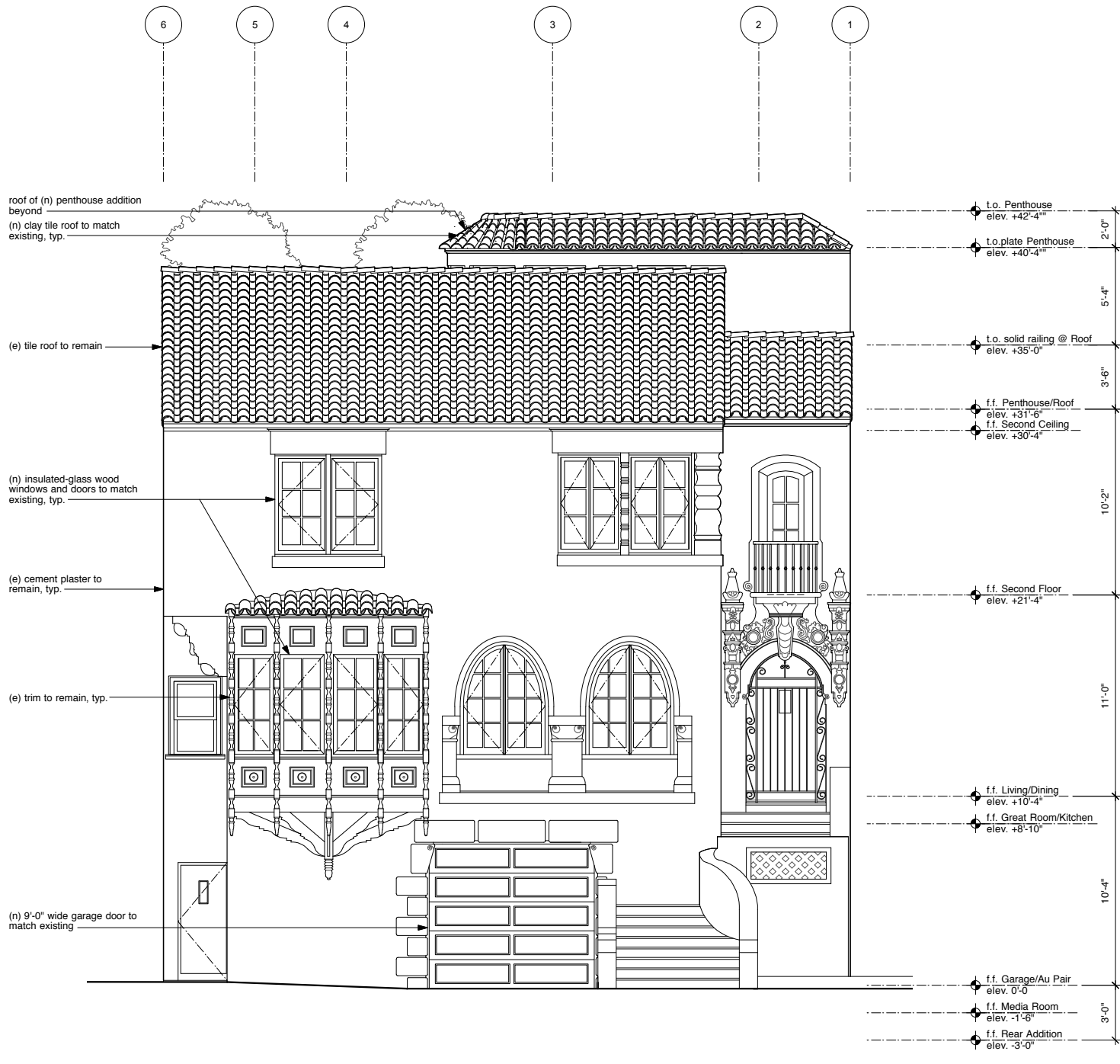
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Building Elevations

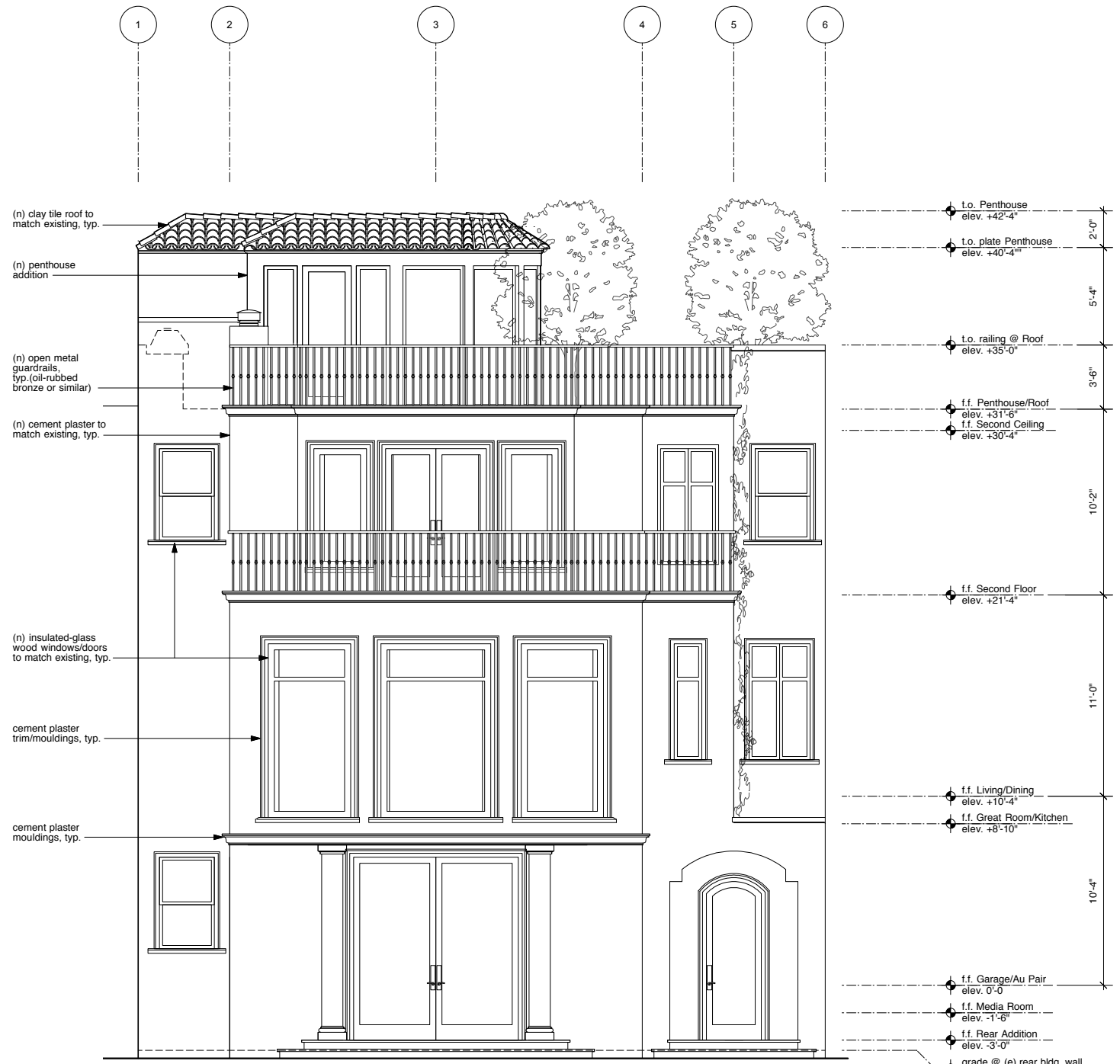
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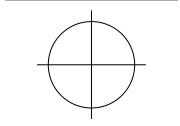
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drawn: SS  
checked: TT  
date: 06.27.11  
sheet no:



1 North (Front) Elevation



2 South (Rear) Elevation



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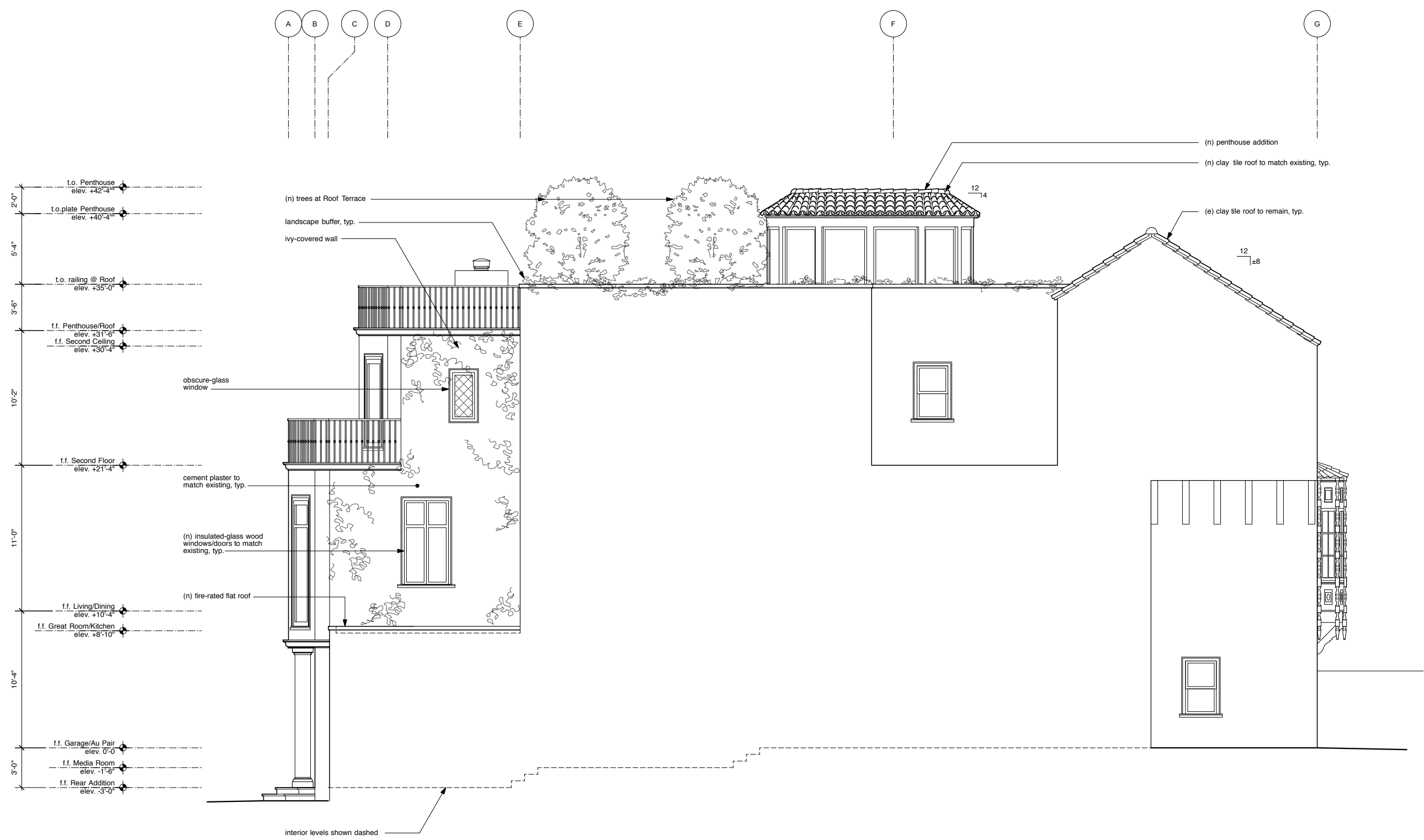
**Building Elevation**

