



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Full Analysis

HEARING DATE AUGUST 7, 2014

*Date:* July 31, 2014  
*Case No.:* **2013.0771DV**  
*Project Address:* **1055 ASHBURY STREET**  
*Permit Application:* 2013.07.31.3282  
*Zoning:* RH-2 (Residential House, Two-Family) District  
40-X Height and Bulk District  
*Block/Lot:* 1269/167  
*Project Sponsor:* Eric Dumican, Architect  
880 Harrison Street, #302  
San Francisco, CA 94107  
*Staff Contact:* Glenn Cabreros – (415) 558-6169  
[glenn.cabreros@sfgov.org](mailto:glenn.cabreros@sfgov.org)  
*Recommendation:* **Do not take DR and approve the project as proposed.**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The project proposes new construction of a three-story, single-family residence on a vacant lot.

### SITE DESCRIPTION AND PRESENT USE

The project site is located on Lot 167 in Assessor's Block 1269 on the west side of Ashbury Street at the intersection of Ashbury and Downey Streets. The project site is a steeply down-sloping lot 25 feet wide with an average depth of approximately 37 feet.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The adjacent building directly south of the project is a one-story garage structure on a through lot that also contains a three-story-plus-attic, single-family residence which fronts onto Clayton Street. The adjacent building directly north of the project is a two-story, single-family residence. The subject block face, along Ashbury and Downey Streets contains a mix of two- and three-story buildings. Due to the steep topography, the buildings that front onto Downey Street have tall rear facades, with many being four- to five-stories tall. The opposite block face, along Ashbury Street, contains a mix of large four-story, multi-unit residential buildings.

**BUILDING PERMIT APPLICATION NOTIFICATION**

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	April 1, 2014 – May 1, 2014	May 1, 2014	August 7, 2014	99 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	July 28, 2014	July 28, 2014	10 days
Mailed Notice	10 days	July 28, 2014	July 28, 2014	10 days

**PUBLIC COMMENT**

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

**DR REQUESTOR**

Francis D. Ryan of 1026 Clayton Street, which is located directly south/southwest of the project.

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

**Issue #1:** The project sponsor has misrepresented the project site as a corner lot, which would allow the project to have a 15-foot rear yard requirement.

**Issue #2:** The Urban Design Element identifies Ashbury Street as “Excellent” for its quality of views and as an area that contributes to San Francisco’s visual form and character.

**Issue #3:** The project would impact privacy to neighboring interior spaces.

**Issue #4:** The size of the proposed project would over-develop the substandard sized lot.

Reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document.

## PROJECT ANALYSIS

**Comment #1:** Upon additional investigation by the Planning Department and information provided by the project sponsor, the subject lot cannot be considered a corner lot and therefore the required rear yard depth is determined by the depth of the main rear wall of the adjacent building to the north. The required rear yard for the project is approximately 22 feet deep as measured from the rear property line. As the project encroaches 10 feet into the required rear yard, the project sponsor is requesting a rear yard variance, Case No. 2013.0771V, which will be considered by the Zoning Administrator following the Planning Commission's consideration of the DR request.

**Comment #2:** The Planning Code does not protect public views over private property. The protection of views as referenced in the General Plan refers to public view corridors along public rights-of-way. The proposed form and massing of the project is consistent with the visual form and character of existing surrounding development of the immediate neighborhood.

**Comment #3:** The siting and arrangement of structures at the proposed project would not create an exceptional decrease in privacy. Due to the steep downhill topography of the subject lot, the views from the rear wall of the project would look out and over the residential buildings that face onto Clayton Street. The project is within the acceptable privacy tolerances to be expected when living in a dense urban environment.

**Comment #4:** While the lot is substandard in size, the proposed residential building is of a size and height that is comparable to other existing residential buildings in the immediate vicinity. The proposed building is in keeping with the existing neighborhood patterns created by the steep topography in the neighborhood.

## ENVIRONMENTAL REVIEW

Per Case No. 20123.0771E, the Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Section 15303(a).

## RESIDENTIAL DESIGN TEAM (RDT) REVIEW

The RDT did not find the project or the DR concerns to rise to the level of exceptional or extraordinary circumstances as they relate to the project. While it is recognized that the project proposes a tall rear façade, the proposal is not extraordinary due to the established pattern of tall rear facades on the subject block. The RDT did request a revision to the proposed window at the second floor at the front façade to create better glazing proportions that are in keeping with neighborhood window patterns. The proposed window at the front facade has been revised to satisfactorily address RDT's comments.

**Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction on a vacant lot.**

## **BASIS FOR RECOMMENDATION**

The project does not create exceptional or extraordinary circumstances.

- The scale and massing is appropriate and in keeping with the existing neighborhood character and patterns.
- The project proposes appropriate infill of a vacant lot.
- The project would add one dwelling unit to the City's housing stock.

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

Parcel Map  
Sanborn Map  
Aerial Photographs  
Zoning Map  
311 Notice  
DR Application  
Reduced Plans



## Design Review Checklist

### NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

### SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
<b>Topography (page 11)</b>			
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		
<b>Front Setback (pages 12 - 15)</b>			
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?	X		
Does the building provide landscaping in the front setback?		X	
<b>Side Spacing (page 15)</b>			
Does the building respect the existing pattern of side spacing?	X		
<b>Rear Yard (pages 16 - 17)</b>			
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		
<b>Views (page 18)</b>			
Does the project protect major public views from public spaces?	X		
<b>Special Building Locations (pages 19 - 21)</b>			
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

### BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
<b>Building Scale (pages 23 - 27)</b>			
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		
<b>Building Form (pages 28 - 30)</b>			

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		

**ARCHITECTURAL FEATURES (PAGES 31 - 41)**

QUESTION	YES	NO	N/A
<b>Building Entrances (pages 31 - 33)</b>			
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		
<b>Bay Windows (page 34)</b>			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?			X
<b>Garages (pages 34 - 37)</b>			
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		
<b>Rooftop Architectural Features (pages 38 - 41)</b>			
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

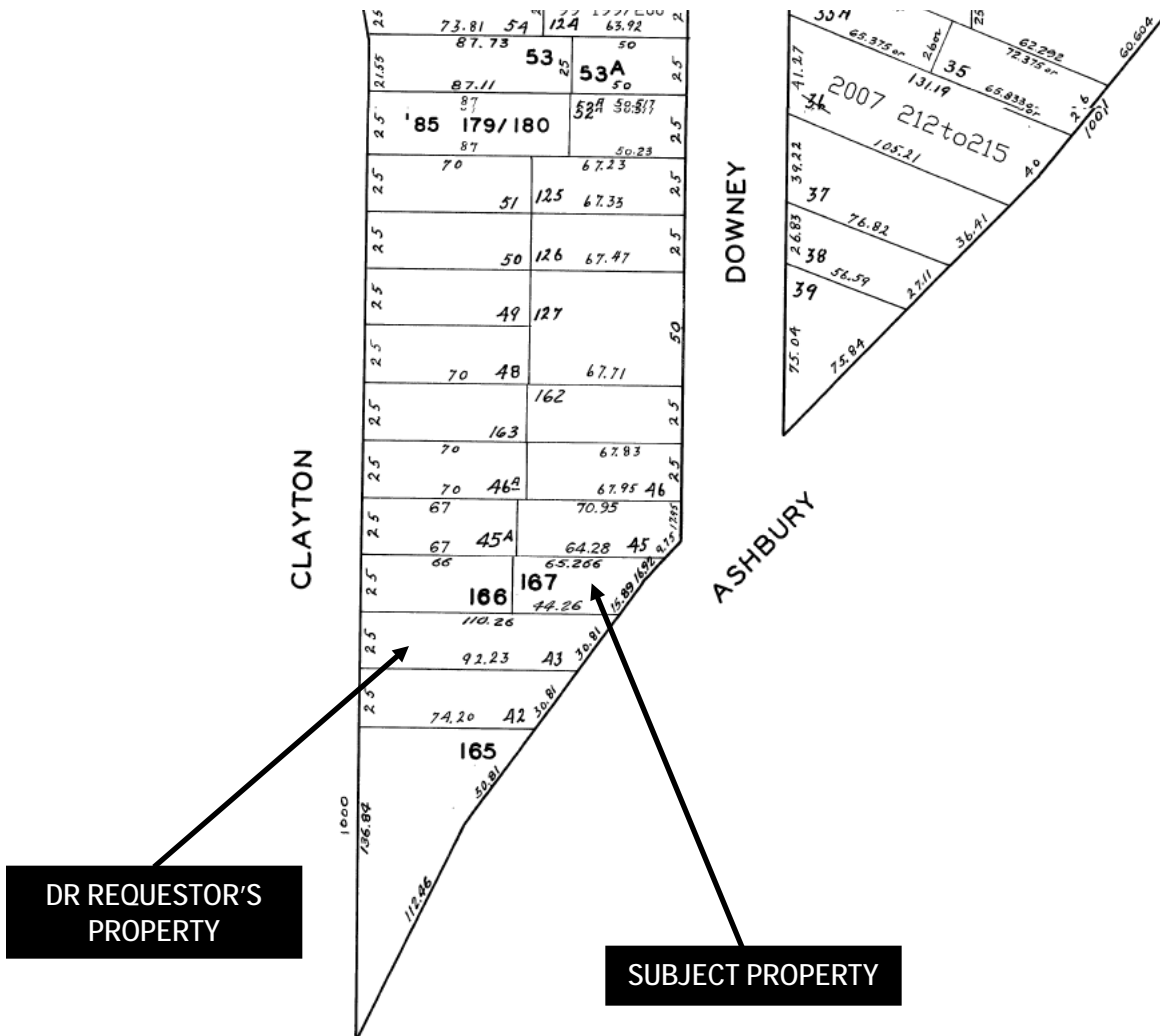
**BUILDING DETAILS (PAGES 43 - 48)**

QUESTION	YES	NO	N/A
<b>Architectural Details (pages 43 - 44)</b>			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		

<b>Windows (pages 44 - 46)</b>			
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		
<b>Exterior Materials (pages 47 - 48)</b>			
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		

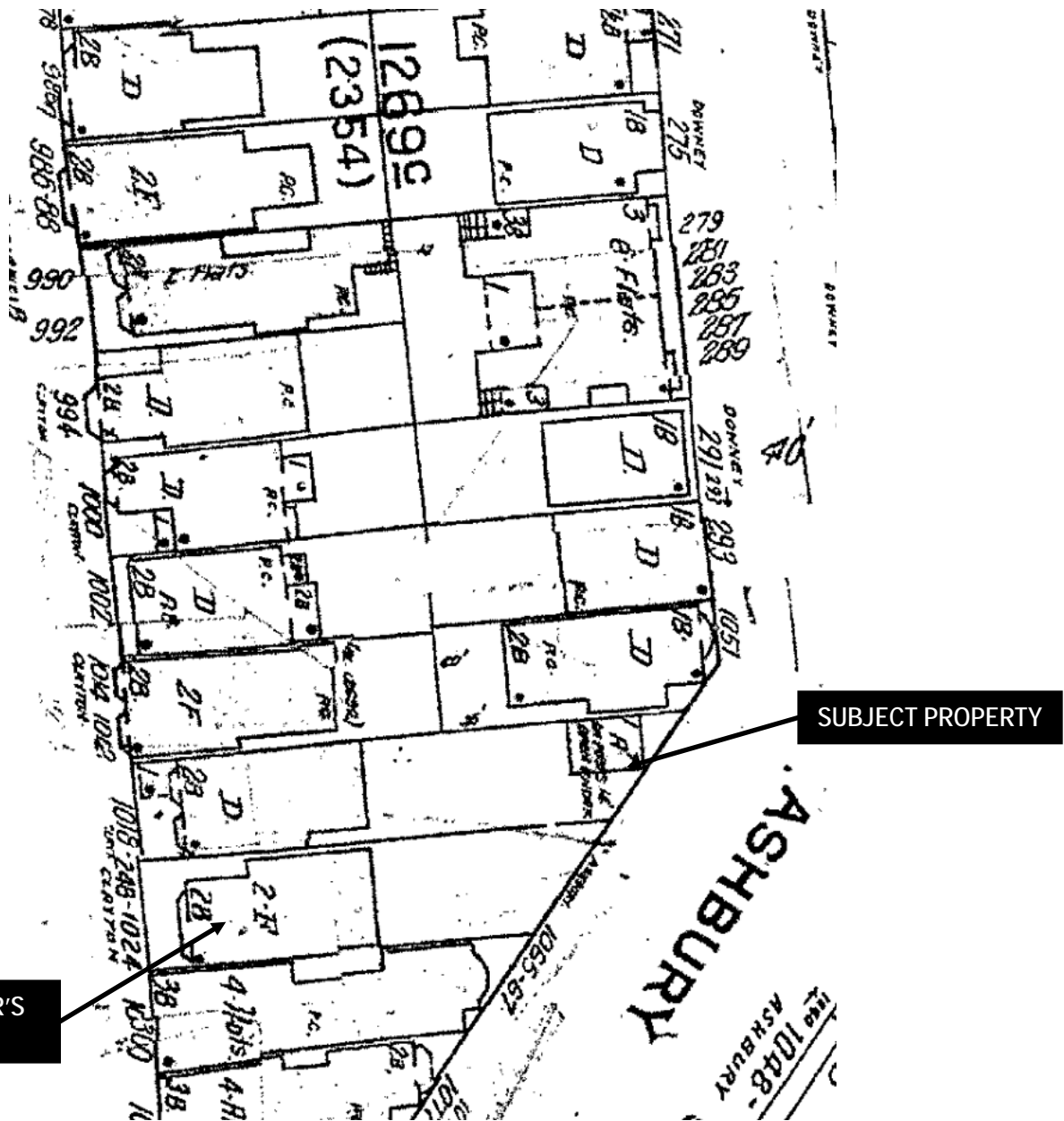
G:\Documents\2013\DR\2013.0771D - 1055 Ashbury\2013.0771D - 1055 Ashbury - DR analysis.docx.doc

# Parcel Map



Discretionary Review Hearing  
**Case Number 2013.0771D**  
 1055 Ashbury Street  
 Hearing Date: August 7, 2014

# Sanborn Map\*



DR REQUESTOR'S  
PROPERTY

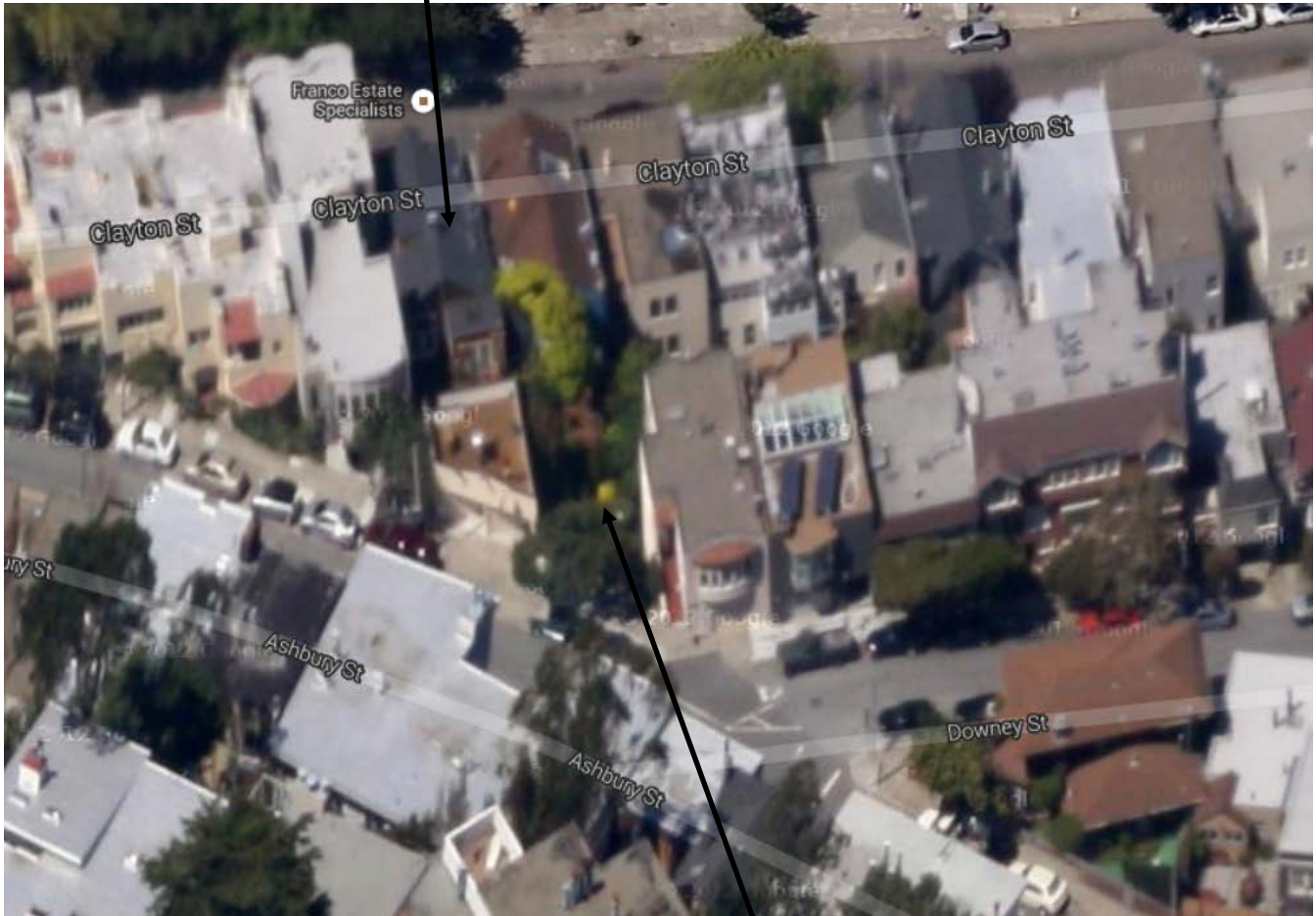
SUBJECT PROPERTY

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



# Aerial Photo 1

DR REQUESTOR'S  
PROPERTY



SUBJECT PROPERTY



# Aerial Photo 2

SUBJECT PROPERTY



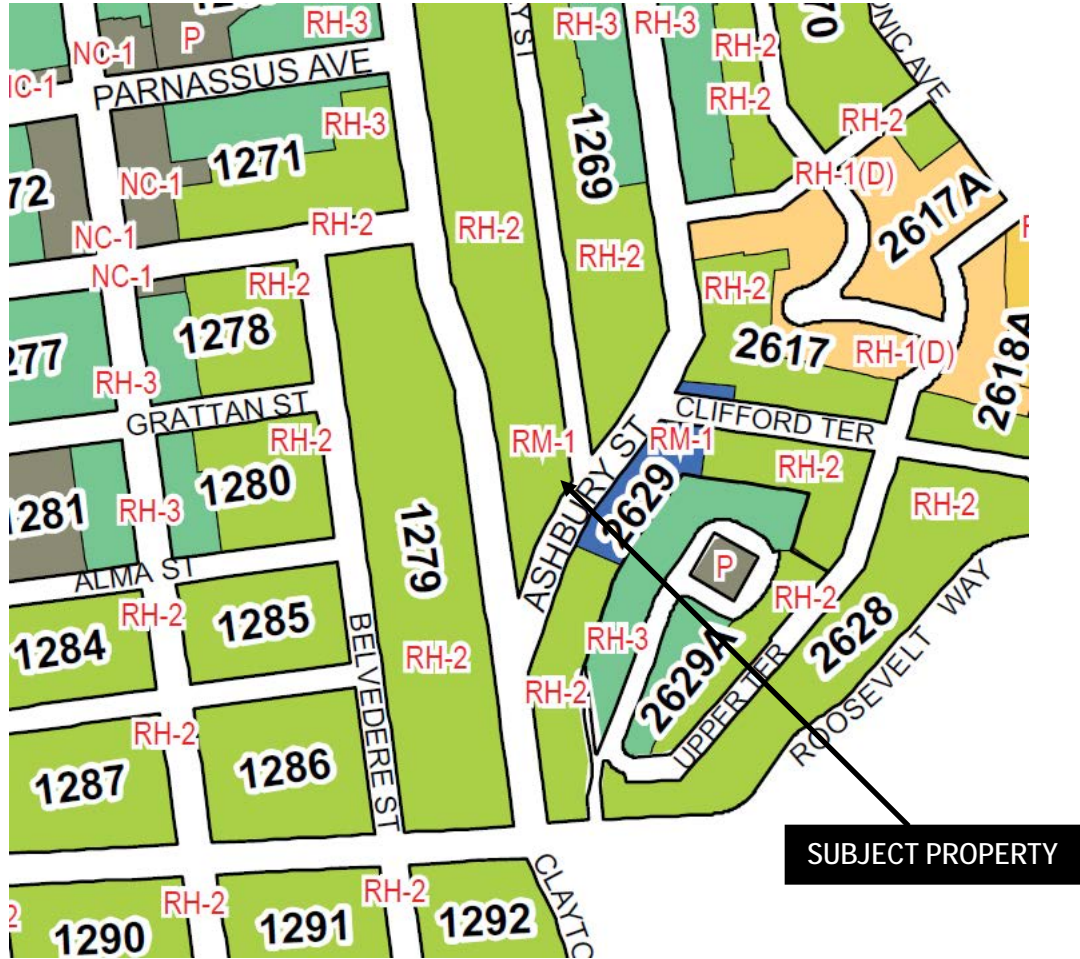
DR REQUESTOR'S  
PROPERTY



Discretionary Review Hearing  
Case Number 2013.0771D  
1055 Ashbury Street  
Hearing Date: August 7, 2014



# Zoning Map



Discretionary Review Hearing  
Case Number 2013.0771D  
1055 Ashbury Street  
Hearing Date: August 7, 2014





# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **July 31, 2014**, the Applicant named below filed Building Permit Application No. **2013.07.31.3282** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>1055 Ashbury Street</b>	Applicant:	<b>Eric Dumican, Architect</b>
Cross Street(s):	<b>Downey / Clayton Street</b>	Address:	<b>880 Harrison Street, #302</b>
Block/Lot No.:	<b>1269/167</b>	City, State:	<b>San Francisco, CA 94107</b>
Zoning District(s):	<b>RH-2 / 40-X</b>	Telephone:	<b>(415) 495-9322</b>

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may 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.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	vacant lot	single-family residence
Front Setback	vacant lot	none
Side Setbacks	vacant lot	none
Building Depth	vacant lot	37 feet
Rear Yard	vacant lot	15 feet
Building Height	vacant lot	30 feet
Number of Stories	vacant lot	3
Number of Dwelling Units	vacant lot	1
Number of Parking Spaces	vacant lot	2 (tandem)
PROJECT DESCRIPTION		
The proposal is for new construction of a three-story, single-family residence on a vacant lot.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

**For more information, please contact Planning Department staff:**

Planner: Glenn Cabreros  
 Telephone: (415) 558-6169  
 E-mail: glenn.cabreros@sfgov.org

Notice Date: **04/01/2014**  
 Expiration Date: **05/01/2014**

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: Francis D Ryan		
DR APPLICANT'S ADDRESS: 1026 Clayton Street	ZIP CODE: 94117	TELEPHONE: (415 )350-4752
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Christopher Durkin		
ADDRESS: 3819 Divisadero Street #3	ZIP CODE: 94123	TELEPHONE: (415 ) 407-0486
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS: fdryan@pacbell.net		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 1055 Ashbury Street		ZIP CODE: 94117
CROSS STREETS: Clayton / Downey Street		
ASSESSORS BLOCK/LOT: 1269 /167	LOT DIMENSIONS: 44X25X65	LOT AREA (SQ FT): 1362 approx
ZONING DISTRICT: RH-2		HEIGHT/BULK DISTRICT: 40-X

## 3. Project Description

Please check all that apply

Change of Use  Change of Hours  New Construction  Alterations  Demolition  Other 

**Additions to Building:** Rear  Front  Height  Side Yard   
Garage

Present or Previous Use:

Proposed Use: Six (6) floor Single family dwelling

Building Permit Application No. 201307313282

Date Filed: July 31, 2014

## 4. Actions Prior to a Discretionary Review Request

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

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

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

None at this time.

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## Discretionary Review Request

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

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

See attached "DR REQUESTOR'S CONCERNS"

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:

See attached "RESIDENTIAL DESIGN GUIDELINES and UNREASONABLE IMPACTS"

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?

See attached "PROPOSED ALTERNATIVES"

## 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: \_\_\_\_\_



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



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

Owner  
Owner / Authorized Agent (circle one)

# Discretionary Review Application Submittal Checklist

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

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

NOTES:

Required Material.

Optional Material.

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

**RECEIVED**  
MAY 01 2014  
CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
P.I.C.

For Department Use Only

Application received by Planning Department:

By: M. Corrette

Date: 5.1.14

## DR REQUESTOR'S CONCERNS

There are exceptional and extraordinary circumstances that justify Discretionary Review and thus warrant a full analysis:

- a) The project sponsor has misrepresented 1051 Ashbury as a corner lot in order to reduce the rear yard setback requirements for 1055 Ashbury. The DR requestor and another neighbor have provided measurements to challenge the project sponsor and so this matter requires a full analysis. While the DR requestor has received assurance from planning that they are "currently investigating" this investigation has been ongoing for some time without resolution and so a DR is needed.
- b) The Urban Design Element identifies Ashbury Street at the highest ranking of "Excellent" for its quality of views (page I.5.16) and as an area that contribute to San Francisco's visual form and character.
- c) Virtually the entire surrounding community, with the exception of those "bought off", is opposed to the exceptional impact the project has on the character of the neighborhood. (Those "bought off" include the immediately adjacent neighbor to the west who sold the lot to the project sponsor for a valuable consideration and the immediately adjacent neighbor to the north who has received a valuable 3' separation from his property allowing him to retain his property line windows.)
- d) There is exceptional impact on privacy to neighboring interior living spaces as the site has unusual topographical challenges as the grade rapidly slopes downward directly from Ashbury to Clayton, and further, the grade rapidly slopes downward as one heads north on Clayton and is entirely unsuitable for such a major structure.
- e) The lot is substandard in size having previously only being occupied by a garage as shown on the plans. As a result, the project sponsor has resorted to the planning of an excessively tall six (6) floor (including observation deck) "pencil" building on a wholly unsuitable and inadequately sized lot.

### **Issue #1: 1051 Ashbury "fronts on" Ashbury**

The determination of whether 1051 Ashbury "fronts on" Ashbury or "fronts on" Downey is in dispute. The project sponsor claims 1051 Ashbury "fronts on" Downey in order to reduce the rear yard set back requirement and hence increase the project size. The DR requestor and another neighbor assert that 1051 Ashbury, with its main entrance on Ashbury and with an Ashbury street address "fronts on" Ashbury and have provided angular measurements of the Downey / Ashbury intersection using a variety of measurement tools and sources to support their assertion and so this matter requires a full analysis.

### **Issue #2: Expectation of Garage restoration not met**

The DR requestor and his surrounding neighbors are concerned that the widespread expectation from the Hill & Co sales listing with its "These properties (1018 Clayton & 1055 Ashbury) are to be sold together, simultaneously, and to one buyer" with the clear implication that the prior existing garage would be rebuilt on 1055 Ashbury and a remodel of 1018 Clayton would be undertaken has not been met (see attachment 1).

**Issue #3: Significant loss of light and air with no shadow analysis performed**

The DR requestor and his surrounding neighbors are concerned that no shadow analysis has been performed. Given the topographical challenges, causing a significant number of affected dwellings particularly to the west and north, our sense is that a shadow analysis should be required (see attachment 2).

Currently the project sponsor may argue that the height should be referenced to the height above street level on Ashbury. However our sense is that any interpretation needed should be relative to the spirit of "the Sunlight Ordinance" which is clearly to preserve sunlight. Clearly the rear of the proposed building exceeds 40 feet. Significantly aggravating the loss of sunlight there is a major drop in elevation from Ashbury to Clayton which indicates that there will be major shadows cast west onto dwellings on Clayton Street in the morning hours and properties North on Clayton and North on Ashbury in the midday hours and East on Ashbury in the afternoon and evening hours. For example, the skylights and solar panels at 293/295 Downey (circled in red in the Google Earth image below), which is due north of the project, will be particularly affected during the normally most productive times of the day.

My sense here is that the "planning guide" and the "planning code" can, and should, reference different height standards. The concerns planning have already received from neighbors adversely affected by the potential shadow impact clearly illustrate the shadow issue. My neighbors and I agree that any interpretation needed should be relative to the spirit of "the Sunlight Ordinance" which is clearly to preserve sunlight and that a shadow analysis should be required.

The planning code itself appears to allow for multiple heights. In SEC. 102.12 (a) "Where the building steps laterally in relation to a street" seems a bit ambiguous to me. Sewer lines run laterally to the main drain running down the street so I am going to assume that here the building steps laterally in a western direction in relation to Ashbury. So, "separate points shall be taken at the centerline of each building step." There then appears to be a number of "heights" associated with the building as there are separate points associated with each step, with the most western step having six (6) floors (including observation deck) and exceeding 40'.

**Issue #4: Lacks respect for the size and character of the Ashbury Heights area**

The vast majority of the residents in the immediate area have the opinion that the proposed project at 1055 Ashbury, which proposes to build a six (6) floors (including observation deck) dwelling, as too large and does not respect the size and character of its neighboring buildings.

**Issue #5: Elevator extending into the rear yard set back area**

The DR requestor is concerned that his objection to the extension into the rear yard set back area of an elevator has not been registered. His best understanding is that an elevator might only be allowed for medically compelling reasons which do not apply here as the young and apparently perfectly healthy project sponsor is claiming to be building a personal residence.

**Issue #6: Section 311 notification date error**



The DR requestor is concerned that the Section 311 notification was posted on the property with a clearly erroneous date of July 31, 2014 as the applicants date for the filing of the building permit application number 201307313282.

## **RESIDENTIAL DESIGN GUIDELINES and UNREASONABLE IMPACTS**

### **Impact #1: Project is at variance with the Defined Visual Character of the Neighborhood**

The DR requestor and his neighbors are concerned that the Project is at variance with the Defined Visual Character of the Neighborhood. Attachment 3 illustrates the defined visual character of the neighborhood from the south on Ashbury. Attachment 4 is a rough sketch to illustrate the unreasonable impact to the defined visual character of the neighborhood from the south on Ashbury.

Attachment 5 illustrates the defined visual character of the neighborhood from the north on Ashbury. Attachment 6 is a rough sketch to illustrate the unreasonable impact to the defined visual character of the neighborhood from the north on Ashbury.

Attachment 7 illustrates the defined visual character of the neighborhood from the west (Clayton direction). Attachment 8 is a rough sketch to illustrate the unreasonable impact to the defined visual character of the neighborhood from the west (Clayton direction).

### **Impact #2: Unusual impact on privacy to neighboring interior living spaces**

The six (6) floors (including observation deck) facing west coupled with the fact that the site has exceptional topographical challenges as the grade rapidly slopes downward directly from Ashbury to Clayton and further the grade rapidly slopes downward as one heads north on Clayton means that there will be unusual impact on privacy to neighboring interior living spaces. For example, bedrooms are common on the east side of Clayton buildings and will be directly impacted (example in attachment 2).

### **Impact #3: Creates a "walled in effect"**

The DR requestor is concerned that the project does not meet the Residential Design Guidelines in that the proposed project is not articulated to minimize light impacts to the DR requestor's rear yard and creates a "walled in effect".

## **PROPOSED ALTERNATIVES**

### **Alternative #1: Reduce size and alter design to match neighborhood character**

Using the Residential Design Guidelines, The Urban Design Element and the planning code as a base the DR requestor and his neighbors propose that the project sponsor reduce the size and alter the design to match neighborhood character.

### **Alternative #2: Execute to Hill & Co Requirement**

Since the Hill & Co sales listing is still active it appears possible to execute to Hill & Co requirement to wit "These properties (1018 Clayton & 1055 Ashbury) are to be sold together,

simultaneously, and to one buyer". The prior existing garage could then be rebuilt on 1055 Ashbury and a remodel of 1018 Clayton could be undertaken. This might be the most expedient and least costly of all approaches since 1018 Clayton is already habitable and neighborhood opposition would likely be hugely reduced if not eliminated entirely.

The prior existing garage could be rebuilt at a fraction of the cost of the proposed project which is likely to be hugely expensive given the massive excavation involved and commensurate underpinning and engineering challenges. In addition, flooding has occurred in the past in the basement of 1018 Clayton Street which is significantly lower and immediately to the west. My understanding is that the street sewer line on Ashbury is also significantly higher than the bottom level of the project therefore requiring an expensive pumping mechanism which would undoubtedly fail in the case of a major fire, flood or earthquake. Using sewer access to Clayton would result in immediate enormous cost savings. Given the depth of the proposed project there will be undoubtedly be a huge cost for protection of the adjacent structures (my Garage on Ashbury and the immediately adjacent Strauss family 1051 Ashbury residence) which could be obviated by following this alternative.

