



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: OCTOBER 23, 2014

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: October 16, 2014
Case No.: **2013.1652DV**
Project Address: **312 GREEN STREET**
Permit Application: 2013.11.13.1794
Zoning: RM-1 (Residential Mixed, Low Density) District
Telegraph Hill North Beach Residential Special Use District
40-X Height and Bulk District
Block/Lot: 0114/016
Project Sponsor: Bruno and Suzanne Kanter
312 Green Street
San Francisco, CA 94133
Staff Contact: Kate Conner – (415) 575-6914
kate.conner@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project is to construct a third floor and fourth floor addition to a two-story single-family residence. The third story addition encroaches 10'-6" into the 15'-0" required rear yard. Included in the proposal are exterior stairs from the third story to the fourth story which also encroach into the required rear yard. The subject dwelling is currently noncomplying and occupies the full lot.

This proposal requires a rear yard Variance pursuant to Section 134 of the Planning Code. The Variance is for the third story encroachment into the required rear yard and the stairs exterior stairs leading to the fourth story. The Variance will also be considered at this hearing by the Zoning Administrator. It was originally scheduled for the July 23, 2014 Variance hearing; however, the Discretionary Review was filed on July 21, 2014. The Variance was then continued for one month to the August 27, 2014 and at that hearing was continued to this Planning Commission hearing.

SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of Green Street, between Castle and Montgomery Streets, Block 0114, Lot 016. The subject property is located within the RM-1 (Residential Mixed, Low Density) District, the Telegraph Hill North Beach Residential Special Use District, and the 40-X Height and Bulk District. The subject property is 18.5 feet wide and 57.5 feet deep and is located at the crest of a hill, laterally sloping down in both directions. The property is developed with a single-family two-story dwelling which has full lot coverage.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The immediate area surrounding the project site is residential in use and residentially zoned. Properties directly across Green Street are zoned RM-1 and are developed with two-family and single-family

residences in addition to the occasional larger apartment building and three-unit building. The zoning changes to a RM-2 (Residential Mixed, Moderate Density) District at the southeast corner of Green and Kearny Streets. On the same side of Green Street as the subject property, the zoning changes to RH-3 past Montgomery Street and the properties are primarily developed with single-family and two-family units. Denser buildings are located at the corners of Castle and Montgomery Streets. The DR Requestor’s home is a single family residence located at 310 Green Street. The North Beach Neighborhood Commercial District is located two blocks to west and the C-2 (Community Business) District is located two blocks to the east of the subject property. The subject property is located within the Telegraph Hill North Beach Residential Special Use District.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	June 20, 2014 - July 20, 2014	July 21, 2014	October 23, 2014	94 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 13, 2014	October 13, 2014	10 days
Mailed Notice	10 days	October 13, 2014	October 13, 2014	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	1	
Other neighbors on the block or directly across the street	3	1	
Neighborhood groups	1		

In addition to the three letters of support submitted by individuals living on the same block, 36 additional letters of support were submitted from neighbors in the area and other individuals.

The neighborhood concerns, aside from those of the DR Requestor, included concerns regarding the effect of the proposed addition on private views, the adverse effects caused by proposed construction and the scale of the proposal. Those in support of the project found the design to be contextual and appropriately scaled. Many found the project sponsor to be very collaborative and willing to work with the neighborhood. Others stated their appreciation of the project sponsors intent to construct a sustainable and green addition.

DR REQUESTOR

Jack Oswald, 310 Green Street, San Francisco, CA 94133. The DR Requestor's home is the adjacent home to the east of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated July 18, 2014.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated September 8, 2014.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM (RDT) REVIEW

The RDT determined that the proposed overall scale, design, and fenestration pattern is consistent with neighborhood character. There are many other full four-story buildings in the neighborhood, and the proposed 3rd and 4th stories are appropriately set back five feet from the existing front building wall and serves as a transition between the setbacks of the neighboring four-story buildings. The proposed rear extension matches the building depth of the neighboring buildings and will have a negligible effect neighboring rear yards' access to light and air. The project is comparable to the others in the immediate context in terms of square footage and lot size. The proposed light well meets Residential Design Guidelines in terms of size and alignment. The proposed parapet is designed as an architectural feature that is contextual. There are no exceptional or extraordinary circumstances that relate to the project.

Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION: Do not take DR and approve project as proposed

Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- Cover Letter from DR Requestor dated October 14, 2014
- DR Application
- Response to DR Application dated September 8, 2014
- Public Comment
 - Jack Oswald and Anneke Seley February 6, 2014

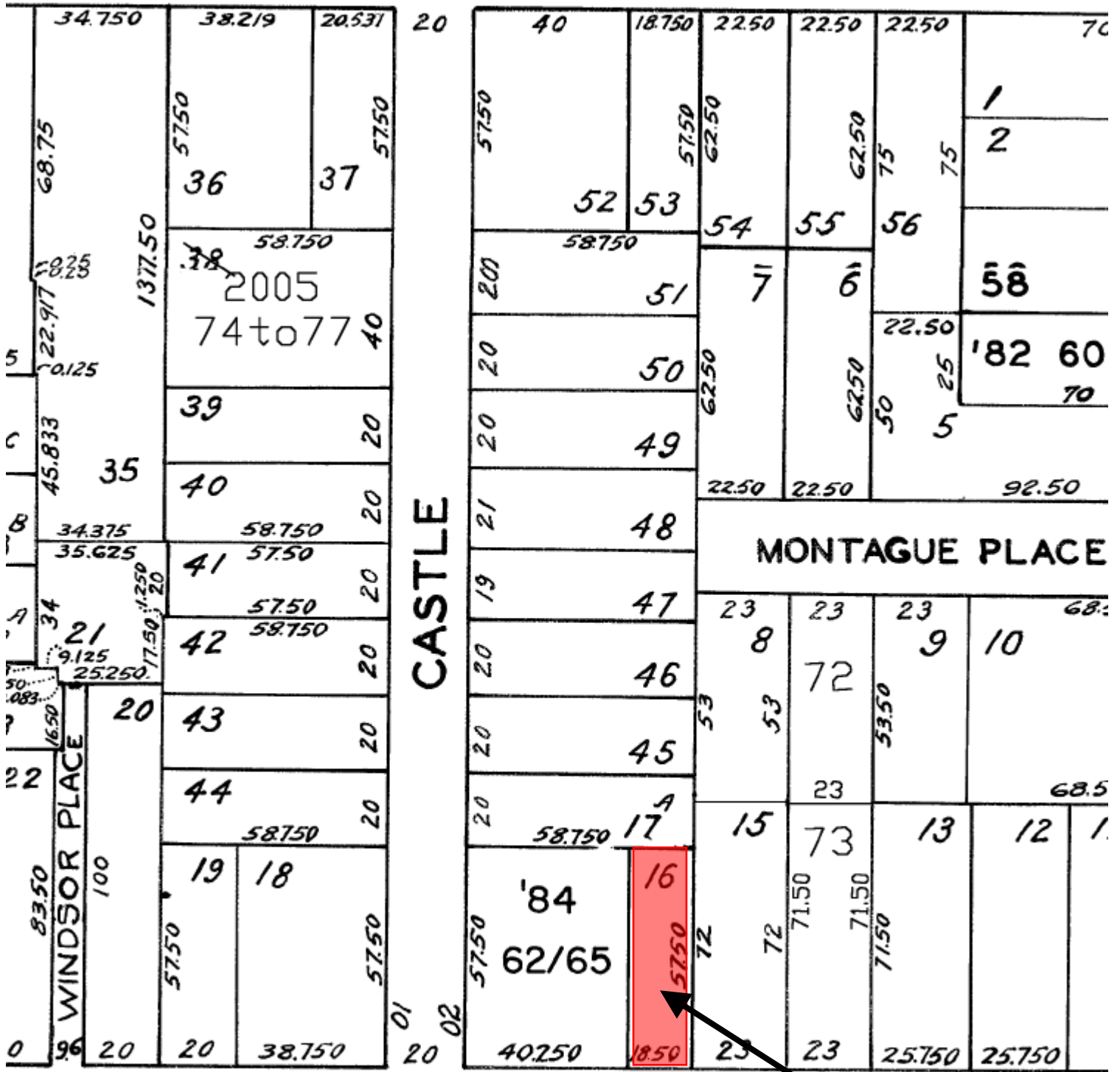
- James S. Kirk dated March 11, 2014
- Bruno Kanter in response to Mr. Oswald and Mr. Kirk dated March 18, 2014

Project Sponsor Introduction of **Letters of Support**- Bruno and Suzanne Kanter dated October 15, 2014

- North Beach Neighbors Letter of Support
- Ronald P. Soper, Soper Design Architects dated September 29, 2014
- Helmut and Marie-Theres Kanter dated September 24, 2014
- Miriam Phillips and Charles Eley dated April 1, 2014
- Teresa Johnson and Daria Janese dated July 11, 2014
- Lauren Gray Williams dated July 9, 2014
- Sharone Mendes Nassi dated September 22, 2014
- Natalie Lee dated September 30, 2014
- Jodi Rae Daprano dated October 7, 2014
- Peter A. Zepponi dated October 15, 2014
- Greg Hamming dated October 13, 2014
- Jan Maupin dated October 2, 2014
- Mike Di Benedetti dated September 22, 2014
- Darla Bernard dated September 4, 2014
- Danny Leone
- Steve Batiloro dated September 23, 2014
- Lisa Dungan dated September 4, 2014
- Heather Pollard dated September 15, 2014
- Rebecca Calame dated September 16, 2014
- Ashlyn Perri dated September 24, 2014
- Steve Batiloro dated September 23, 2014 – a duplicate was mistakenly added by the sponsor
- Rafael and Sarah Morales dated September 30, 2014
- Angelo Ferrari dated September 14, 2014
- Wayland Lew dated September 24, 2014
- Matthew Fambrini dated October 6, 2014
- Marissa Viray dated October 2, 2014
- David and Jackie D’Amato dated September 16, 2014
- Sam Hiona dated October 11, 2014
- Grant and Denise Chenier dated October 10, 2014
- Mary An Sullivan dated October 12, 2014
- Ian Cooley dated October 9, 2014
- Jose and Anabela Arau dated October 12, 2014
- Heida Biddle dated October 14, 2014
- Brant E. Blower dated September 29, 2014
- Brigitte Kanter dated October 11, 2014
- Suon Cheng dated September 28, 2014
- Tina and Albert Chou dated October 6, 2014
- Matt McKee dated October 1, 2014
- Heather Johnson and Bryce Sears dated October 12, 2014
- Claudia Tang dated September 25, 2014
- Mary Ann Sullivan dated October 12, 2014 – a duplicate was mistakenly added by the sponsor