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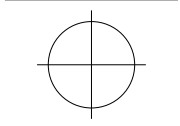
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date: 06.27.11  
sheet no:

**A2.02**



**1 West Elevation**



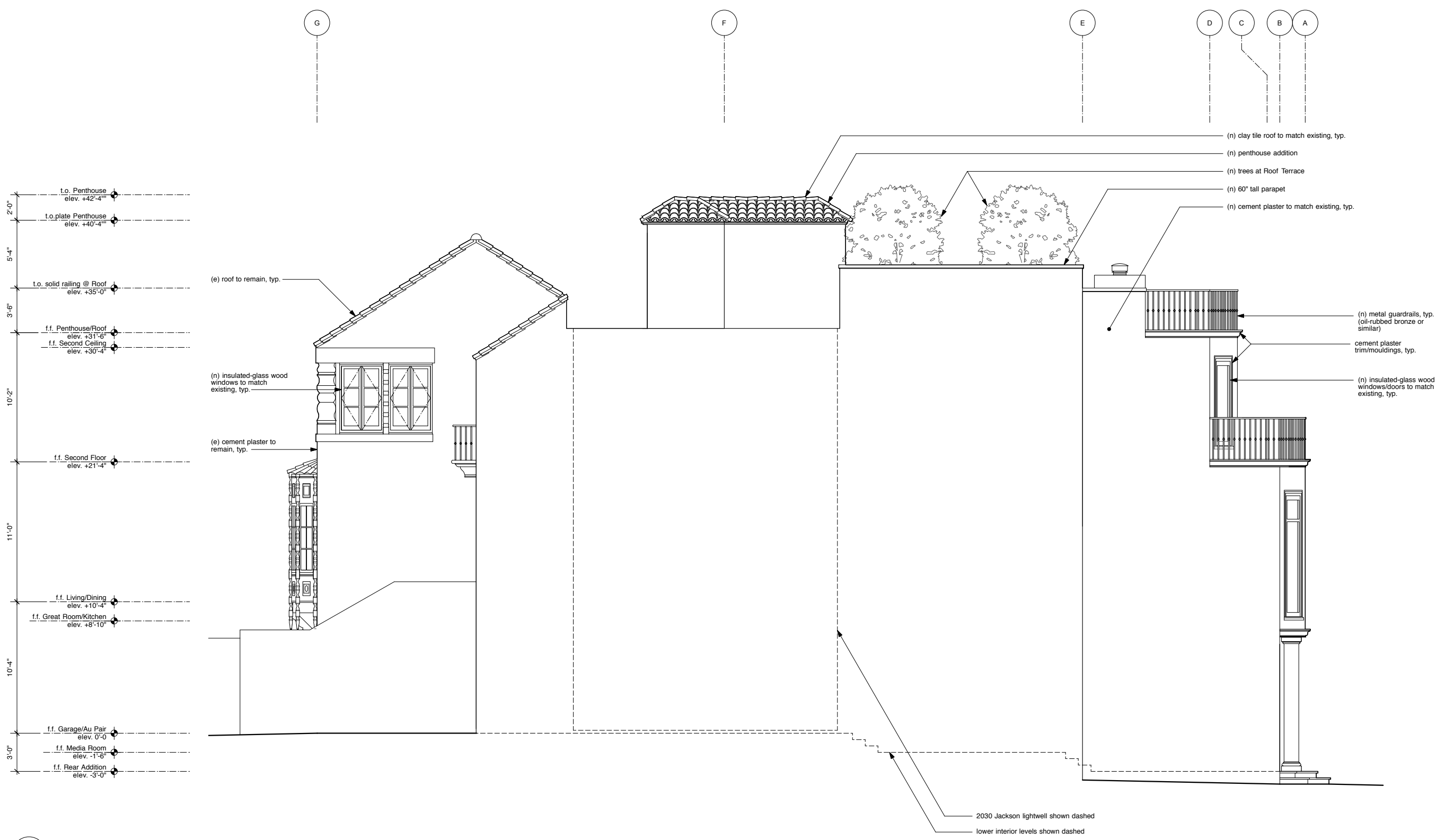
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Building Elevation

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

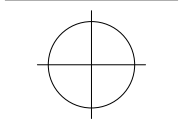
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Planning Resub.	02.14.11
Planning Resub. 2	06.27.11

job no: 0811  
drawn: SS  
checked: TT  
date: 02.14.11  
sheet no:



- 2'-0" t.o. Penthouse elev. +42'-4"
- t.o. plate Penthouse elev. +40'-4"
- 5'-4" t.o. solid railing @ Roof elev. +35'-0"
- 3'-6" f.f. Penthouse/Roof elev. +31'-6"
- f.f. Second Ceiling elev. +30'-4"
- 10'-2" f.f. Second Floor elev. +21'-4"
- 11'-0" f.f. Living/Dining elev. +10'-4"
- f.f. Great Room/Kitchen elev. +8'-10"
- 10'-4" f.f. Garage/Au Pair elev. 0'-0"
- 3'-0" f.f. Media Room elev. -1'-6"
- f.f. Rear Addition elev. -3'-0"

1 East Elevation



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Assessor's Block No. 0591 Lot No. 004A



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Jackson Street Elevation

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

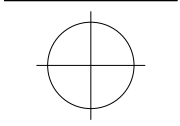
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job no: 0811  
drawn: SS  
checked: TT  
date: 02.14.11  
sheet no:

A2.04



1 Jackson Street Elevation



2040 Jackson Street  
Residential Remodel  
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Assessor's Block No. 0591 Lot No. 004A



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**Building Section**

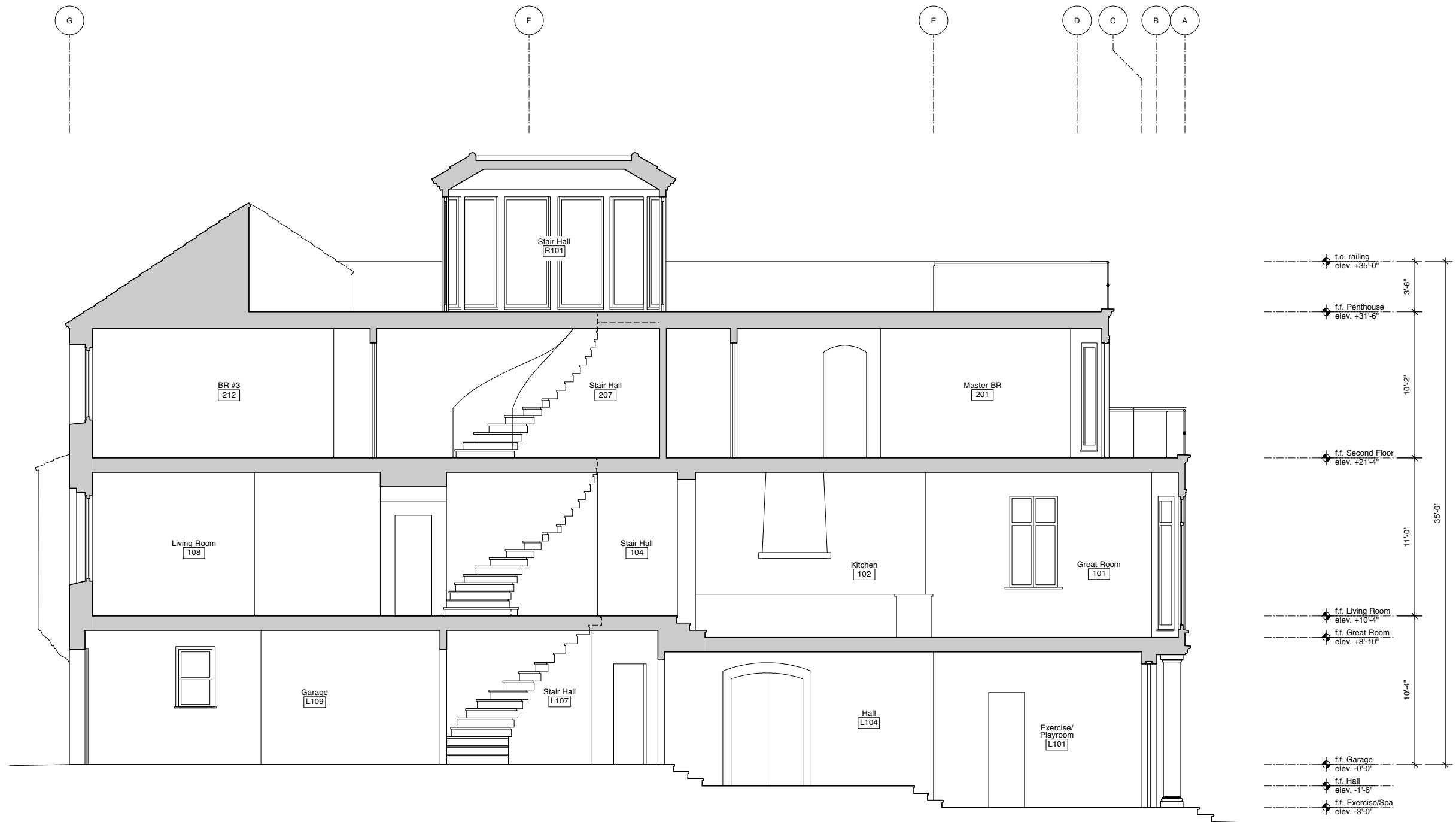
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Planning Resub. 2	06.27.11

job no: 0811  
drawn: SS  
checked: TT  
date: 06.27.11

sheet no:

