



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis HEARING DATE SEPTEMBER 6TH, 2012

Date: August 28th, 2012
Case No.: 2011.0761DD
Project Address: 611 BUENA VISTA WEST AVENUE
Permit Application: 2011.05.04.5332
Zoning: RH-3 (Residential House, Three-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 2603/004
Project Sponsor: Cass Calder Smith
CCS Architecture
44 McLea Court
San Francisco, CA 94103
Staff Contact: Tom Wang – (415) 558-6335
thomas.wang@sfgov.org
Recommendation: **Do not take DR and approve the Project as proposed.**

1650 Mission St.
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415.558.6377

PROJECT DESCRIPTION

The proposal is an alteration to an existing two-story over basement, single-family dwelling, which includes a third-story vertical addition with a roof deck and stairway penthouse above (hereinafter "Project").

The proposed third-story would be within the footprint of the existing dwelling. It would be set back two feet from the existing front building wall and one foot eight inches from the existing rear building wall. The proposed third-story would consist of one bedroom, one study and a full-bathroom, with a gross floor area of approximately 893 square feet. With the third-story addition, the subject dwelling would be approximately thirty three feet eight inches tall at the street level.

The proposed roof deck would be installed on the center portion of the third-story roof. Containing an area of approximately 324 square feet, the roof deck would be set back six feet from the existing front building wall, seven feet six inches from the existing rear building wall and four feet from either side building wall.

The proposed stairway penthouse would provide an access between the Project and the roof deck. The stairway penthouse, constructed along the south side of the building would be approximately six feet tall above the upper roof deck as shown on the building section.

SITE DESCRIPTION AND PRESENT USE

The Project Site is at 611 Buena Vista West Avenue, on the west side of Buena Vista Avenue between Frederick and Java streets, in the Haight-Ashbury neighborhood and an RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District. The Subject Property has a lot frontage of twenty feet along Buena Vista West Avenue and a lot depth of approximately ninety six feet nine inches. The grade on the Property slopes steeply downward from the front property line. The grade differential between the front and rear property lines is approximately sixteen feet.

Currently, the subject lot is occupied by a two-story over basement, single-family dwelling, containing a gross floor area of approximately 2,023 square feet. The existing dwelling measures approximately sixty one feet six inches deep and twenty two feet tall at the street level. It was constructed with a front setback of seven feet six inches and a rear yard depth of approximately twenty four feet nine inches.

The City Assessor's Office records indicate that subject dwelling was constructed in 1946. It was extensively remodeled in 2003, which altered its original 1946 front façade into a more contemporary design.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Directly across Buena Vista West Avenue is Buena Vista Park. Located essentially on a steep hill, it is the oldest official park in San Francisco, established in 1867 as Hill Park and renamed Buena Vista in 1894. Buena Vista Park is bounded by Haight Street to the north, and by Buena Vista West Avenue and Buena Vista East Avenue,

In this residential neighborhood, buildings on the subject block demonstrate a variety of building scales, forms and details and are generally described as having an architecturally mixed visual character. The subject block consists almost exclusively of single- and two-family homes, ranging in construction dates mainly from circa 1900 to 1912 and subsequently from 1928 to 1950. Architectural character for these homes constructed from circa 1900 to 1912 includes Edwardian era buildings; Spanish Colonial Revival buildings; and Queen Ann buildings. The majority of these homes are three or four stories in height at the street level, the remaining few are two stories. A few of these homes built during the earlier construction period are architecturally notable buildings as listed in the Department's Historic Resources Inventory.

The adjacent property to the north is developed with a three-story, Edwardian era, single-family dwelling. The adjacent property to the south is developed with a three-story, Queen Ann, six-family dwelling.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	August 27 th , 2012	August 24 th , 2012	13 days
Mailed Notice	10 days	August 27 th , 2012	August 24 th , 2012	13 days

PUBLIC COMMENT

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

DR REQUESTORS

1. **Bill Gheen**, owner of the adjacent single-family home at 615 Buena Vista West Avenue, which is immediately north of the Subject Property.

2. **Matthew Leffers**, owner of the adjacent property at 601 Buena Vista West Avenue, which is immediately south of the Subject Property.

Matthew Leffers, who jointly filed a Discretionary Review Application with **Bill Gheen**, has since withdrawn his Discretionary Review request.

3. **Tim Stewart and Susan Rughtiv**, owners of a single-family home at 1460 Masonic Avenue, which is diagonally behind and southwest of the Subject Property.

(Jonathan and Pamela Shields, interested neighbors and owners of the property at 1430 Masonic Avenue, also endorsed Tim Stewart and Susan Rughtiv’s Discretionary Review Application.)

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

1. Bill Gheen’s concerns include (see the DR Application for a complete description):

Issue #1: The proposed third-story addition does not comply with Planning Code Section 101.1(b) priority-planning policies and is not consistent with the Residential Design Guidelines in that (a) the current dwelling, designed as a contemporary architecture, is aberrant with the surrounding earlier Twentieth Century architecture. The Project will further increase its current anomaly; (b) the subject dwelling, with the third-story addition, will be disproportionately large on the lot and will contain a floor area ratio (FAR) higher than that of most of other homes on the block; (c) the Project does not respect the mid-block open space; and (d) the Project will affect current available light to the third floor windows of the DR Requestor’s dwelling.

Issue #2: The subject dwelling’s one-car garage is currently used as a storage space, not for parking. Vehicles are currently parked on driveway within the front setback area. The proposed third-story addition suggests that the subject dwelling will be likely to accommodate additional residents in the future, resulting in an increased demand and competition for on-street parking in this neighborhood. Therefore, the Project, not including additional and adequate off-street parking, will affect the livability for existing residents on this block.

Proposed Alternatives:

Do not propose a third-story vertical addition.

2. Tim Stewart and Susan Ruktiv's concerns include (see the DR Application for a complete description):

Issue #1: The proposed third-story will result in a building scale not compatible with surrounding buildings.

Issue #2: There is too much glass area on the third-story's rear elevation, which will result in a loss of DR Requestor's home privacy and a light pollution effusive at night into their house.

Proposed Alternatives:

Do not propose a third-story vertical addition.

PROJECT SPONSOR'S RESPONSE

The Project Sponsor provided a detailed response in their presentation packet. A brief summary is as follows:

The Project Sponsor has made numerous and substantial alterations to address the concerns outlined in the DR Requests, as well as other issues raised by the DR Requestors in meetings held both before the building permit application was filed and while it was under review at the Planning Department:

1. Proposed Fourth-Story Eliminated.

The Project originally proposed to construct two more stories (a third- and fourth-story) above the current dwelling. At the request of the Residential Design Team, the Project Sponsor revised their original proposal from a two-story addition to a one-story addition with a roof deck above.

2. Neighborhood Character.

The subject block contains a mixed neighborhood character because it consists of buildings constructed and remodeled along many eras with a variety of scales, forms and details. The subject dwelling with the proposed third-story addition will blend in the current neighborhood development that contains a mixed visual character.

3. Stairway Penthouse Design Revised.

The design of the stairway penthouse has been revised. The stairway penthouse is now set back from the existing front building wall, contains a height two feet less than the original design and has been relocated from the north side to the south side of the subject dwelling. The goal of the revised stairway penthouse is to achieve a minimal visibility from the street and shading on the adjacent DR Requestor's house at 615 Buena Vista West Avenue.

4. External Shutters and Window Treatments.

To address objections regarding light pollution into the DR Requestors' house at 1460 Masonic Avenue at night, the Project includes external shutters on the second floor's rear windows and blinds on the proposed third-story's rear windows to mitigate the DR Requestors' concerns.

5. Public views from Buena Vista Park.

The DR Requestors are concerned that the proposed third-story addition would obstruct the current public views in the City from Buena Vista Park. They submitted a number of photographs to demonstrate the project's effect on public views from Buena Vista Park.

The Project Sponsor indicated inaccuracies of those photographs submitted by the DR Requestors in the Project Sponsor's DR presentation packet. The Project Sponsor also submitted photographs taken from the pedestrian walkway in the park, facing west, which is directly across street from the proposed third-story addition. Their photographs demonstrate that the proposed third-story addition would result in no impact on public views in the City from Buena Vista Park and would be consistent with the Residential Design Guidelines.

PROJECT ANALYSIS

1. Building Scale at the Street and Building Proportions.

Building scale is established primarily by its height and depth. Building heights along the subject block-face and both adjacent block-faces on Buena Vista West Avenue range from two-, three-, and four-story above the street level with omnifarious types of roofs. With the Project, the subject building would be three-story tall at the street level and would still appear smaller in scale than either of the two adjacent buildings. The proposed third-story would be set back two feet three inches from the existing front building wall to provide façade articulation and a more subordinate appearance. The Project, even with a modern design, would complement other buildings on the subject and adjacent blocks and would not stand out or appear to be disproportionately large on the lot. Furthermore, it is neither uncommon nor unprecedented to find contemporary and older architectural styles on the same block. Current buildings on either adjacent block-face along Buena Vista West Avenue consist of a variety of architectural styles.

Building proportions are the dimensional relationships among the building's features, and typically involve the relationship between the height and width of building features. The Project would be set back from the existing front building wall, providing façade articulation. It would include vertical oriented windows on the façade, which are consistent with the existing windows on the second-story façade and similar to those on the façade of either adjacent building. Therefore, the Project would neither be inconsistent with the proportions of surrounding buildings nor disrupt the building character along this section of Buena Vista West Avenue.

2. Building Depth at the Mid-Block Open Space.

The proposed third-story, set back from the existing front and rear building walls, respectively, would not project beyond the existing footprint of the subject dwelling or further reduce the current amount of rear yard on the subject lot. Its depth would also be shallower than that of both adjacent buildings. Therefore, the Project will have no impact on the current mid-block open space, which is defined by the context of other buildings on this block.

3. Overall Building Size and Floor Area Ratio (FAR).

Neither the Planning Code nor the Residential Design Guidelines regulate the overall size of a single-family dwelling, including floor area ratio, square footage, number of rooms, or other similar features.

Additionally, if the overall building size is a concern of the DR requestor, the subject dwelling's overall size, including the third-story addition, would still be much less than that of the DR Requestor's house at 615 Buena Vista West Avenue, the other adjacent house at 601 Buena Vista West Avenue, and a number of the remaining houses on this block.

4. Light and Privacy.

The first DR Requestor's house, at 615 Buena Vista West Avenue, is immediately north of the Subject Property. At the third floor, it contains windows looking out onto a roof deck and in a dormer, all facing south and toward the Project. The Project, which would be slightly below the top of and approximately eight feet away from the DR Requestor's third floor roof deck windows, would result in no significant impact on current light to these windows. The dormer windows at the third floor of the DR requestor's house provide secondary light to a bedroom and primary light to a small side room of no particular function. Although these dormer windows would be approximately six feet below the proposed third-story's roofline, they are at least four feet away from the adjoining side lot line. Therefore, the Project would not unreasonably reduce the current light to these dormer windows.

The second DR Requestors' house, at 1460 Masonic Avenue, is diagonally behind and southwest of the Subject Property. In addition to concerns about the building scale and overall size as discussed above, the DR Requestors also feel that there is too much glass area on the third-story's rear elevation, which will result in a loss of home privacy and a light pollution effusive at night into their house.

A distance of approximately eighty nine feet (data derived from pictometry aerial photographs) between the Project and the D.R. Requestors' house at 1460 Masonic Avenue combined with a sensible use of shades, drapes or other window coverings by both the subject property owner and the DR Requestors would seem to offer sufficient privacy to the D.R. Requestors' house and a reasonable way to palliate nighttime light impact from the Project.

Additionally, during a site visit at the DR Requestors' house, Department staff noted that a number of tall trees were in the rear of the DR Requestors' lot and the adjacent lot, at 1450 Masonic Avenue. These trees could serve as a natural buffer to further palliate the DR Requestors' home privacy and nighttime light concerns.

5. Increased Demand for On-Street Parking.

The DR Requestor; however, feels that the subject dwelling, with the Project, will be likely to accommodate additional residents in the future, which may result in an increased demand and competition for on-street parking in this neighborhood.

The subject dwelling is only required to provide one off-street parking space under the Planning Code. Neither the Planning Code nor the Residential Design Guidelines support the provision of more than one off-street parking space for a single-family dwelling.

6. Off-Street Parking Space Removed from Garage.

The DR Requestor is concerned that the subject dwelling's off-street parking space in the garage was illegally removed and converted to uses other than parking.

To address the DR Requestor's concern, the subject property owner removed the previous uses occupying the garage and restored the original off-street parking space.

Planning staff performed an inspection of the garage on June 29th, 2012. Staff found that the required off-street parking space was readily available in the garage and that it met the quantitative standards of the Planning Code at the time of inspection. The case of the illegal removal of a required off-street parking space in the garage was abated by the Planning Department.

7. An Additional Unit at the Subject Property – A Concern not related to the Project.

A neighbor filed a complaint with the City that an alleged second unit, which was illegally constructed without the benefit of a building permit, occupied the single-family dwelling's basement floor with a direct entry to and from the street through a walkway along the north side lot line.

An Inspector from the Housing Inspection Services performed an inspection of the basement floor on June 19th, 2012. No violations were found at the premises at the time of inspection. The case of the alleged second unit was abated by the Housing Inspection Services.

ENVIRONMENTAL REVIEW

The Department has determined that the Project is exempt 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

1. The original proposal, including a two-story addition (a third- and fourth-story) above the current dwelling, was reviewed by the Residential Design Team (RDT). The RDT requested several changes to the original proposal, including (1) limiting the proposal to only a third-story addition; (2) no greenhouse on the rooftop of the proposed third-story; (3) setting the third-story roof deck back from the existing front and side walls; (4) the stairway penthouse on the rooftop of the proposed third-story designed with only minimum standards required by the City's Building Code; and (5) better integrating the proposed third-story addition with the existing two-story dwelling.

The Project Sponsor has submitted a revised proposal that fulfills all of the changes requested by the RDT.

2. The RDT also reviewed concerns expressed by all DR Requestors and determined that the Project would result in no exceptional or extraordinary circumstances and that no further changes to the final revised design of the project were necessary.

