



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Analysis

HEARING DATE MAY 27, 2010

*Date:* May 20, 2010  
*Case No.:* 2010.0084DDD  
*Project Address:* 30 EDITH STREET  
*Permit Application:* 2008 1231 9407  
*Zoning:* RH-3 (D) (Residential House, Three-Family)  
40-X Height and Bulk District  
*Block/Lot:* 0077/004  
*Project Sponsor:* Albert Costa, Theodore Brown Architect  
1620 Montgomery Street Suite 320  
San Francisco, CA 94111  
*Staff Contact:* Rick Crawford – (415) 558-6358  
[rick.crawford@sfgov.org](mailto:rick.crawford@sfgov.org)  
*Recommendation:* **Do not take DR and approve project as proposed.**

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### PROJECT DESCRIPTION

The proposal is to construct an approximately 10 foot wide addition to the east side and a two story vertical addition to the existing two-story, single-family dwelling. The resulting building would be four stories tall for the full width of the lot and will be surmounted by a roof deck with an etched glass railing and an elevator enclosure. The additions will be setback 25-feet from the rear property line. The proposed third-floor will be setback approximately 4 feet from the front wall of the second floor and the fourth floor will be setback approximately 8 feet from the front wall of the second-floor. A bay window on the fourth-floor will project out to the front wall of the proposed third-floor. The project will increase the number of dwelling units on the property from one unit to three units.

### SITE DESCRIPTION AND PRESENT USE

The subject property is a 40 foot wide, 65.5 foot deep, 2,620 square foot through lot located on the north side of Edith Street and extending back to Edgardo Place. The property is occupied by a two-story single-family dwelling constructed circa 1940. The existing dwelling is 50 feet deep, 24 feet tall with no front setback, a rear yard of 15 feet, and setback 10 feet from the east side property line. The subject property is the only property fronting on either Edith Street or Edgardo Place with only one dwelling unit.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

Edith Street and Edgardo Place are mid-block alleys running west from Grant Avenue in a block bounded by Grant Avenue on the east, Greenwich Street on the south, Stockton Street on the west and Lombard Street on the north. The alleys extend approximately 240 feet into the middle of the block but do not extend all the way through to Stockton Street. Edith Street is approximately 17.5 feet wide and

Edgardo Place is 12.3 feet wide. The nine lots on the south side of Edith Street extend through to Greenwich Street, six of which are occupied by residential buildings that either front of both streets or are occupied by two buildings fronting on either street. The five lots on the north side of Edith Street are occupied by residential buildings fronting on Edith with rear yards on Edgardo Place. The buildings on three of these five lots occupy the entire lot. A large lot at the northwest corner of Edith Street and Grant Avenue is occupied by two apartment buildings, one located at the corner fronting on Grant Avenue and one located at the rear of the lot fronting on Edith Street. The lots on the north side of Edgardo Place extend through to Lombard Street and all but a couple of these lots are occupied by residential buildings that front on Lombard. All the residential buildings on lots with frontage on either Edith Street or Edgardo Place are occupied by buildings containing from 2 to 8 dwelling units with the exception of the single-family subject building. These buildings range in height from three to four-stories tall. The building on the adjacent lots to the east and west of the subject property are occupied by a thirty-three-foot tall two unit building with a roof deck and a forty-one foot tall six-unit building also with a roof deck.

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	May 17, 2010	May 17, 2010	10 days
Mailed Notice	10 days	May 17, 2010	May 17, 2010	10 days

**PUBLIC COMMENT**

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	X	X	X
Other neighbors on the block or directly across the street	X	X	X
Neighborhood groups	X	Telegraph Hill Dwellers	

Public comment received by the Department has been mixed. Many of the neighbors in the immediate area oppose the project but many more either support the additions or have no position. The sponsor has submitted letters and petition signatures from many supporters within and from outside the neighborhood.

**DR REQUESTORS**

- A. F. Joseph Butler, 324 Chestnut Street, San Francisco representing, "Edith Street Neighbors" an ad hoc group of neighboring residents. The Department has no further information regarding the identity of the members of the group or the proximity of residences to the subject property.
- B. Franklin Bowles, 24 Edith Street, the owner and resident of the two-unit building on the adjacent lot to the east, represented by Stephen Williams, 1934 Divisadero Street, San Francisco.

- C. Stephen Lee, 433 Lombard, owner and resident of the six-unit building directly across Edgardo Place from the subject property.

## DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

- A. This Requestor considers that the project entails demolition of the existing dwelling, that the proposed height of the addition is too tall for the location on such narrow alleys and that the project is out of scale with the other buildings in the area. This Requestor feels that the project will result in long shadows on the streets and residences and that the project will increase vehicular traffic on the street to an unreasonable level. This Requestor asks for the following changes to the plans:
- remove the fourth story from the plans,
  - set the new third floor back from Edith Street,
  - allow the roof deck only on top of the third floor,
  - guard rails for the roof deck shall be setback 5 feet from all property lines and shall be iron rails as open as allowed under the Building Code,
  - the stair penthouse shall be located against the building at 40 Edith,
  - provide lightwells as large as the square area of the opening, open to the sky on property line walls,
  - obtain a demolition permit for the building.

Please see the attached DR application for specific details.

- B. This Requestor considers that the project mass and height are inconsistent with the Residential Design Guidelines and the City-wide Action Plan for Housing (CAP) alley guidelines, the project is demolition, the proposed finish materials are inappropriate, the project sponsor did not conduct proper pre-application outreach to the neighbors, the project does not maintain a proper front setback, and that the Planning Department has reversed its position from 2004 on the project. This Requestor feels that the project will result in a negative impact on the scale on Edith Street, will negatively affect light and air to neighboring buildings, creates a hazard to birds and will create traffic congestion on Edith Street. This Requestor asks for the following changes to the plans:
- remove the fourth story from the plans,
  - eliminate the large expanses of glass and metal siding and require a stronger solid to void design approach.
  - require the use of materials and fenestration pattern compatible with the character of the surrounding neighborhood,
  - internalize penthouse stairs,
  - lower deck railings,
  - set deck back from the property lines,
  - do not allow clear glass windscreens or deck railings
  - allow the roof deck only on top of the third floor,
  - eliminate additional parking spaces

Please see the attached DR application for specific details.

- C. This Requestor considers that the project entails demolition of the existing dwelling, that the pre-application process was not properly followed by the sponsor, that the project is the same as a 2004 permit application that was disapproved by the Department, that the roof deck, railings and elevator penthouse are not consistent with the Residential Design Guidelines, and that the project is too tall and out of scale with the existing development along Edgardo Place, contrary to the CAP alley guidelines. This Requestor feels that the project will cast shadows on Edgardo Alley thus compromising the safety of area residents and would excessively shadow both alleys, that the project will shade the front of the sponsor's dwelling. This Requestor asks for the following changes to the plans:
- remove the fourth floor from the plans,
  - minimize or eliminate roof top features
  - setback roof deck railings
  - lower roof deck railings to the lowest allowed under the Building Code and do not allow glass windscreens or railings,
  - setback the property as required by code and the CAP alley guidelines.
- Please see the attached DR application for specific details.

## PROJECT SPONSOR'S RESPONSE

The Project Sponsor has made many revisions to the project in response to comments by staff and the Residential Design Team and considers the project to be appropriate for this location and that the proposed size and height are necessary to accommodate the addition of two new dwelling units to the building. See attached *Response to Discretionary Review*.

## PROJECT ANALYSIS

Pre-application Process: In April of 2004 Dan Phipps of Dan Phipps Architects submitted an application for a building permit to construct a two-story addition and a side addition to the subject building. This project was identical to the current proposal but with a different applicant and architect. A pre-application meeting was held with neighbors in compliance with the Planning Commission policy in effect at that time. On December 31, 2008, a new Building Permit Application for the project at 30 Edith was filed. At that time the current Pre-Application requirements that resulted from the DR Reform efforts had not yet been adopted by the Planning Commission, so the applicant was required to conduct outreach under the previous policy. The December 31, 2008 application is the same project by the same owner (with a different architect) as a 2004 project that was cancelled. The applicant submitted the 2008 application with the understanding that the Pre-Application meetings held for the 2004 application were sufficient.

On February 12, 2009, Rick Crawford (project planner) contacted the applicant and informed him that a new Pre-Application outreach was required.

On March 23, 2009, the applicant contacted the owners of the nine properties adjacent to the project site and offered them the opportunity to meet with the applicant and review the project. The applicant did not propose a meeting but offered to meet each of them individually.

On March 31, 2009, the applicant met with the owners of the adjacent property to the east.

On April 1, 2009, the applicant met with the owners of the property to the west and one of the three adjacent properties to the south. Another owner of an adjacent property to the south had been invited but did not attend.

On April 6, 2009, the applicant sent second letters to the adjacent property owners he had not yet met and offered to meet with them.

On April 7, 2009, the applicant spoke on the phone with the owner of one of the three adjacent properties to the north and discussed the neighbors concerns.

Since that time the applicant has discussed the project with the owners of the other two adjacent properties to the south, one of the remaining two owners of adjacent lots to the north and other neighboring property owners.

The applicant has not met with Telegraph Hill Dwellers (THD) or North Beach Neighbors (NBN), two associations active in the area. In February, 2009 the applicant e-mailed a set of plans to NBN for their review and comment. NBN has stated that they intend to support the project.

On March 10, 2009, the applicant e-mailed a set of plans to THD. The association invited the applicant to their monthly Planning & Zoning Committee (PZC) to discuss the project. The applicant was not able to attend but asked for comments on the plans provided to THD. A number of other attempts were made by THD to have the applicant attend a PZC meeting but the applicant was never able to attend. On May 13, 2009, the applicant received a letter from THD commenting on the plans.

On October 28, 2009, the applicant met with eight immediate neighbors and District Supervisor David Chiu at Supervisor Chiu's office to discuss the plans.

In summary:

- The applicant sent letters offering to meet with nine adjacent property owners and two neighborhood groups regarding the current proposed project.
- The applicant has met or with otherwise discussed the project directly with seven of the nine owners of adjacent lots on at least seven occasions including one meeting with Supervisor Chiu and eight neighbors in the Supervisor's office. This meeting alone meets the Pre-Application requirement.
- The applicant provided plans to two neighborhood groups but did not attend meetings. One group supports and one group opposes the project.
- The applicant has met and discussed the project with other area residents and owners of property not adjacent to the Project site.