**A3.01**



1 Building Section



## View Looking North



## View Looking South



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LLP

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Jackson Street Photo Montage  
between Octavia and Laguna





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Lombardo  
Architects  
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(415) 433-7717 fax

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Existing North View  
2040 Jackson Street, San Francisco, CA  
June 27, 2011



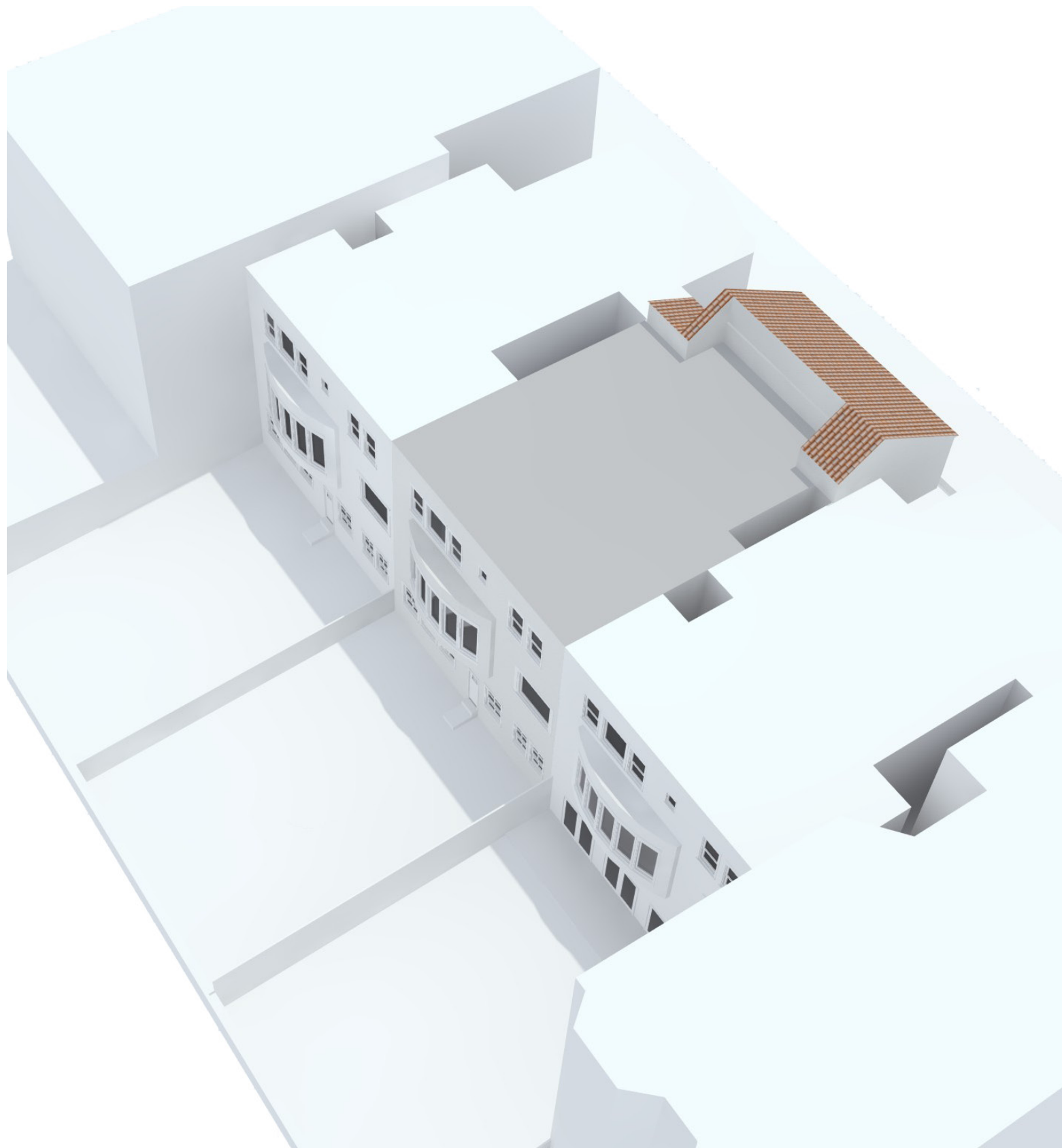


Taylor  
Lombardo  
Architects  
LLP

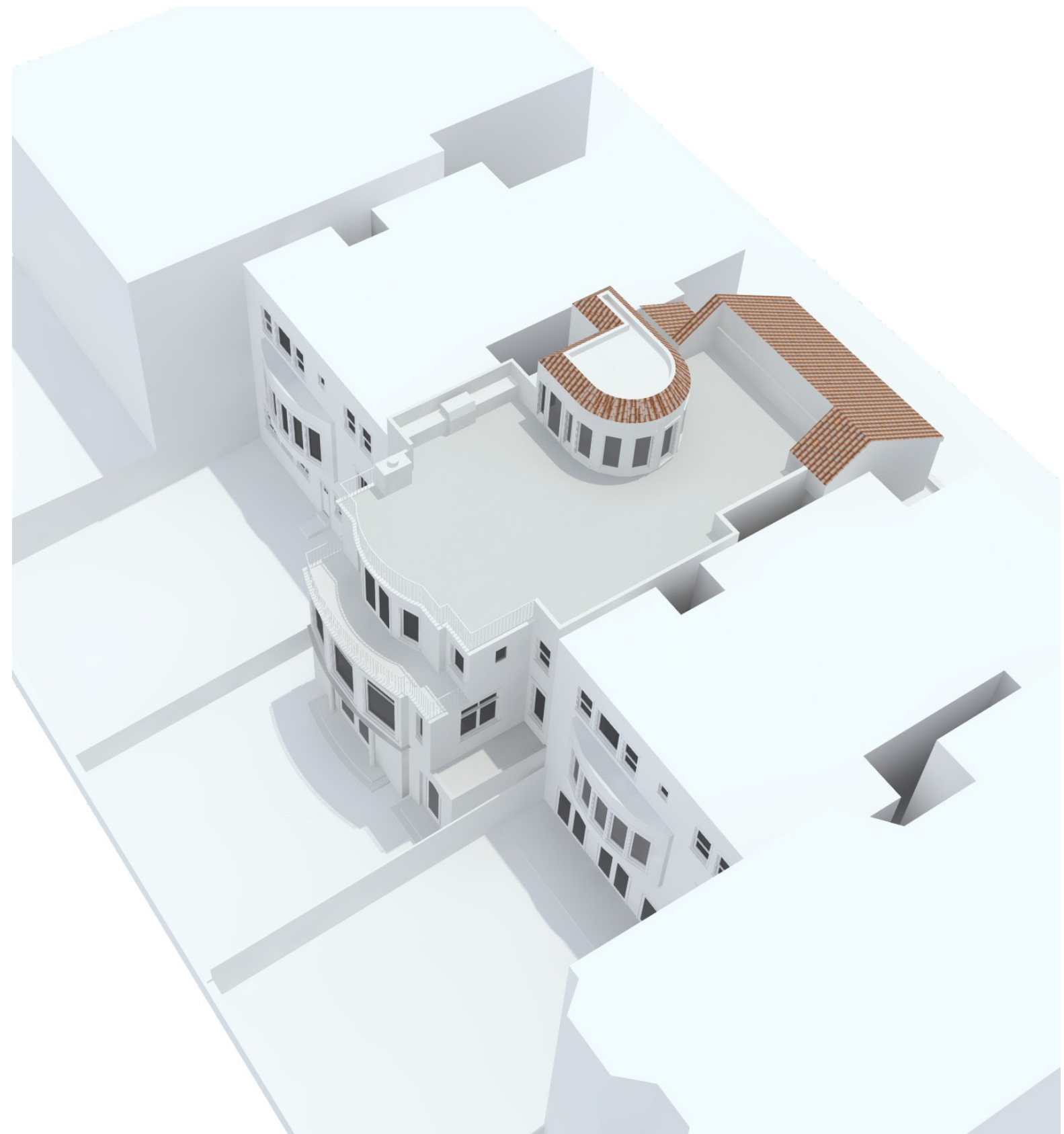
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Existing South View  
2040 Jackson Street, San Francisco, CA  
June 27, 2011



Existing View



Proposed View



# EXISTING PLANT KEY

On Site:  
Pittosporum undulatum  
1 tree - 26'H x 10'W

Neighbor's:  
Cordyline australis  
1 tree - 26'H x 8'W

Neighbor's:  
Camellia reticulata  
1 plant - 6'H x 6'W

Neighbor's:  
Ilex opaca  
1 tree - 22'H x 10'W

On Site:  
Pear, European  
1 tree - 15'H x 11'W

Neighbor's:  
Apple  
1 tree - 25'H x 23'W

On Site:  
Ligustrum texanum  
2 trees - 10'H x 15'W

On Site:  
Ligustrum texanum  
2 trees - 10'H x 15'W

On Site:  
Magnolia soulangeana  
1 tree - 22'H x 15'W

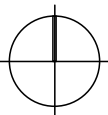
Neighbor's:  
Podocarpus gracilior  
5 trees - 15'H x 21'W

