



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis

HEARING DATE MARCH 25, 2010

Date: March 18, 2010
Case No.: 2009.0694DV
Project Address: 356-358 ELIZABETH STREET
Permit Application: 2009.06.23.1112
Zoning: RH-3 (Residential House, Three Units per Lot)
40-X Height and Bulk District
Block/Lot: 3652/026
Project Sponsor: Donna Schumacher
282 Lily Street
San Francisco, CA 94102
Staff Contact: Sharon Lai – (415) 575-9087
sharon.w.lai@sfgov.org
Recommendation: **Do not take DR and approve project as proposed.**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes to expand the existing 2-unit building by raising the height of the third floor and installing dormers on the east and west side. The second floor is proposed to expand by 25 square feet at the rear, by extending 3-feet, 6 inches along the east side property line, to square off the existing kitchen. The third floor is proposing to extend vertically by raising the walls 5-feet; and horizontally by extending 3-feet, 6-inches further into the required rear yard, to be aligned with the floor below. The expansion proposes to add approximately 250 square feet of new habitable space. The construction at the second and third floor extends within the required rear yard of the existing non-complying structure, which triggers rear yard and non-complying structure variances. The further expansion at the second and third floor within the required rear yard also lessens the required open space and would therefore require an open space variance.

The original noticed proposal included a stair bay projection over Blanche Street. It was later brought to staff's attention that the Blanche Street width was incorrectly depicted on the submitted drawings, and would require a new variance for permitted obstructions over a street/alley, as per Planning Code Section 136.

SITE DESCRIPTION AND PRESENT USE

The Subject Property is located on a corner lot, measuring 65-feet deep by 25-feet, 6-inches wide fronting on Elizabeth Street and Blanche Street. The existing building occupies the entire depth of the lot, including the front stair structure, is a two-story building with a partial third floor attic level. The 2-unit residential building was constructed circa 1900 and has approximately 2760 square feet of habitable space (first, second and third - attic level floor plate).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Subject corner lot is located at the northeast corner of Elizabeth Street and Blanche Alley, in the Noe Valley neighborhood, one block away from the 24th Street Noe Valley NCD (Neighborhood Commercial District). The subject block and the immediately surrounding blocks are all zoned RH-3, Residential House, Three Units per Lot and RH-2, Residential House, Two Units per Lot.

The neighborhood is characterized by a mix of styles, including two- and three- story residential buildings constructed in the mid-twentieth century, Marina and Mediterranean Revival style buildings, and Queen Anne and Stick Victorian style residences. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA, per the Historic Resource Evaluation Response (HRER), dated December 13, 2007.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	March 15, 2010	March 15, 2010	10 days
Mailed Notice	10 days	March 15, 2010	March 15, 2010	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	4	1	X
Other neighbors on the block or directly across the street	X	1	X

Jean Allan, owner of 132 Vicksburg Street has expressed opposition to this project, but did not submit a discretionary review request.

Signatures of support from 4 adjacent properties (160 Vicksburg Street, 360 Elizabeth Street, 142-144-144A Vicksburg Street, and 156 Vicksburg Street) are included in the Commission’s packet.

DR REQUESTOR

Arlene Moorehead, property owner of 152 Vicksburg Street, has requested Discretionary Review. 152 Vicksburg Street is located within the subject block, and shares its rear property line with the east (right) side property line of the subject property.

DR REQUESTOR'S CONCERNS

See attached *DR Application*.

Neighborhood Context:

The DR requestor believes that the intensification of the existing legal non-complying structure by increasing the height and bulk of the subject building is inconsistent with the neighborhood context. The DR requestor states that there is an existing pattern of open space and yards along Blanche Street.

Topography:

The DR requestor believes that the proposed height of the building does not effectively respond to the topography of Blanche Street, where a pattern of buildings stepping down in height as it approaches Elizabeth Street exists. The proposed project would interrupt the pattern along Blanche Street, and therefore the current height should be maintained. Further, the DR requestor believes that there will be a substantial increase in shading of her back yard and open space due to the proposed height increase.

Architectural Features:

The DR requestor states that proposed roof top solar panels will be visible from her property and should be placed elsewhere, such as the south facing side of the subject property. The DR requestor also objects to the stair tower over Blanche Street, believing that it is prohibited by the Planning Code and that it will overwhelm the narrow entrance to Blanche Street from Elizabeth Street.

Historic or Architectural Merit:

The DR requestor believes that there is significant historic or architectural merit to the existing home, and therefore additional attention should be given to the proposed bulk of the expansion. The DR requestor states that the current design does not adequately address the Residential Design Guidelines. The DR requestor also has concerns regarding the existing scaffolding and continual construction of the property that has been in place for 20-plus years. Multiple complaints have been filed to DBI and DPW in the past.

DR REQUESTOR'S PROPOSED ALTERNATIVES

The DR Requestor would like to see the height reduced the stair bay projection eliminated; the existing open space maintained or increased and/or a yard created; further articulation of the upper floors; and relocation of the solar panels. Additionally, the DR Requestor would like to have an understanding of the project duration, and to provide a reasonable construction schedule.

PROJECT SPONSOR'S RESPONSE

See attached *Response to Discretionary Review*.

Neighborhood Context:

The proposal is consistent with neighborhood context in that the property fronts on Elizabeth Street and the building steps back from the front property line. Blanche Street is an alley that is occupied by buildings with various forms, including buildings that front on Vicksburg and 23rd Street that steps up along Blanche Street.

Topography:

Blanche Street naturally steps down toward the middle of the block where lots have rear yards and rises at the end of the block (intersecting with Elizabeth and 23rd Streets) where lots are perpendicular to the mid-block lots. A 5-foot height increase will not significantly impact the light and air of the adjoining lots and meets Planning Code requirements. The DR Requestor had a full third story added to her home.

Architectural Features:

Solar panels are not subject to Planning Department review. The stair bay project has been removed.

Historic or Architectural Merit:

There is no historic merit as determined through Planning Department processes. The original façade was covered by stucco and was removed by the current owner. Complaints to DBI and DPW were unrelated to Planning Department review. The subject property owner will be hiring a licensed contractor who will complete the job within the predetermined amount of time acceptable by DBI. The exterior work is expected to be completed within a year of the permitting date. Earlier projects were done by the subject property owner and the timeline became extended.

PROJECT ANALYSIS

The proposed project has been reviewed by the RDT a total of 4 times (July 9, 2009, September 17, 2009, October 1, 2009, and December 2, 2009) prior to the mailing of the 311 notification, and was found to be consistent with the City's Residential Design Guidelines.

An adjacent neighbor, Jean Allan, informed the Department that Blanche Street was depicted inaccurately on the 311 notification plans. Although the 311 notification plans showed the alley as 20-feet wide, Planning staff verified with the Bureau of Streets and Mapping that it is actually 15-feet wide. The RDT found that this new information was substantive, and affected the appropriateness of the proposed project. The RDT requested design modifications that would reduce the massing along Blanche Street, specifically, to eliminate the stair bay projection over Blanche Street.

Since the filing of the DR Application, several design alternatives have been reviewed by staff and the RDT (on February 24, 2010 and March 10, 2010) with the corrected Blanche Street right-of-way width of 15-feet. The current proposal as shown on the attached plans has excluded the stair projection over Blanche Street, but retains the increase in height of the third floor, the installation of dormers, and the rear horizontal expansion at the second and third floors. There is no increase to the scope of work noticed to neighbors under the Section 311 notification. The current proposal still requires open space, rear yard and non-complying structure variances.

The proposal has been found to be consistent with the City's Residential Design Guidelines, in that the proposed vertical expansion is setback from the front main building wall a minimum of 12-feet, 6 inches (18-feet from front property line on Elizabeth Street). This proposed setback preserves the existing scale of the building so that the third floor is subordinate to the existing 2-story massing. The vertical expansion is achieved by raising the third floor walls by approximately 5-feet and installing new dormers will allow the sponsor to gain additional habitable space without adding an additional floor to the existing building.

Furthermore, the proposed third story height is consistent with the block and neighborhood pattern, where many of the buildings are three-story structures, including that of the DR Requestor's property.

The subject lot is a substandard lot, with a lot depth of 65-feet. The existing building footprint occupies the entirety of the lot and has been in this legal non-conforming condition for many years. The proposed second floor horizontal expansion will reduce the existing roof deck open space by approximately 25 square feet (3-feet, 6-inches deep by 8-feet, 6-inches wide) to square off the second floor kitchen. The third floor horizontal expansion will also extend 3-feet, 6-inches deeper into the required rear yard, to line up with the proposed rear wall of the second floor kitchen. The minimal expansion at the second and third floors will not change the overall footprint of the building. It does, however, necessitate rear yard, non-complying structure, and open space variances.

The subject building has been reviewed and determined that it is not a resource. Additionally, the review of solar panels, the duration of scaffolding present, and duration of construction on a site are not within the purview of the Planning Department.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The request(s) for Discretionary Review was reviewed by the Department's Residential Design Team (RDT). The RDT's comments include:

- The new information provided about the narrower alley width necessitates a reduction to the building's massing along the west façade. Referencing Residential Design Standards pages 24-25 and 38.

The Project Sponsor made the above changes to the proposal per RDT comments. The RDT supports the project as proposed, included on plans in the Commission packets.

Under the Planning Department's proposed DR Reform Policy, this project would not be referred to the Planning Commission, because the project sponsor has addressed the RDT's concerns, which responds to new information provided to the Department following the 311 notification. As revised this project does not meet the threshold of exceptional or extraordinary.

BASIS FOR RECOMMENDATION

The Department believes the project as revised does not have exceptional or extraordinary circumstances for the following reasons:

- Neighborhood context of three story buildings adjacent to the subject property.

- Third floor expansion is setback from the street, which maintains the existing building scale and form.
- The use of dormers and raising the existing third floor walls by 5-feet allows for additional habitable space while minimizing the need to add a full story.

RECOMMENDATION: Do not take DR and approve project as proposed.

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The neighborhood consisted of a mix of styles, including two- and three- story residential buildings constructed in the mid-twentieth century, Marina and Mediterranean Revival style buildings, and Queen Anne and Stick Victorian style residences.

SITE DESIGN (PAGES 11 - 21)

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

Comments: The proposal is appropriately designed for the substandard site. The vertical addition is setback from the front to maintain the existing building scale. The minimal rear horizontal expansions to towards the north side property line will not significantly impact the adjacent neighbors and will not have significant light and air impacts. This building is located at a corner lot and the proposed façade along Blanche Street provides additional architectural interest for the secondary street frontage.

BUILDING SCALE AND FORM (PAGES 23 - 30)

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

Comments: The proposed project is appropriately scaled in that there are other buildings within the subject block with a similar height and depth.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?			X
Does the location of the building entrance respect the existing pattern of building entrances?			X
Is the building's front porch compatible with existing porches of surrounding buildings?			X
Are utility panels located so they are not visible on the front building wall or on the sidewalk?			X
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?			X
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?			X
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?			X
Is the width of the garage entrance minimized?			X
Is the placement of the curb cut coordinated to maximize on-street parking?			X
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding	X		

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

Comments: The proposed new dormers have been designed to be architecturally consistent with the character of the existing home and with nearby buildings.

BUILDING DETAILS (PAGES 43 - 48)

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

Comments: The proposed expansion has been designed to be appropriately detailed for the architectural style of the existing building as well as the neighborhood character in that in kind and compatible materials are proposed and window size and location are appropriate for a residential building.

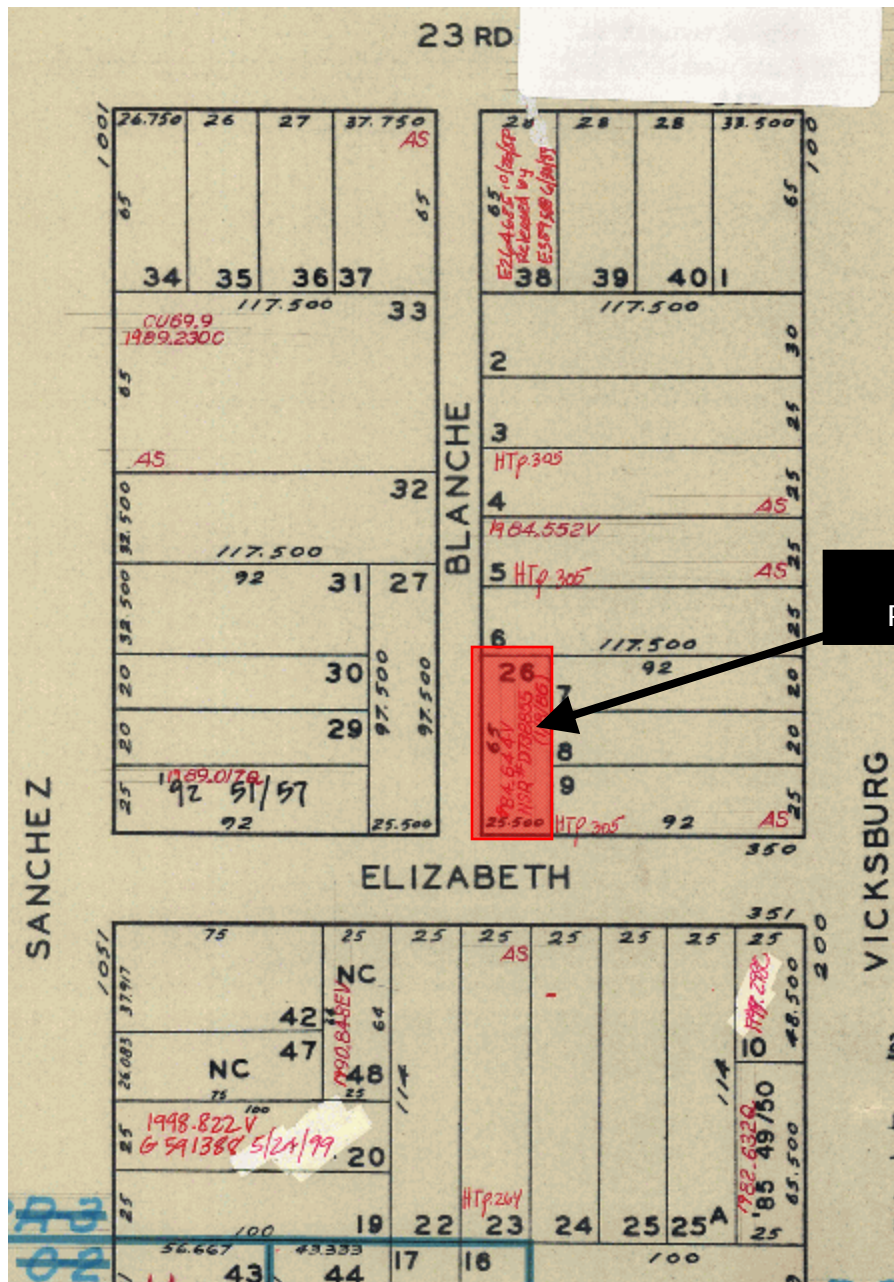
Attachments:

- Block Book Map
- Sanborn Map
- Aerial Photographs
- Neighborhood Photos
- Zoning Map
- Section 311 Notice
- DR Application and Attachments dated January 27, 2010
- Response to DR Application and Attachments dated March 16, 2010
- 3-D Rendering
- Reduced Plans

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**356-358 Elizabeth
Street**

Parcel Map

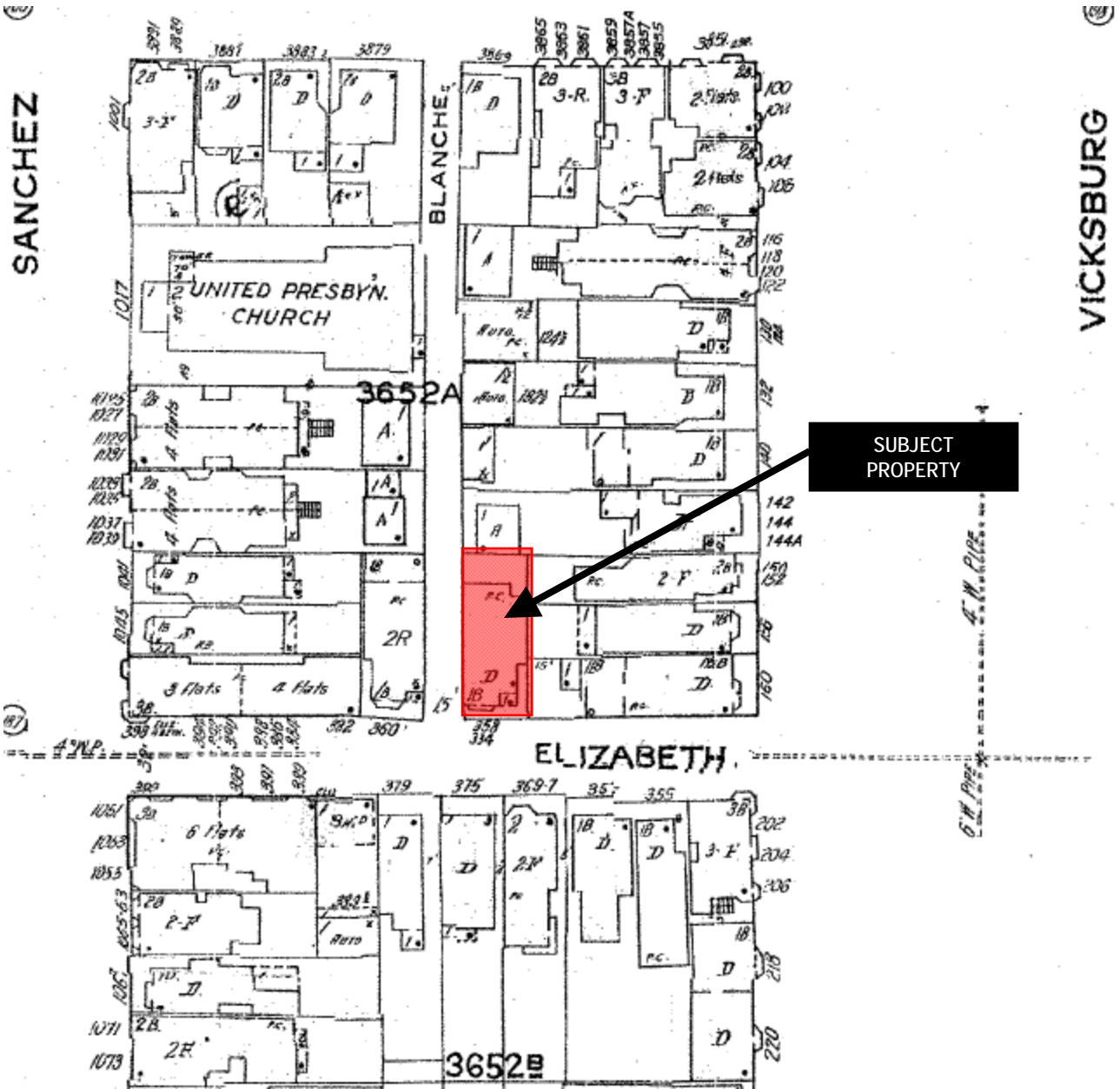


SUBJECT PROPERTY



Discretionary Review
Case Number 2009.0694VD
Horizontal and Vertical Expansion
356-358 Elizabeth Street