Based on the timeline of outreach described above, the Department considers there is no substantive difference between holding one meeting at a time designated by the applicant, and sending out letters and meeting with affected neighbors at their convenience. The Department considers that the neighbors

are well aware of the project and had adequate time to review the project, even before the Section 311 notice was sent out. Many of these neighbors have serious concerns about the project that would not have been alleviated by further information; their concerns can only be alleviated through substantial changes to the project that the project sponsor is not willing to make. The Department considered that further meetings between the neighbors or neighborhood groups and the sponsor would not benefit either side. Please see the attached timeline of Neighborhood Outreach Efforts provided by the Sponsor.

Previous Project: In April of 2004 Dan Phipps of Dan Phipps Architects submitted an application for a building permit to construct a two-story addition and a side addition to the subject building. This project was identical to the current proposal but with a different applicant and architect. Discretionary Review Requestors and other neighbors have suggested that by sending the Section 311 notice and recommending approval of the project the Department has changed its position on the proposed development of the subject property for no apparent reason and that the Department found the 2004 application for the same project to be contrary to the Residential Design Guidelines. They cite a September 29, 2006 letter from project planner Dan DiBartolo stating that the Department could not support a fourth floor as part of the project (Mr. DiBartolo has since left the Department).

On June 13, 2005 Mr. DiBartolo sent the applicant a letter requesting that the fourth floor of the project be setback 15 feet from the front wall of the lower stories. Mr. Phipps responded by suggesting an eight foot setback for the upper story with an additional "notchback" in the front wall at the east side and Mr. DiBartolo agreed to this modification. Mr. Phipps submitted revised plans on August 15, 2006. In his September 29, 2006 letter Mr. DiBartolo states that during the time between his June 6 letter and the August resubmittal "opposition from neighborhood groups and nearby neighbors to the proposed fourth floor has been persistent and articulate." In response to those concerns, Mr. DiBartolo reviewed the project with the Planning Director and the Zoning Administrator.

After meeting with senior managers Mr. DiBartolo wrote his September 29, 2006 letter. In that letter he mentions the narrow width of Edith Street, acknowledges that, while the street does feature other 4-story buildings, they do not predominate, and states that "The height and scale of the proposed project would negatively impact prevailing scale of the built environment on Edith Street. The letter goes on to state, "Given the strong level of opposition against the fourth floor addition by the neighborhood, the Department would not be able to support the proposal. Furthermore, the potential of succeeding with the project as currently proposed is improbable at a discretionary review hearing at the Planning Commission." Finally the letter states that the Department "cannot support the proposed fourth floor addition," and asks the Sponsor to eliminate the floor from the plans. The Department took no further action regarding the application and the project was withdrawn by the applicant on January 23, 2009. The permit was never disapproved by the Planning Department.

While Mr. DiBartolo's letter does cite the narrowness of the alley and requests that the sponsor lower the proposed height of the project, it appears that the letter was written in response to "persistent and articulate" opposition from neighborhood groups and neighbors. The letter clearly states that the Department would not support the project due to the strong level of opposition against the fourth floor by the neighborhood and a desire by staff to avoid an application for Discretionary Review.

In reviewing the present application the Department has again heard persistent and articulate opposition from a neighborhood group and nearby neighbors. The comments from the neighborhood have been considered during the review process and changes to the plans, particularly to the size and configuration of windows and finish materials that reflect neighborhood concerns. The present project has undergone a much more extensive and rigorous review process than the previous application and has been modified significantly in response to the review. While the project remains four stories tall, the project before the Commission has been revised extensively from the project reviewed by the Department in 2006. The current plans have been reviewed by the Residential Design Team in addition to staff and senior managers during the time between the submittal of the application on December 31, 2008 and the issuance of the Section 311 notice on January 8, 2010. The consensus of this extensive and thorough review was that the project as modified with a fourth floor was consistent with the Planning Code, Residential Design Guidelines, Citywide Action Plan (CAP) alley policies and the General Plan.

Analysis of Current Project: The project site is a parcel featuring a 30 foot wide two-story single-family dwelling on a 40 foot wide lot on a block of three to four story dwellings zoned for three unit residential dwellings. The project would expand the building to the side and add two stories and two new dwelling units to make the building more consistent with the existing development on the block and with the underlying RH-3 zoning classification. The exiting development pattern on the block is a continuous building wall 30 to 40 feet tall along both sides of Edith Street. The three exceptions to this pattern are the project site with a shorter building and a side yard, the property at 532 Greenwich Street, a through lot without a rear dwelling on Edith Street, and the lot at the end of the street on the south side at 562 Greenwich also a through lot without a rear dwelling on Edith Street. By expanding the building to the side to fill the width of the lot, increasing the building height to that more typical on the block and by adding two new dwelling units to a single-family dwelling, the project is an appropriate response to the context from an urban design perspective.

The sponsor has made many significant changes to the project in response to requests and comments by the Department. A roof-top stair penthouse was eliminated and a roof top elevator penthouse was reduced to the smallest size practical. Weatherproofing difficulties prevented any further reduction in the size of this penthouse. The front façade of the building is more articulated to respond to the requirements of the CAP Alley policies. The third floor has been setback 4 feet from the front of the lower floors and the fourth floor is set back an additional 4 feet for a total top floor setback of 8 feet. Window proportions, patterns and amount of glazing has been reduced and modified to be more in keeping with the existing window proportions patterns and sizes found in the immediate neighborhood and large panes of glass were eliminated.

The height of the proposed structure is consistent with the surrounding building heights on Edith Street. It is approximately the same height as the adjacent neighbor to the west, and less than one-story taller than the neighbor to the east. The front portion of upper floor is set back 4 feet from the east side property line to make a better transition between the project and the adjacent, shorter building to the east. The massing of the building is not uncharacteristically deep or tall, as it is consistent with the surrounding pattern of development, both at the rear yard and at the street wall.

The subject property is a through lot with the rear of the building on Edgardo Place a 12.3 foot wide alley. The existing building maintains a 15 foot rear yard on Edgardo Place and is one of only two

buildings that back to Edgardo with a rear yard; all the other buildings extend through from Edith to the edge of the sidewalk on Edgardo. The building at 24 Edith Street, the residence of one of the DR Requestors actually overhangs the sidewalk as the rear property line is the edge of the street and the sidewalk is on private property. The new third and fourth floors proposed for the project will be setback an additional 10 feet from Edgardo to create a conforming rear yard of 25 feet at those levels.

The proposed remodel would result in a contemporary architectural style that is compatible with the proportions, scale, details and materials of the existing neighborhood development. As originally proposed the project featured large panes of glass, two stories in height and spanning the width of the building. Siding proposed included vertically corrugated metal. The large expanse of glass has been broken up and the façade redesigned to better address neighborhood character and to bridge adjacent building styles by placing larger windows, expressed with a less traditional aesthetic, on the third of the Edith façade next to the modern adjacent building to the west and redesigned the remaining 2/3 of the facade with more traditional, vertical, punched windows and appropriate trim where it abuts the more traditional adjacent building.

The project is not considered a demolition under the provisions of Planning Code Section 317. The project removes the existing roof and the exterior wall of the east side of the building for the proposed additions however the amount of existing building removed does not approach the demolition thresholds of the Section. The DR Requestors are concerned that modifications that might be necessary to support the two new floors would cause the project to reach the level of demolition. The Sponsor states that such modifications will not be necessary. Were the project modified in such a fashion that it exceeded the demolition threshold the permit would be placed on hold by the Department of Building Inspection, referred back to the Planning Department, and the Sponsor would be required to apply for Mandatory Discretionary Review for the demolition.

## **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**

Prior to the mailing of the Section 311 notice for the project staff presented the proposal and revisions to the Department's Residential Design Team (RDT) on three occasions. The comments RDT made prior to the 311 notice are as follows:

### First Review, May 13, 2009

- Reduce the height and provide a setback at the east portion of the proposed building (top right corner of the façade)
- Internalize the stair penthouse and internalize circulation around the elevator shaft to reduce massing of both rooftop features.
- The cornice feature on Edith Street does not appear to be Code-compliant. Eliminate this feature to reduce the massing of the building on the street.



- Break up the horizontality of the fenestration at the top two floors.

Second Review, October 21, 2009

- Entry pattern is acceptable. (Residential Design Guidelines, p. 31-32)
- Base of building and the use of stone are not appropriate as predominant pattern of existing facades does not have a strong masonry/stone base. (RDG, p. 47-48)
- Window proportions, patterns and amount of glazing should be more in keeping with the existing window proportions patterns and sizes found in the immediate neighborhood. The mullion pattern should not mimic the railing detail of the adjacent building, which is not characteristic of the neighborhood character. Use of large lites/panes of glass is inappropriate. (RDG, p. 43-46) – To better address neighborhood character and to bridge adjacent building styles, a potential design solution would be to place larger windows at one-third of the Edith façade – expressed with a less traditional aesthetic – against the modern building (adjacent to the left), and the remaining two-thirds of the facade with more traditional, vertical, punched windows and appropriate trim abutting the more traditional adjacent building.
- Metal siding as a primary exterior material is disruptive to the neighborhood character, which is comprised mostly of buildings clad with wood siding. Corrugated metal shall not be used. The use of metal should be limited to a second or tertiary exterior material. The use of traditional exterior materials executed in a modern way can be explored. (47-48)
- The comments above are also relevant to the rear façade of the building.(through lot)

Third Review, October 29, 2009

- Please add a lintel piece in wood siding over the large expanse of glass on the façade at the third floor level (RDG pg. 47-48).
- Please modify the eyebrow feature (cornice feature) to be more orthographic and in keeping with the neighborhood character (RDG pg. 47-48).
- Please remove the belt course that separates the ground floor from the first floor (RDG pg. 47-48).
- Please bring the wood siding and stucco fenestration to the ground in order to create more verticality on the façade (RDG pg. 47-48).
- The RDT understands the weatherproofing difficulties with the staircase adjacent to the elevator penthouse. An enclosure of the stairs will be supported if the enclosure is the minimum height and width permitted by the building code. The staircase on the east side of the roof shall remain open (RDG pg. 38-39).