On Site:  
Camellia reticulata  
1 tree - 8'H x 11'W

On Site:  
Hedera helix  
1 mass - 12'H x 15'W



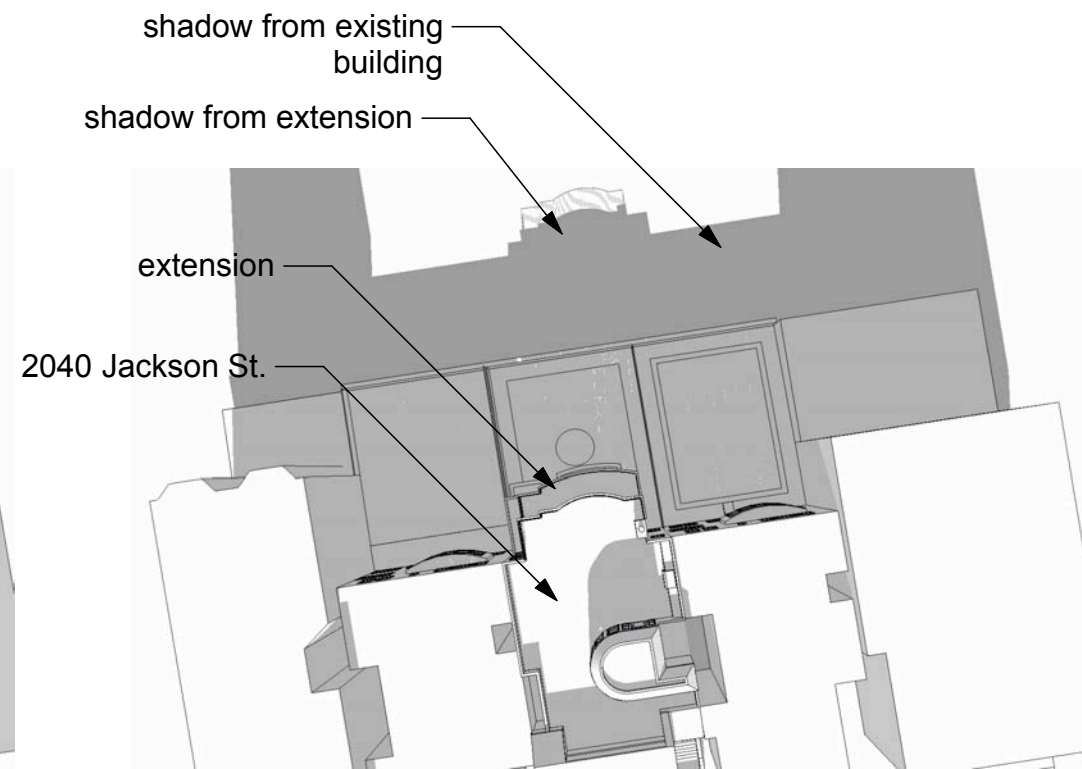
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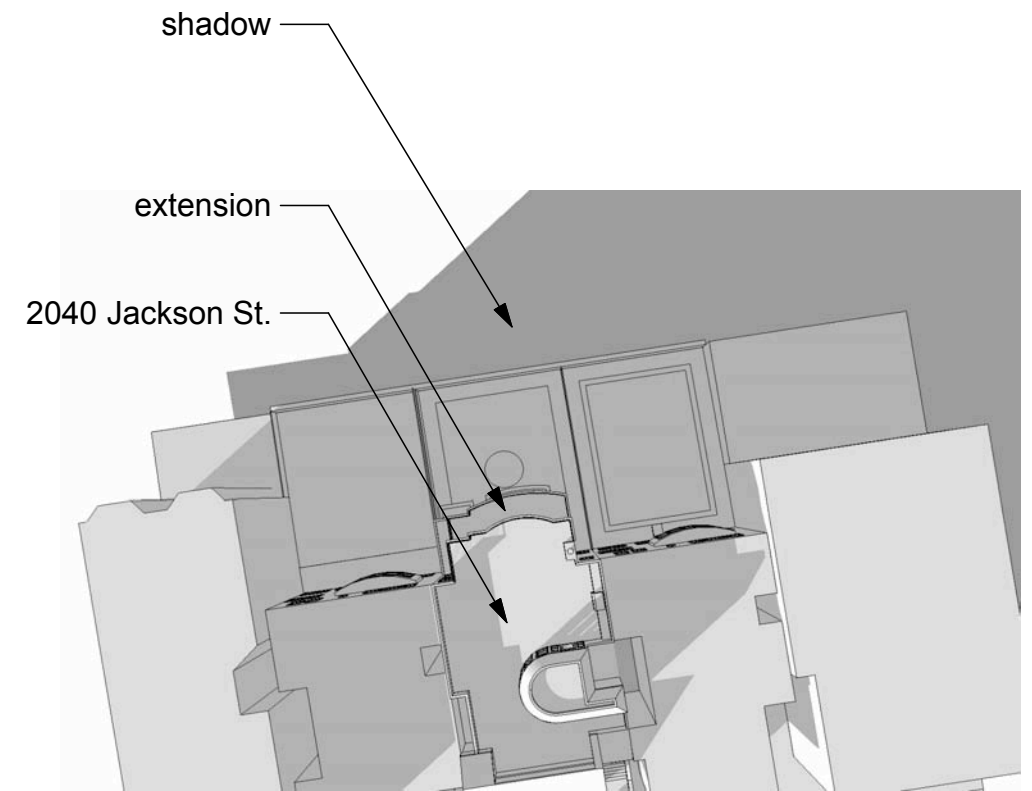




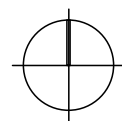
December 21  
8 AM

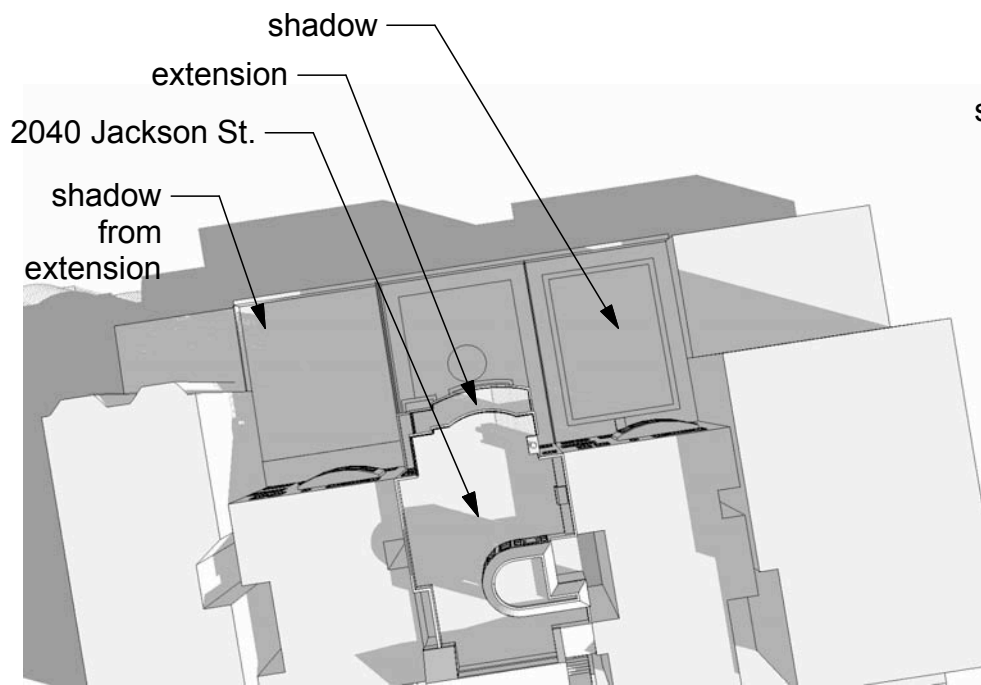


December 21  
12 PM

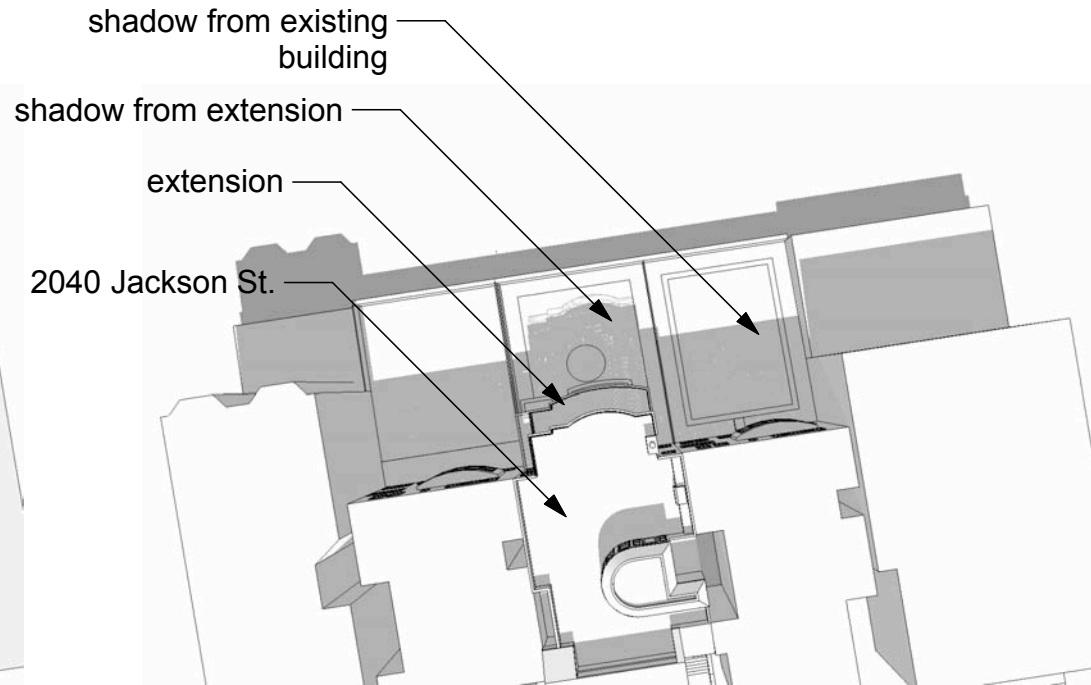


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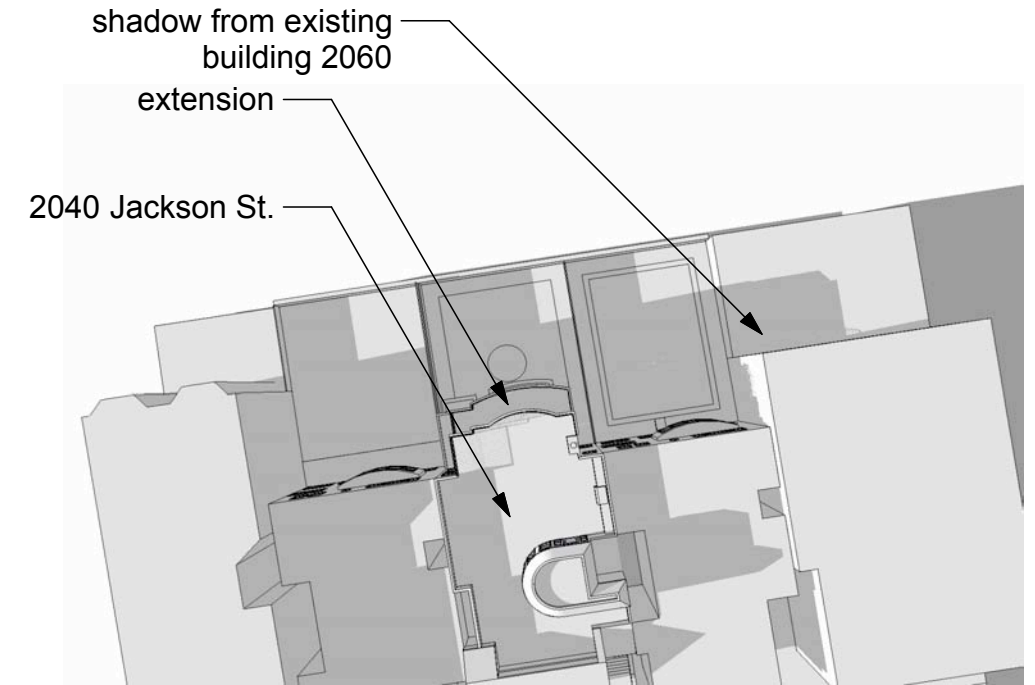