ATTACHMENT 1



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- Search International
- San Francisco Market Report
- San Francisco Neighborhoods
- Mortgage Center
- Buyer and Seller Guide

Overview | Photos | Statement | Map |  Favorites |  Calculate Mortgage

House Plus Adjacent View Lot In Cole Valley | Asking \$ 1,950,000



1918 Clayton St  
Bedrooms: 3  
Bathrooms: 1.5

Exceptional opportunity in the heart of Cole Valley! 1018 Clayton is a beautiful 1903 home with gracious receiving rooms and large eat-in kitchen that opens onto pleasant south-facing garden. Upstairs are three large, light-filled bedrooms and one bathroom. Ascend stairs further to third floor office and playroom areas, with stunning western and northern views of the city, Golden Gate Bridge, and Marin Headlands. Large basement level has washer/dryer and additional storage rooms. Garage for one car.

1055 Ashbury is an adjacent view lot with beautiful mature gardens and great development potential.

These properties are to be sold together, simultaneously, and to one buyer.

Restaurants, shops, and the many conveniences of Cole Valley are steps away from this beautiful, cedar-shingled, lovingly maintained, centrally located family home. This opportunity is a rare find in a coveted San Francisco neighborhood.

13.077 1D

ATTACHMENT 2



ATTACHMENT 3





ATTACHMENT 4



13.077 1D

ATTACHMENT 5



ATTACHMENT 6



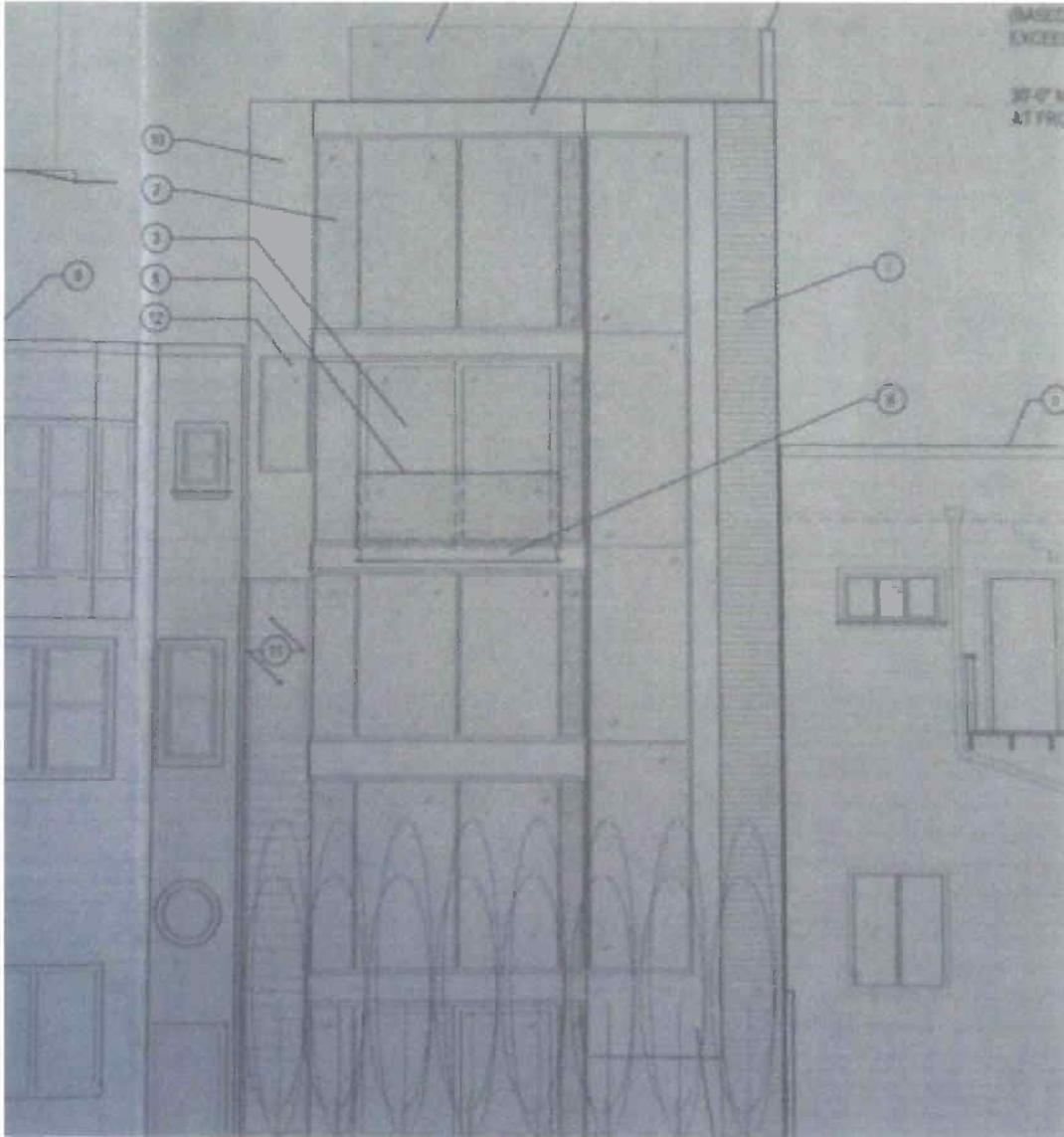


ATTACHMENT 7



13.077 10

ATTACHMENT 8



Submittal to 2013.0771D Permit No.: 201307313282 for 1055 Ashbury Street

Submitted by Owners of 1026 Clayton Street (property immediately to South)

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## **INTRODUCTION**

This submittal includes survey information from planning which was not available at the time of the original DR submission, requests for responses to items directed by planning to be presented as part of this submittal such as no response on the lot line demarcation, significant issues with loss of light and air, no shadow analysis, a proposed elevator extending into the rear yard setback, property line windows, and other additional concern items.

In this submittal we pay particular attention to the recent survey information from planning which supports our postulation that the developer falsified information in his application. Therefore we ask that the Planning commission denies the permit and refuses any variance.

Specifically the developer falsified key angle measurements at the intersection of Downey and Ashbury in order to avoid a variance hearing. The angle at the intersection of Downey and Ashbury is key, as it determines whether 1051 Ashbury is a corner lot as defined in the Planning Code, which in turn determines the rear yard setback for the proposed building at 1055 Ashbury.

## **DEVELOPER FALSIFICATION OF KEY ANGLE MEASUREMENTS**

In July of last year the ZA (Zoning Administrator) gave a clear warning with his verbatim "They (the developer) may have an argument if this lot is a corner lot at as defined in the Planning Code. To be a corner lot, the angle of the intersection between Ashbury and Downey cannot exceed 135 degrees (it looks close). If it exceeds 135 degrees, then it is not a corner lot and the property on Downey Street would be used to determine the rear yard requirement" (see attached ZA email of Monday, July 15, 2013).

The developer then provided angle measurement sketches which purportedly demonstrated that the angle was less than 135 degrees, variously reporting 120 and 129 degrees.

However, in May of this year Mr. Glenn Cabreros, the planner for this project, revealed that the angle actually exceeded the 135 degrees with his verbatim "The survey depicts that the angle of intersection is greater than 135 degrees. Thus, the adjacent property cannot be considered a corner lot per our interpretation from last summer. Per the survey date (June 2013) this information was not disclosed to the Department at the time we were reviewing the adjacent conditions" (see attached Planner email of Wednesday, May 14, 2014).

Our opinion is that the Planning commission has a major opportunity, by denying the variance request, to send a clear message to the developer community that it will not tolerate developer cheating. Our opinion is that the developer, as a professional developer and construction engineer and having "flipped" numerous projects, deliberately cheated in his presentation to planning and is therefore completely undeserving of any variance.

Submittal to 2013.0771D Permit No.: 201307313282 for 1055 Ashbury Street

Submitted by Owners of 1026 Clayton Street (property immediately to South)

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## **SIGNIFICANT LIGHT AND AIR IMPACT BY BULK AND 23' STREET DROP**

There is a significant 23' elevation drop from Ashbury Street to Clayton Street which means the proposed five (5) floors at the rear of the proposed building, six (6) floors if the observation deck is included, will have a huge impact on Clayton Street light and air.

The Zoning Administrator in his written letter of determination response of May 18, 2005 denied the request by the neighbor to the immediate South of the proposed building, to add just one additional floor above an existing garage at 1057 Ashbury Street, for a total of two floors.

Therefore it seems grossly inequitable that the developer should be allowed three floors (four floors if the observation deck shown in his plans are included) above street level.

In addition, for 1057 Ashbury Street, in 2006.0508V while a variance was granted to construct a new exterior stairway to the garage roof, and a new firewall/parapet on the north side of the garage roof to facilitate a rooftop deck for recreational and maintenance purposes it was specifically noted that "any further physical expansion, even within the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale, and that there is no significant impact upon the light or air or an extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new variance application be sought and justified".

Clearly the currently proposed development with its three floors (four floors if the observation deck shown in his plans are included) above street level will have a hugely negative impact on light and air and an extraordinary negative impact on the environment.

## **DEVELOPER KNOWINGLY CIRCUMVENTED SELLERS REQUIREMENT**

Our opinion is that the Planning commission should refuse the Variance and should take the DR because the developer knowingly bought a very small lot entirely unsuitable for the bulk and scale of his proposed development. In seeking a variance today the developer is addressing a lot size restriction entirely of his own making.

The sellers were very clear in their selling instructions publishing verbatim "These properties (1018 Clayton Street & 1055 Ashbury) are to be sold together, simultaneously, and to one buyer" (see attached Hill & Co real estate listing).

Historically the rear of the property was occupied solely by a garage. The developer has repeatedly rejected suggestions that he complete the purchase as originally listed and rebuild the garage on Ashbury. Our sense is that the costs associated with the complex engineering challenges associated with building on Ashbury and its tiny lot size may well exceed the relatively modest costs of an acquisition and remodel of 1018 Clayton retaining the beautiful and mature garden that currently exists on the rear lot.

Submittal to 2013.0771D Permit No.: 201307313282 for 1055 Ashbury Street

Submitted by Owners of 1026 Clayton Street (property immediately to South)

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## **MISSING PLANNING RESPONSES**

Planning has advised that a number of DR requestor request items to which planning has provided no response be incorporated into this submittal verbatim "For the remainder of your concerns, you may fold into a submittal that you may provide to the Planning Commission for their consideration at the time of the Discretionary Review hearing" (refer Glenn Cabrerros planner email dated 29<sup>th</sup> May 2014). The DR requestor has sought a formal planning response to the following items (titles are identical to the email titles):

- 1) 1055 Ashbury PAN 201307313282 - Elevator and Deck objection
- 2) 1055 Ashbury PAN 201307313282 - Objection to South facing property line window
- 3) 1055 Ashbury PAN 201307313282 - Street Metal survey marker does not match South Property Limit
- 4) RE: 1055 Ashbury PAN 201307313282 - Shadow Analysis

## **DISCRETIONARY CONSIDERATION OF DEVELOPER THREATS**

There's one other issue I want to mention. I understand it has no effect on your determination but if we remain silent on issues such as this, then developers are encouraged to use such tactics over and over again, to the detriment of long-term residents on our street. We are shocked that the project sponsor, Mr. Christopher Durkin, has repeatedly threatened the DR sponsor, Mr. David Ryan, with a promise to file Department of Building inspection complaints against him if he proceeds with filing a DR request. We are attaching two transcripts of such conversations to help illustrate the nature of these calls and can provide voicemail recordings on request:

- 1) Transcript of 20140331 Durkin / Ryan conversation
- 2) Transcript of 20140424 Durkin to Ryan voicemail

## **CONCLUSION**

Because the developer has falsified information in his application we ask that the Planning commission denies the permit and refuses any variance. Specifically the developer falsified key angle measurements at the intersection of Downey and Ashbury which, through the planning code, determines the rear yard setback for the proposed building at 1055 Ashbury. Denying this permit would be in line with the precedents set in prior falsification cases where permits have been either revoked or denied.

Our opinion is that the project sponsor, as a professional developer and construction engineer and having "flipped" numerous projects, knowingly and deliberately falsified his application to planning and has engaged in most unethical threatening behavior and is therefore completely undeserving of any variance and should be denied the permit.

Submittal to 2013.0771D Permit No.: 201307313282 for 1055 Ashbury Street

Submitted by Owners of 1026 Clayton Street (property immediately to South)

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## **DEVELOPER FALSIFICATION OF KEY ANGLE MEASUREMENTS**

Submittal to 2013.0771D Permit No.: 201307313282 for 1055 Ashbury Street

Submitted by Owners of 1026 Clayton Street (property immediately to South)

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11/20/13

Gmail - Re: 1055 Ashbury Street - Req. Rear Yard, Sec. 134(c)(4)(B)

From: Sanchez, Scott  
Sent: Monday, July 15, 2013 4:08 PM  
To: Oropeza, Edgar  
Subject: Re: 1055 Ashbury Street - Req. Rear Yard, Sec. 134(c)(4)(B)

Thanks, Edgar. This is an interesting one. I understand their argument that the adjacent property at 1051 Ashbury Street "fronts" on Downey Street, but the pattern of develop reads as if all lots were developed with the same frontage. As such, I would be concerned with any development proposal that would not respect this pattern of development. They may have an argument if this lot is a corner lot as defined in the Planning Code (see below). To be a corner lot, the angle of the intersection between Ashbury and Downey cannot exceed 135 degrees (it looks close). If it exceeds 135 degrees, then it is not a corner lot and the property on Downey Street would be used to determine the rear yard requirement.

#### SEC. 102.15. LOT, CORNER.

A lot bounded on two or more adjoining sides by streets that intersect adjacent to such lot, provided that the angle of intersection of such streets along such lot does not exceed 135 degrees. For the purposes of this Code, no corner lot shall be considered wider or deeper than 125 feet, and the remainder of any lot involved shall be considered to be an interior lot. Whenever a corner lot is resubdivided, only that portion which thereafter is bounded on adjoining sides by streets as herein described shall be a corner lot.

Thanks!

Cheers,  
Scott F. Sanchez  
Zoning Administrator  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Tel: 415.558.6350  
Fax: 415.558.6409

E-mail: [scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org)  
Webpage: <http://www.sfplanning.org/>

Planning Information Center (PIC): 415.558.6378  
Property Information Map (PIM): <http://propertymap.sfplanning.org/>

Submittal to 2013.0771D Permit No.: 201307313282 for 1055 Ashbury Street

Submitted by Owners of 1026 Clayton Street (property immediately to South)

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Submittal to 2013.0771D Permit No.: 201307313282 for 1055 Ashbury Street

Submitted by Owners of 1026 Clayton Street (property immediately to South)

RE: 1055 Ashbury PAN 201307313282 - joint hearing for DR & the variance - Message (HTML)

File Edit View Insert Format Tools Actions Help Contribute Adobe PDF

Reply Reply to All Forward

Open In Contribute Publish To Website Post To Blog

You replied on 7/15/2014 5:05 PM

From: Cabreros, Glenn (CPC) [glenn.cabreros@sfgov.org] Sent: Wed 5/14/2014 5:54 PM  
To: fdryan@pacbell.net  
Cc: Lindsay, David (CPC); edumican@dumicanmosey.com; James Reuben (jreuben@reubenlaw.com); Chris Durkin (cdfurkin@gmail.com)  
Subject: RE: 1055 Ashbury PAN 201307313282 - joint hearing for DR & the variance

Dave-

I was able to get feedback from the Zoning Administrator regarding a recent survey that was emailed to me last week. The survey depicts that the angle of intersection is greater than 135 degrees. Thus, the adjacent property cannot be considered a corner lot per our interpretation from last summer. Per the survey date (June 2013) this information was not disclosed to the Department at the time we were reviewing the adjacent conditions.






In order to move forward with the project, we have advised the applicant to revise the project to be Code-complying or opt to seek and justify a variance. If a variance application is filed, the DR and V hearings would be scheduled together.

I'll have to await a response from the applicant to see how they want to proceed and then keep everyone posted as to the hearing date.

Thank you.

**Glenn Cabreros, LEED AP  
Planner**

Planning Department | City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6169 | Fax: 415-558-6409  
Email: [glenn.cabreros@sfgov.org](mailto:glenn.cabreros@sfgov.org)  
Web: [www.sfplanning.org](http://www.sfplanning.org)

Submittal to 2013.0771D Permit No.: 201307313282 for 1055 Ashbury Street

Submitted by Owners of 1026 Clayton Street (property immediately to South)

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## **MISSING PLANNING RESPONSES**

Submittal to 2013.0771D Permit No.: 201307313282 for 1055 Ashbury Street

Submitted by Owners of 1026 Clayton Street (property immediately to South)

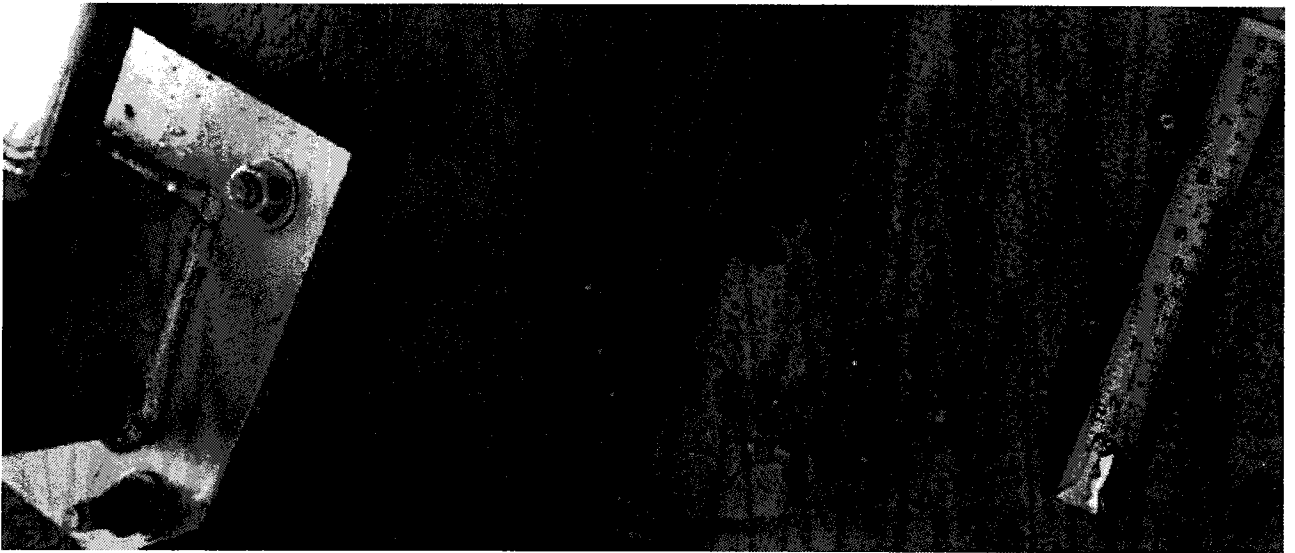
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From: Dave  
To: "Cabreros, Glenn (CPC)"  
Cc: "Lindsay, David (CPC)"  
Subject: 1055 Ashbury PAN 201307313282 - Street Metal survey marker does not match South Property Limit  
Date: Monday, April 28, 2014 6:54:00 AM

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Glenn,

There are three small round metal disks driven into the sidewalk along Ashbury Street beside the metal fence of the property. My understanding is that these three round metal disks are survey markers to delineate the property limits. However, the southern property line of the plans seems to be south of the most southern of the three metal disks. The image below shows the most southern of the three metal disks and its relation to the southern anchor of the metal fence. If my assumptions are correct then I object to any southern extension of the project beyond this apparent southern limit.



Please advise,

(Francis) Dave Ryan (415)350-4752 Mobile  
1026 Clayton Street  
San Francisco  
CA 94117

Submittal to 2013.0771D Permit No.: 201307313282 for 1055 Ashbury Street

Submitted by Owners of 1026 Clayton Street (property immediately to South)

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**From:** Daver  
**To:** "Cabrerros, Glenn (CPC)"  
**Cc:** "Lindsay, David (CPC)"  
**Subject:** 1055 Ashbury PAN 201307313282 - Elevator and Deck objection  
**Date:** Wednesday, April 09, 2014 8:13:00 AM

---

Glenn,

I object to both the Elevator and Deck both shown extending into the rear yard area on the project plans. Please ask the developer to remove.

Feel free to call me on my mobile to discuss if you wish,

(Francis) Dave Ryan (415)350-4752 Mobile  
1026 Clayton Street  
San Francisco  
CA 94117

Submittal to 2013.0771D Permit No.: 201307313282 for 1055 Ashbury Street

Submitted by Owners of 1026 Clayton Street (property immediately to South)

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**From:** Daver  
**To:** "Cabrerros, Glenn (CPC)"  
**Cc:** "Lindsay, David (CPC)"  
**Subject:** 1055 Ashbury PAN 201307313282 - Objection to South facing property line window  
**Date:** Monday, April 28, 2014 6:55:00 AM

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Glenn,

Please ask the property developer to remove all South facing property line windows from the plans.

(Francis) Dave Ryan (415)350-4752 Mobile  
1026 Clayton Street  
San Francisco  
CA 94117

Submittal to 2013.0771D Permit No.: 201307313282 for 1055 Ashbury Street

Submitted by Owners of 1026 Clayton Street (property immediately to South)

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**From:** Daver  
**To:** "Lindsay, David (CPC)"; "Cabrerros, Glenn (CPC)"  
**Subject:** RE: 1055 Ashbury PAN 201307313282 - Shadow Analysis?  
**Date:** Monday, April 28, 2014 6:54:00 AM

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David,

My sense here is that the "planning guide" and the "planning code" can, and should, reference different height standards. The concerns you (& Glenn) have received from neighbors adversely affected by the potential shadow impact clearly illustrate the shadow issue. My neighbors and I agree that any interpretation needed should be relative to the spirit of "the Sunlight Ordinance" which is clearly to preserve sunlight and that a shadow analysis should be required.

The planning code itself appears to allow for multiple heights. In SEC. 102.12 (a) "Where the building steps laterally in relation to a street" seems a bit ambiguous to me. Sewer lines run laterally to the main drain running down the street so I am going to assume that here the building steps laterally in a western direction in relation to Ashbury. So, "separate points shall be taken at the centerline of each building step." There then appears to be a number of "heights" associated with the building as there are separate points associated with each step, with the most western step having 6 floors (including observation deck) and exceeding 40'.

Thank you for the links

(Francis) Dave Ryan (415)350-4752 Mobile  
1026 Clayton Street  
San Francisco  
CA 94117

---

**From:** Lindsay, David (CPC) [mailto:david.lindsay@sfgov.org]  
**Sent:** Friday, April 25, 2014 1:47 PM  
**To:** fdryan@pacbell.net; Cabrerros, Glenn (CPC)  
**Subject:** RE: 1055 Ashbury PAN 201307313282 - Shadow Analysis?

Submittal to 2013.0771D Permit No.: 201307313282 for 1055 Ashbury Street

Submitted by Owners of 1026 Clayton Street (property immediately to South)

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[http://www.amlegal.com/nxt/gateway.dll?](http://www.amlegal.com/nxt/gateway.dll?f=jumplink$jumplink_x=Advanced$jumplink_vpc=first$jumplink_xsl=querylink.xml$jumplink_sel=title;path;content-type;home-title;item-bookmark$jumplink_d=california(planning)$jumplink_q=[field folio-destination-name:'102.12']$jumplink_md=target-id=JD_102.12)

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[http://www.amlegal.com/nxt/gateway.dll?](http://www.amlegal.com/nxt/gateway.dll?f=jumplink$jumplink_x=Advanced$jumplink_vpc=first$jumplink_xsl=querylink.xml$jumplink_sel=title;path;content-type;home-title;item-bookmark$jumplink_d=california(planning)$jumplink_q=[field folio-destination-name:'260']$jumplink_md=target-id=JD_260)

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**David Lindsay**  
**Senior Planner, Northwest Quadrant, Current Planning**

Planning Department | City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415.558.6393 | Fax: 415.558.6409  
Email: [david.lindsay@sfgov.org](mailto:david.lindsay@sfgov.org)  
Web: [www.sfplanning.org](http://www.sfplanning.org)



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**From:** Daver [mailto:[fdryan@pacbell.net](mailto:fdryan@pacbell.net)]  
**Sent:** Friday, April 25, 2014 1:39 PM  
**To:** Lindsay, David (CPC); Cabrerros, Glenn (CPC)  
**Subject:** RE: 1055 Ashbury PAN 201307313282 - Shadow Analysis?

Do you have anything to support your interpretation of the planning guide's "roof height above 40 feet" as "project's height, as measured per the Planning Code"?

Submittal to 2013.0771D Permit No.: 201307313282 for 1055 Ashbury Street

Submitted by Owners of 1026 Clayton Street (property immediately to South)

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**TRANSCRIPTS OF DURKIN / RYAN VOICEMAILS**



Submittal to 2013.0771D Permit No.: 201307313282 for 1055 Ashbury Street

Submitted by Owners of 1026 Clayton Street (property immediately to South)

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**Transcript Durkin Ryan phone call 20140331**

The following is a partial transcript of a phone conversation of approximately 16 minutes between Mr. Francis D. Ryan owner of 1026 Clayton and Mr. Christopher Durkin owner of the vacant lot commonly known as 1055 Ashbury Street. Mr. Durkin has filed plans to build on the lot and San Francisco planning has assigned permit application number 201307313282 to the plans. Mr. Ryan has objected to the depth of the proposed building. Mr. Ryan initiated the call to Mr. Durkin at approximately 12:24PM on 31<sup>st</sup> March 2014:

Mr. Ryan: Hello Chris

Mr. Durkin: Hello Dave, how are you.

Mr. Ryan: I am returning your call from last week.

Mr. Durkin: Yes, I just wanted to make one thing very clear to you Dave.

Mr. Ryan: What is that Chris.

Mr. Durkin: If you file a DR\*\* then I will file a complaint against your illegal garage deck.

Mr. Ryan: As I already explained to you last year Chris, there is nothing illegal about my garage deck. And, as I already explained to you last year all work done on my garage was done with permits. What do you mean by DR\*\*.

Mr. Durkin: You know very well what a DR\*\* is Dave. Not only will I file a complaint against your illegal garage deck but I will seek an order in Superior Court to stop you using your garage deck. I want you to tell all your neighbors what a nice guy I am. In fact, if anyone files a DR\*\* against me I will file a complaint against your illegal garage deck AND I will seek an order in Superior Court to stop you using your garage deck.

Mr. Ryan: Again I have no illegal garage deck and it makes no sense for you to do these things as it will look very bad for you at any Discretionary review or any variance hearing.

Mr. Durkin: I will not file a complaint or get a court order until after my building is completed.

Mr. Ryan: You are threatening me!

Mr. Durkin: I am not threatening you Dave. I am simply telling you what is going to happen if you file a DR\*\*.

Submittal to 2013.0771D Permit No.: 201307313282 for 1055 Ashbury Street

Submitted by Owners of 1026 Clayton Street (property immediately to South)

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Mr. Ryan: All semantics aside you are absolutely threatening me! Surely you are concerned about what the neighbors will think of someone acting in such a way? You can hardly be planning on actually living in the neighborhood.

Mr. Durkin: I hope I have been very clear. That is all I wanted to tell you.

Mr. Ryan: Yes, I understand what you are promising to do.

Conversation ends.

DR\*\*: Discretionary review

Submittal to 2013.0771D Permit No.: 201307313282 for 1055 Ashbury Street

Submitted by Owners of 1026 Clayton Street (property immediately to South)

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**Transcript Durkin to Ryan voicemail 20140424**

The following is a transcript of a voicemail of approximately 30 seconds left on Mr. Francis D. Ryan's phone (owner of 1026 Clayton) by Mr. Christopher Durkin owner of the vacant lot commonly known as 1055 Ashbury Street. Mr. Durkin has filed plans to build on the lot and San Francisco planning has assigned permit application number 201307313282 to the plans:

Mr. Durkin: "Dave, hi how are you Chris Durkin here, looks like you have been in contact with my planner and I guess I did not make myself clear in our prior conversation so, ah, if you want to keep your illegal roof deck I suggest you give me a call back as soon as possible – if I do not hear from you in the next couple of days I will look into your roof deck issue as I am tired of the nonsense, Dave, so you know my number so look forward to hearing from you, bye."

## **Durkin Residence, 1055 Ashbury Street – Discretionary Review Response**

To: Planning Commission

From: Project Sponsor, Christopher Durkin

Hearing Date: 7 August 2014

### **Important Note:**

*In complete disregard for the integrity of the Discretionary Review process, the DR requestor's (Dave Ryan, 1026 Clayton Street) application contains inaccurate and misleading information. In five (5) instances (application cover page, Concern "e", Issue #3, Issue #4, Impact #2) in the DR requestor's application, the project is referenced incorrectly as six (6) floors; to be clear, the project complies with the height limit and is three (3) stories above street level (two (2) stories, over a garage). This is very clearly stated on the 311 Neighbor Notification poster and mailer prepared by the Planning Department.*

*Additionally, in eight (8) instances (Concern "c", Issue #2, Issue #3, Issue #3, Issue #3, Issue #4, Impact #1, Alternative #1, ) in the DR requestor's application, the DR requestor hyperbolically states "he and his neighbors"-, "almost the entire surrounding community"-, and "vast majority of residents in the immediate area" share the DR requestor's stated concerns. To be clear, only one (1) DR request has been filed and it has been filed by Mr. Ryan alone. Other than Mr. Ryan's concerns, no neighbors raised concerns at the Community Outreach Meeting, and no concerns by additional neighbors were raised during the 311 Neighbor Notification period, with one exception: a request for a clarification by Kirk Scott (293 Downey Street) as to the establishment of the required rear-yard of the proposed project- this has since been clarified and resolved. Contrary to Mr. Ryan's assertions, we have received six (6) letters stating support of the project as proposed, including the two adjacent neighbor's directly to the north and directly to the west. The owner of 1018 Clayton Street (adjacent west) has written a letter of support of the project dated 20 June 2013, and the owner of 1051 Ashbury (adjacent north) has written a letter of support of the project dated 30 June 2013.*

*Mr. Ryan's repeated mistakes and exaggerations call into question the validity of the entirety of his presentation.*

### **Preface:**

The proposed project is a reasonably-scaled and well-designed home for our young family; to raise our young son, and daughter, and to care for our aging parents. Most young families opt to leave the City due to the lack of affordable housing and an unreasonably long and expensive approvals process. Instead, our family, with the help of the project architect, had the vision and patience to create a suitable home on an underutilized lot. This is a challenge that the vast majority of people would never undertake.

The DR request is nothing more than an abuse of the city approval process. The DR Requestor's is interested only in the view from his roof deck on top of his garage, but private views are not protected under controlling law. Furthermore, based on extensive research of building department records, we know the DR requestor has a long history of blatantly ignoring building codes and planning policies. There were multiple Notices of Violation issued by DBI on his property spanning several years. There is no building department record of a building permit for the roof deck built by the DR requestor. The underlying basis of the DR request is to protect a view from a deck that was constructed without permits. I do not believe the DR Requestor should have the right to delay approvals for many months without meeting a minimum threshold for exception and extraordinary circumstances. He can't be bothered to obtain proper permits, coupled with a history of total disregard for planning and building department codes related to construction on his property. The DR Requestor's concerns are unfounded and-, do not identify any real impacts to his project.

**1. Given the concerns of the DR requestor and other concerned parties, why do you feel your proposed project should be approved?**

Discretionary Review is intended to be used only when **exceptional and extraordinary circumstances** are associated with a proposed project. In submitting the application, the DR requestor bears the burden to demonstrate exceptional and extraordinary circumstance, as well as, demonstrating why the Planning Commission should exercise control over, deny, or modify the proposed project. Mr. Ryan's Discretionary Review application fails to meet the base requirements of Discretionary Review by any measure.

Previous to the filing of the Discretionary Review, the DR requestor communicated that he cannot be expected to absorb any loss of value and loss of views from his roof deck. These are Mr. Ryan's real concerns. They do not merit Discretionary Review.

The following addresses the concerns raised in the DR requestor directly, and one-by-one.

- a.) Concern over "corner lot interpretation and definition relative to 1051 Ashbury Street & 1055 Ashbury Street"

Response: The 1055 Ashbury Street lot has been determined not to be a corner lot based on a 135 degrees, 57 minutes angle (greater than 135 degrees) of Ashbury and Downey Street.

- b.) Concern over "the Urban Design Element identifying Ashbury Street for excellent views"

Response: The proposed project's design is consistent with the Planning Code & the Residential Design Guidelines; the intent of the views section of the Residential Design Guidelines is to protect major public views from public spaces. The guidelines do not protect private views from private property; views from private buildings and decks are not protected. (see RDG pg. 18 - attached). The proposed project will not impact major public views from any public spaces.

