



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: NOVEMBER 4, 2010

Date: October 28, 2010
Case No.: 2010.0768D
Project Address: 2220 Beach Street
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0915/007
Project Sponsor: Marcus Newbury, Owner
937 Harrison Street
San Francisco, CA 94107
Staff Contact: Shelley Caltagirone – (415) 588-6625
Shelley.Caltagirone@sfgov.org
Recommendation: **Do not take DR and approve 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 proposal is to construct a one-story vertical addition above the existing two-story, single-family house and to install decks on the roofs of the second and third floors at the rear of the building. The proposed addition will extend the full width of the existing building and will be approximately 37' deep. The flat-roofed addition will rise approximately 5.5' above the top of the existing parapet wall and will be set back approximately 15' from the front (south) façade.

SITE DESCRIPTION AND PRESENT USE

The project site is located at 2220 Beach Street, on the north side between Broderick and Baker Streets; Lot 007 in Assessor's Block 0915 in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The subject lot contains approximately 2,060 square feet and measures 25 feet wide by 82.5 feet deep. The subject building is an approximately 19-foot-tall, two-story, single-unit residence constructed in 1927.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Marina neighborhood. The neighborhood includes RH and RM zoning districts with predominantly multi-family densities. The subject block-face consists of residential buildings ranging in height between two and three stories, with a four-story apartment building located immediately to the east of the subject property. The opposite block-face consists of residential dwellings ranging in height between three and four stories. Most buildings on the block were constructed between 1920 and 1940 and are built in Mediterranean Revival styles. Adjacent to the west of the property is a three-story, three-unit condominium building. Adjacent to the east of the property is a four-story, 12-unit Tenancy-In-Common building.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	July 15, 2010 – August 13, 2010	August 13, 2010	November 4, 2010	84 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 25, 2010	October 25, 2010	10 days
Mailed Notice	10 days	October 25, 2010	October 25, 2010	10 days

PUBLIC COMMENT

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

Two neighbors residing at 2200 Beach Street and the property owner of 2200 Beach Street contacted the Department with concerns about the project’s impact to the views from their building’s units. The Project Sponsor worked with the neighbors to resolve their concerns. The neighbors have not taken a position regarding the project since the Discretionary Review application was filed.

DR REQUESTOR

Tony Trouset, owner and resident of 3627 Broderick Street located two lots north of the subject property (see attached maps).

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated August 13, 2010. Note: The shadow study attached to the DR application does not accurately depict the proposed location of the stair penthouse, which is proposed to be set back approximately 11 feet from the main rear wall. The study also does not depict the three-story building located to the west of the subject property, which also casts shadows onto the DR Requestor’s property. A corrected study is expected to be provided at the hearing.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated October 17, 2010.

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 Residential Design Team (RDT) found that the project neither contains nor creates any exceptional or extraordinary circumstances. The RDT found that the potential shadow impact to the mid-block open space would not be significant as the proposed building envelope would be in keeping with the height and scale of the adjacent (larger) buildings. The building located to the east of the subject building is four stories tall and the building to the west is three stories tall and extends beyond the rear lot line of the project. Both of these buildings currently cast larger shadows on the mid-block open space than those that would result from the proposed project. Furthermore, the proposed stair penthouse roof is sloped to reduce its mass while still providing enough headroom for stair access to the proposed roof deck. The penthouse is also located away from the face of the rear façade to mitigate potential light impacts to the mid-block area.

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

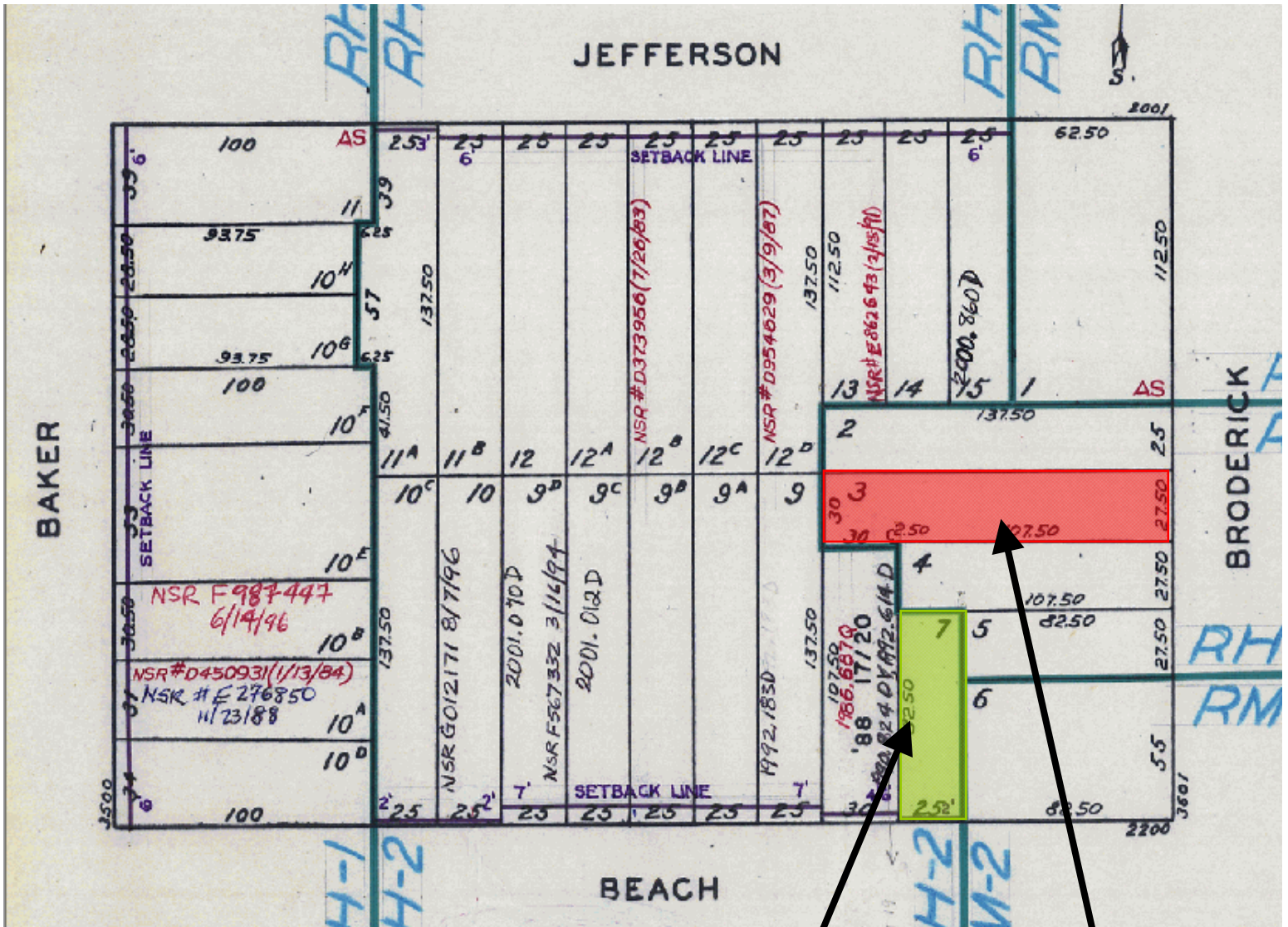
RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
DR Application
Response to DR Application dated October 17, 2010
Reduced Plans

SC: G:\DOCUMENTS\Cases\DR\2220 Beach\2220 Beach_Abbreviated Analysis.doc

Block Book Map



SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2010.0768D
2220 Beach Street

Sanborn Map*

JEFFERSON STREET

BAKER STREET

BRODERICK STREET



BEACH STREET

SUBJECT PROPERTY

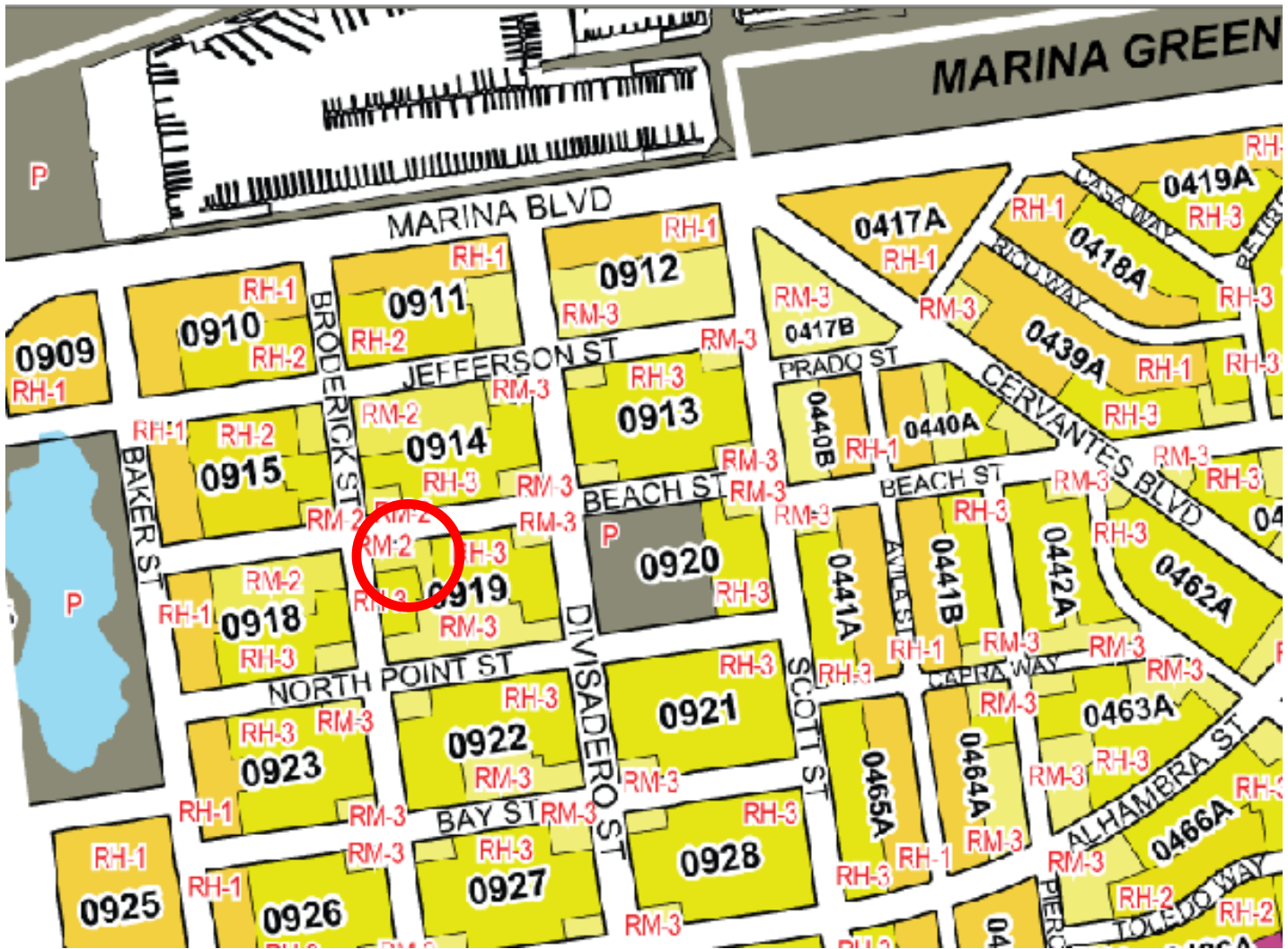
DR REQUESTOR'S PROPERTY

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



Discretionary Review Hearing
Case Number 2010.0768D
2220 Beach Street

Zoning Map



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-O(SD)

INDUSTRIAL DISTRICTS

C-M M-1 M-2

CHINATOWN MIXED USE DISTRICTS

CRNC CVR CCB

RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 RC-4

REDEVELOPMENT AGENCY DISTRICTS

MB-RA HP-RA

DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR TB DTR

MISSION BAY DISTRICTS

MB-OS MB-O

PUBLIC DISTRICT

P



Aerial Photograph



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2010.0768D
2220 Beach Street

Aerial Photograph



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Site Photograph



View of front facade looking northeast.