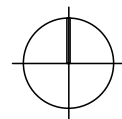
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8 AM

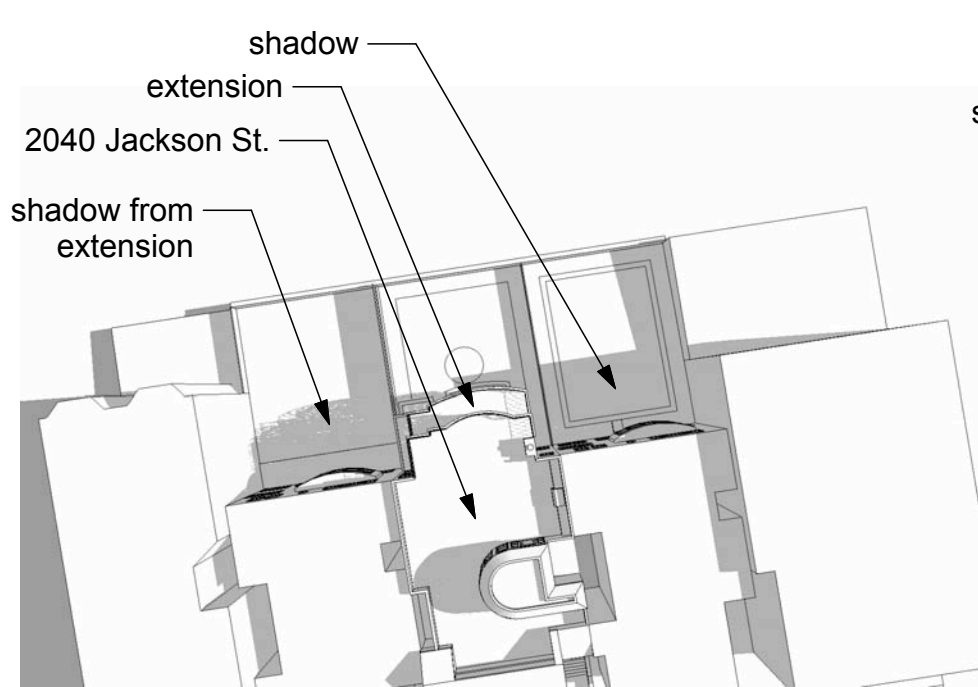


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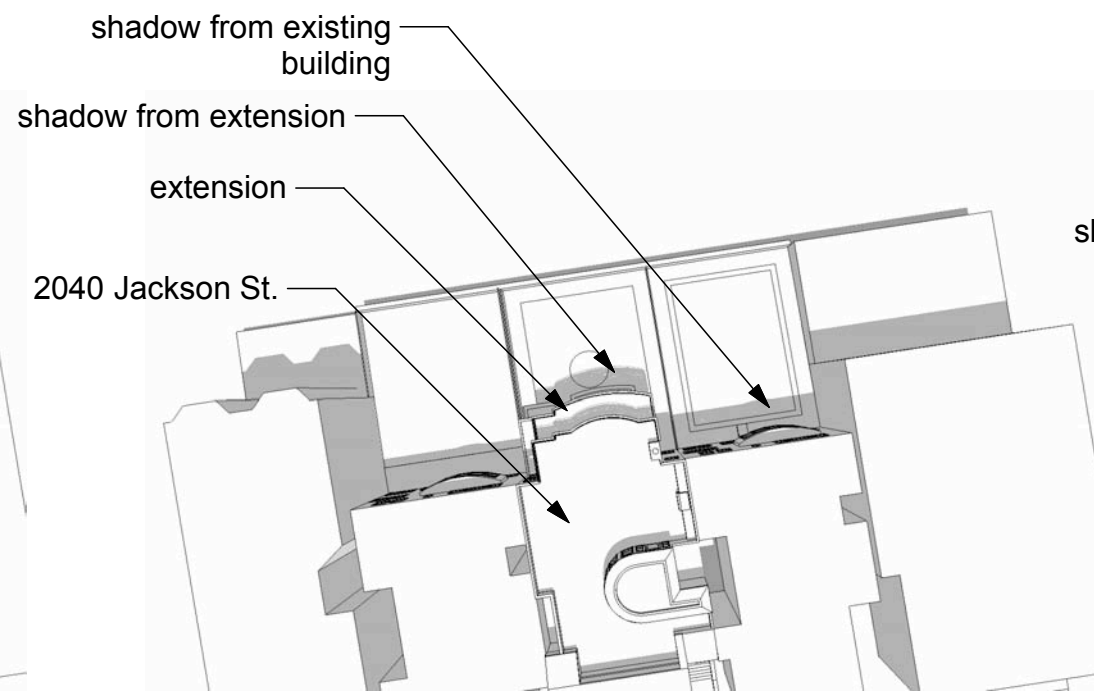


March 21 / September 21  
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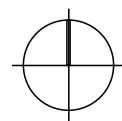
June 21  
8 AM



June 21  
12 PM



June 21  
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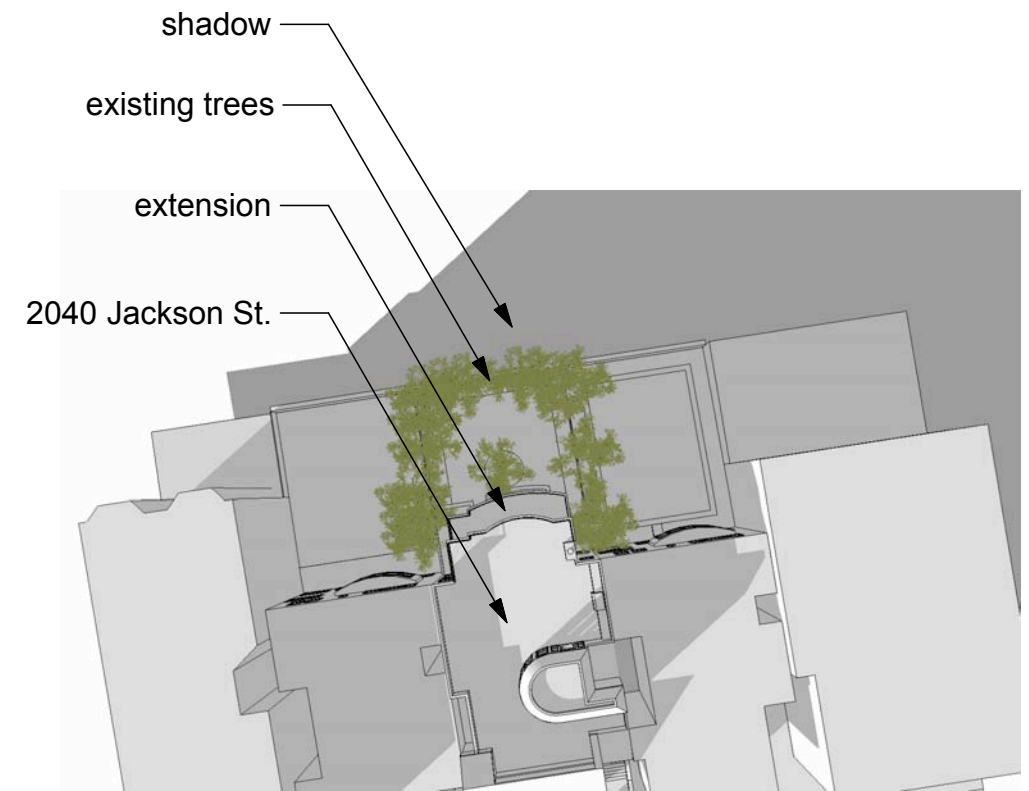




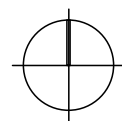
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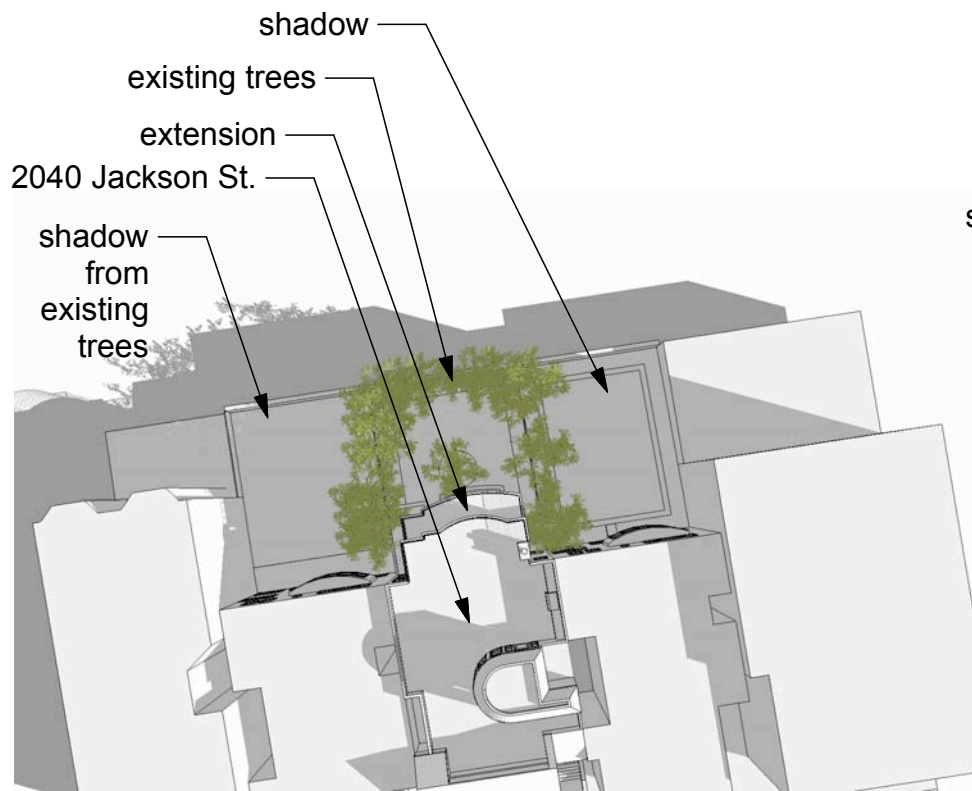