- c.) Concerns over "virtually the entire surrounding community being opposed to the project with the exception to those "bought off" and "impact on privacy to neighboring interior living spaces"

Response: The DR requestor's statement about the surrounding community's concern for the project has been addressed above under "Important Note". Potential impacts to the immediately adjacent neighbors were proactively mitigated early in the design process through careful analysis of: context, streetscape, block pattern, site orientation, topography, and sun path. We gave careful attention to shade and shadow impacts to the living spaces of the adjacent properties to the north and west based on the sun path. Those mitigation measures include a (+/-) 3'-3" side-yard setback to minimize impacts on the property to the north, and a (+/-) 29'-6" separation between the rear wall of the proposed project and the rear wall of the property to the west to minimize impacts on the property to the west. The DR requestor's property, its living spaces, and the rear-yard roof deck will not be impacted in any manner relative to shade/shadow or natural light & air based on the sun path and the fact that the proposed project is located to the north of the DR Requestor's property. The DR requestor's statement that the neighbors were "bought off" is completely untrue, unsupported by any evidence, and inappropriate.

- d.) Concern over "the lot being substandard and the proposed building being unsuitable and the lot being inadequate"

Response: The vacant lot is substandard in size, but this is the same as a majority of the lots on this block. And all have been developed. The subject lot has a challenging topography and configuration; because of these site conditions significant time, thought, analysis, and careful consideration has gone into the design of this project. The proposed project is very similar in scope and scale to a project that that was submitted, reviewed and approved by the Planning Department in 1991.

Issue #1: Concern over “whether 1051 Ashbury Street fronts on Ashbury Street or Downey Street”

Response: This issue has no relevance to the DR requestor’s assertions concerning the Planning Code and Residential Design Guidelines

Issue #2: Concern over “expectation of garage restoration not met”

Response: The DR requestor’s concerns about the marketing of the property by Hill & Co. are irrelevant to Discretionary Review.

Issue #3: Concern over “significant loss of light and air with no shadow analysis performed”

Response: A shadow analysis is required by Planning Code Section 295 for projects that are greater than 40’-0” in height; the proposed project is 30’-0” in height, significantly less than the 40’-0” requirement. The project complies with the Planning Code’s height limit. Furthermore, as described above, the project proactively mitigates any potential loss of light and air, and shade/shadow impacts to the immediately adjacent neighbors. The DR requestor’s property, its living spaces, and the rear-yard roof deck will not be impacted in any manner relative to shade/shadow or natural light and air based on the sun path and orientation of the proposed project.

Issue #4: Concern that project “lacks respect for size and character of the Ashbury Heights area”

Response: The proposed project is significantly smaller in scale and height than all the buildings across the street on the east side of Ashbury Street, which is comprised of minimally articulated buildings that range from 4-to- 5 stories in height. The west side of Ashbury Street does not have a defined visual character; it has a mixed visual character consisting of a variety of building scales, forms, heights, and articulation - allowing for greater opportunity to help define a visual context. (see RDG pg. 9-10 & streetscape images on sheets A0.4 & A0.5).

Issue #5: Concern over “elevator extending into rear yard”

Response: The proposed elevator rear wall is in alignment with the rear wall of the existing roof deck over garage structure located in the rear yard of the DR Requestor’s property, and is setback from the DR Requestor’s side property line (+/-) 3’-0”. Consequently, there will be no “walled-in effect” what so ever to DR Requestor’s property. Additionally, there will be no shade/shadow or light impacts to the DR requestor’s property based on the sun path and fact that the proposed project is located to the north of the DR requestor’s property. The DR Requestor’s comment about an elevator not being needed for health reasons is, again, completely inappropriate.

Issue #6: Concern over “section 311 notification date error”

Response: The filing date of the 311 Notification/Site Permit application was inadvertently stated to be 31 July 2014, instead of the correct date of 31 July 2013. This error had no impact on public notice.

Impact #1: Concern over “project is at variance with defined visual character of the neighborhood”

Response: The east side of Ashbury Street has a defined visual character of uniform widths, heights, and articulation; but primarily consisting of minimally articulated buildings 4 & 5 stories in height above the street. The west side of Ashbury Street does not have a defined visual character; it has a mixed visual character consisting of a variety of building scales, forms, heights, and articulation - allowing for greater opportunity to help define a visual context. (see attached RDG pg. 9-10 & streetscape images on sheets A0.4 & A0.5). In addition, it is important to note that the DR requestor’s two-dimensional “cut and paste” of the project elevations into a three dimensional photograph are inaccurate and misleading distortions.

Impact #2: Concern over “unusual impact on privacy to neighboring interior living spaces”

Response: The proposed project includes a (+/-) 3’-3” side-yard setback resulting in a combined (+/-) 6’-6” side-yard setback to negate privacy impacts on living spaces at the adjacent property to the north, and a (+/-) 29’-6” separation between the rear wall of the proposed project and the rear wall of the property directly to the west to negate privacy impacts to the property to the west. The DR Requestor’s rear-yard garage and roof deck structure are located directly adjacent to the south; the privacy of the garage and roof deck are not legitimate concerns; the roof deck is open to the sides and sky, and as such is already not a private space.

Impact #3: Concern that project “creates a walled in effect”

Response: The proposed primary rear wall extends (+/-) 3’-0” less to the rear than the rear wall of the existing roof deck over garage structure located in the rear yard of the DR Requestor’s property. Consequently, there will be no “walled in effect” what so ever to the DR Requestor’s living spaces, the garage structure or the roof deck. Additionally, there will be no shade/shadow or light impacts to the DR requestor’s property based on the sun path and fact that the proposed project is located to the north of the DR requestor’s property.

## **2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requestor and other concerned parties?**

The proposed project has been conceived through careful analysis, a thoughtful design process, and a proactive community outreach initiative over the past 2 years (we started this project in June of 2012). During that process potential impacts to immediately adjacent neighbors were proactively mitigated through careful analysis of: context, streetscape, block pattern, site orientation, topography, and sun path, as well as-, a series of proactive meetings with neighbors early in the design process. The success of this process is evidenced by the six (6) letters of support of the project as proposed, including the adjacent neighbors directly to the north and directly to the west. Additionally, we have made multiple revisions to the articulation of the front façade and fenestration in response to RDT comments and as such, Staff supports this project as designed. The DR Requestor’s Proposed Alternative #1: “reduce size and alter design to match neighborhood character” and Alternate #2: “it appears possible to execute to Hill & Co requirement to wit “These properties (1018 Clayton & 1055 Ashbury) are sold together, simultaneously, and to one buyer “” are excellent examples of a simplistic, unreasonable, one-sided dialogue relative to our project without any regard for the

thoughtful design and neighborhood outreach process of the past 2 years. Point-by-point, the DR Requestor's assertions are neither appropriate nor relevant and as such, the project does not warrant any changes- there is nothing exceptional or extraordinary about this case.

**3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have an adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requestor.**

As noted above, the proposed project has been conceived through careful analysis, a thoughtful design process, and proactive community outreach. The house as designed is a modest scale with an atypically small floor plate size and building depth (as proposed, the average habitable floor plate size is approximately 700 sq.ft.-, and interior habitable building depth ranges from approximately 28'-0" at the south wall, and 42'-0" at the north wall. Point-by-point, the DR Requestor's assertions are neither appropriate nor relevant- there is nothing exceptional or extraordinary about this case.

The DR Requestor's only real concern in this matter is the private view from his deck; this is clearly communicated in his email on 14 June 2013 to which he attached a photo of this view (see attached Correspondence with DR Requestor). The DR requestor is unwilling to accept that private views are not protected under the Planning Code or Residential Design Guidelines. There will be no impact to the DR Requestor's residence relative to privacy or, light and air. In addition, relative to the rear yard garage and roof deck structure there will be no impact to privacy, no impact to light or air, no impact relative to shade/shadow, and no impact to views east, west, or south.

**We respectfully ask that you do NOT take Discretionary Review, and approve the project as submitted with no modifications.**



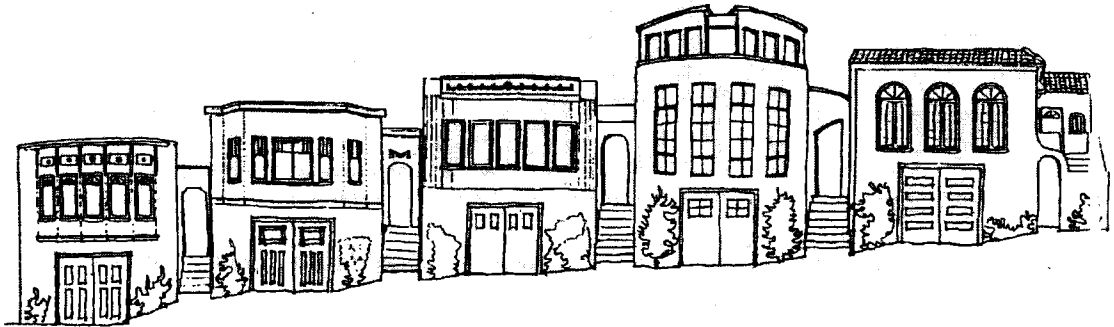
## Reference Attachments

## WHAT IS THE CHARACTER OF THE NEIGHBORHOOD?

### 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 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.



*This block face has a strong visual character because of the uniform width and height of the buildings on the block, compatible building details, and consistent placement of features such as entries and bays.*



*The buildings on this block have a variety of building forms and details, however the overall building scale is uniform, helping to define the block's visual character.*

### **Mixed Visual Character**

**GUIDELINE:** In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual context.

Some block faces do not have an apparent overriding visual character, or the character may be mixed or changing. When no clear pattern is evident on a block face, a designer has a greater opportunity and responsibility to help define, unify, and contribute positively to the existing visual context. Designs should draw on the best features of surrounding buildings. Existing incompatible or poorly designed buildings on the block face do not free the designer from the obligation to enhance the area through sensitive development.



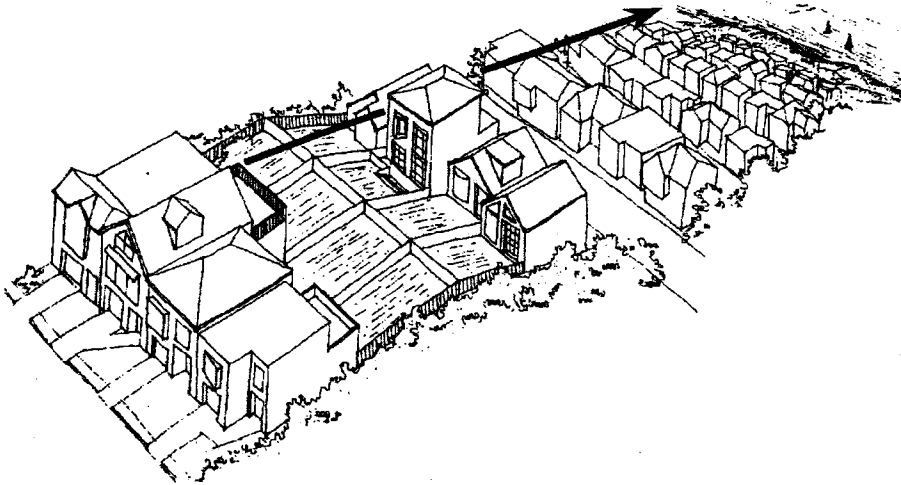
*With a variety of building scales, forms and details, this block has a mixed visual character.*

## VIEWS

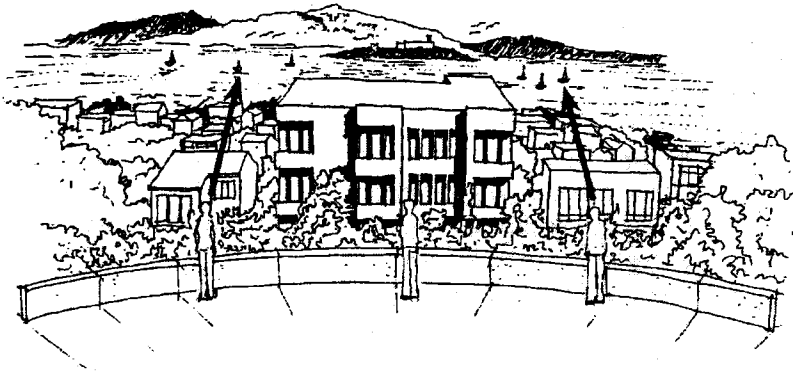
**GUIDELINE: Protect major public views from public spaces.**

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. The General Plan, Planning Code and these Guidelines do not provide for protecting views from private property.

The Urban Design Element identifies streets that are important for their quality of views (page I.5.16) and identifies outstanding and unique areas that contribute to San Francisco's visual form and character (page I.5.25).



*Views from this private building and deck are not protected.*



*Views from public areas, such as parks, are protected. The massing of this building impacts the view from the public park.*

**Correspondence with DR Requestor**

**MEETING NOTES**

**date** 3 June 2013  
**location** 1024 Clayton Street

**project** Durkin Residence, 1055 Ashbury Street  
**subject** Neighbor Review Meeting

Project No.: 13101.00

**attendance** Dave & Christine Ryan – Owner's, 1024 Clayton Street  
Chris Durkin – Owner, 1055 Ashbury Street  
Eric Dumican – Dumican Mosey Architects

**cc** Chris Durkin  
File

Eric Dumican at DUMICAN MOSEY Architects has prepared the following meeting notes as a record of our meeting with Dave & Christine Ryan on 2 June 2013, for the purpose of reviewing our proposed design for Chris Durkin for a new ground-up single family residence at 1055 Ashbury Street.

---

The proposed design (Neighborhood Review Set, dated 31 May 2013) was reviewed in detail, sheet-by-sheet. Christine and Dave had a difference of opinion on the proposed project. Christine stated that she was hoping that the view from their roof-top deck above the existing rear-yard garage would be preserved, but also understood that the adjacent property was a very small open lot. She stated that she was ok with the project as proposed. Dave stated that the proposed project would block the view from their roof-top deck above the existing rear-yard garage and that he did not want to see his view blocked. Specifics related to his concern were not discussed at this meeting; however Dave did suggest that possibly Chris could purchase the house abutting this property located at 1018 Clayton Street, renovate that house and build a garage on the open lot to serve the house renovated house at 1018 Clayton Street; very similar to the configuration at his property. Chris stated that this was not a reasonable option.

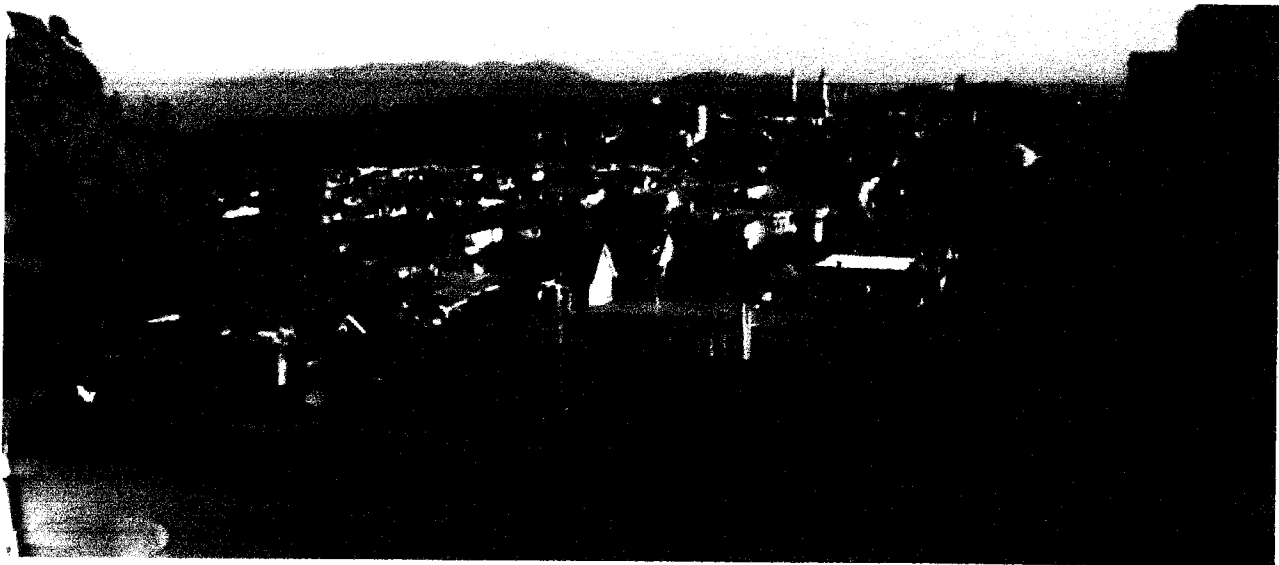
As the meeting concluded, it was mutually decided to continue more specific discussions in the near future.

Z:\Projects\2013\13101\_Durkin\_Residence\Admin\C-Communications\400-Agency\Planning\13101\_Neighbor\_Mtg\_1024\_Clayton\_MN\_13\_0206.docx

**Subject:** RE: 1055 Ashbury Vacant Lot Proposed Building -- Project sponsor claims unaware of abutting neighbors Garage Deck  
**From:** Daver (fdryan@pacbell.net)  
**To:** cfdurkin@gmail.com  
**Cc:** edumican@dumicanmosey.com; lcappelluti@lorberlaw.com  
**Date:** Friday, June 14, 2013 7:40 AM

Thanks for your call yesterday – let's talk this morning Chris,

Obviously, given your discovery of our garage deck I will want to hear what your take is on addressing the sellers' apparent failure to disclose. Maybe consider reviewing with Lisa who is an apparent expert in the space. As below, our position is that you need to seek recourse directly with those sellers and that we cannot be expected to absorb any associated costs or loss of light, air and view as a consequence. Here is the use the sellers' apparently failed to disclose (which you saw from our deck on 5/18 and 6/2):



Dave (& Christine) Ryan (415) 350-4752 Mobile  
1026 Clayton / 1057 Ashbury

**From:** Eric Dumican [mailto:edumican@dumicanmosey.com]  
**Sent:** Monday, June 10, 2013 10:17 AM  
**To:** fdryan@pacbell.net  
**Cc:** Chris Durkin  
**Subject:** Re: 1055 Ashbury Vacant Lot Proposed Building - June 18th Meeting Notice

Dave,

Thanks for your email - Chris is actually out of town until Thursday (6/13); although I've copied him on this email. When he's back I'm sure that he & I will meet to discuss your concerns, and one of us will be in touch promptly.

Thank you,

## Letters of Support



20 June 2013

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Subject: 1055 Ashbury Street – Proposed New Single Family House

Dear Planning Department,

The purpose of this letter is to formally voice my support for the proposed new single family house located at 1055 Ashbury Street. I have reviewed the plans created by Dumican Mosey Architects dated May 31, 2013, the architect has done an excellent job and the design is fantastic! I am pleased to see the design proposes excavation as a means to obtain more living space as opposed to extending the height to the 40ft district height limit. I am not concerned about the additional height of the proposed home related to the 1991 variance that was previously approved. I am in full support of his proposed project.

Sincerely,



Signature:

GUNTHER A. DERTZ

(Print) Name

6/20/13

Date:

1018 CLAYTON ST. S.F. CA. 94117

Address: 1018 Clayton Street

Philip & Jeremy Strauss  
1051 Ashbury St.  
San Francisco, CA 94117

30 June 2013

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Subject: 1055 Ashbury Street – Proposed New Single Family House**

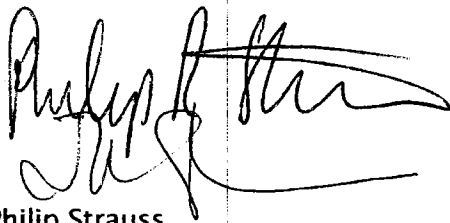
Dear Planning Department,

The purpose of this letter is to formally voice my support for the proposed new single family house located at 1055 Ashbury Street, based on the design and drawings created by Dumican Mosey Architects, dated 31 May 2013. I feel that the Owner and Architect have done a very good job of developing a quality design and one that will fit quite well into the neighborhood and takes our adjacent property into consideration.

I would like to comment specifically on some of the elements that I feel are particularly thoughtful: 1) the proposed single-family use, as opposed to a two-unit residence that is allowed by its current zoning, and 2) the proposed side-yard setback adjacent to our property—especially thoughtful given the small site and challenging site constrains.

To reiterate, we are in full support of the proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Philip Strauss", with a large, sweeping flourish extending to the right.

Philip Strauss  
Jeremy Strauss

July 4, 2014

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Subject: 1055 Ashbury Street – Proposed New Single Family House**

Dear Planning Department,

I would like to formally support the proposed new single family house located at 1055 Ashbury Street. I was particularly impressed by the quality design, wonderful use of materials, and creative use of space delivered by the project sponsor and architect. I feel that the home would be a wonderful addition to the neighborhood as a substantial improvement to our block.

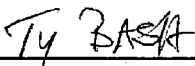
I would like to comment specifically on some of the elements that I feel are particularly thoughtful:

- 1) The project sponsor and architect managed to design a family sized home on a small, underutilized lot.
- 2) The home, which will be placed between two existing buildings, will create little to no impact on the neighbors.
- 3) At a time when many families with young children are leaving the City, this home will be occupied by a family.
- 4) Despite the small lot, the project sponsor manages to provide a side-yard to benefit the neighbor.
- 5) In order to minimize the impact on his neighbors, project sponsor proposes to excavate below grade in an attempt to provide his family with their needed living space.
- 6) The home will be well below the district height limit.

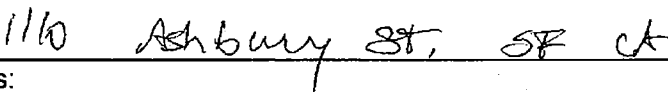
I am in full support of the proposed project as proposed.

Sincerely,

  
\_\_\_\_\_  
Signature:

  
\_\_\_\_\_  
(Print) Name:

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

  
\_\_\_\_\_  
Address:

May 19, 2014

San Francisco Planning Department  
City & County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

1055 ASHBURY STREET PROPOSAL OF NEW HOUSE

Dear Planning Department:

The purpose of this letter is to voice my support formally for the proposed new single family house located at 1055 Ashbury Street, based on the design and drawings created by Dumican Mosey Architects, dated February 20, 2014. I feel that the owner and architect have developed a quality design that will fit quite well in the neighborhood. The new home will be a major improvement to the existing block face.

Some of the elements that I feel are particularly thoughtful are:

1. The proposed single family use for a young family moving to the neighborhood;
2. The proposed side yard setback (not required by the planning code in this zoning district) from the adjacent property, especially thoughtful given the small site and challenging site constraints;
3. The proposed home will be well below the district height limit. It is very considerate that the owner has elected to excavate for additional living space as opposed to building to the maximum height permitted.

I am in full support of the proposed project.

Very truly yours,

Phylis Johnson-Silk  
139 Downey Street  
San Francisco, CA 94117

15 May 2014

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Subject: 1055 Ashbury Street – Proposed New Single Family House**

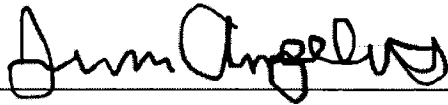
Dear Planning Department,

The purpose of this letter is to formally voice my support for the proposed new single family house located at 1055 Ashbury Street, based on the design and drawings created by Dumican Mosey Architects, dated 20 February 2014. I feel that the Owner and Architect have developed a quality design and one that will fit quite well into the neighborhood. The new home will be a major improvement to the existing block face.

I would like to comment specifically on some of the elements that I feel are particularly thoughtful: 1) the proposed single-family use for a young family moving to the neighborhood, 2) the proposed side-yard setback (not required by the planning code in this zoning district) from the adjacent property- especially thoughtful given the small site and challenging site constraints and 3) the proposed home will be well below the district height limit, it's very considerate that the owner has elected to excavate for additional living space as opposed to building to the maximum height permitted.

To reiterate, I am in full support of the proposed project.

Sincerely,



---

Signature:

Jim Angelus

05 / 16 / 2014

---

(Print) Name:

Date:

248 Alma Street

---

Address:

15 May 2014

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Subject: 1055 Ashbury Street – Proposed New Single Family House**

Dear Planning Department,

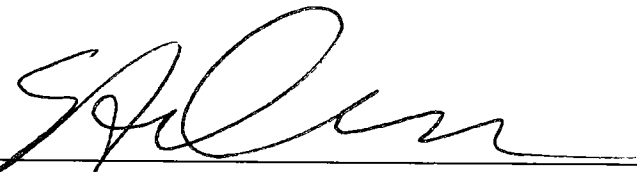
The purpose of this letter is to formally voice my support for the proposed new single family house located at 1055 Ashbury Street, based on the design and drawings created by Dumican Mosey Architects, dated 20 February 2014. I feel that the Owner and Architect have developed a quality design and one that will fit quite well into the neighborhood. The new home will be a major improvement to the existing block face.

I would like to comment specifically on some of the elements that I feel are particularly thoughtful: 1) the proposed single-family use for a young family moving to the neighborhood, 2) the proposed side-yard setback (not required by the planning code in this zoning district) from the adjacent property- especially thoughtful given the small site and challenging site constraints and 3) the proposed home will be well below the district height limit, it's very considerate that the owner has elected to excavate for additional living space as opposed to building to the maximum height permitted.

To reiterate, I am in full support of the proposed project.



Sincerely,



Signature:

STEVE CHASS

7-15-14

(Print) Name:

Date:

164 Belvedere

Address:

# PLANNING COMMISSION HEARING SET

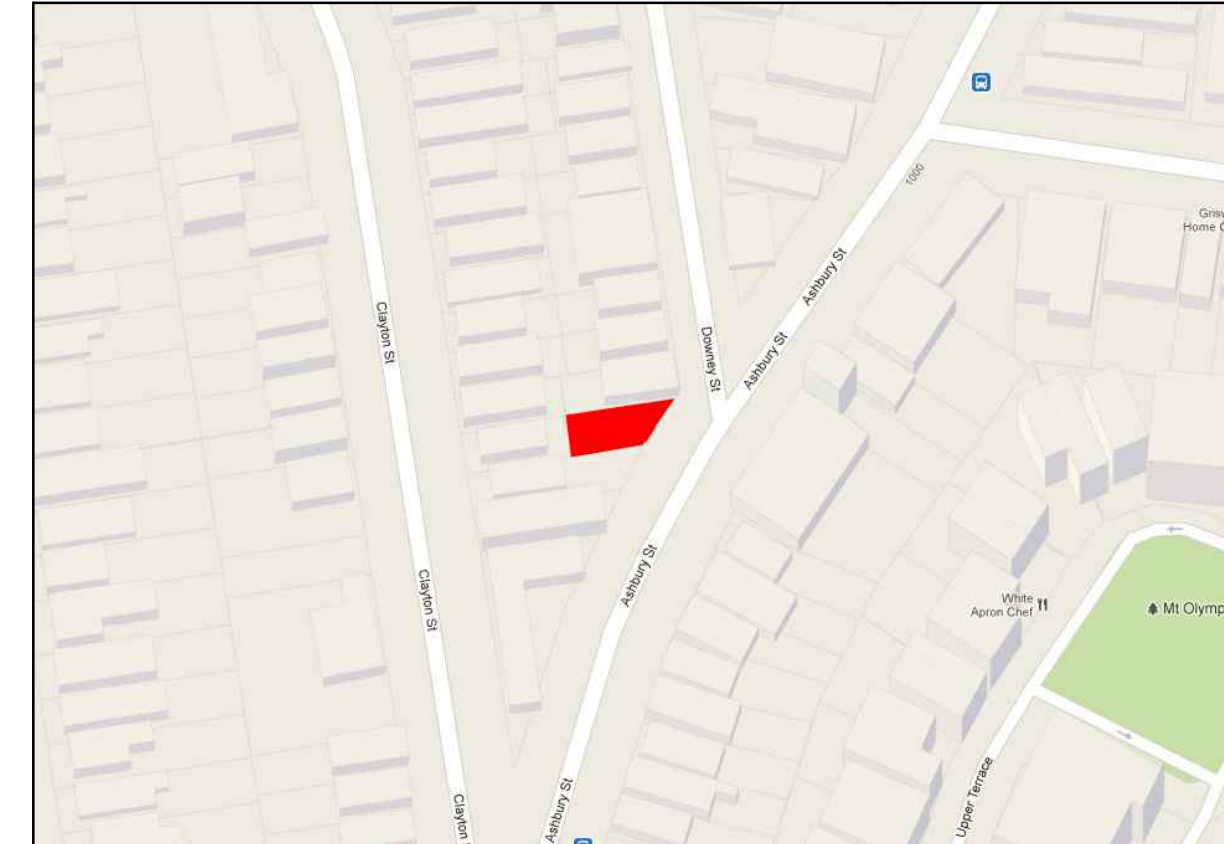
01 JULY 2014

## DURKIN RESIDENCE

1055 ASHBURY STREET,  
SAN FRANCISCO, CA 94117



1 EXISTING OPEN LOT



3 LOCATION MAP

### CODES

\*2010 CALIFORNIA BUILDING CODE (BASED ON THE 2009 INTERNATIONAL BUILDING CODE)  
 \*2010 CALIFORNIA MECHANICAL CODE (BASED ON THE 2009 INTERNATIONAL MECHANICAL CODE)  
 \*2010 CALIFORNIA PLUMBING CODE (BASED ON THE 2009 INTERNATIONAL PLUMBING CODE)  
 \*2010 CALIFORNIA ELECTRIC CODE (BASED ON THE 2008 NATIONAL ELECTRIC CODE)  
 \*2010 CALIFORNIA RESIDENTIAL CODE (BASED ON THE 2009 INTERNATIONAL RESIDENTIAL CODE)  
 \*2010 CALIFORNIA FIRE CODE (BASED ON THE 2009 INTERNATIONAL FIRE CODE)  
 \*2010 CALIFORNIA ENERGY CODE  
 \*2010 CALIFORNIA GREEN BUILDING STANDARDS CODE - (CALGREEN)  
 \*AND AS AMENDED BY THE CITY OF SAN FRANCISCO AND THE 2008 EDITION OF TITLE 24 ENERGY STANDARDS

### PROJECT DATA:

PROJECT ADDRESS: 1055 ASHBURY STREET, SAN FRANCISCO, CA 94117  
 BLOCK: 1269  
 LOT: 167  
 LOT AREA: 1351 SF  
 ZONING: RH-2 (RESIDENTIAL - HOUSE, TWO FAMILY)  
 HEIGHT LIMIT: 40 X  
 EXISTING:  
 - OPEN LOT  
 PROPOSED NEW CONSTRUCTION:  
 - CONSTRUCTION TYPE: TYPE "V-A" (1 HOUR FIRE RATED CONSTRUCTION)  
 - OCCUPANCY: R-3/ U  
 - NUMBER OF DWELLING UNITS: 1  
 - NUMBER OF FLOORS: 4 (w/ BASEMENT, PLUS ROOF-TOP DECK)  
 - FULLY SPRINKLERED: YES

### AREA CALCULATIONS:

PROPOSED	
<b>BASEMENT:</b>	
- HABITABLE AREA:	(+/-) 737 GSF.
<b>FLOOR 1:</b>	
- HABITABLE AREA:	(+/-) 738 GSF.
- MECHANICAL SPACE:	(+/-) 18.2 GSF.
<b>FLOOR 2:</b>	
- HABITABLE AREA:	(+/-) 121 GSF.
- GARAGE / MECHANICAL:	(+/-) 583 GSF.
<b>FLOOR 3:</b>	
- HABITABLE AREA:	(+/-) 763 GSF.
- BALCONY:	(+/-) 28.5 GSF.
<b>FLOOR 4:</b>	
- HABITABLE AREA:	(+/-) 763 GSF.
<b>ROOF:</b>	
- ROOF DECK:	(+/-) 329 GSF.
<b>TOTALS:</b>	
- HABITABLE AREA:	(+/-) 3,122 GSF.
- GARAGE / MECHANICAL SPACE:	(+/-) 601 GSF.
- ROOF DECK:	(+/-) 358 GSF.

### PROJECT DESCRIPTION:

THE SCOPE OF WORK GENERALLY INCLUDES CONSTRUCTION OF NEW 4 STORY OVER BASEMENT SINGLE FAMILY RESIDENCE ON AN EXISTING OPEN LOT.