Reduced Plans

Parcel Map



SUBJECT PROPERTY

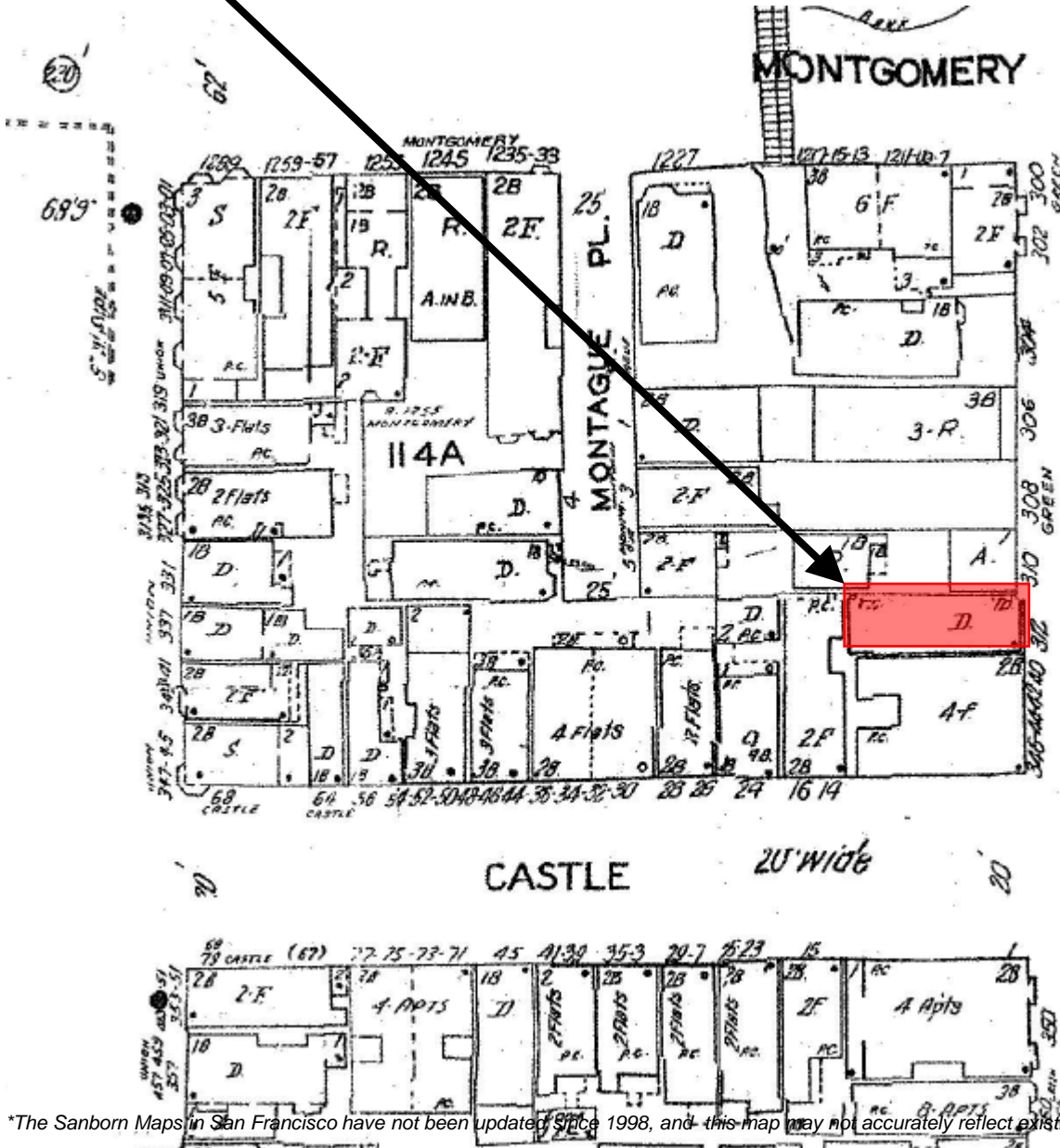
GREEN



Discretionary Review Hearing
 Case Number 2013.1652DV
 312 Green Street

Sanborn Map*

SUBJECT PROPERTY

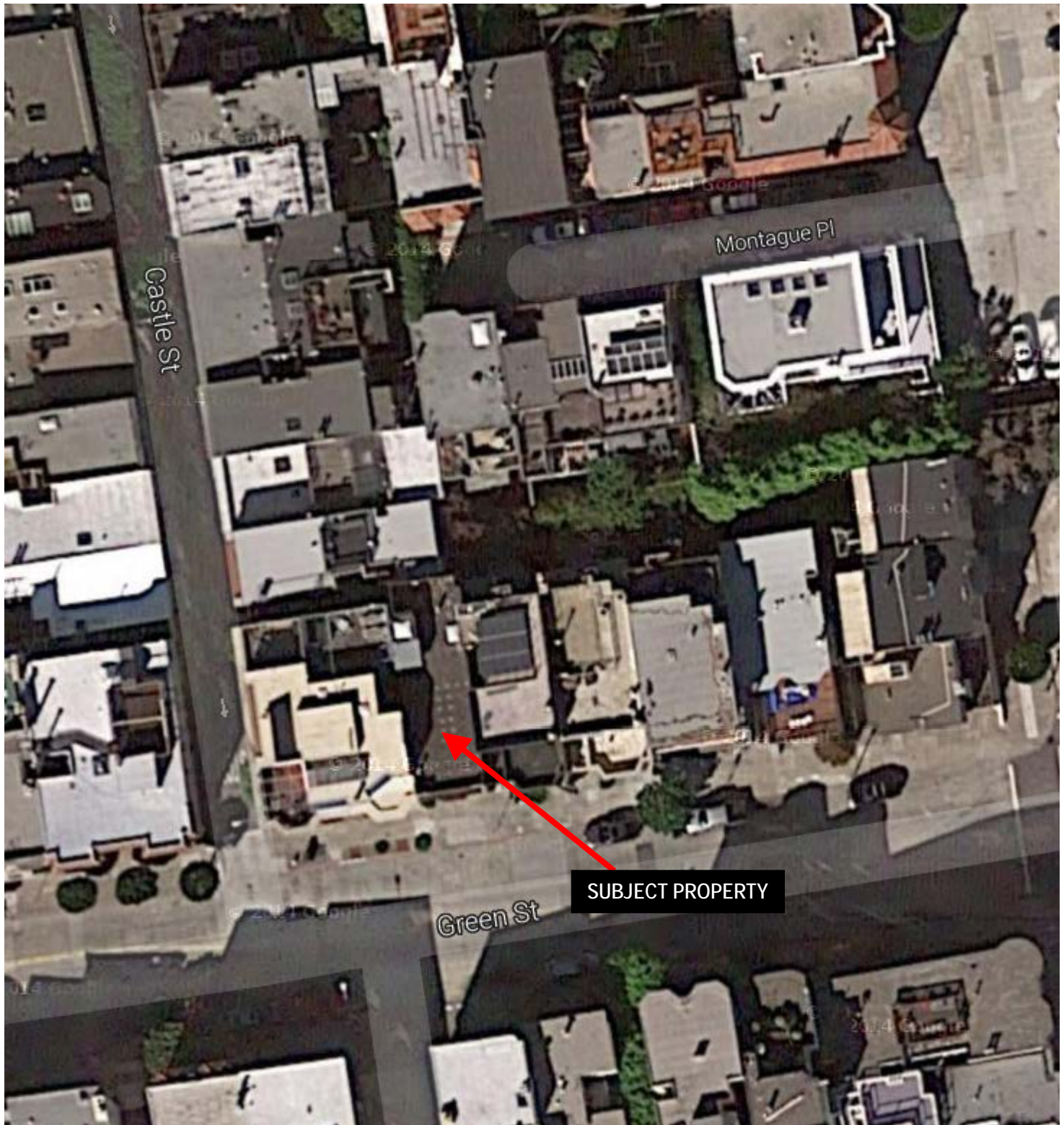


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



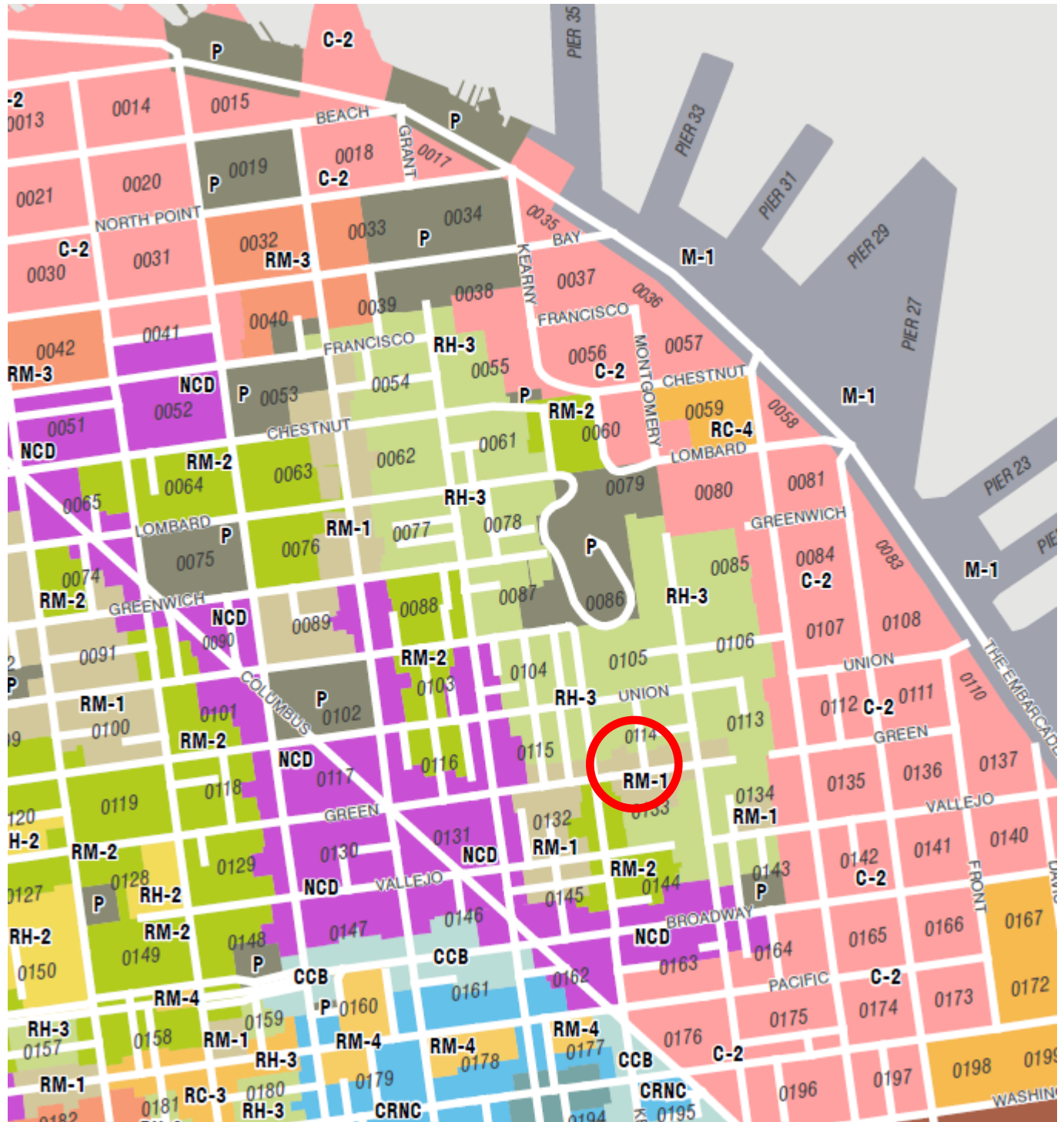
Discretionary Review Hearing
Case Number 2013.1652DV
312 Green Street

Aerial Photo



Discretionary Review Hearing
Case Number 2013.1652DV
312 Green Street

Zoning Map



Discretionary Review Hearing
Case Number 2013.1652DV
312 Green Street

Site Photo



Discretionary Review Hearing
Case Number 2013.1652DV
312 Green Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **November 13, 2013** the Applicant named below filed Building Permit Application No. **2013.11.13.1794** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	312 Green Street	Applicant:	Bruno and Suzanne Kanter
Cross Street(s):	Castle and Montgomery Streets	Address:	312 Green Street
Block/Lot No.:	0114/016	City, State:	San Francisco, CA 94133
Zoning District(s):	RM-1 / 40-X Telegraph Hill, North Beach Residential SUD	Telephone:	(415) 921-5456

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 type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	57'-6"	No Change
Rear Yard	0 feet	No Change
Building Height	21'-6"	40'-0"
Number of Stories	2	4
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
<p>The proposal is to construct a third floor and fourth floor addition to a two-story single family residence. The third story addition encroaches 10'-6" into the 15'-0" required rear yard. Included in the proposal are exterior stairs from the third story to the fourth story which also encroach into the required rear yard. The subject dwelling is currently noncomplying and occupies the full lot. This proposal requires a variance application for construction within the required rear yard. Variance 2013.1652V will be noticed separately.</p> <p>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.</p>		

For more information, please contact Planning Department staff:

Planner: Kate Conner
 Telephone: (415) 575-6914
 E-mail: kate.conner@sfgov.org

Notice Date:
 Expiration Date:

中文詢問請電: (415) 575-9010

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

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by 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.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

Jack Oswald and Anneke Seley
310 Green Street
San Francisco, CA 94133
415 986 8300
jack@oswald.com

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

October 14, 2014

RE: Request for Discretionary Review - 312 Green St.

Honorable Commissioners:

I'm writing as a concerned homeowner to ask that you keep an open mind as we approach the October 23 hearing to request a discretionary review of 312 Green Street's proposed development plans.

This project will cause material harm to my property as well as my neighborhood's existing character. We will show how 312 Green's requested project is extraordinary and exceptional and does not serve the best interests of our Planning code, residential design principles and general plan.

As neighbors, we look forward to engaging you in a constructive dialog to examine the extraordinary and exceptional conditions that justify a discretionary review of the proposed development. We have sought this dialogue with the project sponsor without response - therefore the hopes of our community rest upon your judgment at the Planning Commission.

Given the project's aggressive scale, we believe that significant changes are required to obviate its looming harm to our full-time residences. We look forward to your action on this matter.

Thank you for your service to our community.

Respectfully Submitted,

Jack Oswald

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:

Jack Oswald and Anneke Seley

DR APPLICANT'S ADDRESS:

310 Green Street

ZIP CODE:

94133

TELEPHONE:

(415) 272-6200

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

Kantor Architects

ADDRESS:

822 Greenwich St.

ZIP CODE:

94133

TELEPHONE:

(415) 921-5456

CONTACT FOR DR APPLICATION:

Same as Above

ADDRESS:

ZIP CODE:

TELEPHONE:

()

E-MAIL ADDRESS:

2. Location and Classification

STREET ADDRESS OF PROJECT:

312 Green St.

ZIP CODE:

94133

CROSS STREETS:

Montgomery

ASSESSORS BLOCK/LOT:

114 /016

LOT DIMENSIONS:

57.5 x 18.5

LOT AREA (SQ FT):

1064

ZONING DISTRICT:

RM 1

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

Single-family dwelling

Present or Previous Use:

Not clear

Proposed Use:

Building Permit Application No. 2013. 11.. 13. 1794

Date Filed:

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.

Few modifications were introduced with only slight impact on our property. The latest proposal added an insufficient light well not corresponding properly to ours; the rooftop stair and elevator penthouse has been modified

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

A. We are adjacent neighbors to the East of 312 Green Street and we believe the proposed new dwelling plans on file as building permit application number 2013.11.13.1794 do not meet the **General Plan Priority Policy** (Planning Code Section 10 1. 1 (b)(8)) to conserve and to protect existing housing and neighborhood character. To implement this policy, and address the significant problems in design with projects such as this the Planning Commission adopted specific residential guidelines restricting such inappropriate speculative development in our community.

B. The **Residential Design Guidelines** (RDG) focus on six core **Design Principles** (RDG p. 5), the first of which is "Ensure that the building's scale is compatible with the surrounding buildings," the second of which is "ensure that the building respects the mid-block open space," the third of which is "maintain light to adjacent properties by providing adequate setbacks." The new building proposed for 312 Green Street does not meet these three criteria (half of the total goals) and therefore is subject to Discretionary Review by the San Francisco Planning Commission.

C. The proposed plans fail to follow the **Building Scale Principles** (RDG p.5 and 7). As the subject project is on the smallest lot on the subject block proposed building is entirely out of proportion. The mass of the proposed building is excessive for the neighborhood context and the subject parcel.

D. The **Residential Design Guidelines** (p.7) state that "though each building will have its own unique features, proposed projects must be responsive to the overall neighborhood context. A sudden change in the building pattern can be visually disruptive." The plans provided by the project sponsor as part of the 311 mailing clearly illustrate the conflicts between this proposal and the goals of the San Francisco Planning Department. The proposed building is dramatically out of scale for this site. The project sponsor seeks to put a very large house on a tiny lot and burdens the adjacent properties with significant negative impacts.

E. The East side lightwell proposed for this project is insufficient to meet the **RDG** (p 16 - 17) for preservation of critical natural light sources. The size and location of the light well proposed does not comply with the long-standing Planning Commission practice requiring *matching* light wells to preserve the quality of habitable spaces on adjacent properties.

- F. ***The Residential Design Guidelines*** (p. 16) calls for the elimination of parapets through the use of fire rated roofing materials to reduce loss of natural light to adjacent properties.
- G. The privacy of surrounding homes will be significantly impacted and the project sponsor has failed to implement measures specified in ***RDG*** (p17)

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

A. The neighborhood would be adversely affected by the change in character associated with the inappropriate scale of the proposed structure.

B. As the neighbors directly adjacent to the East of proposed building, we would be directly affected. Replacing the current structure with four stories without rear yard setback compliance will limit the incoming natural light for my home.

D. The affect of the new building on our privacy and the enjoyment of our home cannot be overstated. The projection into the rear yard will both dominate our garden and create a direct view corridor into our windows.

E. Although the Planning Code does not protect private views from impacts of code compliant development, this project requests variances from the code which will significantly affect views from our home. Granting of such a variance would be materially injurious to surrounding properties

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?**

- A. Limit the new structure to three floors of occupancy.
- B. Require a full and matching light well to be provided along the eastern property line.
- C. No variance from the rear yard setback requirements

13.165207

Jack Oswald and Anneke Seley
310 Green Street
San Francisco, CA 94133

February 6, 2014

Kate Conner
Planning Department
City of San Francisco
1650 Mission St Suite 400
San Francisco, CA 94103

I am writing to you today concerning 312 Green Street to learn about the status of the permit application and to express significant concerns about the proposed plans that we have seen. What has been presented to us is a proposal for a substantial re-model and expansion that we believe is not in keeping with the neighborhood context, would impact light, air and privacy for several neighbors, and does not respect the historical nature of the original building. My wife and I have communicated with our neighbor on several occasions in an effort to better understand their intent and share our concerns. Though our concerns - as well as those of other neighbors - have been expressed, it appears that the proposed project does not take them into account. It is our opinion that the owners of 312 Green Street have consistently pushed to maximize their addition with little regard or acknowledgment of the valid and reasonable concerns communicated to them regarding neighborhood scale, light, air, and privacy. Below is a list of concerns that may not be complete. Every one of these concerns has been expressed on more than one occasion to the owners of 312 Green St and each one has been ignored, or not responded to in any way.