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12 PM



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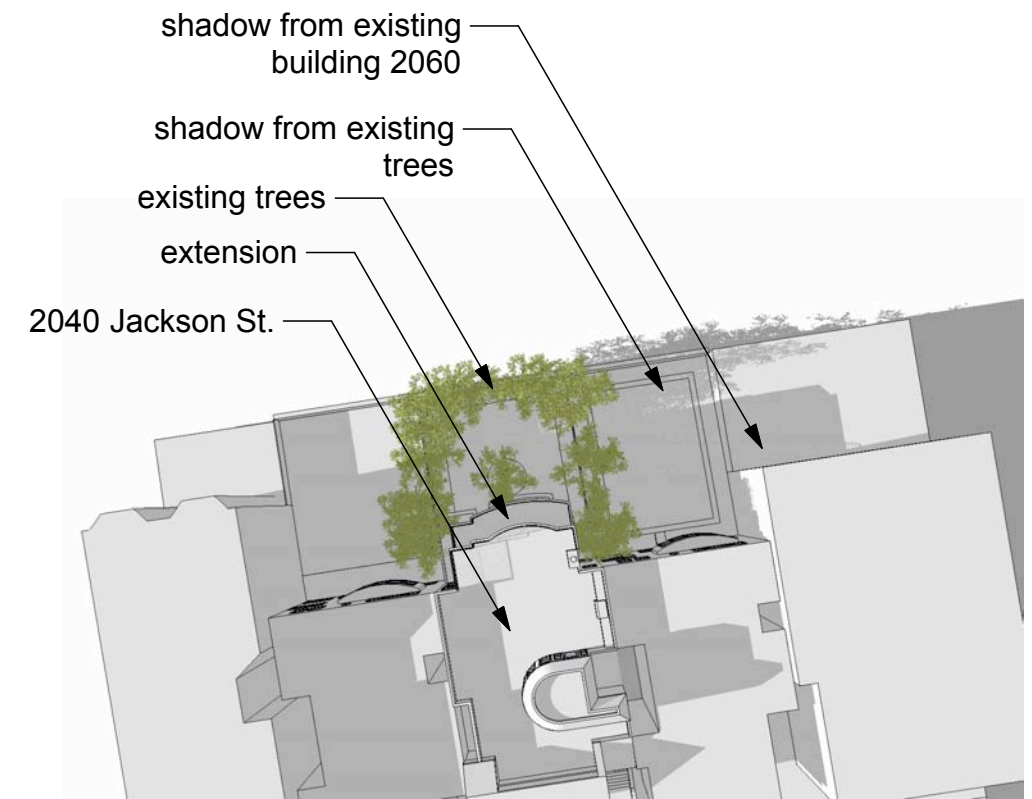




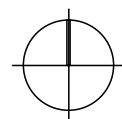
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March 21 / September 21  
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March 21 / September 21  
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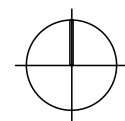
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June 21  
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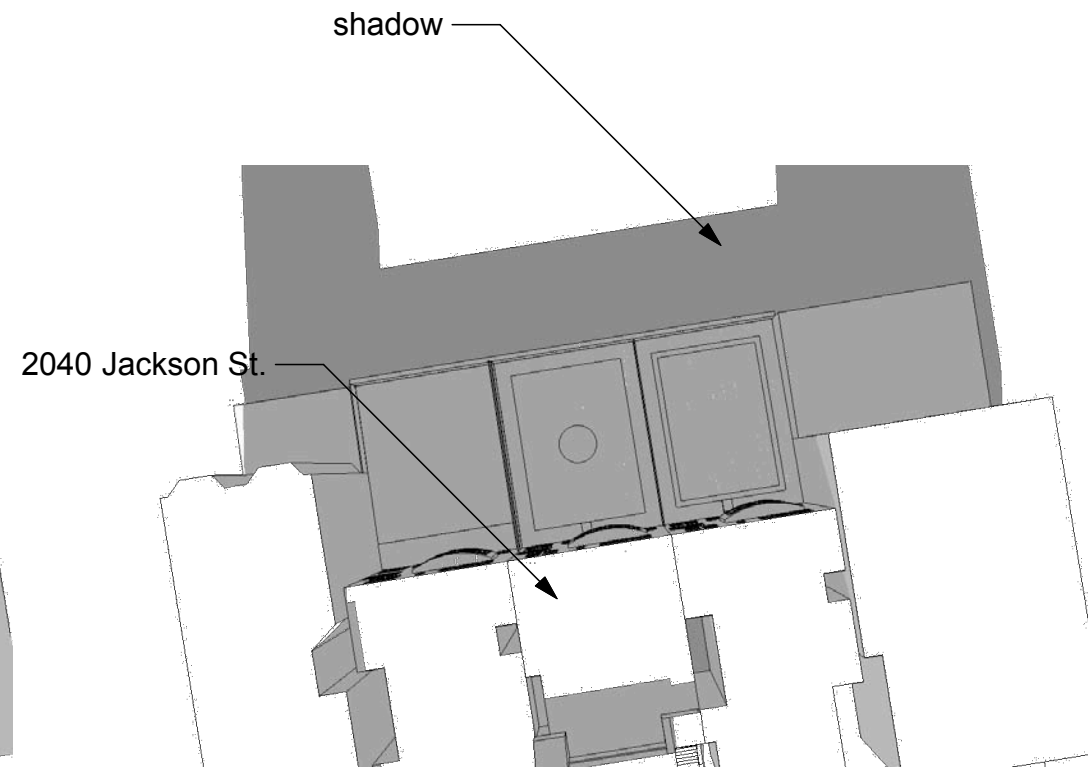


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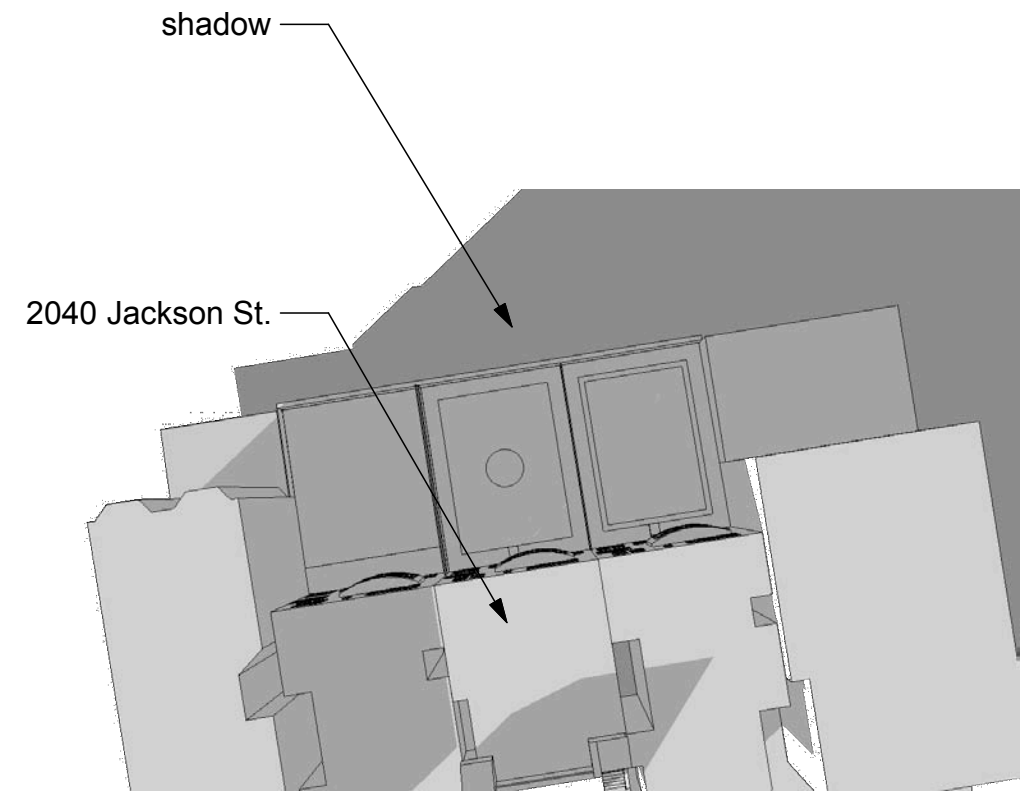




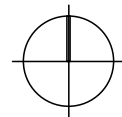
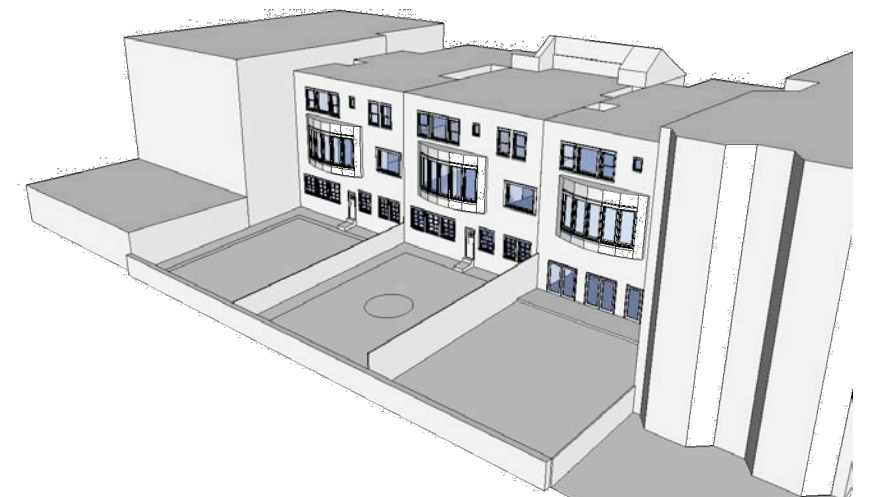
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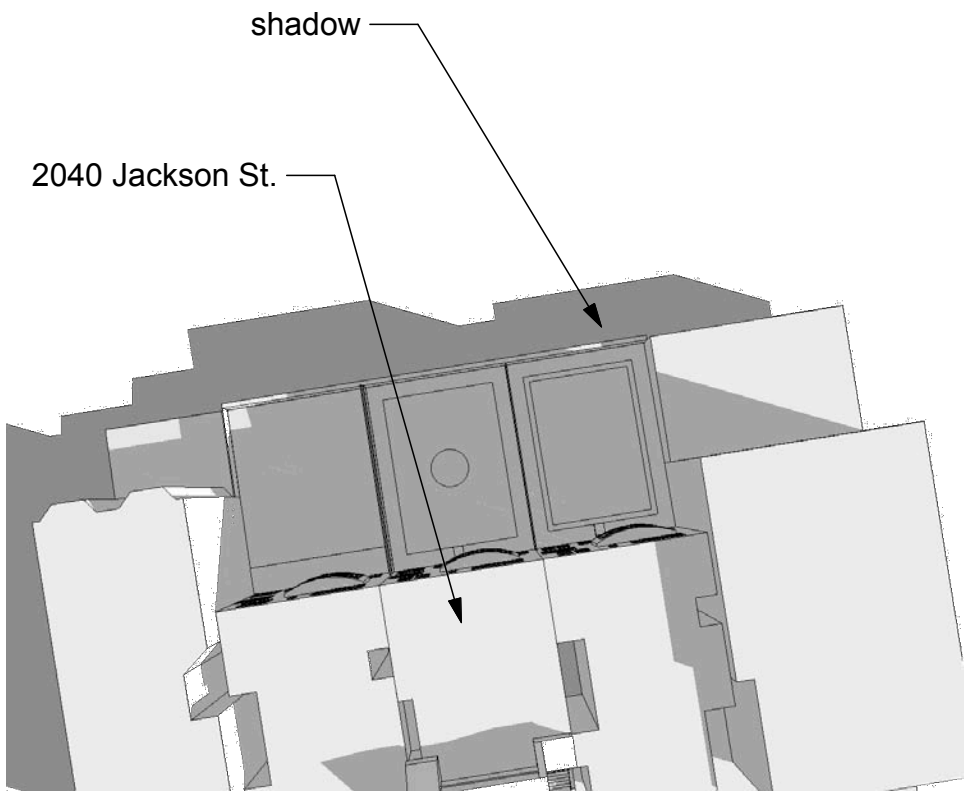