After filing, the requests for Discretionary Review were reviewed by the RDT. The RDT's comments are:

- The height of the proposed structure is consistent with the surrounding building heights on Edith Street. It is approximately the same height as the adjacent neighbor to the west, and less than one-story taller than the neighbor to the east. The massing of the building is not uncharacteristically deep or tall, as it is consistent with the surrounding pattern of development, both at the rear yard and at the street wall. The proposed structure is consistent with pages 23-26 of the Residential Design Guidelines.
- The proposed remodel would result in a contemporary architectural style that is compatible with the proportions, scale, details and materials of the existing neighborhood development. The proposed alterations are consistent with pages 23-25, 28-32, 38-41, 43-48 of the Residential Design Guidelines.

- The Project Sponsor has sufficiently responded to the design and massing concerns of the RDT such that the project, as revised, is consistent with the relevant sections of the Residential Design Guidelines. The RDT does not find the proposed alteration to be exceptional or extraordinary in nature as it is consistent with the Residential Design Guidelines.

The RDT supports the project as proposed.

**Under the Planning Department's proposed DR Reform Policy, this project would not be referred to the Planning Commission as this project does not meet the threshold of exceptional or extraordinary.**

### **BASIS FOR RECOMMENDATION**

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

- The project would make the building more consistent with the existing development on the block, a continuous building wall 30 to 40 feet tall along both sides of Edith Street, and with the underlying RH-3 zoning classification by expanding the building to the side to fill the width of the lot, increasing the building height to that more typical on the block and by adding two new dwelling units to a single-family dwelling.
- The height of the proposed structure is consistent with the surrounding building heights on Edith Street.
- The proposed garage with parking for three cars complies with the minimum requirement of the Planning Code of one parking space for each residential unit.
- The proposed remodel would result in a contemporary architectural style that is compatible with the proportions, scale, details and materials of the existing neighborhood development.
- The project, as revised, is consistent with the relevant sections of the Residential Design Guidelines and the CAP alley policies.
- The project complies with the Planning Code.

<b>RECOMMENDATION:</b> <b>Do not take DR and approve project as proposed.</b>
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## Design Review Checklist

### NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

**Comments:** The exiting development pattern on the block is a continuous building wall 30 to 40 feet tall along both sides of Edith Street. The project compliments this pattern.

### SITE DESIGN (PAGES 11 - 21)

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

**Comments:** The articulation of the front of the building helps provide pedestrian scale and enhances the streetscape.

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

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

**Comments:** The height of the proposed structure is consistent with the surrounding building heights on Edith Street. The proposed remodel would result in a contemporary architectural style that is compatible with the proportions, scale, details and materials of the existing neighborhood development.

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

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

Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?	X		

**Comments:** The project will not impact the existing entryway and garage door. Rooftop features have been minimized to the maximum extent feasible considering weatherproofing needs. The proposed roof deck will feature beaded glass panels that allow passage of light but promote privacy and have less potential impact on birds than clear glass.

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

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

**Comments:** The proposed remodel would result in a contemporary architectural style that is compatible with the proportions, scale, details and materials of the existing neighborhood development.

**Attachments:**

- Block Book Map
- Sanborn Map
- Aerial Photographs
- Section 311 Notice
- DR Applications

Response to DR Applications

3-D Rendering

Timeline of Neighborhood Outreach Efforts (from Project Sponsor)

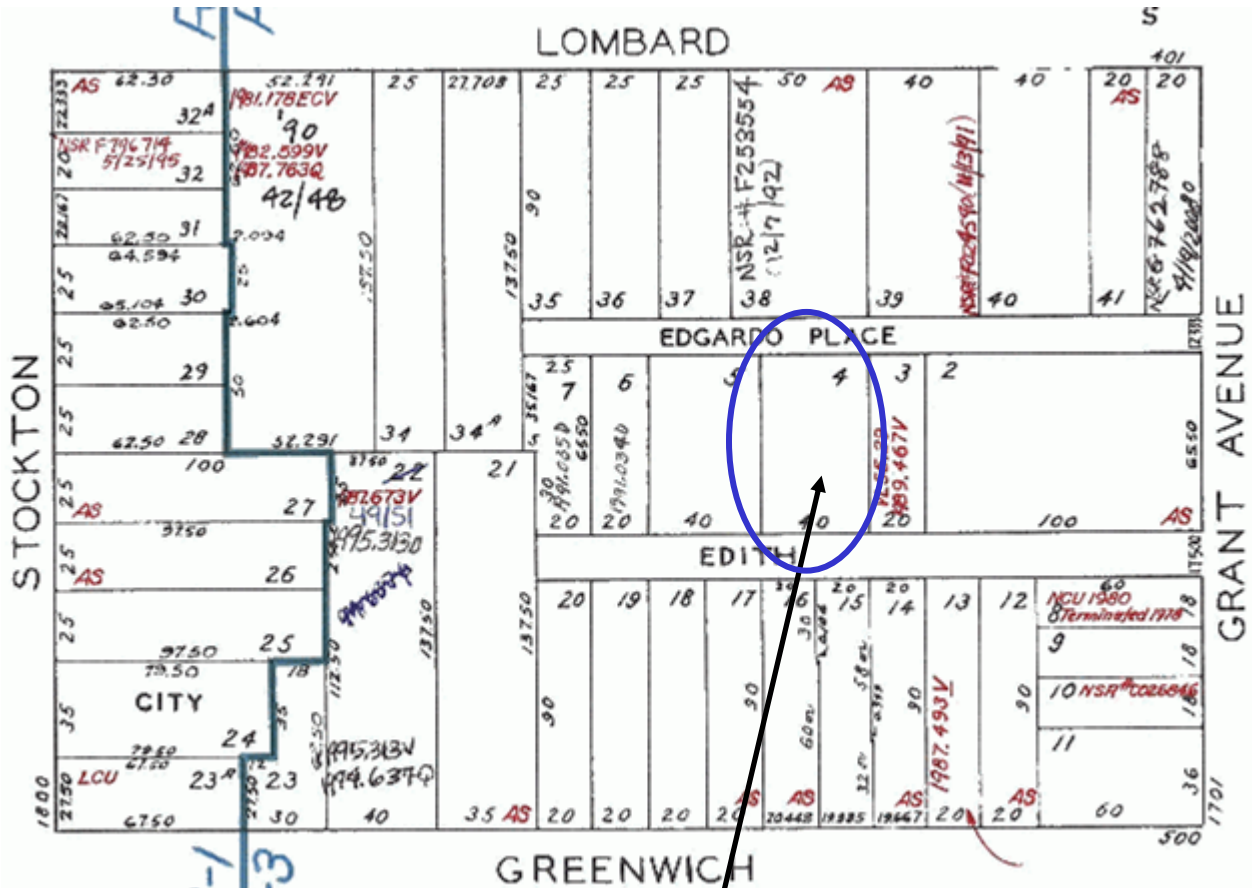
September 29, 2006 Dan DiBartolo letter to Dan Phipps