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.

BASIS FOR RECOMMENDATION

The Department believes that the Project does not constitute any exceptional or extraordinary circumstances that justify Discretionary Review for the following reasons:

- The Project is in keeping with the design of the existing subject dwelling.
- The subject two-story dwelling with a third-story addition will not be incompatible with both adjacent buildings and will not disrupt the existing mixed neighborhood character that includes a range of building heights and architectural styles.
- The Project will not affect the existing mid-block open space.
- The Project will result in no significant impact on light or privacy to all three DR requestors' houses.
- The Project will result in no impact on the current public views in the City from Buena Vista Park.
- The Project complies with applicable provisions of the Planning Code and is consistent with the Residential Design Guidelines.

RECOMMENDATION: Do not take DR and approve the Project as proposed.

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photos
Section 311 Notice
DR Applications
Project Sponsor's Response to DR Applications
Reduced Plans
3-D Rendering

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: In this residential neighborhood, buildings on the subject block demonstrate a variety of building scales, forms and details and are generally described as having an architecturally mixed visual character. The subject block consists of almost exclusively single- and two-family homes. The majority of these homes are three or four stories in height at the street level, the remaining few are two stories.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?	X		
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: The depth of the Project will not extend beyond the current footprint of the subject dwelling and will be shallower than the depth of both adjacent buildings. The overall scale of the subject dwelling with the Project will be consistent with that of a number of other buildings on the block-face and the overall neighborhood development and is complementary to the neighborhood character. The stairway

penthouse will be located along the south side wall to alleviate Mr. Gheen’s concern about the impact on light to dormer windows on the north side of his house. Privacy to adjacent dwellings has been respected by including the following into the third-story’s design: (1) The majority of windows on the third-story’s south side wall will be high windows above the eye level; (2) No windows on the north side wall will be located directly toward the adjacent dwelling’s dormer windows or roof deck and (3) The roof deck is placed in the center of the roof. Furthermore, the Project Sponsor furnished the Department with photographic evidence, which demonstrates the Project will result in no impact on the current City scenery visible from Buena Vista Park.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building’s height and depth compatible with the existing building scale at the street?	X		
Is the building’s height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building’s form compatible with that of surrounding buildings?	X		
Is the building’s facade width compatible with those found on surrounding buildings?		X	
Are the building’s proportions compatible with those found on surrounding buildings?	X		
Is the building’s roofline compatible with those found on surrounding buildings?	X		

Comments: The subject building with the Project will be compatible with the established building scale at the street and at the mid-block open space. The proposed building’s form, proportions and roofline will be compatible with the existing mixed neighborhood context. The subject building’s façade width is narrower than that of all surrounding buildings because the subject lot has the narrowest width than that of any other lot on the subject block.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?			X
Does the location of the building entrance respect the existing pattern of building entrances?			X
Is the building’s front porch compatible with existing porches of surrounding buildings?			X
Are utility panels located so they are not visible on the front building wall or on the sidewalk?			X
Bay Windows (page 34)			

Are the length, height and type of bay windows compatible with those found on surrounding buildings?			X
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?			X
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?			X
Is the width of the garage entrance minimized?			X
Is the placement of the curb cut coordinated to maximize on-street parking?			X
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?	X		
Are the parapets compatible with the overall building proportions and other building elements?	X		
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?	X		

Comments: The stairway penthouse will be set back nineteen feet from the existing front building wall in order to minimize its visibility from the street. It has been relocated from the north side to the south side of the subject dwelling to achieve minimal shading on the adjacent DR Requestor's house at 615 Buena Vista West Avenue. The proposed roof deck, with clear windscreens surrounding it, will be set in four feet from both side walls to minimize the impact on privacy and light to adjacent buildings.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Comments: The Project will incorporate minimal amounts of architectural detailing to ensure the subordinate treatment of the Project. All windows visible from the street will be aluminum windows, which will match existing window material and be compatible with those used in the neighborhood. While copper panels used as the Project's exterior wall finish will be unique, they will not be incompatible with the surrounding residential buildings.



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On May 4th, 2011, the Applicant named below filed Building Permit Application No. 2011.05.04.5332 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	CCS Architecture	Project Address:	611 Buena Vista West
Address:	44 McLea Ct.	Cross Streets:	Between Frederick & Java
City, State:	San Francisco, CA 94103	Assessor's Block /Lot No.:	2603/004
Telephone:	(415) 864-2800	Zoning Districts:	RH-3 /40-X

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 type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Single-family dwelling	No Change
FRONT SETBACK	7 feet 9 inches	No Change
SIDE SETBACKS	None	No Change
BUILDING DEPTH	63 feet 6 inches	No Change
REAR YARD	25 feet 6 inches	No Change
HEIGHT OF BUILDING	20 feet 4 inches	33 feet 6 inches
NUMBER OF STORIES	Two-story over basement	Three-story over basement
NUMBER OF DWELLING UNITS	One	No Change
NUMBER OF OFF-STREET PARKING SPACES	One	No Change

PROJECT DESCRIPTION

The proposed work to the existing two-story over basement, single-family dwelling is to construct a third story vertical addition. There would be an open roof deck and a stairway penthouse on top of the proposed third-story. The stairway penthouse would provide a connection between the third floor and the open roof deck.

The proposed third story would be set back two feet from the existing front building wall and one foot six inches from the existing second floor rear wall.

PLANNER'S NAME: Thomas Wang
 PHONE NUMBER: (415) 558-6335
 EMAIL: thomas.wang@sfgov.org

DATE OF THIS NOTICE: 2-6-12
 EXPIRATION DATE: 3-7-12



SAN FRANCISCO PLANNING DEPARTMENT

Historical Resource Review Form

Address of Project: 611 Buena Vista West
 Cross Streets: Java Block/Lot: 2603-004
 Case No. 2011.0761E Permit No. 201105045332

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 San Francisco,
 CA 94103-2479

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STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

- Class 1 – Existing Facilities:** Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.
- Class 3 – New Construction or Conversion of Small Structures:** Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16.*)

- Category A:** Known Historical Resource **Proceed to Step 3.**
Preservation Technical Specialist Review
- Category B:** Potential Historical Resource **Proceed to Step 3.**
- Category C:** Not a Historical Resource **Proceed to Step 4.**
No Further Historical Resource Review Required.

STEP 3: APPROVED WORK CHECKLIST

Per plans dated: 5/4/2011

- Project falls within the scope of work described below. **Proceed to Step 4.** No Further Historical Resource Review Required.
- Project does not fall within the scope of work described below. **Proceed to Step 4.** Further Historical Resource Review Required.
- If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
	1. Interior alterations. Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the <i>historic</i> windows must be matched.)

	4. Window replacement or installation of new openings at non-visible facades.
	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under <i>Zoning Administrator Bulletin: Dormer Windows, No. 96.2</i> .
	8. Installation of garage opening that meets the requirements of the <i>Guidelines for Adding Garages and Curb Cuts</i>
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150' in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

	11. Window replacement at visible facades that is not in-kind but meets the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> .
	12. Sign installation at Category A properties.
	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> .
X	16. Misc. Building was extensively remodeled in

STEP 4: RECOMMENDATION

- 2009 - exterior work completed drastically altered the original 1946 facade.
- No Further Historical Resource Review Required.
- Further Historical Resource Review Required: File *Environmental Exemption Application*.

Notes: No longer eligible for listing on California Register

Planner Name: _____

Signature: _____ Date: _____

Preservation Technical Specialist Name: Tina Tan

Signature: *[Signature]* Date: 7/22/2011

Save to [I:\Building Permit Applications or I:\Cases].

If "Category A," save to [I:\MEAN\Historical Resources\Category A Admin Catex].



**SAN FRANCISCO
PLANNING DEPARTMENT**

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Poling. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input checked="" type="checkbox"/>	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Applicant's Affidavit. I certify the accuracy of the following declarations:

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

Signed (owner or agent): *Brian Skudny*
(For Staff Use Only) Case No. 0611.0761E

Date: 07-11-2011
Address: 611 Buena Vista Av. West
Block/Lot: 2603 / 004

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner Martin Roscheisen Telephone No. _____
Address 611 Buena Vista Ave W. Fax No. _____
San Francisco, CA 94117 Email _____
Project Contact Bjoern Steudte Telephone No. 415-864-2800 x314
Company CCS Architecture Fax No. 415-864-2850
Address 44 Mc Lea Court Email bjoern@ccs-architecture.com
San Francisco, CA 94103

Site Information

Site Address(es): 611 Buena Vista Avenue West, San Francisco, CA 94117
Nearest Cross Street(s) Frederick Street and Java Street
Block(s)/Lot(s) 2603 / 004 Zoning District(s) RH-3
Site Square Footage 1934 SF Height/Bulk District 40-X
Present or previous site use Single Family Dwelling
Community Plan Area (if any) _____

Project Description - please check all that apply

- Addition Change of use Zoning change New construction
 Alteration Demolition Lot split/subdivision or lot line adjustment
 Other (describe) _____ Estimated Cost _____

Describe proposed use _____

Narrative project description. Please summarize and describe the purpose of the project.

The project consists of a 2 story vertical addition to the existing 2 story residence. The roof of the 3rd story addition will include a green roof.

SAN FRANCISCO
CATEGORICAL EXEMPTION
CLASS 1

JM
1/22/2011

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1.	<p>Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district?</p> <p>If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	<p>Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district?</p> <p>If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3a.	<p>Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade?</p> <p>If yes, how many feet below grade would be excavated? _____</p> <p>What type of foundation would be used (if known)? _____</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3b.	<p>Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more?</p> <p>If yes to either Question 3a or 3b, please submit a Geotechnical Report.*</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	<p>Would the project involve <u>expansion of an existing building envelope</u>, or new construction, or grading, or new curb cuts, or demolition?</p> <p>If yes, please submit a <i>Tree Disclosure Statement</i>.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	<p>Would the project result in ground disturbance of 5,000 gross square feet or more?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.	<p>Would the project result in any construction over 40 feet in height?</p> <p>If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.	<p>Would the project result in a construction of a structure 80 feet or higher?</p> <p>If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.	<p>Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?</p> <p>If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.	<p>Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps?</p> <p>If yes, please describe.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.	<p>Is the project related to a larger project, series of projects, or program?</p> <p>If yes, please describe.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11.	<p>Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area?</p> <p>If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

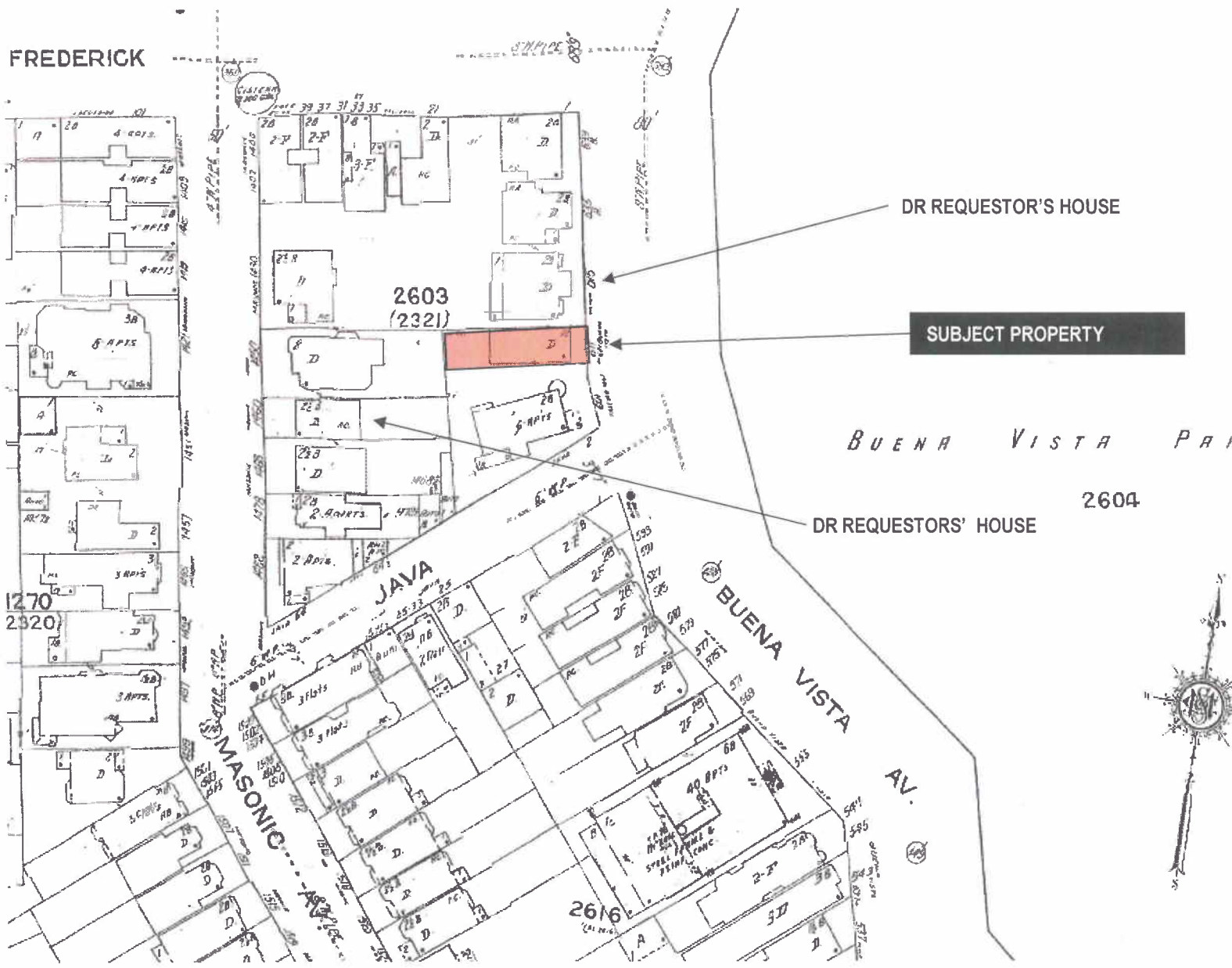
* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2052	2052	2048	4100
Retail				
Office				
Industrial				
Parking	220	220	0	220
Other (specify use)				
Total GSF	2272	2272	2048	4320
Dwelling units	1	1	0	1
Hotel rooms				
Parking spaces	1	1	0	1
Loading spaces				
Number of buildings	1	1	0	1
Height of building(s)	22'-4"	22'-4"	17'-8"	40'-0"
Number of stories	2	2	2	4
Please describe any additional project features that are not included in this table:				
<p>Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.</p>				