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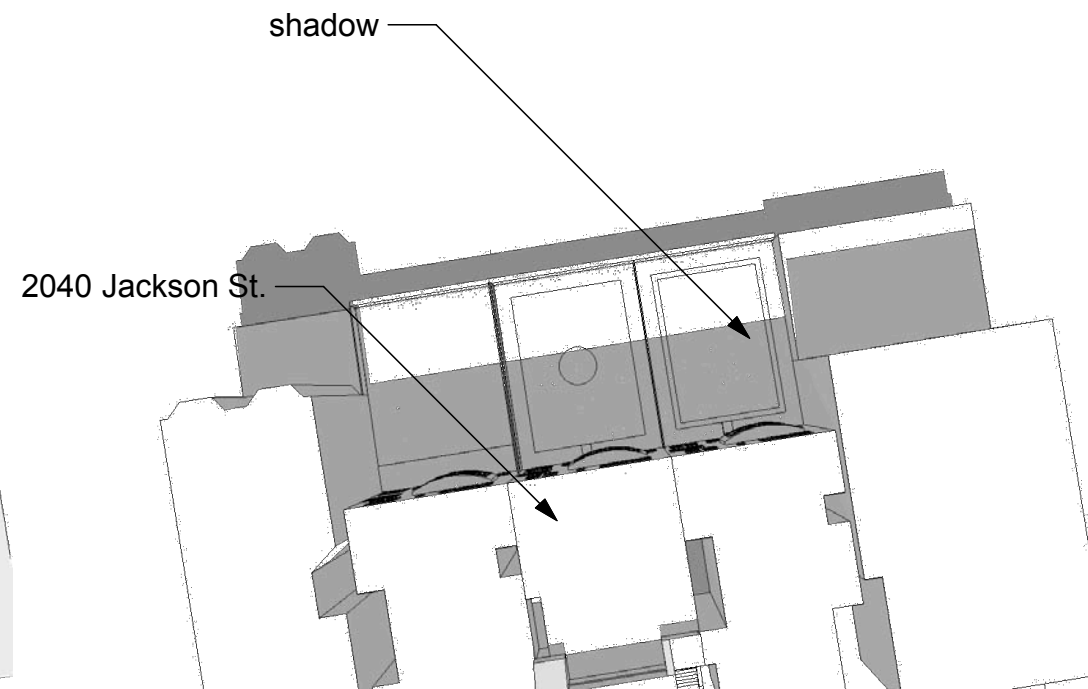


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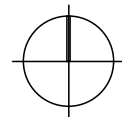
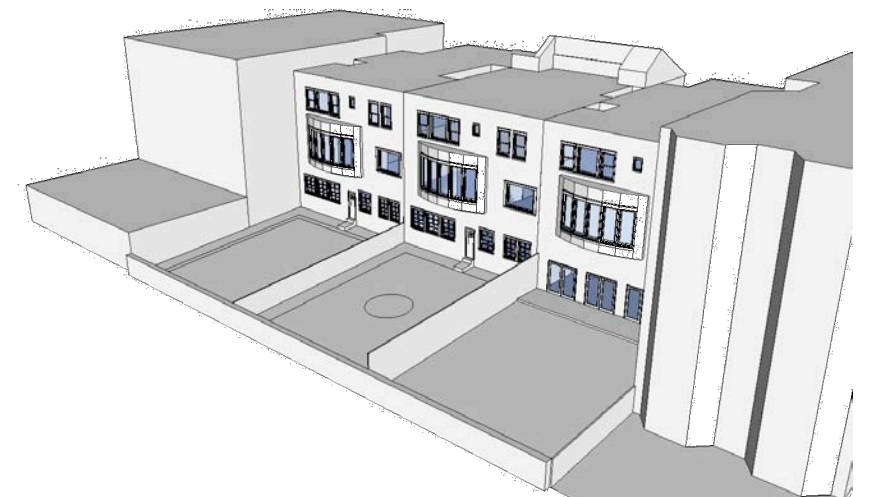
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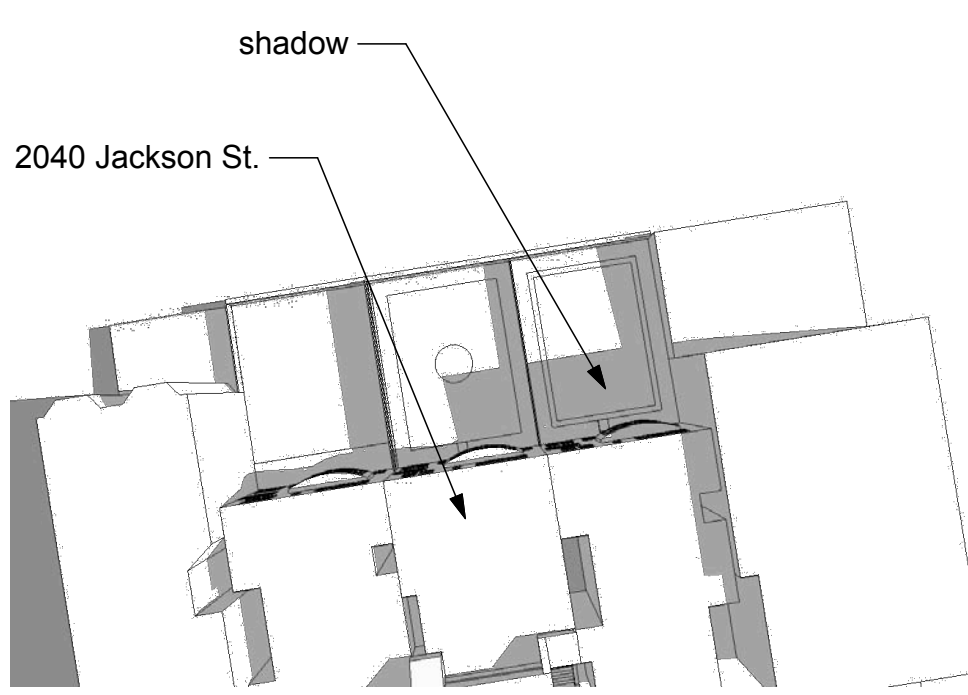
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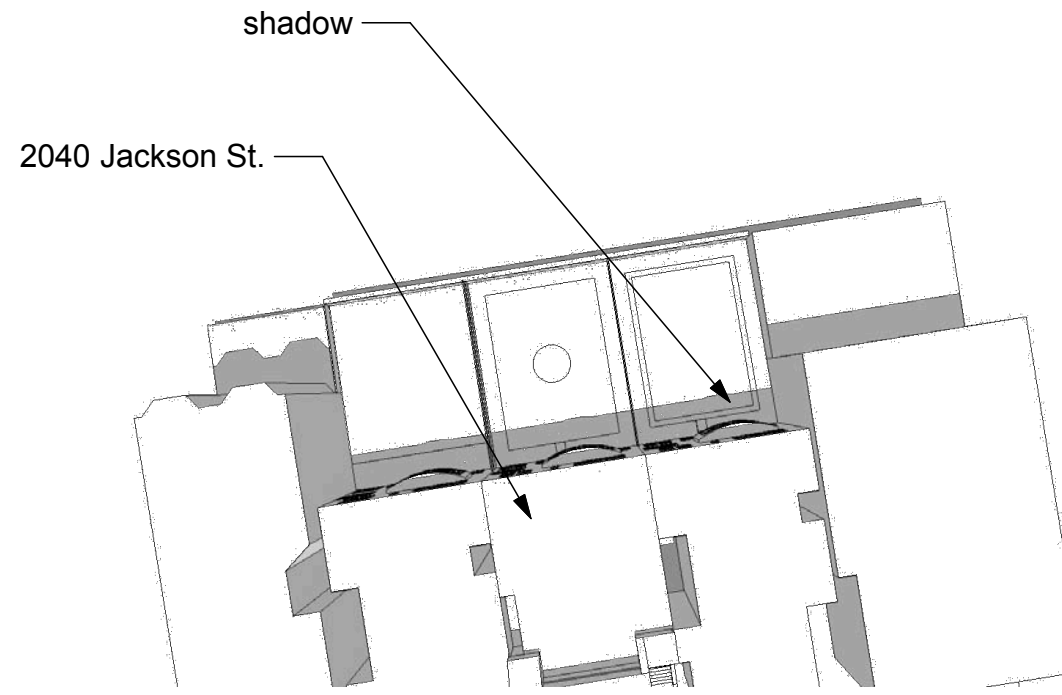
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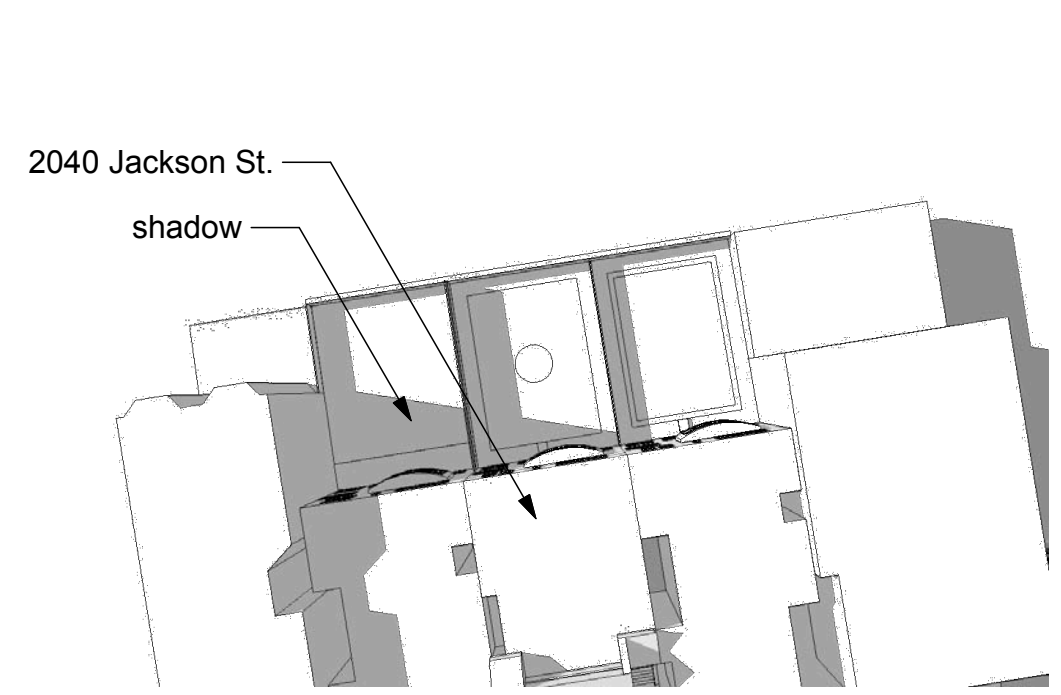