### DRAWING LIST:

ARCHITECTURAL SERIES:	
-COVERSHEET	
C.1	SITE & TOPOGRAPHIC SURVEY
A0.1	SITE AERIAL VIEW/ CONTEXT ANALYSIS
A0.2	CONTEXT PHOTOGRAPHS
A0.3	CONTEXT PHOTOGRAPHS
A0.4	EXISTING STREETSCAPE (EAST)
A0.5-A	VIEW OF EXISTING SITE
A0.5-B	VIEW OF 1991 APPROVED VARIANCE
A0.5-C	VIEW OF PROPOSED DESIGN
A0.6	FRONT ELEVATION ANALYSIS
A0.7	EXITING DIAGRAM & CALCULATIONS
A0.8	EXISTING & PROPOSED SITE PLANS
A1.1	PROPOSED PLANS - BASEMENT & FLOOR 1
A1.2	PROPOSED PLANS - FLOORS 2 & 3
A1.3	PROPOSED PLANS - FLOOR 4 & ROOF
A2.1	PROPOSED EXTERIOR ELEVATION - EAST (FRONT FACADE)
A2.2	PROPOSED EXTERIOR ELEVATION - SOUTH
A2.3	PROPOSED EXTERIOR ELEVATION - WEST
A2.4	PROPOSED EXTERIOR ELEVATION - NORTH
A3.1	PROPOSED SECTION A-A'
A3.2	PROPOSED SECTION B-B'
A3.3	PROPOSED SECTION C-C'
A3.4	PROPOSED SECTION D-D'

### PROJECT TEAM:

OWNER:	ARCHITECT:	SURVEYOR:
CHRIS DURKIN 3819 DIVISADERO ST., #3 SAN FRANCISCO, CA 94123 T: 415.407.0486 E: CFDURKIN@GMAIL.COM	DUMICAN MOSEY ARCHITECTS 128 10TH STREET, 3RD FLOOR SAN FRANCISCO, CA 94103 T: 415.495.9322 F: 415.651.9290 E: EDUMICAN@DUMICANMOSEY.COM C: ERIC DUMICAN	WESTOVER SURVEYING 336 CLAREMONT BLVD., SUITE 2 SAN FRANCISCO, CA 94127 T: 415.242.5400 F: 415.242.5410 E: DAN@WESTOVERSURVEYING.COM C: DANIEL J. WESTOVER

**DUMICAN MOSEY**  
ARCHITECTS

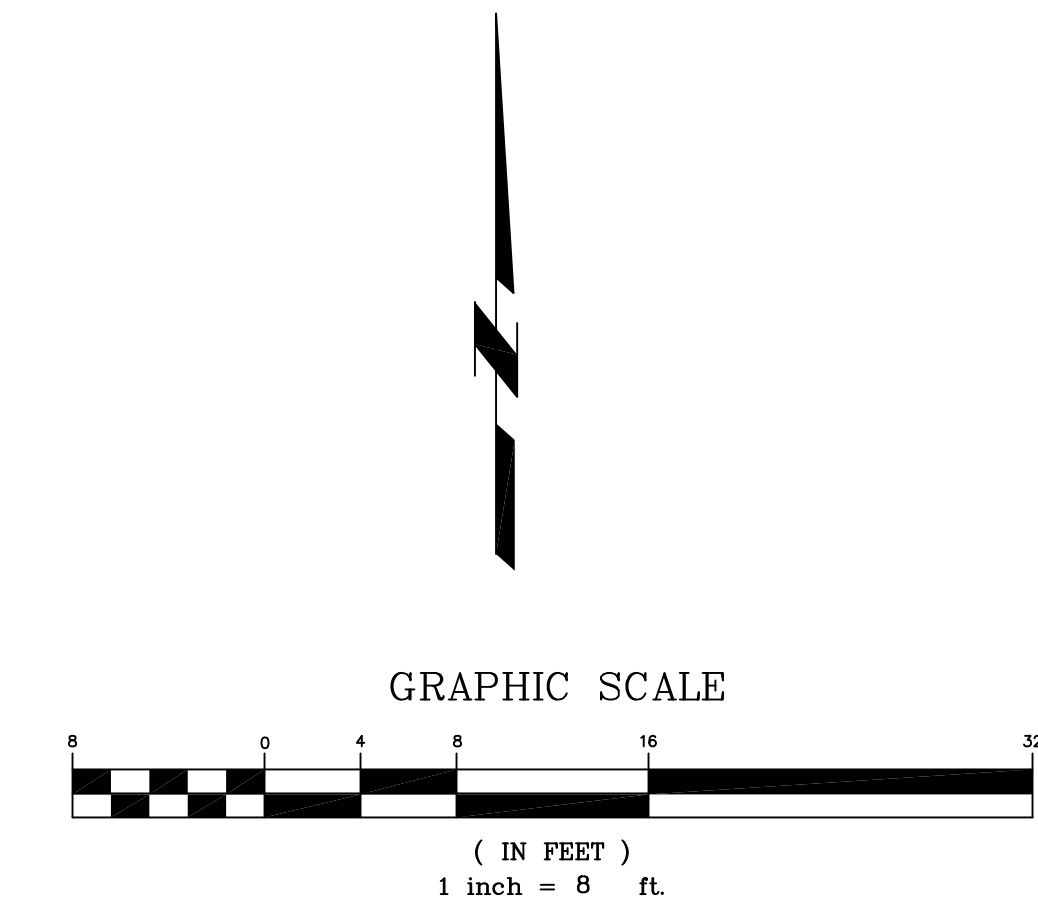
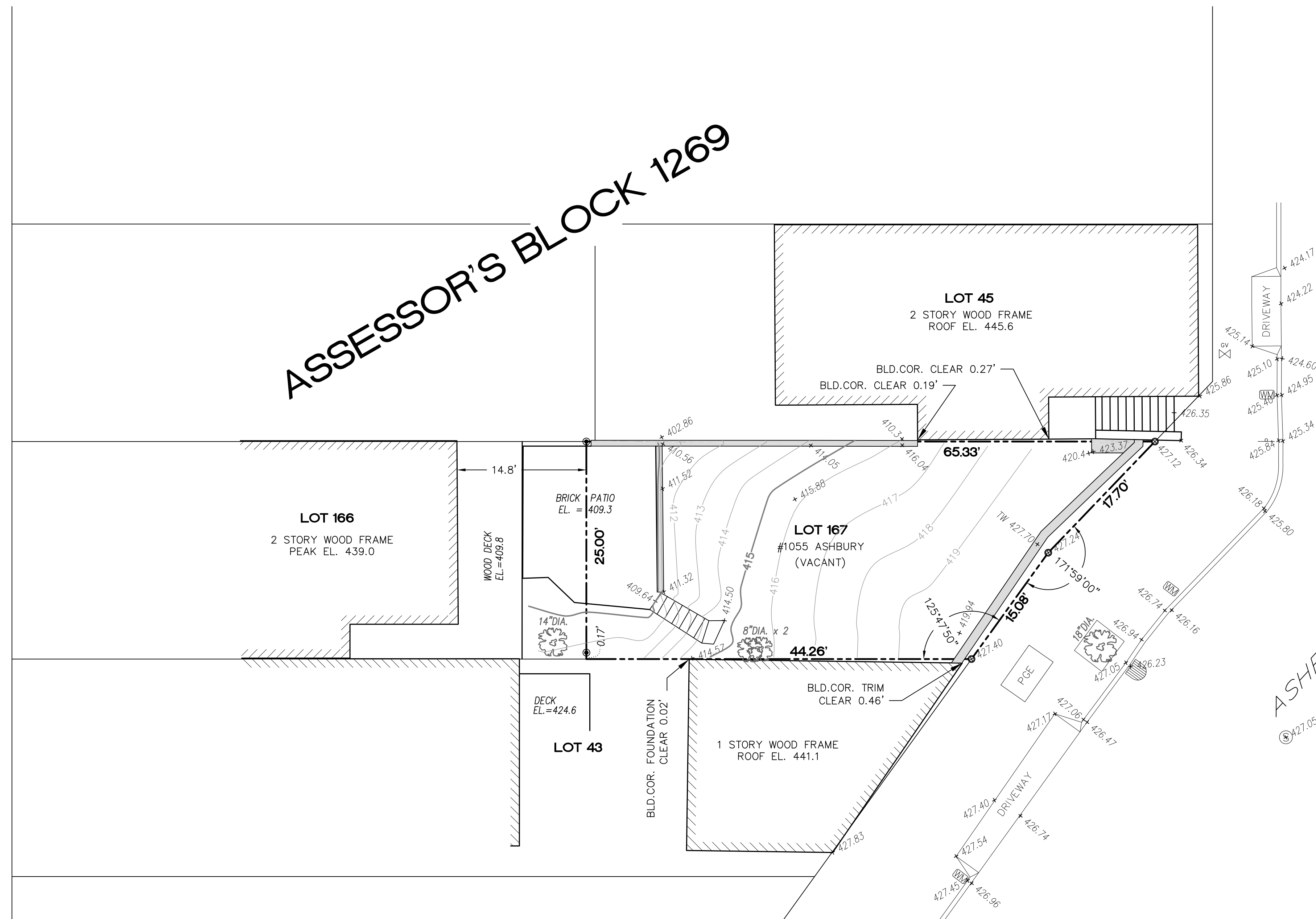


CLAYTON STREET  
(68.75' WIDE)

ASSESSOR'S BLOCK 1269

DOWNNEY STREET  
(45' WIDE)

ASHBURY STREET  
(68.75' WIDE)



LEGEND	
	PG&E BOX
	GAS VALVE
	WATER VALVE
	SEWER MANHOLE
	WATER METER
	STORM WATER INLET
	CONCRETE OR BRICK WALL
	WOOD FENCE
	PROPERTY LINE
	TOP OF WALL ELEVATION
	TREE WITH DIAMETER
	SET RIVET WITH TAG "LS 7779" IN TOP OF WALL OR IN CONCRETE SIDEWALK
	SET TACK WITH TAG "LS 7779" IN WOOD FENCE

**GENERAL NOTES:**

1. ALL ANGLES ARE NINETY DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE IN TENTHS AND HUNDREDTHS OF FEET.
3. ELEVATIONS ARE BASED UPON THE CITY AND COUNTY OF SAN FRANCISCO DATUM.

**UTILITY NOTE**

UTILITIES SHOWN HEREON WERE PLOTTED FROM OBSERVED SURFACE EVIDENCE. ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. IT IS RECOMMENDED TO HAVE ALL UNDERGROUND UTILITIES ACCURATELY LOCATED PRIOR TO ANY EXCAVATION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION OF UNDERGROUND OR HIDDEN UTILITIES.

**SURVEYOR'S STATEMENT**

This map was prepared by me or under my direction and is based upon a field survey at the request of Chris Durkin in April 2013.

BY:   
 DANIEL J. WESTOVER, L.S. 7779  
 LICENSE EXPIRES: 12/31/2013  
 DATE: 7/17/13

336 CLAREMONT BLVD., STE 2  
 SAN FRANCISCO, CA 94117  
 (415) 242-5400  
 www.westoversurveying.com

**W S**  
 WESTOVER  
 SURVEYING

NO.	DATE	COMMENTS	JOB NO.
1			13018

SURVEY DATE: 5/15/2013	
DRAWN BY: DJW	
CHECKED BY: DJW	
SCALE: 1"=8'	

<b>SITE SURVEY</b>	
1055 ASHBURY STREET	
LOT 167 OF ASSESSOR'S BLOCK 1269	
SAN FRANCISCO, CALIFORNIA	

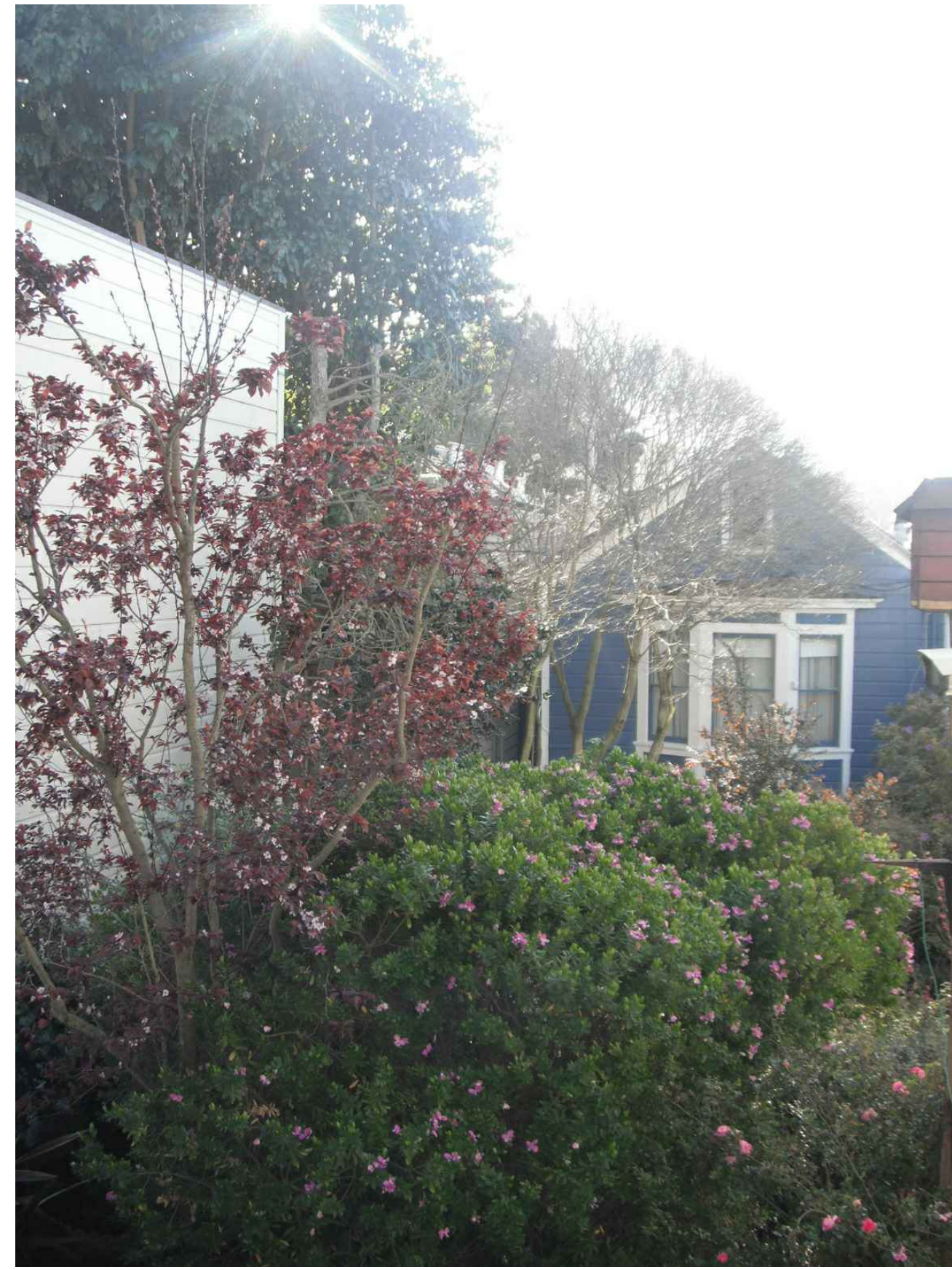








① REAR SPACE WITHIN NEIGHBORHOOD



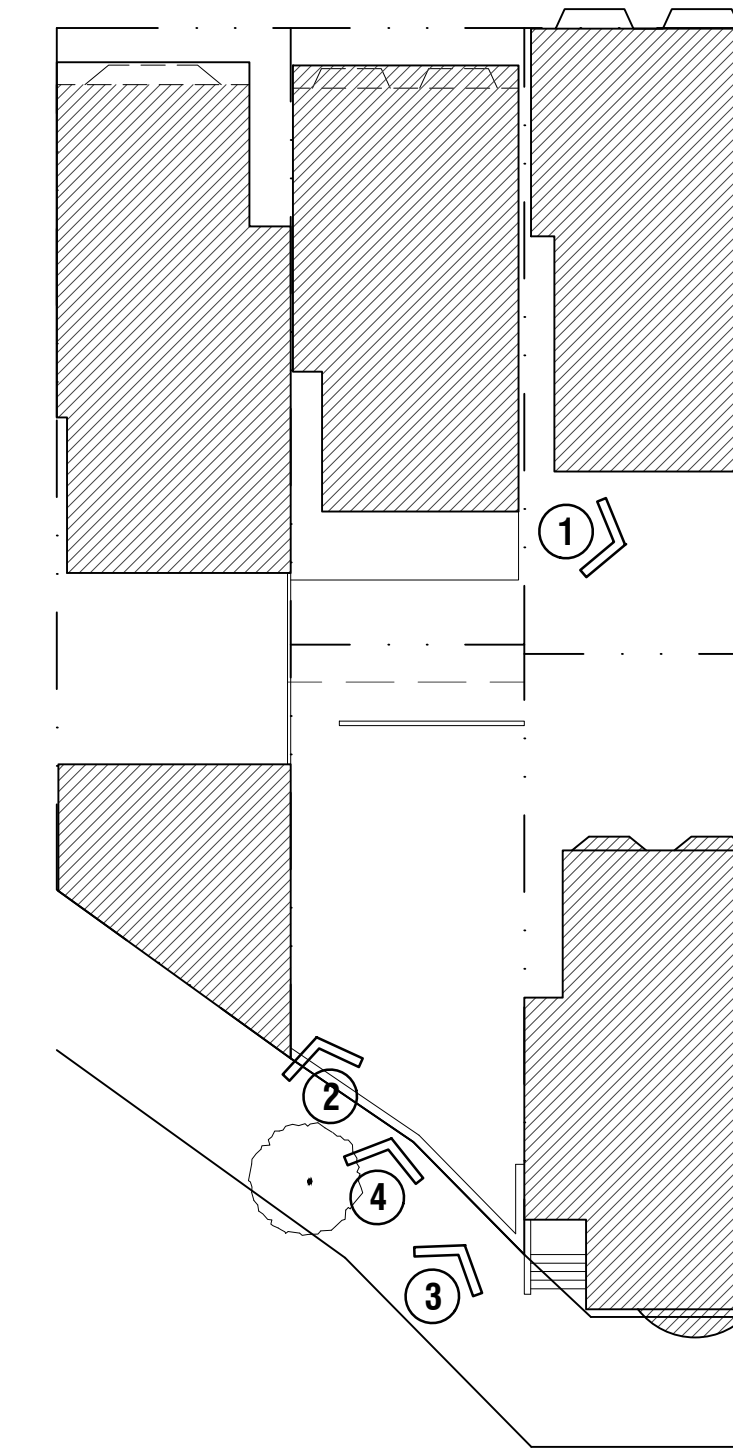
② WEST VIEW - FROM ASHBURY STREET



③ NORTH WEST VIEW - FROM ASHBURY STREET



④ WEST VIEW - FROM ASHBURY STREET



# DURKIN RESIDENCE

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Job No.	13101
Issue	Date
PLANNING COMMISSION HEARING SET	07.01.14

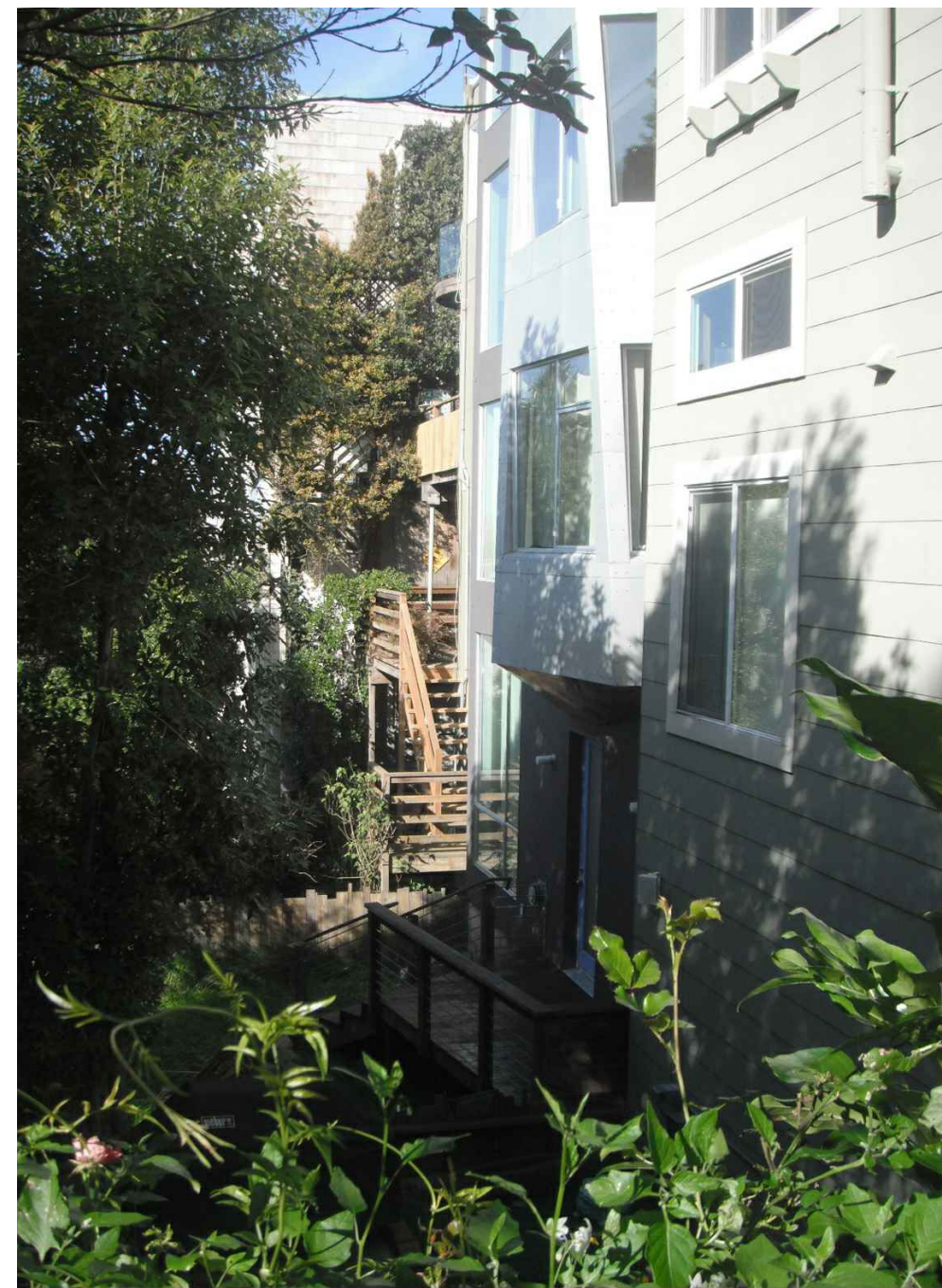
Drawing Title

**CONTEXT PHOTOGRAPHS**

Sheet Number

**A0.2**





1 REAR SPACE WITHIN NEIGHBORHOOD



2 VIEW FROM REAR YARD



3 VIEW FROM REAR YARD



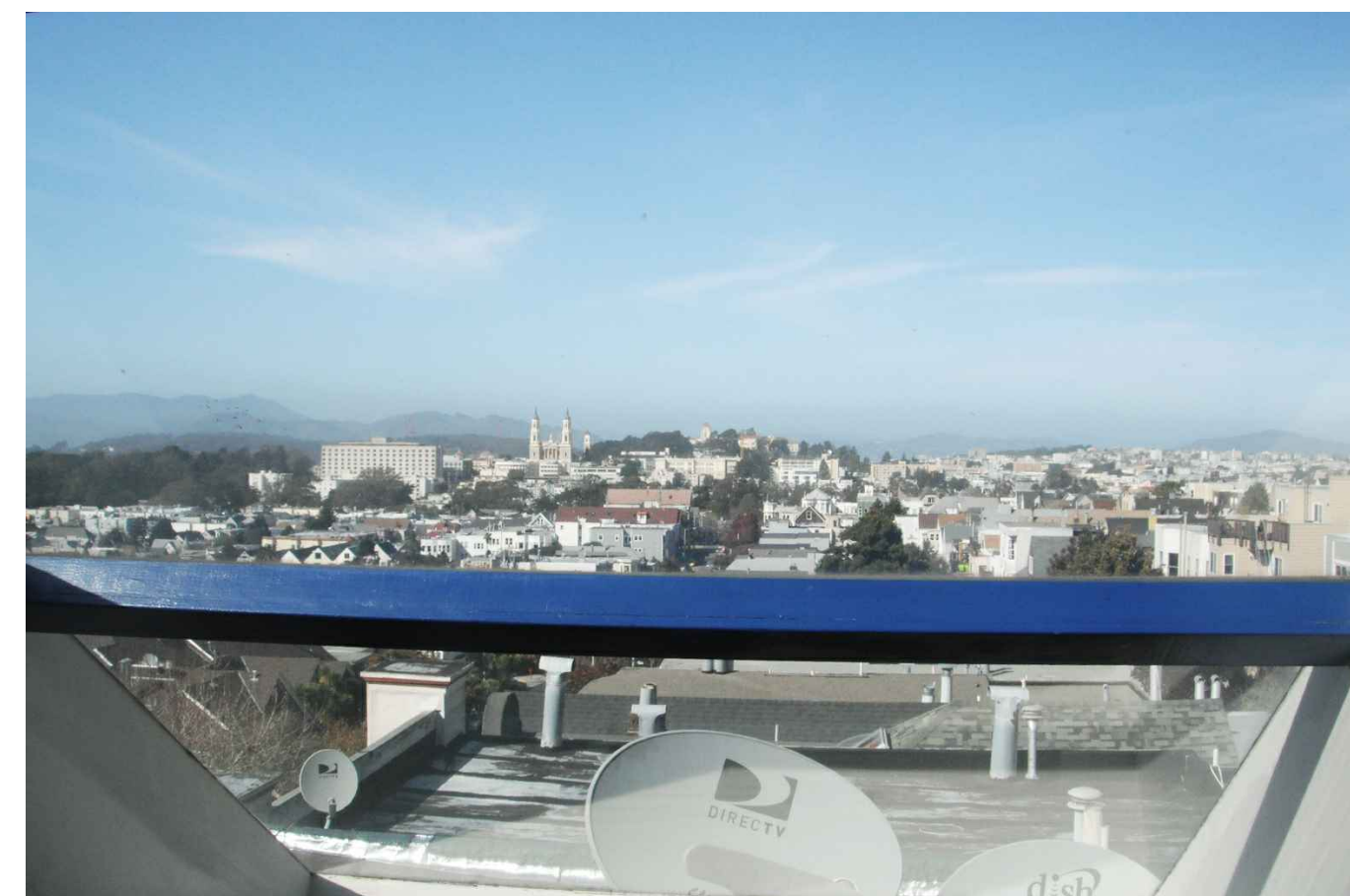
4 VIEW FROM REAR YARD TOWARDS ASHBURY STREET



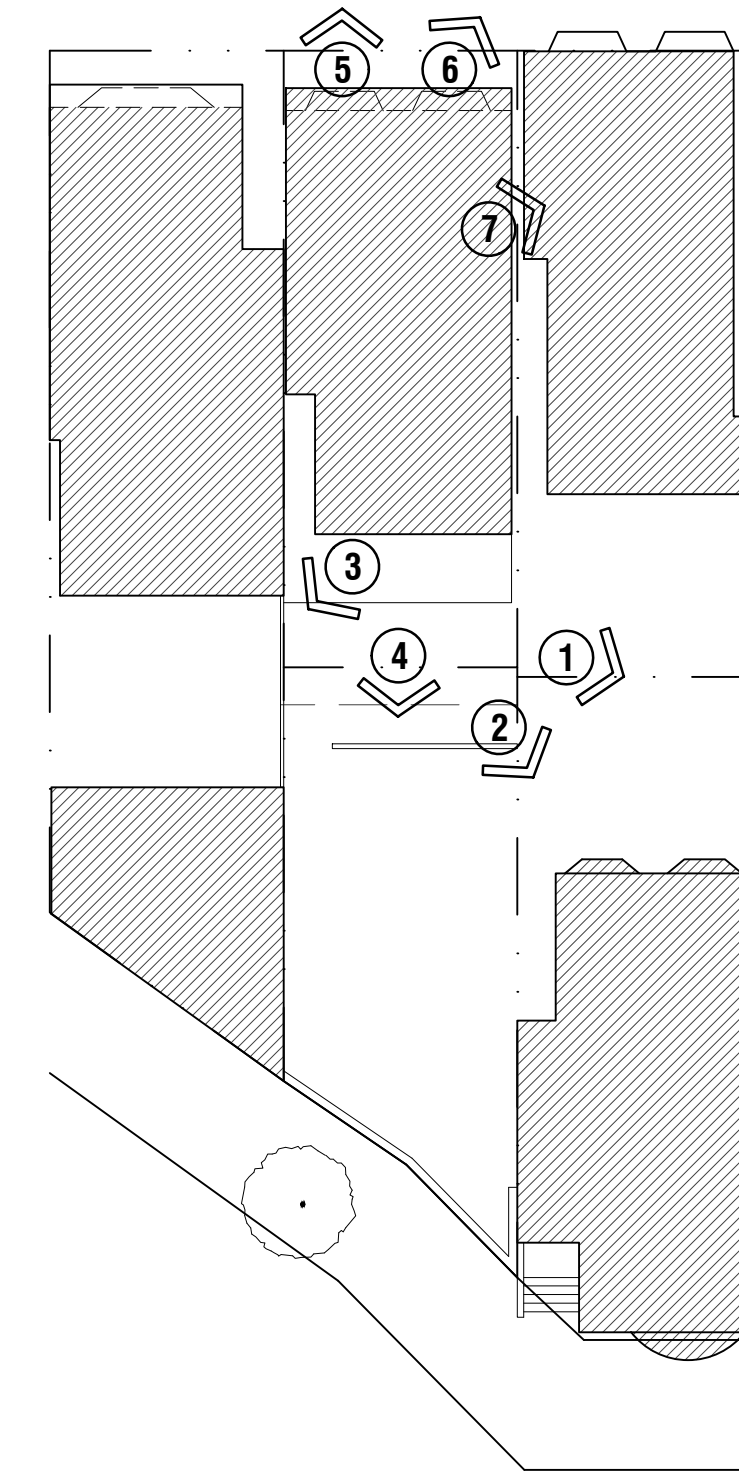
5 VIEW TOWARDS CLAYTON STREET



6 VIEW TOWARDS CLAYTON STREET



7 NORTH VIEW



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**CONTEXT PHOTOGRAPHS**

Sheet Number

**A0.3**





ASHBURY STREET (EAST)

1032-34 ASHBURY STREET

1040 ASHBURY STREET

1054-56 ASHBURY STREET

EXISTING STREETScape - EAST

# DURKIN RESIDENCE

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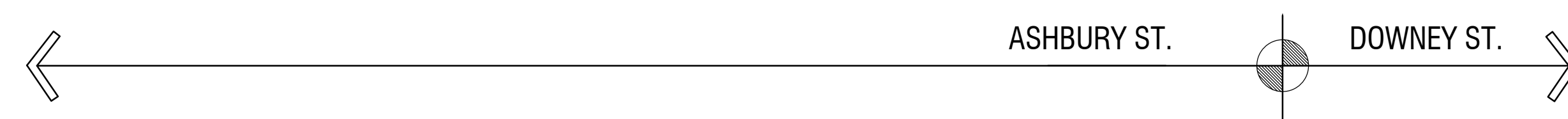
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EXISTING STREETScape (EAST)

Sheet Number

**A0.4**





EXISTING LOT

# DURKIN RESIDENCE

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Drawing Title

VIEW OF  
EXISTING SITE

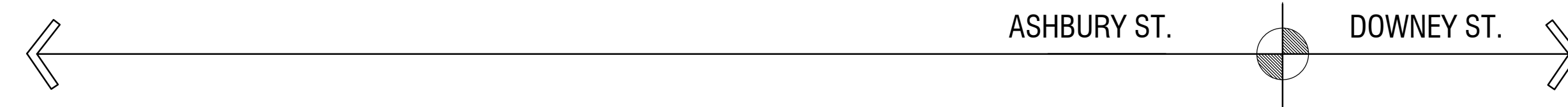
Sheet Number

**A0.5-A**





**NOTE: THIS THREE DIMENSIONAL RENDERING AND PHOTO MONTAGE IS REPRESENTATIONAL IN-NATURE AND MAY VARY MINIMALLY FROM ACTUAL CONDITIONS.**



**PREVIOUSLY APPROVED VARIANCE  
(CASE NO. 90 030V ) OF 1991 PROPOSED DESIGN**

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Job No.	13101	
Issue	PLANNING COMMISSION HEARING SET	Date 07.01.14

Drawing Title

VIEW OF  
1991 APPROVED VARIANCE

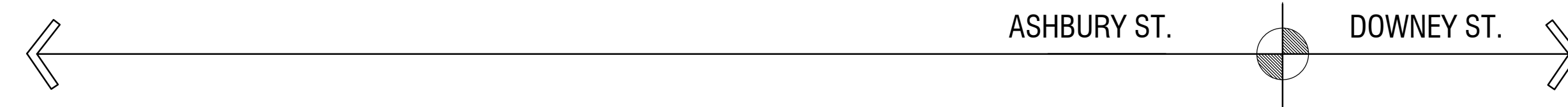
Sheet Number

**A0.5-B**





**NOTE: THIS THREE DIMENSIONAL RENDERING AND PHOTO MONTAGE IS REPRESENTATIONAL IN-NATURE AND MAY VARY MINIMALLY FROM ACTUAL CONDITIONS.**