Discretionary Review Hearing
Case Number 2010.0768D
2220 Beach Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **September 5, 2008**, the Applicant named below filed Building Permit Application No. **2008.09.05.0930** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Marcus Newberry	Project Address:	2220 Beach Street
Address:	937 Harrison Street	Cross Streets:	Baker and Broderick Streets
City, State:	San Francisco, CA 94107	Assessor's Block /Lot No.:	0915/007
Telephone:	(415) 974-1234	Zoning Districts:	RH-2/40-X

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

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Single Family Dwelling.....	No Change
FRONT SETBACK	2 feet, 6 inches	No Change
BUILDING DEPTH	64 feet, 6 inches	No Change
REAR YARD	15 feet, 5 inches	No Change
HEIGHT OF BUILDING	19 feet, 0 inches	28 feet, 0 inches
NUMBER OF STORIES	2.....	3
NUMBER OF DWELLING UNITS	1.....	No Change
NUMBER OF OFF-STREET PARKING SPACES	1.....	No Change
PROJECT DESCRIPTION		

The proposal is to construct a one-story vertical addition at the roof of the existing two-story, single-family house and to install decks on the roofs of the second and third floors at the rear of the building. The proposed addition will extend the full width of the existing building and will be approximately 37' deep. The flat-roofed addition will rise approximately 5.5' above the top of the existing parapet wall and will be set back approximately 15' from the front (south) façade. See attached plans for details.

PLANNER'S NAME:	Shelley Caltagirone	DATE OF THIS NOTICE:	7/15/2010
PHONE NUMBER:	(415) 558-6625	EXPIRATION DATE:	8/13/2010
EMAIL:	shelley.caltagirone@sfgov.org		

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 TONY TROUSSET Telephone No: 415 407 9279
D.R. Applicant's Address 3627 Broderick St
SF Number & Street (Apt. #) 94123
City Zip Code

D.R. Applicant's telephone number (for Planning Department to contact): 415 407 9279
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: ~~2220 Beach St.~~ 2220 Beach St.

Name and phone number of the property owner who is doing the project on which you are requesting D.R.: Maricus Newberry

Building Permit Application Number of the project for which you are requesting D.R.: 2008.09.05.0930

Where is your property located in relation to the permit applicant's property?
Behind the ~~property~~ 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 **G** NO **G**
2. Did you discuss the project with the Planning Department permit review planner? YES **G** NO **G**
3. Did you participate in outside mediation on this case? Community Board **G** Other **G** NO **G**

10.0768D

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.

I called the applicant last year and expressed my concerns. There was no follow-up. I called the applicant again this year, and he agreed to complete a shadow study. I also talked w/ Shelley Caltagione

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?

This project will decrease the value + enjoyment of this home. I purchased this house for the backyard and the sunlight in the yard. My two small kids spend significant time in the backyard.

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:

Joe Deus (3621 Broderick), reduced sunlight.
Betty Milano (3633 Broderick), reduced sunlight

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)?

Reduce the height of the project

This project will reduce the sunlight in the back yard.

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.

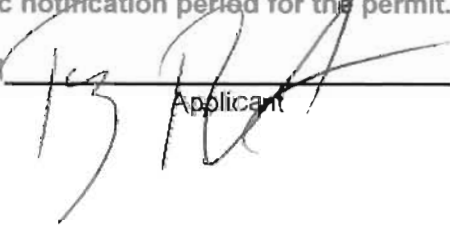
OPTIONAL:

- G** Photographs that illustrate your concerns.
- G** Covenants or Deed Restrictions.
- G** Other Items (specify).

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


Applicant

8/13/10
Date

Joe Dews
3621 Broderick Street
SF, CA 94123

Betsy Milano
3633 Broderick Street
SF, CA 94123

marcus Newberry
937 Harrison St.
SF, CA 94107

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This is a picture of our backyard. We have two small kids, and one on the way. Our kids love playing in a sunny backyard. The proposed project would diminish the amount of sunlight in our backyard. We bought this house for the backyard.



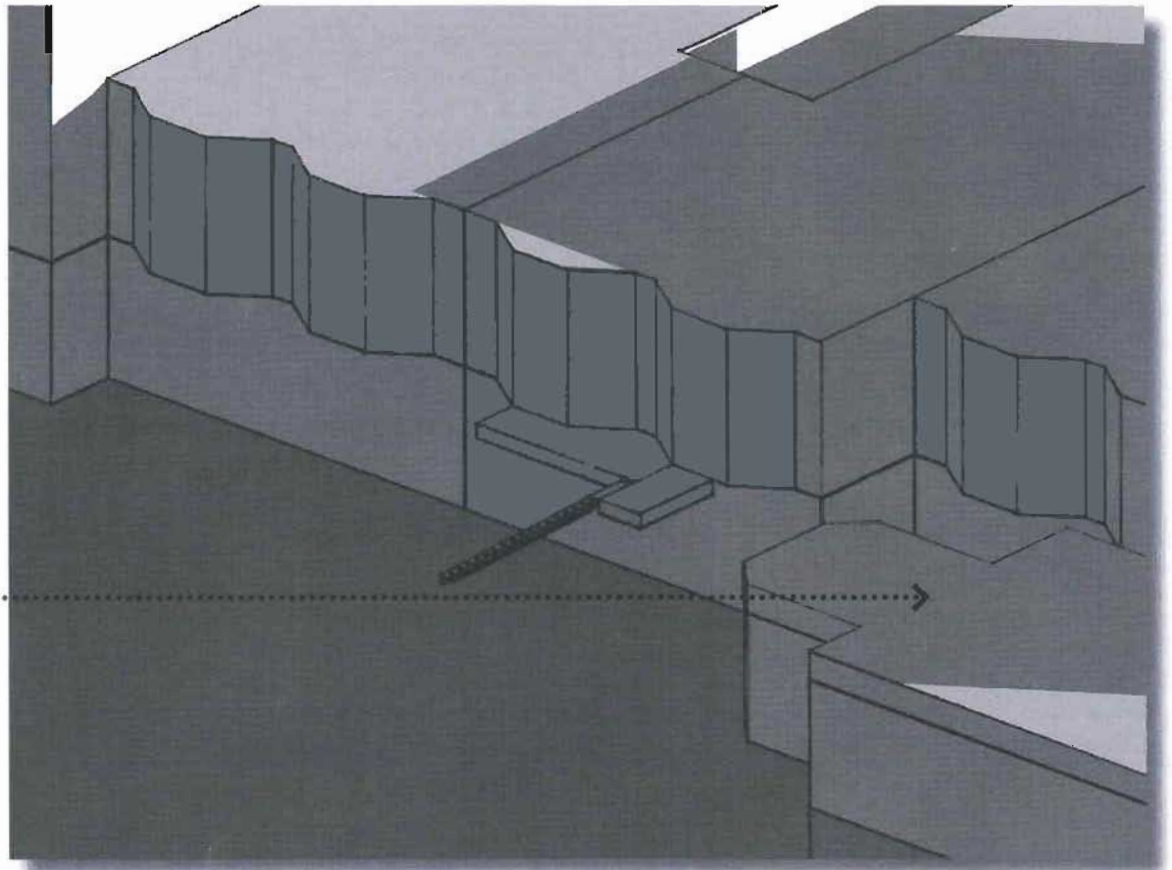
This is the back of our house (3627 Broderick Street). In the afternoon, the windows are filled with sunlight. The third story addition to 2220 Beach would block the sunlight coming into the windows.



This is the back of 2220 Beach. They plan to add another story to the building. This picture is taken from our backyard.