Reduced Plans

Planner's Initials: RC

*G:\DOCUMENTS\INE Cases\DRs\30 Edith St D\0084d rpt.doc*

# Parcel Map

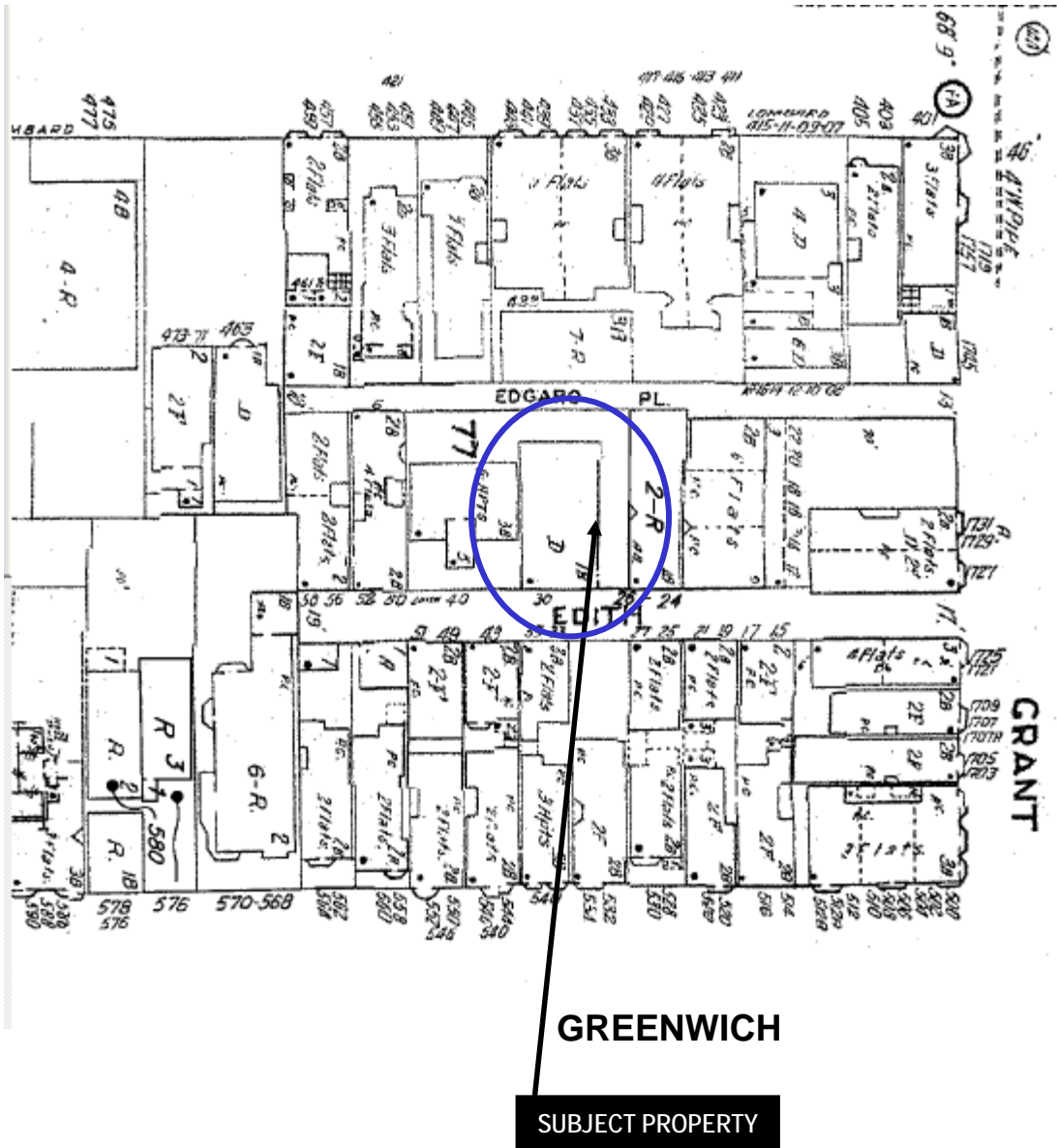


**SUBJECT PROPERTY**



Discretionary Review Hearing  
 Case Number 2010.0084D  
 30 Edith Street

# Sanborn Map\*

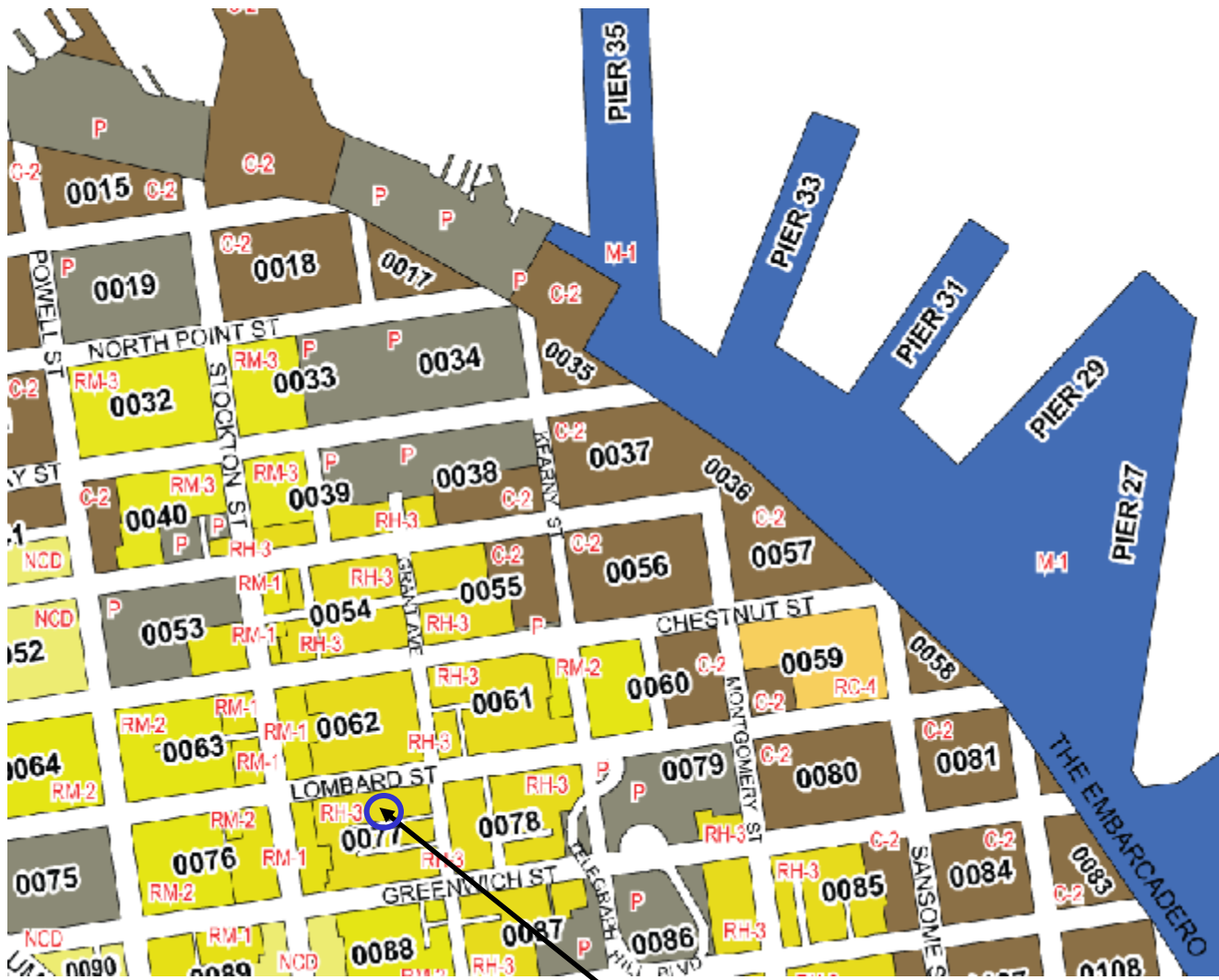


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Discretionary Review Hearing  
Case Number 2010.0084D  
30 Edith Street



# Zoning Map



**SUBJECT PROPERTY**



## ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS				
RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3
RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS				
RM-1	RM-2	RM-3	RM-4	
NEIGHBORHOOD COMMERCIAL DISTRICTS				
NC-1	NC-2	NC-3	NCD	NC-S
SOUTH OF MARKET MIXED USE DISTRICTS				
SPD	RED	RSD	SLR	SLI
SSO				
COMMERCIAL DISTRICTS				
C-2	C-3-S	C-3-G	C-3-R	C-3-O
C-3-OISD				
INDUSTRIAL DISTRICTS				
C-M	M-1	M-2		

Discretionary Review Hearing  
 Case Number 2010.0084D  
 30 Edith Street

# Aerial Photo

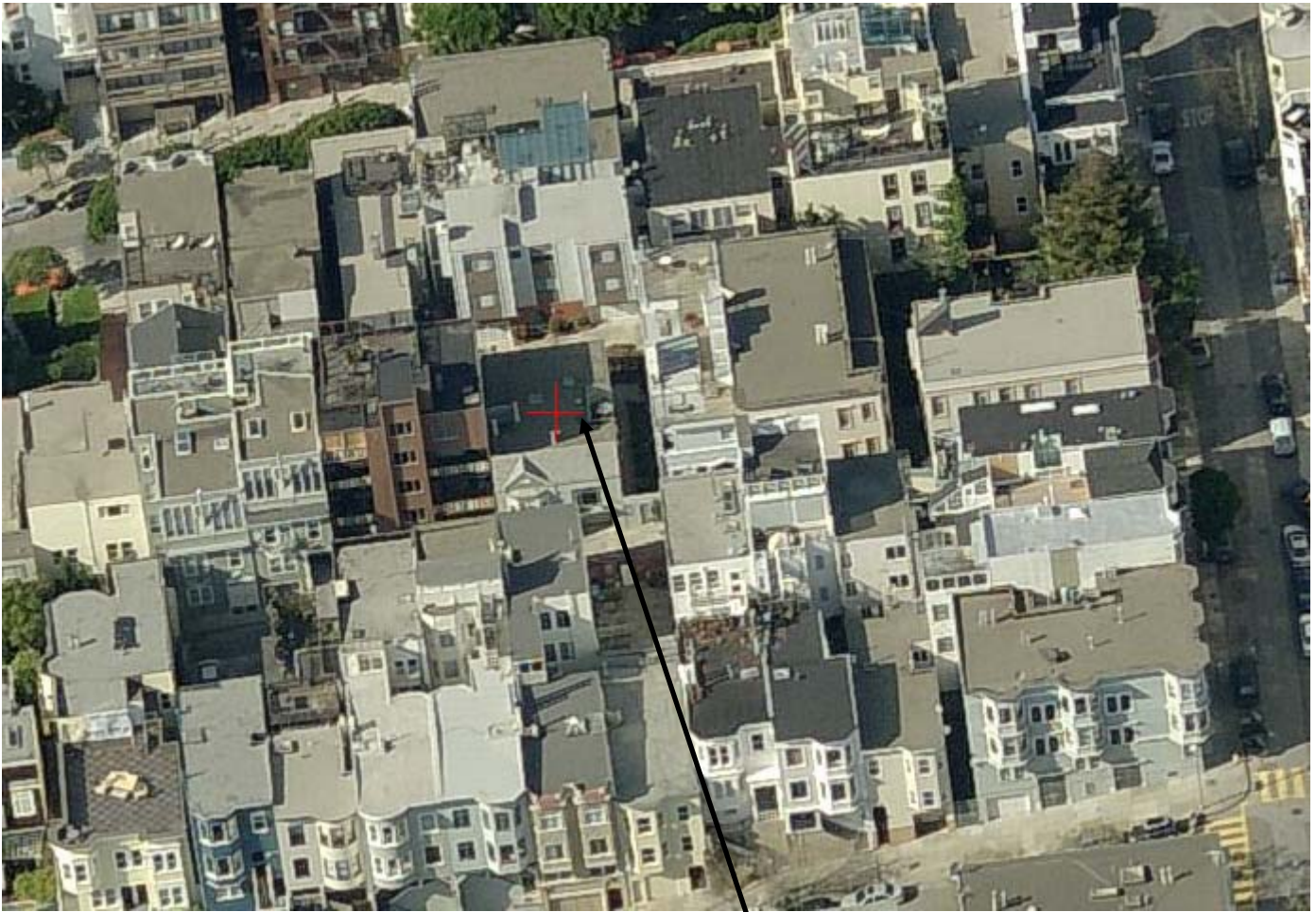


SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2010.0084D  
30 Edith Street