Sanborn Map*



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



Planning Commission Hearing
Case Number 2011.0761DD
611 Buena Vista West Avenue

Zoning Map



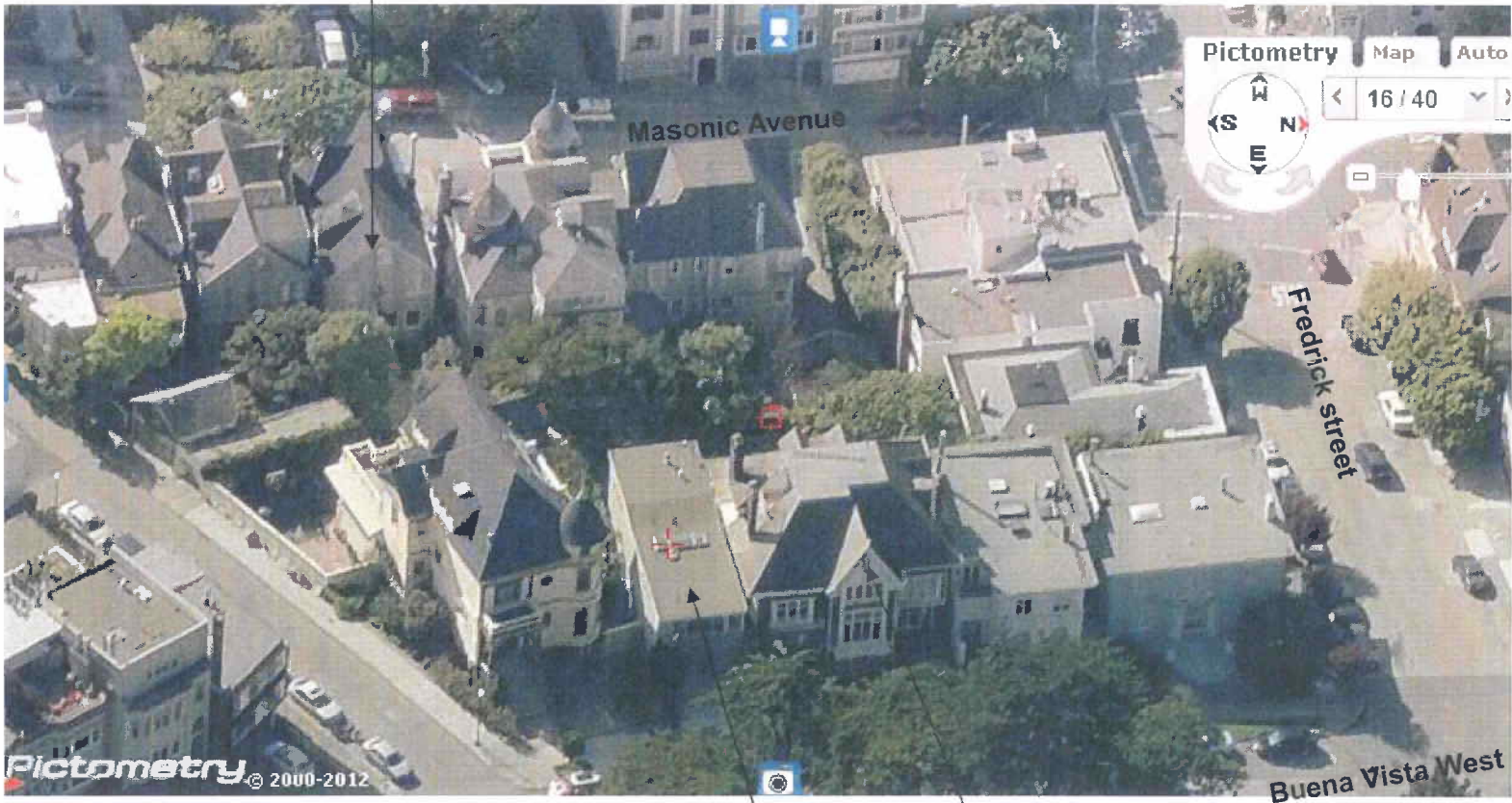
SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2011.0761DD
611 Buena Vista West Avenue

Aerial Photo

DR REQUESTORS' HOUSE



SUBJECT PROPERTY

DR REQUESTOR'S HOUSE

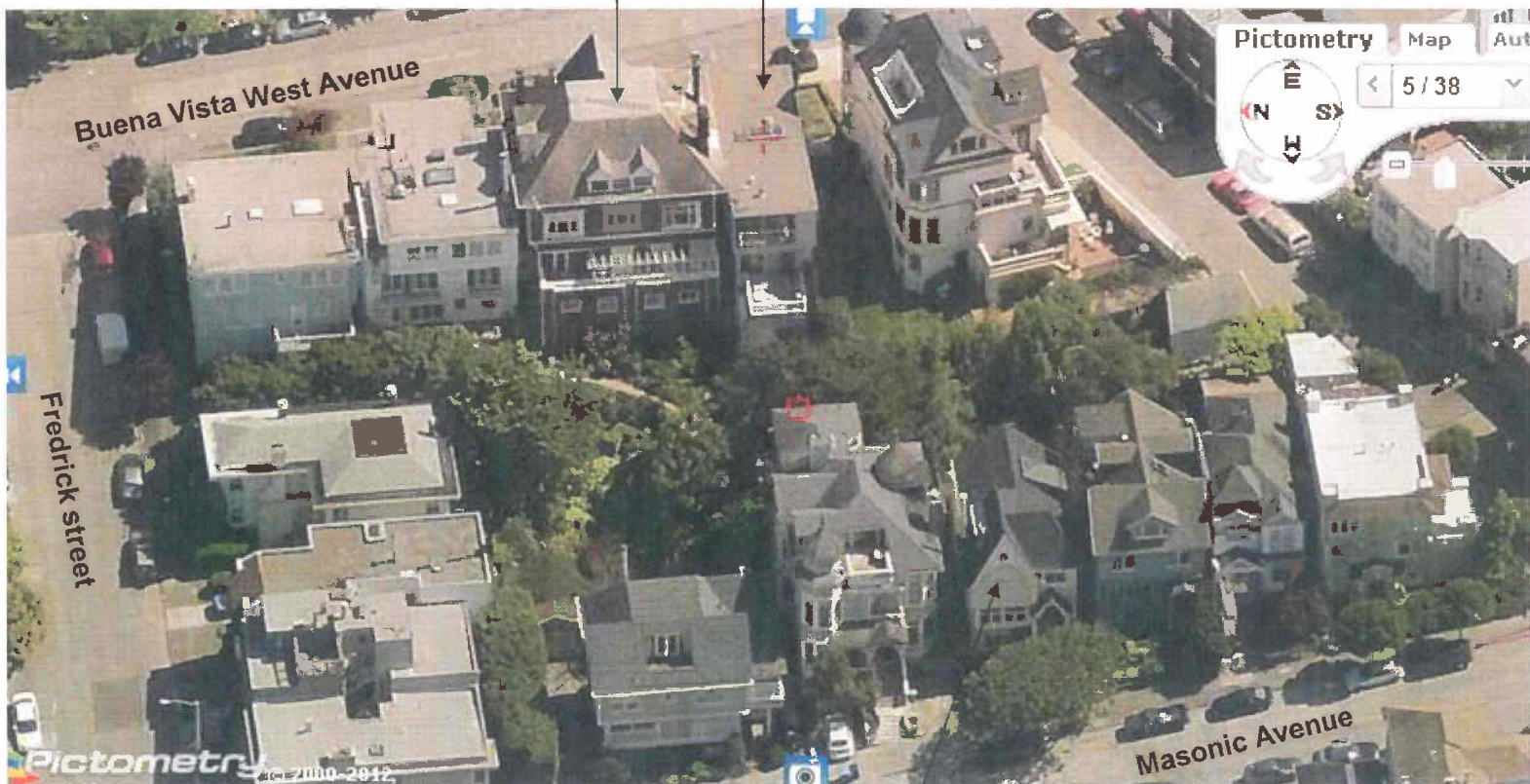


Planning Commission Hearing
Case Number 2011.0761DD
611 Buena Vista West Street

Aerial Photo

DR REQUESTOR'S HOUSE

SUBJECT PROPERTY



DR REQUESTORS' HOUSE



Planning Commission Hearing
Case Number 2011.0761DD
611 Buena Vista West Street

CASE NUMBER:
For Staff Use Only

11.0761D

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:

Matt Leffers & Bill Gheen

DR APPLICANT'S ADDRESS:

601 and 615 Buena Vista Ave

ZIP CODE:

94117

TELEPHONE:

(415) 706-0955

(415) 552-1255

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

Martin Roscheisen

ADDRESS:

611 Buena Vista Ave

ZIP CODE:

94117

TELEPHONE:

()

CONTACT FOR DR APPLICATION:

Same as Above Matt Leffers

ADDRESS:

601 Buena Vista Ave

ZIP CODE:

94117

TELEPHONE:

()

E-MAIL ADDRESS:

matt@mleffers.com

2. Location and Classification

STREET ADDRESS OF PROJECT:

611 Buena Vista

ZIP CODE:

CROSS STREETS:

Frederick x Java

ASSESSORS BLOCK/LOT:

2603 / 004

LOT DIMENSIONS:

LOT AREA (SQ FT):

ZONING DISTRICT:

rh3

HEIGHT/BULK DISTRICT:

40x

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

single family

Present or Previous Use:

Proposed Use:

Building Permit Application No. 2011.05.04.5332

Date Filed: May 4 2011

RECEIVED

MAR 07 2012

CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
PIC

11.07610

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: Matthew P. Siffers Date: 2/27/12
Kristy Nelson Siffers

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

owners: 601 Buena Vista West
Owner / Authorized Agent (circle one)

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: W M E Date: _____

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

WILLIAM M EHEON

Owner / Authorized Agent (circle one)

OWNER - 615 BUENA VISTA WEST.

1. What are the reasons for the 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 Codes Priority Policies or the Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

- A. We are adjacent neighbors on both sides of 611 Buena Vista and we believe the proposed new dwelling plans on file do not meet the General Plan Priority Policy (Planning Code Section 10 1. 1 (b)(8)) to conserve and to protect existing housing and neighborhood character. To implement this policy, and address the significant problems in design with projects such as this the Planning Commission adopted residential guidelines.
- B. The Residential Design Guidelines focus on six core Design Principles (p. 5), the first of which is "Ensure that the building's scale is compatible with the surrounding buildings," the second of which is "ensure that the building respects the mid-block open space," the third of which is "maintain light to adjacent properties by providing adequate setbacks." The new building proposed for 611 Buena Vista does not meet these three criteria (half of the total goals) and therefore is subject to Discretionary Review by the San Francisco Planning Commission.
- C. The proposed plans fail to follow the building scale principles (p.5 and 7). As the subject lot is the smallest on the block the proposed building is entirely out of proportion. Although we and our neighbors are still compiling the floor area ratios of existing homes in the immediate neighborhood, the building mass shown on the plan and elevation for 611 Buena Vista cause us to believe that the proposed building has a significantly higher FAR than the rest of the block. The mass of the proposed building is excessive for the neighborhood context.
- D. The Residential Design Guidelines (p.7) state that "though each building will have its own unique features, proposed projects must be responsive to the overall neighborhood context. A sudden change in the building pattern can be visually disruptive." The east and west elevations provided by the project sponsor as part of the 311 mailing clearly illustrate the conflicts between this proposal and the goals of the San Francisco Planning Department. The proposed building is dramatically out of character and scale for this site.
- E. The contemporary architectural design of the building, while attractive by itself, does not have the degree of detailing recommended on pages 43 through 48 of the residential guidelines. This is a building design more appropriate for the Hayes Valley, Mission District or South of Market areas of San Francisco, but is dramatically out of character for Buena Vista Park.
- H. This proposed expanded home is a large multi-bedroom dwelling. Only one standard size

parking space is proposed. For many years the project sponsor has chosen not to use their parking garage for vehicle storage. Instead he has chosen to park in the front yard setback in violation of San Francisco Planning Code and creating unnecessary visual disruption in the neighborhood. The expansion of the existing small home suggests many additional residents at this site in the future, and thus an increase in the use of the front yard setback for parking. Further use of driveway parking created by the new building will degrade the current livability for existing residents of this block.

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:

- A. The neighborhood would be dramatically affected by the change in character associated with the inappropriate scale and design of the proposed structure. The lack of adequate enclosed parking is also a significant concern on a unique street like Buena Vista.
- B. As the neighbors directly adjacent to the proposed building, we would be directly adversely affected. Replacing the current structure with a four to five story structure will limit the incoming natural light for both of our homes. More significantly the out of character percentage of exterior glass wall will create significant light spillage during nighttime hours. Modern low energy lighting is bright, invasive and harsh and will affect the enjoyment and privacy of all surrounding homes whenever 611 Buena Vista is occupied.
- C. Should the Planning Commission allow the 611 Buena Vista Project to proceed as proposed we will see is the massive, bold, modern structure, which (while attractive in another more appropriate setting- is inconsistent both in design and scale with the rest of the block and immediate neighborhood.

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 41?

A. Remove the Top Story.

The major change, which would address many of our and the neighborhood's concerns, is the removal of the fourth story. This would reduce the massive scale of the building, making it more consistent with the character of the neighborhood and leave some open-space visible. While our view would still be impacted substantially, removing the fourth story would be more consistent with surrounding structures and the neighborhood feel of the building.

B. Make the design consistent with the character of the neighborhood.

Again, a large modern designed home on a small lot would be appropriate if located on a block which contained a more varied architectural style. Here the austere modern architecture is aberrant and conflicts with the historic early Twentieth Century architecture. The lack of ornamentation and detailing on the new facade unnecessarily increases the current anomaly in direct conflict with the Residential Design Guidelines standards.