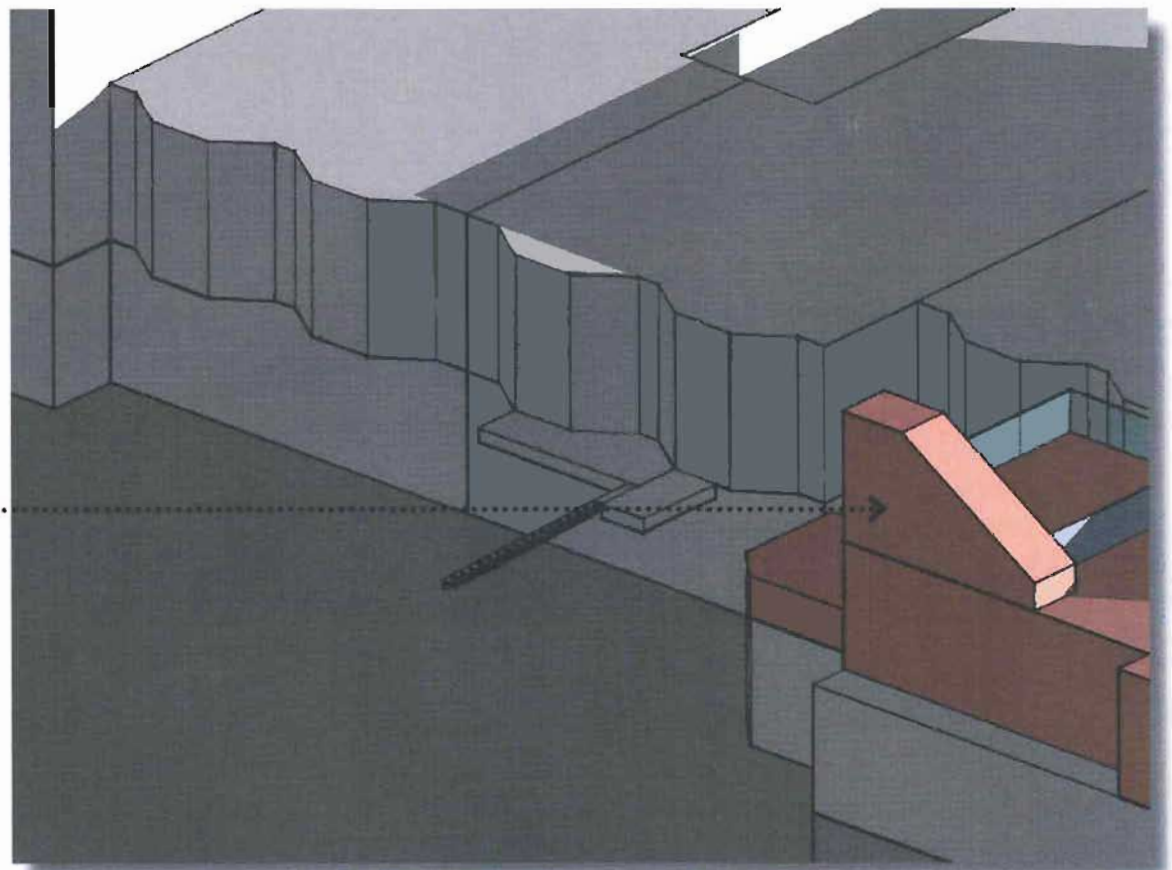
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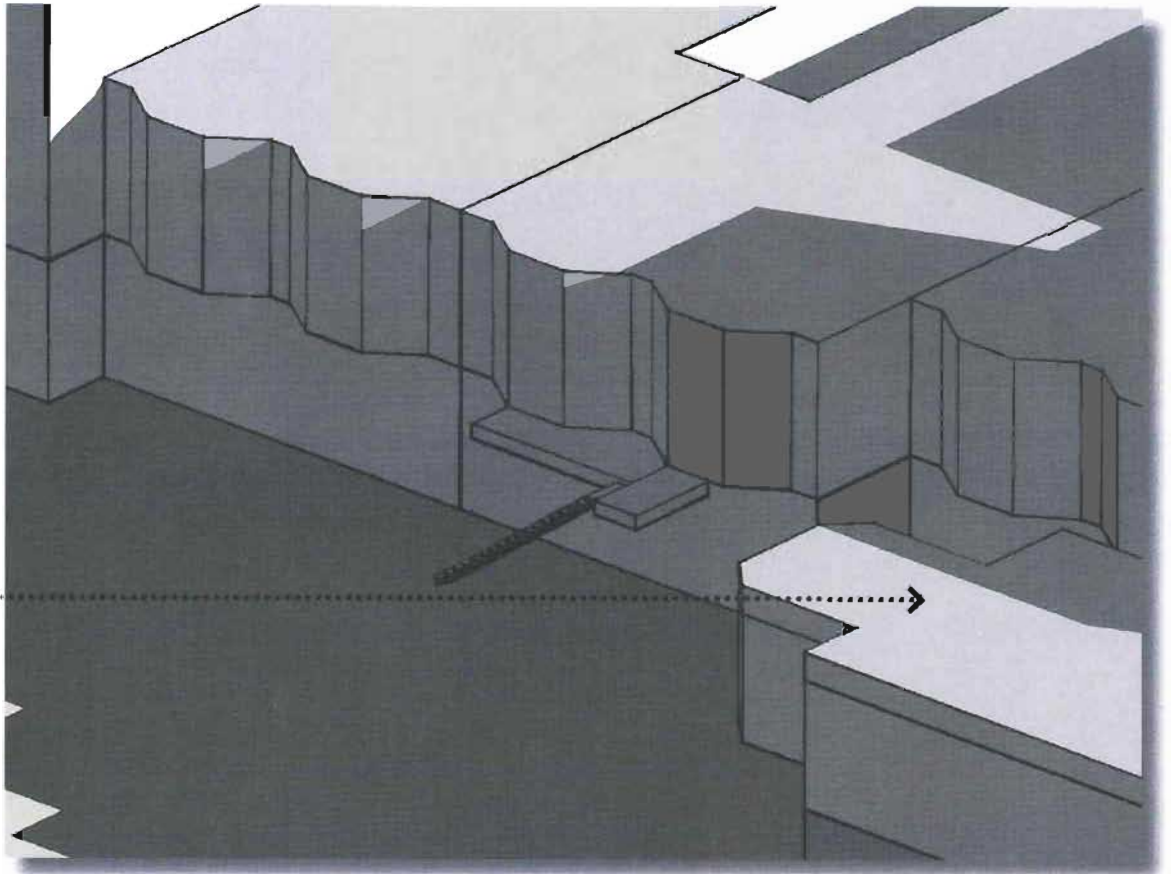
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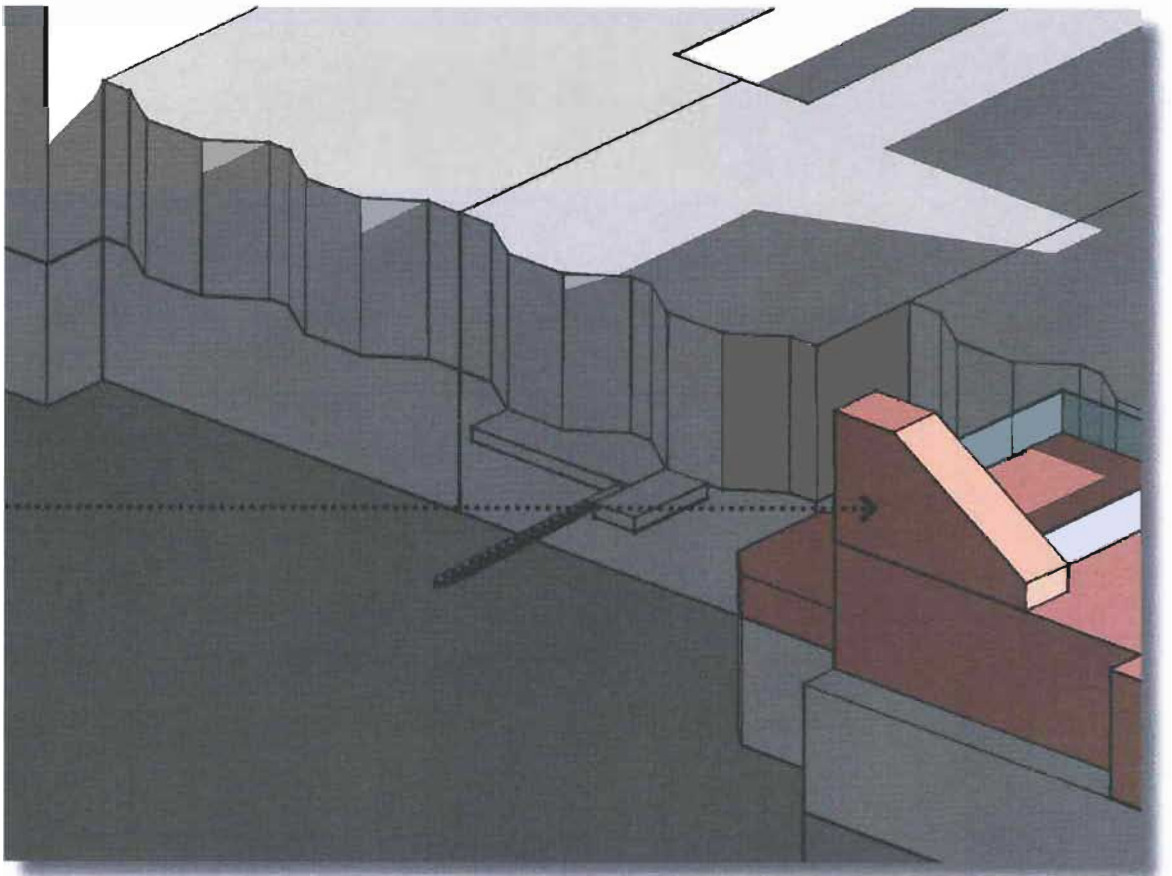
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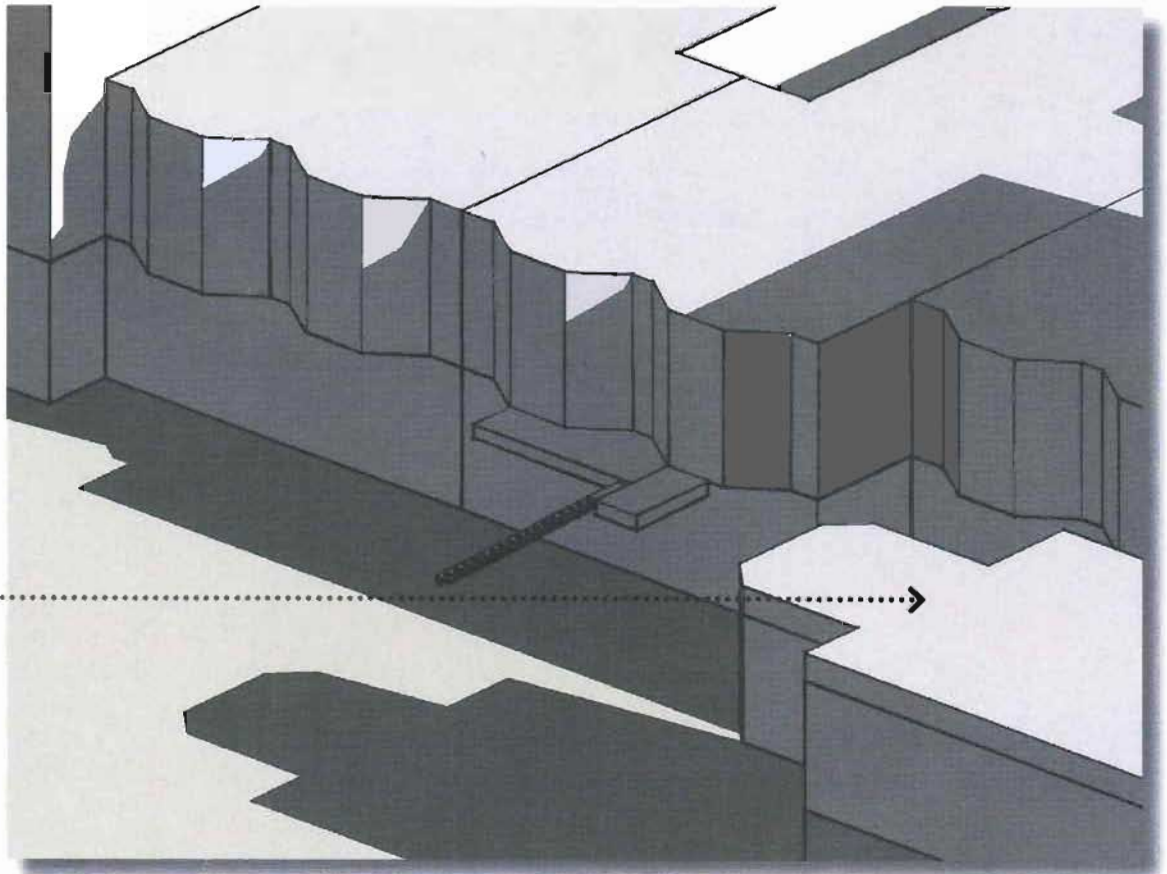