# Context Photo

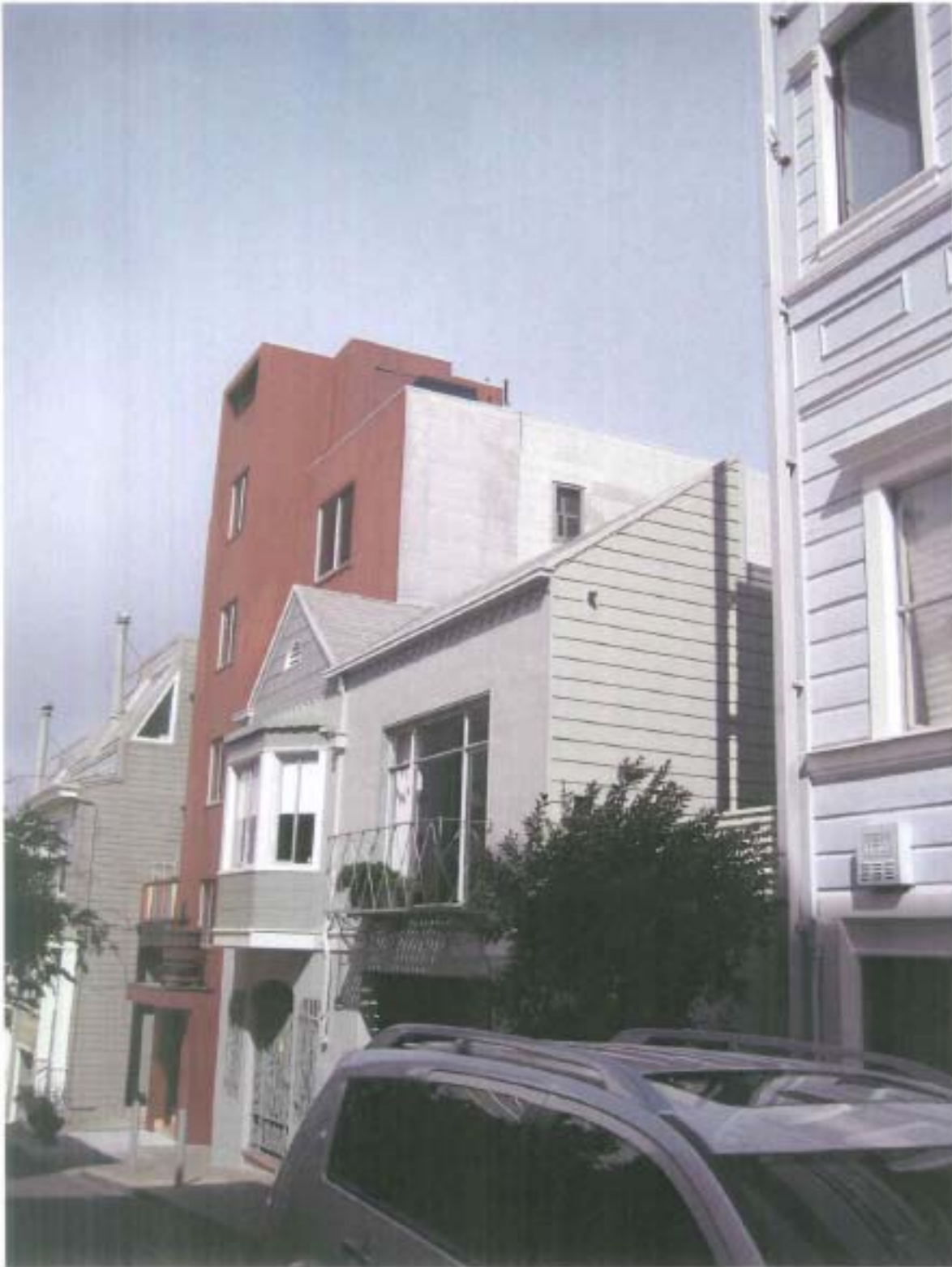


SUBJECT PROPERTY

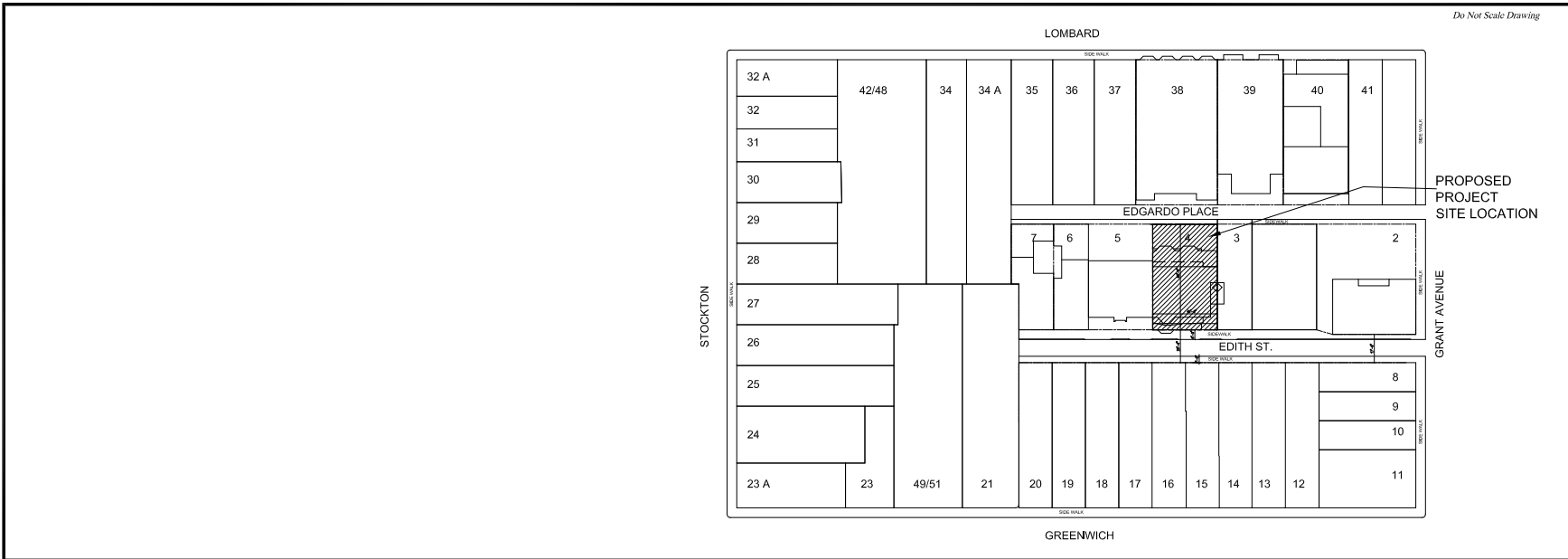


Discretionary Review Hearing  
Case Number 2010.0084D  
30 Edith Street

# Site Photo



Discretionary Review Hearing  
Case Number 2010.0084D  
30 Edith Street

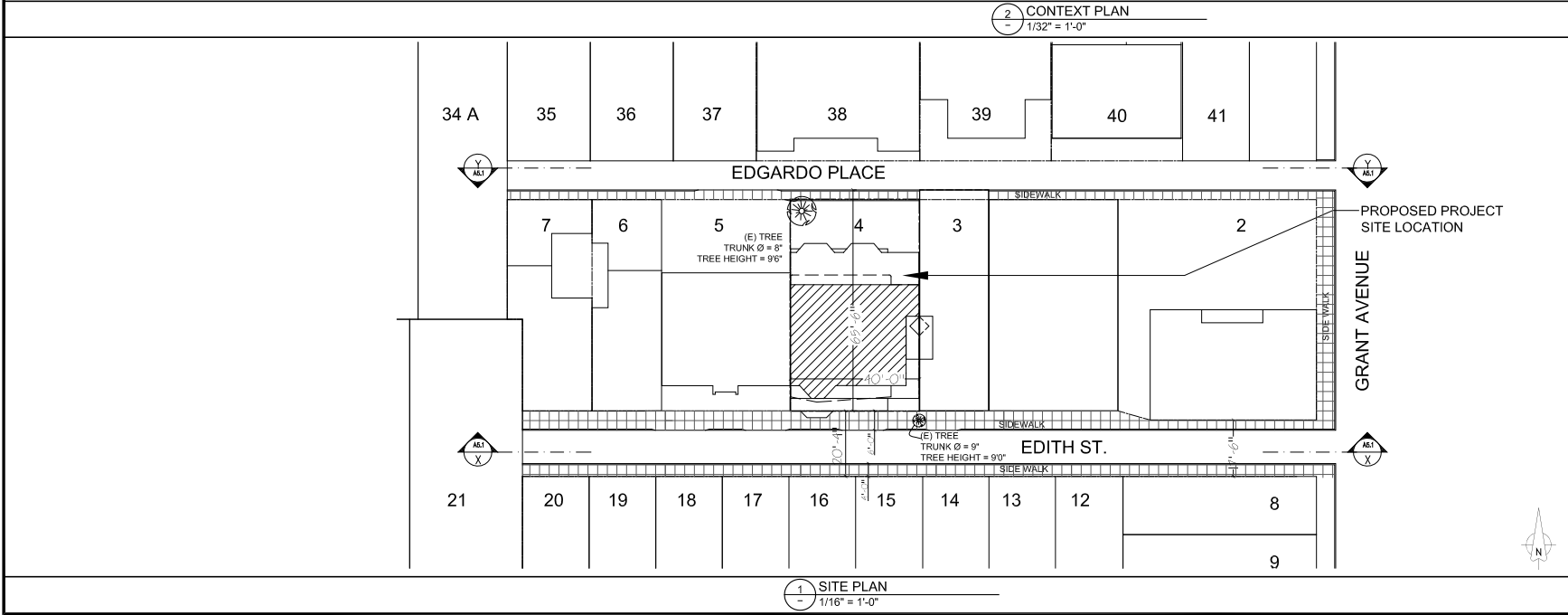


30 EDITH STREET

SAN FRANCISCO, CA

No.	Issue	Date
1.	ISSUED FOR REVIEW	10-24-08
2.	ISSUED FOR REVIEW 2	05-01-09
3.	ISSUED FOR REVIEW 3	09-23-09
4.	ISSUED FOR REVIEW 4	10-01-09
5.	ISSUED FOR REVIEW 5	11-16-09