D. Sufficient Parking

This building should have sufficient offstreet enclosed parking and the property owner should agree to abide by the planning code regarding parking in the front setback.

11:07610

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: **T. Stewart / S. Ruggiv + J. + P. Shields**
DR APPLICANT'S ADDRESS: _____ ZIP CODE: _____ TELEPHONE: _____

1460 + 1430 Masonic Av ()

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

ADDRESS: **Roscheisen** ZIP CODE: _____ TELEPHONE: _____

611 Buena Vista **94117** ()

CONTACT FOR DR APPLICATION

Same as Above **Tim Stewart** ZIP CODE: _____ TELEPHONE: _____

ADDRESS: **1460 Masonic Av** **94117** ()

E-MAIL ADDRESS: **Tim.stewart@flextronics.com**

2. Location and Classification

STREET ADDRESS OF PROJECT: **611 Buena Vista** ZIP CODE: **94117**
CROSS STREETS: _____

Fredrick
ASSESSORS BLOCK/LOT: **26031004** LOT DIMENSIONS: _____ LOT AREA (SQ FT): _____ ZONING DISTRICT: **RH3 / 40X** HEIGHT/BULK DISTRICT: _____

3. Project Description

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

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: _____

Proposed Use: _____

Building Permit Application No. **2011.05.04.5332** Date Filed: **May 4, 2011**

RECEIVED

MAR 07 2012

CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
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.

11-0761D

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: _____

Timothy Stewart

Date: _____

3/4/2012

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

TIMOTHY L. STEWART

Owner / Authorized Agent (circle one)

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 cite specific sections of the Residential Design Guidelines.

The Building is too large and materials are inappropriate for this location. RDG pg 5 Design is out of Character and there is too much glass on 5 stories of occupancy.

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:

Neighbors to the rear will be impacted by loss of Privacy and light pollution. This new building is a glass skyscraper NOT appropriate for a residential block

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 to 3 stories and change Percentage of solid to glass to reflect the standards of the neighborhood.

11-07610

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: Timothy L Stewart

Date: 3/4/2012

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

TIMOTHY L STEWART
Owner / Authorized Agent (circle one)

for Jon + Pam Shields

QUICKDRAW

PERMIT CONSULTING

1325 California Street
San Francisco, CA 94109
www.quickdrawsf.com
415.552.1888

President Rodney Fong
San Francisco Planning Commission
1650 Mission St., Fourth floor
San Francisco, CA 94103

**RE: 611 Buena Vista Expansion Project
REQUEST FOR DISCRETIONARY REVIEW
Residential Design Guidelines conflicts**

Dear President Fong and Honorable Planning Commissioners,
In 2003 the same owner attempted a nearly identical project at 611 Buena Vista. The vertical addition was abandoned due to overwhelming neighborhood opposition.

The old carriage garage, which is attached to 615 Buena Vista, was completely renovated without a vertical addition, and the exterior was converted to the low profile contemporary structure currently on the site.

The proposed building was wildly inappropriate at this site 9 years ago and is equally so today.

Please consider the following Residential Design Guideline conflicts as you proceed with your analysis of this application.

1. Neighborhood Character - Defined Visual Character

GUIDELINE: In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings . . . On other blocks, building forms and architectural character are more varied, yet the buildings still have a unified character. In these situations, buildings must be designed to be compatible with the scale, patterns and architectural features of surrounding buildings, drawing from elements that are common to the block .(RDG pg 9)

The 600 block of Buena Vista has a strong visual character because of the uniform relationship between lot width and size of buildings, width and height of the buildings on the block, compatible building details, and consistent placement of features such as entries and fenestration.

The 2003 Renovation of the one-story over the garage structure created a contemporary façade at 611 Buena Vista. This redesign was somewhat in conflict with the Residential Design Guidelines but not a significant disruption as the building form is subdued and does not prominently conflict with the strong visual character of the block. The proposed vertical addition changes this dynamic in a pronounced and visually obnoxious way.

The simple fact that RH-3 zoning allows side lot line to side lot line development up to the height limit is irrelevant in such a unique and architecturally important setting. **This 20 foot wide lot rests between a 60 foot wide lot and a 50 foot wide lot, and the relationship between these buildings is of critical importance in application of the Residential Design Guidelines.**

611 Buena Vista is the only home on this block without a raised and prominent entry. While this may have been an appropriate exception for a one-story over garage home, it becomes a significant disruption to a defined neighborhood characteristic with a vertical addition as proposed by this application. In language that nearly perfectly describes the 600 block of Buena Vista Residential Design Guidelines state:

On some block faces, there is a strong visual character defined by buildings with compatible siting, form, proportions, texture and architectural details. On other blocks, building forms and architectural character are more varied, yet the buildings still have a unified character. In these situations, buildings must be designed to be compatible with the scale, patterns and architectural features of surrounding buildings, drawing from elements that are common to the block. (RDG pg 10)

Approval of the vertical addition proposed with this application would be in direct

conflict with the "Neighborhood Character" component of the Residential Design Guidelines.

2. Site Design

DESIGN PRINCIPLE: Place the building on its site so it responds to the topography of the site, its position on the block, and to the placement of surrounding buildings. (RDG pg 11)

The topography of 611 Buena Vista slopes steeply to the west. The existing building presents four stories of occupancy at the rear in a way that is exceptionally prominent and intrusive to the surrounding buildings.

The Victorian, Edwardian, and Georgian homes on all sides of 611 Buena Vista were designed and sited with great sensitivity. There is a sense of balance and space with the cluster of architecturally significant homes facing Masonic to the west and the uphill homes at 601 and 615 Buena Vista. The expansion of 611 Buena Vista in 2004 dramatically disrupted this balance and space. Further expansion of 611 Buena Vista will exponentially increase these problems.

1450 Masonic Avenue is a "known historic resource" with specific mention in "Here Today" for many of its unique exterior features. Much of the morning and midday light available to 1450 Masonic and its adjacent neighbors comes through the narrow gap of space between the prominent historic roof lines of 601 and 615 Buena Vista.

In its existing configuration, the rear façade of 611 Buena Vista presents a bright cube like presence of uncharacteristic glass and steel which, as currently sited, intrudes on the privacy and peace of its neighbors. Like a Rincon Hill tower in miniature, 611 Buena Vista starkly reflects, refracts and emits large amounts of light on the midblock open space and into the homes of the more traditionally designed and sited historic homes surrounding it. Adding an additional story to 611 Buena Vista will add unmitigated insult to the injury of the inappropriately sited 2004 rear façade.

Approval of the vertical addition proposed with this application would be in direct conflict with the "Site Design" "Light" and "Privacy" components of the Residential Design Guidelines.

3. Front Setback - Parking

Planning Code Section 142 requires that all off-street parking be screened from view. Front setbacks and driveways are not intended as offstreet parking areas. (RDG pg13)

Despite the 611 Buena Vista property owner's commitment to his neighbors not to do so (as a condition of withdrawal of requests for Discretionary Review in 2003), the garage has been converted to habitable space and the front setback and driveway are used for offstreet parking everyday. We have considerable photo evidence to demonstrate this, but **Google Streetview** tells the same story; one car is parked in the driveway and one car is parallel parked blocking the driveway. Everyday.

Although the Planning Department Code Enforcement action currently engaged as of May 2012 might temporarily restore access to the garage for offstreet parking, this property owner has converted the garage without permit, and the neighbors have no confidence that he would not simply do it again in the future.

Further expansion of habitable square footage to this residence will only increase the demand for parking and increase the likelihood of continued violation of Planning Code section 142.

4. Front Setback - Design

The proposed building does not respond to the topography and front setback patterns because it does not have any of the stepping or articulation found in surrounding buildings. (RDG pg 13)

The Residential Design Guidelines continue in language crafted specifically for the conditions at 611 Buena Vista:

In designing the front setback, consider the following measures ... :

- *Articulate the facade with well-defined building entrances and projecting and recessed facade features that will establish a rhythm and add visual interest to the block face.*

- *Articulate the front facade in “steps” to create a transition between adjacent buildings.*
- *Avoid creating blank walls at the front setback that detract from the street composition. Similarly, a proposed project may be located next to a historic or architecturally significant building that is set back from the street or is on a wider lot with front and side gardens. The front setback of the proposed project must respect the historic building’s setbacks and open space. Additionally, the front setback must serve to protect historic features of the adjacent historic building (RDG pg 13)*

Approval of the vertical addition proposed with this application would be in direct conflict with the “front setback” and “Side Spacing” components of the Residential Design Guidelines.

5. VIEWS

GUIDELINE: Protect major public views from public spaces.

The Urban Design Element of the General Plan calls for the protection of major public views in the City, with particular attention to those of open space and water. Protect major views of the City as seen from public spaces such as streets and parks by adjusting the massing of proposed development projects to reduce or eliminate adverse impacts on public view sheds.(RDG pg 18)

The emblematic Buena Vista Park view to the West is precisely the view which will be obstructed if a vertical addition were to be authorized at 611 Buena Vista. The charming view from the park down towards Cole Valley, including the views of the ornate and distinctive “Exotic Turret” and “Polygonal Tower” (1976 Architectural Survey) of 1450 Masonic would be gone forever.

This remarkable view is so closely associated with the very identity of Buena Vista Park, that, not only is it photographed daily by locals and tourists alike, it is the precise image one finds first when *Googling* Buena Vista Park.

The illustration of a view blocking building in the Residential Design Guidelines (pg 18) provides an example of the inverse condition where a new building intrudes into a continual unobstructed view from a park. While this illustrates a condition which should

not be permitted, the public obstruction created by a new vertical addition at 611 Buena Vista is far more complete and destructive to a public view than specifically illustrated .

At 611 Buena Vista, a narrow view corridor has been retained between the exquisitely articulated roof lines of two magnificent San Francisco historic homes - a vertical addition at 611 Buena Vista eliminates this public view in its entirety. Please note that there is no significant private view loss with this project from either of the adjacent properties; the view loss is from the paved pedestrian walkway above street level in Buena Vista Park.

Approval of the vertical addition proposed with this application would be in direct conflict with the "View" and General Plan Compliance components of the Residential Design Guidelines.

6. Building Scale and Form

DESIGN PRINCIPLE: Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character. (RDG pg 23)

BUILDING FORM - GUIDELINE: Design the building's form to be compatible with that of surrounding buildings. Building form is the three-dimensional shape of the building. The elements of building form include the width and proportions of the facade and the shape of the roofline. Though the Planning Code establishes the maximum building envelope by dictating setbacks and heights, the building must also be compatible with the form of surrounding buildings. (RDG pg 26)

611 Buena Vista is a 20 foot wide lot. This property is 25% narrower than the next narrowest parcel on assessors block 2603. It is less than half the width of either of its adjacent neighbors. To match the height of historic homes on parcels more than three times the size, as proposed in this application, would be out of scale and grossly incompatible with the surrounding buildings.

Approval of the vertical addition proposed with this application would be in direct conflict with the "Building Scale and Form" components of the Residential Design Guidelines.

7. Building Form - Proportions

GUIDELINE: Design the building's proportions to be compatible with those found on surrounding buildings. Proportions are the dimensional relationships among the building's features, and typically involve the relationship between the height and width of building features. A building's proportions are evident in the floor-to-floor heights of a building, the size and placement of windows and doors, and the scale of features such as porches, cornices and bay windows. Building features must be proportional not only to other features on the building, but also to the features found on surrounding buildings. (RDG pg 29)

This project as proposed, is grossly out of proportion to its site and to its setting. The proposed building portions overwhelm the narrow lot and dramatically intrude on the beautifully proportioned historic homes on very large adjacent parcels.

Approval of the vertical addition proposed with this application would be in direct conflict with the "Building Form - Proportions" components of the Residential Design Guidelines.

8. Building Form - Rooflines

GUIDELINE: Design rooflines to be compatible with those found on surrounding buildings. When designing a project, consider the types of rooflines found on surrounding buildings. For example, if most buildings have front gables, adding a building with a flat roof may not be consistent with the neighborhood pattern. (RDG pg 30)

The roofline of the proposed vertical addition is so inconsistent with the neighborhood pattern and so damaging to the sculpted rooflines of all surrounding homes as to be visually jarring and disruptive. There is simply no precedent for such an incompatible and intrusive building form to be constructed literally within inches of a recognized architectural resource. This is especially disturbing to the neighborhood as the architectural and historic resource at 615 Buena Vista is noted specifically for the very roofline features that will be obstructed with the proposed neighboring project

Approval of the vertical addition proposed with this application would be in direct conflict with the "Building Form and Rooflines" components of the Residential Design Guidelines.

9. Architectural Features - Building Entrances

GUIDELINE: Design building entrances to enhance the connection between the public realm of the street and sidewalk and the private realm of the building... In addition to the doorway itself, the entry may be comprised of stairways, landings, porches, and other elements.(RDG pg 31)

GUIDELINE: Respect the existing pattern of building entrances. Many neighborhoods have block faces with distinctive patterns of building entrances. Proposed projects must respect the existing pattern of building entrances.

This building entrance is not compatible with other building entrances because its location on the left side of the building breaks the pattern of right side entrances found on the block face. Additionally, the entrance is not elevated and recessed, as are other entrances on the block face (RDG pg 32)

GUIDELINE: Provide front porches that are compatible with existing porches of surrounding buildings. (RDG pg 33)

611 Buena Vista has no apparent entry when viewed from the street. Every other home in the district has a raised porch or otherwise raised and prominently centered grand entry. The current applicant altered the façade in 2004 to its current entryless, blank, flat garage door block face presentation. This was approved by Planning at the time without regard to the Residential Design Guidelines. While this disrespect for the existing pattern of building entrances may have been acceptable on a smaller one-story over garage home, it becomes distinctly unfriendly and disruptive to the pedestrian environment if this becomes a large boxy two+story over garage home.

Approval of the vertical addition proposed with this application would be in direct conflict with the "Building Entrances and Front Porches" components of the Residential Design Guidelines.