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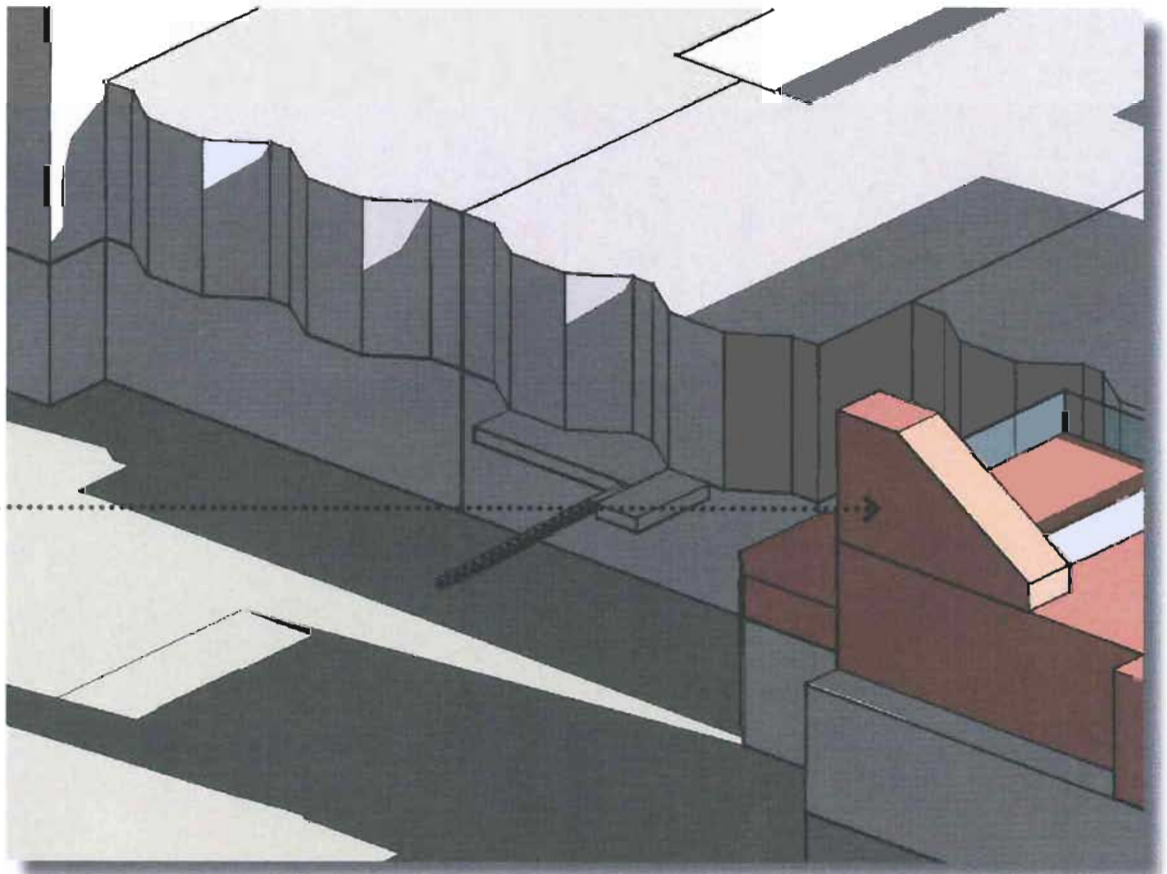
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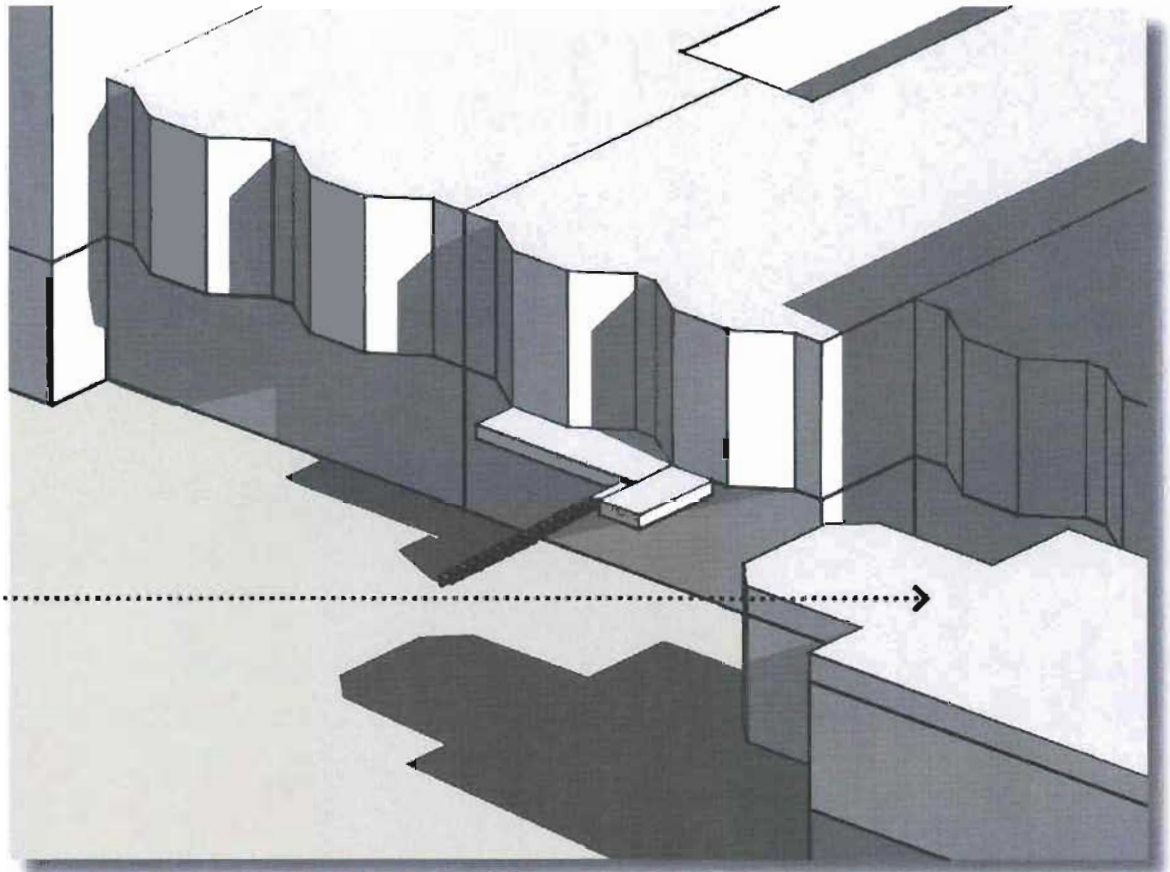
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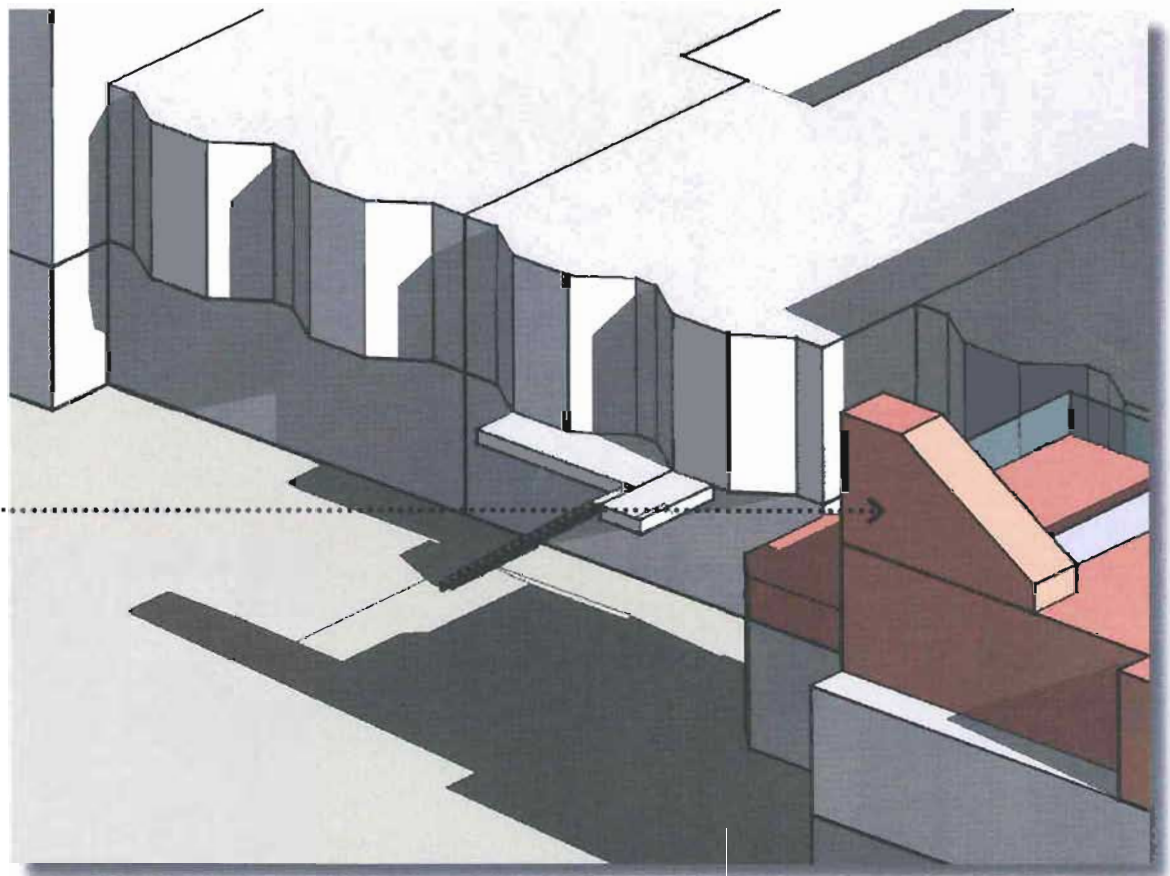
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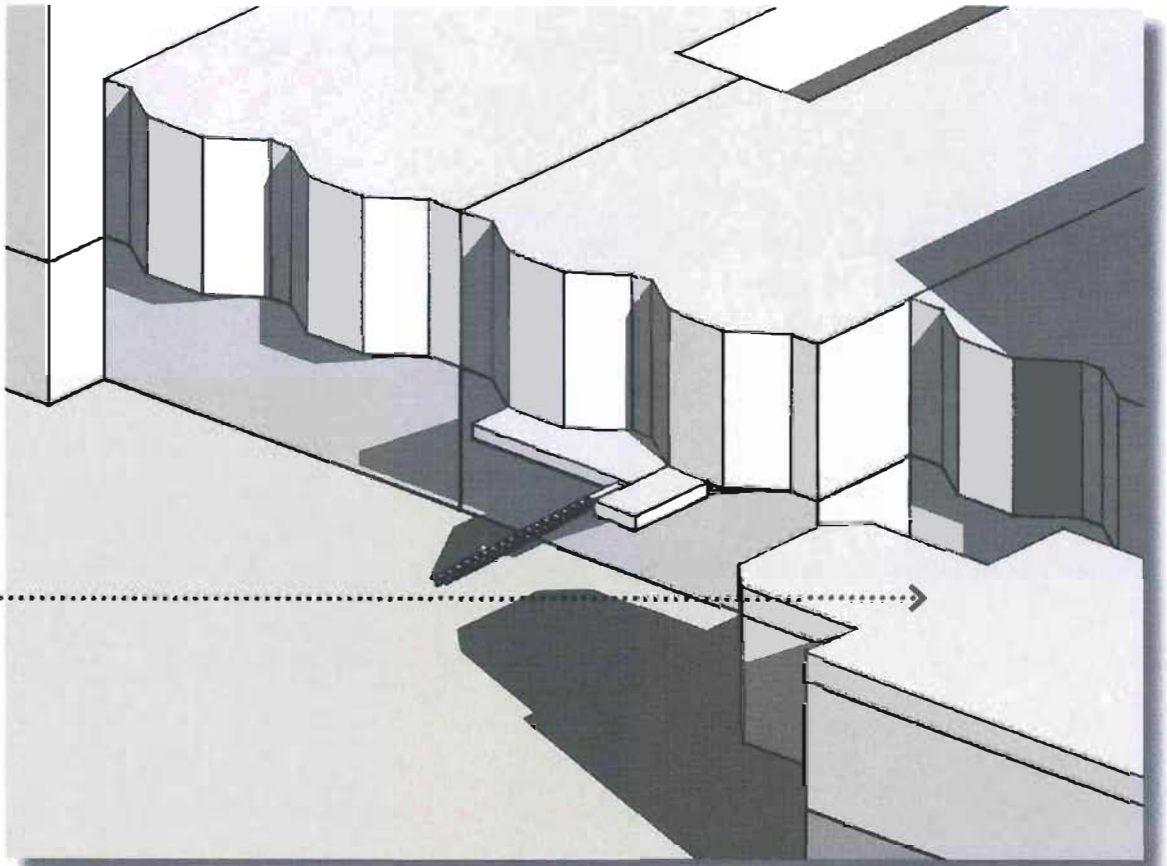