**PROPOSED DESIGN**

# DURKIN RESIDENCE

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Job No.	13101	
Issue	Date	
PLANNING COMMISSION HEARING SET	07.01.14	

Drawing Title  
**VIEW OF PROPOSED DESIGN**

Sheet Number  
**A0.5-C**





**PROPOSED FRONT ELEVATION**

3/16"=1'-0"



**PREVIOUSLY APPROVED VARIANCE (CASE NO. 90 030V) OF 1991 PROPOSED FRONT ELEVATION**

3/16"=1'-0"

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Job No.	13101
Issue	Date
PLANNING COMMISSION HEARING SET	07.01.14

Drawing Title

**FRONT ELEVATION  
ANALYSIS**

Sheet Number

**A0.6**



# DURKIN RESIDENCE

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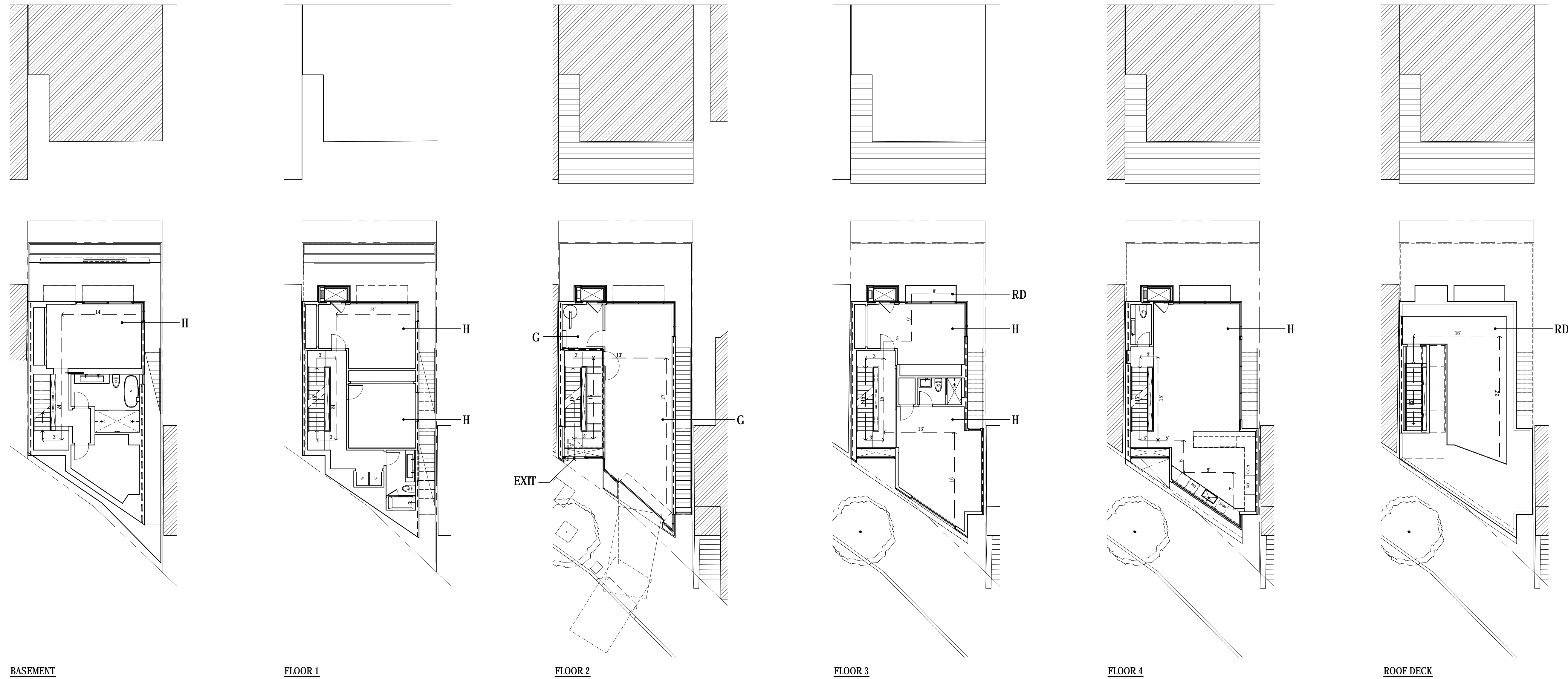
Job No.	13101
Issue	Date
PLANNING COMMISSION HEARING SET	07.01.14

Drawing Title

**EXITING DIAGRAM  
& CALCULATIONS**

Sheet Number

**A0.7**



**BASEMENT**

**FLOOR 1**

**FLOOR 2**

**FLOOR 3**

**FLOOR 4**

**ROOF DECK**

**1 EXITING DIAGRAM**

3/32"=1'-0"

**LEGEND**

- H** HABITABLE AREA
- G** GARAGE / MECHANICAL
- RD** ROOF DECK / BALCONY
- EXIT** EXTERIOR EXIT DOOR
- --> PATH OF EXIT ACCESS TRAVEL

**OCCUPANCY LOAD CALCULATIONS**

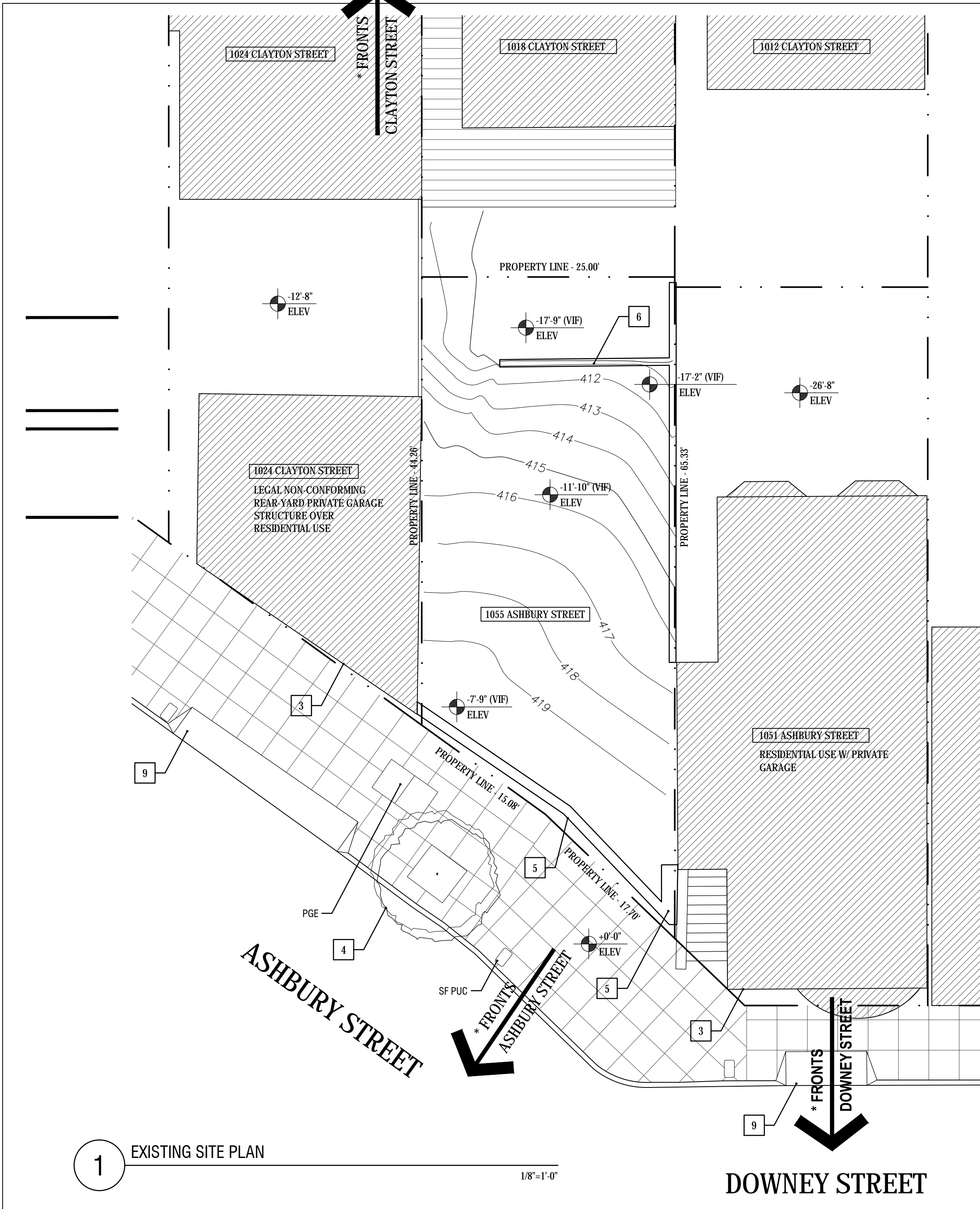
- TOTAL HABITABLE AREA: (+/-) 2,703 GSF.
- GARAGE / MECHANICAL SPACE: (+/-) 531 GSF.
- TOTAL ROOF DECK / BALCONY: (+/-) 349 GSF.
- OCCUPANCY LOAD (R-3) = HABITABLE + ROOF DECK AREA: (+/-) 3052 GSF / 200 = 16
- OCCUPANCY LOAD (U) = GARAGE / MECHANICAL: (+/-) 531 GSF / 200 = 3
- TOTAL OCCUPANCY LOAD: 19

**NOTE:**  
FOR THE PURPOSE OF OCCUPANCY LOAD CALCULATIONS GROSS FLOOR AREA IS MEASURED AS AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING PER CBC SECTION 1002.

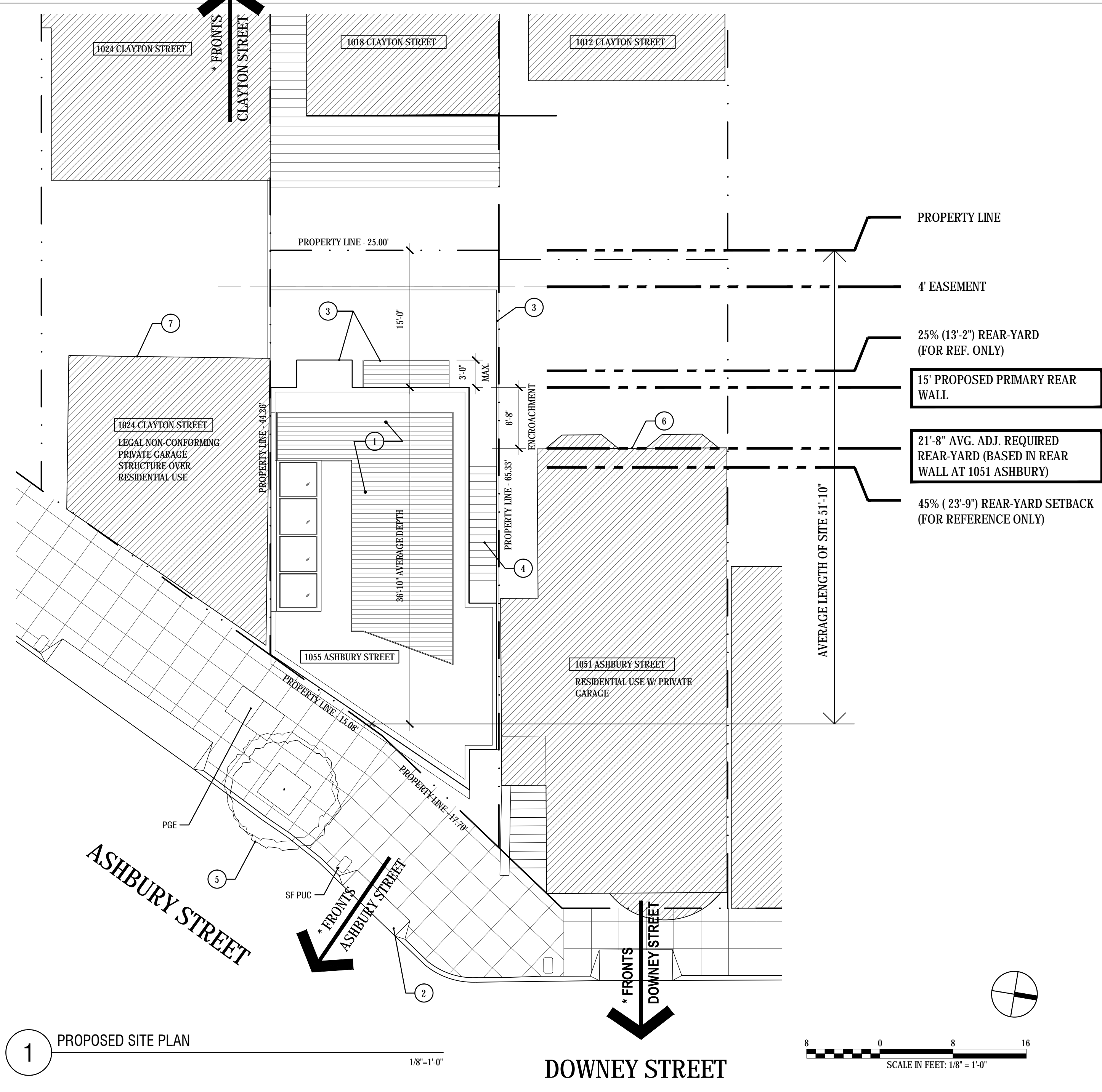
**EGRESS EXITING CALCULATIONS**

- TOTAL OCCUPANCY LOAD: 19 OCC. (ONE EXIT REQUIRED PER 1015.1, CBC 2010.)
- EXIT ACCESS TRAVEL DISTANCE FROM BASEMENT TO MAIN ENTRANCE: 117' < 250' (1016.1, CBC2010)
- EXIT ACCESS TRAVEL DISTANCE FROM ROOF DECK TO MAIN ENTRANCE: 129' < 250' (1016.1, CBC2010)
- TRAVEL DISTANCE FROM THE MOST REMOTE OCCUPIED POINT TO A STAIRWAY PER SFBC 1014.4 :
  - ON BASEMENT LEVEL: +/- 43' < 50'
  - ON FLOOR 4: +/- 47' < 50'
  - ON ROOF DECK: +/- 44' < 50'

NOTE: NO 75'-0" COMMON PATH OF EGRESS REQUIRED WHEN ONE EXIT IS PERMITTED.



1 EXISTING SITE PLAN  
1/8"=1'-0"



1 PROPOSED SITE PLAN  
1/8"=1'-0"



DEMOLITION SITE PLAN KEY NOTES

- 1 NOT USED
- 2 NOT USED
- 3 (E) ADJACENT FRONT WALL
- 4 (E) TREE TO REMAIN
- 5 (E) RETAINING WALL
- 6 REMOVE (E) SITE FENCE
- 7 REMOVE (E) FENCE AT FRONT
- 8 NOT USED
- 9 (E) CURB CUT AT ADJACENT PROPERTY

PROPOSED SITE PLAN KEY NOTES

- 1 SEE FLOOR PLANS FOR INFO ON PROPOSED BUILDING
- 2 (N) CURB-CUT
- 3 (N) SITE FENCE 7'-0"(H) MAX ABOVE GROUND
- 4 (N) EXTERIOR STAIR; TBD
- 5 (E) TREE TO REMAIN
- 6 (E) ADJACENT REAR WALL OF RESIDENTIAL USE W/ PRIVATE GARAGE; 20'-0"(H) MIN
- 7 (E) ADJACENT REAR WALL OF PRIVATE GARAGE OVER RESIDENTIAL USE; 20'-0"(H) MIN
- 8 (N) 3'-0" MAX. ALLOWABLE PROJECTION

SUMMARY OF PRIMARY BUILDING CODE REQUIREMENTS

**CHAPTER 5. GENERAL BUILDING HEIGHTS AND AREAS:**  
TABLE 503 ALLOWABLE BUILDING HEIGHTS AND AREAS  
SECTION 504.2 AUTOMATIC SPRINKLER SYSTEM INCREASE

**CHAPTER 6. TYPES OF CONSTRUCTION:**  
TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

**TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE**

**CHAPTER 7. FIRE AND SMOKE PROTECTION FEATURES:**  
SECTION 705.8.1 ALLOWABLE AREA OF OPENINGS  
TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

**SECTION 705.11 PARAPETS**

**SECTION 708.4 SHAFT ENCLOSURES FIRE RESISTANCE RATING**

**SECTION 708.5 CONTINUITY**

**SECTION 715 OPENING PROTECTIVES**  
TABLE 715.4 FIRE DOOR AND FIRE SHUTTER FIRE PROTECTION RATING

**CHAPTER 10. MEANS OF EGRESS:**  
TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

**SECTION 1009.13 STAIRWAY TO ROOF**  
TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE

**SECTION 1021 NUMBER OF EXITS AND CONTINUITY**

**SFBC SECTION 1014 EXIT ACCESS**

**CONSTRUCTION TYPE V-A; 3 STORIES; AREA UNLIMITED**  
4 STORIES OVER BASEMENT; AREA UNLIMITED

**PRIMARY STRUCTURAL FRAME: 1 HR FIRE RESISTANCE RATING**  
EXTERIOR BEARING WALLS: 1 HR FIRE RESISTANCE RATING  
INTERIOR BEARING WALLS: 1 HR FIRE RESISTANCE RATING  
NON-BEARING WALLS INTERIOR OR EXTERIOR: NO RATING

**LOAD BEARING WALLS, FIRE SEPARATION DISTANCE LESS THAN 5': 1 HR RATING**  
NON-BEARING WALLS, FIRE SEPARATION DISTANCE LESS THAN 3': 1 HR RATING

**FIRE SEPARATION DISTANCE LESS THAN 3': OPENINGS NOT PERMITTED**  
FIRE SEPARATION DISTANCE 3'-5': 25% OF AN EXTERIOR WALL IN A STORY  
FIRE SEPARATION DISTANCE 5' OR MORE: UNLIMITED

**OPENINGS IN ROOF CLOSER THAN 5' TO EXTERIOR FIRE RATED WALL: PROVIDE FIRE RATED PARAPET WALL 30" (H) MIN**

**ELEVATOR SHAFT ENCLOSURE - 2 HR FIRE RESISTANCE RATING FOR 4 STORIES OR MORE, INCLUDING BASEMENT**  
FIRE BARRIER

**REQUIRED ASSEMBLY RATING 2 HR; MIN FIRE DOOR ASSEMBLY RATING 90 MIN**  
REQUIRED ASSEMBLY RATING 1 HR; MIN FIRE DOOR ASSEMBLY RATING 45 MIN

**RESIDENTIAL, PRIVATE GARAGE: 200 GSF**  
ACCESSORY OCCUPANCIES (10% OF FLOOR AREA MAX): 300 GSF

**REQUIRED IN BUILDINGS 4 STORIES OR MORE ABOVE GRADE PLANE**  
250 FEET

**1 EXIT IS PERMITTED WITH MAX OCCUPANT LOAD OF 20 OR LESS**

**TRAVEL DISTANCE FROM THE MOST REMOTE POINT TO STAIRWAY ON BASEMENT, 4TH FLOOR & ROOF DECK 50' MAX.**

SUMMARY OF PLANNING CODE STANDARDS & ENVIRONMENTAL REQUIREMENTS

**- ZONING DISTRICT:** RH-2 (RESIDENTIAL - HOUSE, TWO FAMILY)

**- MIN. LOT AREA:** 2500 SQFT.

**- MIN. LOT WIDTH:** 25'-0"

**- SIDE YARD SETBACK:** NONE REQUIRED

**- FRONT YARD SETBACK:** AVERAGE OF ADJACENT BUILDING

**- REAR YARD SETBACK:** 45% OF AVERAGE LOT DEPTH OR AVERAGE OF ADJ. BUILDINGS REAR WALL (NOT LESS THAN GREATER OF: 25% OF LOT DEPTH OR 15'-0" (REF. SEC. 134))  
- NOTE: IN THE CASE OF ANY LOT THAT ABUTS ALONG BOTH ITS SIDE LOT LINES UPON LOTS WITH BUILDINGS THAT FRONT ON ANOTHER STREET OR ALLEY, BOTH LOTS ON WHICH IT SO ABUTS SHALL BE DISREGARDED, AND THE MINIMUM REAR YARD DEPTH FOR THE SUBJECT LOT SHALL BE EQUAL TO 25 PERCENT OF THE TOTAL DEPTH OF THE SUBJECT LOT, OR 15 FEET, WHICHEVER IS GREATER. (REF. SEC. 134 (c)(4)(B))

**- REAR YARD PROJECTIONS:** PERMITTED OBSTRUCTIONS INTO SETBACKS: MIN. 7'-6" HEADROOM FOR OVERHEAD HORIZONTAL PROJECTIONS, MAX. 3'-0" DEPTH FOR PROJECTIONS INTO REQUIRED OPEN AREA. THE COMBINED LENGTH OF ALL BAY WINDOWS AND BALCONIES PROJECTING INTO THE REQUIRED OPEN AREA IS LIMITED TO 2/3 OF THE BUILDABLE WIDTH OF THE LOT ALONG A REAR BUILDING WALL. (REF. SEC. 136 (c)(3))

**- OPEN SPACE:** - 60 SQFT. MIN. AREA, 6'-0" MIN. WIDTH PRIVATE OPEN SPACE/DWELLING UNIT (REF., SEC. 135 & TABLE 135A)  
- OPEN SPACE MUST FACE A STREET OR REAR-YARD AND BE UNOBSTRUCTED TO THE SKY

**- MAX. HEIGHT LIMIT:** - 30'-0" MAX. AT FRONT LOT LINE OR SETBACK W/ A 45 DEG. SLOPE BACK TO 40'-0" MAX. (REF. SEC. 261.c.1)  
- NOTE: MAX. HT. IS REDUCED TO 35'-0" WHERE AVERAGE GROUND ELEVATION AT REAR OF LOT IS LOWER BY 20'-0" OR MORE (REF. SEC. 261.b.2)

GENERAL NOTES

- 1. THIS SITE PLAN IS GRAPHIC IN-NATURE AND DOES NOT REPRESENT A SURVEY

# DURKIN RESIDENCE

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Issue	Date
VARIANCE SET	06.04.14
PROGRESS DESIGN DEVELOPMENT	06.25.14

Drawing Title

**EXISTING & PROPOSED SITE PLANS**

Sheet Number

# A0.8

# DURKIN RESIDENCE

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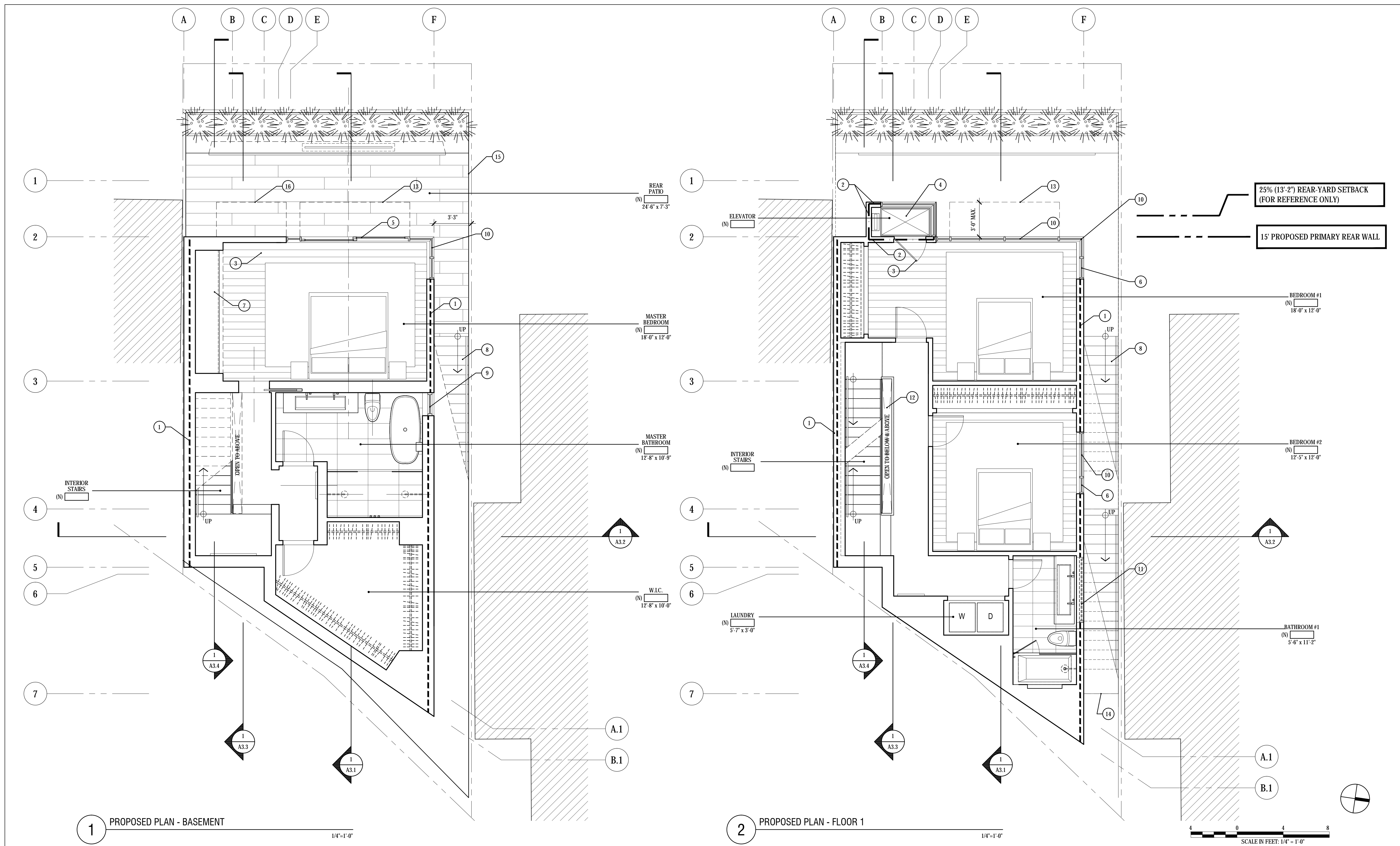
Job No.	13101	
Issue	Date	
PLANNING COMMISSION HEARING SET	07.01.14	

Drawing Title

**PROPOSED PLANS  
BASEMENT & FLOOR 1**

Sheet Number

**A1.1**



**LEGEND**

	NEW PARTITION
	1 HOUR FIRE-RATED CONSTRUCTION
	2 HOUR FIRE-RATED CONSTRUCTION

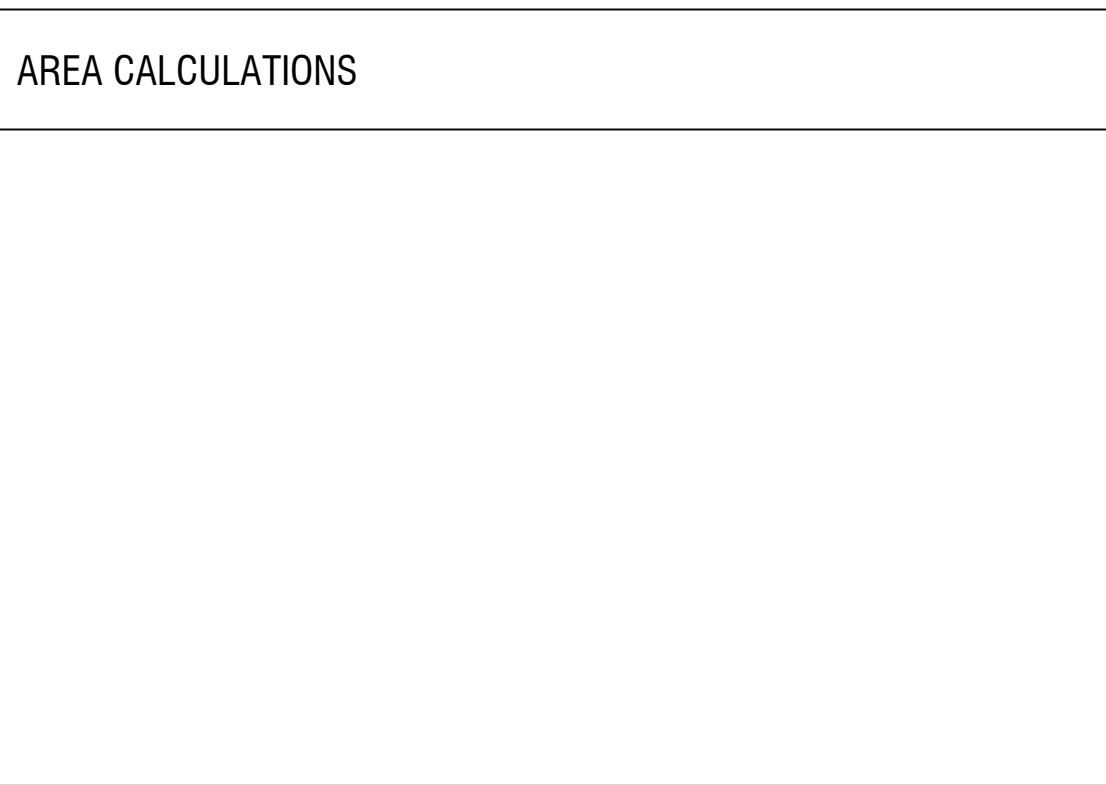
**FLOOR PLAN KEY NOTES**

1	1 HR. FIRE RESISTANCE RATED WALL ASSEMBLY
2	2 HR. FIRE RESISTANCE RATED WALL ASSEMBLY
3	90 MIN. FIRE RESISTANCE RATED INTERIOR DOOR ASSEMBLY
4	(N) ELEVATOR: TBD
5	(N) ALUMINUM SLIDING DOOR ASSEMBLY w/ FULL HEIGHT CLEAR TEMPERED GLAZING, TYP.
6	(N) EMERGENCY ESCAPE CASEMENT WINDOW 10.7 SF CLEAR, 2-3" SILL HEIGHT, 20"(w) x 77"(h)
7	(N) BUILT-IN CABINETS
8	(N) EXTERIOR STAIR
9	(N) ALUMINUM OPERABLE WINDOW ASSEMBLY
10	(N) ALUMINUM WINDOW ASSEMBLY w/ FULL HEIGHT CLEAR TEMPERED GLAZING, TYP.