10. Building Details - Stair Penthouse

GUIDELINE: Design stair penthouses to minimize their visibility from the street. Stair penthouses may also be entirely eliminated through the use of roof hatches, courts with

stairs, or exterior rear stairs to the roof. (RDG pg 38)

Buena Vista Park - or, in English, "Nice View" Park, may soon have a "dog house" view instead. The vertical addition proposed includes an ugly stair penthouse obstructing the westward view of the Richmond District and the Pacific. This rooftop feature is unnecessary and gratuitously damages views from the Park and the street.

Approval of the vertical addition proposed with this application would be in direct conflict with the "Building Details - Stair Penthouse" components of the Residential Design Guidelines.

11. Architectural Details

DESIGN PRINCIPLE: Use architectural details to establish and define a building's character and to visually unify a neighborhood . . . Neighborhoods with a mixed visual character may exhibit a broader range of details, but usually have some common theme, such as the alignment and placement of components such as windows and cornices or the location of entries. If the choice of windows, materials, and ornament has no rationale, the building will lack architectural unity and integrity. (with) character of the neighborhood. (RDG pg 43 - 44)

While the proposed project, if divorced from its site, has architectural merit, the strong visual character of this neighborhood is not respected or referenced in the architectural details proposed for 611 Buena Vista. When the existing, modest contemporary designed façade grows a second story and demands attention with its inconsistent theme, alignment and placement of windows and lack of cornices and entries the building will lack architectural unity and integrity with the character of the neighborhood.

Approval of the vertical addition proposed with this application would be in direct conflict with the "Architectural Details" components of the Residential Design Guidelines.

12. Windows

GUIDELINE: Use windows that contribute to the architectural character of the building and the neighborhood. Windows are one of the most important decorative features, establishing the architectural character of the building and the neighborhood . . . The proportions, features and materials of a building's windows articulate the architectural rhythm along the block-face and contribute to the building's sense of mass. (RDG pg 44 -45)

Window Features Window Size

GUIDELINE: Relate the proportion and size of windows to that of existing buildings in the neighborhood. Buildings within a neighborhood usually have windows with compatible proportions of height to width. Most residential buildings have a vertical orientation that is reinforced by the windows. Using windows compatible in proportion, size, and orientation to those found in the surrounding area are essential for a building's compatibility with the neighborhood. In order to establish a sense of mass along the block-face, design the proportion of window (void) to wall (solid) area on a facade to be compatible with buildings in the surrounding area. (RDG pg 45)

Window Materials

GUIDELINE: Use window materials that are compatible with those found on surrounding buildings, especially on facades visible from the street. In order for a building to be harmonious with surrounding buildings, the choice of window material is very important. In areas where nearby buildings have inappropriate or incompatible windows, choose new or replacement windows that improve the visual quality of the subject building and the neighborhood . . . Replace non-original aluminum or vinyl windows with painted wood windows, if wood windows are original to the building.
(RDG pg 46)

The windows proposed for the addition at 611 Buena Vista do not comply with the Residential Design Guidelines. In the setting of this building there is simply no way to expand a dramatic contemporary façade without damaging precious and irreplaceable neighborhood character in precisely the ways the Residential Design Guidelines were established to prevent

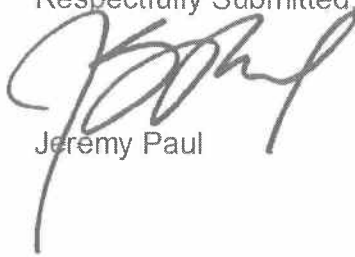
Approval of the vertical addition proposed with this application would be in direct

conflict with the "Windows" components of the Residential Design Guidelines.

This Building Permit Application, if approved would create a house grossly in conflict with its surroundings. It is clear that there are exceptional and extraordinary conditions here which justify taking Discretionary Review and denying the vertical expansion proposed with this application.

Thank you for your time and careful consideration of these issues,

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'JP Paul', written over the typed name 'Jeremy Paul'.

Jeremy Paul

Attachments: photographs and illustrations as labeled



EXISTING CONDITIONS



PROPOSED DESIGN



EXISTING CONDITIONS





EXISTING CONDITIONS



PROPOSED DESIGN



EXISTING CONDITIONS



PROPOSED DESIGN



EXISTING CONDITIONS



PROPOSED DESIGN

LAW OFFICE OF TRACY BOXER ZILL

3042 Jackson, Suite 4
San Francisco, California 94115
Telephone: (415) 601-8401

August 24, 2012

VIA HAND DELIVERY

Mr. Rodney Fong
Planning Commission President
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Re: Brief in Support of Project
Property Address: 611 Buena Vista West Avenue
Planning Department Case No. 2011.0761DD
Building Permit Application No. 2011.05.04.5332
Hearing Date: September 6, 2012
Our File No.: 2012.02

Dear President Fong and Commissioners:

Our office represents Martin Roscheisen and Stephanie Kiriakopolos (“Sponsors”), owners of the real property at 611 Buena Vista Avenue West (“Property”). The owners propose a one-story vertical addition to their existing single family home (“Project”). Applications for Discretionary Review (“DR”) of the Project were filed by Timothy Stewart (of 1460 Masonic Avenue)¹ and Bill Gheen (of 615 Buena Vista West Avenue)² on March 7, 2012 resulting in the hearing before you.

Please accept this letter in support of the above referenced building application filed on May 4, 2011 requesting approval of the San Francisco Planning Code³ compliant Project.

¹ The Stewart DR was filed by Timothy Stewart of 1460 Masonic Avenue and Pam Shields of 1430 Masonic Avenue.

² The Gheen DR was filed by Bill Gheen of 615 Buena Vista West Avenue and Matt Leffers of 601 Buena Vista West Avenue. We understand Mr. Leffers has withdrawn his objection to the Project.

³ All subsequent Code references are to the San Francisco Planning Code unless otherwise indicated.

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August 24, 2012
Page 2

A. Summary of Project Benefits

- **Increase in Family Housing Supply:** The Project will modestly create a second bedroom at the Property, allowing the owners to start a family and remain in the City.
- **Seismic Upgrade:** The existing residence will be reinforced with expanded foundations and structural steel to protect against seismic events.
- **No Significant Negative Impact:** The Project is modest in scope and thoughtfully designed to result in no significant loss of light, air, public view, or privacy to surrounding properties.

B. Project Description

The existing two-story, above grade residence with below grade basement will be improved with a modest third story to accommodate a second bedroom, a small office, and a green roof deck. The existing below grade basement, first, and second floors will undergo interior remodeling. The scope of the Project includes enlarged concrete foundations and a seismic upgrade that will incorporate structural steel. The Project will not provide any new off-street parking. The new third floor will be architecturally distinctive from the lower floors and will also be stepped back from the existing façade. Though diminutive in comparison with its adjacent massive neighbors, the stepping back and change of materials will lessen the mass of the resulting new family home. The Project, like the existing structure and other fine homes in the neighborhood, will utilize refined materials and be constructed with great attention to detail. Project plans are attached as **Exhibit A**.

We note for completeness that the Sponsor applied for a building permit in 2002 to expand his home. Several DRs were filed opposing that project and the Sponsor withdrew his application due to cost concerns and no need of family space at that time. That project is not the one before you, which the Sponsor now does require to remain in the neighborhood.

C. Relief Requested

As the Project is Code compliant and supports City policies, we respectfully ask that you deny DR and approve the Project as proposed.

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Page 3

D. Summary of Argument

1. The DR Standard Is Not Met

*Discretionary Review (DR) is the authority of the Planning Commission to review projects that comply with the San Francisco Planning Code and take action if it is found that the case demonstrates an exceptional and extraordinary circumstance.*⁴

The DR requestors have not demonstrated that there are exceptional or extraordinary circumstances justifying modification of a project that complies with both the applicable provisions of the Planning Code, the Residential Design Guidelines (“RDG”), and the City’s General Plan. The DR requestors have systematically abused City processes to delay, hinder, and harass the Sponsors. This DR is simply another vexious attempt to drive up the cost in both time and money for the Sponsor. The DR requestors make many statements in their Residential Design “Conflicts” letter dated July 1, 2012 that simply have no merit. Several are discussed below:

2. The Project Complies With the General Plan

a. Housing Element

Policy 2.4: *Promote improvements and continued maintenance to existing units to ensure long term habitation and safety*

Objective 4: *Foster a housing stock that meets the needs of all residents across lifecycles*

Policy 4.1: *Encourage the remodeling of existing housing for families with children*

The Sponsors currently live in a one bedroom residence. While the current configuration of their home is satisfactory for a couple, it is not feasible for a couple with a child. As the Sponsors plan to start a family, they are faced with a choice of either expanding their current home or moving out of the neighborhood, and likely out of the City altogether⁵. Approval of the project directly supports these City policies by encouraging the conversion of the Property from a single bedroom dwelling into housing for a small family, helping to meet the expanding needs of the Sponsors and ensure that they remain in the City long term.

⁴ <http://www.sf-planning.org/index.aspx?page=1891>

⁵ Sadly, the number of children in San Francisco has dropped from 181,532 in 1960 to 107,524 today, according to the latest U.S. Census Bureau figures. “San Francisco Becoming a Child-Free Zone as Youth Population Declines,” San Francisco Examiner, March 23, 2012.

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Page 4

Policy 2.5: *Encourage seismic retrofitting*

The Project features a seismic upgrade that includes enlarged foundations and structural steel, in direct support of this Policy.

Policy 11.2: *Ensure implementation of accepted design standards in project approvals*

Policy 11.3: *Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character*

The Project supports these Policies by relating well to the street and to other buildings, irrespective of style. Surrounded on either side by homes 50-100 percent larger than the Project, the Project is diminutive and defers to the prevailing height and bulk of the area. Its design is consistent with the range of architectural styles present in the area. The Sponsors have retained the architect of the building's original award winning design for the Project, Cass Calder Smith. The resulting design is a seamless extension of the existing residence using high quality materials and pays strong attention to details.

b. Urban Design Element

Policy 1.1: *Recognize and protect major views in the City.*

Policy 3.5: *Relate the height of buildings...to the height and character of existing development*

Policy 3.6: *Relate the bulk of buildings to previous scale of development to avoid an overwhelming or dominating appearance*

Despite DR requestors' claims that there is a "narrow view corridor...from the paved pedestrian walkway above street level in Buena Vista Park,"⁶ the reality is that views from this walkway are almost completely obscured by foliage and tree canopy. The Project, as stated above, is a modest one floor addition that will result in a home significantly smaller than either of the adjoining residences and will protect sightlines westward from Buena Vista Park.

3. The DR Requestors' Contentions Are Unavailing

The DR Requestors, represented by permit consultant Jeremy Paul, assert a number of claims in their [date needed] submission in opposition to the Project. Unfortunately, much of that submission reduces to "we simply do not like the Project and you cannot build it." Several sections of the RDG are referenced, but no satisfactory argument is advanced which demonstrates that the Project is noncompliant. We would

⁶ Letter from Jeremy Paul submitted on behalf of DR Requestors dated July 1, 2012, page 6.

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Page 5

also note that a number of errata exist within Mr. Paul's submission. While a complete listing of inconclusive complaints, mistakes, and outright misrepresentations would be infeasible for this brief, we highlight the following:

a. The Project's Design is Consistent With the Range of Architectural Styles in the Immediate Area

While many of the building in the neighborhood date to the early 1900s, there are a range of architectural styles on both Buena Vista West and in the immediate vicinity. A stitched block face panorama is attached as **Exhibit B**. This is not atypical of San Francisco development despite Requestor's contentions of "neighborhood character conflict." The RDG do not "mandate specific architectural styles, nor do they encourage direct imitation of the past."⁷ Moreover, the Project has been carefully designed in consultation with the Planning Department to be compatible with the neighborhood and reflects this consideration with its proportion of glass to solid materials on the front façade, and its vertical orientation of its proposed third floor windows.

b. The Project Will Not Adversely Impact Light or Privacy to Surrounding Properties

Requestor's claims of loss of light and privacy are unavailing. The Gheen residence to the north and the Leffers residence to the south will be negligibly impacted by the Project due to distance of the proposed third floor from lot line, and the fact that it will be below the neighboring roof lines. Loss of light and privacy will be minimal and not extraordinary.

The Shields and Stewart residences to the west are 50-75 feet away from the Project which proposes no rear expansion. Given the distance and the presence of dense foliage between the homes, any loss of light or privacy would be *de minimus* and unexceptional.

c. No Significant Public Views Will Be Impacted

As discussed in Section D2b above, sight lines to the west from the pedestrian walkway across the street from the Project are obscured by dense foliage and a tree canopy. Requestor's hand waving about "remarkable views," "Exotic Turrets" and what is found when "Googling Buena Vista Park" is completely beside the point – The Project will obscure no significant views to the west, either from the pedestrian walkway or the View Point at near the center of the park. This is evident from the facts that the distance from the Project site to the View Point exceeds 200 yards, and the Project sits over 150 feet below it. A view analysis is attached as **Exhibit C**.

⁷ RDG, p. 6.

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Page 6

We are only left to conclude that Mr. Paul is willfully misrepresenting the situation. Photos submitted with his July 1 submission to Planning in opposition to the Project have been digitally manipulated to exaggerate the actual view from the pedestrian walkway. Dense foliage has been “photo shopped” out to create the impression that a clear view corridor exists. An exhibit taken from Jeremy Paul’s July 1 submission is attached as **Exhibit D**, showing this misrepresentation.

4. The Project Sponsors Have Modified The Project Significantly

The Sponsors have met several times with concerned neighbors and City planners regarding the Project. They listened carefully to feedback and as a result made significant reductions at considerable cost to accommodate their neighbors. A proposed fourth floor was eliminated and the proposed third floor was reduced by inclusion of an additional 3’ 4” setback at the front. The proposed stair penthouse was reduced in height and moved to accommodate the Gheen residence’s access to light. Finally, external shutters were added to the rear of the Project to address rear neighbors’ concerns of refracted light. In total, the Sponsors have eliminated over 500 square feet of living area in a futile attempt to please the Requestors, who will only be satisfied with the status quo.