Specifically, we are concerned by the following things based on what we know so far:

1. **Height and Massing and Historical Significance.** The overall height and massing is not fitting with the neighborhood and existing streetscape. Given that the structure was built in 1907, it is a potential historic resource and should be treated as such. In addition, we would have expected that a significant setback (approximately 15 feet) from the street would be necessary for any new floors to be added as clearly stated in the Planning code and indicated in the Residential Design Guidelines. Also, we would expect the design, size and massing of any new additions would be minimally visible to someone on the sidewalk across the street to the South, per common Planning Department practices. None of these have been taken into account in the proposed design.
2. **No Rear Setback.** There are no rear setbacks for the lot. As it is, the building fills the entire lot and the proposed new structure would fill the same envelope. In so doing, the proposed new floors would block significant light and

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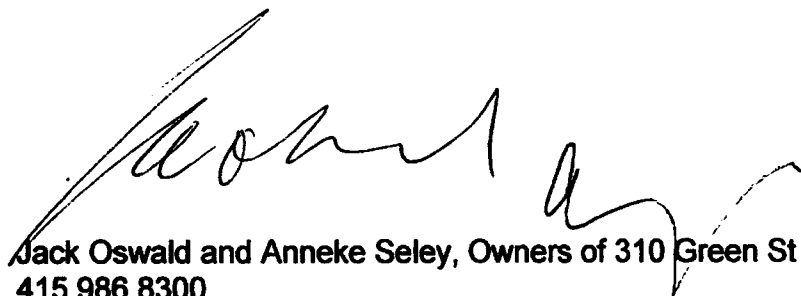
air to our back yard, which we use regularly, as well as other neighbors to the East and also the neighbor to the West.

3. **Privacy.** The new overall proposed height with a large roof deck would remove all privacy that we have for the following areas:
 - a. Roof Deck, which we use regularly (The proposed new roof deck would tower over ours and there would remain no privacy)
 - b. Master Bathroom and Master Bedroom
 - c. Guest Bath and Guest Bedroom (Whether from the proposed roof deck or any of the windows on the new proposed floors, it would be possible to peer directly into our bedrooms and bathrooms)

4. **Light and Air Intrusion / Lightwell setback.** The proposal has the new upper structure built to the property line on both the East and West sides. Doing so would block all light and air to our lightwell which is critical to the beneficial use and enjoyment of every floor in the home, especially the lower floors. This would be an equally important issue for the neighbor to the West of 312 Green St as well. We would expect no less than a 5ft setback from the existing lightwells on either side, yet none was proposed. It is our understanding from the Residential Design Guidelines that light wells should mirror each other.

5. **Solar panel blockage.** At the proposed new height, the solar panels that we had installed on the northern portion of our roof would be blocked a significant amount of the time and especially in the afternoon when they would be most beneficial to us as well as the community at large.

As noted above, we would have hoped that the owners of 312 Green St would discuss and legitimately attempt to address these concerns prior to submitting their permit application. We hope that you will encourage them to do so and we hope that we can all come to a mutually acceptable compromise.

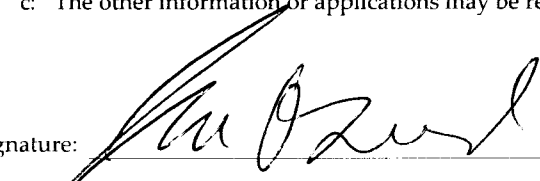


Jack Oswald and Anneke Seley, Owners of 310 Green St
415 986 8300
jack@oswald.com

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: 7-18-14

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

Owner / Authorized Agent (circle one)



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 13.1652D

Building Permit No.: 2013.11.13.1794

Address: 312 GREEN ST.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: BRUNO KANTER

Telephone No.: 415-921-5456 (for Planning Department to contact)

- Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.

SEE ATTACHED

- What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

ll ll

- 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 any 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 requester.

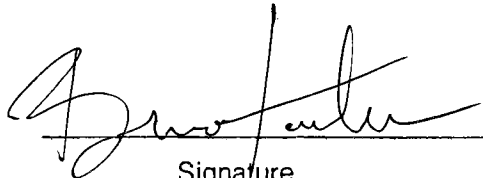
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If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>1</u>	<u>1</u>
Occupied stories (all levels with habitable rooms) ...	<u>1</u>	<u>3</u>
Basement levels (may include garage or windowless storage rooms)	<u>1</u>	<u>1</u>
Parking spaces (Off-Street)	<u>1</u>	<u>1</u>
Bedrooms	<u>2</u>	<u>3</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>1010</u>	<u>2065</u>
Height	<u>22'</u>	<u>39'-6"</u>
Building Depth	<u>57'-6"</u>	<u>57'-6"</u>
Most recent rent received (if any)	<u>N/A</u>	<u>N/A</u>
Projected rents after completion of project	<u>N/A</u>	<u>N/A</u>
Current value of property	<u>1,030,000</u>	<u>-</u>
Projected value (sale price) after completion of project (if known)	<u>-</u>	<u>-</u>

I attest that the above information is true to the best of my knowledge.


 Signature

9/8/14
 Date

BRUNO KANTER
 Name (please print)

Bruno and Suzanne Kanter
312 Green Street
San Francisco, Ca. 94133
brunokanter@gmail.com

September 8, 2014

Kate Conner
Planning Department
City of San Francisco
1650 Mission St. Suite 400
San Francisco, Ca. 94103

**Re: Discretionary Review Application Response: Case No. 13.1652D
Property at 312 Green St.
Assessor's Blk./Lot 114/016
Permit No.; 2013.11.13.1794**

Dear Ms. Conner,

This is a response to the Application for Discretionary Review submitted by our neighbors at 310 Green Street, Jack Oswald and Anneke Seley.

Decades long residents of North Beach, we have purchased the subject property to renovate as a private residence for use by my family. I am a licensed LEED certified architect in the State of California with over 25 years of professional experience – with numerous successfully completed projects in the Bay Area and beyond. Your review will find that this project meets all the code and zoning requirements for the property and no “exceptional and extraordinary circumstances” exist that warrants a DR review.

My detailed records will indicate that we have made numerous design concessions to address the Oswalds' concerns as well as those of our other neighbors. Through our design efforts and multiple meetings beginning in May of 2013, it has become clear that, in spite of all our concessions, the Oswalds will block and interfere with any remodel that either contains the same number of floors as their own property or has any impact, no matter how minor, on views from their roof deck.

They have used this process and many other tactics to impede the progress of this very straightforward project. We have already done everything beyond what is reasonable to reduce the impact of our proposed improvements on their rooftop views and to provide them with privacy and light. Unfortunately, we have been rebuffed no matter the level of our responses.


Now that our proposed remodel has a wider neighborhood audience their concerns have shifted from maintaining their unobstructed views to listing inaccurate and misleading claims to further delay our project. They have exacerbated the situation by reporting us for code violations that they are in turn trying to prevent us from remedying.

As for the D.R. Applicant's revised concerns, the ones itemized and in some cases repeated on the D.R. Application, we would like to summarize that:

- We have been working closely with the Planning Department's Residential Design Team to submit a design that is sensitive to the neighborhood context and meets the intention of the Planning Code and Residential Design Guidelines. The submitted design enhances the property, increases health, safety, welfare and sustainability of the area, and maintains the same scale and pattern of the neighborhood and block. We have proposed a structure more modest in height, square footage, and massing than that of the D.R. Applicants.
- We have made every effort to maintain natural light and privacy between our and all adjoining properties. Despite being the smallest lot on the block it appears that we are the *only* property to have provided *two/opposite* lightwells.
- We will be an owner occupied multigenerational residence, in contrast to the neglected, unoccupied, property owned by the D.R. Applicant. Their property has been in a state of incomplete, stagnant construction for many years.

Please see the attached three-question 'Response to Discretionary Review' as well as our point-by-point response to the D.R. Applicant's assertions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruno and Suzanne Kanter". The signature is written in a cursive, flowing style.

Bruno and Suzanne Kanter

RESPONSE TO DISCRETIONARY REVIEW

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

We have worked very closely with the Planning Department to ensure that our proposed remodel respects and is in conformance with the Planning Code and the Residential Design Guidelines. The proposed improvements are sensitive to the neighborhood context while offering many benefits to the welfare and safety of the community; including LEED sustainability, seismic upgrades, fire suppression, disabled accessibility and many other general repairs and code upgrades to the neglected property.

We have made multiple concessions to address the D.R. Applicant's concerns over rooftop view obstructions. There is no zoning or building codes that state Telegraph Hill residents have rights to 360 degree unobstructed views from their rooftops.

To highlight the discrepancy between properties, we'd note that our proposed remodel will be more modest in height, massing, and square footage than that of the D.R. Applicant's own property.

The misleading and inaccurate claims presented on the D.R. Application do not legitimately demonstrate "exceptional or extraordinary circumstances."

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

The most significant concessions made *prior* to filing our application were the removal of a stair penthouse from the roof, removal of parapets, and setting back the third story front (*see Pre-App. meeting drawings for comparison*). Despite having the narrowest lot on the block (18.5'), and living on a block where the homes either have a single, or no light wells, we added a second light well at the request of the department's Residential Design Team. These should be noted as direct and very purposeful changes to address concerns.

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 any 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 requester.

Our current submission already includes many changes from the original design. Collaboration with the RDT has resulted in a design that is in concert with the surrounding properties. Our goal is to create an accessible multigenerational home in which we can raise our growing family, care for my aging parents, and provide a modest space where I will work from home as a practicing architect. The design is substantially compromised but still workable from a space perspective. We cannot afford to remove any more space from a design which is already substantially smaller than that of the property of the D.R. Applicant. Considering the D.R. Applicant's 4,040 square foot 4 story dwelling, our smaller proposed dwelling (74.2% of the D.R. Applicant's) cannot handle more changes for the sake of maintaining their rooftop views.

OWNERS' POINT-BY-POINT RESPONSE TO D.R. APPLICATION

Note inaccuracies on application cover.

**APPLICATION FOR
Discretionary Review**

1. Owner/Applicant Information:

DR APPLICANT'S NAME:
Jack Oswald and Anneke Seley

**Property owners:
Bruno and Suzanne Kanter**

DR APPLICANT'S ADDRESS:
310 Green Street

ZIP CODE:
94133

TELEPHONE:
(415) 272-6200

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

ADDRESS:
822 Greenwich St.

ZIP CODE:
94133

TELEPHONE:
(415) 921-5456

CONTACT FOR DR APPLICATION:

Same as Above

ADDRESS:

ZIP CODE:

TELEPHONE:

()

E-MAIL ADDRESS:

2. Location and Classification

STREET ADDRESS OF PROJECT:
312 Green St.

ZIP CODE:
94133

CROSS STREETS:
Montgomery

ASSESSORS BLOCK/LOT:
114 / 016

LOT DIMENSIONS:
57.5 x 18.5

LOT AREA (SQ FT):
1064

ZONING DISTRICT:
RM 1

HEIGHT/BULK DISTRICT:
40 X

**Classified as
"Alterations"
not Demo. or N.C.**

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard
Single-family dwelling

Present or Previous Use:
Proposed Use: Not clear

**Proposed use:
Single-family dwelling**

Building Permit Application No. 2013. 11.. 13. 1794

Date Filed:

OWNERS' POINT-BY-POINT RESPONSE (CONTINUED)

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

D.R. APPLICANT:

A. We are adjacent neighbors to the East of 312 Green Street and we believe the proposed new dwelling plans on file as building permit application number 2013.11.13.1794 do not meet the *General Plan Priority Policy* (Planning Code Section 10 1. 1 (b)(8)) to conserve and to protect existing housing and neighborhood character. To implement this policy, and address the significant problems in design with projects such as this the Planning Commission adopted specific residential guidelines restricting such inappropriate speculative development in our community.

OWNER:

We are proposing a home that is modest in comparison to that of the D.R. Applicant, yet sufficient to raise our growing family and take care of our aging parents. With the ages in our household ranging from 2 months to 86 years, including first generation parents from Germany and France, we feel that our presence in the neighborhood will revitalize some of the cultural diversity that has been in decline in our neighborhood and San Francisco as a whole. As working professionals and decades-long residents of North Beach, we are frankly puzzled by the D.R. Applicant's reference to us as speculative developers. Unlike the D.R. Applicant, this home will serve as our family's sole and primary residence.

D.R. APPLICANT:

B. The *Residential Design Guidelines* (RDG) focus on six core *Design Principles* (RDG p. 5), the first of which is "Ensure that the building's scale is compatible with the surrounding buildings," the second of which is "ensure that the building respects the mid-block open space," the third of which is "maintain light to adjacent properties by providing adequate setbacks." The new building proposed for 312 Green Street does not meet these three criteria (half of the total goals) and therefore is subject to Discretionary Review by the San Francisco Planning Commission.

OWNER:

As stated before, the scale (height, massing and square footage) of our proposed home will be less than that of the D.R. Applicant and will be more compatible with the surrounding buildings. The mid-block open space terminates before it reaches the subject property. Without a rear yard, we are boxed in and cut off from the mid-block open space by the property to the rear and the D.R. Applicant's own 4 story walls. Unfortunately, we do not enjoy use of this community amenity. We have proposed *two* light wells compared to the D.R. Applicant's *one*. The D.R. Applicant's rear envelope, even with the granting of the variance, will remain extended well beyond ours.

D.R. APPLICANT:

C. The proposed plans fail to follow the *Building Scale Principles* (RDG p.5 and 7). As the subject project is on the smallest lot on the subject block proposed building is entirely out of proportion. The mass of the proposed building is excessive for the neighborhood context and the subject parcel.

OWNER:

Our proposed home will be smaller than the adjacent properties. Additionally, the scale will be more in context with the immediate and broader surroundings than how it currently stands. Despite the constraints of a sub-standard sized lot, we have fully met the intent of the Residential Design Guidelines.

OWNERS' POINT-BY-POINT RESPONSE (CONTINUED)

D.R. APPLICANT:

D. The *Residential Design Guidelines* (p.7) state that "though each building will have its own unique features, proposed projects must be responsive to the overall neighborhood context. A sudden change in the building pattern can be visually disruptive." The plans provided by the project sponsor as part of the 311 mailing clearly illustrate the conflicts between this proposal and the goals of the San Francisco Planning Department. The proposed building is dramatically out of scale for this site. The project sponsor seeks to put a very large house on a tiny lot and burdens the adjacent properties with significant negative impacts.