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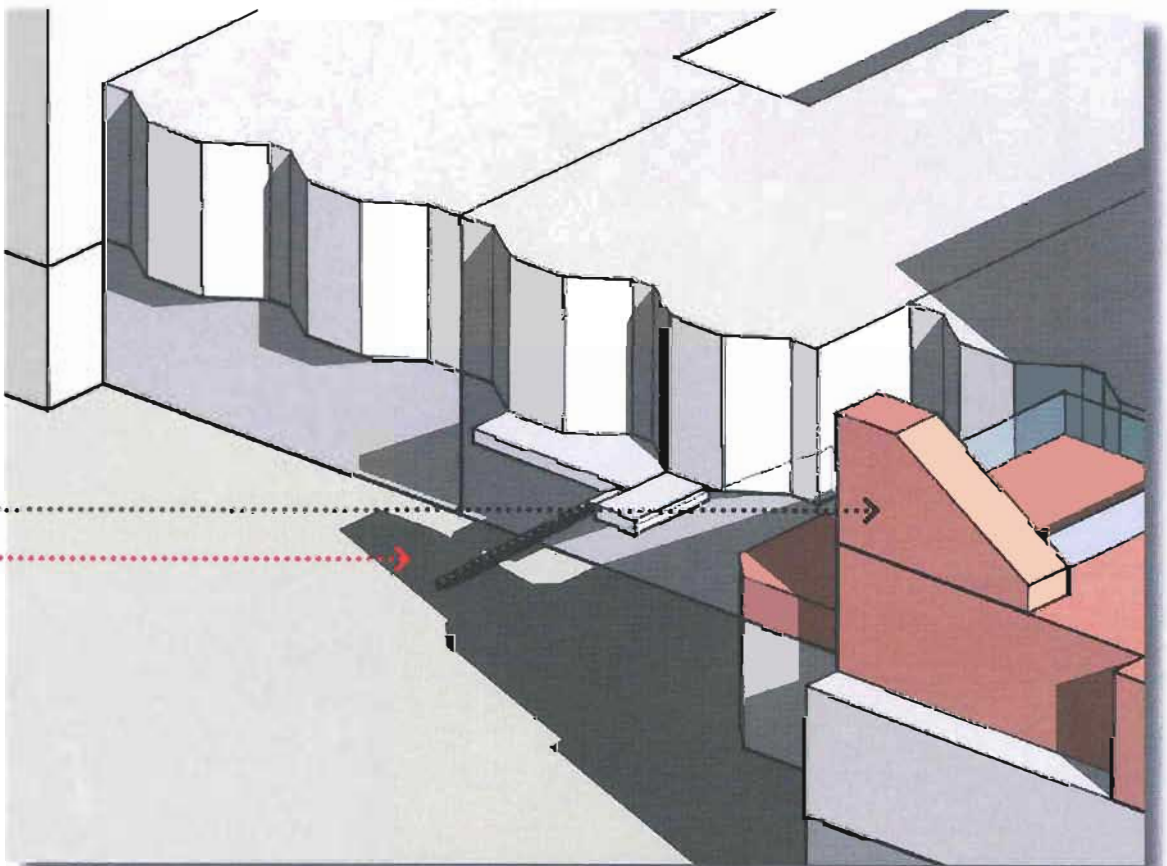
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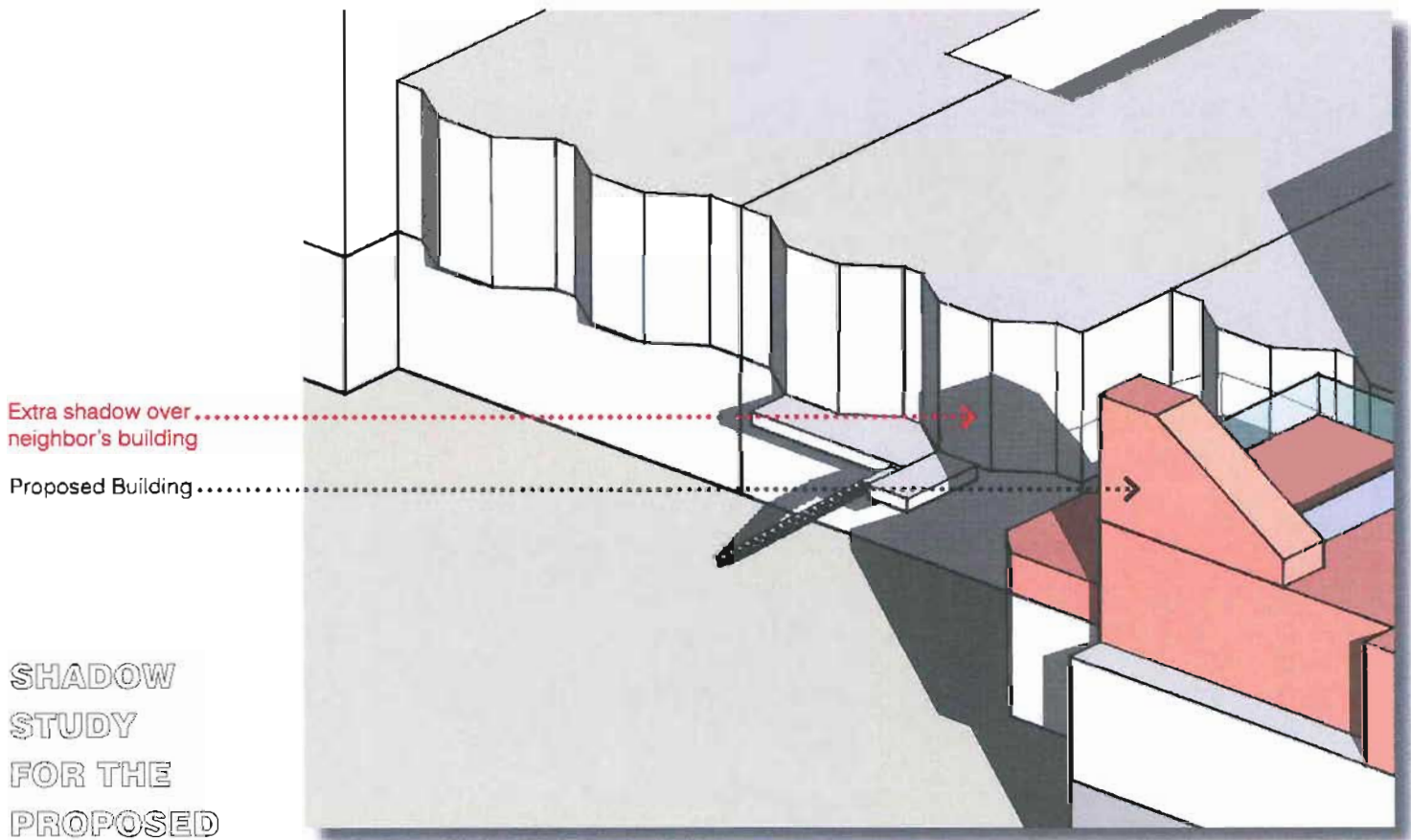
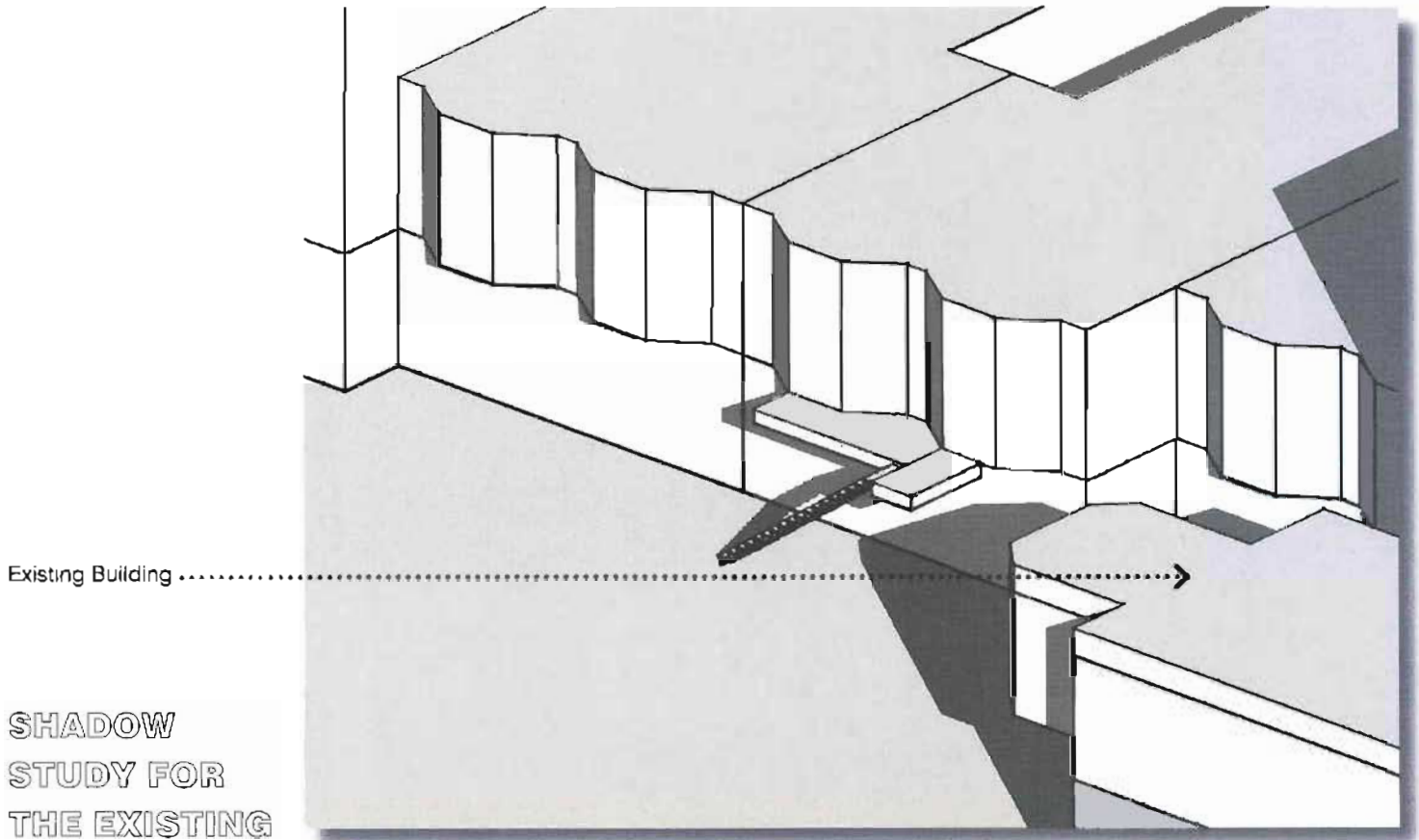
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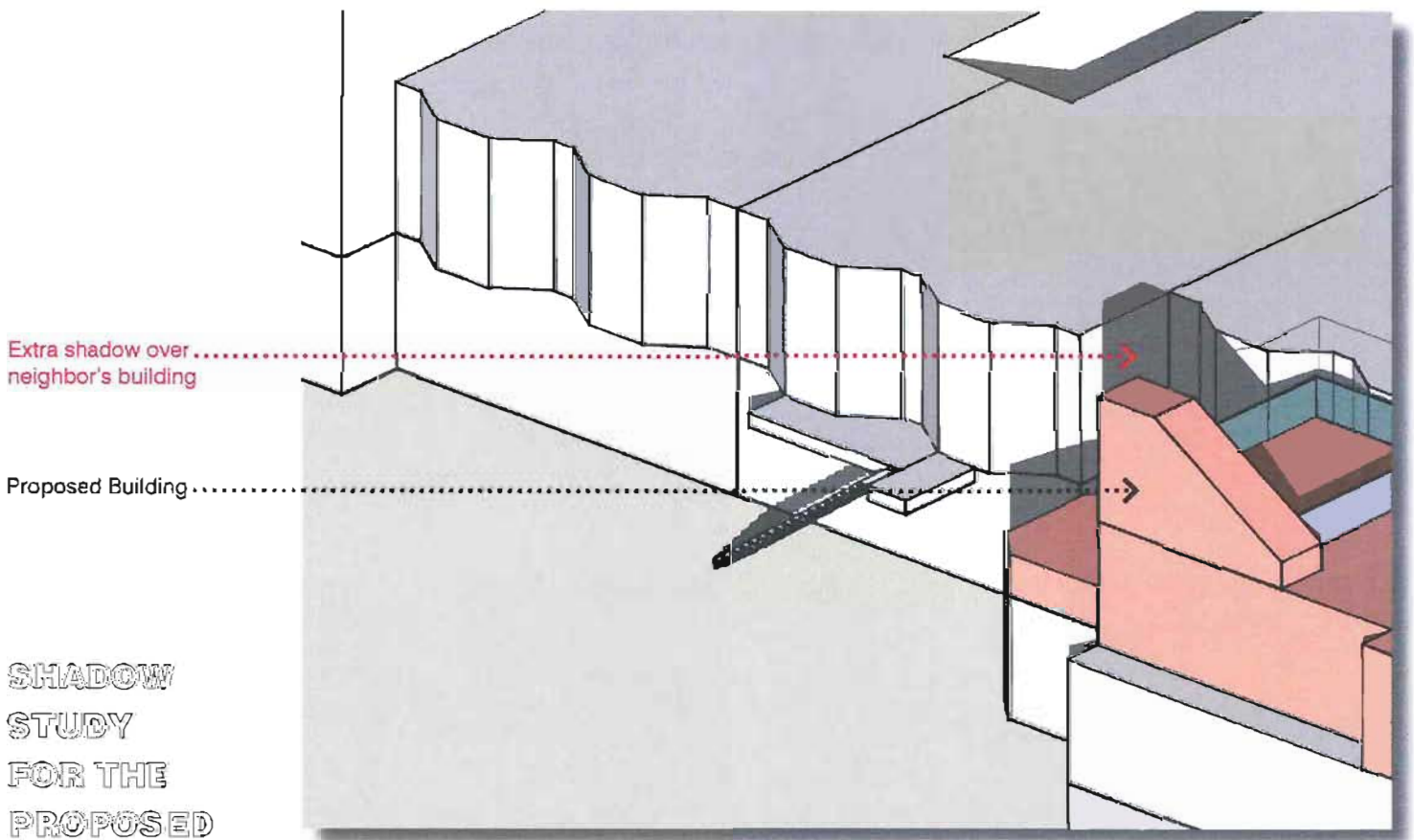
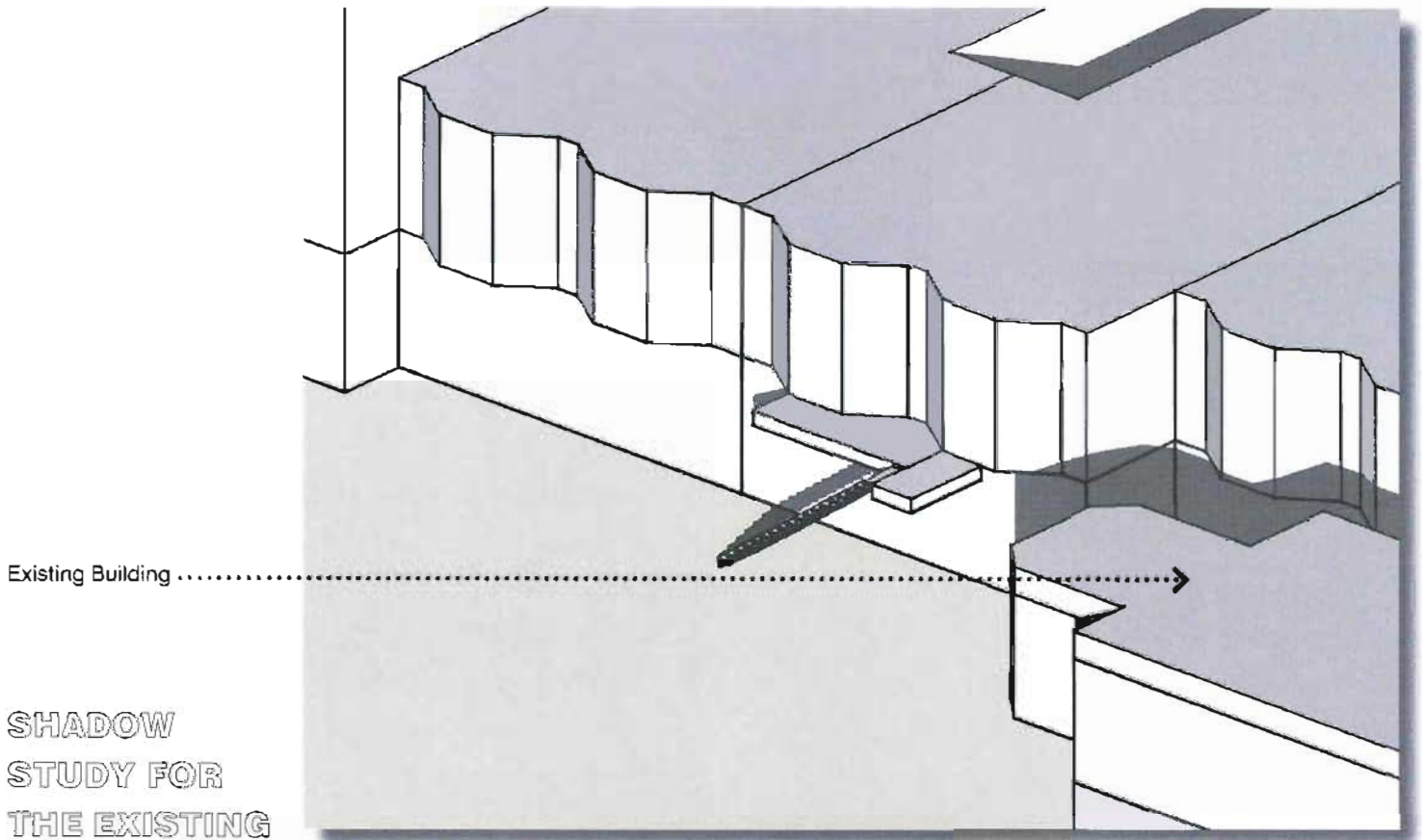