Sanborn Map*

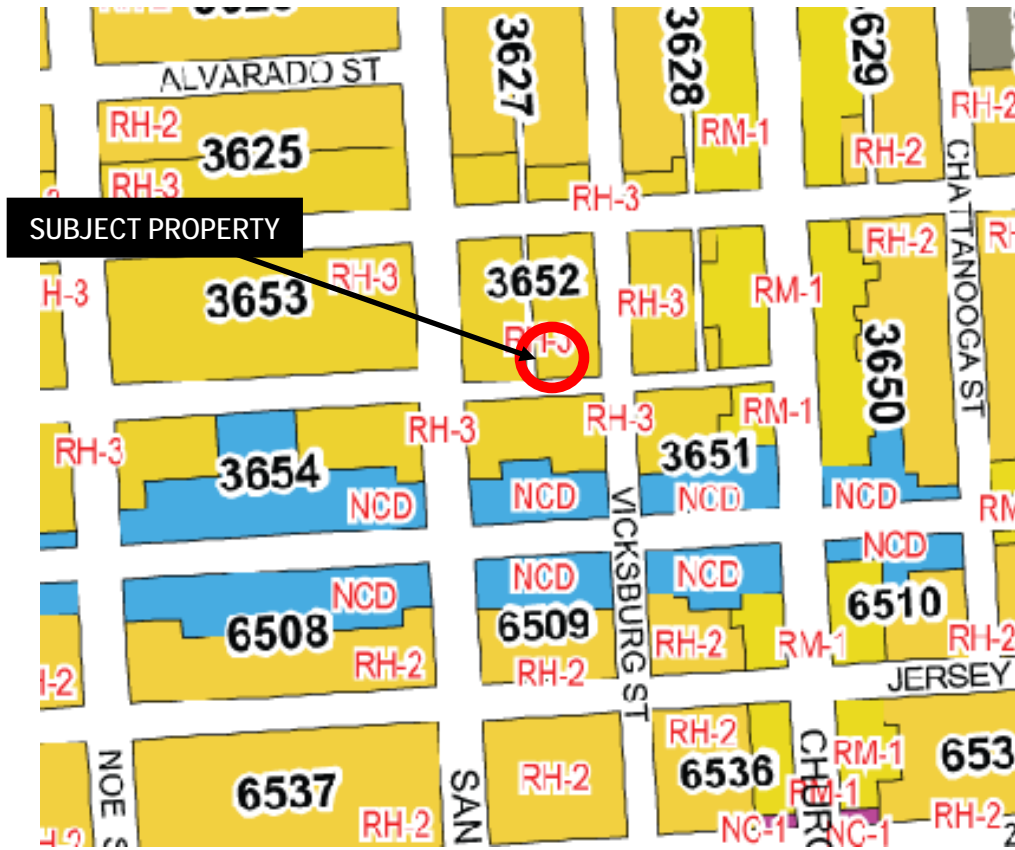


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review
Case Number 2009.0694VD
Horizontal and Vertical Expansion
356-358 Elizabeth Street

Zoning Map



ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS

RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3
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RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1	RM-2	RM-3	RM-4
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NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1	NC-2	NC-3	NCD	NC-S
------	------	------	-----	------

SOUTH OF MARKET MIXED USE DISTRICTS

SPD	RED	RSD	SLR	SLI	SSO
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COMMERCIAL DISTRICTS

C-2	C-3-S	C-3-G	C-3-R	C-3-O	C-3-O(SD)
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INDUSTRIAL DISTRICTS

C-M	M-1	M-2
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CHINATOWN MIXED USE DISTRICTS

CRNC	CVR	CCB
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RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3	RC-4
------	------

REDEVELOPMENT AGENCY DISTRICTS

MB-RA	HP-RA
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DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR	TB DTR
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MISSION BAY DISTRICTS

MB-OS	MB-O
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PUBLIC DISTRICT

P



Discretionary Review
 Case Number 2009.0694VD
 Horizontal and Vertical Expansion
 356-358 Elizabeth Street

Aerial Photo

View from North



Discretionary Review
Case Number 2009.0694VD
Horizontal and Vertical Expansion
356-358 Elizabeth Street

Aerial Photo

View from South



Discretionary Review
Case Number 2009.0694VD
Horizontal and Vertical Expansion
356-358 Elizabeth Street

Aerial Photo

View from South



Discretionary Review
Case Number 2009.0694VD
Horizontal and Vertical Expansion
356-358 Elizabeth Street

Site Photo

SUBJECT
PROPERTY



Discretionary Review
Case Number 2009.0694VD
Horizontal and Vertical Expansion
356-358 Elizabeth Street

Site Photo

SUBJECT
PROPERTY



Discretionary Review
Case Number 2009.0694VD
Horizontal and Vertical Expansion
356-358 Elizabeth Street



BLANCHE ST. 356, 358 ELIZABETH ST.

ELIZABETH ST. (NORTH SIDE)



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On June 23, 2009, the Applicant named below filed Building Permit Application No. 2009.06.23.1112 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Donna Schumacher	Project Address:	356-358 Elizabeth Street
Address:	282 Lily Street,	Cross Streets:	Sanchez/Vicksburg Streets
City, State:	San Francisco, CA 94102	Assessor's Block /Lot No.:	3652/026
Telephone:	(415) 522-0230	Zoning Districts:	RH-3/40-X

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

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK	+6 feet	No Change
SIDE SETBACKS (east)	+0 feet	No Change
SIDE SETBACKS (west).....	+0 feet	No Change
BUILDING DEPTH.....	+59 feet	No Change
REAR YARD.....	+0 feet	+0 feet
HEIGHT OF BUILDING (mid. pitch at front).....	+30 feet	+35 feet
NUMBER OF STORIES	3	No Change
NUMBER OF DWELLING UNITS	2	No Change
PROJECT DESCRIPTION		

The proposal is to construct rear horizontal extensions to the existing 2-unit, 3-story residential building. The expansions propose to intensify the encroachment within the required rear yard and further reduce the existing shared open space. The project is subject to: rear yard; non-complying structure; and open space variances (case no. 2009.0694V) per Planning Code Sections 134, 135, and 188. The variance hearing date is tentatively scheduled for January 27, 2010. Should you have any questions, please call the planner at the number listed below.

PLANNER'S NAME: Sharon Lai
 PHONE NUMBER: (415) 575-9087
 EMAIL: Sharon.W.Lai@sfgov.org

DATE OF THIS NOTICE: 12/29/2009
 EXPIRATION DATE: 1/28/2010

Original

APPLICATION REQUESTING DISCRETIONARY REVIEW ("D.R.")

This application is for projects where there are exceptional and extraordinary circumstances that justify further consideration, even though the project already meets requirements of the Planning Code, City General Plan and Priority Policies of the Planning Code.

D.R. Applicant's Name ARLENE MOOREHEAD Telephone No: 826-0948

D.R. Applicant's Address 152 VICKSBURG ST.
Number & Street (Apt. #)
SAN FRANCISCO CA 94114
City Zip Code

D.R. Applicant's telephone number (for Planning Department to contact): 707 937-4828
If you are acting as the agent for another person(s) in making this request please indicate the name and address of that person(s) (if applicable):

Name _____ Telephone No: _____

Address _____
Number & Street (Apt. #)
_____ City Zip Code

Address of the property that you are requesting the Commission consider under the Discretionary Review: 356-358 ELIZABETH ST.

Name and phone number of the property owner who is doing the project on which you are requesting D.R.: JOHN Mc GLYNN 415 821-4221

Building Permit Application Number of the project for which you are requesting D.R.: 2009.06.23/112

Where is your property located in relation to the permit applicant's property? 152 VICKSBURG ST - BLOCK 3652 - LOT 11
EAST, MY LOT RUNS PERPENDICULAR AND ADJOINS EAST PROPERTY LINE OF APPLICANTS PROPERTY.

A. ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST
Citizens should make very effort to resolve disputes before requesting D.R. Listed below are a variety of ways and resources to help this happen.

- 1. Have you discussed this project with the permit applicant? YES NO
- 2. Did you discuss the project with the Planning Department permit review planner? YES NO
- 3. Did you participate in outside mediation on this case? Community Board Other NO

09.0694D

4. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the results, including any changes that were made to the proposed project so far.

SEE ATTACHMENT 1 - PAGES 1-2

B. DISCRETIONARY REVIEW REQUEST

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

SEE ATTACHMENT 1 - PAGES 2-4

2. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

SEE ATTACHMENT 1 - PAGE 4

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 B1)?

SEE ATTACHMENT 1 - PAGE 4

Please write (in ink) or type your answers on this form. Please feel free to attach additional sheets to this form to continue with any additional information that does not fit on this form.

CHECKLIST FOR APPLICANT:

Indicate which of the following are included with this Application:

REQUIRED:

- G** Check made payable to Planning Department (see current fee schedule).
- G** Address list for nearby property owners, in label format, plus photocopy of labels.
- G** Letter of authorization for representative/agent of D.R. applicant (if applicable).
- G** Photocopy of this completed application.

OPTIONAL:

- G** Photographs that illustrate your concerns.
- G** Covenants or Deed Restrictions.
- G** Other Items (specify). *EXHIBIT 1 - PRIOR BUILDING PERMITS*
EXHIBIT 2 - COMPLAINT

File this objection in person at the Planning Information Center. If you have questions about this form, please contact Information Center Staff from 8 a.m. to 5 p.m., Monday to Friday.

Plan to attend the Planning Commission public hearing which must be scheduled after the close of the public notification period for the permit.

Signed

John Muhl

Applicant

1/27/2010

Date

ACTIONS PRIOR TO A DISCRETIONARY REVIEW - Con't

4. The DR applicant has discussed the project with the project proponent, John McGlynn, and his architect, Donna Schumacher, as well as the Planner, Sharon Lai. The current plan that accompanied Notice of Building Permit Application dated December 29, 2009 evidences some reduction to encroachment into the open space, which is currently non-compliant, as well as changes in the roof sloop. There remain substantial design issues with the current plans relating to height, light and air, open space, yard space and architectural features.

Other neighbors, many of whom first received notice of the project by way of the Planning Code (PC) Section 311 Notice dated December 29, 2009 have expressed concerns among themselves. At least one, Jean Allan, has spoken with the architect and the planner, and has indicated to both a willingness to attend a neighborhood meeting to further discuss her concerns as well as those of other neighbors. The notice indicates that three variances would be required in order for the project proponent to proceed. The first variance seeks intensification of a non-complying structure. The second variance seeks to permit expansions into a rear that does not comply with the 45% of lot depth requirement; there currently is no yard and the plans do not reduce the yard's non-compliance. The third variance seeks to further reduce the already non-compliant shared open space, which is required to be 266 square feet, currently is 245 square feet and is proposed to be further reduced to 160 square feet, which is approximately 40% less than required.

In addition, while it was not included in the Notice, it appears that a fourth variance is needed, assuming that the non-compliance at issue can even be remedied by a variance. The current plans call for a stair tower which would project 2' 3" into the public right-of-way on Blanche Alley. Such a projection is not allowed because PC 136 prohibits any projection closer than 8' to the centerline of an alley. When this was brought to Planner Sharon Lai's attention, she verified that the City's map shows Blanche Alley as 15' wide. Since it is only 7.5' to the centerline of Blanche Alley, no protrusion into the public right-of way is allowed. On the evening of January 25th, Sharon Lai notified both the DR applicant and Jean Allan that the Variance Hearing noticed for January 27, 2010 had been postponed in order for the City to determine whether or not the protrusion can even be the subject of a fourth variance; if so, then a new Section 311 notice would be required.

None of the above variance-related issues has been taken into account in the current design of the project. Different aspects of the four areas of non-compliance with the PC are of concern to the various following neighbors. It is currently impossible to isolate the design issues given that three, and possibly four, Planning Code issues need to first be resolved, which will undoubtedly require changing the project design. Nevertheless, in addition to the DR applicant, the following neighbors have concerns that relate to the basic design of the project.

Jean Allan, 132 Vicksburg Street
Audrey Kohl, 140 Vicksburg Street
Jorge Bustamante, 1031 Sanchez Street

B. DISCRETIONARY REVIEW REQUEST

1.

As discussed above, the project does not currently meet the minimum standards of the Planning Code. Furthermore, the exceptional and extraordinary circumstances that justify DR are that the proposed design does not comply with various design principles set forth in the Residential Design Guidelines.

Design Principle -- Neighborhood Context

As opposed other alleys in the area (e.g., Nellie Alley b/w Church and Vicksburg), which has a hemmed-in, tunnel-like feeling and is only used as access to garages, Blanche Alley is a vibrant and relatively inviting alley. There is quite a bit of foot traffic, dog walking and over-the-fence neighborhood communication. There are a substantial number lots with open space and yards right up to the public right-of-way. The bulking up of non-compliant lots is a slippery slope. A project proponent should not be allowed to increase the discrepancy of their already non-complying structure at the expense of their neighbors whose complying structures provide him with the very qualities that his project lacks. Reducing the height and bulk of the project, as well as maintaining or increasing the rear yard and open space, would be responsive to the neighborhood context.

Design Principle -- Topography

The Guidelines make clear that a building's scale must be compatible with surrounding buildings and should respect the topography of the site and the surrounding area. When viewed from the top of Blanche Alley at the intersection of 23rd Street, with the exception of Noe Valley Ministry, a community space with setbacks on all sides, the mid-alley pattern steps down in height as it approaches Elizabeth Street. The pinch point in the alley is at that base where Blanche dead-ends into Elizabeth Street, which at that block is one way and single lane. Currently, the project proponent's home, as well as that of the adjacent property on the other side of the alley (160 Elizabeth Street) are roughly the same height and have similar architecture; their vertical walls rise on each side from a curb that is a mere 6 inches wide; the alley roadbed itself is 14' wide. At the base of the alley and across Elizabeth Street the structures further step down; they are of even lesser height than the proponent's current building. In order to maintain the visual step down the current height should be maintained and the bulk reduced. Without adjustments of this sort, the Elizabeth Street end of the alley will feel hemmed-in and the strong visual character of the alley will begin to be lost.

In addition, the Guidelines indicate that a building must also respect the mid-block open space and maintain light to adjacent properties by providing adequate setbacks. One of the key purposes of the PC is to provide adequate light and air, and privacy, as well as to prevent overcrowding of the land and undue congestion. PC 101. When a property lacks adequate open space or a rear yard, especially when it is multiple family dwelling as this one is, it puts additional pressure on City parks and open space resources. The proposed height increase will significantly impact the light and air to the four adjoining residences along Vicksburg Street, in particular 142-144, 150-152, 156 and 160, which run perpendicular to east property line of the project. While each of these homes has compliant rear yards, they are both narrower (20') and shorter (92') lots than the standard Vicksburg Street lot (25'x117), in part because of the orientation of these lots to the project proponent's perpendicular lot (25.5'x65'). Therefore, the loss of light, air and privacy is more pronounced for the adjacent neighbors than it would be if the lots were of standard size. These lots will experience substantial increases in shading of the back yards and open space, as well as loss of afternoon light into the buildings because the rear sides of the residence face due west. Here again, scaling back on the proposed height of the structure and providing greater setbacks on the upper floor should be required.

Design Principle -- Architectural Features -- Solar Collection Devices & Stair Tower

Another proposed feature of the project, which is laudable, is the installation of solar panels. However, the plans show the panels placed on the east side of the roof facing the backs of the adjoining homes on Vicksburg Street. According to the Guidelines, rooftop features should be placed so that they do not dominate the appearance of a building and minimize their visibility and reduce clutter. While solar panels need to be oriented so as to obtain adequate sunlight, the orientation of the panels on the plans suggest that the Vicksburg Street adjoining properties will be staring right into them from the backs of their homes, and some at close to eye level. Alternate locations, including a southern exposure which would likely not be visible to adjacent properties on Elizabeth Street because of the way that those homes step down from the alley ought to be considered and/or screening.

I and other neighbors object to the proposed protrusion of the stair tower over Blanche Alley, which is expressly prohibited under PC 136. Aside from the general prohibition, it overwhelms the already narrow entrance to the alley from Elizabeth.

Design Principle -- Historic or Architectural Merit

The project structure is circa 1893. While it is unclear what renovations have actually taken place inside that might have reduced the architectural merit of the property, the exterior appears to still be largely intact. Additional attention to the bulk of the proposed renovation ought to take ensure that the character and integrity remain intact.

In addition, the project applicant has on file with the City, and attached here as Exhibit 1, over 30 applications for building permits or street permits issued by the City between 1985 and present. Of the building permits, only one has actually been completed and that

was on a permit filed in March 1987 and completed in May 1987. Furthermore, scaffolding has been consistently on the public right-of-way, either along the Blanch Alley or on the sidewalk on Elizabeth Street, for 20-plus years, the bulk of which time it has been located on the 14'-wide roadbed of Blanche Alley. Neighbors have lodged complaints that appear both on the Building Department's complaint web site (see Exhibit 2 -- complaint lodged in January 2003), as well records of multiple complaints made to the Department of Public Works. If history is any indicator, the size and scope of this project will mean that scaffolding will remain at the property and work will be ongoing literally for decades. It is fair to say that the scaffolding has almost become an element of the project's residential design, which is not in keeping with the Guidelines. It is a single building out of context to its surroundings and the perpetual construction and existence of scaffolding is itself disruptive to the neighborhood character.

Until the variances are considered, and the stair tower altered/removed, it is difficult to know what the design is that I and other neighbors should be evaluating. However, there are several ways that the current design, which would require all of the variances to be granted as well as an additional variance for the stair tower, does not adequately take into account the Residential Design Guidelines.

2.

Based on all of the above, my property and occupancy of my unit, as well as the occupancy of my second unit by my tenants, will be adversely affected by the current design as well as the variances that have been sought. We would have substantial reduction in light, air and privacy, as well as intensification of use on an already non-compliant property. Additional common open space, which is already sub-standard, would be lost. Other neighbors will also be adversely impacted as well for similar reasons if they are adjoining neighbors, and due to loss of yard and open space if they are non-adjoining neighbors whose residences on Sanchez, Vicksburg and 23rd Street back onto Blanche Alley. Moreover, the ongoing presence of scaffolding has already been a source of frustration to many neighbors, who legitimately fear that this is a project with no end.

3.

I, and at least one neighbor, would like to see the height reduced; the stair tower protrusion eliminated; the existing open space maintained or increased and/or a yard created; further articulation of the upper floors; and relocation of the solar panels. And, while it may not be appropriate for this body to contemplate, it is essential that the neighbors have a sense of how long the project will take, and a reasonable construction schedule that respects the neighbors' desire to not be subjected to construction for decades.



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

CASE NO.: 2009.0694V
BUILDING PERMIT NO.: 2009.06.23.1112
ADDRESS: 356-358 ELIZABETH STREET

PROJECT SPONSOR'S NAME: DONNA SCHUMACHER
TELEPHONE NUMBER FOR PLANNING DEPARTMENT TO CONTACT.: 415-522-0230

1. 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.)

In summary, this project should be approved because the proposed expansion of the building is of less than 300 square feet, well within the margins of a reasonable addition; the primary objections raised by the DR requester either do not apply or have been addressed with a new design; the proposed renovation will greatly increase the earthquake readiness of the building; the project raises the quality of the interior space of the building to modern levels; and the design has the support of a plurality of the adjacent neighbors.