OWNER:

As it stands, the subject property is already visually disruptive to the block pattern. The proposed design will be more in scale with the other homes on the block, and will be more responsive and compatible to the neighborhood's natural topography.

D.R. APPLICANT:

E. The East side lightwell proposed for this project is insufficient to meet the *RDG* (p 16 - 17) for preservation of critical natural light sources. The size and location of the light well proposed does not comply with the long-standing Planning Commission practice requiring *matching* light wells to preserve the quality of habitable spaces on adjacent properties.

OWNER:

Our home is unique for several reasons. We would be the only dwelling to provide lightwells on both sides of the property despite having the narrowest lot on the block. We have painstakingly preserved natural light sources regardless of the fact that the D.R. Applicant had *illegally infilled* a portion of their lightwell, resulting in a boarded-over window of the subject property (see Complaint #201073954.) Mutual privacy is also considered by having the lightwells slightly staggered, as illustrated in the *RDG* page 17.

D.R. APPLICANT:

F. *The Residential Design Guidelines* (p. 16) calls for the elimination of parapets through the use of fire rated roofing materials to reduce loss of natural light to adjacent properties.

OWNER:

With the exception of the parapet requested by the Residential Design Team atop the bay window at the front of the property, all of the parapets were removed in response to the D.R. Applicants' concern over rooftop view obstructions. The drawings in the 311 package already reflect this concession.

D.R. APPLICANT:

G. The privacy of surrounding homes will be significantly impacted and the project sponsor has failed to implement measures specified in *RDG* (p17)

OWNER:

While San Francisco is a very dense urban environment, with inherent limitations of privacy, we have made every effort to balance natural light with maximum possible privacy, including slightly staggering our lightwell as shown in the *RDG*, page 17.

OWNERS' POINT-BY-POINT RESPONSE (CONTINUED)

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:

D.R. APPLICANT:

A. The neighborhood would be adversely affected by the change in character associated with the inappropriate scale of the proposed structure.

OWNER:

Please see our response to D.R. Applicants' assertion at 1.B, page 5.

D.R. APPLICANT:

B. As the neighbors directly adjacent to the East of proposed building, we would be directly affected. Replacing the current structure with four stories without rear yard setback compliance will limit the incoming natural light for my home.

OWNER:

Please see our response to D.R. Applicants' assertion at 1.G, page 6.

Additionally, an objective of the variance for the rear yard setback was to accommodate an open stair run for roof access at the back of the property. The stair relocation was in direct response to the D.R. Applicant's concern over the rooftop view obstruction that would result from the previously proposed stair penthouse/roof access allowed by the code. Granting of the variance will not affect the fact that the D.R. Applicant's rear envelope will still extend above and beyond ours.

THERE IS NO 2.C.

D.R. APPLICANT:

D. The affect of the new building on our privacy and the enjoyment of our home cannot be overstated. The projection into the rear yard will both dominate our garden and create a direct view corridor into our windows.

OWNER:

Please see our response to D.R. Applicants' assertion 2.B. above, this page.

D.R. APPLICANT:

E. Although the Planning Code does not protect private views from impacts of code compliant development, this project requests variances from the code which will significantly affect views from our home. Granting of such a variance would be materially injurious to surrounding properties

OWNER:

Please see our response to D.R. Applicants' assertion 2.B. above, this page.

Jack Oswald and Anneke Seley
310 Green Street
San Francisco, CA 94133

February 6, 2014

Kate Conner
Planning Department
City of San Francisco
1650 Mission St Suite 400
San Francisco, CA 94103

I am writing to you today concerning 312 Green Street to learn about the status of the permit application and to express significant concerns about the proposed plans that we have seen. What has been presented to us is a proposal for a substantial re-model and expansion that we believe is not in keeping with the neighborhood context, would impact light, air and privacy for several neighbors, and does not respect the historical nature of the original building. My wife and I have communicated with our neighbor on several occasions in an effort to better understand their intent and share our concerns. Though our concerns - as well as those of other neighbors - have been expressed, it appears that the proposed project does not take them into account. It is our opinion that the owners of 312 Green Street have consistently pushed to maximize their addition with little regard or acknowledgment of the valid and reasonable concerns communicated to them regarding neighborhood scale, light, air, and privacy. Below is a list of concerns that may not be complete. Every one of these concerns has been expressed on more than one occasion to the owners of 312 Green St and each one has been ignored, or not responded to in any way.

Specifically, we are concerned by the following things based on what we know so far:

1. **Height and Massing and Historical Significance.** The overall height and massing is not fitting with the neighborhood and existing streetscape. Given that the structure was built in 1907, it is a potential historic resource and should be treated as such. In addition, we would have expected that a significant setback (approximately 15 feet) from the street would be necessary for any new floors to be added as clearly stated in the Planning code and indicated in the Residential Design Guidelines. Also, we would expect the design, size and massing of any new additions would be minimally visible to someone on the sidewalk across the street to the South, per common Planning Department practices. None of these have been taken into account in the proposed design.
2. **No Rear Setback.** There are no rear setbacks for the lot. As it is, the building fills the entire lot and the proposed new structure would fill the same envelope. In so doing, the proposed new floors would block significant light and

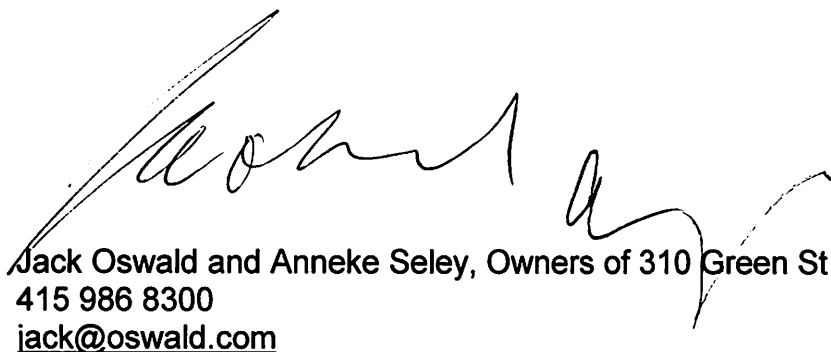
air to our back yard, which we use regularly, as well as other neighbors to the East and also the neighbor to the West.

3. **Privacy.** The new overall proposed height with a large roof deck would remove all privacy that we have for the following areas:
 - a. Roof Deck, which we use regularly (The proposed new roof deck would tower over ours and there would remain no privacy)
 - b. Master Bathroom and Master Bedroom
 - c. Guest Bath and Guest Bedroom (Whether from the proposed roof deck or any of the windows on the new proposed floors, it would be possible to peer directly into our bedrooms and bathrooms)

4. **Light and Air Intrusion / Lightwell setback.** The proposal has the new upper structure built to the property line on both the East and West sides. Doing so would block all light and air to our lightwell which is critical to the beneficial use and enjoyment of every floor in the home, especially the lower floors. This would be an equally important issue for the neighbor to the West of 312 Green St as well. We would expect no less than a 5ft setback from the existing lightwells on either side, yet none was proposed. It is our understanding from the Residential Design Guidelines that light wells should mirror each other.

5. **Solar panel blockage.** At the proposed new height, the solar panels that we had installed on the northern portion of our roof would be blocked a significant amount of the time and especially in the afternoon when they would be most beneficial to us as well as the community at large.

As noted above, we would have hoped that the owners of 312 Green St would discuss and legitimately attempt to address these concerns prior to submitting their permit application. We hope that you will encourage them to do so and we hope that we can all come to a mutually acceptable compromise.



Jack Oswald and Anneke Seley, Owners of 310 Green St
415 986 8300
jack@oswald.com

James S. Kirk
308 Green Street
San Francisco, California 94133
415-264-2376
Jamesskirk@aol.com

Monday, March 11, 2014

Ms. Kate Conner
kate.conner@sfgov.org
Planning Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: **312 Green Street**

Dear Ms. Conner,

My wife, Susan, and I live two houses to the east of the owners of 312 Green. I met Bruno Kanter and his wife about three months ago at their house. I felt a bit awkward because I was not invited by them, but told by a couple of neighbors that I should attend a meeting where they would discuss their plans for renovating their house. When I entered the house, I asked Bruno if it would be acceptable for me to attend to hear of his plans. He warmly welcomed me; but the meeting shed no light. I expected a presentation. There was none.

Bruno was there to answer questions. He answered a few and then asked for individual support and approval. I told him that I had no idea what he was planning, and that I thought he was required to notify neighbors living within 150 or 300 feet. He said he only had to talk with his two contiguous neighbors. He then asked me for my approval. I told him that I still did not know what he was planning, which I thought was the purpose of the meeting to which I was uninvited. I did ask Bruno about the scale of his plans. He responded enthusiastically about how city planner(s) were encouraging him to make full use of his "40 feet".

So I asked my immediate neighbor, Jack Oswald, who lives at 310 Green Street, if he had copies of the plans, and if so, could he forward them to me. Jack did so. I was a bit stunned at Bruno's ambition. The street drawings showed the quaint brown-shingled house, which had stood on its site for over a century, blown up on steroids as the towering gem of the hill. It rose straight up two stories, not counting multiple roof decks, railings and gardens. I had trouble deciphering if there were setbacks, as these would affect neighbors who were not contiguous, like us.

In sum, to my eyes, it takes astonishingly arrogance for Mr. Kanter to propose building vertically above the lightwell which his immediate neighbors, Jack and Anneke Oswald had just built, thereby leaving them with a 20 foot vertical view of a wall and obliterated light. That sets the stage for the rest: A house now out of scale to itself and the neighborhood; setbacks which block light to the small contiguous gardens to his immediate east.

We are rebuilding our house now. We are doing so because of a staggering number of construction defects (The house was built in 2001-2). We would have liked to make a number of changes. Our neighbor to the east has a house whose frontage is pushed six feet further out to Green Street. We would have liked to expand to match his frontage. We would have liked to do a number of things; but the people I talked with, my neighbors, were not so keen on our ideas. We listened, and we are rebuilding to the same footprint, with the same stucco and tile and windows (new, of course).

Thank you for your time. I am happy to talk with you if you wish.

Sincerely,

James S. Kirk
Owner, 308 Green Street

Bruno Kanter
822 Greenwich Street
San Francisco, CA 94133
Ph: 415.921.5456
brunokanter@gmail.com

March 18, 2014

Kate Conner
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

RE: Response regarding letters from Mr. Oswald and James Kirk:

Dear Kate,

I am writing in response to the two letters that you have received from our neighbors, Jack Oswald at 310 Green Street, and James Kirk, two doors down the street at 308 Green Street. I am grateful for this opportunity to respond to the misleading comments and inaccuracies posted by Mr. Oswald and Mr. Kirk. Below I summarize our interactions with the neighbors and I am happy to provide more detailed information and further represent our side of the story as the review process unfolds. In the meantime, I am confident that our submitted documents and drawings will speak for themselves and demonstrate not only the project's conformance with the Planning Code and Residential Design Guidelines, but the compromises we've made to address neighbors' concerns.

Long time residents of North Beach, my wife and I are seeking to build a home in which we can raise our family and take care of my aging parents. We began meeting with each of our adjacent neighbors in May of 2013 to discuss our project. Over the following months we felt that we were heading in a mutually satisfactory direction with all of our adjacent neighbors, including Mr. and Mrs Oswald. Many of the grievances in Mr. Oswald's letter dated February 6, 2014 have never been mentioned to us and are a clear attempt to deter our project. The focus of our previous meetings with him, and our subsequent concessions, were on addressing his most ardent concern; minimizing the obstruction of his view of the Bay from his roof deck.

Our efforts with Mr. Oswald culminated in the Pre-Application Meeting to which he brought his adjacent friends and neighbors, one of which was James Kirk. Mr. Kirk was upset for being excluded from the invitation list for the meeting. We told him that we were happy to have his presence and input, but we were only following the instructions specified by the Planning Department. This did not seem to appease his frustration, and he departed early. I later offered to personally go over our proposed design with Mr. Kirk and his wife.

At the Pre-App Meeting we discussed proposed changes to the project addressing Mr. Oswald's concerns, but he made it clear in no uncertain terms that he would not accept our compromises. None the less, we included the changes in the drawings that were ultimately submitted for permit in hopes that he would come around. The other adjacent neighbors who we worked with at great lengths over the months prior to the Pre-App Meeting are in support of the project (and letters

will be forthcoming). Mr. Oswald's rear neighbor and friends, Mr. & Mrs. LaTour, appear to support our project as well. At the Pre-App Meeting, Mrs. LaTour pointed out to Mr. Oswald that he was being "unreasonable." Following the meeting, drawings reflecting the compromises made were emailed to all the attendees of the meeting including Mr. Kirk. When Mr. Oswald says "every one of these concerns has been expressed .. and .. each one has been ignored," he is greatly exaggerating to say the least.

Below I address Mr. Oswald's concerns as specifically outlined in his letter.

1. **Height and Massing and Historical Significance:** The property has been determined not to be an historical resource. Refer to the CEQA Categorical Exemption Determination for this project. In numerous meetings with Mr. Oswald, he never expressed any concerns regarding the historical significance of the property.

Mr. Oswald also never mentioned the front setback as a concern of his. However, in working with our supportive neighbor to the west, Charles and Miriam Eley, we increased the proposed third story setback in consideration of their view of the Bay. We believe that we provided a more than adequate setback averaged between adjacent buildings and massing that is unifying to the overall streetscape. The house is located on the smallest substandard lot of the block and, if built as currently proposed, it will only be 75% of the square feet of Mr. Oswald's house and less in overall height. Both adjacent buildings to the subject property are four story buildings. The height of the proposed house is 39.5 feet. The roof height of Mr. Oswald's building is approximately 41 feet. This complaint is clearly an attempt to lower the height of our building in order to preserve his roof deck view, the primary concern that he clearly expressed to us in our meetings with him.

2. **No Rear Setback:** Contrary to Mr. Oswald's comments, rear setbacks are included in the proposed design. The new third story sets back an average of the adjacent buildings. The new fourth story sets back 15 feet as prescribed by code. The mass of Mr. Oswald's own building is blocking direct light to his own rear yard. The neighbor to the west is in support of the rear setbacks in our proposed design. He felt that it offered privacy.
3. **Privacy:** Initially, we attempted to address privacy between Mr. Oswald's roof deck and our proposed roof deck by incorporating roof parapets and a proposed stair penthouse. However, once Mr. Oswald made it clear to us that his view and light were of more importance to him, these elements were removed from the design. We also shifted the proposed roof deck to the rear of the property so as not to be immediately adjacent to his roof deck at the front of his property. A green roof is proposed instead at the front of the subject property offering a buffer between the adjacent roof decks and a pleasant foreground to the city beyond. Following our meeting with Mr. Oswald on this view issue (as it was expressed to us), we emailed him concept drawings showing the perspective view from his roof without the parapets and the stair penthouse. It quickly became clear that Mr. Oswald would not be satisfied if we built to the maximum roof height allowed by the code.