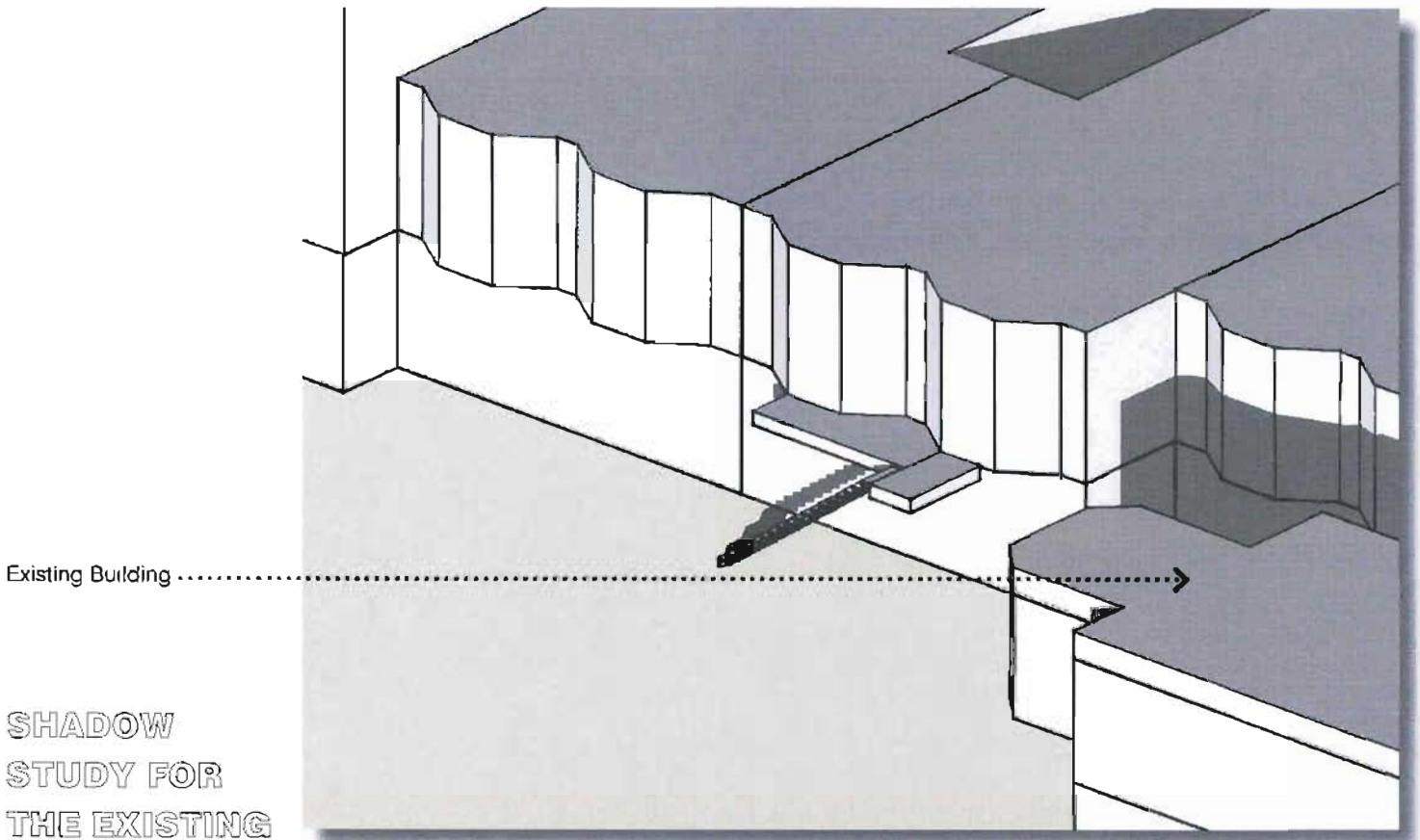
Proposed Building

Extra shadow over
neighbor's rear-yard

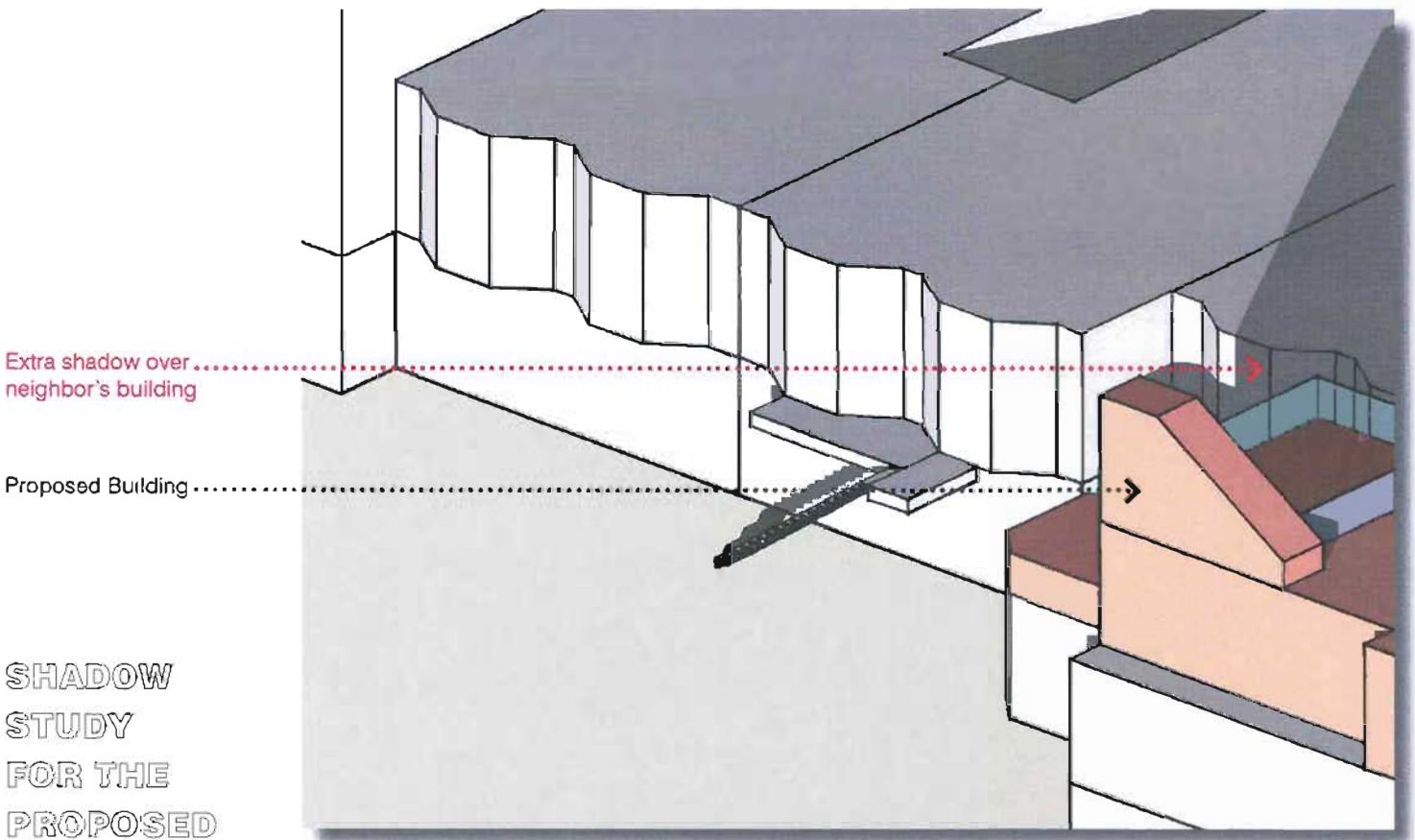
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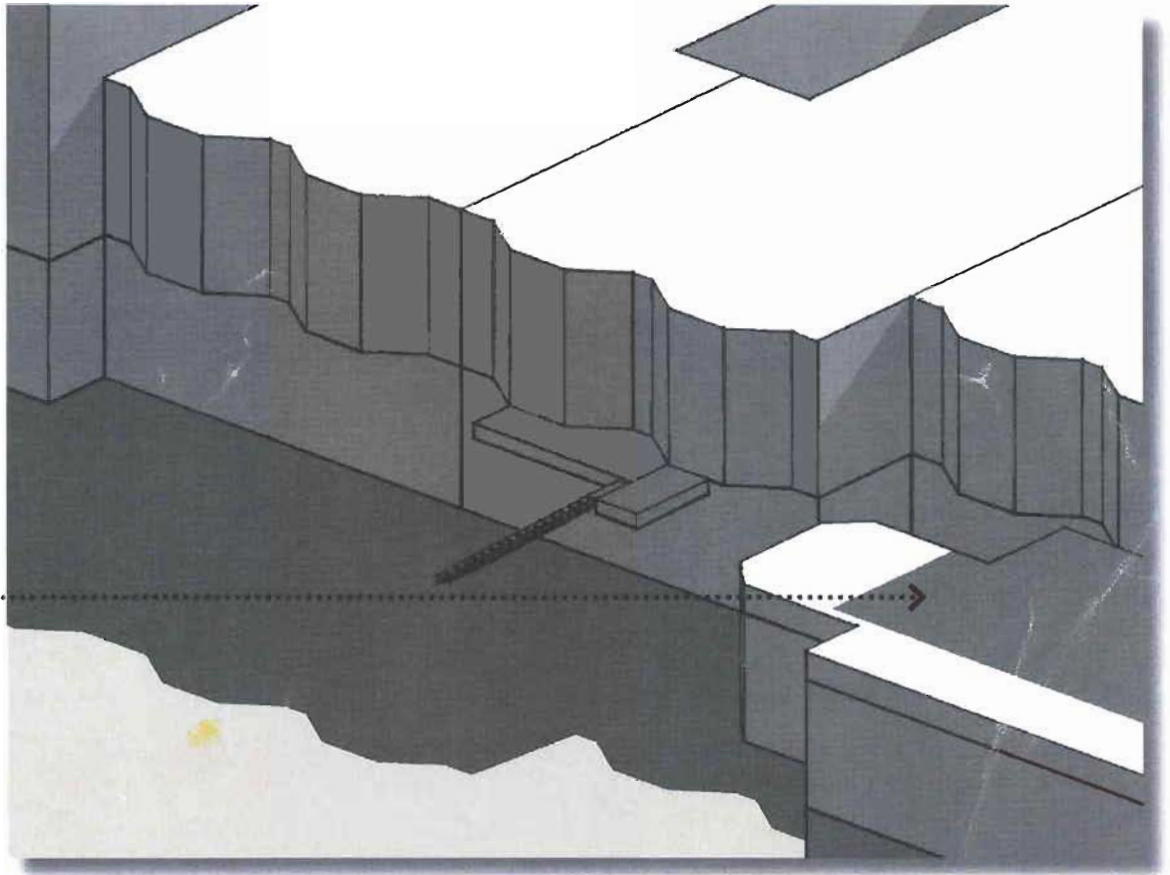
Extra shadow over
neighbor's building