5. The DR Requestors Are Not Dealing In Good Faith

a. Moving the Ball

The DR Requestors stated that elimination of the originally proposed fourth floor was the desired outcome of their DR request.⁸ Once the fourth floor was eliminated, they “moved the ball” by focusing on spurious claims of neighborhood incongruity and obstructed public views, even though their primary concern was addressed. Clearly, elimination of the fourth floor was not their desired outcome, but rather NO project at all.

b. Harassment

Mr. Leffers, one of the original DR requestors, filed two complaints with the Planning Department and the Department of Building Inspections relating to two alleged illegal uses of the Property.^{9,10} Both of these complaints were filed after the DR Requests. Both were closed without any infraction found. Both wasted valuable City resources in a thinly veiled attempt to harass the Sponsors.

⁸ Gheen DR Request, Question 3A. Stewart DR Request, Question 3.

⁹ Complaint 201231721, filed May 24, 2012 with the Department of Building Inspection alleging an illegal second dwelling unit in the Property basement was abated on June 19, 2012 with no violation found.

¹⁰ Complaint 11763, filed June 11, 2012 alleging an illegal removal of required off-street parking space was closed with no violation found on July 10, 2012.

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c. Actual Violations

The Leffers themselves have been held in violation by the City for illegally attempting to convert their 6 unit building into a single family home, resulting in the loss of rental stock in the neighborhood and in the City in general. Nonetheless, at Mr. Paul's direction, the Leffers filed complaints to harass the Project Sponsors.

E. Conclusion

The Project significantly furthers and advances many policies and principles of the General Plan. It is a well-designed residential building in an area perfectly suited for such living. The City is sorely lacking in housing aimed at families; the Project affirmatively addresses that need with a modest single story expansion. Denying the DR Request will allow the Project to move forward, and provide much needed family housing in a well-developed neighborhood.

Very truly yours,



Tracy R. Zill, esq.
Attorney for Project Sponsor

Attachments

cc: Vice President Cindy Wu
Commissioner Michael J. Antonini
Commissioner Gwyneth Bordon
Commissioner Kathrin Moore
Commissioner Hisashi Sugaya
John Rahim – Planning Director
Linda Avery – Commission Secretary
Delvin Washington – SW Team Manager
Thomas Wang – Planner

Buena Vista Park - View Analysis



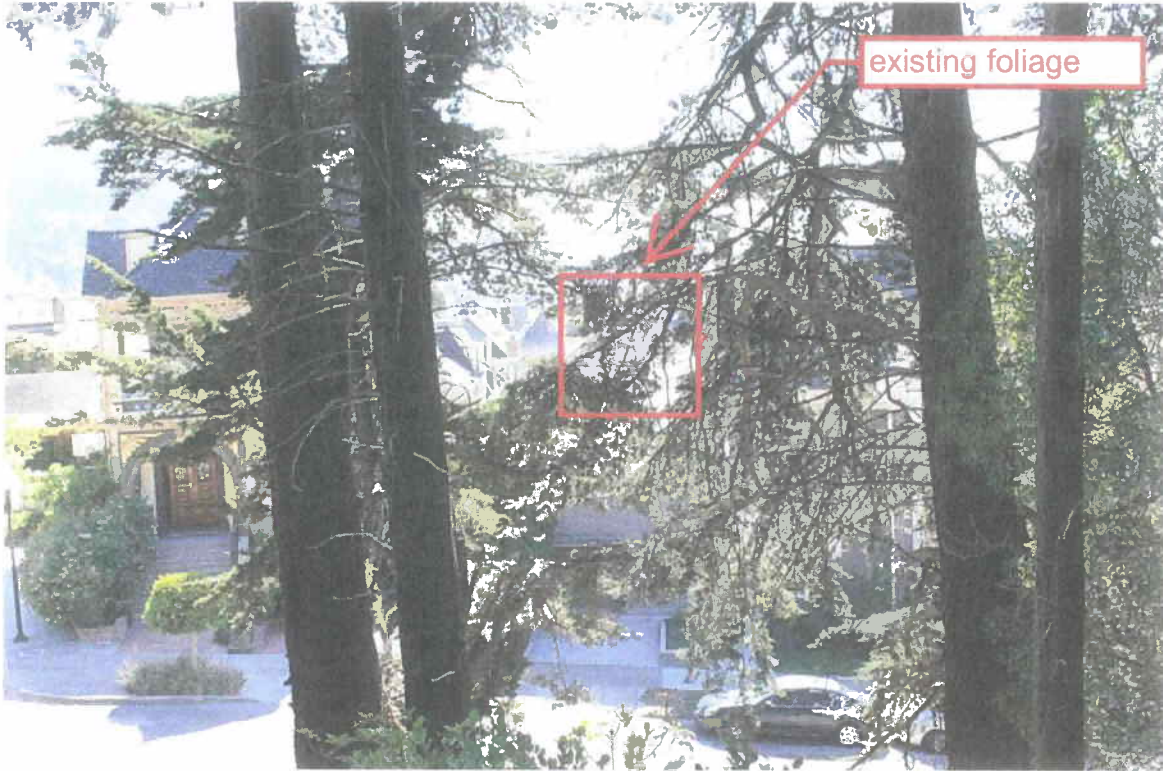
Photo Reference Map



Photo from vista point A towards west (project site)

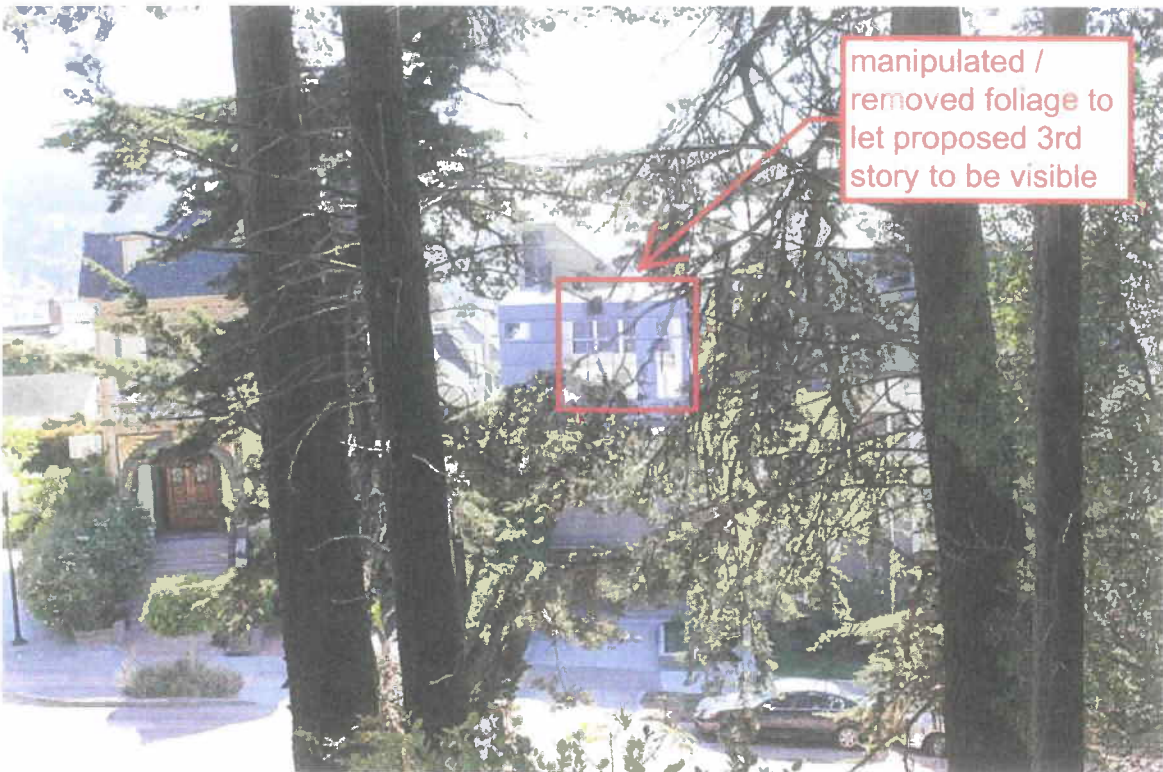


Photo from vista point R towards west



existing foliage

EXISTING CONDITIONS



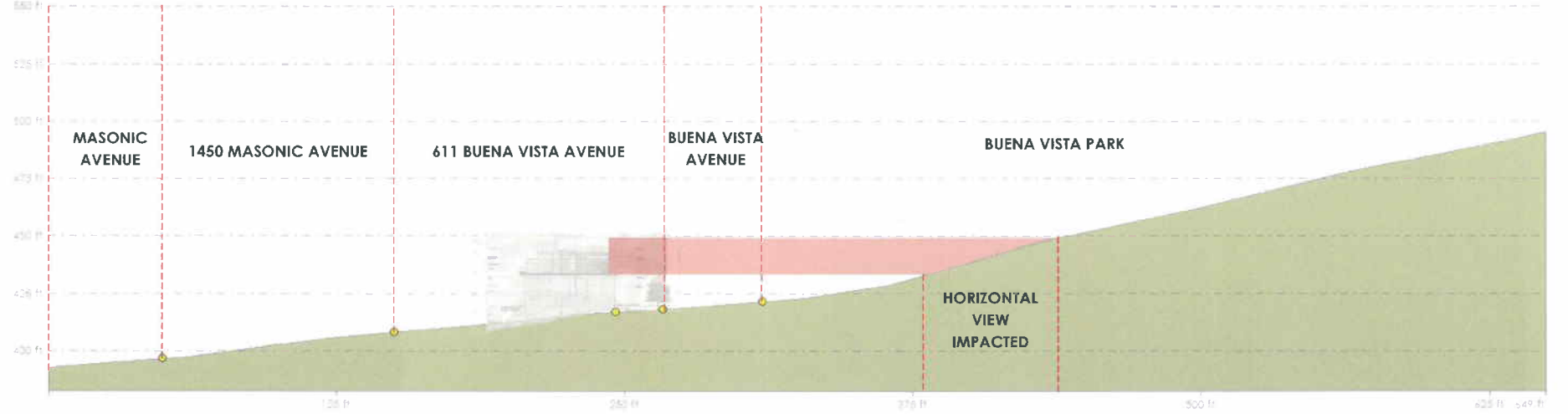
manipulated /
removed foliage to
let proposed 3rd
story to be visible

PROPOSED DESIGN

HORIZONTAL VIEW IMPACT AREA ON CROSS-SECTION OF BUENA VISTA PARK

From Post: 549221.040: 4179906.422

To Post: 549195.027: 4179944.935



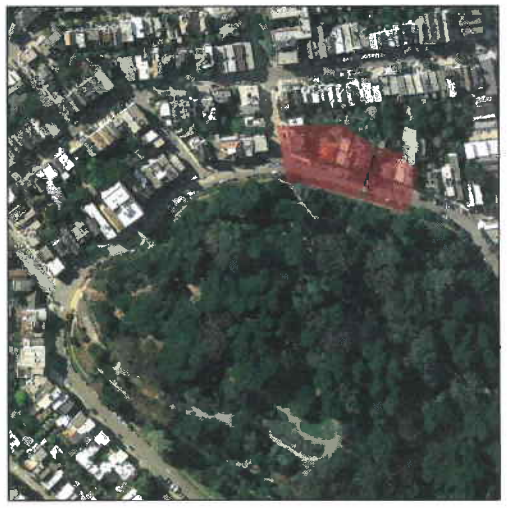
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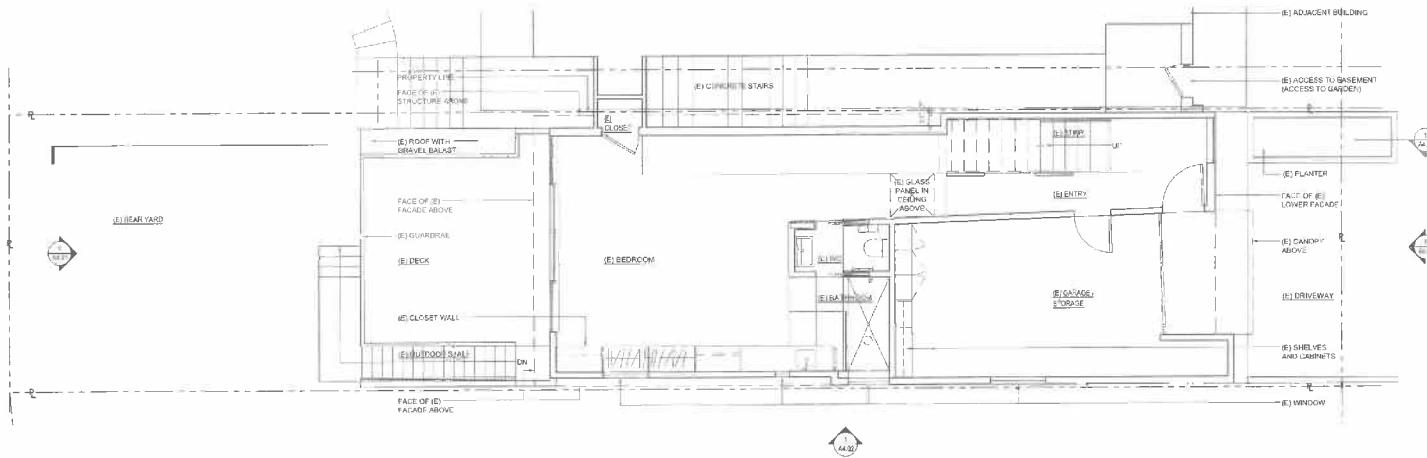
BLOCK 601-639 BUENA VISTA AVENUE