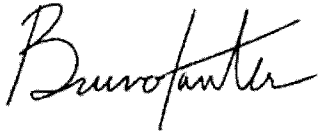
Regarding the privacy of Mr. Oswald's lightwell windows, we believe the proposed design, which does not include a lightwell adjacent to his, increases the privacy to all his windows located there. A shared lightwell would mean there would be many facing windows impacting his privacy. Please see item below for more on this.

4. **Light and Air Intrusion / Lightwell Setbacks:** A single lightwell following the existing block pattern has been proposed on the west side of the substandard width subject property. Please reference our Response to Planning Department Requirements #1. Mr. Oswald's own property does not have matching lightwells on both sides of his building. In fairness, I feel that we have made more consideration into Mr. Oswald's access to natural light than he did when he willfully infilled his lightwell without neighbor notification, thus illegally boarding over the only easterly permitted window on the subject property, as documented by DBI Complaint # 201073954.

5. **Solar panel blockage:** With the removal of the stair penthouse and roof parapets from the proposed design the subject building will have little impact on Mr. Oswald's solar panels. The solar array faces due south and has a low incline optimized for energy production in the middle portions of the day.

In conclusion we are not asking for any entitlements other than those which Mr. Oswald and Mr. Kirk already enjoy. In fact, I would say that we are proposing less. We made compromises to address Mr. Oswald's concerns and those of our other neighbors who support our project. If you have any questions, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruno Kanter". The signature is written in a cursive, flowing style with a large initial "B".

Bruno Kanter

Conner, Kate (CPC)

From: Michelle MacRae <macrae.michelle@gmail.com>
Sent: Tuesday, July 22, 2014 8:41 PM
To: Conner, Kate (CPC); Connie & Dick Pisciotta; bigpisciotta@yahoo.com; dpress@rocketmail.com; maria.f.farell@bankofamerica.com
Subject: 312 Green Street (Case No: 2013.1652V)

Hi Kate,

This email is in regards to:

Project Address: 312 Green Street
Block/Lot No:0114/016
Case NO: 2013.1652V
Building Permit: 201311131794

This is in regards to the notice of Public Hearing regarding the proposal to build 3rd and 4th floor additions to 312 Green Street.

The owners of the impacted building 14-16 Castle Street, do not live on site.

The 14-16 Castle Street Property is registered to:

Connie & Dick Pisciotta
301 Baltimore Way
San Francisco CA 94112

Phone number: **415-334-6429**

The hearing notice was addressed to 14 Castle Street, and the occupants just passed on the notice.

Please note documents regarding 14-16 Castle Street should be address to Connie & Dick at the above specified address.

312 Green Street shares a partial wall with 14-16 Castle, and this construction project would directly impact the view and property value of 14-16 Castle Street. The view of the iconic TransAmerica Pyramid would be blocked completely by this build. I believe the owners of the 14-16 Castle property, Connie and Dick, have expressed their concern to Bruno and Suzanne Kanter. It is my understanding that Connie and Dick are NOT in support of this project.

Please contact Connie & Dick Pisciotta in regards to this matter. I have copied them on this email for their reference.

Thanks,
Michelle MacRae
415-940-3034

Bruno and Suzanne Kanter
312 Green Street
San Francisco, Ca. 94133
brunokanter@gmail.com

October 15, 2014

Cindy Wu, Commission President
San Francisco Planning Department
1650 Mission St. Suite 400
San Francisco, Ca. 94103

**Re: Project Sponsors Introduction of Letters of Support:
Property at 312 Green St.
Assessor's Blk./Lot 114/016
Permit No.; 2013.11.13.1794**

Dear President Wu and Members of the Planning Commission,

Please accept the following support letters which show overwhelming support from the community in which we have been decades-long residents. Neighbors on the block, including the adjacent neighbor to the west of our property at 342 Green Street (who is the most impacted by our project), are in support of our remodel project. Others on Telegraph Hill and North Beach are represented here. In addition, a few friends who personally know how much the remodel of our home means to us and would like to see us be able to continue to live in the city, also show their support.

We have enjoyed the opportunity to meet with many cooperative neighbors over the last year and a half, and have held presentations for the Telegraph Hill Dwellers and the North Beach Neighbors associations. We addressed concerns with those willing to work with us; the Planning Department review process further helped us cultivate the proposed simple and straight-forward project before you today. The Residential Design Team conducted two progressive reviews of the project, and another after the D.R. Application was submitted, and is ultimately supportive of the current design.

Careful analysis of the D.R. Application Response will show that the D.R. Requester's assertions are unsubstantiated. We respectfully request the Commission determine that Discretionary Review is not warranted for this project.

Sincerely,

Bruno and Suzanne Kanter



Kate Conner
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

RE: 312 Green Street Permit Application Application 201311131794, Case No. 2013:1652V

This letter is to indicate North Beach Neighbors support of the proposed project at 312 Green Street.

The project owner presented an overview of the proposed addition at our September North Beach Neighbors Board of Directors meeting.

We feel the additional stories are in line with other projects on this street. We understand the proposed modifications will provide additional outdoor space in the rear of the property and the additional setback included in the modifications will benefit adjacent neighbors. Additionally, modification will allow the owners' parents to move into the property.

We do not have any concerns regarding the proposal.

If you have any questions, please do not hesitate to contact me at NorthBeachNeighbors@ymail.com.

Regards,

Susan McCullough
North Beach Neighbors Board of Directors
Planning and Zoning Chair



2679 24th Avenue San Francisco, CA 94116
415.385.8024 | info@soperdesign.com | www.soperdesign.com

September 29, 2014

Kate Conner

San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Re: Letter of support for 312 Green Street remodel
Application 201311131974, Case No. 2013:1652V

Dear Ms. Conner,

Please accept this letter on behalf of myself supporting the 312 Green street remodel project.

Throughout the design and approvals process of the project, I have personally witnessed the great care exercised by the subject property Owners, Bruno and Suzanne Kanter. By and large, this has been a positive and collaborative effort in reaching out to the affected neighbors on several occasions through meetings, presentation drawings and letters in spite of the unreasonable objections and the combative nature from the neighbor to the east, Mr. Oswald. The result is a design that has been artfully shaped in response to comments received from the affected neighbors and the San Francisco Planning Department, often at great costs to the Owners in terms of lost potential square footage. The final design under review is compliant with adopted City planning guidelines and is a vast improvement to the current state of the property. Furthermore, the proposed project not only fits into the character of this special neighborhood but is an asset as well. On a personal note and as a father of three girls living here in the City, I have known Bruno and Suzanne for many years and their desire to improve the property to fit the needs of their new and growing family should be embraced by a city that all too often witnesses the flight of young families out of San Francisco. One of the primary reasons for this phenomenon is housing which is squarely at issue here. As an Architect, a San Franciscan, a proprietor of an LBE firm here in the City and person who has great respect for the character of Bruno and Suzanne, I support their efforts. It is therefore with great enthusiasm I endorse the remodel project!

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ronald P. Soper', with a long horizontal flourish extending to the right.

SOPER DESIGN ARCHITECTS

Ronald P. Soper, Architect, LEED AP
California license C-27237

RPS/rps

September 24, 2014

San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: Support Letter for 312 Green Street
Application 201311131974, Case No. 2013:1652V

Dear Planning Commissioners:

My name is Helmut Kanter. As a physicist, I came to this country 50 years ago from Germany to work in the aerospace industry. My wife, Marie-Therese, is an archaeologist from France. We are both proud US citizens. My wife and I are 82 and 86.

We have led interesting lives and now find ourselves seniors and becoming infirm. My wife, formerly an athletic woman, is close to being wheelchair bound. We are becoming more and more dependent on our son Bruno and his wife Suzanne and look forward to living with them and our newborn grandchild in their new home at 312 Green Street.

Due to our current state, the proposed remodel, which includes an elevator and is otherwise designed for accessibility, is necessary to enable us to live in the home with them. We are grateful that they are willing to design their home to accommodate us and strongly urge the city to support their request for a variance as well as their plans for remodeling. The city should encourage young people to care for their aging parents in their homes, and to improve homes so that future owners can do the same. Please allow this project to move forward.

Thank you for your kind consideration.

Sincerely,

Helmut and Marie-Theres Kanter
601 Van Ness Ave. #1109
San Francisco, CA 94102

Miriam Phillips and Charles Eley
342 Green Street
San Francisco, California 94133

April 1, 2014

Kate Conner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, California 94103

Subject: 312 Green Street Residential Remodel

Dear Ms. Conner

This is a letter of qualified support for the proposed residential reconstruction at 312 Green Street. We have always assumed that one day this small bungalow would be remodeled with an additional story. We have already seen the complete rebuilding and expansion of the two properties to the east of 312 Green Street, at 310 and 308 Green Street. The reconstruction of 312 Green will have significant impact on our property, but on balance, we support it because the 312 owners, Suzanne and Bruno Kanter, have worked with us to reduce and mitigate the impact. The impacts we describe below with regard to our lightwell and common roof deck would result from just about any expansion of the property.

Current Conditions and Impact

In 1977 we purchased the four-unit building immediately west of 312 Green Street. Since that time we have lived and raised our two children in the upper east unit (#342). We own and rent out the two lower condominium units at 340 and 346 Green Street. We do not own the condominium at 344 Green Street (upper west unit).

<i>Existing Conditions</i>	<i>Impact/Mitigation</i>
Our top (penthouse) floor includes our living room, dining room, kitchen, library, and guest bath. The living room faces south and east and we enjoy air, light, and views of the downtown and the Bay Bridge.	The proposed design will have little impact since it is setback from Green Street to align with the east wall of our penthouse. This is the biggest issue for us.
Our building has a common roof deck located in the northeast corner of our property. The east wall of our common deck is immediately adjacent to the existing roof of 312 Green Street. Our common deck enjoys full sun in all directions and views of downtown.	The proposed design will have significant impact here. Sunlight from the east and will be reduced. The downtown skyline will no longer be visible. Views and light from the south and west will be unaffected. There are also some privacy issues since the proposed roof deck at 312 Green will be directly adjacent to and overlooking our common deck. The 312 owners have offered to mitigate the impact through planters and appropriate treatment of the common wall.

<i>Existing Conditions</i>	<i>Impact/Mitigation</i>
We have a large lightwell on the east side of our building, just south of the common deck that provides light and air into our (#342) bathrooms, master bedroom, quest room and the lower tenant's (#340) dining room, kitchen and bathroom.	Direct sunlight from the east which we currently enjoy in several of the windows will be lost, even though the proposed design has a light well that aligns with ours. This is due to the proposed addition of two additional floors. There are also privacy and acoustic issues related to sharing the lightwell. The 312 owners have offered to mitigate the visual privacy issues by using obscure glass in windows that adjoin the lightwell. It would also be desirable if their kitchen window was not operable and sound rated. To maximize light, the walls of the proposed lightwell should be finished in a light colored material.
Our bedroom is adjacent to the existing kitchen in 312 Green. Since the walls have no acoustic separation, we can very clearly hear normal conversation, radios and TVs from our bedroom.	The proposed design shows the existing kitchen becoming a "play room", but it appears to us that this will more likely serve as a living room or family room. The 312 owners have agreed to acoustic treatment of this room to reduce impact.
We have a series of photovoltaic collectors on the penthouse roof of our building.	We do not expect the collectors to be significantly shaded, primarily because of the proposed setback from Green Street.

Summary

Other obvious concerns are dust and noise during construction. We would expect the contractors to maintain reasonable hours (daytime and weekday) for noisy activities and carry out appropriate cleaning at the end of construction.

We have been meeting with Bruno and Suzanne Kanter over the past year and they have been to our home to observe and discuss our concerns. Their latest plans respect and mitigate our concerns to the extent possible, given that they are adding two floors to their building.

We understand that the planning department has recommended increasing the setback for the fourth (top) floor. We do not have a strong opinion on this. From what we understand of the proposed change, we do not expect it to affect our support for the project one way or the other.

Regards,



Miriam Phillips
Charles Eley

Teresa Johnson and Daria Janese

365 Green Street
San Francisco, CA 94133

July 11, 2014

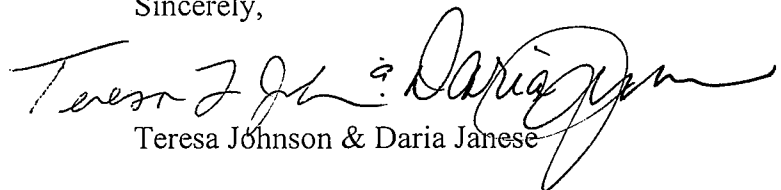
Kate Conner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Building Permit Application for 312 Green Street

Dear Ms. Conner,

We are writing to express our support of the permit application for 312 Green Street. We are happy to see that Bruno and Suzanne are improving the condition of the residence, which in its current state seems out of place with the more improved buildings that surround it. The addition of two stories to the residence is fitting, considering the height of the surrounding buildings. We appreciate that the proposed materials chosen for the remodel are consistent with those of the other buildings on the block while removing the fire hazard posed by the existing shingle siding. Moreover, this remodel does a service to our environment and future generations when it becomes sustainable through LEED building certification. As the owners and inhabitants of 365 Green Street, we welcome the improvement to our neighborhood and would like to see the project move forward as currently proposed.

Sincerely,



Teresa Johnson & Daria Janese

July 9th, 2014

Lauren Gray Williams
315 Green Street
San Francisco, CA 94133

Kate Conner
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Re: 312 Green Street permit application

Dear Ms. Conner,

I am writing in support of the proposed remodel and addition at 312 Green Street. I am the resident and owner of 315 Green Street across the street. The proposed design is sensitive to the neighborhood character and the two story addition looks compatible in scale with the neighboring buildings. The property has been something of an eyesore on the block for years.. so the remodel will be a welcome improvement to the neighborhood with the added benefit of being planned as a sustainable building. I am happy to see Bruno and Suzanne's long-term commitment to the neighborhood as they build a home in which to raise their family. Please accept my support for the project.

Sincerely yours,

Lauren Gray Williams
415-308-6328

September 22nd, 2014

Sharone Mendes Nassi
Carmel Blue Pregnancy and Parenting center
1418 Grant Avenue
San Francisco, CA 94133

Re: Support Letter for 312 Green Street
Application 201311131794, Case No. 2013:1652V

Dear Planning Commissioners:

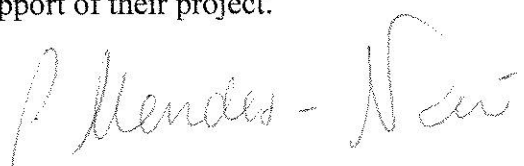
My business, Carmel Blue, is a resource for all things baby: prenatal classes, childbirth preparation and education, postnatal parenting support and baby products. Carmel Blue is located in the heart of Telegraph Hill/North Beach on Grant Avenue, a very short distance from the above-proposed project.