We have gone through an extended negotiation process with both the neighbors and the City's Residential Design Committee (RDC) to find a solution which takes in mind the needs of the neighborhood as well as our own. It is supported by a plurality of the adjoining neighbors, has been totally redesigned three times, and has been thoroughly vetted by the Residential Design Committee (note number of revisions indicated on the drawings), and now modified to address the DR filing. The project plans have now been completely redesigned twice and now modified again to address the DR requester's concerns.

In essence the project is to raise the roof line by five feet, add dormers equal to 35% of the primary roof area and fill in the missing corner by the kitchen extending up to the second floor. Our impact on the neighborhood is minimal. These plans do not increase the number of bedrooms in the building. The proposed plans therefore do not increase the density of the habitation of the building, but only improve the quality of the space.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Here is a detailed response to the DR requester's concerns raised:

The DR requester's concerns fall into three primary areas (1) the expansion of an existing, nonconforming structure; (2) concerns regarding a stair tower that would protrude 2 feet out over a street with the bottom beginning 18 ft above grade; and (3) concerns about open space.

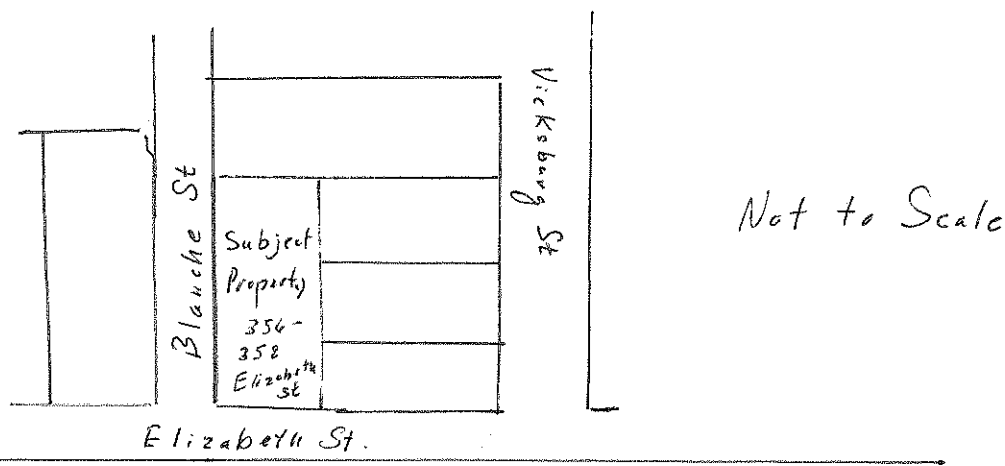
With regard to the expansion of an existing, nonconforming structure, the property in question has been in the possession of the current owner since mid 1982. Plans for the property, including a full height third story, approved of by all neighbors were approved by the City in 1986, but with the proviso that the current owner agree to a down-zoning of the property (essentially from R-3 to R-2) in return for permission to construct the full height third story contemplated by the 1986 plans. The down zoning was accomplished. See Exhibit 1. The current plans are for a less obtrusive structure than the full height third story contemplated in the approved 1986 plans. Intensification of the subject property was anticipated and agreed to by the City 24 years ago in return for the down zoning, and therefore should be allowed now.

The DR requester has expressed various concerns regarding a stair tower that would protrude 2 feet out over a street with its bottom beginning 18 ft above grade. The purpose of the tower was to better accommodate fitting an up to code staircase in a small building. In response to the DR requesters' concerns spelled out in the DR filing, we have eliminated the stair tower entirely. While the proposed tower made the space of the new stair fit nicely into the space of the existing building, and while its removal compromises the quality of significant interior living space, it was eliminated. This revised design has been approved by the RDC. The plans presented demonstrate this change.

The DR requester has also expressed a concern regarding a 3 foot by 7.5 foot proposed expansion of the building into existing open deck space. Half The open space that would be utilized is located between an outside window and the "deep" end of a stair well, and is of little use. The proposed expansion would allow the homeowner to place a kitchen table that would seat more than 3 in the kitchen space, a much more beneficial use of limited space in what is, even by San Francisco standards, a small lot.

In addition, we believe that the proposed project should be approved because it will significantly improve the structural integrity and earthquake readiness of the building. The existing building was constructed in 1893, and the existing 3rd floor floor consists of 12.5 ft floor support consisting solely of structural members 2 in by 4 in, a very weak structure. The rest of the building has been extensively strengthened by the current owner over the last 28 years by the removal of all old existing siding and installation of shear walling of all sides up to the height of the proposed 3rd floor. This addition will allow for the completion of the strengthening of the structure. Although city records demonstrate that the existing third floor has been inhabited since 1903, ceiling heights on the existing 3rd floor are low (average 6.5 ft), and with the weak floor structure any other scheme for strengthening the floors would decrease ceiling height so as to make the space uninhabitable.

Due to its unique configuration vis a vis the neighboring properties, the property in question is in direct contact with 4 other properties and separated by an alley from a fifth. See drawing below. Only 1 of the adjacent neighbors is a DR requester, and all other neighbors have filed letters in support of the project. The two other DR co-participants are removed from the project by the intervention of either a street and a backyard, or by the intervention of another property. Copies of the letters of support from the other adjacent neighbors are included in Exhibit 2.



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.

In direct response to the DR request, and after filing of our application, we have amended the project by completely removing the stair tower which was located on Blanche Street. We believe it would have been a nice architectural feature which would have both improved the living space and modulated the façade, but it was sacrificed to address the DR requester's concerns.

The client has been in communication with the DR requester by letter and in person, regarding this project since July of 2008. As stated by the DR applicant in the DR complaint, the client and architect, at the request of the DR requester, met personally with the applicant in December 2008 to obtain the DR requester's feedback and understand their concerns.

At the time of the December, 2008 meeting, the proposed building addition extended over the full lot, with an addition over the garage extension as well as the main building. In response to the DR requester's wishes and in accordance with the advice given regarding what would in fact be acceptable, we eliminated the portion of the addition expanding over the garage, and proposed a structure which would go up higher in the front rather than expand over the back. Following another personal meeting involving the client and the DR requester in July 2009, a letter providing the completely remodified plans were provided to the DR requester in August 2009. No response to these plans was received. Copies of the correspondence are provided in Exhibit 3.

The site plan permit proposal which was submitted to the city in November 2009 directly reflected our interpretations of the DR requester's preferences from the December 2008 and subsequent meetings, however, the City's Residential Design committee had concerns with the full floor height of the top level of the proposed alteration we submitted, so we altered the addition in a major way yet a third time so that it would only rise by only 5 feet above the original roof spring-line and mitigate the RDC's concerns regarding height. In addition, the front of the proposed expansion was moved back 15 ft from the front of the building.

The final proposed project presented here has been downsized considerably and thoroughly vetted by the Residential Design Committee through a lengthy process which involved several iterations and reductions to address the RDC's concerns, and now additionally changed to address the DR requester's 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.**

We have worked diligently to find a design that meets the concerns of the neighborhood and addresses my clients' needs to reconfirm this structure into a usable state in our day and age. We do not feel our project will have an adverse effect on the surrounding properties because it has been kept to a minimum height increase and the other major concern raised has been addressed. The proposed project largely improves the quality of existing space in a structure originally designed to meet the needs of individuals living in 1893.

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

Please see attached point by point response to the DR request.

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

Number of	Existing	Proposed
Dwelling units (only one kitchen per unit – additional kitchens count as additional units)	2	2
Occupied stories (all levels with habitable rooms)	3	3
Basement levels (may include garage or windowless storage rooms)	0	0
Parking spaces (off-street)	1	1
Bedrooms	4	4
Gross square footage (floor area from exterior wall to exterior)	2761	3007

wall), not including basement and parking areas		
Height	26'-3"	32'-3"
Building depth	65'-0"	65'-0"
Most recent rent received (if any)	1950 unit A	1950
Projected rents after completion of project	1950	1950
Current value of property	1,400,000	1,415,000
Projected value (sale price) after completion of project (if known)	1,400,000	1,415,000

Point by Point Response to DR filing:

4.

All five adjoining neighbors were initially notified before the pre-application meeting which occurred in December 2008.

The intensification of the existing structure is minimal with an addition of less than 300 square feet.

The reduction of the open space is minimal, covering an area of 7.5 X 3 ft., half of which is currently unusable.

The stair tower has been eliminated.

B. Discretionary Review Request

Design Principle- Neighborhood Context.

The subject property fronts onto Elizabeth Street and as such their lot steps back from Elizabeth with height allowed by the City Planning code.

Blanche Street is an alley which has a variety of shapes and sizes of structures as alleys often do. There are garages for buildings which face onto Vicksburg and Sanchez but there are also properties such as 3869 23rd which fronts on 23rd Street and then steps up along Blanche. The subject property runs perpendicular to the other adjoining lots in a fashion similar to 358 Elizabeth Street.

Design Principle-Topography

Blanche is an alley which naturally steps down toward the middle of the block where the lots have rear yards (with the exception of the Noe Valley Ministry which is mid-block) and then rises at the ends where the lots run perpendicular to the rest. The same is true on 23rd Street as well as Elizabeth Street. There is no danger of the slippery slope of an increase of height for the midpoint of the alley as these are the rear yards and are not permitted to be increased due to City Planning Zoning requirements. As stated by the DR Requester, Blanche Street pinches in as it joins the main street and this is a pattern which is being maintained by the proposed project.

A five foot height increase will not significantly impact the light and air of the four adjoining lots. It is important to keep in mind that the rear sides of the adjoining lots face the subject property, however, the current owners purchased those properties with the knowledge that the subject property was their neighbor and that their lots do and always would face this neighbor with no guarantee of an absence of modification to their neighbor's property in the future. Two of the co-DR filers live in buildings that have had full third stories added to them since the current owner of the subject property took up residence.

Design Principle- architectural features

Solar collection devices are not subject to approval by City Planning for the explicit purpose of encouraging solar panels in the city and eliminating the need for neighborhood notification.

Stair tower has been removed.

Design Principle- Historic Merit

The subject property does not qualify as displaying historic merit as determined through the proper city planning processes. The original façade was covered by stucco and not removed until the present owner who is responsible for the present look.

The history of permits is not within the purview of City Planning jurisdictions.

2. While the duration of construction is outside of the limits of City Planning, it can be stated that the owner of the project will be hiring a licensed contractor who will complete the job within the predetermined amount of time acceptable to the City Building Department. In earlier projects, due to the fact that the owner was doing most of the work himself (on weekends) the timeline had a tendency to become extended. In this case, the shell and exterior of the building will be completed by a contractor within a year of the date of the permit.

G:\DOCUMENTS\Instructions and Applications\DR Response Form.doc

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1986 JAN -8 PM 12: 38

SAN FRANCISCO, CALIF.
RECORDER

RECORDING REQUESTED BY)
 And When Recorded Mail To)
 Name: John McGlynn)
 Address: 358 Elizabeth St)
 City: San Francisco, CA 94114)
 State: California)
Recorder's Use)

D738855

4/2/86

Space Above This Line For

NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE

I JOHN MCGLYNN, the owner of that certain real property situated in the City and County of San Francisco, State of California, more particularly described as follows:

358 Elizabeth Street
Northeast Corner at Blanche Street

Being Assessor's Block 3652, Lot 26, hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (City Planning Code.)

Said restrictions consist of conditions attached to the approval of Building Permit Application No. 8412602 by the Department of City Planning and are conditions that had to be so attached in order that said application could be approved under the City Planning Code. (Building Form 3.)

The plans filed with the present application indicate that the property shall be used as a two-family dwelling at 358 Elizabeth Street as per plans filed with the Building Permit Application.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE

The use of said property contrary to these special restrictions shall constitute a violation of the City Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses herein restricted are thereby permitted and in conformity with the provisions of the City Planning Code, document would no longer be in effect and would be null and void.

Dated: 1/8/86 at San Francisco, California.

John Mc Glynn
(Signature of Owner)

STATE OF CALIFORNIA)
) ss.
CITY AND COUNTY OF SAN FRANCISCO)

In January 8 1986, before me, Nicole N. Nicholson, the undersigned, a Notary Public, in and for said City and County and State, personally appeared John Mc Glynn personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he or she (they) executed the same.

WITNESS my hand and official seal.

Signature Nicole N. Nicholson (This area for official notarial seal.)

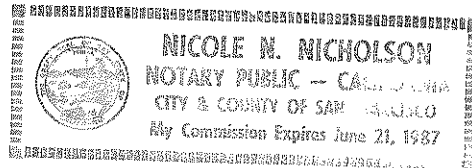


Exhibit 2-1

This letter is to confirm my support for the proposed project for 358 Elizabeth Street as described in the attached drawings which have been initialed and dated for your reference.

Thank you,

Donna Bayes
Signature

Donna Bayes
Name

160 Vicksburg St., SF, 94114
Address

This letter is to confirm my support for the proposed project for 358 Elizabeth Street as described in the attached drawings which have been initialed and dated for your reference.

Thank you,

Amy E. Fine
Signature

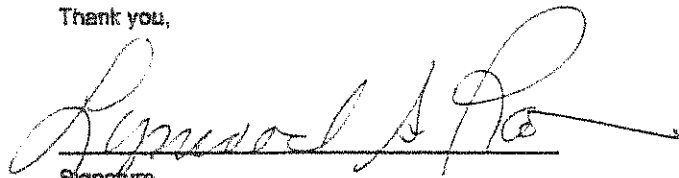
Amy E. Fine Chester Hartman
Name

OWNERS:
360 Elizabeth St
Address

Exhibit 2-2

This letter is to confirm my support for the proposed project for 358 Elizabeth Street as described in the attached drawings which have been initialed and dated for your reference.

Thank you,



Signature

Lynwood S. Rankin

Name

142-144-14A Vicksburg St. SF 94114

Address

Mailing Address

30683 PERSIMMON LN

Valley Center CA 93082

Exhibit 2-3

This letter is to confirm my support for the proposed project for 358 Elizabeth Street as described in the attached drawings which have been initialed and dated for your reference.

Thank you,

Willard L. Emery

Signature

WILLARD L. EMERY

11/17/08

Name

156 VICKBURG ST
S.F. CA. 94114

Address

358 Elizabeth St.
San Francisco, CA 94114

November 3, 2008

Dear Jim and Arlene-

Have not heard from you on my house plans and know that it has been awhile since we talked in June, so I just wanted to reiterate some of the points I made when I spoke to you then and maybe add a few things I may have forgotten to say.

I wanted to explain to you what the variance I will be seeking is all about and how the current design came about.

Initially my architect suggested a much simpler design than the Mansard roof drawings that I sent you in July. She simply wanted to go up two more floors (instead of just one with the Mansard), and keep the peaked roof design. This can be done and still stay within the 40 ft height limit. I would get a good amount of space from the plans, but I felt that it made the building too tall. I also felt that the neighbors would not go for it, even if it did not require their approval.

Here is my attempt at a quick drawing of this initial concept as seen from your house.

So I suggested the Mansard design. I was advised that going up two stories and keeping the peaked roof would probably be acceptable to the City, but that a Mansard roof would change the roof line of the building and require an exemption from the City's historic buildings guidelines.

We went to the City Planning people about this, and their answer was "no" to a Mansard roof unless I went through a process to assess the historic value the building and obtain an exemption from the restrictions that are placed on renovating historic buildings. The City treats all structures that are 50 years or older as historic unless proven otherwise.

In order to get an exemption I had to pay an architectural firm (Page & Turnbull) about \$3,800 to do a study, and then pay the city \$5,200 to evaluate the study and reach a conclusion. Along with the architect's help, it cost about \$11,000 in total. The City ruled that the building (when it was pointed out to them that the façade was stuccoed over in the 1940's, obliterating its Victorian design) had no historic value (the façade being a newly created one (done by me) in the 80's).

So exemption in hand I paid to have the architectural plans drawn up with the Mansard Roof, which is lower. But I need some additional space toward the back of the building to make the lower Mansard Roof work. I need to expand out 3 feet onto the deck, as I showed you in the drawings I sent you in July. This is essentially what I need the variance (and eventually will need your approval) to do. The drawings I sent in July show the 3 foot addition.

I am now coming up against a timeline if I want to build next Spring/Summer. The City takes approximately 8-9 months to approve plans with a variance, and it is already November.

Exhibit 3 - 2

If you are willing to approve of the 3 foot expansion I'll continue with the Mansard plans. If you are not I will have the architect change the plans and go back to the concept of adding 2 stories with a peaked roof, and abandon the Mansard Roof. I will not need approval of a variance to do the 2 story addition as it will be entirely within the existing envelope of the house outline (no expansion onto the deck).

I need your approval to continue with the Mansard roof idea. If you have questions I can meet with you any time to answer them, but I can't continue to wait, so if I have not heard from you in the very near future I will be changing the design.

I can be reached during weekdays at 415 865-8893

I'm enclosing 2 copies of the drawings I showed you on the day we met (4 large sheets).

I also had my architect do a new drawing for you to show what you asked about – it's the small last sheet attached. It basically shows the existing roof profile and what the new would look like. I also did a bit of writing and put some markings on the drawing to provide some other explanations of how this will look.

I think the main question you wanted answered was what was the height difference between old and new, and the answer is 3 feet 5 1/2 in higher.

As I think I mentioned when I spoke with you, the Mansard roof design was my own idea in an attempt to minimize the height. The initial and more simple idea (at least construction wise and cost wise) was to do a straight up expansion with a gable roof, which would be even higher. But by expanding the back wall of the building by 3 1/2 feet onto the existing deck, and also building over the wing that already exists on the back of the building (the one on the opposite side of the house deck where your property hits mine), I was able to get the same space into the shorter Mansard roof.

I've checked with my architect and the height zoning is forty feet. The existing height is 31.5 feet, and the proposed new height is 3.5 feet higher. Part of the need to go up as much as I am is that the current third floor has floor joists of only 2 X 4 inches, so I need to put on about a foot of joists over the already existing ones just to get to a new floor level. The current ceilings on the third floor are 6.5 – 7 feet (and lower in spaces), below code, and makes the space very difficult to use.

I do intend to do the outside of the roof with either slate or a slate "look alike". The Mansard will be supported below by a belt of decorative brackets with decorated panels in between to make it look as Victorian and original as possible. I'll be using brackets compatibly designed to work with those found on the front of the house. I've tried to show all this on my mark-ups to the drawings. The same design details will be incorporated into the window dormers (the drawing does not show this well – it also shows the 3rd floor windows as too large, and although they will be double hung, I want to use an eyebrow (curved top) window if I can buy such a thing.

The window(s) added at the back expansion of the building on the second floor are of fireproof glass. I am uncertain whether it will be one or two.

That's it in a nutshell. I've enclosed a form that my architect wants to have my neighbors sign before we go talk to City Planning about submitting plans and determining what the nature of the variances are that I need to apply for when I submit (we are sure there will be at least some (as there always are), but want to find out exactly).

The city will send you copies of the actual plans when submitted for final approval. I'm doing this early to try and sound out and get the support of everyone before I go ahead with final plans.

I have had no luck in contacting the people who are on the deed for Bill Emery's property. I don't want to go knocking because I don't want to disturb him and he's so notoriously cantankerous anyway. I guess I will just write again. If you know anything about what is going on there I'd appreciate it if you would let me know.