2 CONTEXT PLAN  
1/32" = 1'-0"



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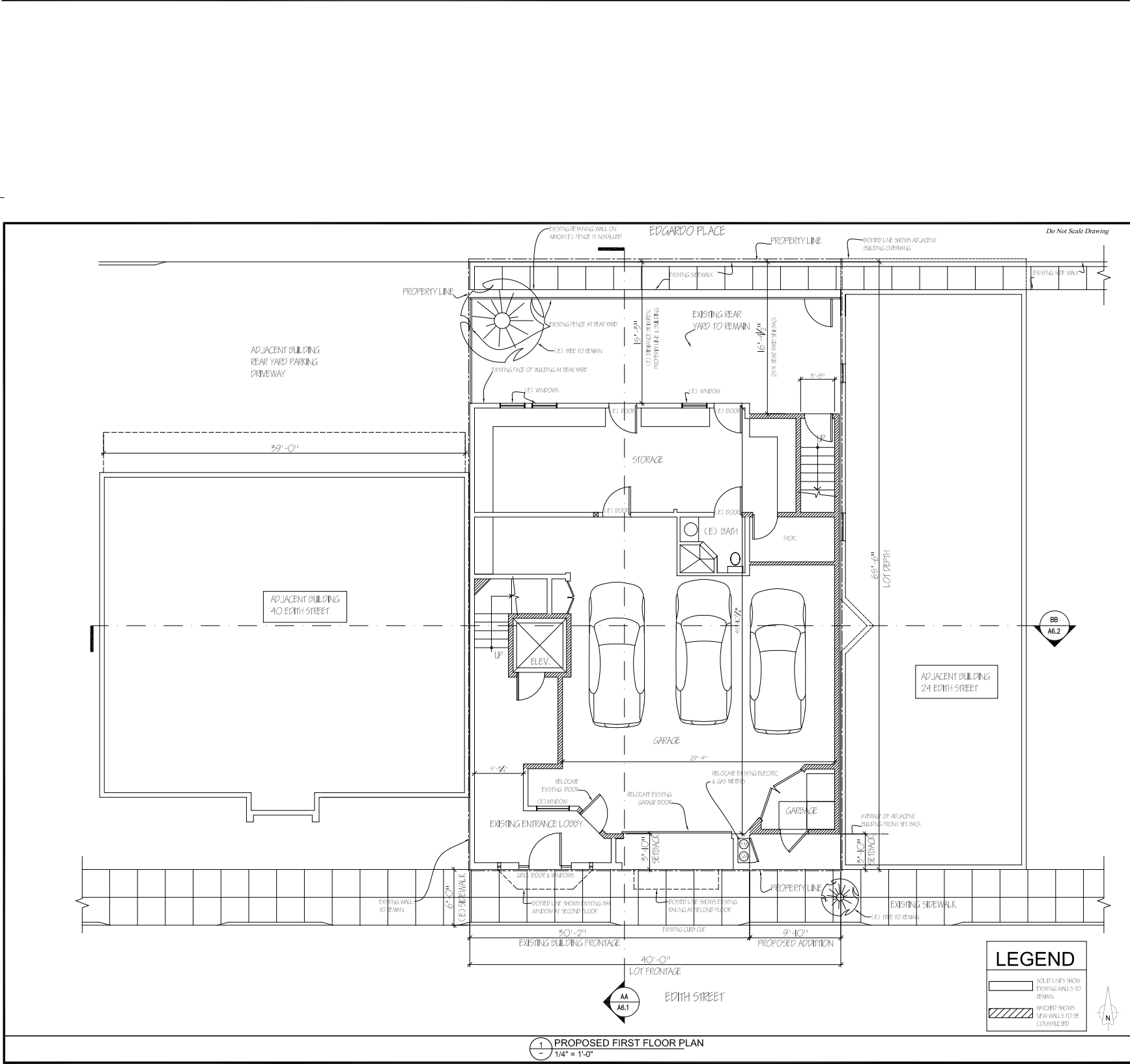
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Scale: AS NOTED Date: 11-23-2009

Job Number  
Description

CONTEXT PLAN & SITE PLAN

Sheet No.

A 2.0



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No.	Issue	Date
1.	ISSUED FOR REVIEW	10-24-08
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4.	ISSUED FOR REVIEW 4	10-01-09
5.	ISSUED FOR REVIEW 5	11-16-09



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Job Number  
Description

PROPOSED FIRST FLOOR PLAN

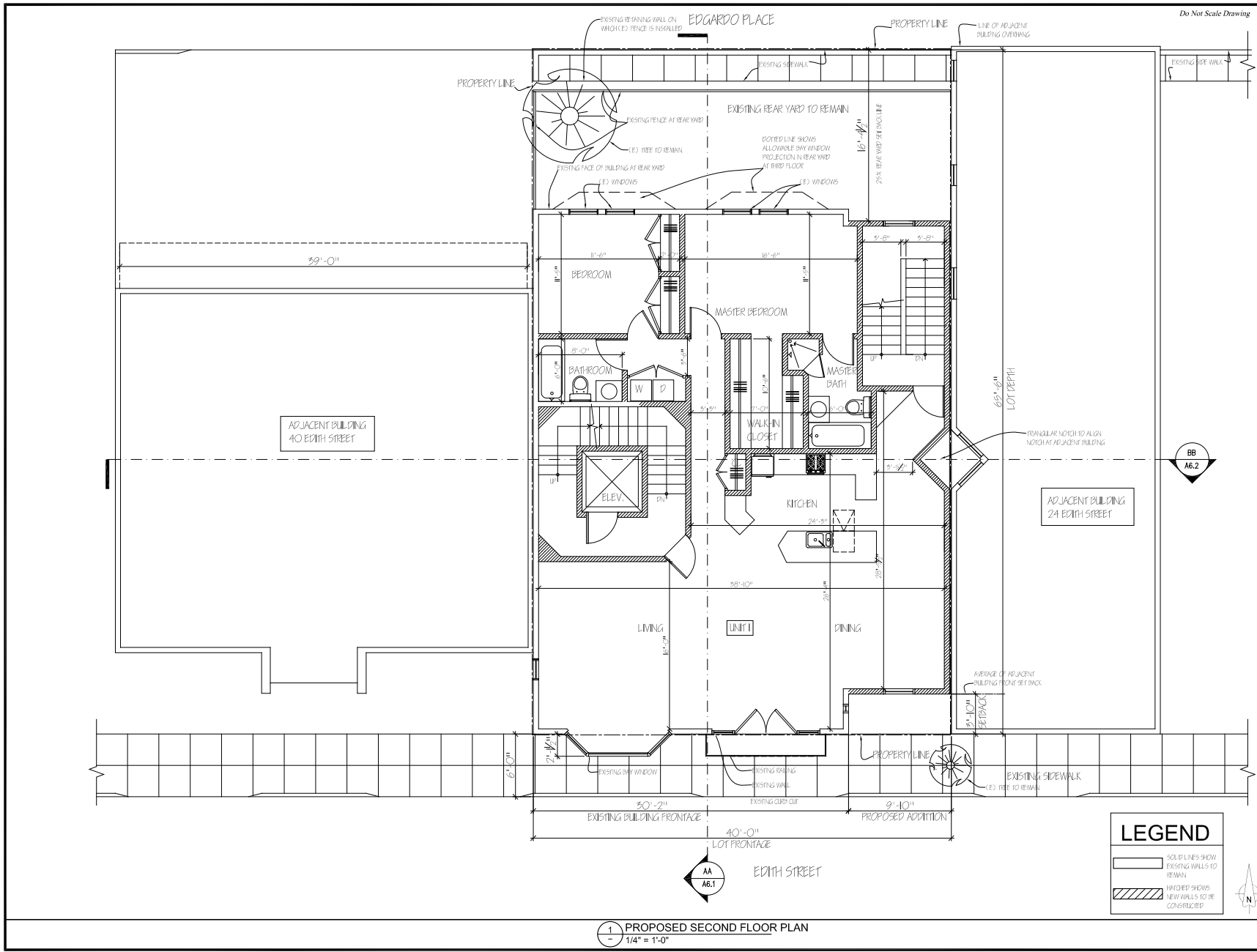
Sheet No.

A 4.1

1 PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"

**LEGEND**

	SOLID LINES SHOW EXISTING WALLS TO REMAIN
	HATCHED SHOWS NEW WALLS TO BE CONSTRUCTED



1 PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"

30 EDITH STREET

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No.	Issue	Date
1.	ISSUED FOR REVIEW	10-24-08
2.	ISSUED FOR REVIEW 2	05-01-09
3.	ISSUED FOR REVIEW 3	09-23-09
4.	ISSUED FOR REVIEW 4	10-01-09
5.	ISSUED FOR REVIEW 5	11-16-09

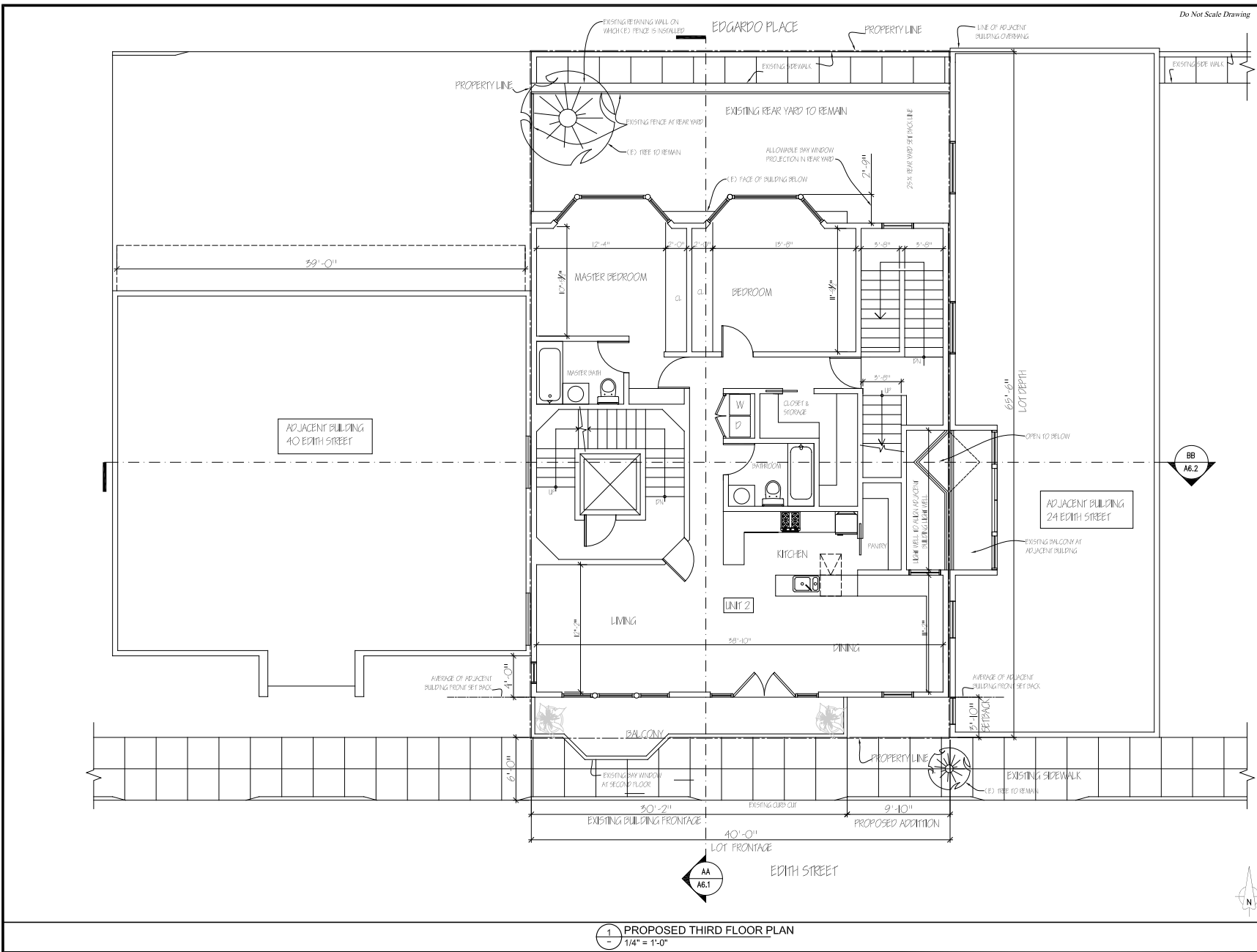


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Description  
**PROPOSED SECOND FLOOR PLAN**