BLOCK 701-783 BUENA VISTA AVENUE



NOTE:
NO WORK ON
THIS FLOOR



LEGEND



- WALL - FULL HEIGHT
- REWAL (1' FULL HEIGHT)
- (N) WALL - PARTIAL HEIGHT

CCS ARCHITECTURE

100 HEDDEN AVENUE
SAN FRANCISCO, CA 94111
415.774.1100
WWW.CCSARCHITECTURE.COM



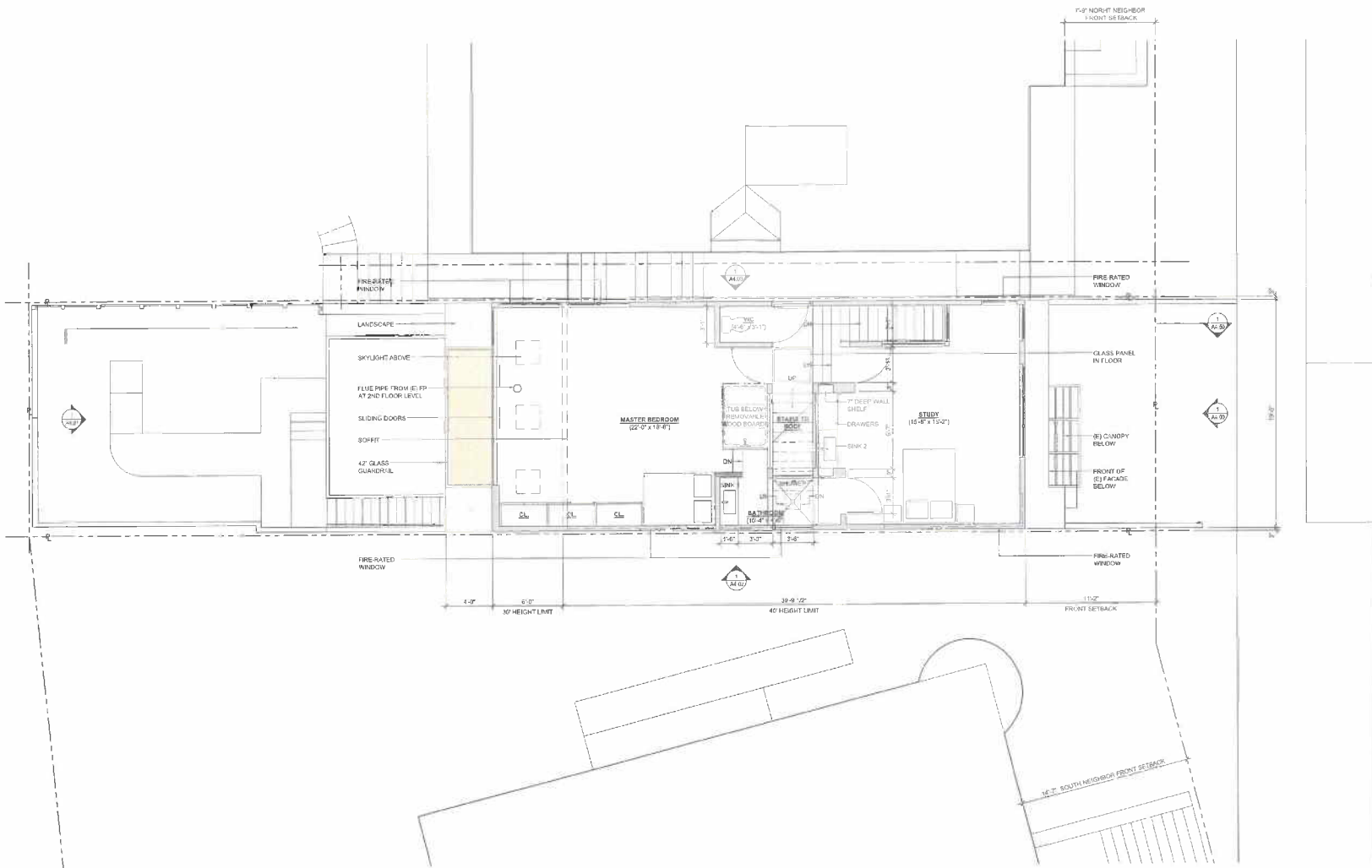
PROJECT NAME
**HAUS MARTIN
ADDITION
611 BUENA VISTA W.
SAN FRANCISCO, CA**

ISSUED	DESCRIPTION
04.10.11	NEIGHBOR SET
05.04.11	SITE PERMIT
12.22.11	SITE PERMIT REVISION

SHEET TITLE
FLOOR PLAN - LEVEL 1

FILE 1_10110_2200.dwg
BY: EJS
SCALE 1/4" = 1'-0"
SHEET





1 LEVEL 3 - FLOOR PLAN
A2.03 1/8" = 1'-0"



LEGEND

- WALL - FULL HEIGHT
- (E) WALL - FULL HEIGHT
- (P) WALL - PARTIAL HEIGHT

CCS ARCHITECTURE
ARCHITECTS
SAN FRANCISCO, CA
415.455.4300
415.455.4300



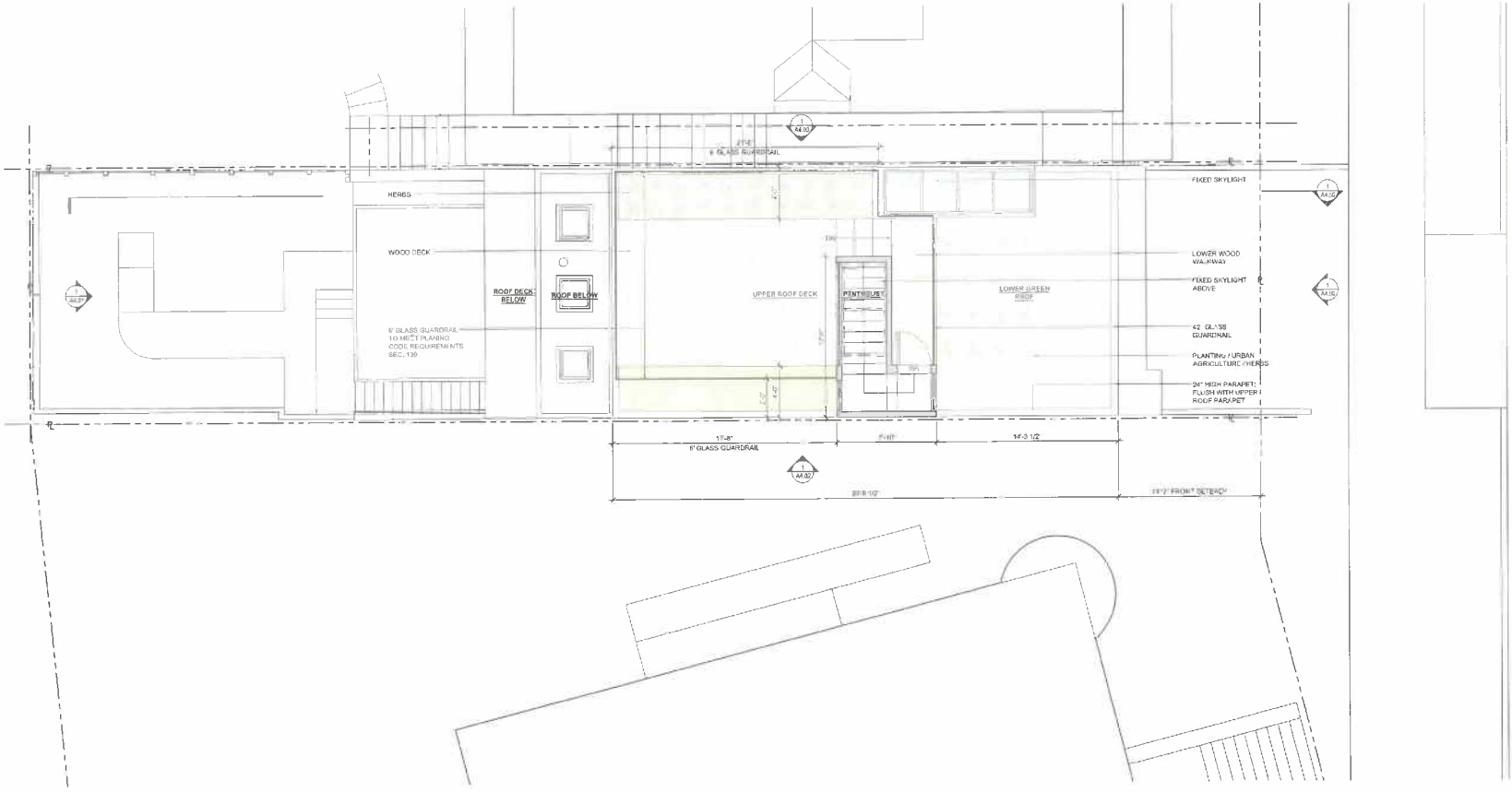
PROJECT NAME
**HAUS MARTIN
ADDITION
611 BUENA VISTA W.
SAN FRANCISCO, CA**

ISSUED	DESCRIPTION
09.03.11	PRICING SET
04.10.11	NEIGHBOR SET
05.04.11	SITE PERMIT
12.22.11	SITE PERMIT REVISION

SHEET TITLE
FLOOR PLAN - LEVEL 3

FILE 1.10191_A2.03.dwg
BY: BJS
SCALE 1/8" = 1'-0"
SHEET

A2.03



1 ROOF DECK PLAN
A2.04

LEGEND

- (1) WALL - FULL HEIGHT
- (2) WALL - FULL HEIGHT
- (3) WALL - PARTIAL HEIGHT

CCS ARCHITECTURE
2011 A 20 0 4 T
25 H FRANCISCO
1045 S BAY ST. 4D
PH 415 772 2900
FX 415 772 3111



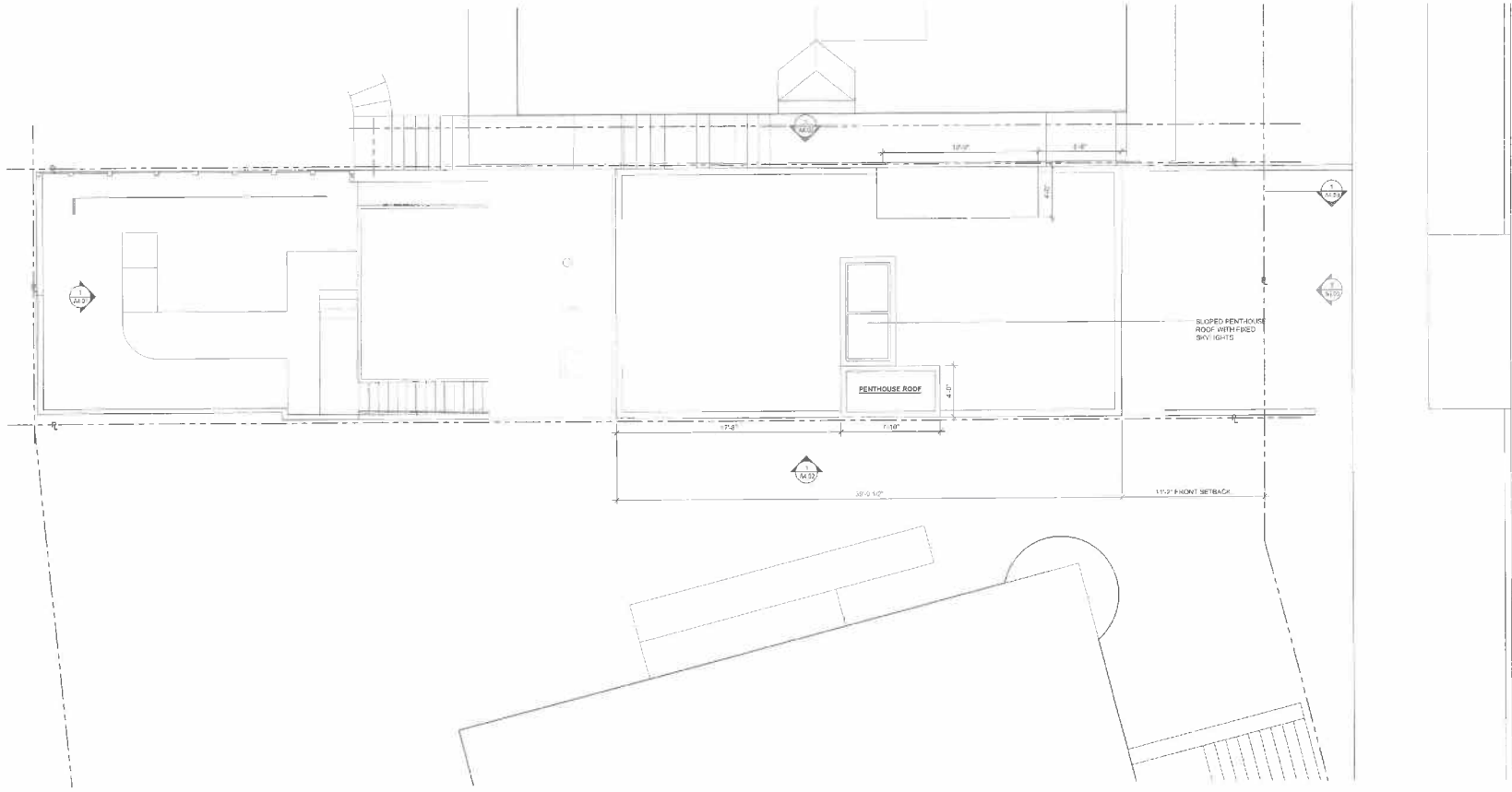
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**HAUS MARTIN
ADDITION
611 BUENA VISTA W.
SAN FRANCISCO, CA**