11	(N) CLERESTORY ALUMINUM WINDOW ASSEMBLY
12	OPEN TO ABOVE
13	OUTLINE OF BALCONY ABOVE
14	OUTLINE OF FLOOR ABOVE
15	(N) SITE FENCE 7'(H) MAX ABV FINISH GRADE, TYP.
16	OUTLINE OF ELEVATOR ABOVE

**AREA CALCULATIONS**

Room	Area (sq ft)
REAR PATIO	24'-6" x 7'-3"
MASTER BEDROOM	18'-0" x 12'-0"
MASTER BATHROOM	12'-8" x 10'-9"
W.L.C.	12'-8" x 10'-0"
LAUNDRY	5'-7" x 3'-0"
BEDROOM #1	18'-0" x 12'-0"
BEDROOM #2	12'-5" x 12'-0"
BATHROOM #1	5'-6" x 11'-2"





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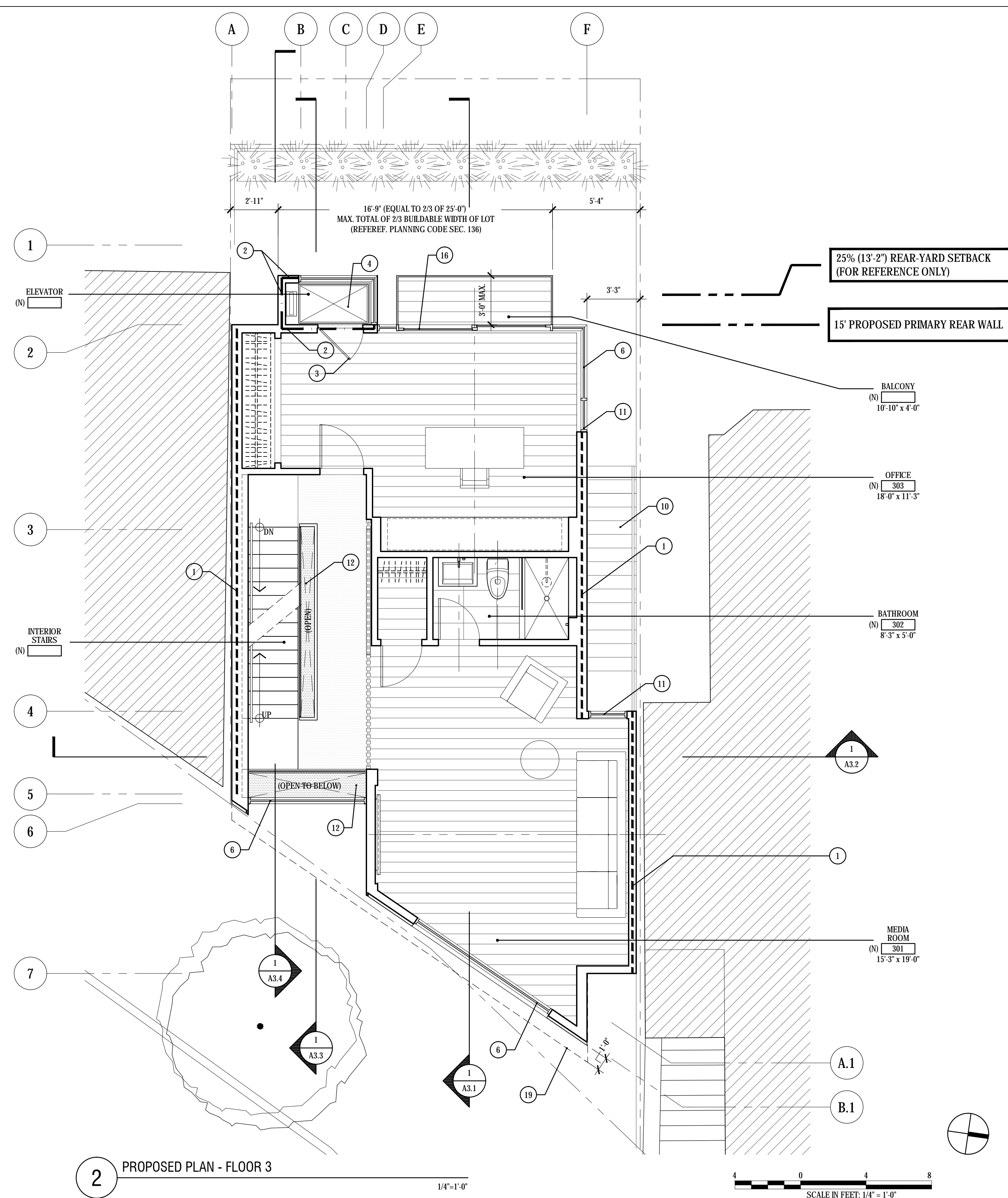
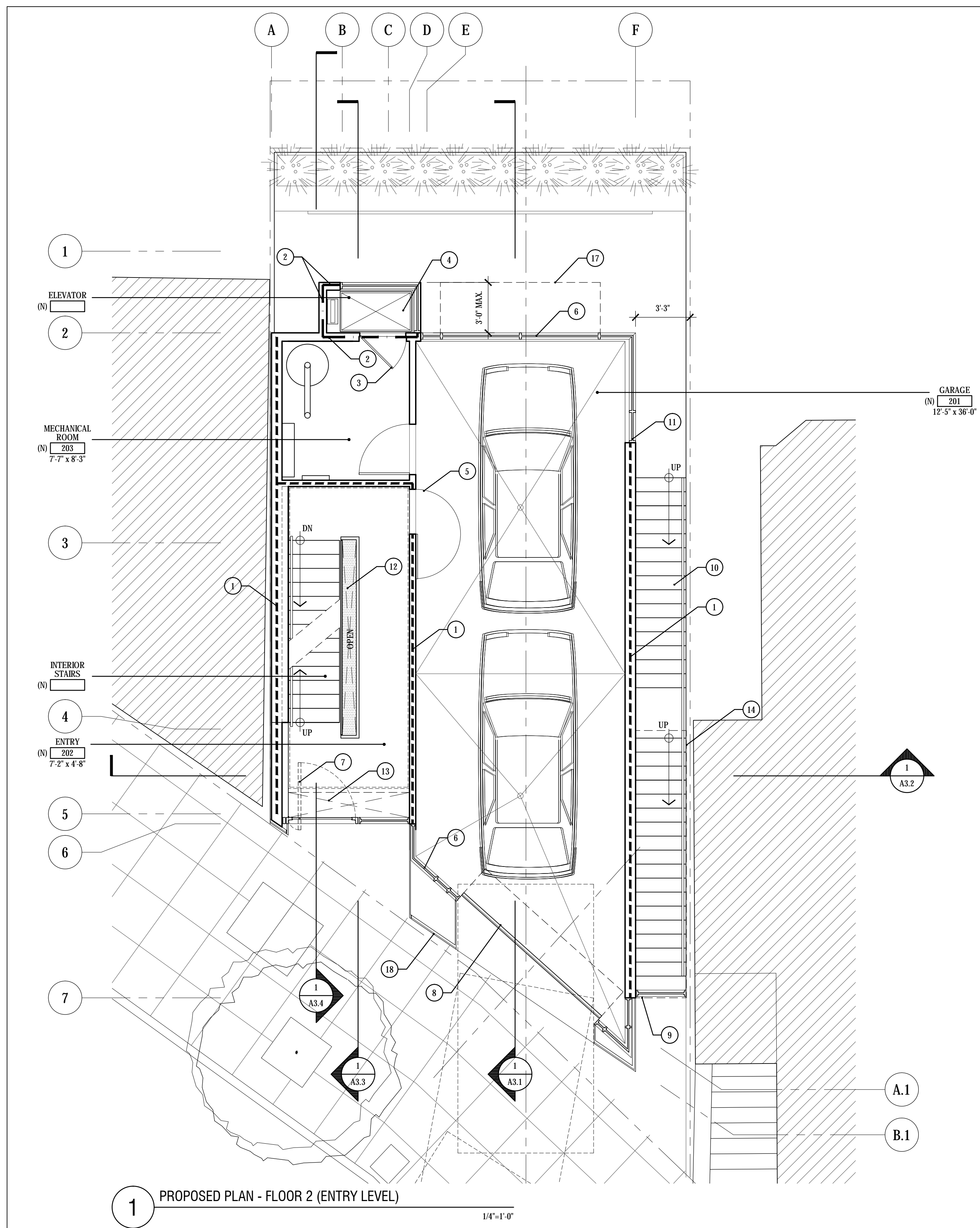
Job No.	13101
Issue	Date
PLANNING COMMISSION HEARING SET	07.01.14

Drawing Title

**PROPOSED PLANS  
FLOORS 2 & 3**

Sheet Number

**A1.2**



**LEGEND**

	NEW PARTITION
	1 HOUR FIRE-RATED CONSTRUCTION
	2 HOUR FIRE-RATED CONSTRUCTION

**FLOOR PLAN KEY NOTES**

1	1 HR. FIRE RESISTANCE RATED WALL ASSEMBLY
2	2 HR. FIRE RESISTANCE RATED WALL ASSEMBLY
3	90 MIN. FIRE RESISTANCE RATED INTERIOR DOOR ASSEMBLY
4	(N) ELEVATOR; TBD
5	45 MIN. FIRE RESISTANCE RATED INTERIOR DOOR ASSEMBLY
6	(N) ALUMINUM WINDOW ASSEMBLY w/ FULL HEIGHT CLEAR TEMPERED GLAZING; TYP.
7	(N) EXTERIOR ENTRY PIVOT DOOR ASSEMBLY w/ FULL HEIGHT CLEAR TEMPERED GLAZING; TYP.
8	(N) GARAGE DOOR ASSEMBLY
9	(N) GATE TO REAR YARD
10	(N) EXTERIOR STAIR

11	(N) ALUMINUM CASEMENT WINDOW ASSEMBLY
12	OPEN TO BELOW AND ABOVE
13	OPEN TO ABOVE
14	OUTLINE OF FLOOR ABOVE
15	(N) CLERESTORY ALUMINUM WINDOW ASSEMBLY
16	(N) ALUMINUM SLIDING DOOR ASSEMBLY w/ FULL HEIGHT CLEAR TEMPERED GLAZING; TYP.
17	OUTLINE OF BALCONY ABOVE
18	(N) HORIZONTAL WOOD SIDING @ SCREEN WALL
19	OUTLINE OF MTL. ROOF OVERHANG ABOVE

**AREA CALCULATIONS**


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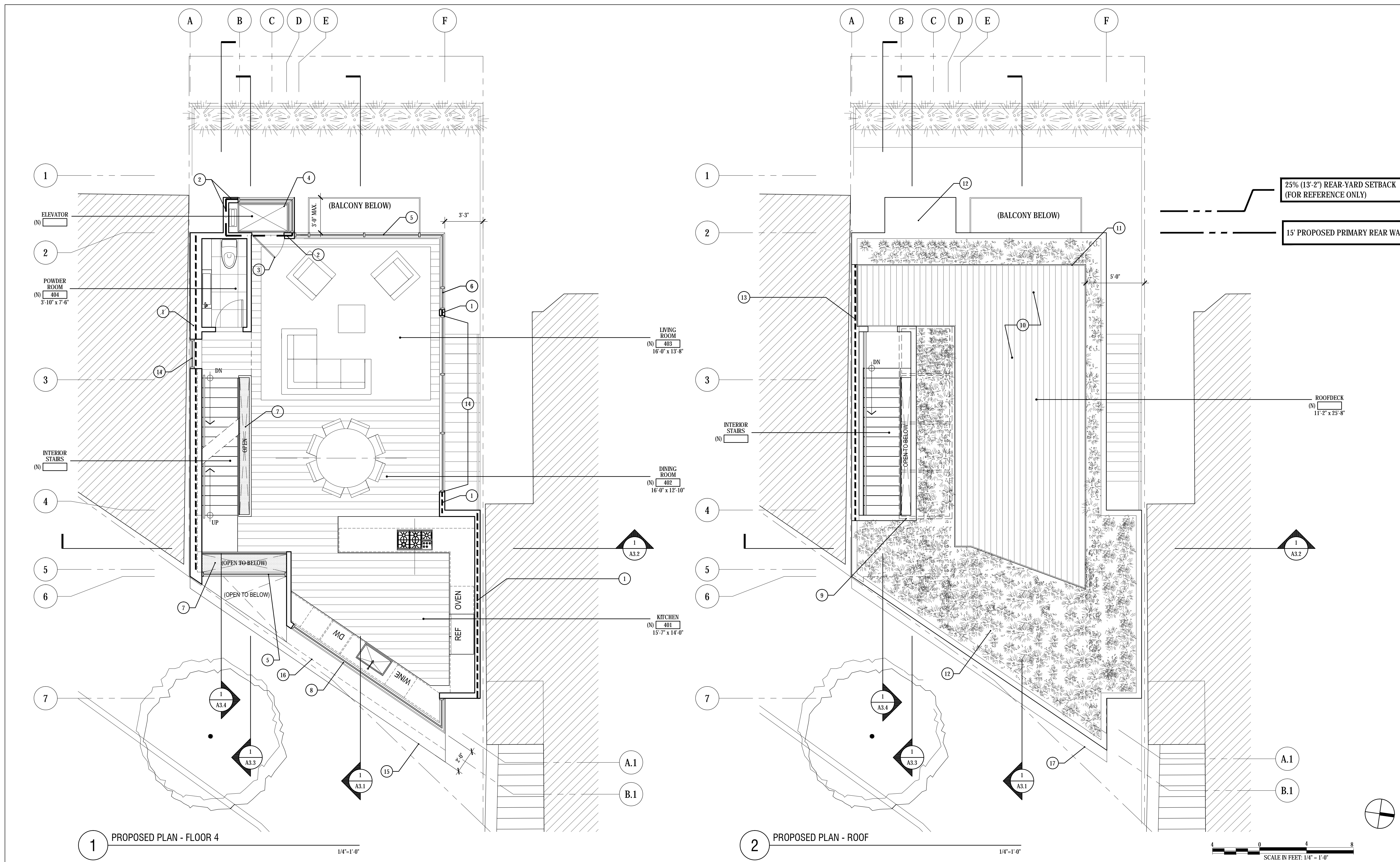
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PLANNING COMMISSION HEARING SET	07.01.14

Drawing Title

**PROPOSED PLANS  
FLOOR 4 & ROOF**

Sheet Number

**A1.3**



**LEGEND**

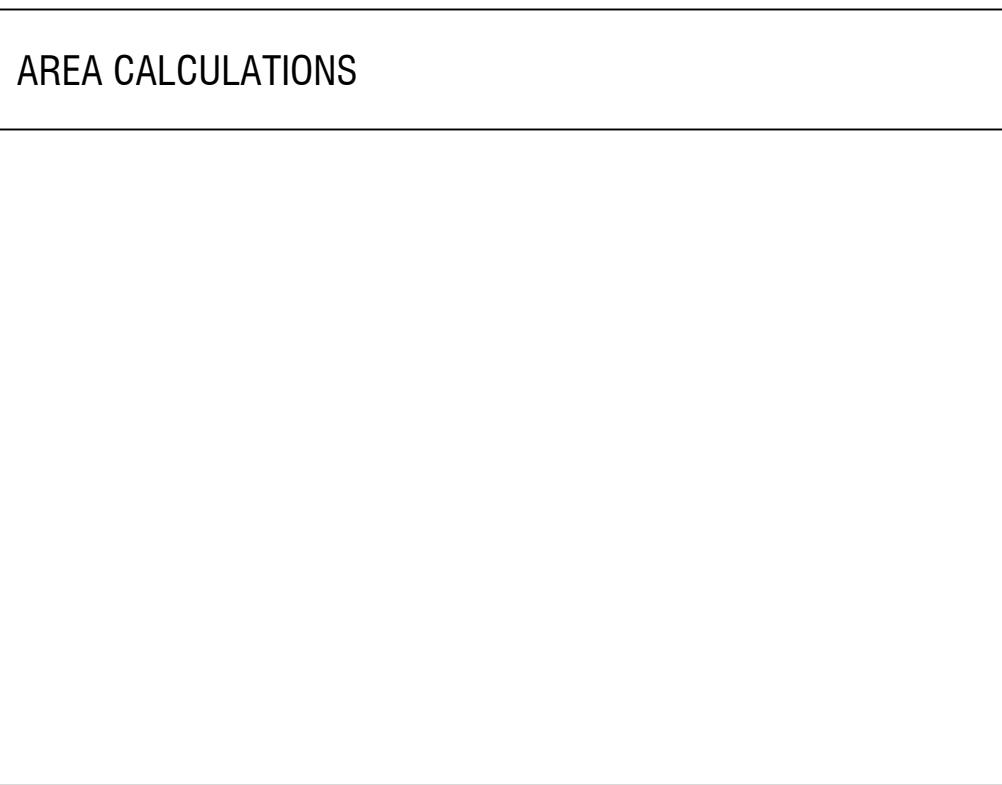
	NEW PARTITION
	1 HOUR FIRE-RATED CONSTRUCTION
	2 HOUR FIRE-RATED CONSTRUCTION

**FLOOR PLAN KEY NOTES**

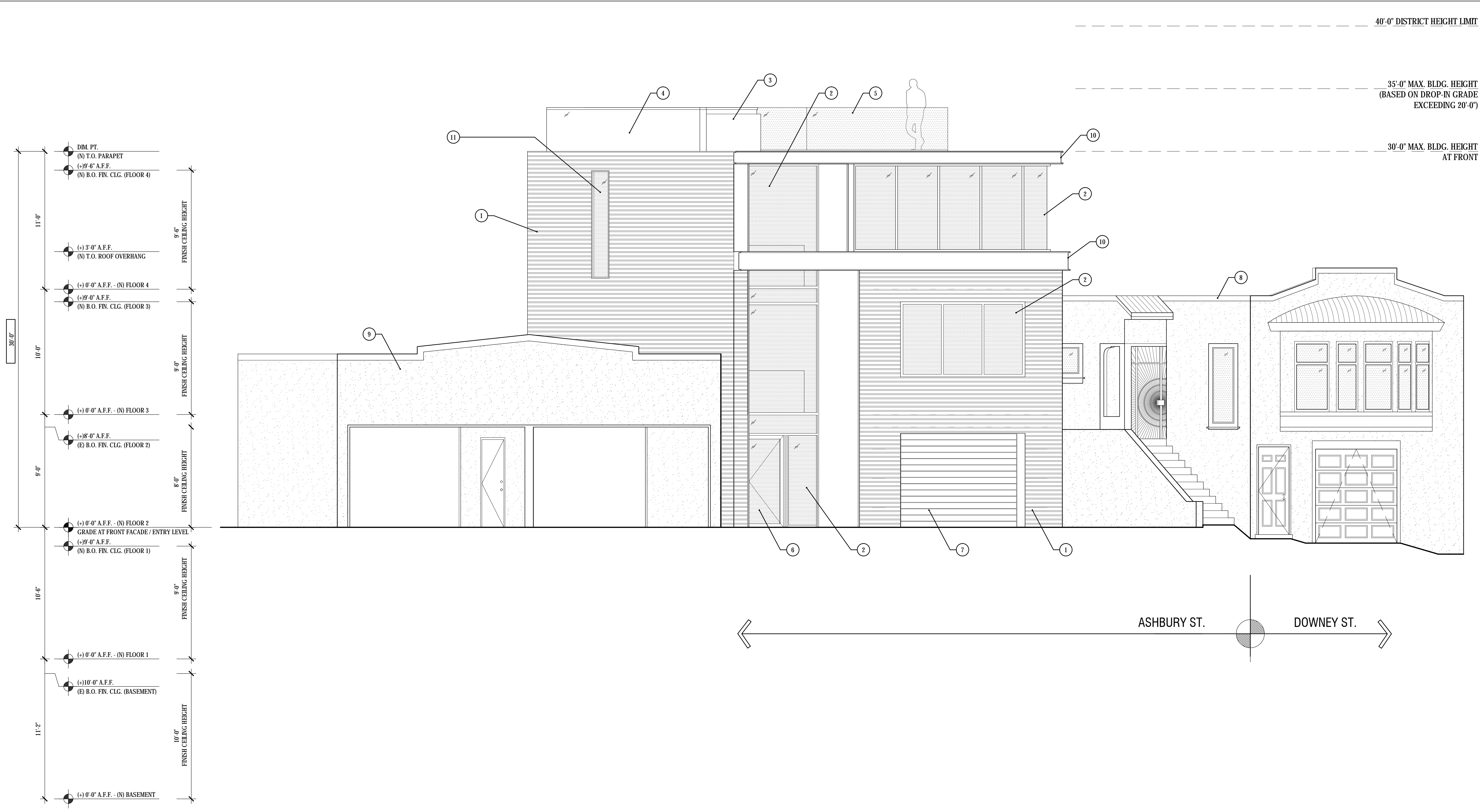
1	1 HR. FIRE RESISTANCE RATED WALL ASSEMBLY
2	2 HR. FIRE RESISTANCE RATED WALL ASSEMBLY
3	90 MIN. FIRE RESISTANCE RATED INTERIOR DOOR ASSEMBLY
4	(N) ELEVATOR; TBD
5	(N) ALUMINUM WINDOW ASSEMBLY w/ FULL HEIGHT CLEAR TEMPERED GLAZING; TYP.
6	(N) ALUMINUM CASEMENT WINDOW ASSEMBLY; TYP.
7	OPEN TO ABOVE AND BELOW
8	(N) ALUMINUM WINDOW ASSEMBLY; TYP.
9	(N) RETRACTABLE SKYLIGHT
10	(N) ROOF DECK

11	(N) EXTERIOR GUARDRAIL ASSEMBLY 42"(h) ABOVE FINISHED FLOOR
12	1 HR FIRE RESISTANCE RATED MODIFIED BITUMEN ROOF ASSEMBLY (SLOPE 1/4" PER 1'-0" MIN.) w/ GREEN ROOF COVERING
13	1 HR. FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 2'-6"(h); TYP.
14	1 HR FIRE RESISTANCE RATED ALUMINUM WINDOW ASSEMBLY; TYP.
15	(N) MTL. ROOF OVERHANG ASSEMBLY
16	OUTLINE OF FLOOR BELOW
17	MTL. ROOF OVERHANG BELOW

**AREA CALCULATIONS**





11'-0"	DIM. PT. (N) T.O. PARAPET (+) 9'-6" A.F.F. (N) R.O. FIN. CLG. (FLOOR 4)	6'-6" FINISH CEILING HEIGHT
10'-0"	(+) 3'-0" A.F.F. (N) T.O. ROOF OVERHANG (+) 0'-0" A.F.F. - (N) FLOOR 4 (+) 9'-0" A.F.F. (N) R.O. FIN. CLG. (FLOOR 3)	6'-0" FINISH CEILING HEIGHT
9'-0"	(+) 0'-0" A.F.F. - (N) FLOOR 3 (+) 8'-0" A.F.F. (E) B.O. FIN. CLG. (FLOOR 2)	6'-6" FINISH CEILING HEIGHT
10'-6"	(+) 0'-0" A.F.F. - (N) FLOOR 2 GRADE AT FRONT FACADE/ ENTRY LEVEL (+) 9'-0" A.F.F. (N) R.O. FIN. CLG. (FLOOR 1)	6'-0" FINISH CEILING HEIGHT
11'-2"	(+) 0'-0" A.F.F. - (N) FLOOR 1 (+) 10'-0" A.F.F. (E) R.O. FIN. CLG. (BASEMENT)	10'-0" FINISH CEILING HEIGHT
	(+) 0'-0" A.F.F. - (N) BASEMENT	

1 PROPOSED EXTERIOR ELEVATION - EAST (ASHBURY STREET FACADE)

1/4"=1'-0"

SHEET NOTES

- 1 (N) HORIZONTAL WOOD SIDING, TYP.
- 2 (N) ALUMINUM WINDOW ASSEMBLY w/ CLEAR TEMPERED GLAZING, TYP.
- 3 (N) RETRACTABLE SKYLIGHT, TYP.
- 4 1 HR. FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY, 2'-6"(H)
- 5 (N) EXTERIOR GUARDRAIL ASSEMBLY 42"(H) ABOVE FINISHED FLOOR
- 6 (N) EXTERIOR ENTRY PIVOT DOOR ASSEMBLY w/ FULL HEIGHT CLEAR TEMPERED GLAZING, TYP.
- 7 (N) GARAGE DOOR ASSEMBLY
- 8 1051 ASHBURY ST
- 9 1024 CLAYTON ST GARAGE STRUCTURE
- 10 (N) MTL ROOF OVERHANG ASSEMBLY, TYP.
- 11 1 HR FIRE RESISTANCE RATED FIXED ALUMINUM WINDOW ASSEMBLY, TYP.

# DURKIN RESIDENCE

1055 ASHBURY STREET, SAN FRANCISCO, CA 94117

**DUMICAN MOSEY**  
ARCHITECTS

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san francisco, california 94103  
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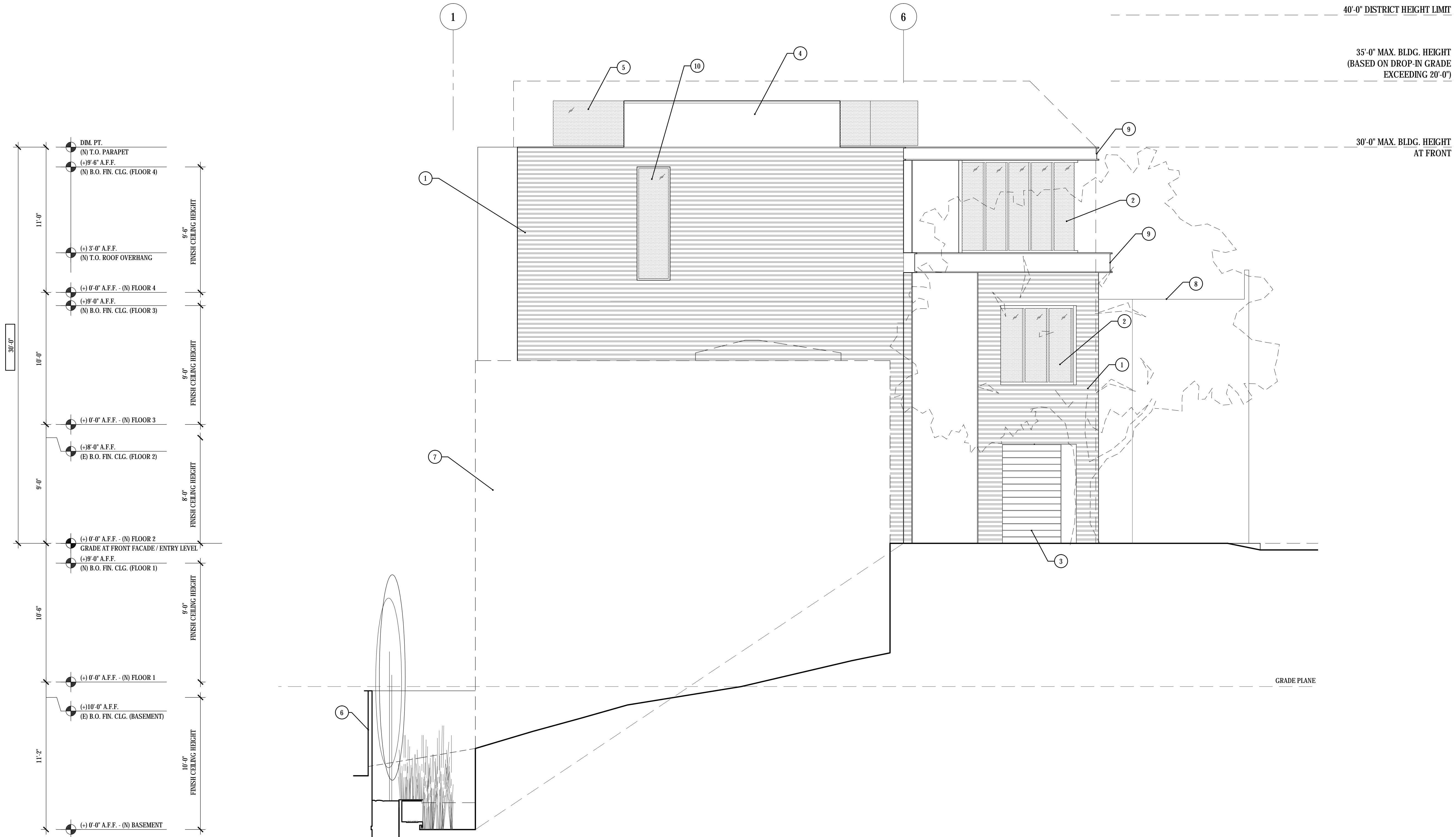
Job No.	13101
Issue	Date
PLANNING COMMISSION HEARING SET	07.01.14

Drawing Title

PROPOSED EXTERIOR ELEVATION - EAST (FRONT FACADE)

Sheet Number

**A2.1**



11'-0"	DM. PT. (N) T.O. PARAPET (+)9'-6" A.F.F. (N) B.O. FIN. CLG. (FLOOR 4)	9'-0"	FINISH CEILING HEIGHT
10'-0"	(+) 5'-0" A.F.F. (N) T.O. ROOF OVERHANG (+) 0'-0" A.F.F. - (N) FLOOR 4 (+)9'-0" A.F.F. (N) B.O. FIN. CLG. (FLOOR 3)	9'-0"	FINISH CEILING HEIGHT
9'-0"	(+) 0'-0" A.F.F. - (N) FLOOR 3 (+)8'-0" A.F.F. (E) B.O. FIN. CLG. (FLOOR 2)	8'-0"	FINISH CEILING HEIGHT
10'-6"	(+) 0'-0" A.F.F. - (N) FLOOR 2 GRADE AT FRONT FACADE / ENTRY LEVEL (+)9'-0" A.F.F. (N) B.O. FIN. CLG. (FLOOR 1)	9'-0"	FINISH CEILING HEIGHT
11'-2"	(+) 0'-0" A.F.F. - (N) FLOOR 1 (+)10'-0" A.F.F. (E) B.O. FIN. CLG. (BASEMENT) (+) 0'-0" A.F.F. - (N) BASEMENT	10'-0"	FINISH CEILING HEIGHT

1 PROPOSED EXTERIOR ELEVATION - SOUTH

1/4"=1'-0"  
12119\_Elev\_So

SHEET NOTES

- 1 (N) HORIZONTAL WOOD SIDING, TYP.
- 2 (N) ALUMINUM WINDOW ASSEMBLY w/ CLEAR TEMPERED GLAZING, TYP.
- 3 (N) GARAGE DOOR ASSEMBLY
- 4 1 HR. FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY, 2'-6"(H)
- 5 (N) EXTERIOR GUARDRAIL ASSEMBLY 42"(H) ABOVE FINISHED FLOOR
- 6 (N) SITE FENCE 7"(H) MAX. ABOVE FINISH GRADE, TYP.
- 7 1024 CLAYTON ST. GARAGE STRUCTURE BUILDING OUTLINE
- 8 1051 ASHBURY ST. SINGLE FAMILY HOUSE
- 9 (N) MTL ROOF OVERHANG ASSEMBLY, TYP.
- 10 1 HR FIRE RESISTANCE RATED ALUMINUM WINDOW ASSEMBLY, TYP.

# DURKIN RESIDENCE

1055 ASHBURY STREET, SAN FRANCISCO, CA 94117

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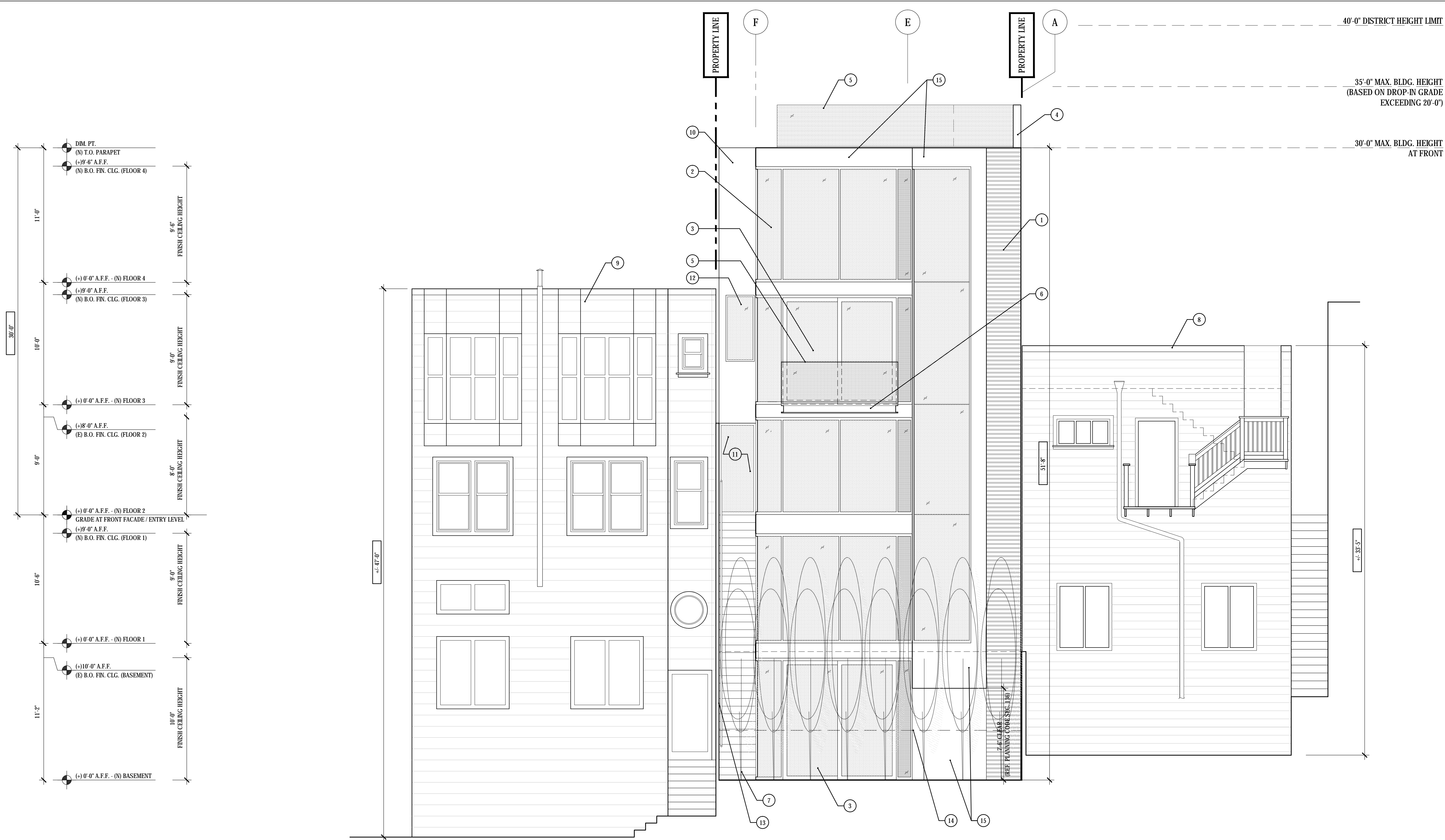
Job No.	13101
Issue	Date
PLANNING COMMISSION HEARING SET	07.01.14

Drawing Title

PROPOSED EXTERIOR ELEVATION - SOUTH

Sheet Number

**A2.2**



40'-0" DISTRICT HEIGHT LIMIT  
 35'-0" MAX. BLDG. HEIGHT  
 (BASED ON DROP-IN GRADE  
 EXCEEDING 20'-0")  
 30'-0" MAX. BLDG. HEIGHT  
 AT FRONT

DIM. PT.  
 (N) T.O. PARAPET  
 (+) 9'-6" A.F.F.  
 (N) R.O. FIN. CLG. (FLOOR 4)  
 11'-0"  
 6'-6" FINISH CEILING HEIGHT  
 (+) 0'-0" A.F.F. - (N) FLOOR 4  
 (+) 9'-0" A.F.F.  
 (N) R.O. FIN. CLG. (FLOOR 3)  
 10'-0"  
 6'-6" FINISH CEILING HEIGHT  
 (+) 0'-0" A.F.F. - (N) FLOOR 3  
 (+) 8'-0" A.F.F.  
 (E) B.O. FIN. CLG. (FLOOR 2)  
 9'-0"  
 6'-6" FINISH CEILING HEIGHT  
 (+) 0'-0" A.F.F. - (N) FLOOR 2  
 GRADE AT FRONT FACADE/ ENTRY LEVEL  
 (+) 9'-0" A.F.F.  
 (N) R.O. FIN. CLG. (FLOOR 1)  
 10'-6"  
 6'-6" FINISH CEILING HEIGHT  
 (+) 0'-0" A.F.F. - (N) FLOOR 1  
 (+) 10'-0" A.F.F.  
 (E) R.O. FIN. CLG. (BASEMENT)  
 11'-2"  
 10'-0" FINISH CEILING HEIGHT  
 (+) 0'-0" A.F.F. - (N) BASEMENT

1 PROPOSED EXTERIOR ELEVATION - WEST

1/4"=1'-0"  
 12119\_Elev\_3a

SHEET NOTES

- 1 (N) HORIZONTAL WOOD SIDING; TYP.
- 2 (N) ALUMINUM WINDOW ASSEMBLY w/ FULL HEIGHT CLEAR TEMPERED GLAZING; TYP.
- 3 (N) ALUMINUM SLIDING DOOR ASSEMBLY w/ FULL HEIGHT CLEAR TEMPERED GLAZING; TYP.
- 4 1 HR. FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY, 2'-6"(H)
- 5 (N) EXTERIOR GUARDRAIL ASSEMBLY 42"(H) ABOVE FINISHED FLOOR
- 6 (N) BALCONY
- 7 (N) EXTERIOR STAIR
- 8 1024 CLAYTON ST GARAGE STRUCTURE
- 9 1051 ASHBURY ST. SINGLE FAMILY HOUSE
- 10 (N) EXTERIOR STUCCO WALL ASSEMBLY; TYP.
- 11 (N) GATE
- 12 (N) ALUMINUM OPERABLE WINDOW ASSEMBLY; TYP.
- 13 (N) SITE FENCE 7'(H) MAX ABOVE FINISH GRADE; TYP.
- 14 LINE OF (E) GRADE. SHOWN FOR REFERENCE ONLY
- 15 (N) EXTERIOR METAL WALL ASSEMBLY; TYP.