Sheet No.  
**A 4.2**



1 PROPOSED THIRD FLOOR PLAN  
1/4" = 1'-0"

30 EDITH STREET

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No.	Issue	Date
1.	ISSUED FOR REVIEW	10-24-08
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3.	ISSUED FOR REVIEW 3	09-23-09
4.	ISSUED FOR REVIEW 4	10-01-09
5.	ISSUED FOR REVIEW 5	11-16-09

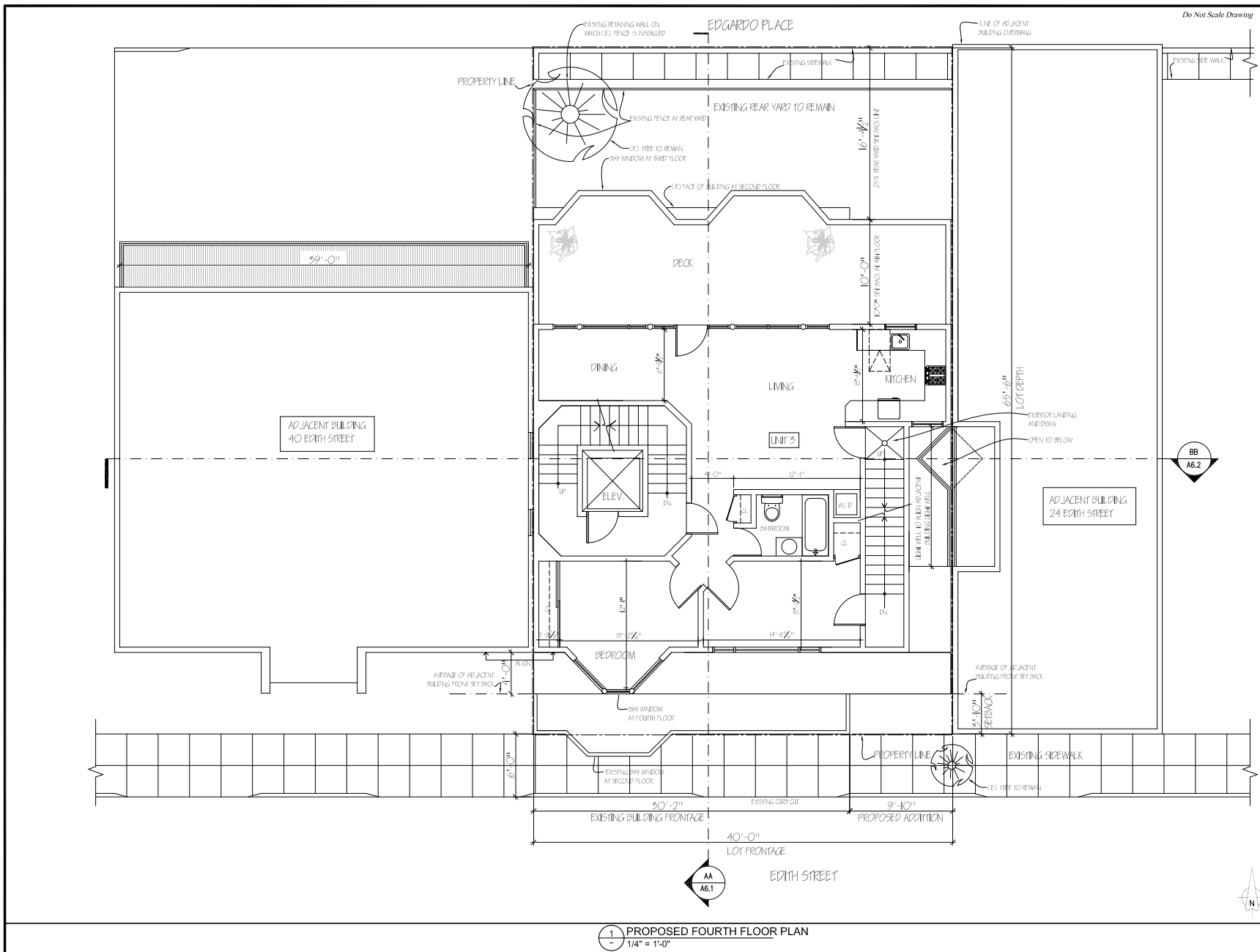


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Description  
**PROPOSED THIRD FLOOR PLAN**

Sheet No.  
**A 4.3**



1 PROPOSED FOURTH FLOOR PLAN  
1/4" = 1'-0"

30 EDITH STREET

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No.	Issue	Date
1.	ISSUED FOR REVIEW	10-24-08
2.	ISSUED FOR REVIEW 2	05-01-09
3.	ISSUED FOR REVIEW 3	08-14-09
4.	ISSUED FOR REVIEW 4	09-23-09
5.	ISSUED FOR REVIEW 5	10-01-09
6.	ISSUED FOR REVIEW 6	11-16-09



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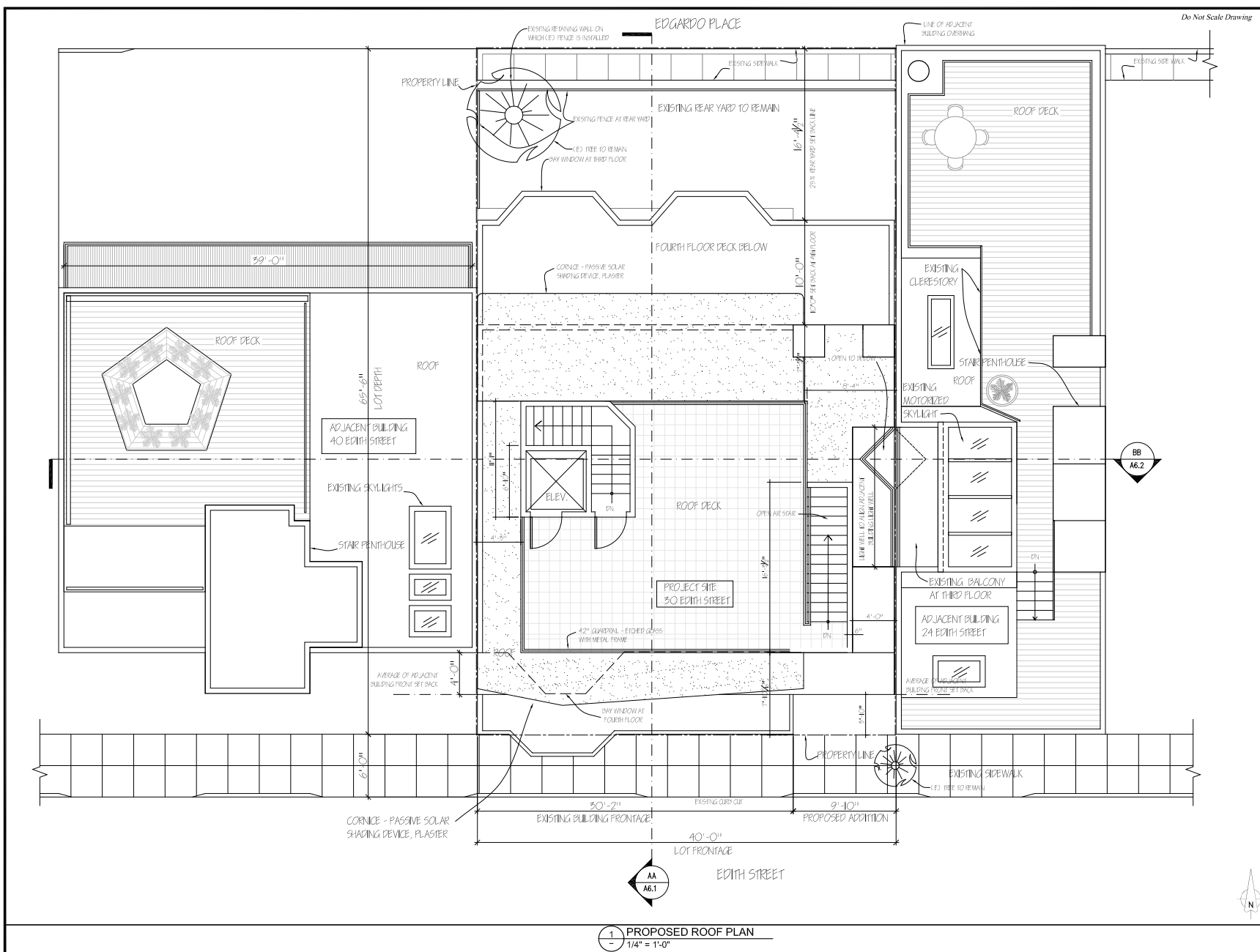
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Description

PROPOSED FOURTH FLOOR PLAN

Sheet No.

A 4.4



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

30 EDITH STREET

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1.	ISSUED FOR REVIEW	10-24-08
2.	ISSUED FOR REVIEW 2	05-01-09
3.	ISSUED FOR REVIEW 3	09-23-09
4.	ISSUED FOR REVIEW 4	10-01-09
5.	ISSUED FOR REVIEW 5	11-16-09
6.	ISSUED FOR REVIEW 6	11-23-09



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PROPOSED ROOF PLAN

Sheet No.