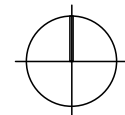
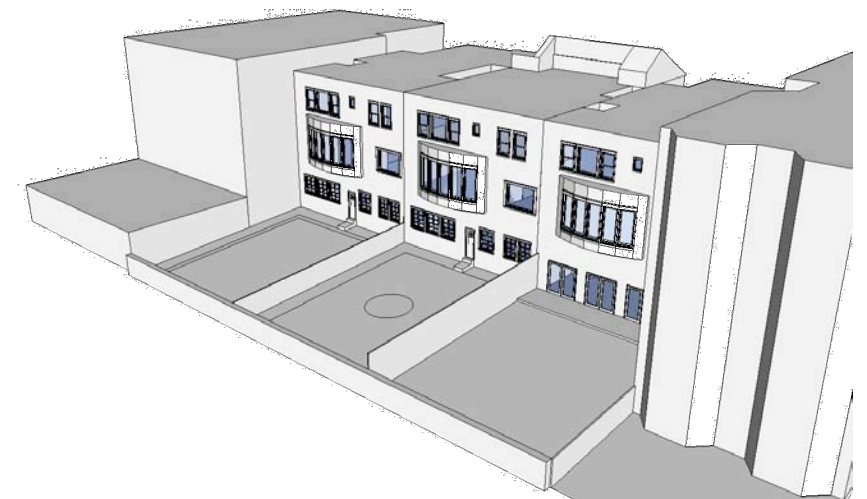
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June 21  
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June 21  
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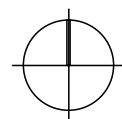
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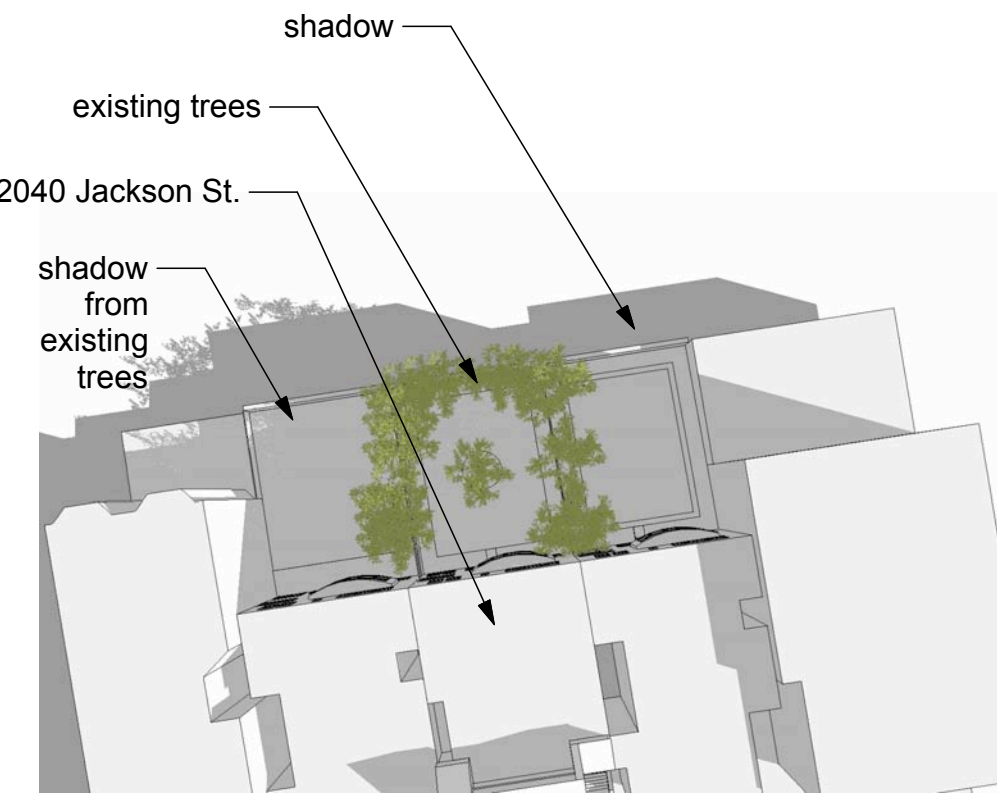
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December 21  
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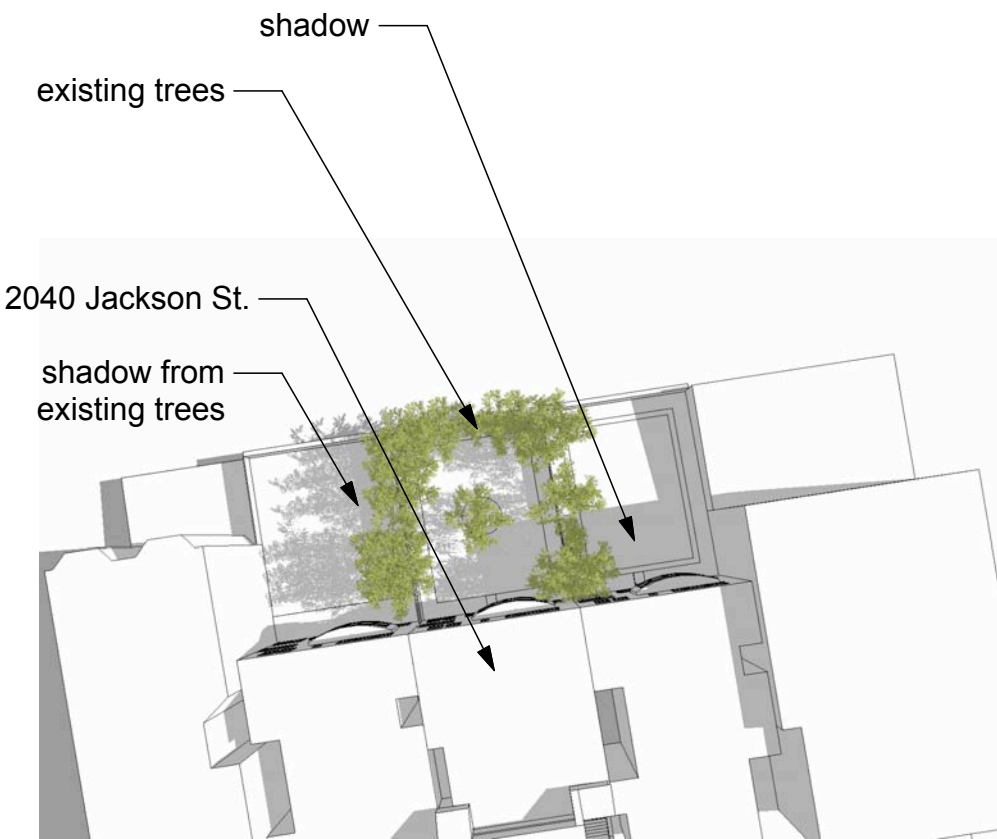


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March 21 / September 21  
5:00 PM





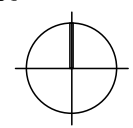
June 21  
8 AM



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12 PM



June 21  
5:00 PM





Lois & Arthur Roth  
<roth2000@sbcglobal.net>  
06/29/2011 09:17 AM

To aaron.starr@sfgov.org  
cc  
bcc

Subject: Objections to Addition at 2040 Jackson St.

Dear President Olaguy and Members of the Planning Commission:

For more than 40 years we have lived and owned the historic property at 2000 Jackson St. at the northwest corner at Octavia. We must tell you we are dismayed at the prospect of and strongly object to the over-sized, three-story addition proposed at 2040 Jackson.

As you know, preservation of the mid-block open space is basic to the whole idea behind Residential Design Guidelines. Many of the beautiful homes on this block were built with significant intrusions into that space, and, alas, many more were subsequently enlarged to degrade that space even more. The 2040 Jackson St. home sits in the middle of other buildings, all Architecturally Significant and all with their rear walls aligned. They create a reasonable mid-block space that provides beauty and openness that their occupants, and the residents surrounding these sites, all enjoy. If you allow this site to leave only a 25% yard, then there is no basis for not allowing the two adjacent sites to do the same, and then the mid-block space will become a shallow area defined by three-story walls that are higher than the space is wide, and we, the City, and the vestiges of wildlife that depend on such spaces for survival will all have lost more of an irreplaceable resource.

Please act to conserve the remaining mid-block space and place the good of the neighborhood and of our beloved city above the profits of a developer.

Thank you,

Arthur and Lois Roth  
2000 Jackson Street