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Job No.	13101
Issue	Date
PLANNING COMMISSION HEARING SET	07.01.14

Drawing Title

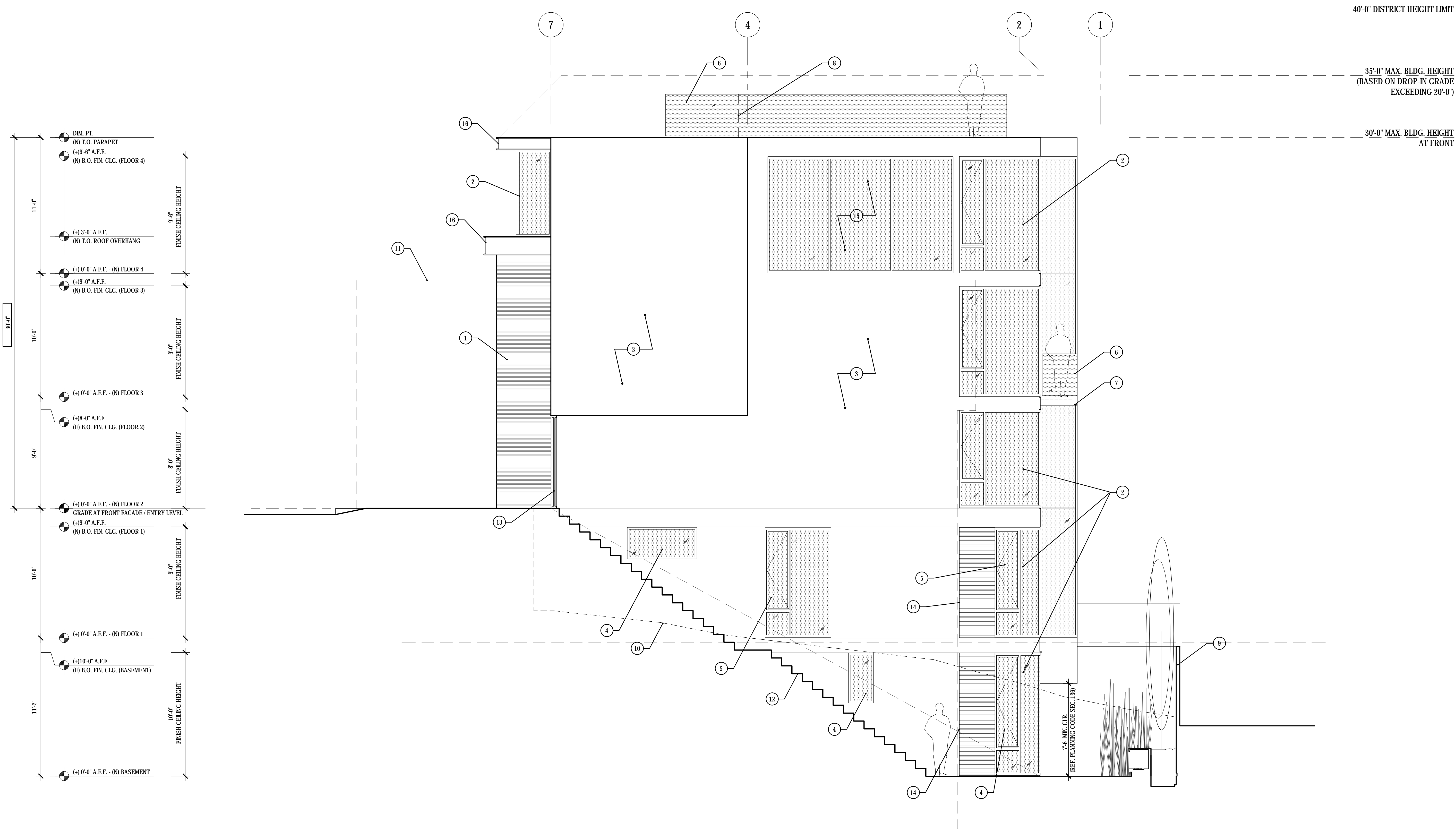
PROPOSED EXTERIOR  
 ELEVATION - WEST

Sheet Number

A2.3

DURKIN RESIDENCE  
 1055 ASHBURY STREET, SAN FRANCISCO, CA 94117





1 PROPOSED EXTERIOR ELEVATION - NORTH

1/4"=1'-0"  
12119\_Elev\_No

SHEET NOTES

- 1 (N) HORIZONTAL WOOD SIDING
- 2 (N) ALUMINUM WINDOW ASSEMBLY w/ CLEAR TEMPERED GLAZING, TYP.
- 3 (N) EXTERIOR STUCCO WALL ASSEMBLY, TYP.
- 4 (N) ALUMINUM OPERABLE WINDOW ASSEMBLY, TYP.
- 5 (N) EMERGENCY ESCAPE CASEMENT WINDOW 10.7 SF CLEAR, 2'-3" SILL HEIGHT, 20"(w) x 77"(h)
- 6 (N) EXTERIOR GUARDRAIL ASSEMBLY 42"(h) ABOVE FINISHED FLOOR
- 7 (N) BALCONY
- 8 1HR. FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY, 2'-8"(h) BEYOND
- 9 (N) SITE FENCE 7"(h) MAX. ABOVE FINISH GRADE, TYP.
- 10 OUTLINE OF (E) GRADE FOR REFERENCE ONLY
- 11 1051 ASHBURY ST. BUILDING OUTLINE
- 12 (N) EXTERIOR STAIR
- 13 (N) GATE TO REAR YARD
- 14 (N) EXTERIOR MTL PANEL WALL ASSEMBLY
- 15 (N) 1 HR FIRE RESISTANCE RATED ALUMINUM WINDOW ASSEMBLY
- 16 (N) MTL ROOF OVERHANG ASSEMBLY, TYP.

# DURKIN RESIDENCE

1055 ASHBURY STREET, SAN FRANCISCO, CA 94117

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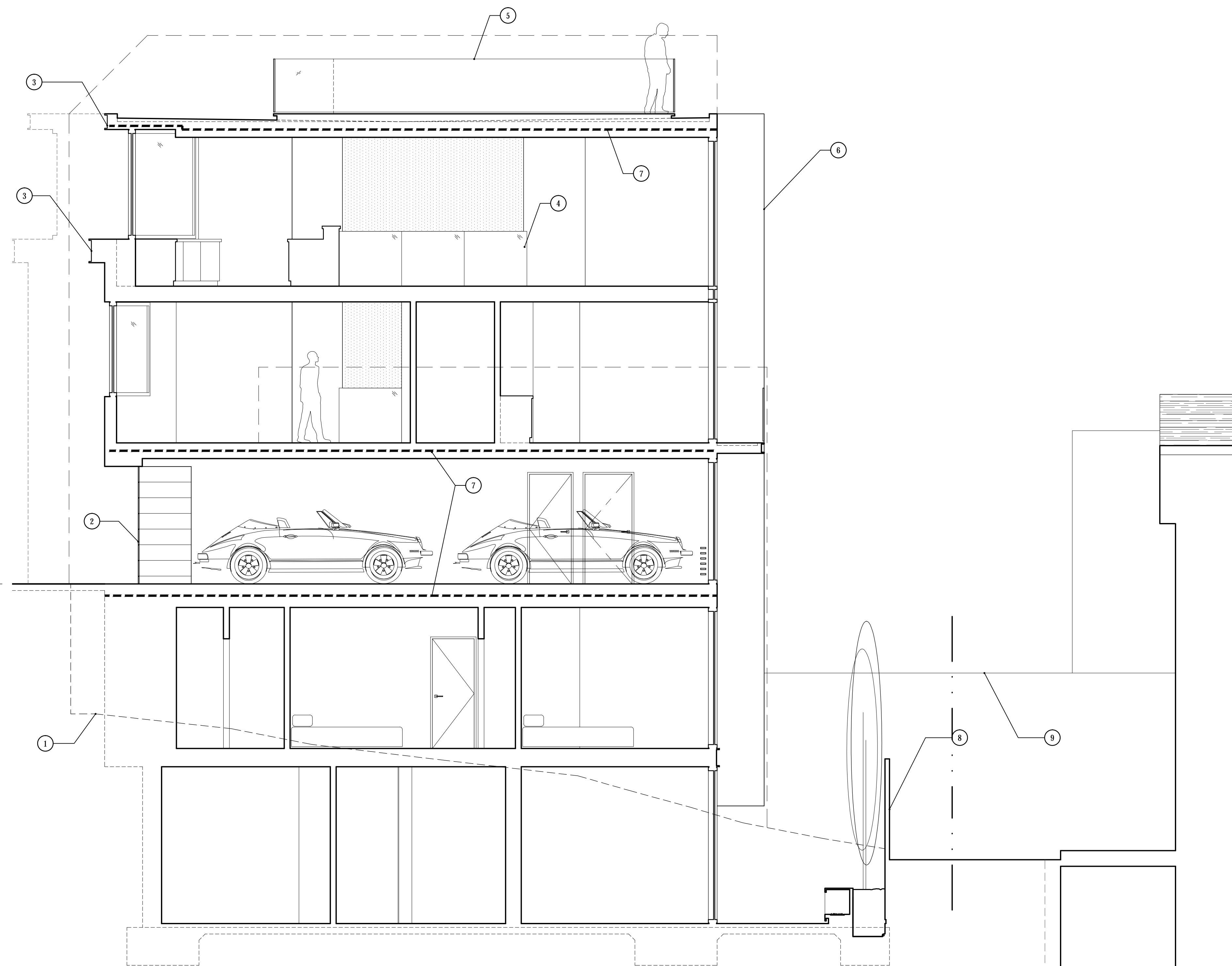
Drawing Title

PROPOSED EXTERIOR ELEVATION - NORTH

Sheet Number

A2.4

11'-0"	DIM. PT. (N) T.O. PARAPET (+) 9'-6" A.F.F. (N) B.O. FIN. CLG. (FLOOR 4)	9'-6" FINISH CEILING HEIGHT
10'-0"	(+) 3'-0" A.F.F. (N) T.O. ROOF OVERHANG  (+) 0'-0" A.F.F. - (N) FLOOR 4 (+) 9'-0" A.F.F. (N) B.O. FIN. CLG. (FLOOR 3)	9'-6" FINISH CEILING HEIGHT
9'-0"	(+) 0'-0" A.F.F. - (N) FLOOR 3 (+) 8'-0" A.F.F. (E) B.O. FIN. CLG. (FLOOR 2)	9'-6" FINISH CEILING HEIGHT
10'-6"	(+) 0'-0" A.F.F. - (N) FLOOR 2 GRADE AT FRONT FACADE / ENTRY LEVEL (+) 9'-0" A.F.F. (N) B.O. FIN. CLG. (FLOOR 1)	9'-6" FINISH CEILING HEIGHT
11'-2"	(+) 0'-0" A.F.F. - (N) FLOOR 1 (+) 10'-0" A.F.F. (E) B.O. FIN. CLG. (BASEMENT)	10'-0" FINISH CEILING HEIGHT
	(+) 0'-0" A.F.F. - (N) BASEMENT	10'-0" FINISH CEILING HEIGHT



GENERAL NOTES

○ SHEET NOTES

- 1 LINE OF (E) GRADE FOR REFERENCE ONLY
- 2 (N) GARAGE DOOR ASSEMBLY
- 3 (N) MTL ROOF OVERHANG ASSEMBLY, TYP.
- 4 (N) GUARDRAIL 42" AFF. (MATERIAL TBD)
- 5 (N) EXTERIOR GUARDRAIL ASSEMBLY: 42" (H) AFF
- 6 (N) ELEVATOR SHAFT, TBD
- 7 (N) 1-HR FIRE RESISTANCE RATED FLOOR / ROOF ASSEMBLY, TYP.
- 8 (N) SITE FENCE, 7' (H) MAX ABOVE FINISH GRADE, TYP.
- 9 (E) FENCE @ 1024 CLAYTON STREET TO REMAIN

LEGEND

# DURKIN RESIDENCE

1055 ASHBURY STREET, SAN FRANCISCO, CA 94117

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Job No.	13101
Issue	Date
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Drawing Title

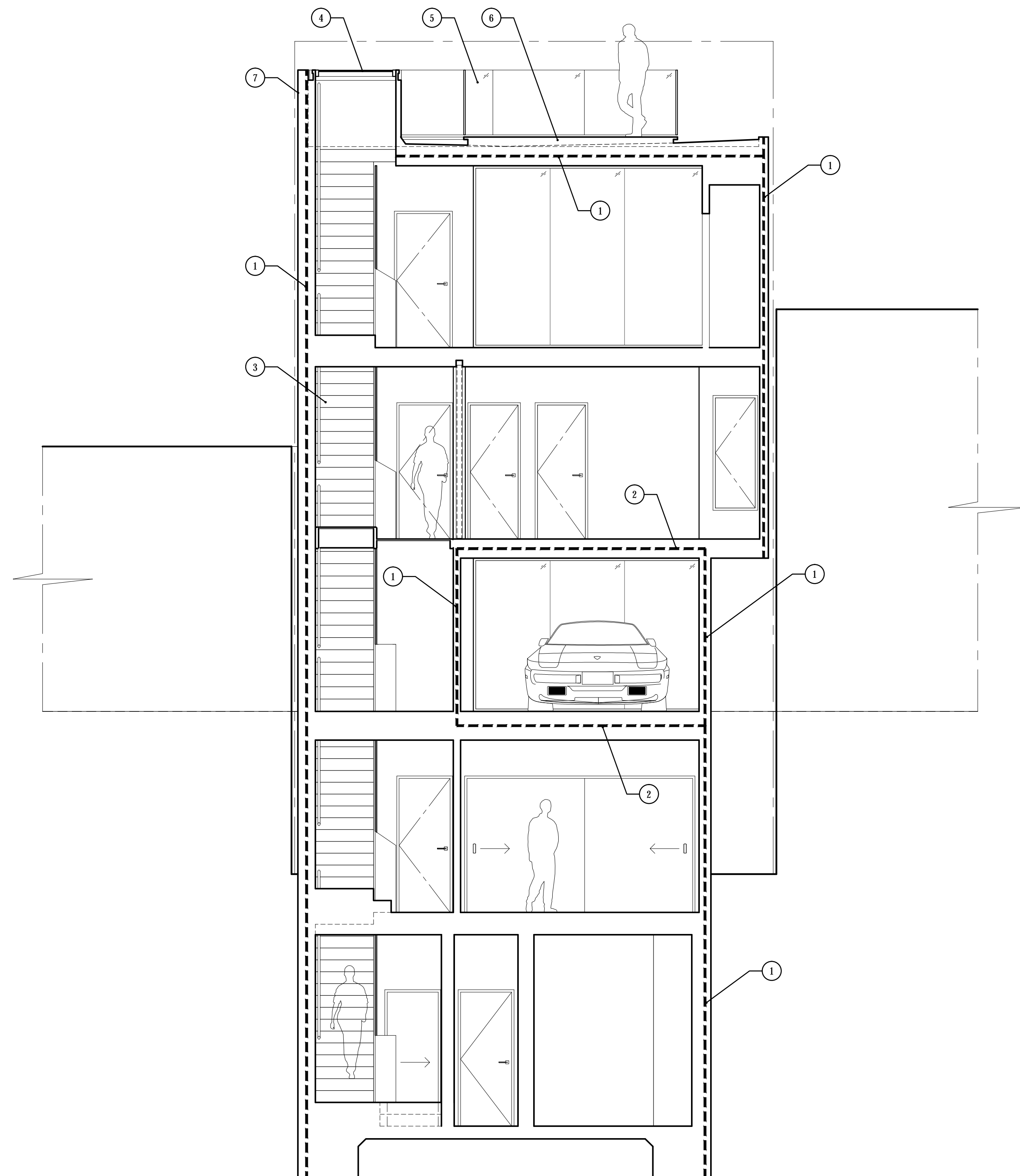
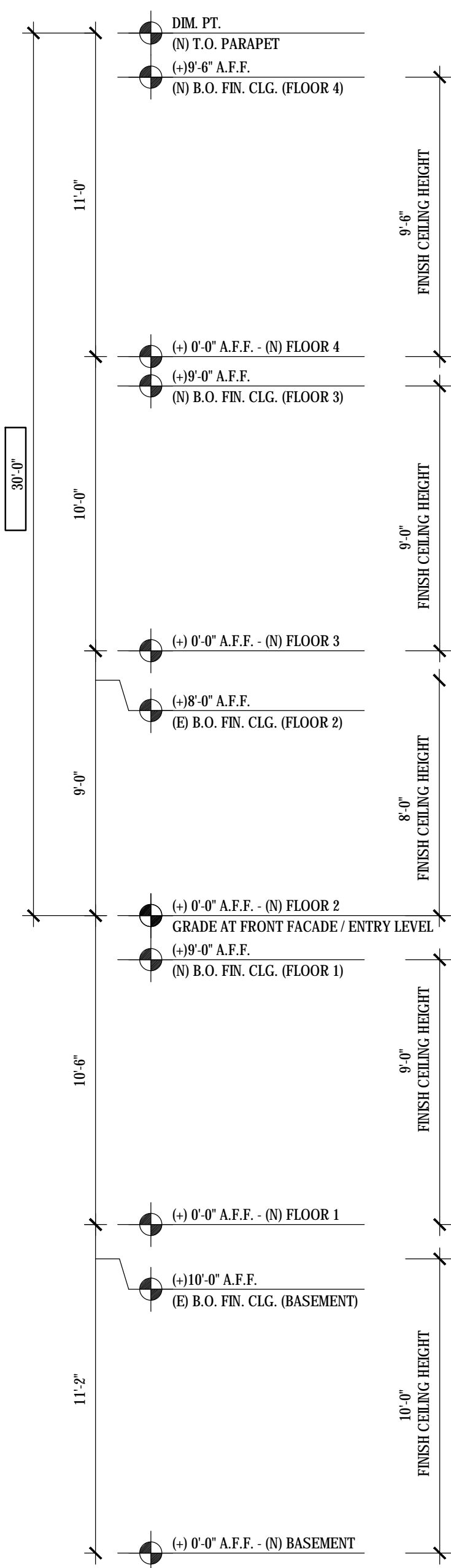
PROPOSED SECTION A-A'

Sheet Number

A3.1

1 PROPOSED SECTION A-A

1/4"=1'-0"  
13101\_Section\_AA



GENERAL NOTES

SHEET NOTES

- 1 (N) 1 HR. FIRE RESISTANCE RATED WALL / ROOF ASSEMBLY; TYP.
- 2 (N) 1 HR. FIRE RESISTANCE RATED FLOOR ASSEMBLY; TYP.
- 3 (N) INTERIOR STAIR ASSEMBLY
- 4 (N) RETRACTABLE SKYLIGHT
- 5 (N) EXTERIOR GUARDRAIL ASSEMBLY 42" (h) A.F.F.
- 6 (N) ROOF DECK ASSEMBLY; TYP.
- 7 1 HR. FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY, 2'-6"; TYP.

LEGEND

# DURKIN RESIDENCE

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Job No.	13101
Issue	Date
PLANNING COMMISSION HEARING SET	07.01.14

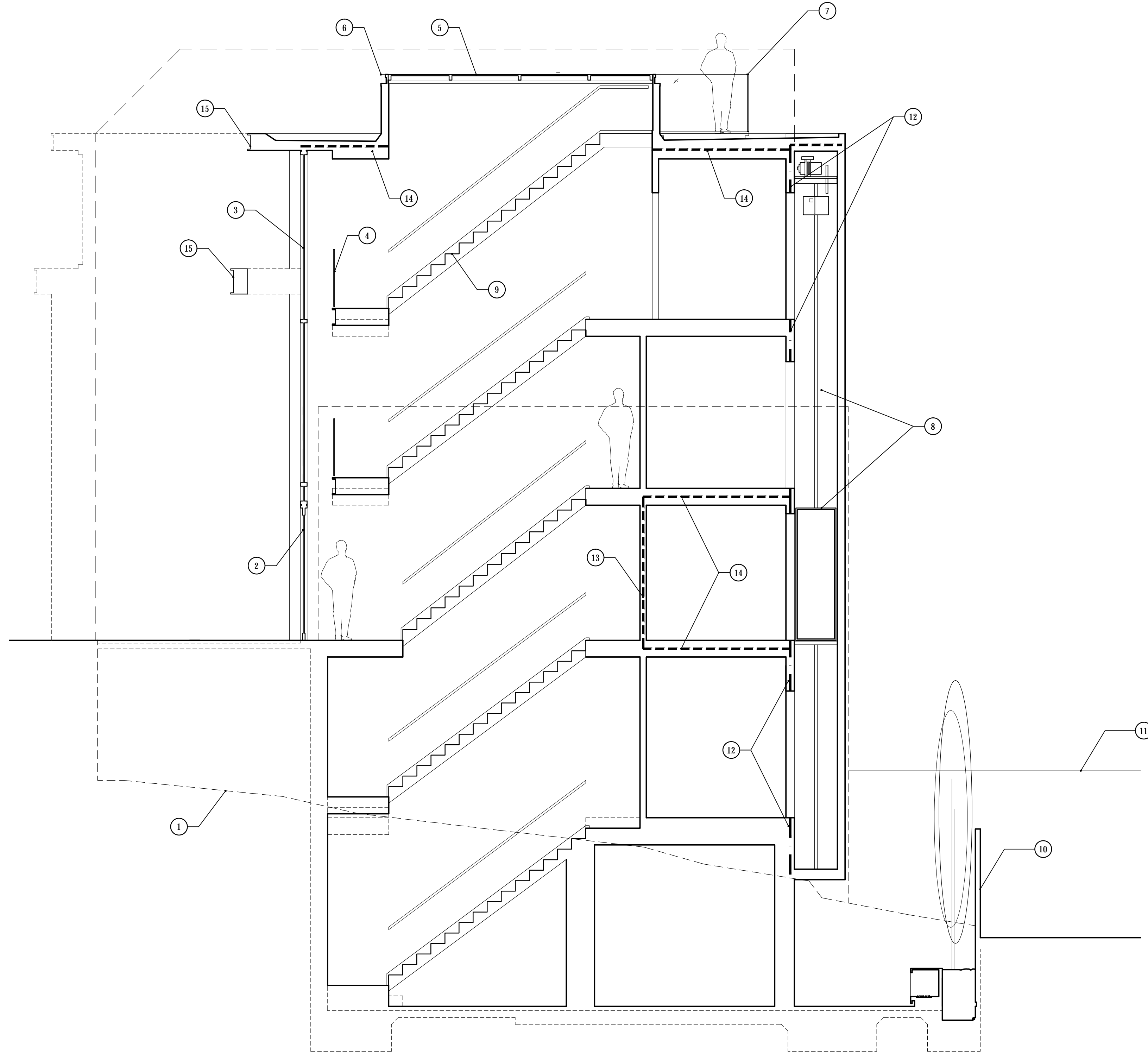
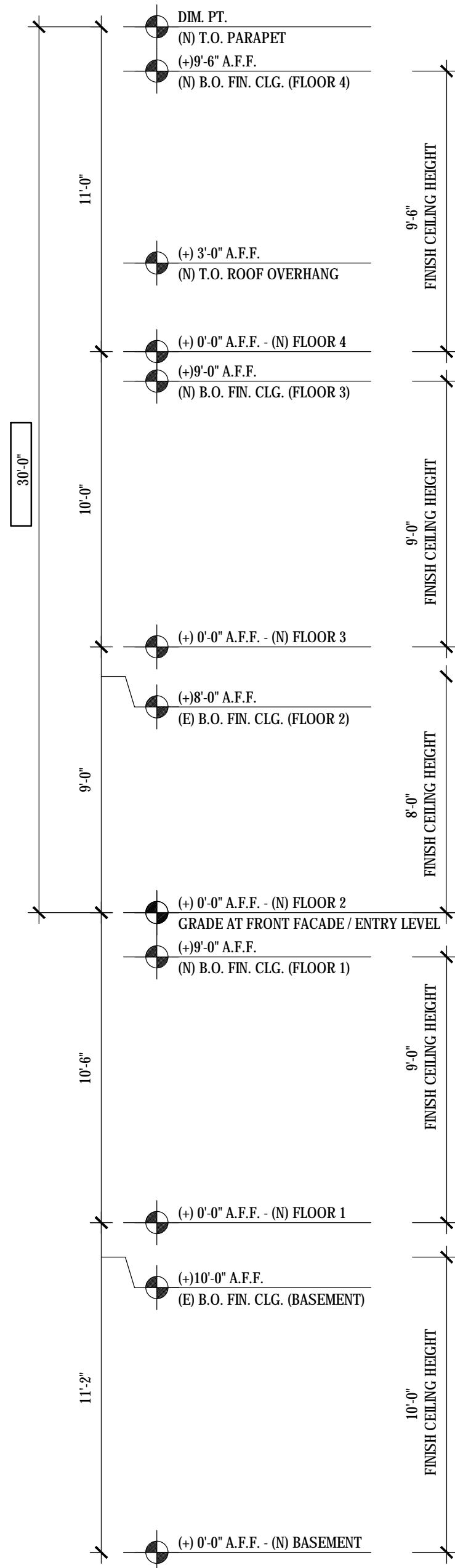
Drawing Title

PROPOSED SECTION B-B

Sheet Number

A3.2

1 PROPOSED SECTION B-B



GENERAL NOTES

SHEET NOTES

- 1 LINE OF (E) GRADE FOR REFERENCE ONLY
- 2 (N) EXTERIOR ENTRY DOOR ASSEMBLY
- 3 (N) ALUMINUM WINDOW ASSEMBLY w/ FULL HEIGHT CLR. TEMP. GLAZING, TYP.
- 4 (N) GUARDRAIL 42" AFF. (MATERIAL TBD)
- 5 (N) RETRACTABLE SKYLIGHT
- 6 1-HR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY BEYOND, 42" (N)
- 7 (N) EXTERIOR GUARDRAIL ASSEMBLY, 42" (N) AFF
- 8 (N) ELEVATOR, TBD
- 9 (N) INTERIOR STAIR ASSEMBLY
- 10 (N) SITE FENCE, 7' (N) MAX ABOVE FINISH GRADE, TYP.
- 11 (E) FENCE @ 1024 CLAYTON STREET TO REMAIN
- 12 (N) 2-HR FIRE RESISTANCE RATED WALL ASSEMBLY, TYP
- 13 (N) 1-HR FIRE RESISTANCE RATED WALL ASSEMBLY, TYP
- 14 (N) 1-HR FIRE RESISTANCE RATED FLOOR / ROOF ASSEMBLY, TYP
- 15 (N) MTL ROOF OVERHANG ASSEMBLY, TYP.

LEGEND

**DURKIN RESIDENCE**  
1055 ASHBURY STREET, SAN FRANCISCO, CA 94117

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Job No.	13101
Issue	Date
PLANNING COMMISSION HEARING SET	07.01.14

Drawing Title

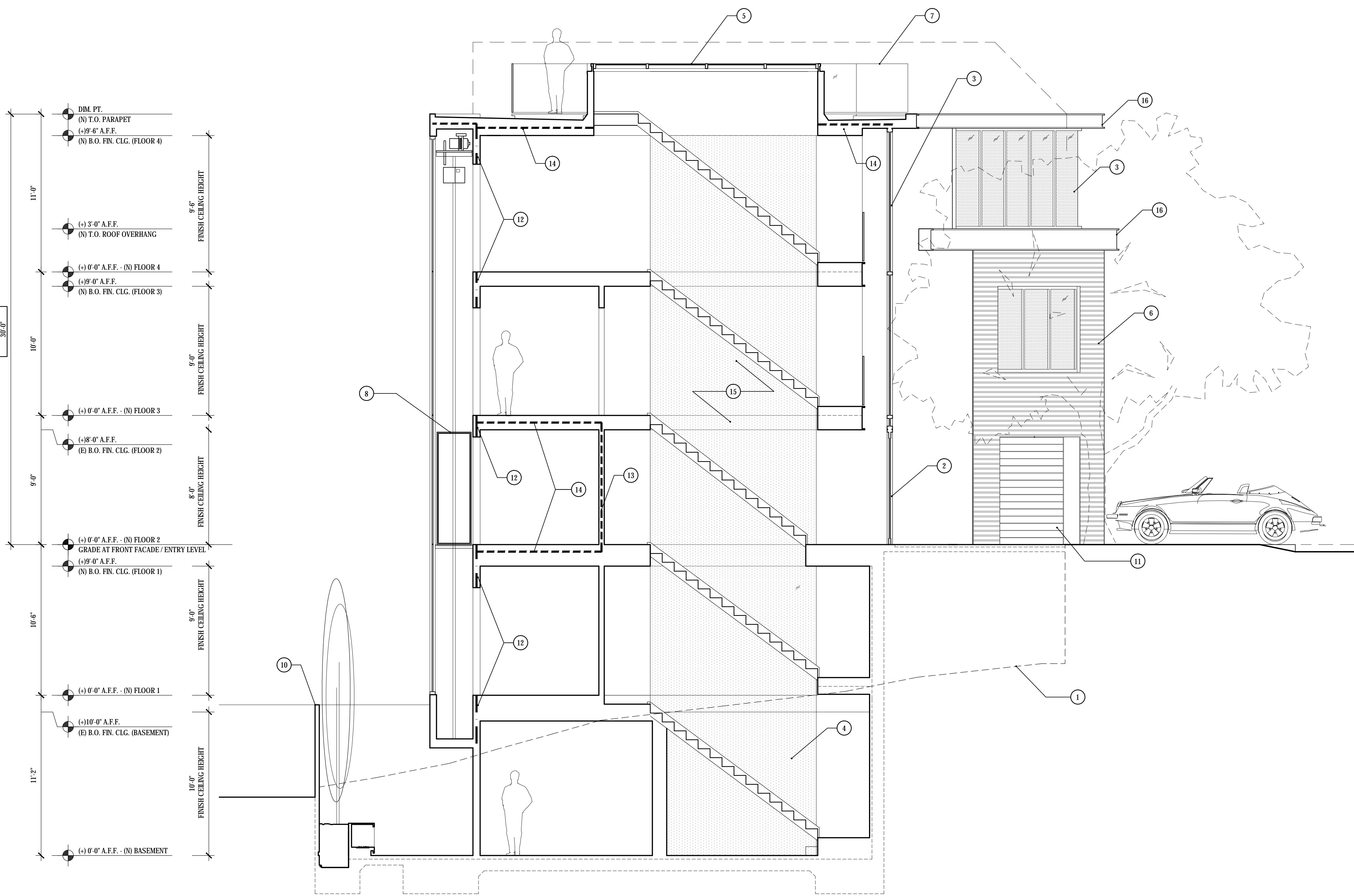
**PROPOSED SECTION C-C'**

Sheet Number

**A3.3**

1 PROPOSED SECTION C-C

1/4"=1'-0"  
13101\_Section\_CC



11'-0"	DIM. PT. (N) T.O. PARAPET (+) 0'-6" A.F.F. (N) B.O. FIN. CLG. (FLOOR 4)	8'-6" FINISH CEILING HEIGHT
10'-0"	(+) 3'-0" A.F.F. (N) T.O. ROOF OVERHANG (+) 0'-0" A.F.F. - (N) FLOOR 4 (+) 0'-0" A.F.F. (N) B.O. FIN. CLG. (FLOOR 3)	8'-0" FINISH CEILING HEIGHT
9'-0"	(+) 0'-0" A.F.F. - (N) FLOOR 3 (+) 8'-0" A.F.F. (E) B.O. FIN. CLG. (FLOOR 2)	8'-0" FINISH CEILING HEIGHT
10'-6"	(+) 0'-0" A.F.F. - (N) FLOOR 2 GRADE AT FRONT FACADE/ ENTRY LEVEL (+) 0'-0" A.F.F. (N) B.O. FIN. CLG. (FLOOR 1)	8'-0" FINISH CEILING HEIGHT
11'-2"	(+) 0'-0" A.F.F. - (N) FLOOR 1 (+) 10'-0" A.F.F. (E) B.O. FIN. CLG. (BASEMENT)	10'-0" FINISH CEILING HEIGHT
	(+) 0'-0" A.F.F. - (N) BASEMENT	

GENERAL NOTES

SHEET NOTES

- 1 LINE OF (E) GRADE FOR REFERENCE ONLY
- 2 (N) EXTERIOR ENTRY DOOR ASSEMBLY
- 3 (N) ALUMINUM WINDOW ASSEMBLY w/ CLR. TEMP. GLAZING, TYP.
- 4 (N) GUARDRAIL 42" AFF. (MATERIAL TBD)
- 5 (N) RETRACTABLE SKYLIGHT
- 6 (N) HORIZONTAL WOOD SIDING, TYP.
- 7 (N) EXTERIOR GUARDRAIL ASSEMBLY, 42" (H) AFF
- 8 (N) ELEVATOR, TBD
- 9 (N) INTERIOR STAIR ASSEMBLY
- 10 (N) SITE FENCE, 7' (H) MAX ABOVE FINISH GRADE, TYP.
- 11 (N) GARAGE DOOR ASSEMBLY
- 12 (N) 2-HR FIRE RESISTANCE RATED WALL ASSEMBLY, TYP
- 13 (N) 1-HR FIRE RESISTANCE RATED WALL ASSEMBLY, TYP
- 14 (N) 1-HR FIRE RESISTANCE RATED FLOOR / ROOF ASSEMBLY, TYP
- 15 (N) PARTITION ASSEMBLY w/ FULL HEIGHT TEMP. GLAZING, TYP.
- 16 (N) MTL ROOF OVERHANG ASSEMBLY, TYP.