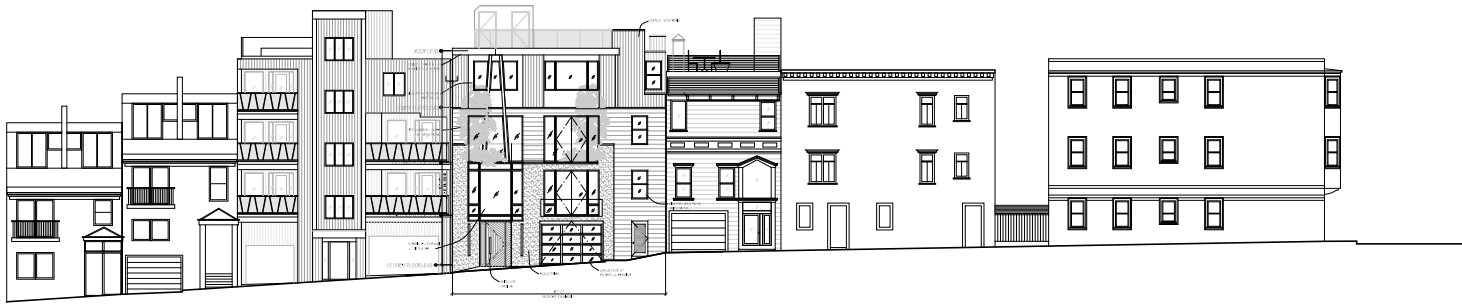
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Do Not Scale Drawing

# 30 EDITH STREET

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2.	ISSUED FOR REVIEW 2	05-01-09
3.	ISSUED FOR REVIEW 3	09-23-09
4.	ISSUED FOR REVIEW 4	10-01-09
5.	ISSUED FOR REVIEW 5	11-16-09
6.	ISSUED FOR REVIEW 6	11-23-09



2 ELEVATION - XX TAKEN ALONG EDITH STREET  
3/32" = 1'-0"



1 ELEVATION - YY TAKEN ALONG EDGARDO PLACE  
3/32" = 1'-0"



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Job Number

Description  
**ELEVATION ALONG EDITH STREET & EDGARDO PLACE**

Sheet No.

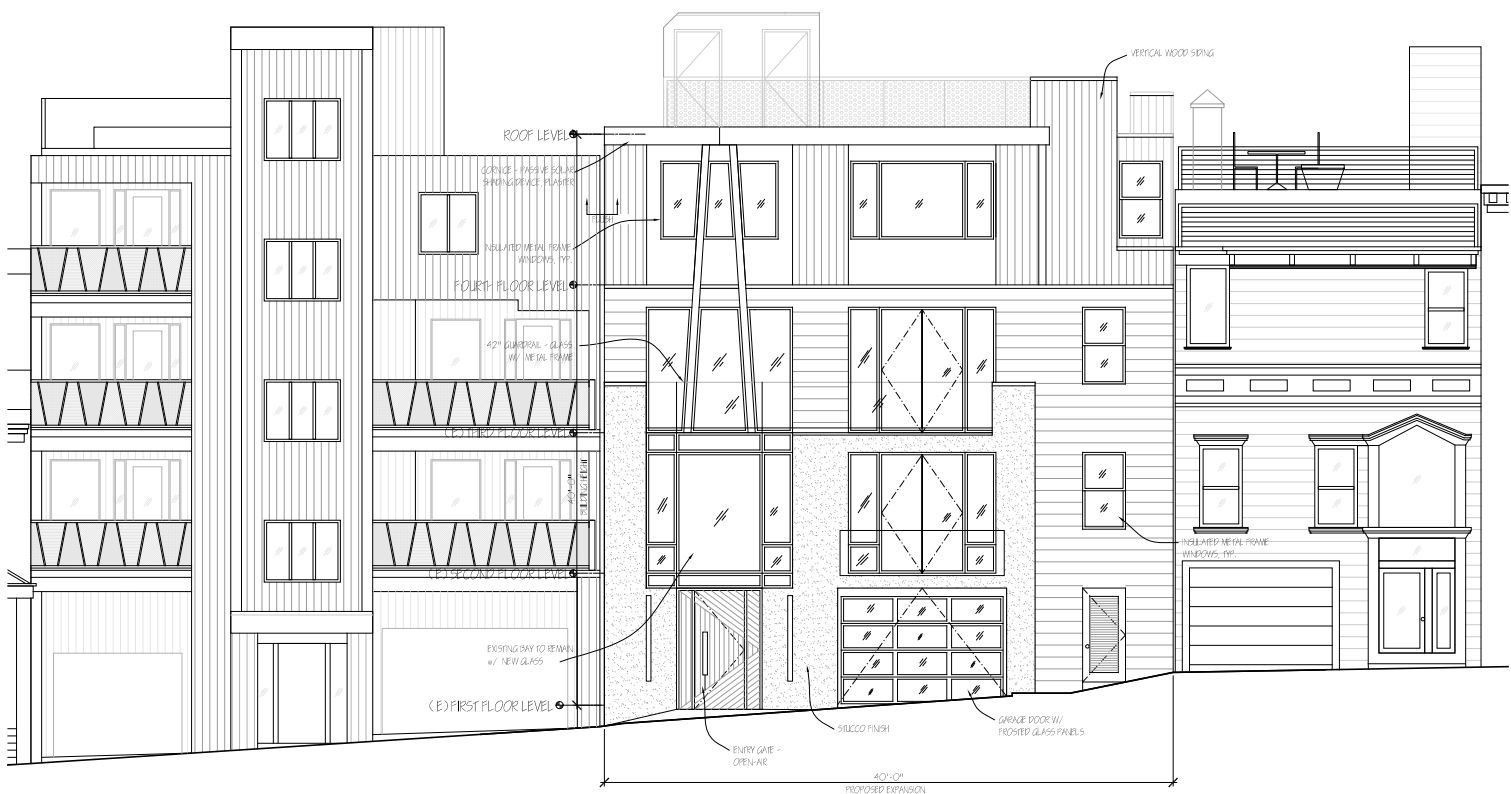
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Do Not Scale Drawing

# 30 EDITH STREET

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No.	Issue	Date
1.	ISSUED FOR REVIEW	10-24-08
2.	ISSUED FOR REVIEW 2	05-01-09
3.	ISSUED FOR REVIEW 3	09-14-09
4.	ISSUED FOR REVIEW 4	09-23-09
5.	ISSUED FOR REVIEW 5	10-01-09
6.	ISSUED FOR REVIEW 6	11-16-09
7.	ISSUED FOR REVIEW 7	11-23-09



1 FRONT ELEVATION AT EDITH STREET  
1/4" = 1'-0"



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Description  
**PROPOSED FRONT ELEVATION**

Sheet No.

A 5.2



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# 30 EDITH STREET

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6.	ISSUED FOR REVIEW 6	11-23-09



1 BACK ELEVATION ON EDGARDO PLACE  
1/4" = 1'-0"



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Job Number  
 Description  
**PROPOSED  
 BACK ELEVATION**

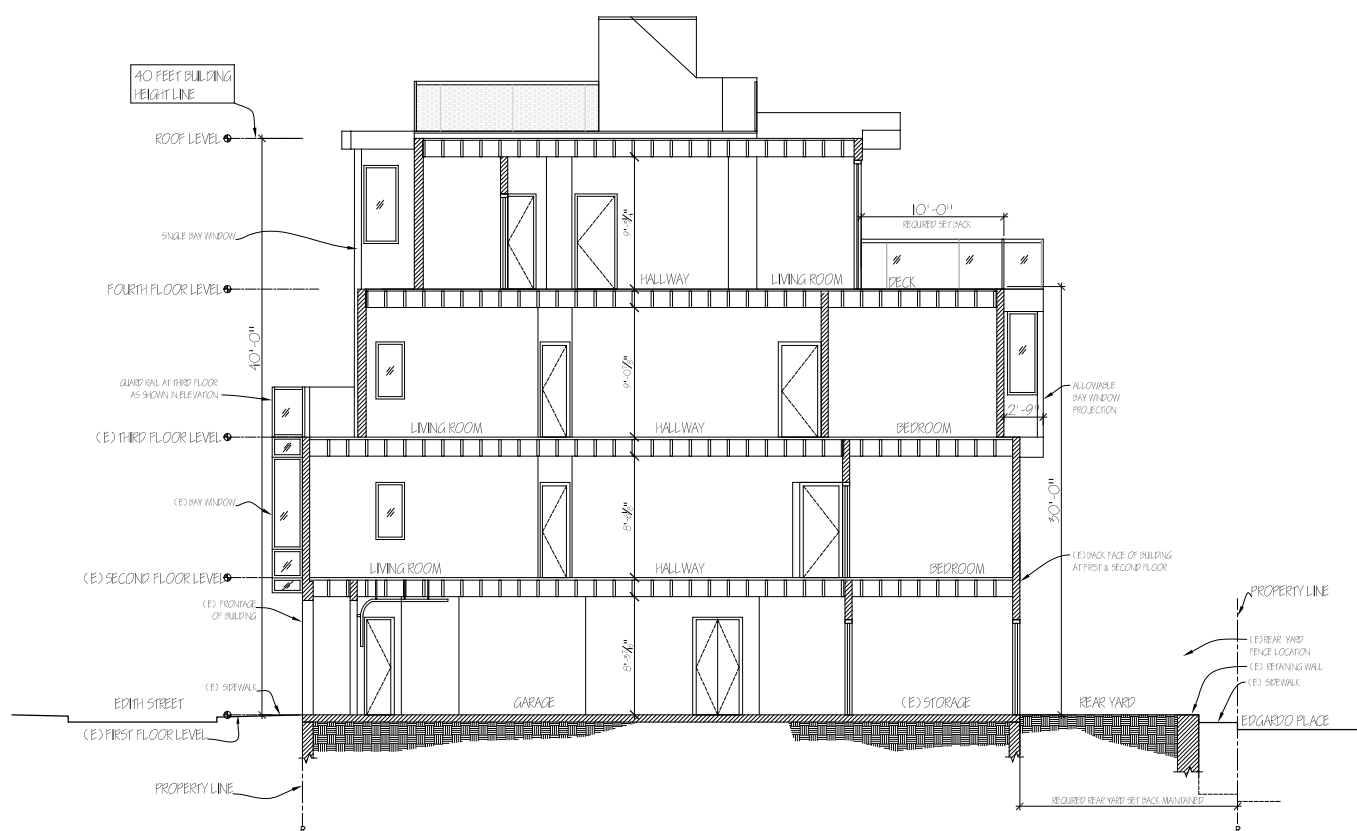
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Do Not Scale Drawing

# 30 EDITH STREET

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4.	ISSUED FOR REVIEW 4	10-01-09
5.	ISSUED FOR REVIEW 5	11-16-09
6.	ISSUED FOR REVIEW 6	11-23-09



1 SECTION AA  
1/4" = 1'-0"



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Job Number  
 Description  
**SECTION AA**

Sheet No.  
**A 6.1**