I have known Suzanne and Bruno Kanter for approximately a year as Suzanne attended all of her pre-childbirth classes at Carmel Blue as well as weekly prenatal yoga classes. Suzanne and her newborn baby Simone now attend our weekly "Mommy and Me" group which I lead.

As so many young families leave San Francisco to raise their children, it is gratifying to see a young couple like Bruno and Suzanne make a serious commitment both emotionally and financially to staying in San Francisco to raise their young daughter. They are an asset to Telegraph Hill and the city should encourage their development of 312 Green Street into a home that will support their growing family.

I urge your support of their project.

Thank you.

A handwritten signature in cursive script that reads "S. Mendes - Nassi". The signature is written in dark ink and is positioned to the right of the typed name.

Sharone Mendes Nassi

Natalie Lee
natty.c.lee@gmail.com

September 30, 2014

Kate Connor
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Support 312 Green Street Application 201311131974, Case No. 2013:1652V

As a resident of North Beach, I am writing to express my support of Bruno and Suzanne Kanter's remodel plans and requested variance.

Bruno and Suzanne are young professionals who add value to the community. Suzanne is a practicing trusts and estates attorney and Bruno is an architect. As a fellow attorney, I respect Suzanne's commitment to offering up to 200 hours of her services each year on a pro bono basis. Last year, Suzanne helped a young San Francisco boy obtain a guardianship with his uncle after his mother was placed in a rehabilitation facility. She also assisted a young Guatemalan girl who suffered a traumatic journey to the United States obtain special immigrant juvenile status. In the last year, Bruno has guided several North Beach residents through the soft story seismic retrofit program without compensation. Individuals like Bruno and Suzanne are vital to the community and should be encouraged to stay in San Francisco.

Like Bruno and Suzanne, my husband and I are recent first time parents. We understand how difficult it is to raise a family in the city. Due to the difficulties of finding suitable housing for a young family, we are contemplating a move to the Peninsula. It is a shame that families like mine and the Kanters are forced to leave the city in order to raise their families. The city should strongly support the Kanters' efforts to build a long-term residence in North Beach in which to raise their young family and support their aging parents. By encouraging families like the Kanters', it sets an example for other families and demonstrates that it is possible to stay here in the city.

The Kanters are doing the neighborhood a huge service by improving a residence that has been neglected for decades and turning it in to a sustainable residence. The design is compatible in height, massing, and character to the surrounding buildings. Additionally, the materials chosen are appropriate for the neighborhood and consistent with the surrounding buildings. For these reasons, we strongly support the permit application for 312 Green Street.

Sincerely,

Natalie Lee



927 Greenwich Street • San Francisco, CA • 94133 • 415.816.8827 • jrdaprano@hotmail.com

October 7, 2014

Jodi Rae Daprano
927 Greenwich Street
San Francisco, CA 94133

Kate Conner
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Re: Letter of support for 312 Green Street remodel
Application 201311131974, Case No. 2013:1652V

Dear Ms. Conner,

I became a North Beach homeowner in 1998, and have known Bruno Kanter for most of that time. I was ecstatic to learn that he had bought a house, and would be staying in the neighborhood to raise his family. It was a delight to see Bruno getting his plans in place and ready to have his home underway as he and his new wife Suzanne were preparing to start their family.

I was later so terribly surprised and disappointed to learn that Bruno's plans had been held up. Since being a homeowner, my plans and progress halted a number of times under circumstances much like what Bruno and his family are experiencing right now. When I was in the throws of my projects, Bruno so generously and freely gave of his time and expertise. I asked if there was anything I could do for him now that he was facing a similar situation. I hope this letter in some way will help.

After seeing his plans, the current photo and proposed design, I was further perplexed.

- The design is not only sensitive to the context of the other buildings on the block, but it beautifies the skyline and the street.
- The proposed design is appropriate in scale and height to the two adjoining buildings.
- The addition of the two stories and the variance request are appropriate for not only the block but also the two adjoining buildings.
- The plans include sustainable, green building. This offers both environmental and community benefits.
- The family sized home offers Suzanne and Bruno the space to raise their new family, which is such a gift to the community.
- The family sized home will also allow for Suzanne and Bruno to care for Bruno's aging parents, keeping alive the multi generation living that this community was founded on.

Bruno has not only been a benefit to me personally, but the generosity he extended to me has often been extended to the community. I hope that Bruno's plans will not be held up much longer, so that he can refocus on the positive community progress and on his commitment to his family.

Please feel free to contact me, via email at jrdaprano@hotmail.com, or by phone at (415) 816-8827 if there is anything more that I can do.

Warmest regards,


Jodi Rae Daprano

October 15, 2014

RE: 312 Green Street – Discretionary Review Hearing

Dear Planning Commission:

This is a letter in support of the proposed project at 312 Green St.

With over twenty years of experience, I am a practicing architect in San Francisco, with a concentration in historic preservation, adaptive reuse, and infill contextualism.

This project is an example of the 311 Notification and Planning process at work. The permit applicant has met and complied with every procedural step of the planning review and community outreach process to propose a Residential Design Guideline and Planning Code compliant design. This project has incorporated numerous design compromises into the final proposed drawings even though the initially proposed project met the planning code and Residential Design Guidelines. I would in fact argue that the larger initially proposed project was a superior proposal in terms of the height, scale and massing of the existing street pattern rather than the scaled down version. Yet the applicant has worked diligently with the Planning Department staff in order to respond to outreach comments and provide several thoughtful compromises.

The site at 312 Green Street is a very small substandard sized lot. It is bordered on either side by two very large residential buildings that dwarf it in terms of scale, height, size and massing. The proposed project is an opportunity to infill a gap in the streetscape fabric. The large abandoned residential addition construction project at 310 Green Street exacerbated the cramped and dwarfed scale of the structure at 312 Green Street. There are several complaints on record regarding the abandoned and derelict construction project at 310 Green Street. There has stood for years an unfinished and unsafe black wall that towers above the applicant's home. The neighbors abandoned construction project at 310 Green Street has an unfinished and improperly waterproofed property line wall, that if leaking is potentially causing untold damage, rot and mold to the applicants property. An abandoned project that with a blatant disregard for their neighbors, planning code, residential guidelines or this Discretionary Review process infilled and blocked off one of 312 Green Street's light well windows.

The prevailing street pattern is a four story residential building over a garage. The project site at 312 Green Street is at the apex of the Green Street crest. Following the natural street slope and pattern naturally continues and reinforces the dominant streetscape pattern. Both residences to the right of the subject property, 310 and 308 Green Street, are two projecting bay additions over garage with a top forth level and roof decks. The applicant's initial proposal matched this pattern which was a strong reinforcement of the street pattern. Through the neighborhood outreach meetings, planning department and residential design team reviews, the applicant agreed to remove the third story bay. This was an agreed upon compromise that reduced the project bulk, yet in my opinion, does not as strongly follow the established pattern. The overall height of the project was also reduced, and open railings were added. This agreed upon compromise is also a departure from the dominant street pattern, since by simply looking at the

A R C H I T E C T S

front elevation, it is clear that by following the established height pattern, the house at the crest of the hill should be the tallest, yet through compromise it has been reduced. These, as with all the compromises made by the applicant, demonstrate their respect for the design review process and clear willingness to work at a good faith effort of compromise.

The substandard size lot at 312 Green Street is also burdened by not having another common amenity enjoyed by the majority of the other properties on the block. It does not have a rear yard for open space. As such, the applicant has designed a solution to maximize the usability of the outdoor open space. This is a solution also used by the adjacent properties. Being such a small footprint, it is important to provide outdoor light and open space, especially since one of their few exterior windows used for access to natural light and air was illegally constructed over without any notification or due process. A window and lightwell that should be restored back to its original configuration prior to the illegal infill.

I have known Bruno Kanter for over 25 years. We studied architecture and historic urban contextualism together in Florence Italy, we studied at Cal Poly together and have been fortunate to work and collaborate together here in San Francisco. He is a very talented and gifted architect, with a deep sense of community and space. He has made North Beach his home for over 20 years. This is where he lives, works, and has started a family with his wife. Bruno is part of the community fabric in North Beach and intends to remain an active part of the community. He has purchased his first home, and designed a thoughtful and appropriately scaled remodel that conforms to the Residential Design Guidelines and Planning Code. He has respected and met every step of the 311 Notification and Planning Process, and made requested compromises in a good faith effort to appease neighbors. He has provided a design with compromises which have also been deemed appropriate by the Residential Design Team and the Planning Department in accordance with his property entitlements and zoning. The proposed project is an example of a well designed and appropriately scaled in-fill project that has met the burden of the 311 Process and should be approved.

Thank you for your review and consideration of this project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Peter A. Zepponi', with a long horizontal flourish extending to the right.

Peter A. Zepponi, AIA, CGBP
Zepponi Architects

From: Greg Hemming <gregorsf@hotmail.com>
Subject: 312 Greenwich Street; San Francisco, CA 94133
Date: October 13, 2014 at 2:12:58 PM PDT

Dear Friends of North Beach:

I have been a resident of Telegraph Hill/North Beach for over six years now. I am a property owner. I fully support the remodel plans of Bruno & Suzanne Kanter as well as their request for a variance. I know of so many families with children who have to move out of the neighborhood. Also, taking on the burden to take care of one's elders shows great compassion something lacking in many families today. People like the Kanter's really are what we need in our neighborhood today.

If you should have any questions or concerns, please do not hesitate to contact me.

Thank you,

GC Hemming/gch
151 Pfeiffer Street
San Francisco, CA 94133

October 2, 2014

Dear Planning Commissioners:

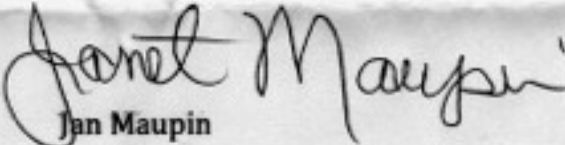
My name is Jan Maupin and I live at 500 Greenwich on Telegraph Hill.

I am writing in support of the variance and remodel for 312 Green Street.

I raised my daughter in this neighborhood of North Beach and Telegraph Hill and my daughter went to school here as well. It's a wonderful neighborhood for families and I am glad to see that Bruno Kanter and his wife Suzanne want to remodel 312 Green so that they can live there and raise their family in North Beach.

Please vote for approval.

Thank you.


Jan Maupin

Mike Di Benedetti
376 Green Street
San Francisco, CA 94133

September 22, 2014

Dear Planning Commissioners

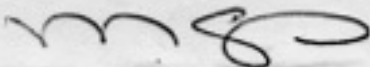
I have owned and lived in the above property since early 2008. I am also a partner in a business a few blocks down the hill at 570 Green called Amante and Chubby Noodle. I know the neighborhood and the street very well.

The Kanters are customers and not only for that reason am I totally supportive of their remodel project with its variance at 312 Green Street, in the same block where I live.

What they are planning for 312 Green will only enhance our block.

Please vote to approve their project.

Thank you.



Mike Di Benedetti

Darla Bernard
12608 Prego Court
San Diego, CA 92130

September 4, 2014

Re: 312 Green Street, San Francisco, CA 94133 – Supportive
Case No. 2013:1652V

Dear Planning Commissioners:

As a long time owner of property on Telegraph Hill – 50-52 Edith and 56-58 Edith – and formerly long time resident of Telegraph Hill, I am in full support of Bruno and Suzanne Kanter's request for a variance at 312 Green Street as part of their well thought out remodeling plans.

I went through a similar experience when I lived on Telegraph Hill. (I just moved to San Diego within the past year.) I know first hand how disruptive NIMBYs can be after attempting a remodel on Edith a few years ago. Any objections to the Kanter's remodel are purely and simply out of selfish interests.

My own son and daughter-in-law started raising their family on Telegraph Hill and I frequently babysat my grandson when I lived nearby on Edith. I cannot tell you how many times people remarked how lovely it was to see me take my grandson Conner to the nearby cafes, restaurants and to Washington Square.

Bruno and Suzanne represent the kind of people we want on the hill and in San Francisco: young families with children.

Please support this project. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Darla Bernard".

Darla Bernard

**Danny Leone
On Lok Senior Services
1000 Montgomery Street, Room 306
San Francisco, CA 94109**

**RE: 312 Green Street Permit Application – letter of support
Application 201311131794, Case No. 2013:1652V**

Dear Planning Commissioners:

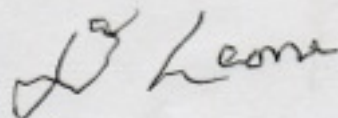
I have lived in San Francisco for more than 30 years. Most of that time I lived on Montgomery at Green, a few yards from the above-proposed project. I know the site and the neighborhood well.

Now a senior and recovering from a stroke, I reside in On Lok housing nearby at Montgomery and Broadway still in the neighborhood I love so much.

Over the years I have seen a decline in the neighborhood with the departure of families with young children, which is a great pity because North Beach was built for families with children. I, for one, would like to see it stay that way.

I support the Kanters' project at 312 Green Street and think their remodeling plans are a sound and beneficial improvement to North Beach and Telegraph Hill.

Yours truly,

A handwritten signature in black ink that reads "Danny Leone". The signature is written in a cursive style with a large initial "D" and a long horizontal stroke at the end.

Danny Leone

From: Steve Batiloro <sbatiloro@hotmail.com>
Subject: RE: 312 Green Street
Date: September 23, 2014 at 8:08:11 PM PDT

Dear Planning Commissioners:

My name is Steve Batiloro and I live at 347 Green Street, Apt. 4, directly across the street from the proposed project. I support the proposed remodel and variance and see nothing detrimental to the block. In fact the height increase, as depicted in the rendering, would bring 312 Green in line with its neighbors and restore symmetry to the block.

Sincerely, Steve Batiloro, 347 Green Street

From: lisa dungan <lisajuly1@gmail.com>
Subject: Re: 312 Green Street
Date: September 4, 2014 at 12:12:35 PM PDT

Dear Planning Commissioners:

I have been a property owner for many years. I'm currently living at Lombard and Taylor and own property elsewhere. I fully support Bruno and Suzanne Kanter's variance and remodel plans. I'm glad to have the Kanter family in our neighborhood and truly believe they should be able to update their home to reflect their neighbors.

Thank you for your consideration!

**Lisa Dungan
802 Lombard Street, SF CA 94133**

>> September 15, 2014

>> Dear Planning Commissioners:

>>

>> I am writing in support of the proposed remodel and variance at 312
>> Green Street at the crest of Telegraph Hill. I have lived on
>> Telegraph Hill for 4.5 years in Edith Alley, which is very nearby.
>> As a matter of fact, my landlady, who became a very good friend,
>> faced a similar issue with a property she owned on Telegraph Hill as
>> well and I watched her go through a torturous process trying to
>> obtain approvals for a variance and remodel because of the many
>> objections raised by Nimby neighbors. I sincerely hope this doesn't
>> happen to the Kanter Family. Please let them get on with their
remodel project and support their application and variance.