ISSUE	DESCRIPTION
06.03.11	PRELIM SET
04.10.11	NEIGHBOR SET
02.04.11	SITE PERMIT
12.22.11	SITE PERMIT REVISION

SHEET TITLE
ROOF DECK PLAN

FILE 1:1311h_12.00.dwg
BY BJS
SCALE 1/4" = 1'-0"
SHEET

A2.04



1 ROOF TOP PLAN
1/4" = 1'-0"



LEGEND

NORTH

	WALL - FULL HEIGHT
	(R) WALL - FULL HEIGHT
	(R) WALL - PARTIAL HEIGHT

DCS ARCHITECTURE
 200 CALIFORNIA STREET, SUITE 200
 SAN FRANCISCO, CA 94102
 TEL: 415.774.1111
 WWW.DCSARCHITECT.COM



PROJECT NAME
**HAUS MARTIN
 ADDITION
 611 BUENA VISTA W.
 SAN FRANCISCO, CA**

ISSUED	DESCRIPTION
06.03.11	PRELIM SET
04.10.11	PERMITS SET
05.04.11	SITE PERMIT
12.22.11	SITE PERMIT REVISION

SHEET TITLE
 ROOF PLAN

FILE 1 10101_A200.dwg
 BY BJS
 SCALE 1/4" = 1'-0"
 SHEET

A2.05



CCS ARCHITECTURE

401 MARKET STREET
 SAN FRANCISCO, CA 94102
 TEL: 415.774.7000
 WWW.CCSARCH.COM



PROJECT NAME
**HAUS MARTIN
 ADDITION
 611 BUENA VISTA W.
 SAN FRANCISCO, CA**

ISSUE	DESCRIPTION
06.03.11	PRICING SET
04.10.11	NEIGHBOR MEETING
05.04.11	SITE PERMIT
12.22.11	SITE PERMIT REVISION

SHEET TITLE
 EXTERIOR ELEVATIONS

FILE 1 10191-A4.00.dwg
 BY: EJT
 SCALE: 1/8" = 1'-0"
 SHEET





PROJECT NAME
**HAUS MARTIN
 ADDITION
 611 BUENA VISTA W.
 SAN FRANCISCO, CA**

ISSUED	DESCRIPTION
04.10.11	NEIGHBOR MEETING
05.04.11	SITE PERMIT
12.22.11	SITE PERMIT REVISION

SHEET TITLE
EXTERIOR ELEVATIONS

FILE	1_10101_A1-00.dwg
BY	BJG
SCALE	1/4" = 1'-0"
SHEET	





CCS ARCHITECTURE

SELECT A PROJECT
 345 FAY STREET
 SAN FRANCISCO, CA 94102
 TEL: 415.774.8500
 WWW.CCSARCH.COM



PROJECT NAME
**HAUS MARTIN
 ADDITION**
 611 BUENA VISTA W.
 SAN FRANCISCO, CA

ISSUED	DESCRIPTION
04.10.11	NEIGHBOR MEETING
05.04.11	SITE PERMIT
12.22.11	SITE PERM1 REVISION

SHEET TITLE
 EXTERIOR ELEVATIONS

FILE 1:10121_A402.dwg
 BY: DJJ
 SCALE: 1/4" = 1'-0"
 SHEET

1
 A4.02 EXTERIOR ELEVATION - SOUTH FACADE
 1/4" = 1'-0"

A4.02



1 EXTERIOR ELEVATION - NORTH FACADE
A4.03 1/4" = 1'-0"

CCS ARCHITECTURE
421 CALIFORNIA ST
SAN FRANCISCO, CA 94104
PH: 415.774.2470
WWW.CCSARCHITECT.COM



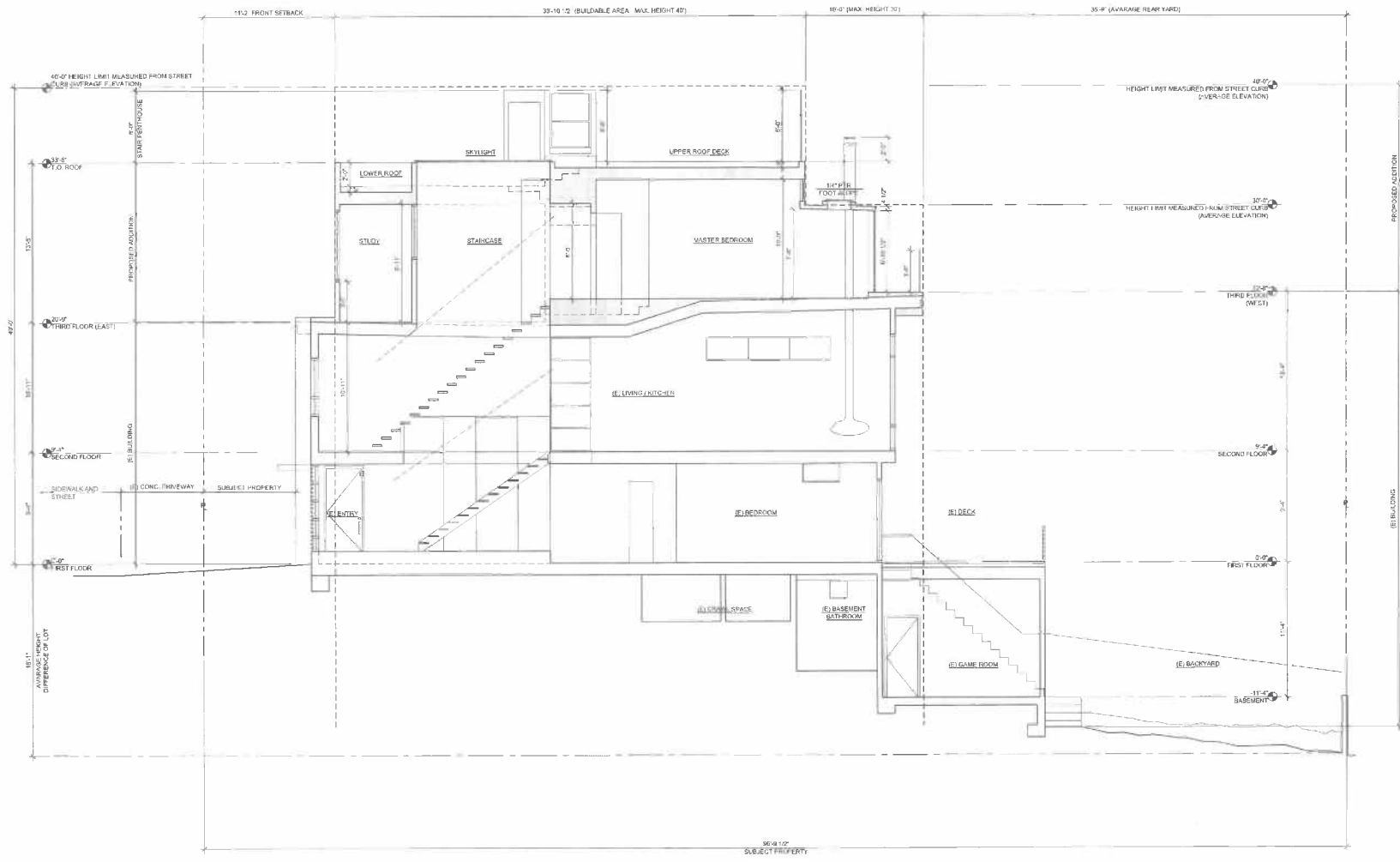
PROJECT NAME
**HAUS MARTIN
ADDITION
611 BUENA VISTA W.
SAN FRANCISCO, CA**

ISSUED	DESCRIPTION
04.10.11	NEIGHBOR MEETING
05.04.11	SITE PERMIT
12.22.11	SITE PERMIT REVISION

SHEET TITLE
EXTERIOR ELEVATIONS

FILE	1-10181_04_00.dwg
BY	BJS
SCALE	1/4" = 1'-0"
SHEET	

A4.03



LEGEND
 [Symbol] EXISTING STRUCTURE
 [Symbol] PROPOSED STRUCTURE

1 BUILDING SECTION
 A4.50 1/4" = 1'-0"

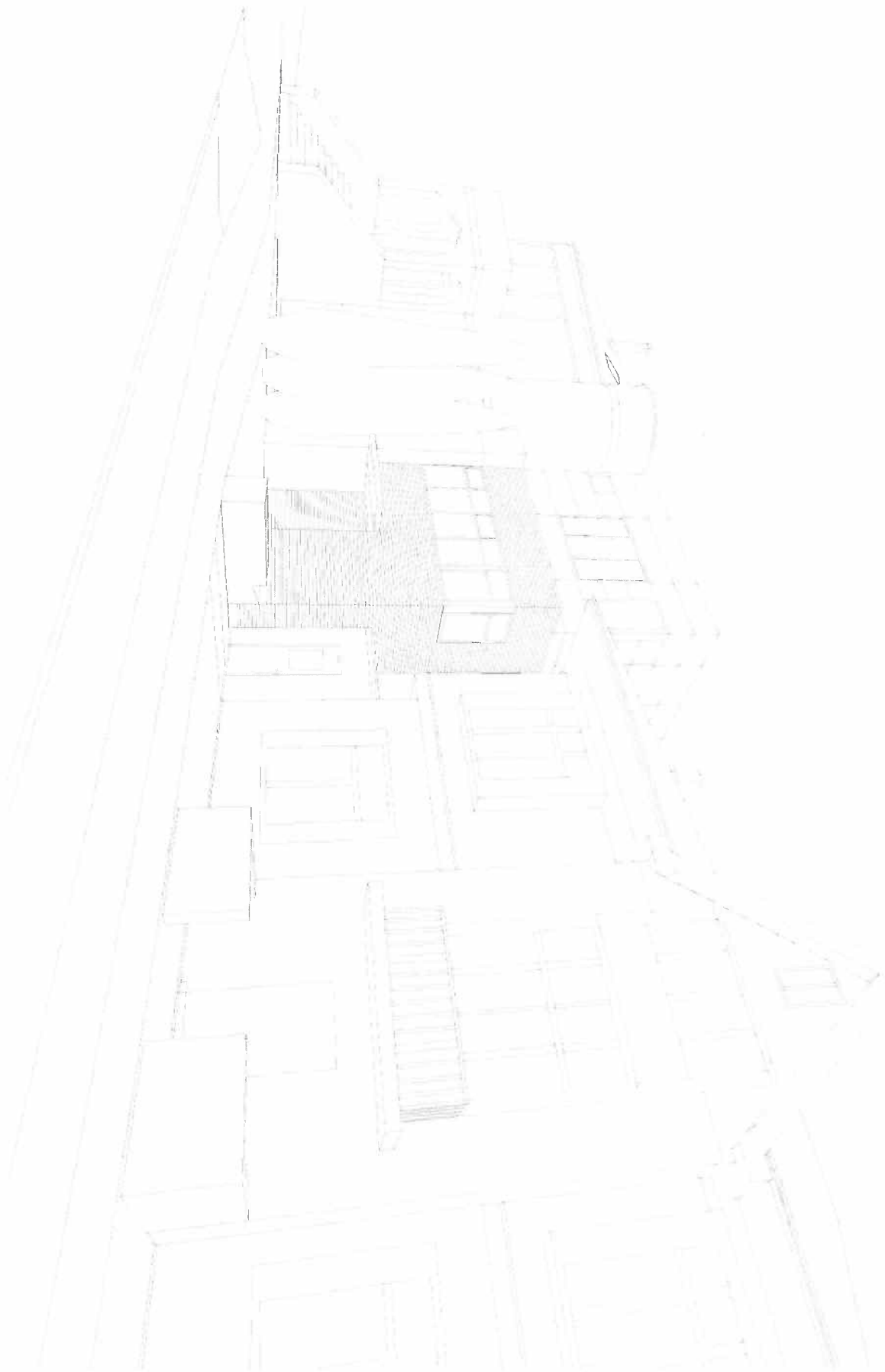


PROJECT NAME
**HAAS MARTIN
 ADDITION
 611 BUENA VISTA W.
 SAN FRANCISCO, CA**

ISSUED	DESCRIPTION
05.03.11	PRICING SET
04.10.11	NEIGHBOR MEETING
05.26.11	SITE PERMIT
12.22.11	SITE PERMIT REVISION

SHEET TITLE
BUILDING SECTION

FILE	1-10293_A4-00-0-0
BY	SJS
SCALE	1/4" = 1'-0"
SHEET	

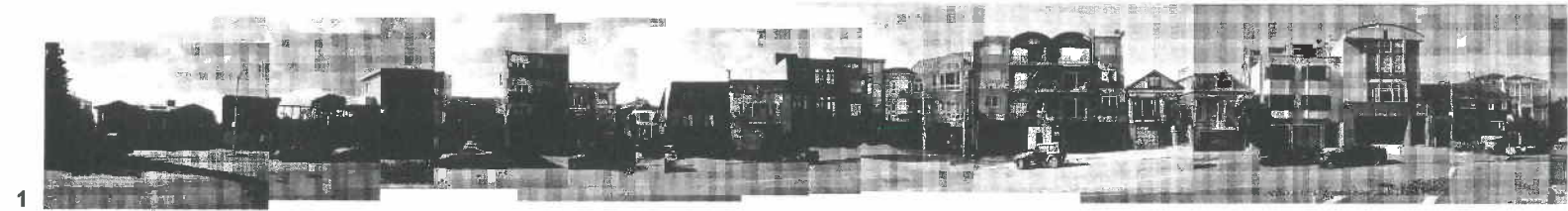




1

2

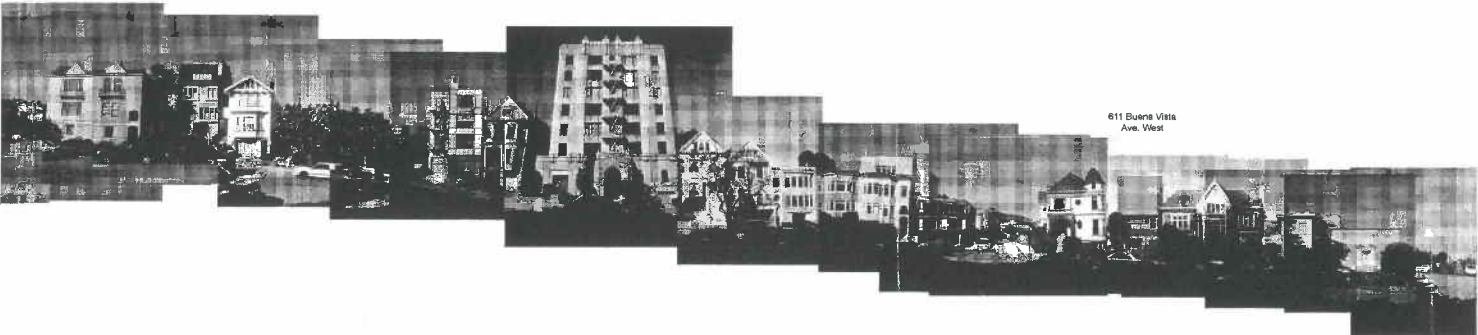
3



1

2

3



611 Buena Vista
Ave. West