LEGEND

# DURKIN RESIDENCE

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Job No.	13101
Issue	Date
PLANNING COMMISSION HEARING SET	07.01.14

Drawing Title

PROPOSED  
SECTION D-D'  
STAIRS

Sheet Number

**A3.4**



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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Planning  
Information:  
**415.558.6377**



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

## NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, August 7, 2014**  
Time: **12:00 Noon**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**  
Case Type: **Variance(Rear Yard)**  
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>1055 Ashbury St</b>	Case No.: <b>2013.0771V</b>
Cross Street(s): <b>Downey &amp; Clayton</b>	Building Permit: <b>201307313282</b>
Block / Lot No.: <b>1269/167</b>	Applicant/Agent: <b>Thomas Tunny</b>
Zoning District(s): <b>RH-2 / 40-X</b>	Telephone: <b>415-567-9000</b>
Area Plan: <b>n/a</b>	E-Mail: <b>ttunny@reubenlaw.com</b>

### PROJECT DESCRIPTION

The project proposes new construction of a three-story, single-family residence on a vacant lot.

**Per Planning Code Section 134**, the required rear yard for the subject property based on rear yard averaging is approximately 22 feet. The project, including elevator bay and deck projections, is proposed to be constructed 10 feet into the required rear yard; therefore, a variance is required.

### ADDITIONAL INFORMATION

#### FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Glenn Cabreros** Telephone: **415-558-6169** Mail: [glenn.cabreros@sfgov.org](mailto:glenn.cabreros@sfgov.org)

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2013.0771V.pdf>

中文詢問請電: **558.6378**

Para información en Español llamar al: **558.6378**

# GENERAL INFORMATION ABOUT PROCEDURES

## VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **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/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to the hearing. These comments will be made a part of the official public record, and will be brought to the attention of the person or persons conducting the public meeting or hearing

## BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311/312, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property.

## BOARD OF APPEALS

An appeal of the approval (or denial) of a **variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

## ABOUT THIS NOTICE

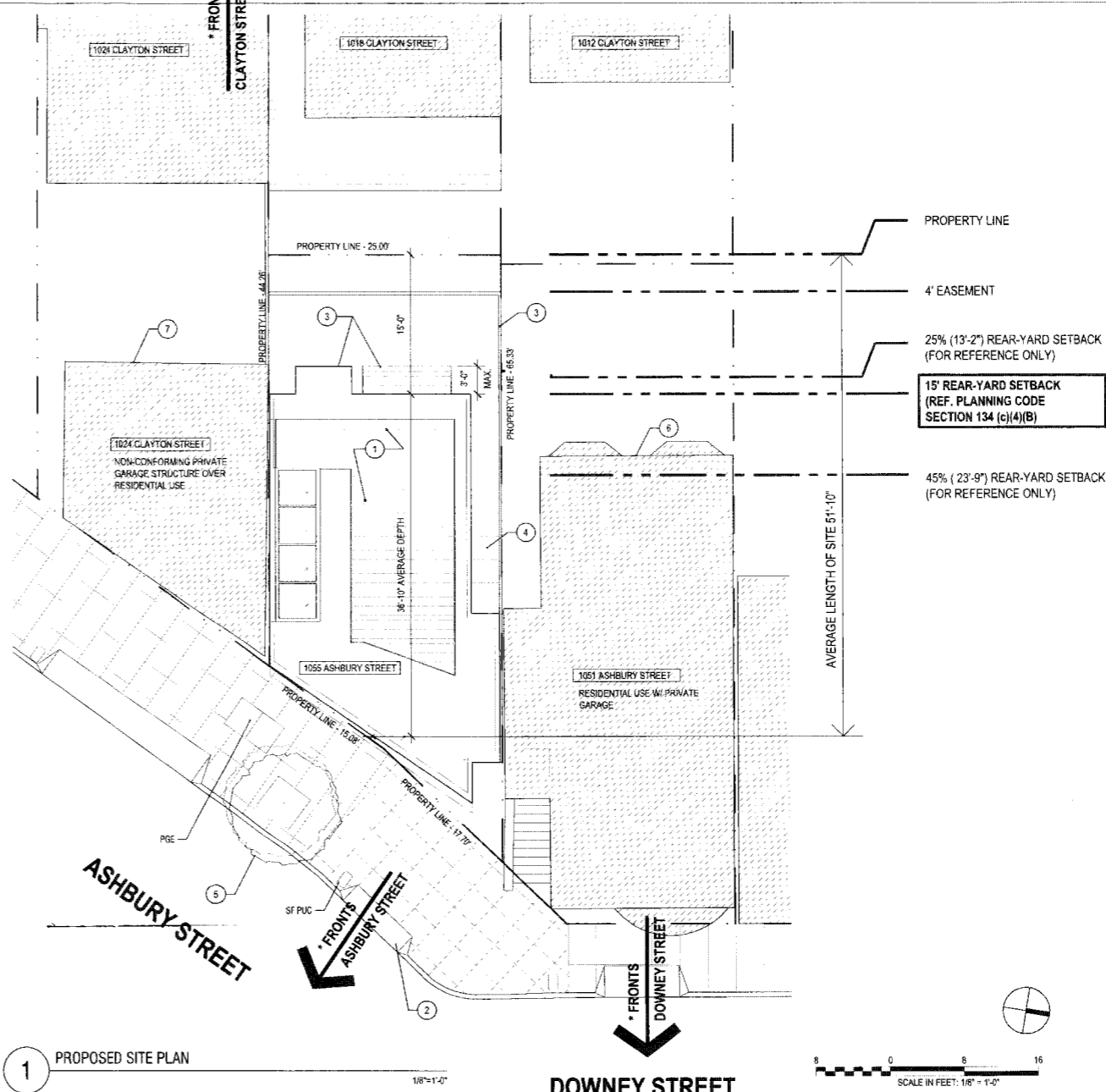
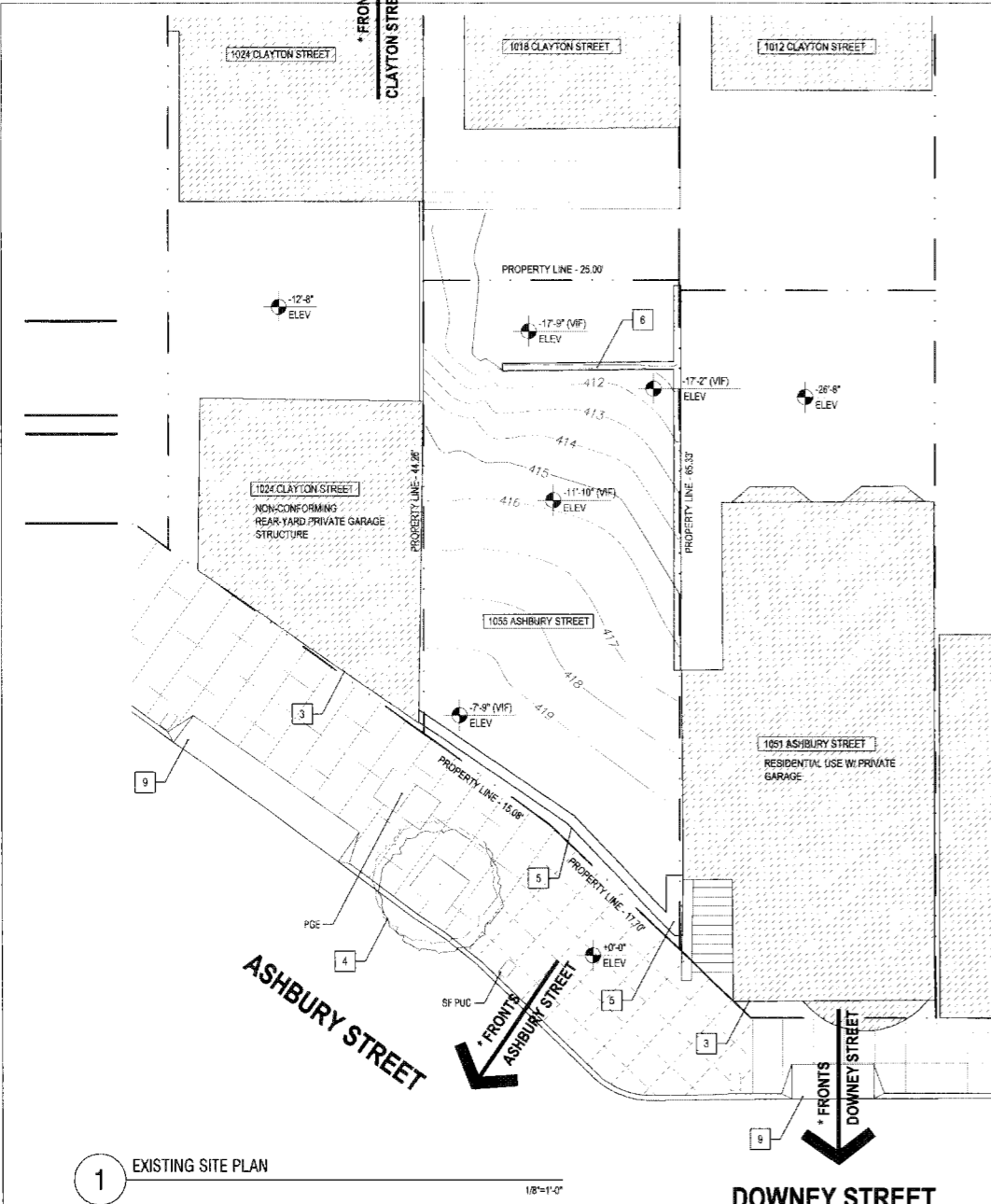
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.



REFER SHEET A0.1 FOR SITE INFO & CONTEXT

REFER SHEET A0.1 FOR SITE INFO & CONTEXT



- PROPERTY LINE
- 4' EASEMENT
- 25% (13'-2") REAR-YARD SETBACK (FOR REFERENCE ONLY)
- 15' REAR-YARD SETBACK (REF. PLANNING CODE SECTION 134 (c)(4)(B))**
- 45% (23'-9") REAR-YARD SETBACK (FOR REFERENCE ONLY)



DEMOLITION SITE PLAN KEY NOTES

- 1 NOT USED
- 2 NOT USED
- 3 (E) ADJACENT FRONT WALL
- 4 (E) TREE TO REMAIN
- 5 (E) RETAINING WALL
- 6 REMOVE (E) SITE FENCE
- 7 REMOVE (E) FENCE AT FRONT
- 8 NOT USED
- 9 (E) CURB CUT AT ADJACENT PROPERTY

PROPOSED SITE PLAN KEY NOTES

- 1 SEE FLOOR PLANS FOR INFO ON PROPOSED BUILDING
- 2 (N) CURB-OUT
- 3 (N) SITE FENCE 7'-0"(N) MAX ABOVE GROUND
- 4 (N) EXTERIOR STAIR, T80
- 5 (E) TREE TO REMAIN
- 6 (E) ADJACENT REAR WALL OF RESIDENTIAL USE W/ PRIVATE GARAGE, 20'-0"(N) MIN
- 7 (E) ADJACENT REAR WALL OF PRIVATE GARAGE OVER RESIDENTIAL USE, 20'-0"(N) MIN
- 8 (N) 3'-0" MAX. ALLOWABLE PROJECTION

SUMMARY OF PRIMARY BUILDING CODE REQUIREMENTS

CHAPTER 5. GENERAL BUILDING HEIGHTS AND AREAS:  
TABLE 503 ALLOWABLE BUILDING HEIGHTS AND AREAS  
SECTION 504.2 AUTOMATIC SPRINKLER SYSTEM INCREASE

CHAPTER 6. TYPES OF CONSTRUCTION:  
TABLE 501 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

TABLE 902 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

CHAPTER 7. FIRE AND SMOKE PROTECTION FEATURES:  
SECTION 705.8.1 ALLOWABLE AREA OF OPENINGS  
TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

SECTION 705.11 PARAPETS

SECTION 708.4 SHAFT ENCLOSURES FIRE RESISTANCE RATING

SECTION 708.5 CONTINUITY

SECTION 715 OPENING PROTECTIVES  
TABLE 715.4 FIRE DOOR AND FIRE SHUTTER FIRE PROTECTION RATING

CHAPTER 10. MEANS OF EGRESS:  
TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

SECTION 1009.13 STAIRWAY TO ROOF

TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE

SECTION 1021 NUMBER OF EXITS AND CONTINUITY

IFBC SECTION 1014 EXIT ACCESS

SUMMARY OF PLANNING CODE STANDARDS & ENVIRONMENTAL REQUIREMENTS

- ZONING DISTRICT: RH-2 (RESIDENTIAL - HOUSE, TWO FAMILY)

- MIN. LOT AREA: 2500 SQ.FT.

- MIN. LOT WIDTH: 25'-0"

- SIDE YARD SETBACK: NONE REQUIRED

- FRONT YARD SETBACK: AVERAGE OF ADJACENT BUILDING

- REAR YARD SETBACK: 45% OF AVERAGE LOT DEPTH OR AVERAGE OF ADJ. BUILDINGS REAR WALL (NOT LESS THAN GREATER OF: 25% OF LOT DEPTH OR 15'-0" (REF. SEC. 134))  
- NOTE: IN THE CASE OF ANY LOT THAT ABUTS ALONG BOTH ITS SIDE LOT LINES UPON LOTS WITH BUILDINGS THAT FRONT ON ANOTHER STREET OR ALLEY, BOTH LOTS ON WHICH IT SO ABUTS SHALL BE DISREGARDED, AND THE MINIMUM REAR YARD DEPTH FOR THE SUBJECT LOT SHALL BE EQUAL TO 25 PERCENT OF THE TOTAL DEPTH OF THE SUBJECT LOT, OR 15 FEET, WHICHEVER IS GREATER. (REF. SEC. 134 (c)(4)(B))

- REAR YARD PROJECTIONS: PERMITTED OBSTRUCTIONS INTO SETBACKS: MIN. 7'-8" HEADROOM FOR OVERHEAD HORIZONTAL PROJECTIONS. MAX. 3'-0" DEPTH FOR PROJECTIONS INTO REQUIRED OPEN AREA. THE COMBINED LENGTH OF ALL BAY WINDOWS AND BALCONIES PROJECTING INTO THE REQUIRED OPEN AREA IS LIMITED TO 2/3 OF THE BUILDABLE WIDTH OF THE LOT ALONG A REAR BUILDING WALL. (REF. SEC. 136 (c)(3))

- OPEN SPACE: - 60 SQ.FT. MIN. AREA, 6'-0" MIN. WIDTH PRIVATE OPEN SPACE/DWELLING UNIT (REF. SEC. 135 & TABLE 135A)  
- OPEN SPACE MUST FACE A STREET OR REAR-YARD AND BE UNOBSTRUCTED TO THE SKY

- MAX. HEIGHT LIMIT: - 38'-0" MAX. AT FRONT LOT LINE OR SETBACK w/ A 45 DEG. SLOPE BACK TO 40'-0" MAX. (REF. SEC. 261.1.1)  
- NOTE: MAX. HT. IS REDUCED TO 35'-0" WHERE AVERAGE GROUND ELEVATION AT REAR OF LOT IS LOWER BY 20'-0" OR MORE (REF. SEC. 261.1.2)

GENERAL NOTES

1. THIS SITE PLAN IS GRAPHIC IN-NATURE AND DOES NOT REPRESENT A SURVEY

# DURKIN RESIDENCE

1055 ASHBURY STREET, SAN FRANCISCO, CA 94117

**DUMICAN MOSEY**  
ARCHITECTS

880 harrison street, no. 302  
san francisco, california 94107  
t. 415.495.9322 f. 415.651.9290

**NOT FOR CONSTRUCTION**

Job No.	13101
Issue	Date
SITE PERMIT / 311 NOTIFICATION	07.23.13
SITE PERMIT REVISIONS	02.04.14

Drawing Title  
**EXISTING & PROPOSED SITE PLANS**

Sheet Number

## A0.8

# DURKIN RESIDENCE

1055 ASHBURY STREET, SAN FRANCISCO, CA 94117

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Job No.	13101
Issue	Date
SITE PERMIT / 311 NOTIFICATION	07.23.13
SITE PERMIT REVISIONS	02.04.14
PROGRESS DESIGN DEVELOPMENT	03.01.14

Drawing Title

**PROPOSED EXTERIOR ELEVATIONS**

Sheet Number

**A2.1**

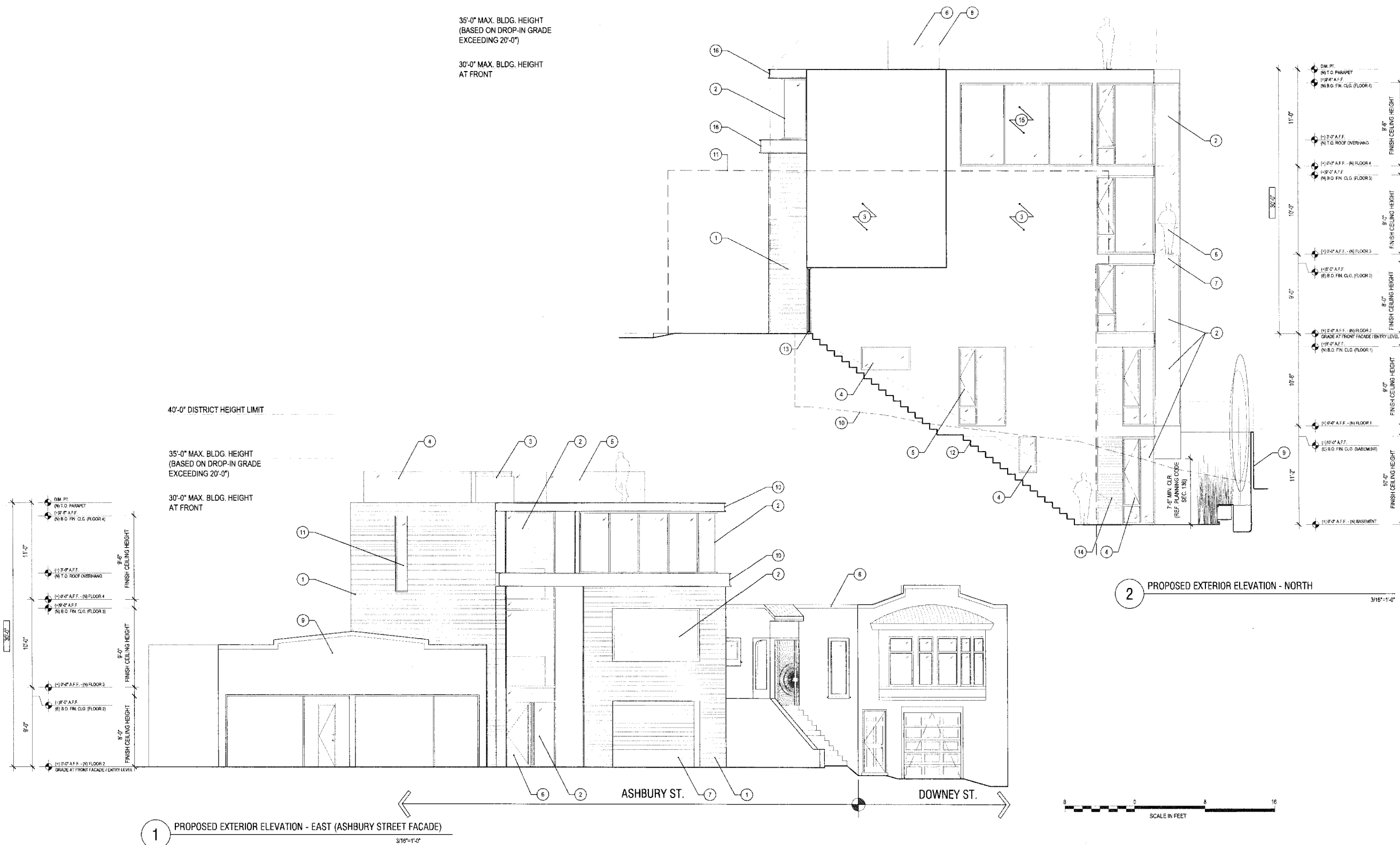
35'-0" MAX. BLDG. HEIGHT  
(BASED ON DROP-IN GRADE  
EXCEEDING 20'-0")

30'-0" MAX. BLDG. HEIGHT  
AT FRONT

40'-0" DISTRICT HEIGHT LIMIT

35'-0" MAX. BLDG. HEIGHT  
(BASED ON DROP-IN GRADE  
EXCEEDING 20'-0")

30'-0" MAX. BLDG. HEIGHT  
AT FRONT



**1** PROPOSED EXTERIOR ELEVATION - EAST (ASHBURY STREET FACADE)  
3/16"=1'-0"

**2** PROPOSED EXTERIOR ELEVATION - NORTH  
3/16"=1'-0"

**1** EXTERIOR ELEVATION - EAST (ASHBURY ST FACADE). KEY NOTES

- 1 (N) HORIZONTAL WOOD SIDING, TYP.
- 2 (N) ALUMINUM WINDOW ASSEMBLY w/ CLEAR TEMPERED GLAZING, TYP.
- 3 (N) RETRACTABLE SKYLIGHT, TYP.
- 4 1 HR. FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY, 2'-6"(N)
- 5 (N) EXTERIOR GUARDRAIL ASSEMBLY 42"(N) ABOVE FINISHED FLOOR
- 6 (N) EXTERIOR ENTRY PRVOT DOOR ASSEMBLY w/ FULL HEIGHT CLEAR TEMPERED GLAZING, TYP.
- 7 (N) GARAGE DOOR ASSEMBLY
- 8 1051 ASHBURY ST
- 9 1024 CLAYTON ST GARAGE STRUCTURE
- 10 (N) MTL ROOF OVERHANG ASSEMBLY, TYP.

- 11 1 HR FIRE RESISTANCE RATED FIXED ALUMINUM WINDOW ASSEMBLY, TYP.

**2** EXTERIOR ELEVATION - NORTH. KEY NOTES

- 1 (N) HORIZONTAL WOOD SIDING
- 2 (N) ALUMINUM WINDOW ASSEMBLY w/ CLEAR TEMPERED GLAZING, TYP.
- 3 (N) EXTERIOR STUCCO WALL ASSEMBLY, TYP.
- 4 (N) ALUMINUM OPERABLE WINDOW ASSEMBLY, TYP.
- 5 (N) EMERGENCY ESCAPE CASEMENT WINDOW 10.7 SF CLEAR, 2'-3" SILL HEIGHT, 20"(W) x 77"(H)
- 6 (N) EXTERIOR GUARDRAIL ASSEMBLY 42"(N) ABOVE FINISHED FLOOR
- 7 (N) BALCONY
- 8 1HR. FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY, 2'-6"(N) BEYOND
- 9 (N) SITE FENCE 7'(N) MAX. ABOVE FINISH GRADE, TYP.
- 10 OUTLINE OF (5) GRADE FOR REFERENCE ONLY

- 11 1051 ASHBURY ST. BUILDING OUTLINE
- 12 (N) EXTERIOR STAIR
- 13 (N) GATE TO REAR YARD
- 14 (N) EXTERIOR MTL PANEL WALL ASSEMBLY
- 15 (N) 1 HR FIRE RESISTANCE RATED ALUMINUM WINDOW ASSEMBLY
- 16 (N) MTL ROOF OVERHANG ASSEMBLY, TYP.

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**DUMICAN MOSEY**  
ARCHITECTS

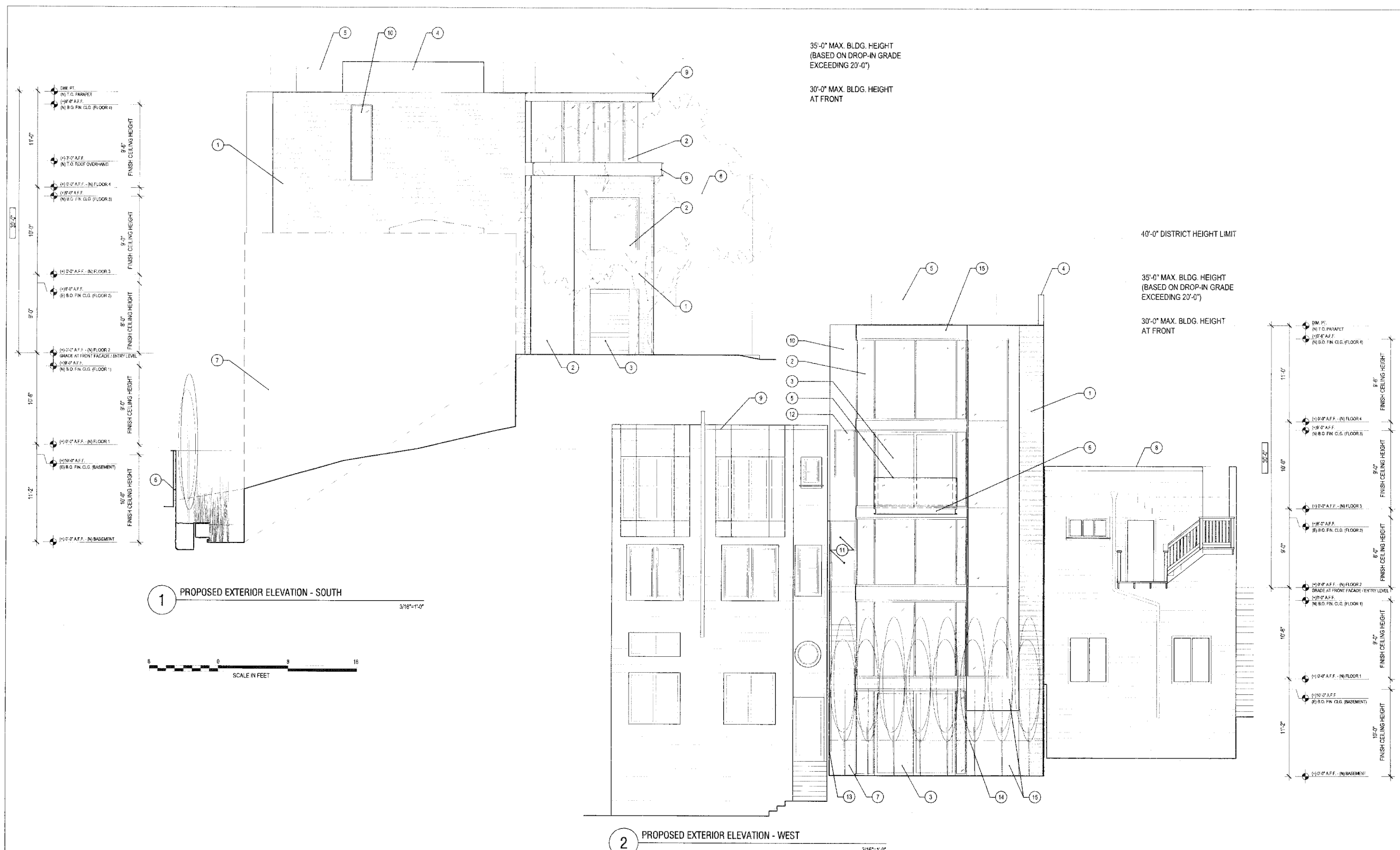
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PROGRESS DESIGN DEVELOPMENT	03.01.14

Drawing Title  
**PROPOSED EXTERIOR ELEVATIONS**

Sheet Number  
**A2.2**



- 1 EXTERIOR ELEVATION - SOUTH. KEY NOTES**
- (1) (N) HORIZONTAL WOOD SIDING, TYP.
  - (2) (N) ALUMINUM WINDOW ASSEMBLY w/ CLEAR TEMPERED GLAZING, TYP.
  - (3) (N) GARAGE DOOR ASSEMBLY
  - (4) 1 HR. FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY, 2'-6"(n)
  - (5) (N) EXTERIOR GUARDRAIL ASSEMBLY 42"(n) ABOVE FINISHED FLOOR
  - (6) (N) SITE FENCE 7'(n) MAX. ABOVE FINISH GRADE, TYP.
  - (7) 1024 CLAYTON ST. GARAGE STRUCTURE BUILDING OUTLINE
  - (8) 1051 ASHBURY ST. SINGLE FAMILY HOUSE
  - (9) (N) MTL ROOF OVERHANG ASSEMBLY, TYP.
  - (10) 1 HR FIRE RESISTANCE RATED ALUMINUM WINDOW ASSEMBLY, TYP.

- 2 EXTERIOR ELEVATION - WEST. KEY NOTES**
- (1) (N) HORIZONTAL WOOD SIDING, TYP.
  - (2) (N) ALUMINUM WINDOW ASSEMBLY w/ FULL HEIGHT CLEAR TEMPERED GLAZING, TYP.
  - (3) (N) ALUMINUM SLIDING DOOR ASSEMBLY w/ FULL HEIGHT CLEAR TEMPERED GLAZING, TYP.
  - (4) 1 HR. FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY, 2'-6"(n)
  - (5) (N) EXTERIOR GUARDRAIL ASSEMBLY 42"(n) ABOVE FINISHED FLOOR
  - (6) (N) BALCONY
  - (7) (N) EXTERIOR STAIR
  - (8) 1024 CLAYTON ST. GARAGE STRUCTURE
  - (9) 1051 ASHBURY ST. SINGLE FAMILY HOUSE
  - (10) (N) EXTERIOR STUCCO WALL ASSEMBLY, TYP.

- (11) (N) GATE
- (12) (N) ALUMINUM OPERABLE WINDOW ASSEMBLY, TYP.
- (13) (N) SITE FENCE 7'(n) MAX ABOVE FINISH GRADE, TYP.
- (14) LINE OF (E) GRADE, SHOWN FOR REFERENCE ONLY
- (15) (N) EXTERIOR METAL WALL ASSEMBLY, TYP.