>>

>> Thank you.

>>

>> Heather Pollard

> 58 Edith St.

> San Francisco, CA

> 94133

>>

From: R Calame <recalame@sbcglobal.net>

Subject: 312 Green

Date: September 16, 2014 at 7:17:53 PM PDT

Dear Planning Commissioners:

I live on Telegraph Hill and support the remodel and variance for 312 Green Street.
Thank you for your consideration.

Rebecca Calame
567 Union St.
San Francisco

From: Ashlyn Perri <ashlyn.e.perri@gmail.com>

Subject: Re: email of support

Date: September 24, 2014 at 10:38:55 AM PDT

Dear Planning Commissioners:

I was born and raised in North Beach. I support the Kanters' efforts to remodel the property at 312 Green Street and I also support their variance request.

Thank you.

Ashlyn E. Perri
367 Hanover Street
San Francisco, CA 94112

From: Steve Batiloro <sbatiloro@hotmail.com>
Subject: RE: 312 Green Street
Date: September 23, 2014 at 8:08:11 PM PDT

Dear Planning Commissioners:

My name is Steve Batiloro and I live at 347 Green Street, Apt. 4, directly across the street from the proposed project. I support the proposed remodel and variance and see nothing detrimental to the block. In fact the height increase, as depicted in the rendering, would bring 312 Green in line with its neighbors and restore symmetry to the block.

Sincerely,

Steve Batiloro
347 Green Street

September 30, 2014

Dear SF Planning Department:

My wife and I have been North Beach residents since moving to San Francisco and have been living at the same address on Telegraph Hill for the past 6 years. We recently learned about Bruno and Suzanne Kanter, and know their home well, since we walk by it on a daily basis and can see it from our living room.

We understand Bruno and Suzanne are trying to remodel their home to make it more livable for their growing family, and we want to express our support for their remodel plans, as well as their request for a variance.

While North Beach has lots of nightlife and has become a going out destination, it is also a home to many longtime San Franciscans, and families like the Kanters are exactly what the neighborhood needs in order to create a stronger community for families and individuals alike.

Sincerely,
Rafael and Sarah Morales
1162 Montgomery Street (at Green)
San Francisco, CA 94133

From: <angelo@litebite.com>

Subject: RE: 312 Green Street

Date: September 14, 2014 at 1:15:06 PM PDT

Dear Planning Commissioners:

I understand that Bruno and Suzanne Kanter, their baby Simone, and Bruno's elderly parents, wish to move into their home at 312 Green Street, which is right around the corner from where I live on Windsor Place. First, however, it needs a substantial remodel since the property has been neglected for many, many years.

Please add my name to the list of supporters. I see no reason why the Kanter Family shouldn't be allowed to remodel their family home and live in it for years to come.

Sincerely,

Angelo Ferrari
9 Windsor Place, San Francisco, CA 94133

Wayland Lew
859 Lombard St.
San Francisco, CA 94133

September 24, 2014

Kate Conner
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Re: Letter of support for 312 Green Street remodel
Application 201311131974, Case No. 2013:1652V

Dear Ms. Conner,

As a resident and property owner in North Beach for more than 50 years, I am in full support of the remodel plans and requested variance of Bruno and Suzanne Kanter. We are lucky to have Bruno as a skilled Architect in our neighborhood. He contributes to the greater good of our community. For example, without compensation Bruno helped our family see our way through the mandatory Soft Story Seismic Retrofit Program for our building. There is a greater good within a community when responsible homeowners want to, and actually live in their homes; Bruno and Suzanne will follow through.

We would like to see Bruno remain in our neighborhood and fully support his effort in making his home suitable for his family while improving an otherwise run down property that reflects poorly on our neighborhood. The proposed design is compatible in height, mass and character with the surrounding properties, not to mention sustainable, a plus for our environment and community. Please approve the permit application and variance for 312 Green Street.

Sincerely,



Wayland Lew

Matthew Fambrini
2160 Leavenworth St.
San Francisco, CA 94133

October 6, 2014

c/o Kate Connor
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Letter of Support for 312 Green Street Application 201311131974, Case 2013:1652V

Dear Planning Commissioners,

My name is Matthew Fambrini. I am a native San Franciscan and have lived and worked in North Beach community for 18 years. I have known Bruno Kanter for almost 18 years.

On October 7, 2013, I attended the Pre-Application meeting held at 312 Green Street. At that meeting I observed that one of the neighbors (the one who filed the DR application) was very impolite and even hostile towards the Kanters. This neighbor's behavior made me feel very uncomfortable in the meeting.

Bruno Kanter is a professional, reasonable and honest man. He has done everything possible to accommodate each of his neighbors, in particular the neighbor in question, so much so that he has sacrificed elements that were important to the home's value and use to his family.

I urge you to support this project and the Kanters' request for a variance without further delay so that they and their family may move on with their lives.

Thank you,



Matthew Fambrini
North Beach resident

Marissa Viray
814 Greenwich Street
San Francisco, CA 94133

October 2, 2014

Kate Connor
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103


Re: Support Letter for 312 Green Street
Application 201311131974, Case No. 2013:1652V

I am a long time North Beach resident and am writing to express my support of Bruno and Suzanne's application to remodel 312 Green Street and the requested variance. The city should encourage multigenerational families such as theirs to remain in the city. When this project comes to fruition the Kanters will be able to continue their residence as valued members of our community.

The current house has seen better days and looks out of place with the larger surrounding buildings. The proportions of the remodel design are very much in line with those of the adjacent properties. Further, the new design of the house fits in nicely with the aesthetics of the neighborhood.

I would like to see the project move forward as currently proposed without further delay.

Sincerely,



Marissa Viray

September 16, 2014

**C/O Kate Connor
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103**

**Re: Support Letter for 312 Green Street
Application 201311131974, Case No. 2013:1652V**

Dear Planning Commission:

I am a descendant of one of the founding families of North Beach. It's a neighborhood I love for many reasons. My mother and I are neighbors of Bruno and Suzanne Kanter who we fully support in their efforts to build a more suitable home for their family.

We have known Bruno Kanter for over 20 years both as a neighbor and as a friend. Fifteen years ago I restored one of the original Monterey fishing boats in the lagoon at Fisherman's Wharf. Bruno helped me with the wooden planking. That's the kind of guy he is – a good neighbor – a good friend. The work required meticulous patience.

Now Bruno, together with his wife Suzanne, has applied that same meticulous patience to the proposed design of the house remodel for his family while respecting the look and scale of the neighborhood. It's a small, narrow lot and he needs a variance to make it work. He would like to build up and back to make room for his growing family and to provide space for his aging parents, who have become frail. Accessible family sized housing is hard to come by in this city. The Kanters would be contributing to that housing stock.

We urge you to support this project without further delay.

Thank you.

*David W. Damato
Jacqueline Damato*

**David & Jackie D'Amato
814 A Greenwich Street
San Francisco, CA 94133**

October 11, 2014

c/o Kate Connor
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re:312 Green Street Application 201311131974 Case 2013:1652V
Letter of Support

Dear Planning Commissioners,

I would like to offer my full support regarding the proposed permit application and variance request for Suzanne and Bruno Kanter. It's wonderful to see this young family remain in North Beach and better our environment by improving this home which appears in much need of care.

My wife and I have lived in North Beach for many decades and are long time neighbors of the couple. They are an asset to our community. Their proposed plans for a sustainable two story addition to the existing house are very modest and fit well into the area. In fact the existing house seems out of place next to the four story buildings on either side of it. Please let the Kanters move forward with their remodel and vote to approve the permit application and variance.

Thank you,

A handwritten signature in cursive script that reads "Sam Hiona".

Sam Hiona
2154 Taylor Street, #5
San Francisco, CA 94133

October 10, 2014

Grant and Denise Chenier
1632 Taylor Street
San Francisco, CA 94133

C/O Kate Conner
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Re: Letter of support for 312 Green Street permit application
Application 201311131974, Case No. 2013:1652V

Dear Planning Commissioners,

The purpose of this letter is to reinforce our full support of Bruno and Suzanne Kanter's permit application noted above, including the design and variance.

We moved to the neighborhood about 15 years ago, and met Bruno shortly thereafter, and have known Suzanne almost since the day she and Bruno met. They are bright, articulate, and conscientious individuals, whose intentions as expressed in their application, are clearly to improve, beautify, and benefit their neighborhood as a whole.

Both personally and professionally, Bruno and Suzanne are a welcomed addition, and asset, to any neighborhood. As an experienced architect and consummate professional, Bruno took upon himself to offer his services, at his own time and expense, to assist us in evaluating our soft story seismic retrofit requirements, helping to ensure the safety and security of his neighbors.

Having spent many years restoring a turn-of-the-century home ourselves, we have a unique perspective of the commitment and dedication to the task that Bruno and Suzanne are undertaking. We feel passionately that Bruno and Suzanne's plans for their home offer us all a rare opportunity to benefit from their insight, community awareness, and commitment to the neighborhood, that have gone into developing those plans.

By incorporating sustainable, green features, methods, and materials, their design is consistent with, and perfectly compliments the neighborhood and surrounding 4-story homes, benefiting property values in the area.

Building plans and permits aside, at a time when headlines are filled with convert and flip stories, and expound the exodus of San Francisco families – which have historically been a cornerstone of our unique blend of the traditional and the forward looking – Bruno and Suzanne’s ambition to raise a family of their own in “the city” further solidifies their long-term commitment to the betterment of San Francisco and their neighborhood.

Bruno and Suzanne have gone above and beyond to accommodate all reasonable needs, desires, and sensitivities of their neighbors, and for this and the other reasons summarized above, we unconditionally support their permit application.

Regards,



Grant and Denise Chenier

October 12, 2014

Dr. Mary Ann Sullivan
355 Winding Way
San Francisco, CA 94112

Ms. Kate Conner
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Re: **Support Letter for 312 Green Street remodel**
Application 201311131974, Case No. 2013:1652V

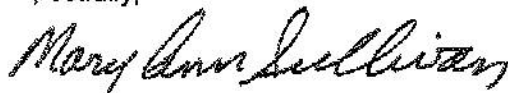
Dear Planning Commissioners,

As a 40 year San Francisco resident and 30 year homeowner, I share the Mayor's vision to rapidly increase housing for middle and lower income residents. The proposed remodel at 312 Green Street represents an opportunity to do just that: provide adequate space to raise a growing family and care for aging parents. The existing house is a small and rather sad looking structure relative to its neighbors. The new design enlarges the building in a way that is sensitive to the milieu of the block with respect to scale, height, and overall size. The variance request for the addition therefore seems totally reasonable and appropriate.

I have known this family for 20 years, starting when Bruno Kanter helped me and my husband with a complete remodel of our own home. He was incredibly thoughtful and creative throughout the design and construction process. He worked side-by-side with us on 3 of every 4 weekends/month for several years rebuilding the house. I must tell you that we were greatly impressed with his work ethic, innovative ideas, dedication to the project, flexibility, dependability, and core focus on quality and ecology. He is an honest, ethical man.

I cannot imagine why anyone would object to improving of the property at 312 Green Street. The endeavor will only enhance the neighborhood and the City. I vouch for this family and their remodel plans wholeheartedly without any reservation.

Respectfully,



Mary Ann Sullivan, Pharm.D.

October 9, 2014

Ian Cooley
566 Lombard Street #5
San Francisco, CA 94133

c/o Kate Conner
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Re: Letter of support for 312 Green Street remodel
Application 201311131974, Case No. 2013:1652V

Dear Planning Commissioners,

My name is Ian Cooley, I am a San Francisco native and lifelong Telegraph Hill resident. I am writing this letter to support Bruno and Suzanne Kanter with their home construction project.

Bruno and Suzanne have already been a part of the Telegraph Hill community for many years. They solidified their desire to make their residency permanent by purchasing a home here and are excited to raise their baby girl in this community. Additionally, Bruno has aging parents with health issues that they expect to care for in their home at 312 Green Street. Bruno has planned long and hard about the stability of his family's future and this home is a foundation to provide that stability.

Bruno is a professional architect and has a tremendous respect for architectural balance and scale. He has spent hundreds of hours examining the area's design and considering his project's impact on the area and his neighbors. Bruno is a very considerate and reasonable person with a friendly cooperative personality. He has shared his plans and designs with members of the community and had many friendly discussions in an attempt to gain valuable feedback. Subsequently, he has made changes to his project along the way. I believe he has arrived at a project that fits properly within the neighborhood.

I have known Bruno and Suzanne for many years and have seen first hand their love for this city and their contribution to our community. I am excited to have Bruno and Suzanne and their family as permanent neighbors, assuming they are able to move forward with their project. Please vote to approve the permit application and variance for 312 Green Street.

Sincerely,



Ian Cooley

JOSE & ANABELA ARAU

415.355.8950
josefranklin@earthlink.net

1227 Neilson Street
Berkeley, CA
94706

October 12, 2014

Kate Conner
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Re: Support Letter for 312 Green Street remodel
Application 201311131974, Case No. 2013:1652V

Dear Planning Commissioners,

I am proud and honored to say that Bruno Kanter has been a compassionate, reliable and upstanding friend of mine since 1988, when we were colleagues at Architecture School at California Polytechnic State University in San Luis Obispo, CA and during our one year studying in Florence, Italy. For the past 26 years, he and I have continued to share the same global ideals, familial passions and cultural interests. We have supported each other during the ups and downs of our relationships to significant others and during our years working for a variety of Architectural firms in the Bay Area. For three years of weekends, we worked alongside one other remodeling a home in South San Francisco. Bruno taught me how to use AutoCAD when the world was transitioning from hand-drawing to computer-aided design drawings. He is both a giving and altruistic friend, one whom I hope to have through all times, both thick and thin.

I lived in San Francisco for eleven years in apartment complexes in various locations and in late 1998 took advantage of low interest rate financing to buy a junior studio condominium at the corner of Steiner and McAllister streets. When my wife and I married in 2000, we were wanting to eventually raise a family, but even as a middle class couple, we could not figure out how we could ever afford a house in the city. After looking with a realtor for six months for a two-bedroom home in San Francisco, we decided to search for the same in the East Bay in 2003, where, after we sold the condo, we moved into a 1926 bungalow in a favorable neighborhood in North Berkeley. I had never wanted to leave San Francisco due to the wonderfully rich and dense European-flavor, and it was my wife, Anabela, who convinced me that we could get a lot more for our money to house our family to-be in Berkeley than in the City. We ended up in our current two-bedroom, one-bath home with detached garage and studio for half of what the same would have cost us in San Francisco. I wish we could have stayed in San Francisco, but aside from the high housing costs, at the time, the City did not offer many family-friendly

amenities such as back yards and tot lots, since most of the population was single or without children.