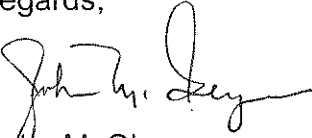
If you want to talk to me about this, please call. I can be reached M-F 9AM to 5:30PM at 415 865-8893, or at home at 415 821-4221.

I'm enclosing the form that my architect would like to have signed. She also wants you to initial or sign the drawings. As you may recall, I showed you two options for the way to treat the side of the house where it touches your property line – to go straight up with siding, or to have the Mansard hang out about 18 in. and slope back (which was I think was the option you said you preferred – and which will take all three neighbors to agree on to do). The new neighbors on the corner also prefer that option. I enclosed drawings for both options. Only sign or initial the option you prefer. There is an extra set you can keep. I only need one back. Please send the forms back to me. I'm enclosing a stamped envelope to make returning this to me as easy as possible.

I'd appreciate your support in this. I know it creates a bigger building, but as is the third floor is unsound as constructed, and something has to be done sooner or later. I've tried to minimize the height impact. I've also tried to do the nicest design I thought possible, one that presents a nice appearance all around, as I love the building and want to improve it, not just throw up any old thing.

Thanks for your consideration in all this.

Regards,



John McGlynn

358 Elizabeth St.
San Francisco, CA 94114

July 7, 2008

Dear Jim and Arlene-

Sorry this has taken so long to get to you, but I work for the State and their fiscal year ends June 30, so the last few weeks around here have been very very busy.

I'm enclosing 2 copies of the drawings I showed you on the day we met (4 large sheets).

I also had my architect do a new drawing for you to show what you asked about – it's the small last sheet attached. It basically shows the existing roof profile and what the new would look like. I also did a bit of writing and put some markings on the drawing to provide some other explanations of how this will look.

I think the main question you wanted answered was what was the height difference between old and new, and the answer is 3 feet 5 1/2 in higher.

As I think I mentioned when I spoke with you, the Mansard roof design was my own idea in an attempt to minimize the height. The initial and more simple idea (at least construction wise and cost wise) was to do a straight up expansion with a gable roof, which would be even higher. But by expanding the back wall of the building by 3 1/2 feet onto the existing deck, and also building over the wing that already exists on the back of the building (the one on the opposite side of the house deck where your property hits mine), I was able to get the same space into the shorter Mansard roof.

I've checked with my architect and the height zoning is forty feet. The existing height is 31.5 feet, and the proposed new height is 3.5 feet higher. Part of the need to go up as much as I am is that the current third floor has floor joists of only 2 X 4 inches, so I need to put on about a foot of joists over the already existing ones just to get to a new floor level. The current ceilings on the third floor are 6.5 – 7 feet (and lower in spaces), below code, and makes the space very difficult to use.

I do intend to do the outside of the roof with either slate or a slate "look alike". The Mansard will be supported below by a belt of decorative brackets with decorated panels in between to make it look as Victorian and original as possible. I'll be using brackets compatibly designed to work with those found on the front of the house. I've tried to show all this on my mark-ups to the drawings. The same design details will be incorporated into the window dormers (the drawing does not show this well – it also shows the 3rd floor windows as too large, and although they will be double hung, I want to use an eyebrow (curved top) window if I can buy such a thing.

The window(s) added at the back expansion of the building on the second floor are of fireproof glass. I am uncertain whether it will be one or two.

That's it in a nutshell. I've enclosed a form that my architect wants to have my neighbors sign before we go talk to City Planning about submitting plans and determining what the nature of the variances are that I need to apply for when I submit (we are sure there will be at least some (as there always are), but want to find out exactly).

The city will send you copies of the actual plans when submitted for final approval. I'm doing this early to try and sound out and get the support of everyone before I go ahead with final plans.

I have had no luck in contacting the people who are on the deed for Bill Emery's property. I don't want to go knocking because I don't want to disturb him and he's so notoriously cantankerous anyway. I guess I will just write again. If you know anything about what is going on there I'd appreciate it if you would let me know.

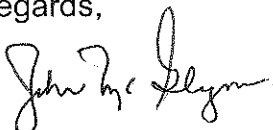
If you want to talk to me about this, please call. I can be reached M-F 9AM to 5:30PM at 415 865-8893, or at home at 415 821-4221.

I'm enclosing the form that my architect would like to have signed. She also wants you to initial or sign the drawings. As you may recall, I showed you two options for the way to treat the side of the house where it touches your property line – to go straight up with siding, or to have the Mansard hang out about 18 in. and slope back (which was I think was the option you said you preferred – and which will take all three neighbors to agree on to do). The new neighbors on the corner also prefer that option. I enclosed drawings for both options. Only sign or initial the option you prefer. There is an extra set you can keep. I only need one back. Please send the forms back to me. I'm enclosing a stamped envelope to make returning this to me as easy as possible.

I'd appreciate your support in this. I know it creates a bigger building, but as is the third floor is unsound as constructed, and something has to be done sooner or later. I've tried to minimize the height impact. I've also tried to do the nicest design I thought possible, one that presents a nice appearance all around, as I love the building and want to improve it, not just throw up any old thing.

Thanks for your consideration in all this.

Regards,

A handwritten signature in black ink that reads "John McGlynn". The signature is written in a cursive, flowing style.

John McGlynn

358 Elizabeth St.
San Francisco, CA 94114
August 25, 2009

Dear Jim and Arlene-

As promised when we met a couple of weeks ago here are copies of the revised plans. Sorry this took awhile to get to you but work has been very busy the last few weeks.

After our meeting in December I had Donna redesign them per our discussion, eliminating the part that blocked your tenant's view of Twin Peaks and going up in the front to compensate as was discussed.

I know that it is easy to get lost in talking about this in general concepts as if it were easily changeable, but as you can see from my invoices (enclosed) for the redesign following our December meeting, this has cost about \$12,500 in redesign work and also delayed my project by another year. I hope all is ok with these. I hope you can see I have tried to address the concerns identified at the meeting as was discussed.

The plans I'm sending you here are the final versions that were actually submitted to the city, not the ones that I showed you on Sunday of a couple of weeks ago. I'm not including the interiors but you will get all of that when the city sends out the official notices.

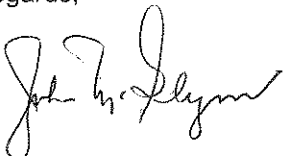
I made some notes on the drawings about the windows that will be facing you. All are inoperable and made of a special fire proof glass, as is required by the current fire code. They will also be of a distressed "crinkle style" glass so that it will not be possible to see through them. I hope that makes them as unobtrusive as possible.

I'll be finished working in your backyard on the paint and repairs this coming weekend. Thanks for your patience. I never expected to be working on that side of the house at all (this all started at Bill Emory's request) and certainly never expected the termite problem, which was huge. I'm pretty sure I got all of it, but will have to monitor to make sure they don't reemerge somewhere I (hope I haven't) missed. With any luck it will be another 20 years (last time was 1988) before I'm back in there again to paint.

I know that your new fence is up and not joined to my house. If you would like to join it to the side again, that would be fine. Let me know how you want to do that and I'll supply a piece of Azek (PVC) cut whatever way your contractor wants to make the final connection. Termites can't go through Azek. To prevent future possible ground termite problems I removed a couple of inches of my bottom siding and installed new trim in its place. The trim is made of Azek so it is not prone to rot and termite arrival, is sealed to the concrete foundation, and incorporates a copper strip as a barrier that ground termites will not pass over (or so I'm told). I tried to do all this so that it looks as nice as possible.

If you need to contact me please feel free to call me. Work (M - F 9 to 5:30) is 415 865-8893, and home is 415 821-4221.

Regards,













1 PHOTOGRAPH OF SITE



4 PHOTOGRAPH OF SITE



5 PHOTOGRAPH OF SITE



3 PHOTOGRAPH OF SITE



6 PHOTOGRAPH OF SITE



2 PHOTOGRAPH OF SITE

GENERAL MECHANICAL NOTES

1. VERIFY ALL EQUIPMENT SIZES BEFORE BEGINNING WORK. SEE ITEM ABOVE FOR ENERGY REQUIREMENTS.
2. CENTER ALL REGISTERS HORIZONTALLY OVER OPENING OR IN WALL PANEL WHERE THEY OCCUR, U.O.N.
3. VERIFY GAS/WATER/ELECTICAL STUB-OUTS AT ALL AIR HANDLERS, FURNACES, AIR CONDITIONERS AND ALL APPLIANCES OR SIMILAR EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS.
4. ALL WATER HEATERS SHALL BE SEISMICALLY BRACED.
5. ALL FAUCETS SHALL HAVE AIR CHAMBERS.
6. VENT DRYER TO OUTSIDE (THE ROOF WHERE POSSIBLE).
7. USE 2" THICK DUCT LINER BOARD IN FAU INTAKE, MECHANICALLY FASTEN IN PLACE.
8. USE 1" DUCT LINER MINIMUM 15'-0" FROM FAU.

GENERAL ELECTRICAL NOTES

1. VERIFY ALL ELECTRICAL, TELEPHONE, AND CATV REQUIREMENTS WITH OWNER BEFORE INITIATING ANY WORK ON THE PROJECT.
2. ELECTRICAL CONTRACTOR SHALL PROVIDE PROPER ELECTRICAL SERVICE TO ALL APPLIANCES INCLUDING DISHWASHER, REFRIGERATOR, GARBAGE DISPOSAL, RANGE OVEN, RANGE HOOD, WASHER AND DRYER, WATER HEATER, FORCED AIR UNIT ETC.
3. INSTALL ELECTRICAL, TELEPHONE, AND TELEVISION WALL OUTLETS AT 12" FROM CENTERLINE OF COVERPLATE TO FINISH FLOOR EXCEPT AT COUNTER AREAS OR U.O.N.
4. INSTALL SWITCHES AND DIMMERS AT 48" ABOVE FINISH FLOOR TO CENTERLINE OF PLATE. VERIFY DIMENSIONS AT COUNTER CONDITIONS WITH ARCHITECT BEFORE INSTALLATION.
5. AT ALL PARTY WALLS ALL OPPOSING OUTLETS, JUNCTION BOXES, OR SIMILAR ITEMS INSTALLED IN WALLS SHALL BE STAGGERED BY ONE FULL STUD BAY, AND ELECTRICAL BOXES SHALL BE ACOUSTICALLY SEALED. AT ANY OTHER WALLS, STAGGER OUTLETS, ETC. BY ONE STUD BAY, MINIMUM.
6. ALL GARAGE, BATHROOM, KITCHEN, EXTERIOR AND OTHER WET LOCATION OUTLETS TO BE GFI.
7. ALL CLOSET LIGHTS TO BE RECESSED.
8. ONE EXTERIOR OUTLET TO BE PROVIDED, MINIMUM.

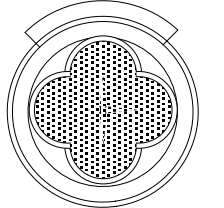
GENERAL NOTES

1. DIMENSIONS SHOWN IN PLAN ARE TO FACE OF STUD OR CONCRETE UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN IN ELEVATION ARE TO BE TOP OF PLATE OR TOPE OF SUBFLOOR IN SECTION OR ELEVATION UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS ON DRAWINGS WITH ACTUAL FIELD CONDITIONS.
2. VERIFY SMOKE DETECTORS IN EACH SLEEPING ROOM AND IN CORRIDORS GIVING ACCESS TO EACH SLEEPING AREA.
3. MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
 - A) MINIMUM ROOF/CEILING INSULATION R-30, CONCRETE SLAB INSULATION NOT REQUIRED.
 - B) MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS R-13, USE R-19 WHERE POSSIBLE. ALL INSULATION TO MEET CEC QUALITY STANDARDS.
 - C) MINIMUM FLOOR INSULATION OVER CRAWL OR UNOCCUPIED SPACES R-19 WHERE POSSIBLE. CONCRETE SLAB INSULATION NOT REQUIRED.
 - D) INFILTRATION CONTROL.
 - 1) DOORS AND WINDOWS WEATHERSTRIPPED.
 - 2) EXHAUST SYSTEMS DAMPERED.
 - 3) DOORS AND WINDOWS CEC CERTIFIED AND LABELED.
 - 4) ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.
 - E) LIGHTING- 40 LUMENS/WATT OR GREATER FOR GENERAL LIGHTING IN KITCHENS AND BATHROOMS PER 1995 T24 STANDARD. IF MORE THAN ONE LIGHT IS PROVIDED IN BATHROOM, GENERAL LIGHTING TO BE FLUORESCENT.
 - F) ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON ALL RECEPTACLE SWITCHES OR ELECTRICAL BASES ON EXTERIOR WALLS.
 - G) WATER HEATER BLANKET INSULATION (R-12 MIN.). FIRST 20 FEET OF PIPES CLOSEST TO TANK INSULATED (R-3) MIN.).
 - H) GAS COOKING APPLIANCES MUST HAVE INTERMITTENT IGNITION DEVICES.
4. ALL NEW WINDOWS, FRENCH DOORS, & SKYLIGHTS TO BE WOOD FRAME, DUAL GLAZED, LOW-E AND FULLY WEATHERSTRIPPED.
5. 1/2" MINIMUM THICKNESS GYPSUM BOARD. WATER RESISTANT GYP. WB. AROUND TUB AND TO 8'-0" HEIGHT IN BATH AND SHOWER AREA. 5/8" TYPE X GYPSUM BOARD AT BOTH SIDES OF PROPERTY LINE AND SEPARATION WALLS.
6. PLUMBING FIXTURES & FITTINGS TO BE SELECTED BY OWNER. MINIMUM 1/8 GAL/FLUSH TOILET, 3 GAL/MIN. AT SHOWER HEAD, 2.75 GAL/MIN AT LAVATORY.
7. ALL CONSTRUCTION SHALL CONFORM TO THE 1997 UNIFORM BUILDING CODE, 1997 UNIFORM MECHANICAL CODE, 1994 PLUMBING CODE, 1993 NATIONAL ELECTRICAL CODE, AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
8. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
9. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
10. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
11. COORDINATE ALL DETAILS WITH SHEAR WALLS AND ENCASED STRUCTURAL POSTS AS REQUIRED BY THE STRUCTURAL DRAWINGS.
12. WINDOW SIZES AND DOOR HEAD HEIGHTS ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ROUGH OPENING SIZES.
13. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
14. VERIFY ALL ARCHITECTURAL DETAILS WITH STRUCTURAL AND MECHANICAL/ELECTRICAL DRAWINGS BEFORE THE ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
15. SEALANT, CAULKING, AND FLASHING, ETC., LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
16. ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC., SHALL BE FULLY VENTILATED.
17. PROVIDE WOOD BACKING FOR ALL TOWEL BARS, SHELF BRACKETS, ETC

7



X: ARCHITECTURE/ART
 DONNA SCHURACHER
 262 LILY STREET
 SAN FRANCISCO, CA 94102
 415-558-0250
 SCHURACHERXAA.NET



DRAWING LIST

- AO.1 COVER SHEET
- AO.2 SITE PLAN
- AO.3 (E) 1ST/2ND PLANS
- AO.4 (E) 3RD/RF PLANS
- AO.5 (E) NORTH/SOUTH ELEVS
- AO.6 (E) EAST ELEVS
- AO.7 (E) WEST ELEVS
- A1.1 NEW 2ND/3RD FLR
- A1.2 NEW 4TH FLR/ RF
- A2.1 SOUTH ELEVATION
- A2.2 NORTH ELEVATION
- A2.3 EAST ELEVATION
- A2.4 WEST ELEVATION
- A3.1 SECTION A/B
- A3.2 SECTION C/D

SITE PLAN PERMIT
 DESIGN REVIEW 06.12.09

SITE PLAN PERMIT
 DORMER REV. 1 07.14.09

DRC REV 2
 11.11.09

DRC REV 3
 12.09.09

VARIANCE REV 1
 02.04.10

DISCRET. REV. ALT B
 02.24.10

DISCRETIONARY REV.
 03.17.10

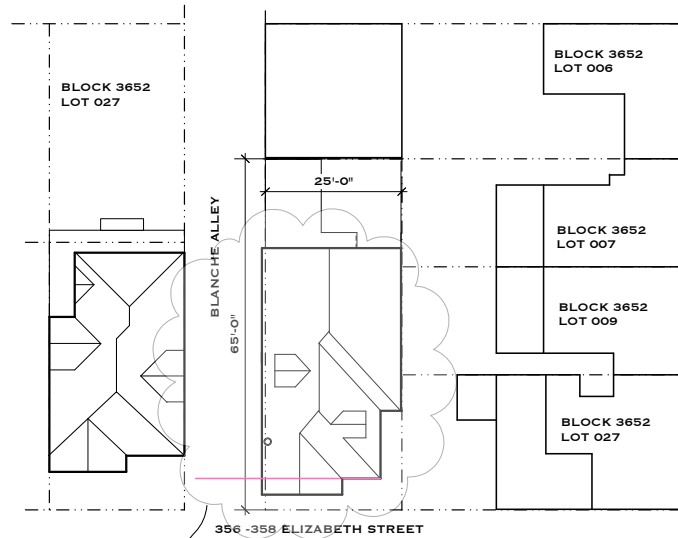
McGLYNN
RESIDENCE

358 ELIZABETH
 STREET
 SAN FRANCISCO
 94104

BLOCK 3652
 LOT 026

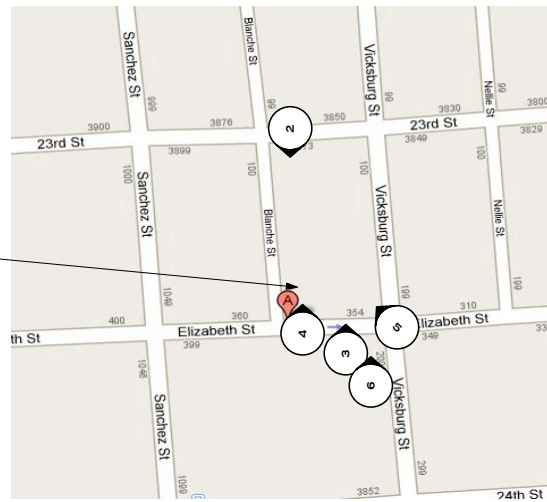
PERMIT APPLICATION #
 2009-06-23-1112

AO.1

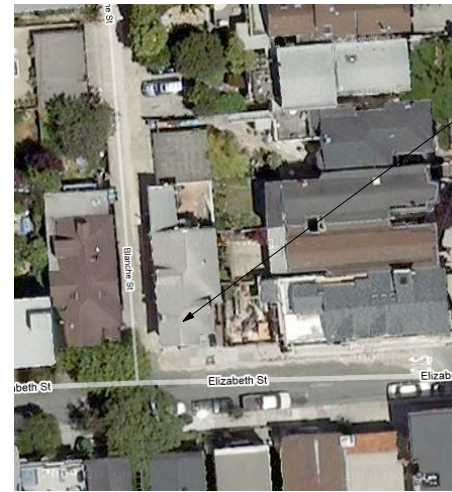


4 EXISTING SITE PLAN

1/16" = 1' - 0"