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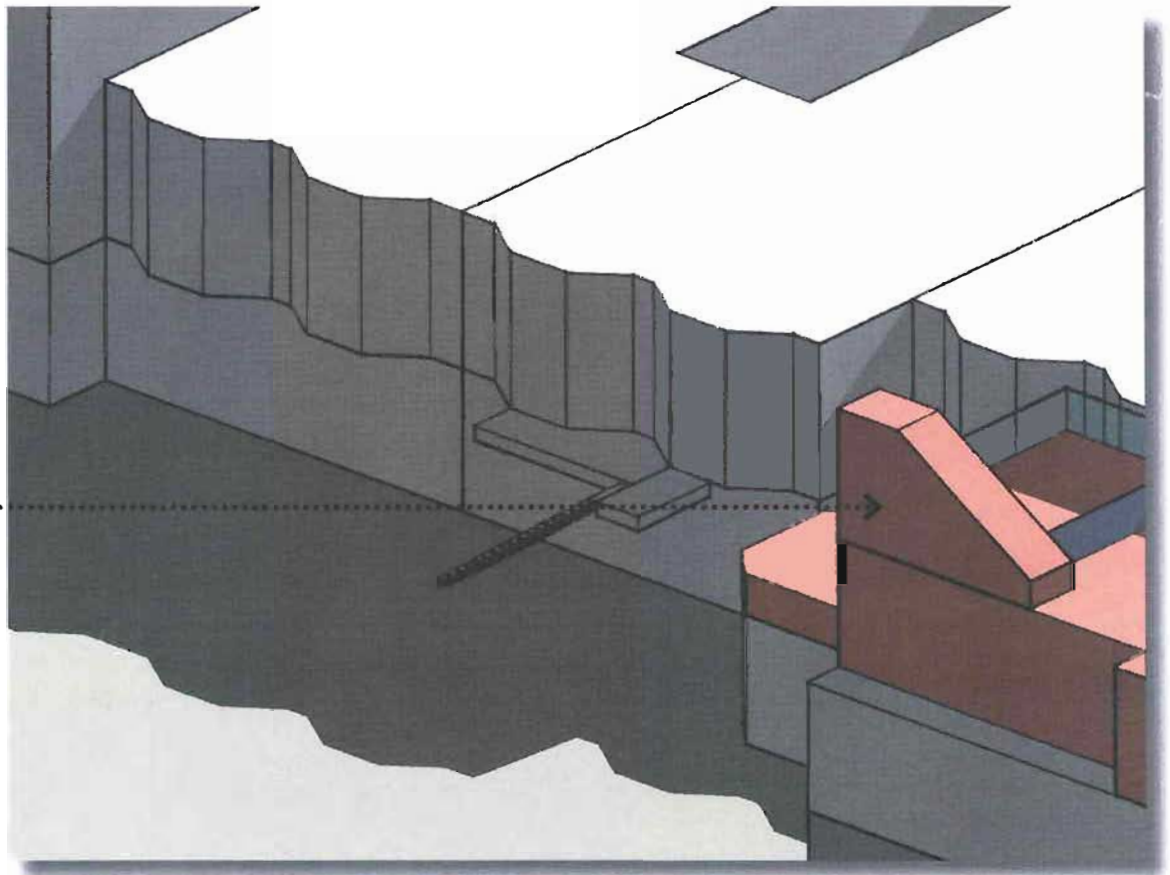
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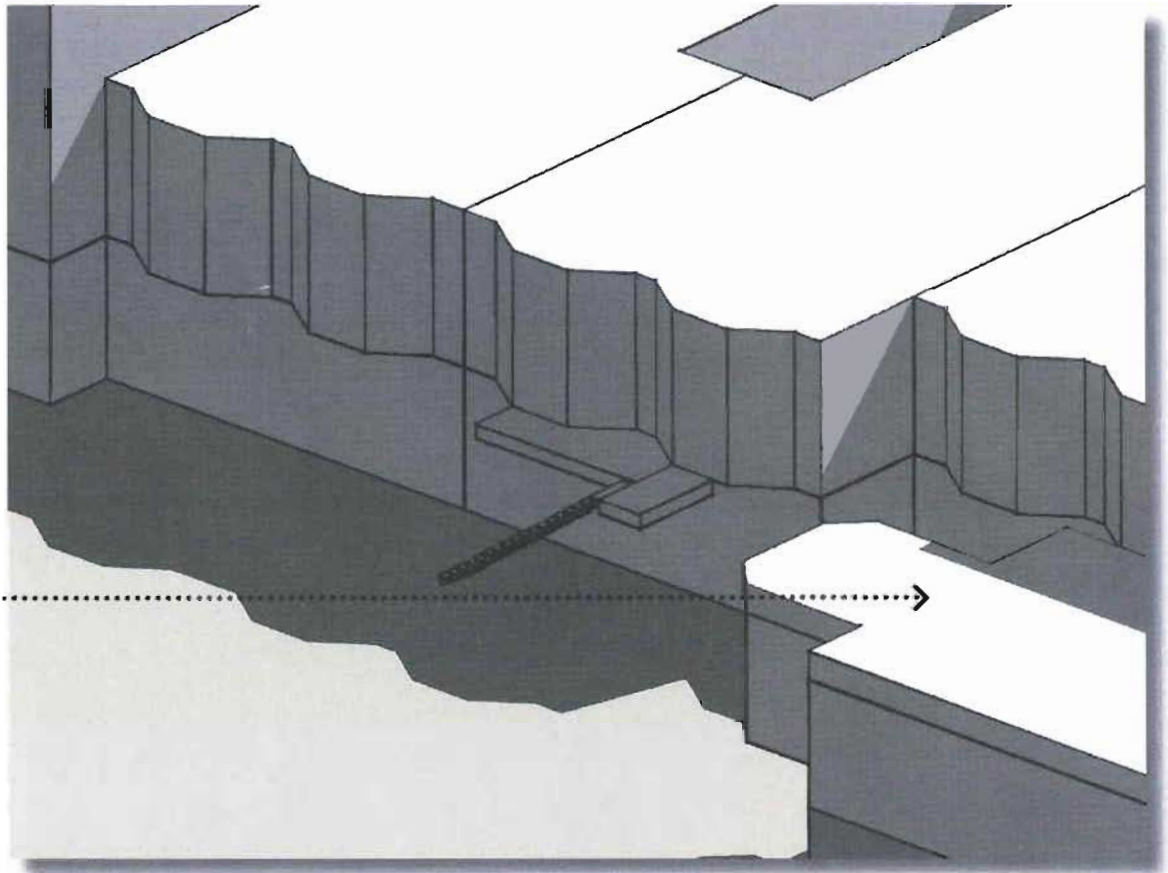
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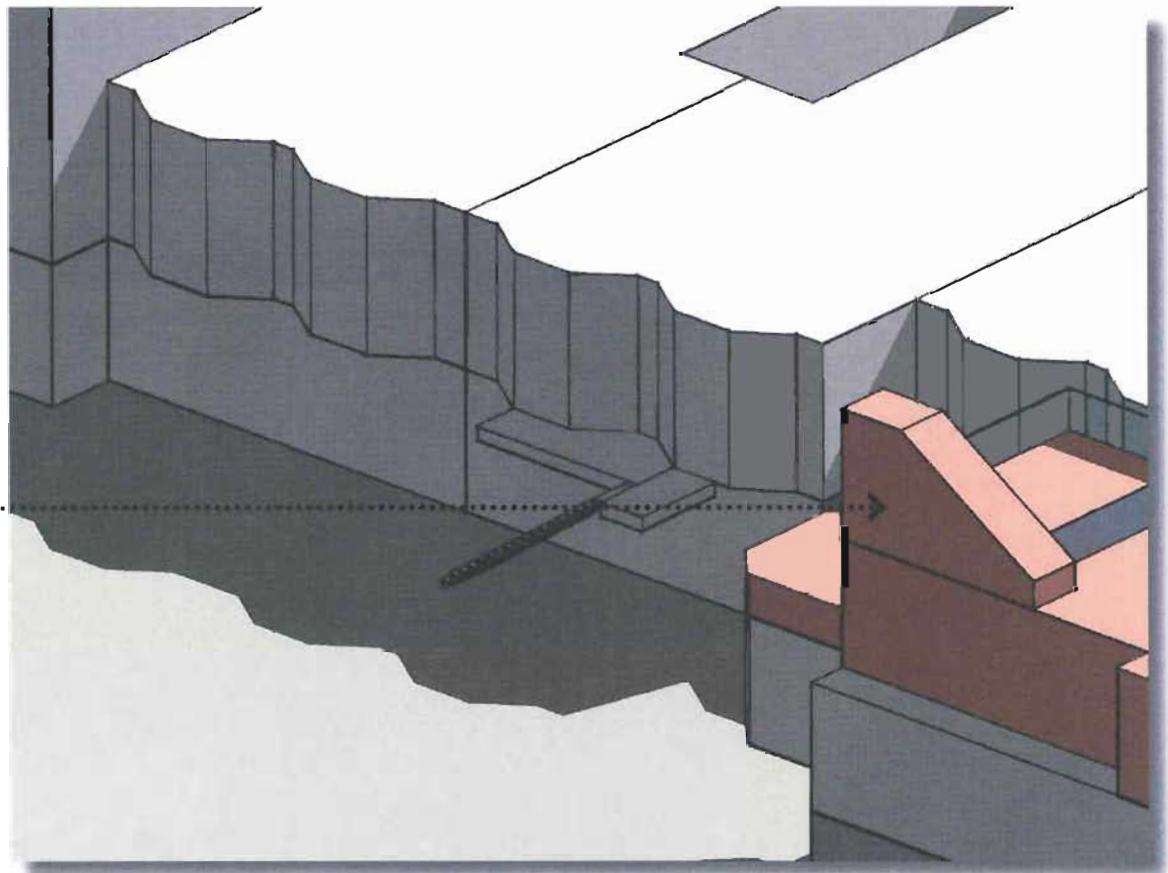
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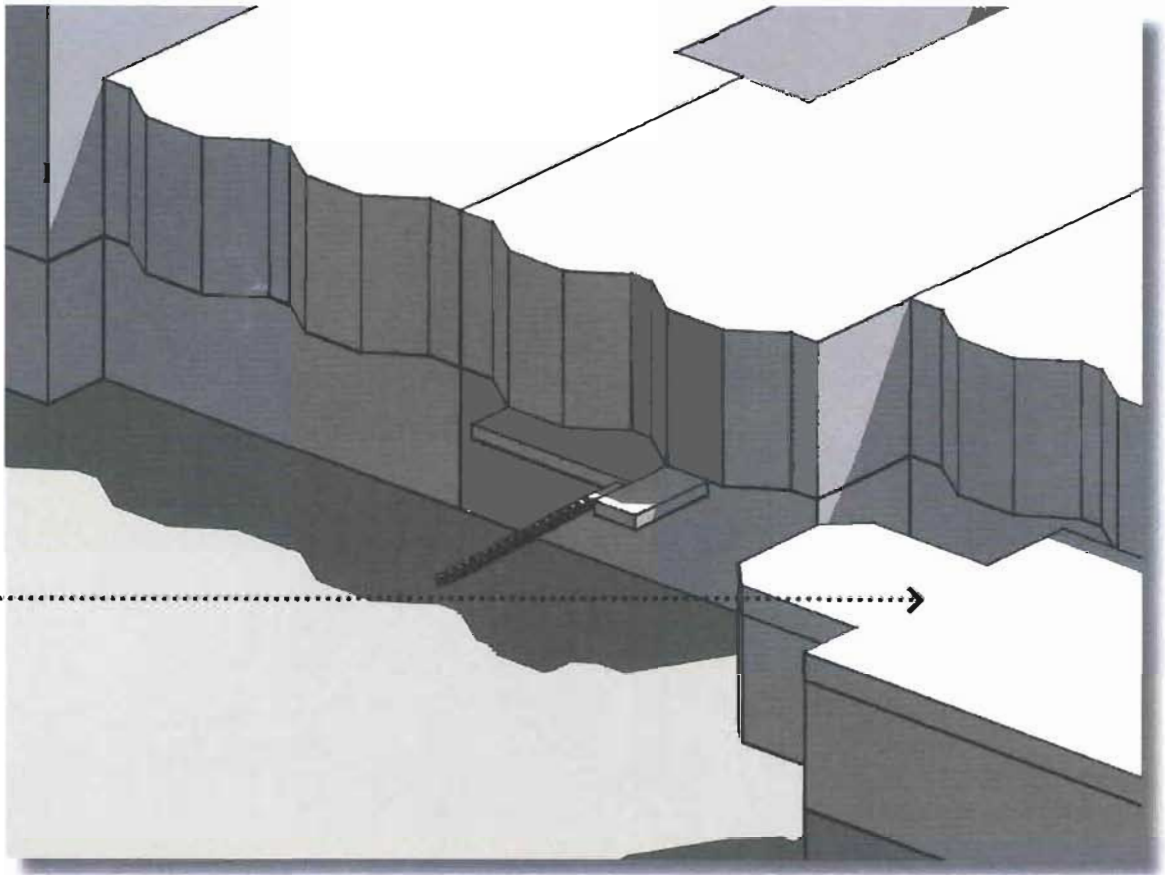