Anabela and I are very pleased to know that Bruno and Suzanne Kanter, after renting for over 20 years, not only were able to afford permanent housing in San Francisco by purchasing this rundown property "as-is" but are also choosing to raise a child there, which can only help to benefit the community as a whole. Not only are the Kanters improving a piece of property, also beneficial to San Francisco, but they chose to purchase the most distressed house on the block and remodel it in a most pleasant, humble and unassuming manner, as evidenced in the renderings of the proposed remodel. Bruno and I convene for lunch periodically in downtown San Francisco to catch up on family news, my family's endeavors and discuss the extremely ambitious financial- and time-commitment he and Suzanne have undertaken for this improvement to the neighborhood. We talk about the importance of taking care of our aging parents and our growing families, and how difficult this is to accomplish in this day. He has shared some of the copious drawings and ideas with me of how the new home could accommodate the special needs of his parents as they get older and less mobile.

The design of the house is not only accessible for the physically-challenged, but is also sensitive to the context of the other buildings on the block and is appropriately modest in scale, height, and massing. In my humble and educated opinion, the addition of two stories and the variance request are appropriate, and, jointly, can only enhance the quality and value of the neighborhood.

Ten years ago, my wife and I installed photovoltaic panels on our roof to supply more than ample electricity to our home, recently completed a laundry grey water system, own chickens that eat worms from our worm bin, and compost our food waste. We are most pleased with the Kanters choices to strive for a sustainable, green and environmentally-friendly designed building. It is rare to find a holistically-aware and conscientious young couple with child willing and able to invest in a property to improve its value and aesthetic for the benefit of the community.

We do hope that this planning commission panel can see that the opportunities provided by the Kanter family's enthusiastic high-quality intentions can only improve the quality of the City's fabric.

Sincerely yours,

Jose and Anabela Arau

October 14, 2014

C/O Kate Conner
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Re: Letter of support for 312 Green Street remodel
Application 201311131974, Case No. 2013:1652V

Dear Planning Commissioners,

My name is Heida Biddle and I've been a resident of San Francisco, first as a renter, then as a home owner for over 15 years. I have known Bruno as a friend for over 10 years and more recently have worked with him in the remodel of my home.

On a personal level, I simply cannot speak highly enough of Bruno. He is incredibly friendly, warm, and generous and any neighborhood would be lucky to have him and his family as members of the community.

In addition, Bruno and his family are incredibly engaged about becoming homeowners in the community in which they have been renters for all these years. Bruno has found a home with great potential, and has repeatedly expressed his enthusiasm for the opportunity he has to raise his new baby and to care for aging parents in this wonderful location. Having lived (and moved around) in San Francisco for many years, and now having a family of my own, I know, very personally, how hard it is to find family sized housing and to find it in a neighborhood in which you would want to raise children. He has clearly found the perfect place and is fully involved in making it the best home for his family.

And importantly, Bruno is also passionate about building beautiful, environmentally friendly homes that retain the spirit of the areas in which they reside -- and is very excited to convert what is a very distressed home into a beautiful one. In his work as architect for my own home, he has taken great care to help me maintain the spirit of my older home, while helping to tastefully update it and ensure it is structurally sound. He has been a joy to work with as someone who listens with care, responds thoughtfully to feedback, and shows genuine consideration for everyone in the process. It is on Bruno's advice that I kept my neighbors up to date and solicited their feedback on plans. His easy going manner with me, my neighbors and the contractors has made what could be a difficult process an easy and joyful one.

Bruno and his family have established longtime roots in their community and it would be a shame to see them have to leave in order to meet the housing needs of their multigenerational family. Given their passion and enthusiasm for this home and neighborhood in particular, I can't imagine a better place for them!

Heida Biddle
(415) 699-1599
530 7th Avenue
San Francisco, CA 94118

Brant E. Blower
1342 Martin Luther King Jr. Way
Berkeley, Ca. 94709

September 29, 2014

Kate Conner
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Re: Letter of support for 312 Green Street remodel
Application 201311131974, Case No. 2013:1652V

Dear Ms. Conner,

I am writing in support of my friend's (Bruno and Suzanne Kanter) proposed remodel at 312 Green Street in North Beach. Although my wife and I currently live in Berkeley, I continue to work full-time for an architectural firm in North Beach, and, as a previous decade-long resident on Varennes alley (just down the street), I am very familiar with the neighborhood and its context.

My wife and I were very excited as Bruno and Suzanne crossed over the threshold from renters in North Beach to first-time homeowners. We know firsthand of Bruno and Suzanne's deep love and sense loyalty to North Beach. When we told Bruno that we could no longer afford to live in San Francisco, he made it clear that they could not imagine raising their family anywhere else.

I remember Bruno eagerly reaching out to his new neighbors with their design proposal. This was more than an opportunity to discuss proposed improvements; it was an opportunity to get to know them and establish new friendships. That was generally a good experience with the exception of the neighbors immediately to their east, the Oswalds.

Over the course of several months I witnessed Bruno labor over different design variations in hope of appeasing the Oswald's indignation over any potential view obstructions. It finally became obvious that these folks would not accept any design that included the same number of floors that they currently have. I immediately had some apprehension over the potential relationship Bruno and Suzanne might have with these neighbors when I saw that they had, with complete disregard to the law, walled-over the only east-facing window Bruno and Suzanne have. Apparently the Oswalds were not happy with the previous location of the shared light well. When it became apparent that Bruno and Suzanne were not willing add the removal of an entire floor to their list of concessions, the Oswald's turned them into the building department for rooftop code violations that the Oswalds themselves were delaying them from ultimately rectifying. At this point Suzanne had to unplug from the project to avoid any potential damage the emotional stress might cause to their unborn child.

I do not wish to pass any personal judgment on the Oswalds, but I am hopeful that their avenues of willful delays and unreasonable obstructions will finally reach a dead-end. The Kanters have worked diligently with the Planning Department, and have made every reasonable effort to appease their neighbor's view concerns. I find it ironic that if someone were to propose building the Oswald's house next the Oswalds, they would undoubtedly be livid over a building that is higher, longer, and offers no east-facing light well. Bruno and Suzanne have every right to provide a safe and suitable home for their family. North Beach is very lucky to still have them.

Sincerely,

Brant E. Blower

October 11, 2014

c/o Kate Conner
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Re: Letter of Support for 312 Green Street Remodel
Application 201311131974, Case No. 2013:1652V

Dear Planning Commissioners,

My name is Brigitte Kanter and I'm writing this letter to support the remodel of 312 Green Street in San Francisco. Bruno and Suzanne Kanter are my brother and sister-in-law and as you might imagine I know them quite well. While you may presume I'm biased in writing this letter, I can objectively attest to their high integrity and their genuine desire to be fair and reasonable throughout this remodel project. Bruno and Suzanne are good people who would like to remodel their home to make it suitable for raising their young family and care for our elderly parents. They are modest in their desires and have designed the home to be sensitive to the context of other buildings on the block.

Prior to moving just over the hill to Cow Hollow, I lived in North Beach for 12 years. I'm very familiar with the neighborhood, and equally familiar with the old, run-down house they would like to remodel. The requests they have made are appropriate given the other properties in the area and will fit nicely with the aesthetics of the community. Further, the remodel is designed to be a green building, which will not only be sustainable and a benefit to the environment, but will also be ADA compliant/accessible.

I hope you will grant them the opportunity to pursue this remodel. Please don't hesitate to let me know if I can offer any further information or context.

Kind regards,

Brigitte Kanter
2701 Van Ness Ave, #410
San Francisco, CA 94109

September 28, 2014

Suon Cheng
44 Pleasant Street
Los Gatos, CA 95030

Kate Conner
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Re: Letter of support for 312 Green Street remodel
Application 201311131974, Case No. 2013:1652V

Dear Ms. Conner,

I am writing in support of Bruno and Suzanne Kanter's application for remodel of their 312 Green Street residence in San Francisco. I have known Bruno and Suzanne for many years and have with followed the development of their designs from inception to present state. I am a professional corporate real estate planner with background in architecture, urban design and real estate development. I was also a resident of Telegraph Hill for six months and know the area well.

In my opinion, Telegraph Hill is about to receive an excellent remodel and substantial financial investment to improve the neighborhood. The proposed improvements meets and surpasses the city's zoning requirements, includes sustainable materials, and responds appropriately to the Telegraph Hill neighborhood context. When reviewed together, the design is in concert with the massing of surrounding buildings. Its light wells allow for natural light to infiltrate the adjacent buildings and respects the cone of view of other residences ~ while its façade improves the articulation of the street by continuing existing architectural "languages" (e.g. building height and windows on the same level as adjacent buildings; balanced entry on front façade, etc). This proposal will increase property value and improve the neighborhood.

Bruno and Suzanne have also addressed concerns raised by their neighbors to almost beyond a reasonable level, including:

- Introducing lower parapets / stairway entrance to their roof to preserve their neighbor's rooftop views
- Decreasing façade depth to also respect views from neighbor's windows, and
- Providing light wells on both sides of his property to ensure daylight enters their and adjacent buildings

The Planning Department should note that these changes have substantially decreased the usable area of their own property – for benefit to adjacent properties. In a place where real estate is extremely expensive, these concessions translate to very real dollars compromised for Bruno and Suzanne!

I wish that the planning department will recognize their sensible design adjustments and their clear responses to neighbor's concerns and approve this project in a timely manner.

Please feel free to contact me at any time. I would like to support their application for this project.

Best regards,

Suon Cheng

408-384-2763

suon.cheng@gmail.com

LinkedIn profile: <http://goo.gl/Uz9c1N>

Tina & Albert Chou
934 Greenwich Street
San Francisco, CA 94133

October 6, 2014

Kate Connor
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Support 312 Green Street Application 201311131974, Case No. 2013:1652V

We are writing to express our support of Bruno and Suzanne Kanter's permit application. We believe that the design of the proposed remodel of 312 Green Street is compatible in scale and style to the surrounding buildings. Additionally, the city should encourage individuals who are willing to improve neglected residences such as 312 Green Street, especially considering that the proposed design is sustainable. The Kanters are a young family having recently had their first child. This proposed residence will house them and Bruno's elderly parents. They should be encouraged to remain in San Francisco when so many families are pressed to leave the City in order to find suitable family sized housing. Please approve the permit application.

Sincerely,


Tina & Albert Chou

October 1, 2014

Kate Connor
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Support for 312 Green Street Application 201311131974
Case No. 2013:1652V

I am a long time North Beach resident and am writing to express my support of Bruno and Suzanne Kanter's remodel plans and requested variance. I believe that the design of the proposed remodel is well suited to the area and fits well into the block which it is located. The addition of two stories makes the house more similar in height and overall size to the neighboring buildings. The city should encourage individuals who are willing to improve neglected residences such as 312 Green Street, especially considering that the proposed design is an environmentally "Green" building. For as long as I have known Bruno he has been a North Beach resident and is a great representation of the neighborhood. He truly embodies the San Francisco mindset of innovation for the future while simultaneously paying homage to the past. I strongly support the permit application.

Regards,

A handwritten signature in black ink, appearing to read 'Matt McKee', with a long horizontal flourish extending to the right.

Matt McKee
2163 Mason Street
San Francisco, CA 94133

Heather Johnson & Bryce Sears
3000 Richmond Blvd. Apt. 17
Oakland, CA 94611

October 12, 2014

c/o Kate Conner
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Re: Support Letter for 312 Green Street remodel
Application 201311131974, Case No. 2013:1652V

Dear Planning Commissioners,

We are writing in support of the Green Street remodel planned by Bruno and Suzanne Kanter. Bruno and Suzanne are a big part of why we moved to the Bay Area. Their love of San Francisco and of their neighborhood inspired us to want to live here as well and to move here from Chicago. We both work in the Bay Area, Heather in downtown San Francisco, and we see ourselves as long-term residents.

It has been a privilege for us to see Bruno and Suzanne's excitement throughout this process, from their original bid on the property to Bruno's first draft of the plans, to their meetings with neighbors, and to their revisions based on the comments they received. Bruno and Suzanne have designed a home in which to raise their new daughter, Simone, mindful of their community, sustainable "green" building practices, and their Green Street neighbors.

Having seen Suzanne and Bruno's plans and visited the house in its current condition, it's clear that remodel will add to the beauty of the currently finished homes on the street. Please feel free to contact us if you have any questions, or would like to speak with us further about our warm support for this remodel.

Kind Regards,

Heather Johnson and Bryce Sears

Claudia Tang
2227 Taylor St. #6
San Francisco, CA 94133

September 25, 2014

C/O Kate Connor
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Letter of Support for 312 Green Street
Application 201311131974, Case No. 2013:1652V

Dear Planning Commissioners,

I would like to offer my strong support for the Kanters' remodel plans and requested variance. Bruno and Suzanne have clearly given much thought to the design of the proposed house. It suits the look of the neighborhood as well as the scale. I am also pleased that the Kanters plan to build the home as a sustainable residence. If only there could be more homes with this in mind. I'm surprised to hear how long the process has taken for the Kanters to come this far with their project. Please do not hesitate to approve their remodel plans, so that they may improve our community environment.

Sincerely,

Claudia Tang

October 12, 2014

Dr. Mary Ann Sullivan
356 Winding Way
San Francisco, CA 94112

Ms. Kate Conner
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Re: Support Letter for 312 Green Street remodel
Application 201311131974, Case No. 2013:1652V

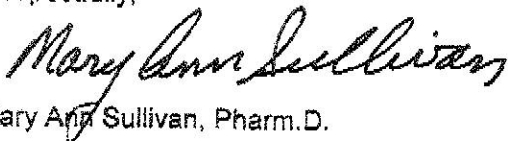
Dear Planning Commissioners,

As a 40 year San Francisco resident and 30 year homeowner, I share the Mayor's vision to rapidly increase housing for middle and lower income residents. The proposed remodel at 312 Green Street represents an opportunity to do just that: provide adequate space to raise a growing family and care for aging parents. The existing house is a small and rather sad looking structure relative to its neighbors. The new design enlarges the building in a way that is sensitive to the milieu of the block with respect to scale, height, and overall size. The variance request for the addition therefore seems totally reasonable and appropriate.

I have known this family for 20 years, starting when Bruno Kanter helped me and my husband with a complete remodel of our own home. He was incredibly thoughtful and creative throughout the design and construction process. He worked side-by-side with us on 3 of every 4 weekends/month for several years rebuilding the house. I must tell you that we were greatly impressed with his work ethic, innovative ideas, dedication to the project, flexibility, dependability, and core focus on quality and ecology. He is an honest, ethical man.

I cannot imagine why anyone would object to improving of the property at 312 Green Street. The endeavor will only enhance the neighborhood and the City. I vouch for this family and their remodel plans wholeheartedly without any reservation.

Respectfully,



Mary Ann Sullivan, Pharm.D.