3 PHOTO MAP

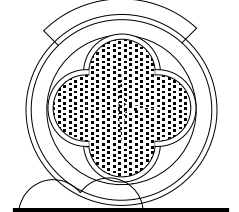


2 LOCATION MAP

SUBJECT PROPERTY

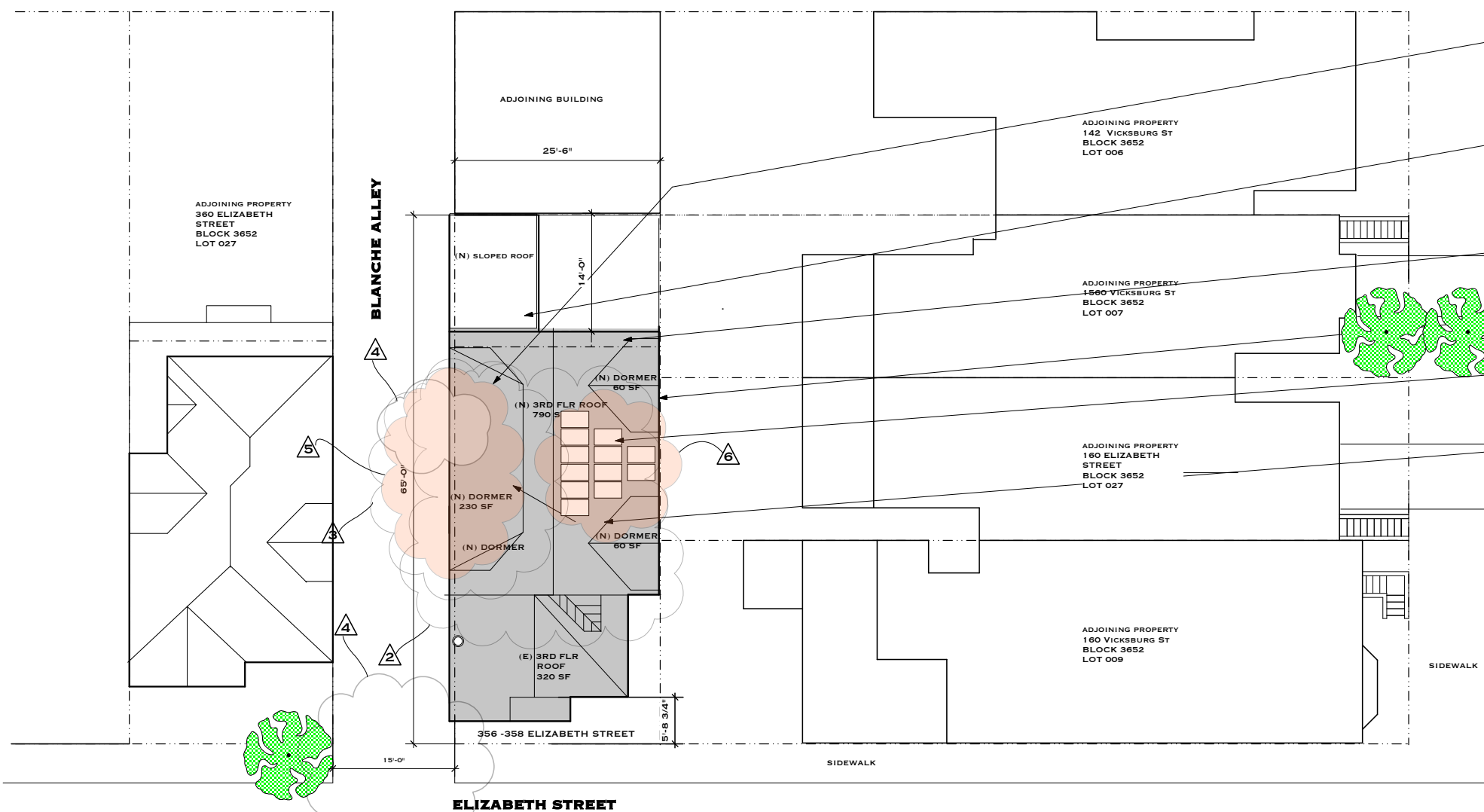


X: ARCHITECTURE/ART
 DONNA SCHUMACHER
 282 LAY STREET
 SAN FRANCISCO, CA 94102
 415-522-0230
 SCHUMACHERXAA.NET



DRAWING LIST

- AO.1 COVER SHEET
- AO.2 SITE PLAN
- AO.3 (E) 1ST/2ND PLANS
- AO.4 (E) 3RD/RP PLANS
- AO.5 (E) NORTH/SOUTH/ELEVS
- AO.6 (E) EAST/ELEVS
- AO.7 (E) WEST/ELEVS
- A1.1 NEW 2ND/3RD FLR
- A1.2 NEW 4TH FLR/ RP
- A2.1 SOUTH ELEVATION
- A2.2 NORTH ELEVATION
- A2.3 EAST ELEVATION
- A2.4 WEST ELEVATION
- A3.1 SECTION A/B
- A3.2 SECTION C/D



1 SITE PLAN - PROPOSED

1/8" = 1' - 0"

PROPOSED NEW DORMERS
 350 SF ≤ 32% OF TOTAL ROOF
 (NEW & EXISTING BUT NOT INCLUDING GARAGE)

OPEN SPACE REQUIREMENT
 SECTION 135
 (E) OPEN SPACE 200SF
 (N) OPEN SPACE 185 SF
 REQUIRED OPEN SPACE 266 SF
 OPEN SPACE VARIANCE REQUIRED

REAR SET BACK 25% (16'-3")
 SECTION 134.C.4.B
 REAR YARD VARIANCE REQUIRED
 3'-0" ENCROACHMENT INTO
 REAR YARD SET BACK ON
 FLOORS 2 AND 3.

ENLARGEMENT TO NON
 QUALIFYING STRUCTURE,
 SECTION 188: TOTAL
 ENLARGEMENT 246 SF ALL
 FLOORS

(N) SOLAR PANELS

PROPOSED NEW ROOF
 INDICATED BY TONE

**SITE PLAN PERMIT
 DESIGN REVIEW 06.12.09**

**SITE PLAN PERMIT
 DORMER REV. 1 07.14.09**

**DRC REV 2
 11.11.09**

**DRC REV 3
 12.09.09**

**VARIANCE REV 1
 02.04.10**

**DISCRET. REV. ALT B
 02.24.10**

**DISCRETIONARY REV.
 03.17.10**

**McGLYNN
 RESIDENCE**

358 ELIZABETH
 STREET
 SAN FRANCISCO
 94104

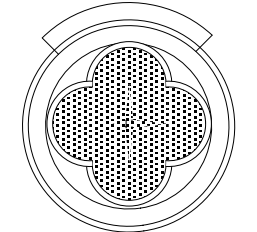
BLOCK 3652
 LOT 026

PERMIT APPLICATION #
 2009-06-23-1112

AO.2



X: ARCHITECTURE/ART
 DONNA SCHUMACHER
 382 LILY STREET
 SAN FRANCISCO, CA 94102
 415-822-0230
 SCHUMACHERXAA.NET



DRAWING LIST

- AO.1 COVER SHEET
- AO.2 SITE PLAN
- AO.3 (E) 1ST/2ND PLANS
- AO.4 (E) 3RD/4TH PLANS
- AO.5 (E) NORTH/SOUTH ELEV
- AO.6 (E) EAST ELEV
- AO.7 (E) WEST ELEV
- A1.1 NEW 2ND/3RD FLR
- A1.2 NEW 4TH FLR/ RF
- A2.1 SOUTH ELEVATION
- A2.2 NORTH ELEVATION
- A2.3 EAST ELEVATION
- A2.4 WEST ELEVATION
- A3.1 SECTION A/B
- A3.2 SECTION C/D

**SITE PLAN PERMIT
 DESIGN REVIEW 06.12.09**

- 1 SITE PLAN PERMIT
DORMER REV. 1 07.14.09
- 2 DRC REV 2
11.11.09
- 3 DRC REV 3
12.09.09
- 4 VARIANCE REV 1
02.04.10
- 5 DISCRET. REV. ALT B
02.24.10
- 6 DISCRETIONARY REV.
03.17.10

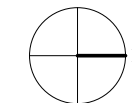
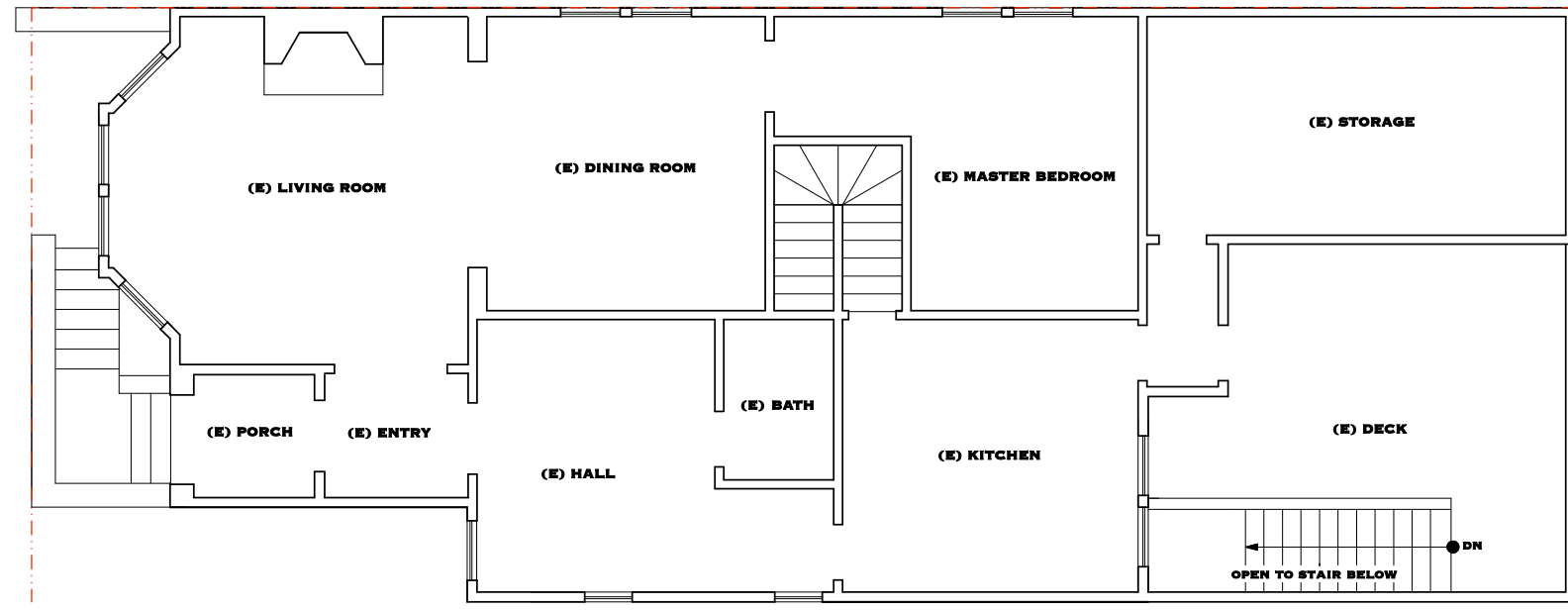
**McGLYNN
 RESIDENCE**

358 ELIZABETH
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 SAN FRANCISCO
 94104

BLOCK 3652
 LOT 026

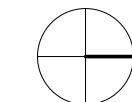
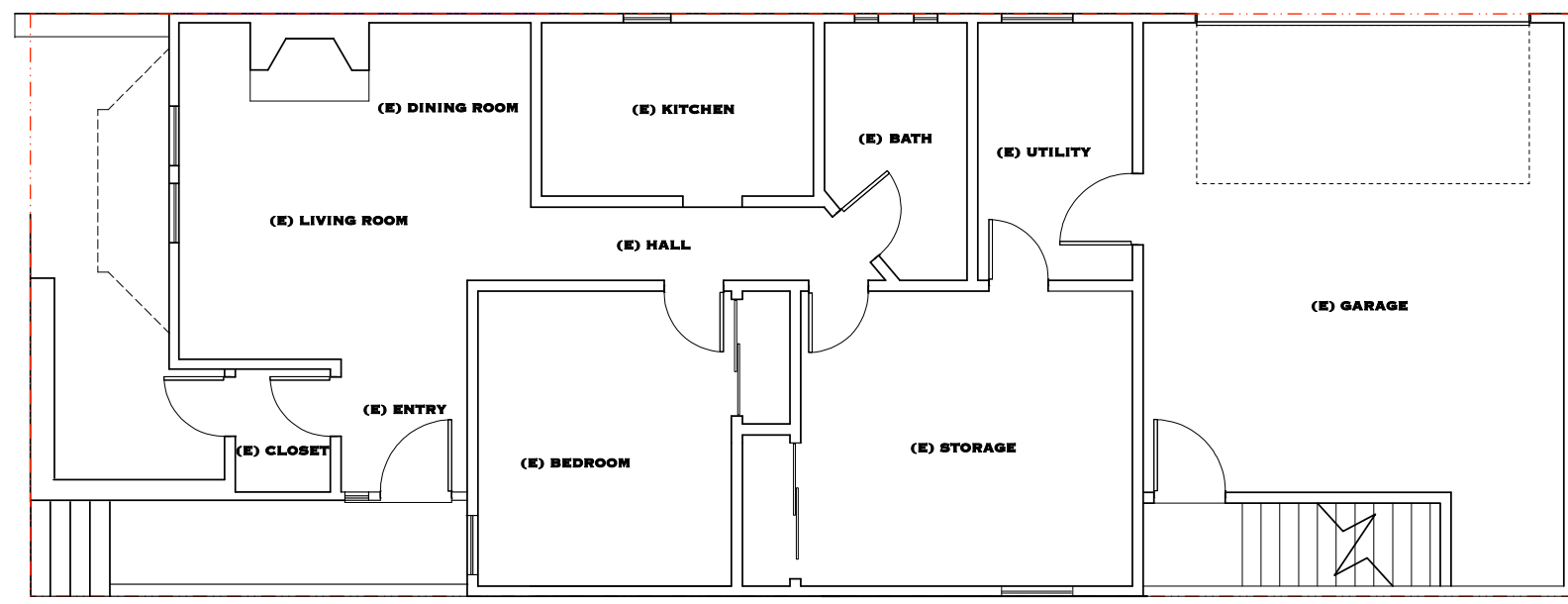
PERMIT APPLICATION #
 2009-06-23-1112

AO.3



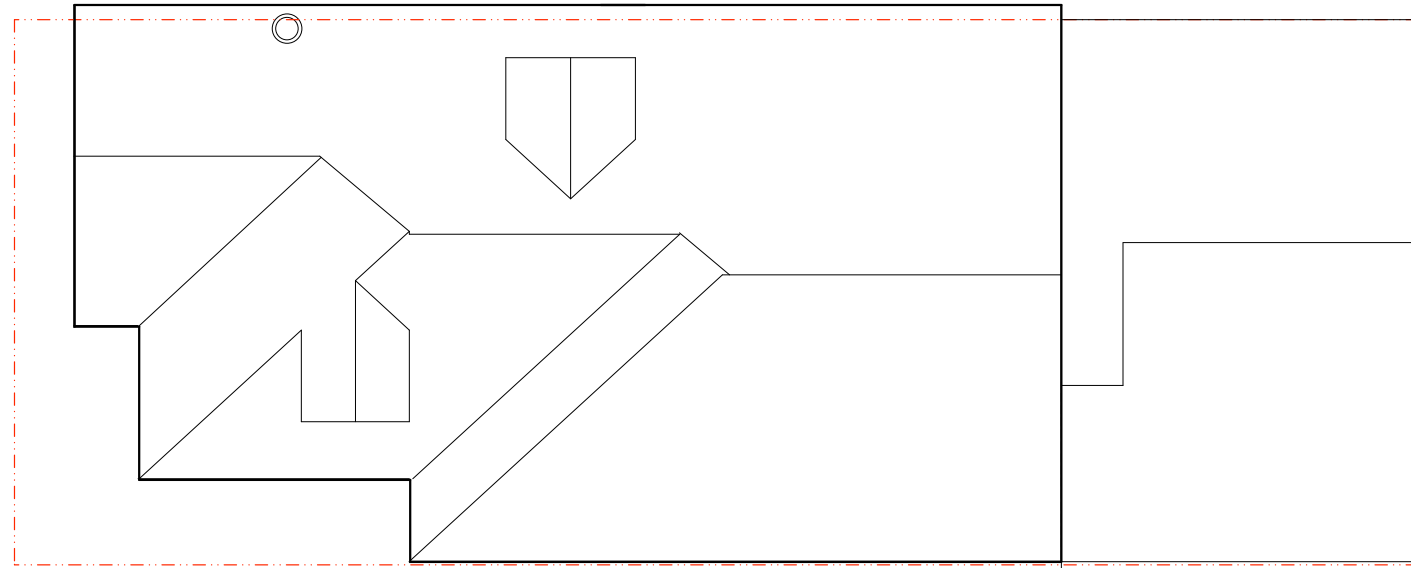
1/4" = 1' - 0"

2 SECOND FLOOR - EXISTING CONDITIONS
UNIT B - 1ST LEVEL 1140 SF

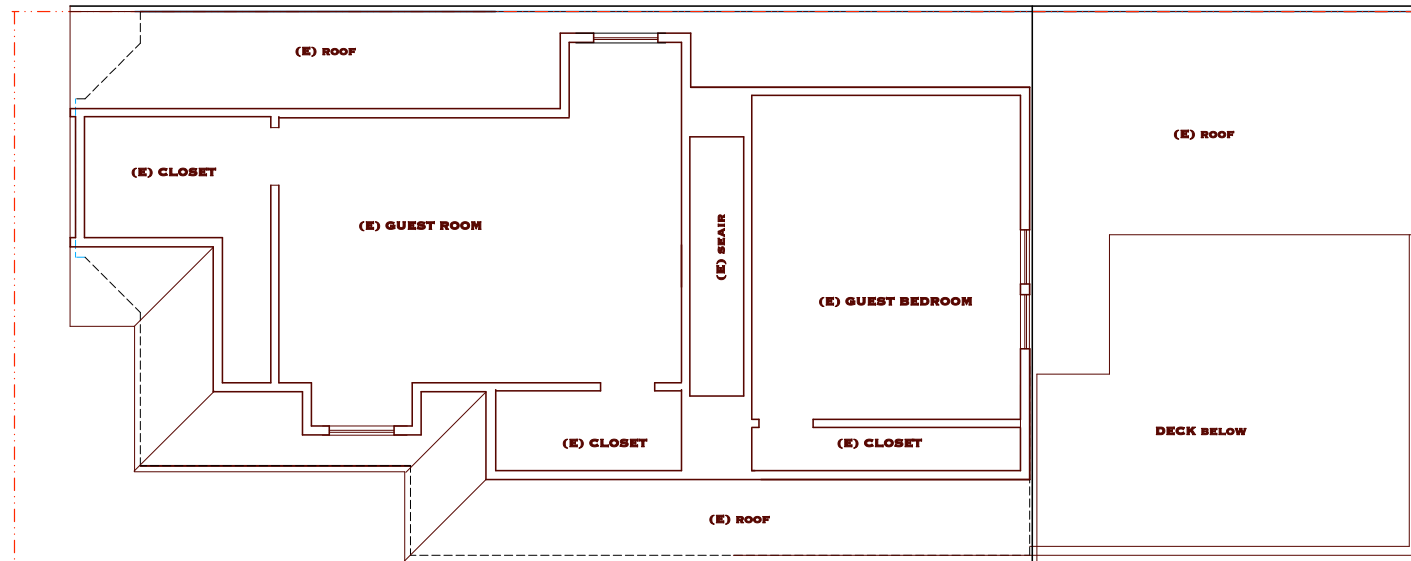
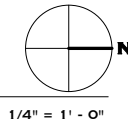


1/4" = 1' - 0"

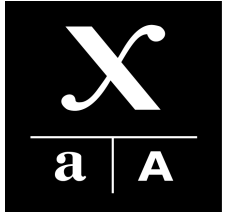
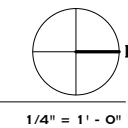
1 FIRST FLOOR - EXISTING CONDITIONS
UNIT A - 1ST LEVEL 940 SF



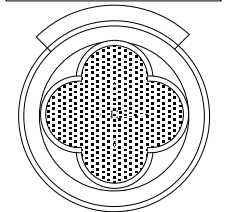
4 ROOF - EXISTING CONDITIONS



**3 THIRD FLOOR - EXISTING CONDITIONS
UNIT B - 3RD LEVEL**



X: ARCHITECTURE/ ART
 DONNA SCHUMACHER
 382 LILY STREET
 SAN FRANCISCO, CA 94102
 415-852-0520
 SCHUMACHER@XAA.NET



DRAWING LIST

- AO.1 COVER SHEET
- AO.2 SITE PLAN
- AO.3 (E) 1ST/2ND PLANS
- AO.4 (E) 3RD/RF PLANS
- AO.5 (E) NORTH/SOUTH ELEV
- AO.6 (E) EAST ELEV
- AO.7 (E) WEST ELEV
- A1.1 NEW 2ND/3RD FLR
- A1.2 NEW 4TH FLR/ RF
- A2.1 SOUTH ELEVATION
- A2.2 NORTH ELEVATION
- A2.3 EAST ELEVATION
- A2.4 WEST ELEVATION
- A3.1 SECTION A/B
- A3.2 SECTION C/D

**SITE PLAN PERMIT
DESIGN REVIEW 06.12.09**

**1 SITE PLAN PERMIT
DORMER REV. 1 07.14.09**

**2 DRC REV 2
11.11.09**

**3 DRC REV 3
12.09.09**

**4 VARIANCE REV 1
02.04.10**

**5 DISCRET. REV. ALT B
02.24.10**

**6 DISCRETIONARY REV.
03.17.10**

**McGLYNN
RESIDENCE**

358 ELIZABETH
STREET
SAN FRANCISCO
94104

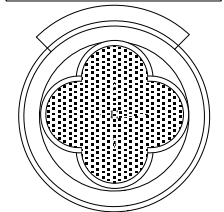
BLOCK 3652
LOT 026

PERMIT APPLICATION #
2009-06-23-1112

AO.4



X|A
ARCHITECTURE/ART
DONNA SCHUMACHER
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415-852-0550
SCHUMACHER@XAA.NET



DRAWING LIST

- AO.1 COVER SHEET
- AO.2 SITE PLAN
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- AO.4 (E) 3RD/RF PLANS
- AO.5 (E) NORTH/SOUTH ELEV
- AO.6 (E) EAST ELEV
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- A1.2 NEW 4TH FLR/ RF
- A2.1 SOUTH ELEVATION
- A2.2 NORTH ELEVATION
- A2.3 EAST ELEVATION
- A2.4 WEST ELEVATION
- A3.1 SECTION A/B
- A3.2 SECTION C/D

**SITE PLAN PERMIT
DESIGN REVIEW 06.12.09**

**1 SITE PLAN PERMIT
DORMER REV. 1 07.14.09**

**2 DRC REV 2
11.11.09**

**3 DRC REV 3
12.09.09**

**4 VARIANCE REV 1
02.04.10**

**5 DISCRET. REV. ALT B
02.24.10**

**6 DISCRETIONARY REV.
03.17.10**



5 NORTH ELEVATION- EXISTING CONDITIONS

1/4" = 1' - 0"



6 SOUTH ELEVATION- EXISTING CONDITIONS

1/4" = 1' - 0"

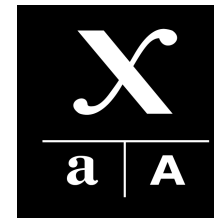
**McGLYNN
RESIDENCE**

358 ELIZABETH
STREET
SAN FRANCISCO
94104

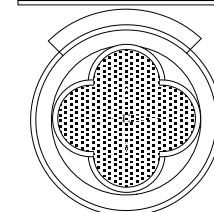
BLOCK 3652
LOT 026

PERMIT APPLICATION #
2009-06-23-1112

AO.5



X: ARCHITECTURE/ART
 DONNA SCHUMACHER
 382 LILY STREET
 SAN FRANCISCO, CA 94102
 415-622-0250
 SCHUMACHER@XAA.NET



DRAWING LIST

- A0.1 COVER SHEET
- A0.2 SITE PLAN
- A0.3 (E) 1ST/2ND PLANS
- A0.4 (E) 3RD/RF PLANS
- A0.5 (E) NORTH/SOUTH ELEV
- A0.6 (E) EAST ELEV
- A0.7 (E) WEST ELEV
- A1.1 NEW 2ND/3RD FLR
- A1.2 NEW 4TH FLR/ RF
- A2.1 SOUTH ELEVATION
- A2.2 NORTH ELEVATION
- A2.3 EAST ELEVATION
- A2.4 WEST ELEVATION
- A3.1 SECTION A/B
- A3.2 SECTION C/D

**SITE PLAN PERMIT
 DESIGN REVIEW 06.12.09**

**1 SITE PLAN PERMIT
 DORMER REV. 1 07.14.09**

**2 DRC REV 2
 11.11.09**

**3 DRC REV 3
 12.09.09**

**4 VARIANCE REV 1
 02.04.10**

**5 DISCRET. REV. ALT B
 02.24.10**

**6 DISCRETIONARY REV.
 03.17.10**



7

EAST ELEVATION- EXISTING CONDITIONS

1/4" = 1' - 0"

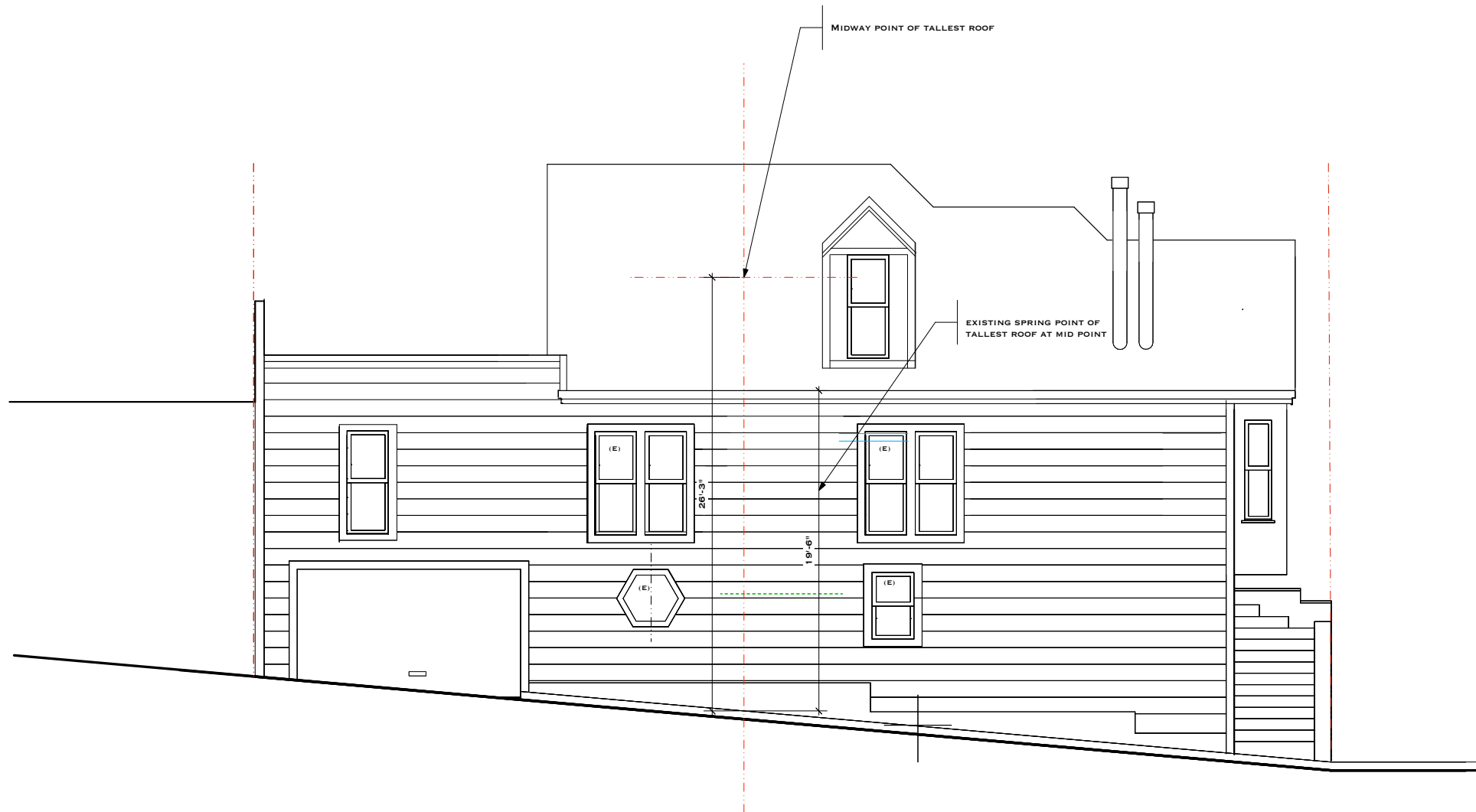
**McGLYNN
 RESIDENCE**

358 ELIZABETH
 STREET
 SAN FRANCISCO
 94104

BLOCK 3652
 LOT 026

PERMIT APPLICATION #
 2009-06-23-1112

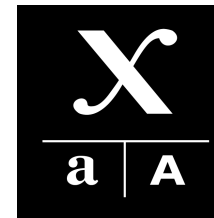
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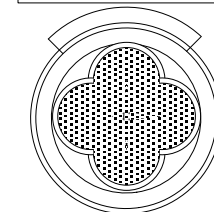
8

WEST ELEVATION- EXISTING CONDITIONS

1/4" = 1' - 0"



X: ARCHITECTURE/ ART
 DONNA SCHUMACHER
 382 LILY STREET
 SAN FRANCISCO, CA 94102
 415-852-0520
 SCHUMACHER@XAA.NET



DRAWING LIST

- AO.1 COVER SHEET
- AO.2 SITE PLAN
- AO.3 (E) 1ST/2ND PLANS
- AO.4 (E) 3RD/RF PLANS
- AO.5 (E) NORTH/SOUTH ELEV
- AO.6 (E) EAST ELEV
- AO.7 (E) WEST ELEV
- A1.1 NEW 2ND/3RD FLR
- A1.2 NEW 4TH FLR/ RF
- A2.1 SOUTH ELEVATION
- A2.2 NORTH ELEVATION
- A2.3 EAST ELEVATION
- A2.4 WEST ELEVATION
- A3.1 SECTION A/B
- A3.2 SECTION C/D

**SITE PLAN PERMIT
 DESIGN REVIEW 06.12.09**

1 **SITE PLAN PERMIT
 DORMER REV. 1 07.14.09**

2 **DRC REV 2
 11.11.09**

3 **DRC REV 3
 12.09.09**

4 **VARIANCE REV 1
 02.04.10**

5 **DISCRET. REV. ALT B
 02.24.10**

6 **DISCRETIONARY REV.
 03.17.10**

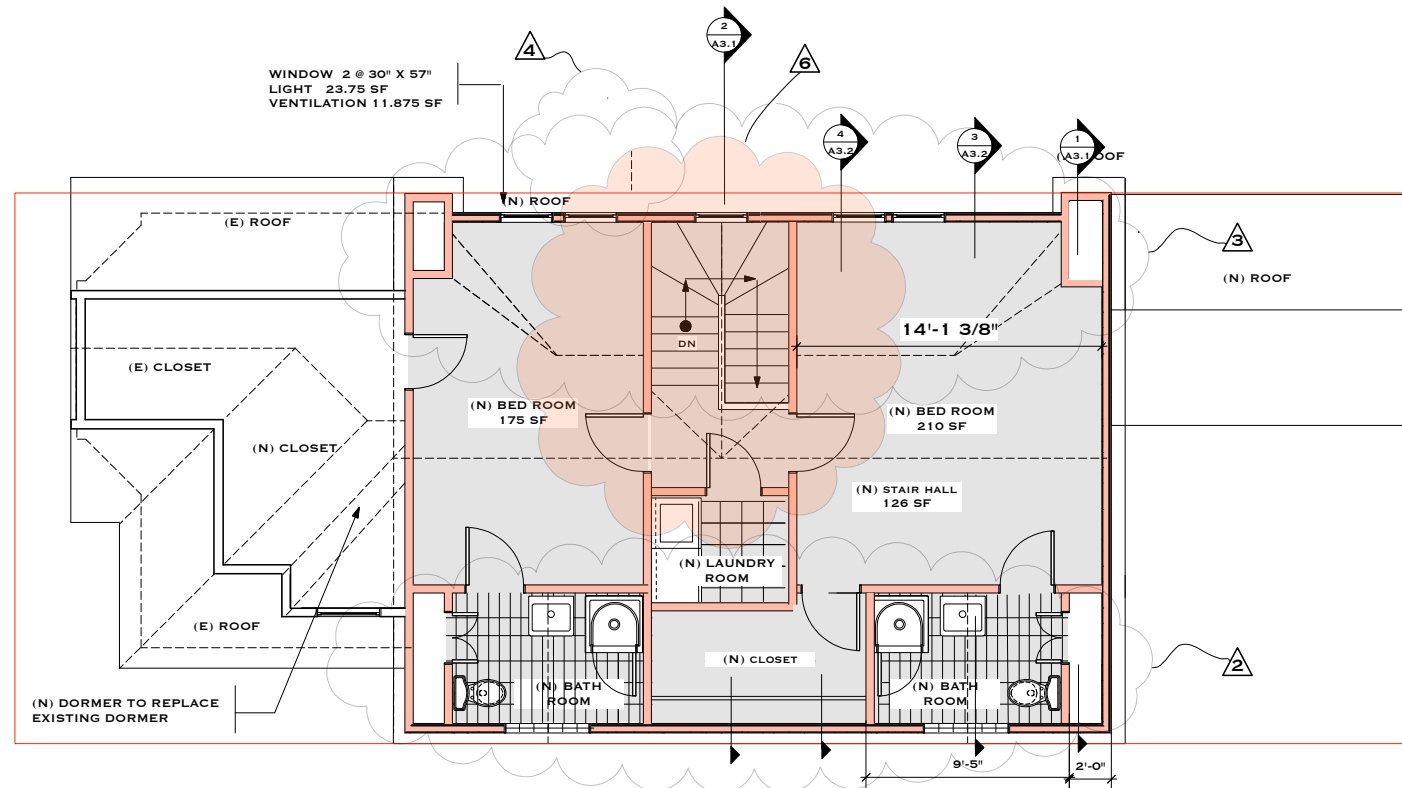
**McGLYNN
 RESIDENCE**

358 ELIZABETH
 STREET
 SAN FRANCISCO
 94104

BLOCK 3652
 LOT 026

PERMIT APPLICATION #
 2009-06-23-1112

AO.7

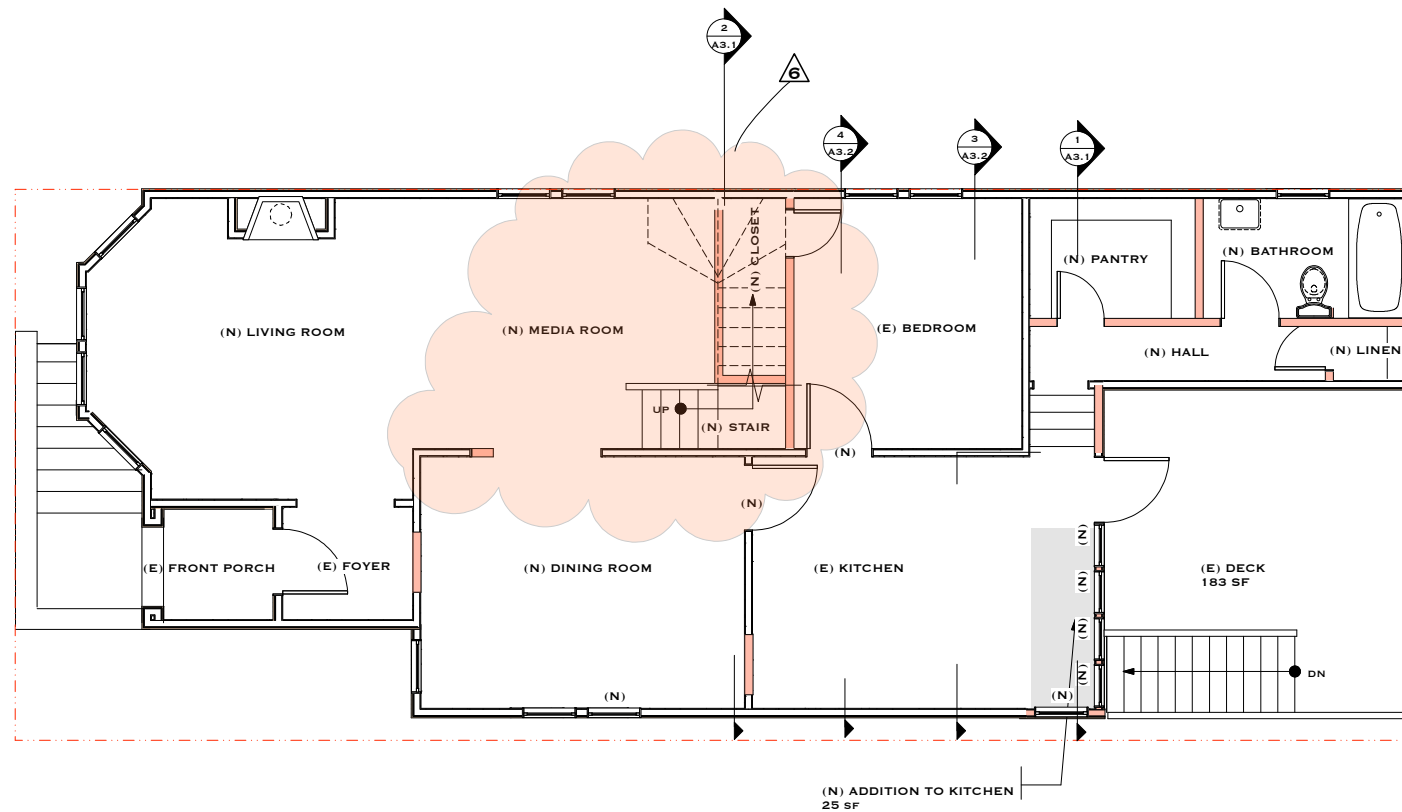


THIRD FLOOR
TOTAL ADDITION SF 225

2

THIRD FLOOR - PROPOSED CONDITIONS
UNIT B LEVEL 2

1/4" = 1' - 0"



SECOND FLOOR
TOTAL ADDITION 25 SF

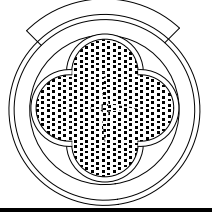
1

SECOND FLOOR - PROPOSED CONDITIONS
UNIT B LEVEL 1

1/4" = 1' - 0"



X: ARCHITECTURE/ART
DONNA SCHUMACHER
388 LILY STREET
SAN FRANCISCO, CA 94102
415-552-0250
SCHUMACHER@XAA.NET



DRAWING LIST

- AO.1 COVER SHEET
- AO.2 SITE PLAN
- AO.3 (E) 1ST/2ND PLANS
- AO.4 (E) 3RD/4TH PLANS
- AO.5 (E) NORTH/SOUTH ELEVATIONS
- AO.6 (E) EAST ELEVATIONS
- AO.7 (E) WEST ELEVATIONS
- A1.1 NEW 2ND/3RD FLR
- A1.2 NEW 4TH FLR/RF
- A2.1 SOUTH ELEVATION
- A2.2 NORTH ELEVATION
- A2.3 EAST ELEVATION
- A2.4 WEST ELEVATION
- A3.1 SECTION A/B
- A3.2 SECTION C/D

SITE PLAN PERMIT
DESIGN REVIEW 06.12.09

SITE PLAN PERMIT
DORMER REV. 1 07.14.09

DRC REV 2
11.11.09

DRC REV 3
12.09.09

VARIANCE REV 1
02.04.10

DISCRET. REV. ALT B
02.24.10

DISCRETIONARY. REV.
03.17.10

**McGLYNN
RESIDENCE**

358 ELIZABETH
STREET
SAN FRANCISCO
94104

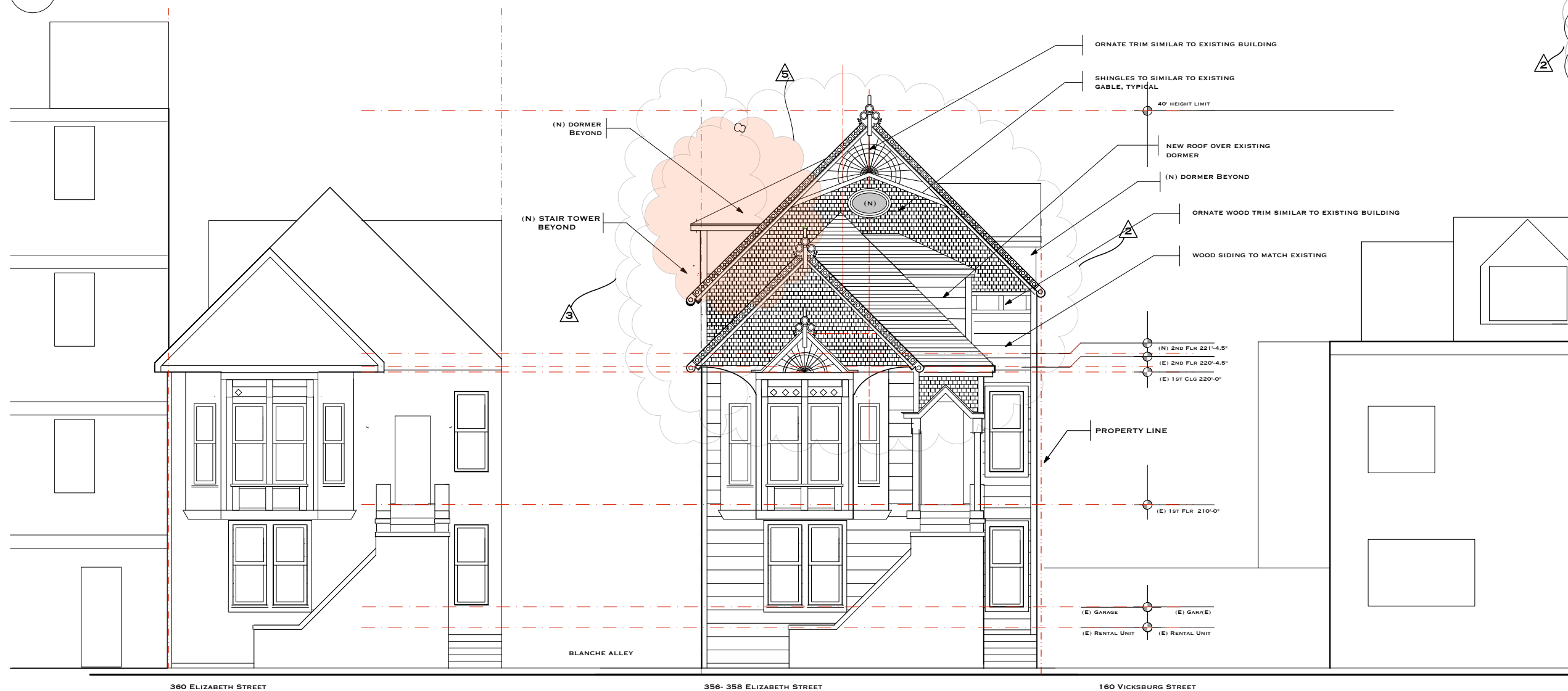
BLOCK 3652
LOT 026

PERMIT APPLICATION #
2009-06-23-1112

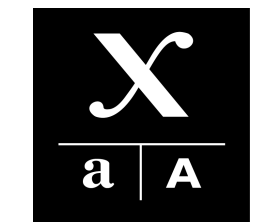
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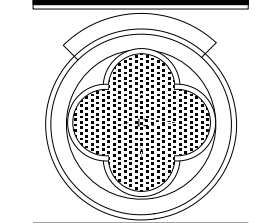
1 COMPOSITE PHOTOGRAPH OF ELIZABETH STREET NORTH SIDE - EXISTING CONDITIONS



2 SOUTH ELEVATION - PROPOSED
ELIZABETH STREET



X: ARCHITECTURE/ART
DONNA SCHUMACHER
288 LILY STREET
SAN FRANCISCO, CA 94102
415-822-0230
SCHUMACHER@XAA.NET



DRAWING LIST

- AO.1 COVER SHEET
- AO.2 SITE PLAN
- AO.3 (E) 1ST/2ND PLANS
- AO.4 (E) 3RD/RF PLANS
- AO.5 (E) NORTH/SOUTH ELEV
- AO.6 (E) EAST ELEV
- AO.7 (E) WEST ELEV
- A1.1 NEW 2ND/3RD FLR
- A1.2 NEW 4TH FLR/ RF
- A2.1 SOUTH ELEVATION
- A2.2 NORTH ELEVATION
- A2.3 EAST ELEVATION
- A2.4 WEST ELEVATION
- A3.1 SECTION A/B
- A3.2 SECTION C/D

**SITE PLAN PERMIT
DESIGN REVIEW 06.12.09**

**SITE PLAN PERMIT
DORMER REV. 1 07.14.09**

**DRC REV 2
11.11.09**

**DRC REV 3
12.09.09**

**VARIANCE REV 1
02.04.10**

**DISCRET. REV. ALT B
02.24.10**

**DISCRETIONARY REV.
03.17.10**

**MCGLYNN
RESIDENCE**

358 ELIZABETH
STREET
SAN FRANCISCO
94104

BLOCK 3652
LOT 026

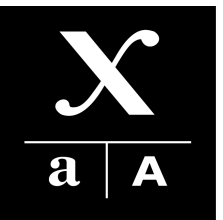
PERMIT APPLICATION #
2009-06-23-1112

A2.1

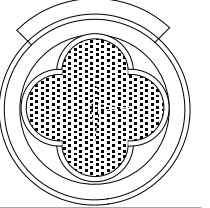
1/4" = 1' - 0"



2 STREET PHOTOGRAPH - EXISTING CONDITIONS
OPPOSITE SIDE OF ELIZABETH



X: ARCHITECTURE/ART
DONNA SCHUMACHER
282 LILY STREET
SAN FRANCISCO, CA 94102
415-822-0290
SCHUMACHERXAA.NET



DRAWING LIST

- AO.1 COVER SHEET
- AO.2 SITE PLAN
- AO.3 (E) 1ST/2ND PLANS
- AO.4 (E) 3RD/RF PLANS
- AO.5 (E) NORTH/SOUTH ELEVS
- AO.6 (E) EAST ELEVS
- AO.7 (E) WEST ELEVS
- A1.1 NEW 2ND/3RD FLR
- A1.2 NEW 4TH FLR/ RF
- A2.1 SOUTH ELEVATION
- A2.2 NORTH ELEVATION
- A2.3 EAST ELEVATION
- A2.4 WEST ELEVATION
- A3.1 SECTION A/B
- A3.2 SECTION C/D

SITE PLAN PERMIT
DESIGN REVIEW 06.12.09

1 **SITE PLAN PERMIT**
DORMER REV. 1 07.14.09

2 **DRC REV 2**
11.11.09

3 **DRC REV 3**
12.09.09

4 **VARIANCE REV 1**
02.04.10

5 **DISCRET. REV. ALT B**
02.24.10

6 **DISCRETIONARY REV.**
03.17.10

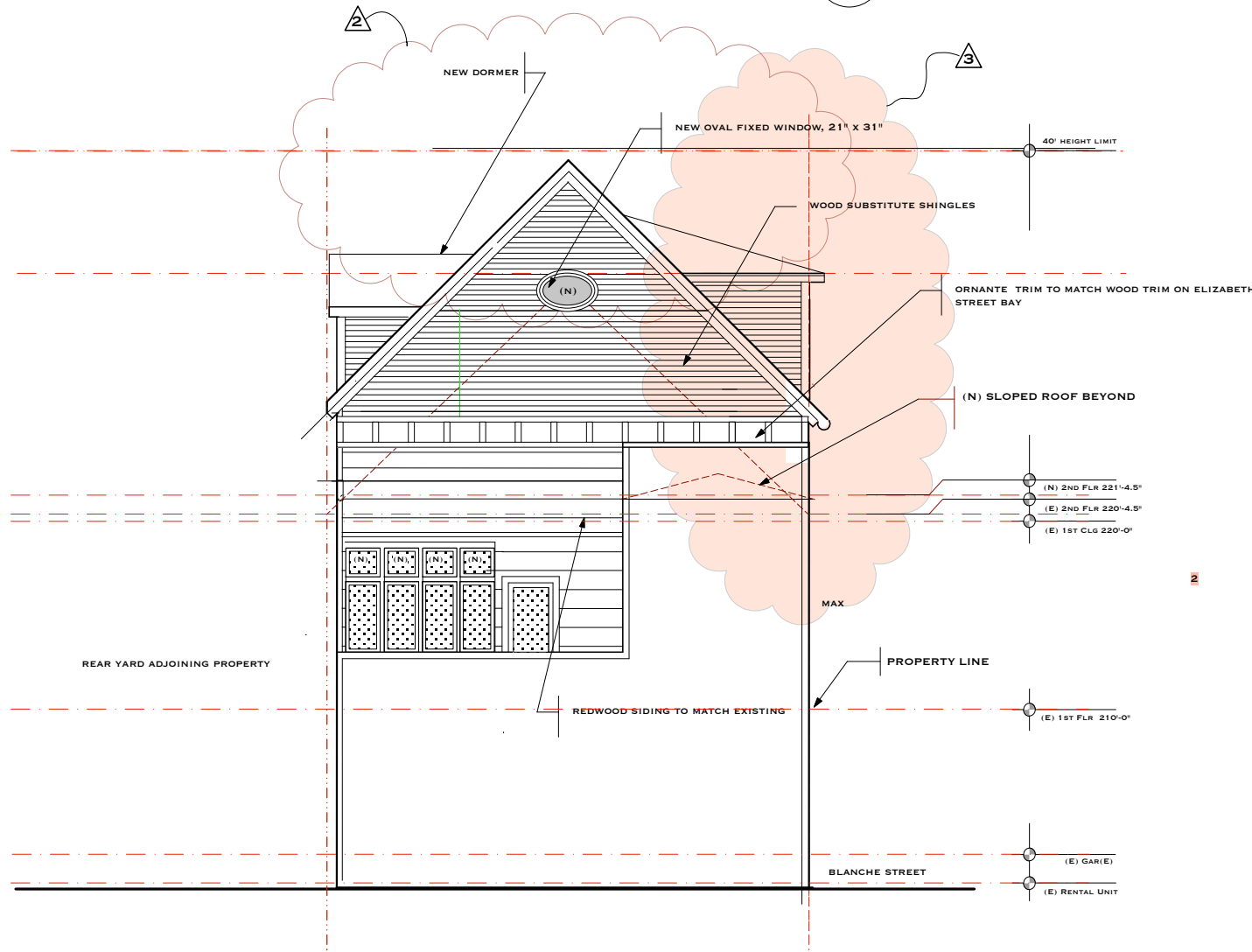
MCGLYNN
RESIDENCE

358 ELIZABETH
STREET
SAN FRANCISCO
94104

BLOCK 3652
LOT 026

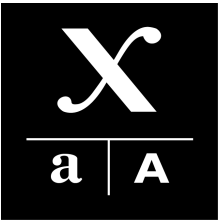
PERMIT APPLICATION #
2009-06-23-1112

A2.2

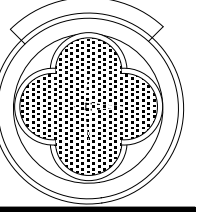


1 NORTH ELEVATION - PROPOSED

1/4" = 1' - 0"



X: ARCHITECTURE/ART
 DONNA SCHURWACHER
 282 LILY STREET
 SAN FRANCISCO, CA 94102
 415-523-0290
 SCHURWACHER@XAA.NET



DRAWING LIST

- AO.1 COVER SHEET
- AO.2 SITE PLAN
- AO.3 (E) 1ST/2ND PLANS
- AO.4 (E) 3RD/4TH PLANS
- AO.5 (E) NORTH/SOUTH ELEVATIONS
- AO.6 (E) EAST ELEVATIONS
- AO.7 (E) WEST ELEVATIONS
- A1.1 NEW 2ND/3RD FLR
- A1.2 NEW 4TH FLR/RF
- A2.1 SOUTH ELEVATION
- A2.2 NORTH ELEVATION
- A2.3 EAST ELEVATION
- A2.4 WEST ELEVATION
- A3.1 SECTION A/B
- A3.2 SECTION C/D

**SITE PLAN PERMIT
 DESIGN REVIEW 06.12.09**

**1 SITE PLAN PERMIT
 DORMER REV. 1 07.14.09**

**2 DRC REV 2
 11.11.09**

**3 DRC REV 3
 12.09.09**

**4 VARIANCE REV 1
 02.04.10**

**5 DISCRET. REV. ALT B
 02.24.10**

**6 DISCRETIONARY REV.
 03.17.10**

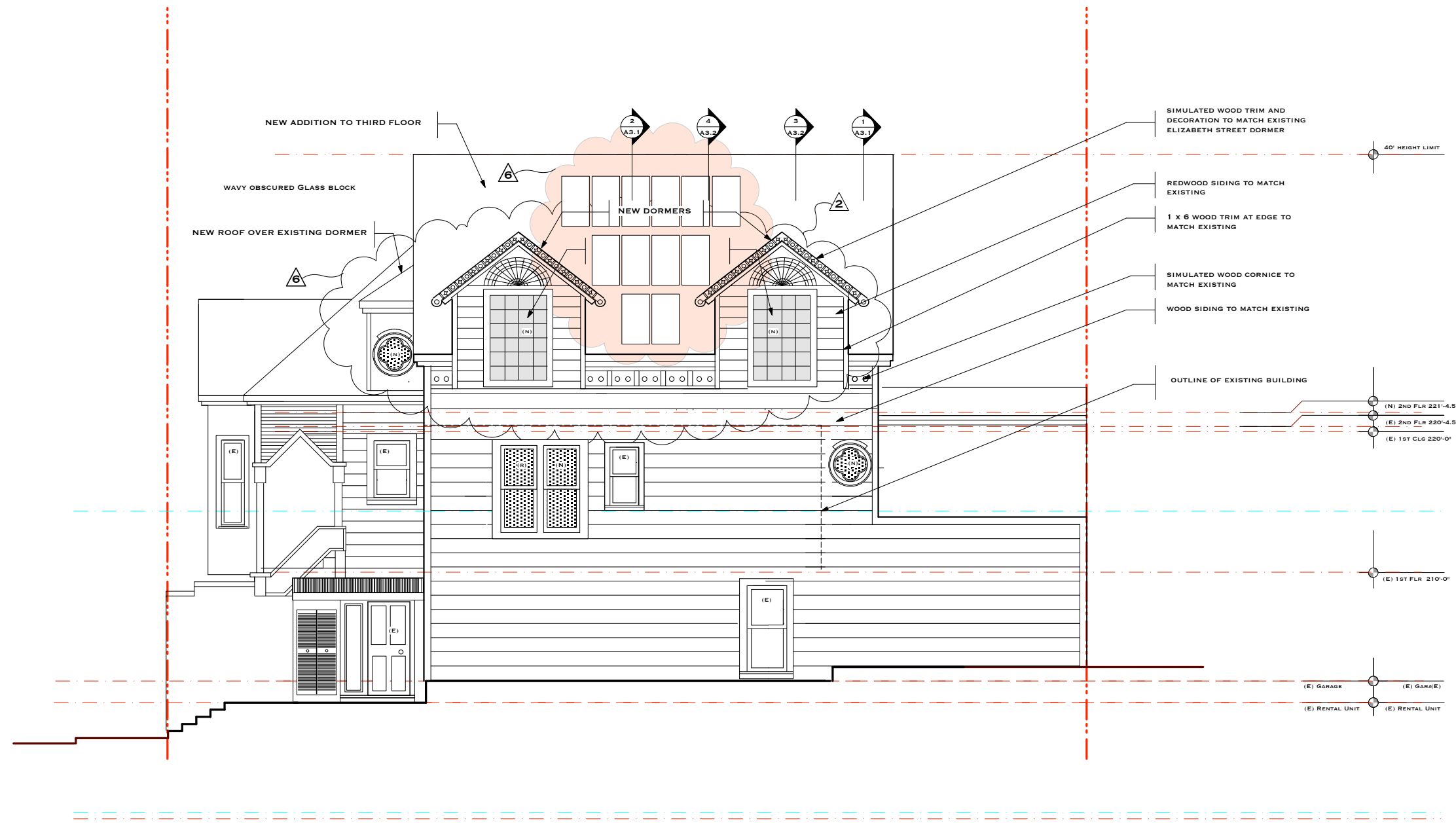
**MCGLYNN
 RESIDENCE**

358 ELIZABETH
 STREET
 SAN FRANCISCO
 94104

BLOCK 3652
 LOT 026

PERMIT APPLICATION #
 2009-06-23-1112

A2.3



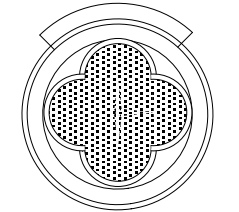
1

EAST ELEVATION - PROPOSED

1/4" = 1' - 0"



X: ARCHITECTURE/ART
 DONNA SCHURAGHER
 282 LILY STREET
 SAN FRANCISCO, CA 94102
 415-823-0290
 SCHURAGHERXAA.NET



- DRAWING LIST**
- AO.1 COVER SHEET
 - AO.2 SITE PLAN
 - AO.3 (E) 1ST/2ND PLANS
 - AO.4 (E) 3RD/4TH PLANS
 - AO.5 (E) NORTH/SOUTH ELEVATIONS
 - AO.6 (E) EAST ELEVATION
 - AO.7 (E) WEST ELEVATION
 - A1.1 NEW 2ND/3RD FLR
 - A1.2 NEW 4TH FLR/RF
 - A2.1 SOUTH ELEVATION
 - A2.2 NORTH ELEVATION
 - A2.3 EAST ELEVATION
 - A2.4 WEST ELEVATION
 - A3.1 SECTION A/B
 - A3.2 SECTION C/D

**SITE PLAN PERMIT
 DESIGN REVIEW 06.12.09**

**1 SITE PLAN PERMIT
 DORMER REV. 1 07.14.09**

**2 DRC REV 2
 11.11.09**

**3 DRC REV 3
 12.09.09**

**4 VARIANCE REV 1
 02.04.10**

**5 DISCRET. REV. ALT B
 02.24.10**

**6 DISCRETIONARY REV.
 03.17.10**

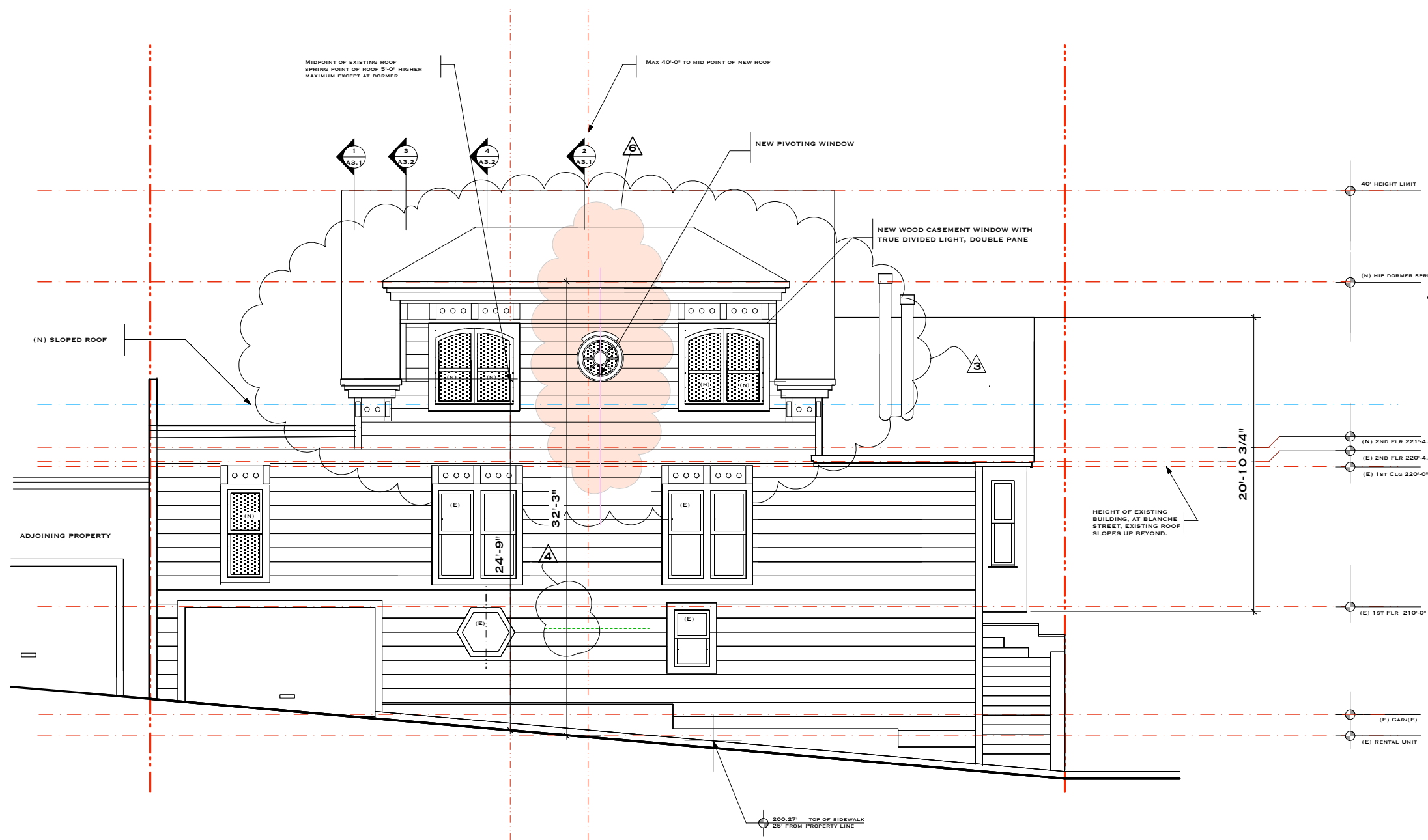
**MCGLYNN
 RESIDENCE**

358 ELIZABETH
 STREET
 SAN FRANCISCO
 94104

BLOCK 3652
 LOT 026

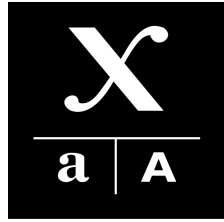
PERMIT APPLICATION #
 2009-06-23-1112

A2.4

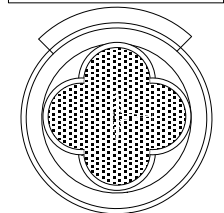


**1 WEST ELEVATION - PROPOSE
 BLANCHE ST.**

1/4" = 1' - 0"



X|A ARCHITECTURE/ART
 DONNA SCHWABER
 282 LILY STREET
 SAN FRANCISCO, CA 94102
 415-822-0290
 SCHWABERXAA.NET



- DRAWING LIST**
- A0.1 COVER SHEET
 - A0.2 SITE PLAN
 - A0.3 (E) 1ST/2ND PLANS
 - A0.4 (E) 3RD/RF PLANS
 - A0.5 (E) NORTH/SOUTH ELEVATIONS
 - A0.6 (E) EAST ELEVATIONS
 - A0.7 (E) WEST ELEVATIONS
 - A1.1 NEW 2ND/3RD FLR
 - A1.2 NEW 4TH FLR/ RF
 - A2.1 SOUTH ELEVATION
 - A2.2 NORTH ELEVATION
 - A2.3 EAST ELEVATION
 - A2.4 WEST ELEVATION
 - A3.1 SECTION A/B
 - A3.2 SECTION C/D

- SITE PLAN PERMIT DESIGN REVIEW 06.12.09**
- SITE PLAN PERMIT DORMER REV. 1 07.14.09**
- DRC REV 2 11.11.09**
- DRC REV 3 12.09.09**
- VARIANCE REV 1 02.04.10**
- DISCRET. REV. ALT B 02.24.10**
- DISCRETIONARY. REV. 03.17.10**

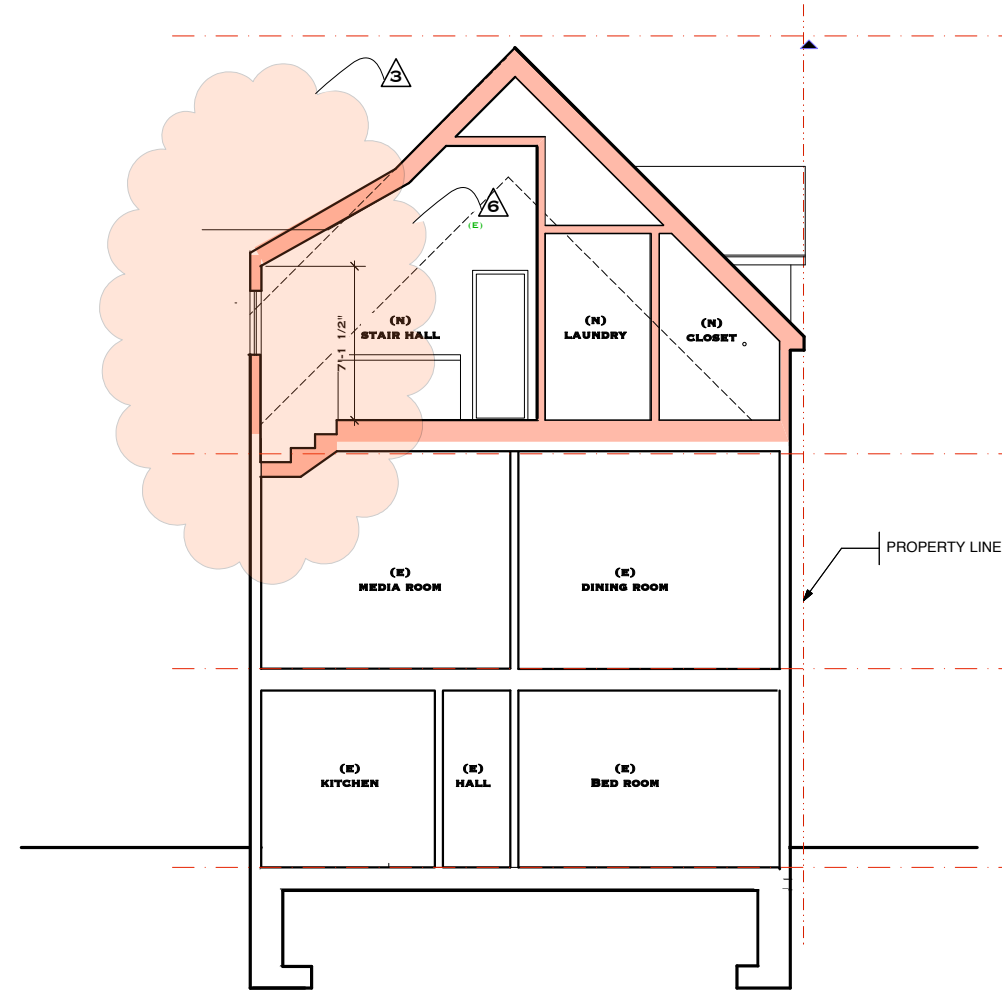
MCGLYNN RESIDENCE

358 ELIZABETH STREET
 SAN FRANCISCO 94104

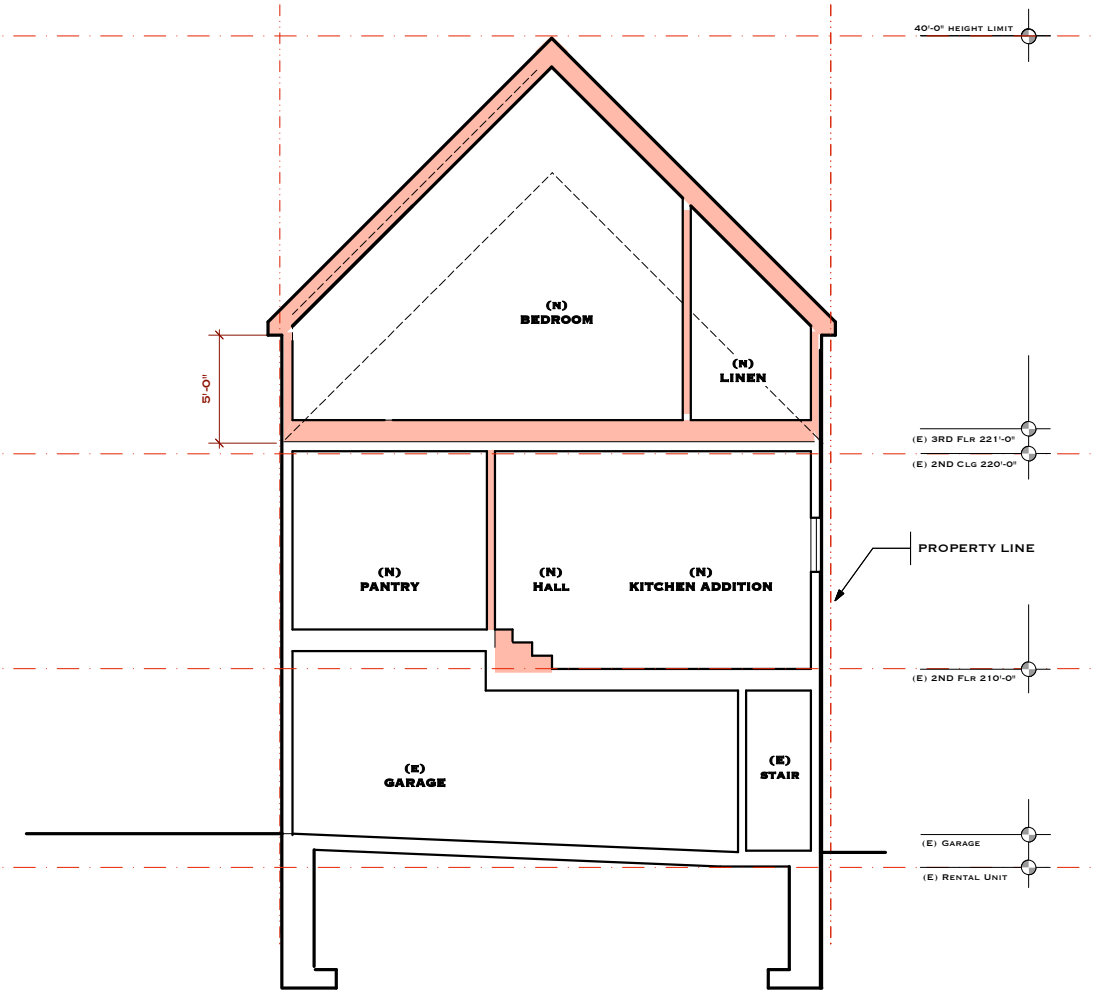
BLOCK 3652
 LOT 026

PERMIT APPLICATION #
 2009-06-23-1112

A3.1



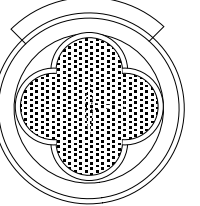
2 CROSS SECTION 1/8" = 1' - 0"



1 CROSS SECTION - 5'-0" ABOVE EXISTING ROOF SPRING POINT 1/8" = 1' - 0"



X: ARCHITECTURE/ART
 DONNA SCHUMACHER
 388 LILY STREET
 SAN FRANCISCO, CA 94108
 415-522-0230
 SCHUMACHERXAA.NET



DRAWING LIST

- A0.1 COVER SHEET
- A0.2 SITE PLAN
- A0.3 (E) 1ST/2ND PLANS
- A0.4 (E) 3RD/RF PLANS
- A0.5 (E) NORTH/SOUTH ELEV
- A0.6 (E) EAST ELEV
- A0.7 (E) WEST ELEV
- A1.1 NEW 2ND/3RD FLR
- A1.2 NEW 4TH FLR/ RF
- A2.1 SOUTH ELEVATION
- A2.2 NORTH ELEVATION
- A2.3 EAST ELEVATION
- A2.4 WEST ELEVATION
- A3.1 SECTION A/B
- A3.2 SECTION C/D

**SITE PLAN PERMIT
 DESIGN REVIEW 06.12.09**

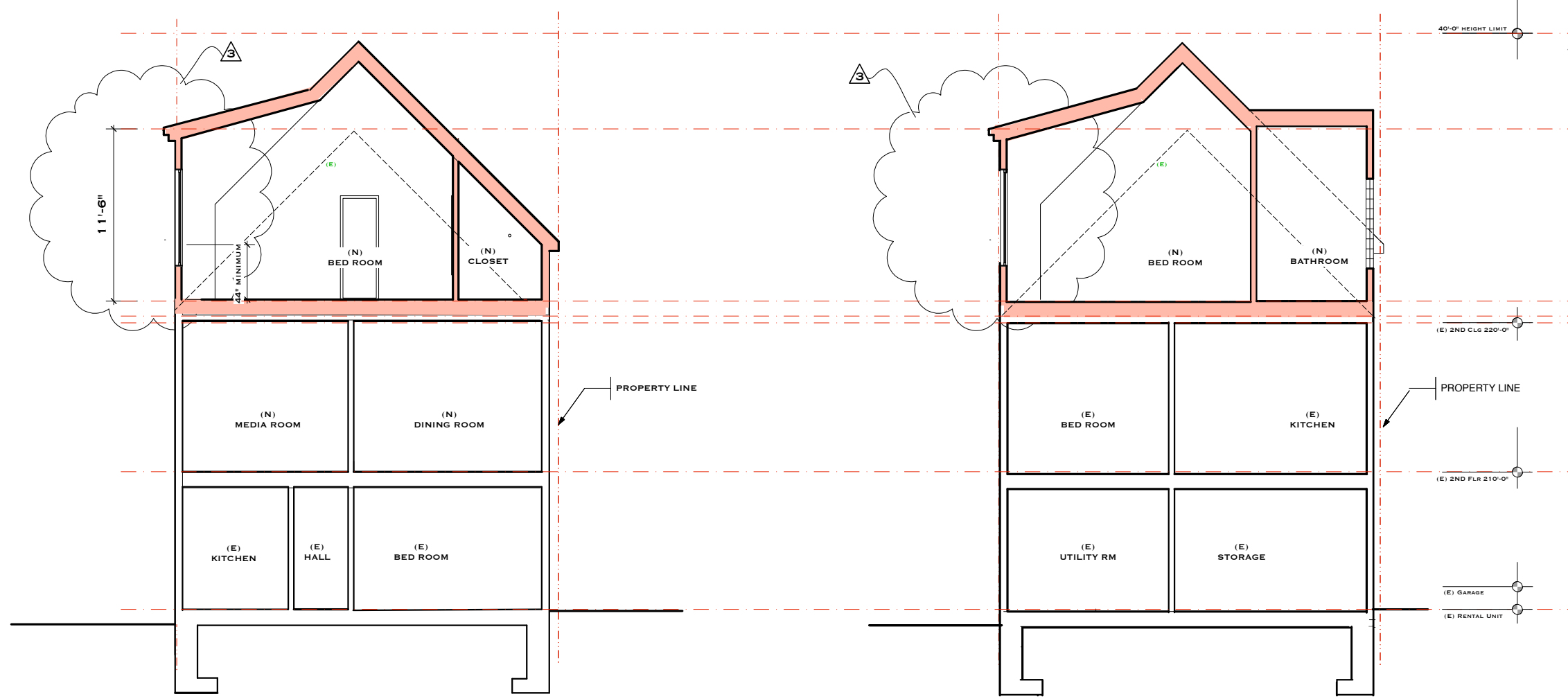
- 1 SITE PLAN PERMIT
DORMER REV. 1 07.14.09
- 2 DRC REV 2
11.11.09
- 3 DRC REV 3
12.09.09
- 4 VARIANCE REV 1
02.04.10
- 5 DISCRET. REV. ALT B
02.24.10
- 6 DISCRETIONARY. REV.
03.17.10

**MCGLYNN
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358 ELIZABETH
 STREET
 SAN FRANCISCO
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BLOCK 3652
 LOT 026

PERMIT APPLICATION #
 2009-06-23-1112



4 CROSS SECTION W/ BED ROOM DORMER
 1/8" = 1' - 0"

3 CROSS SECTION W/ BATH DORMER
 1/8" = 1' - 0"