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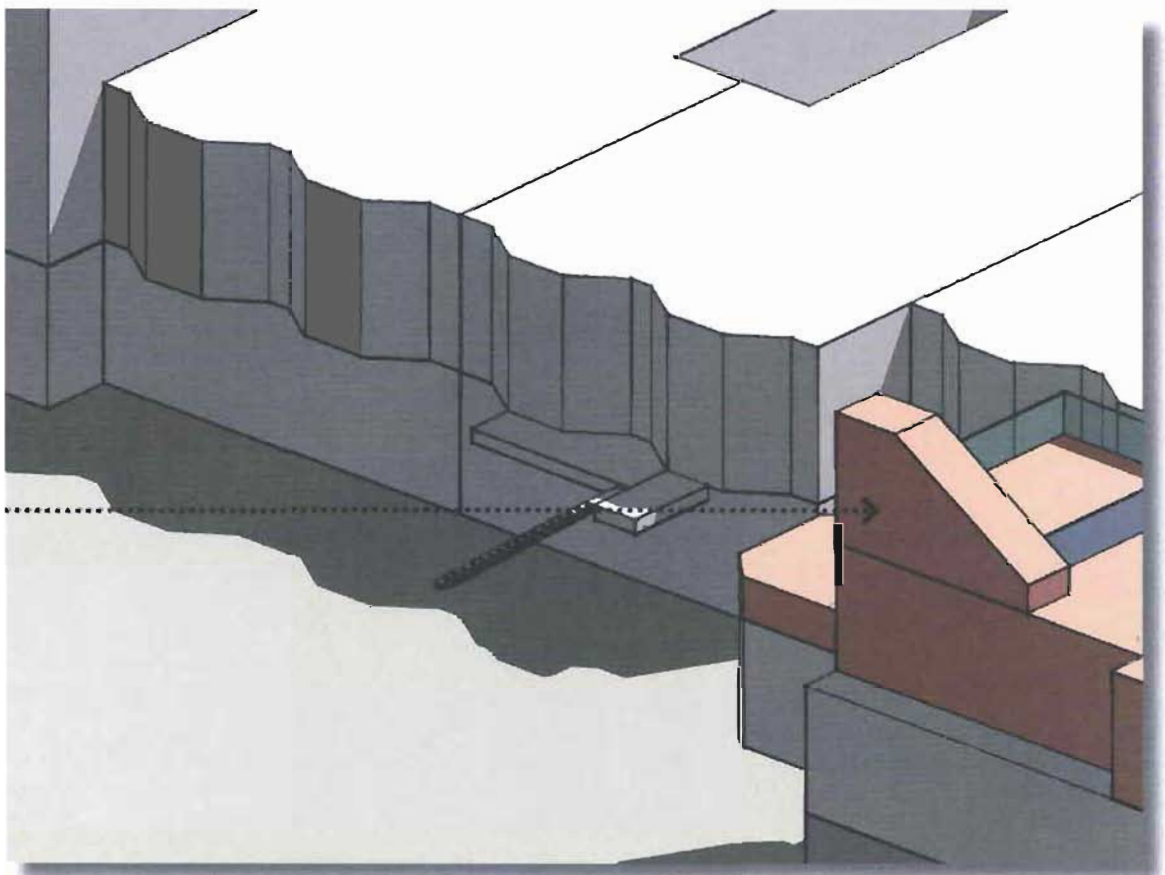
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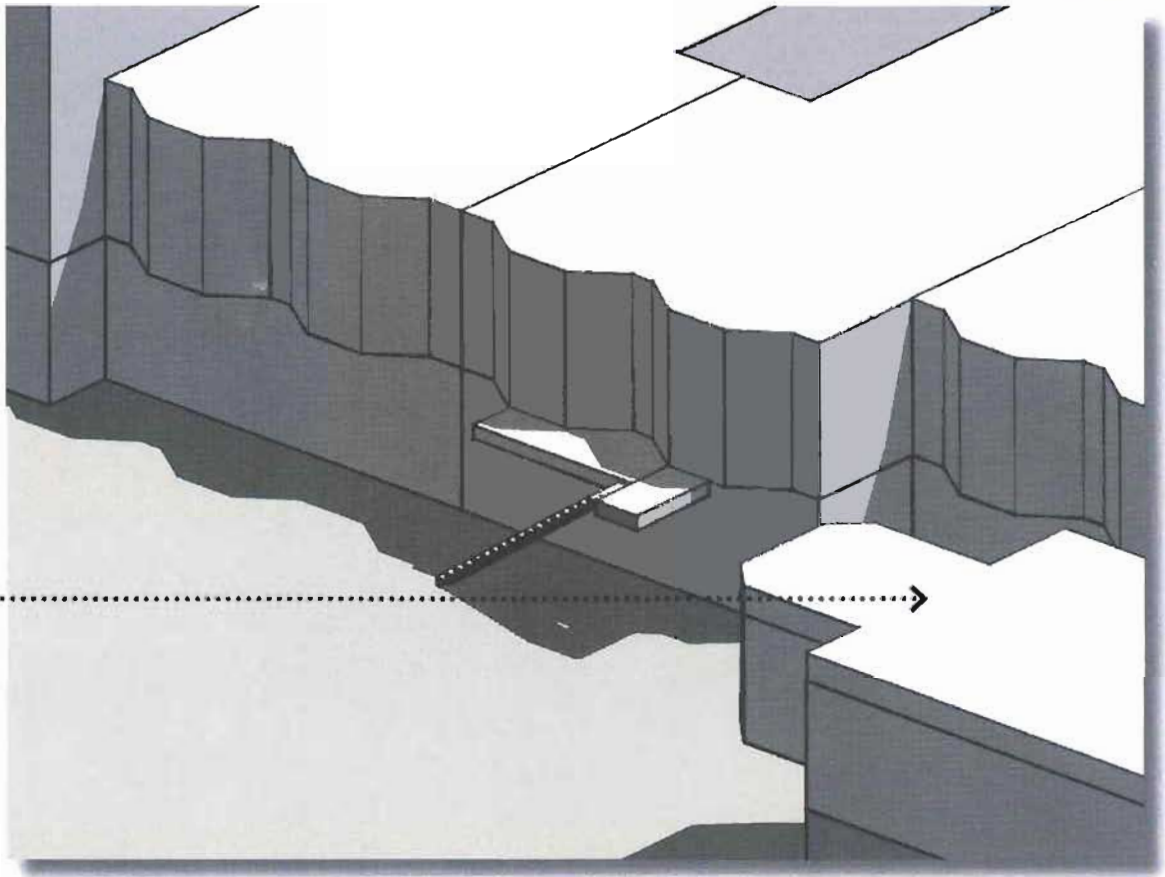
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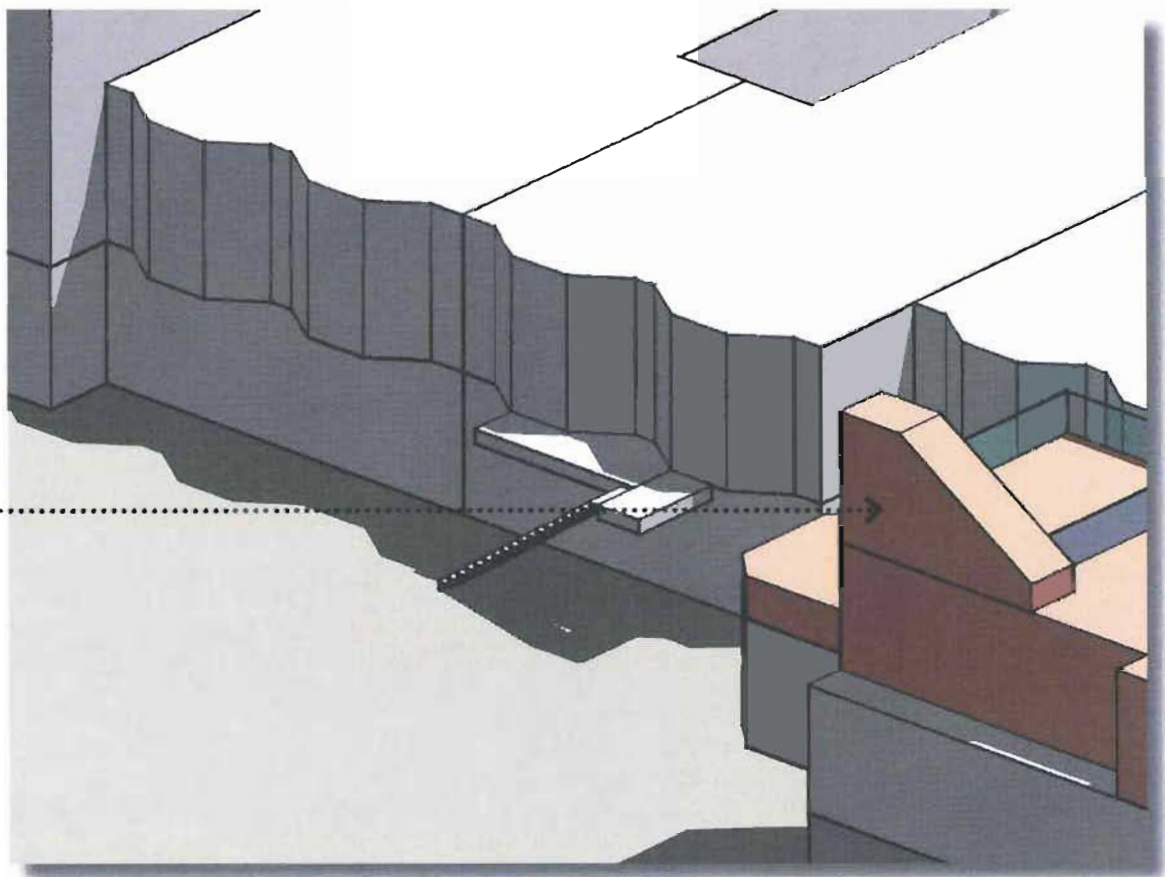
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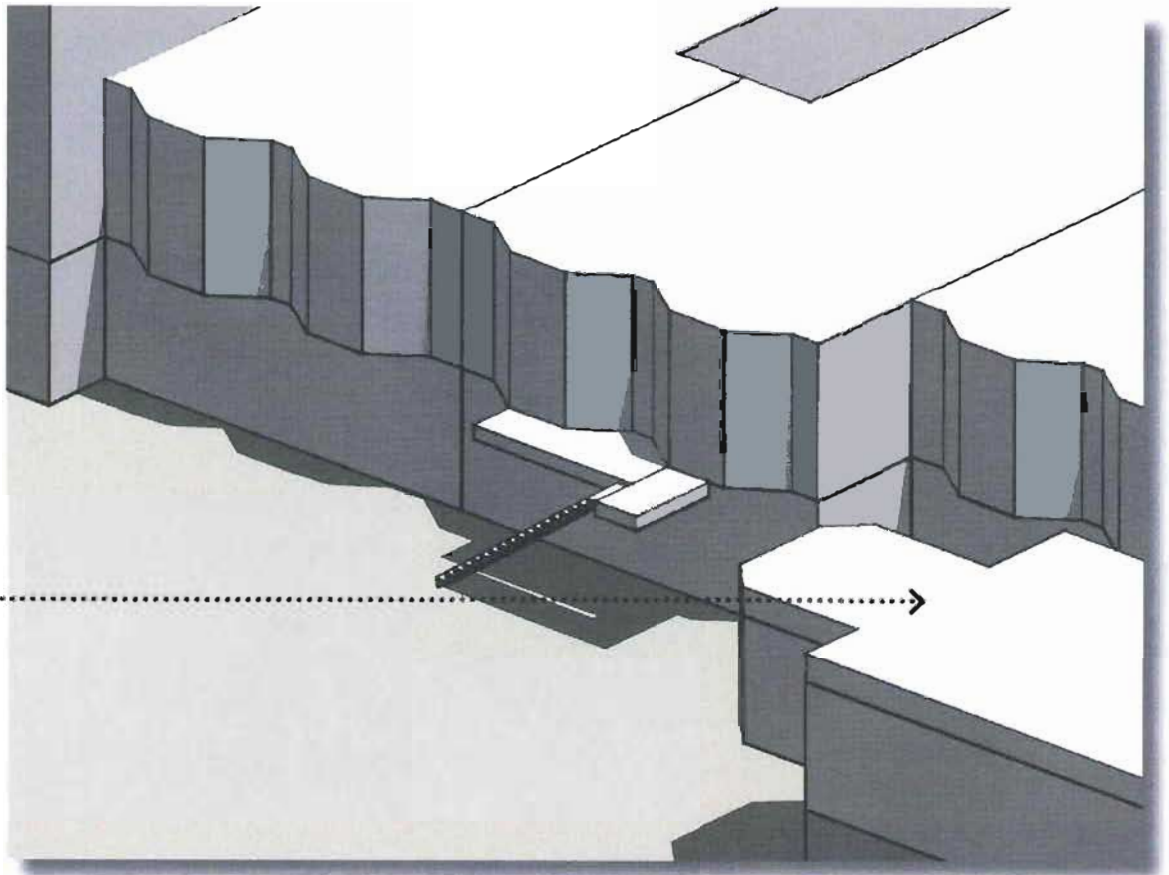
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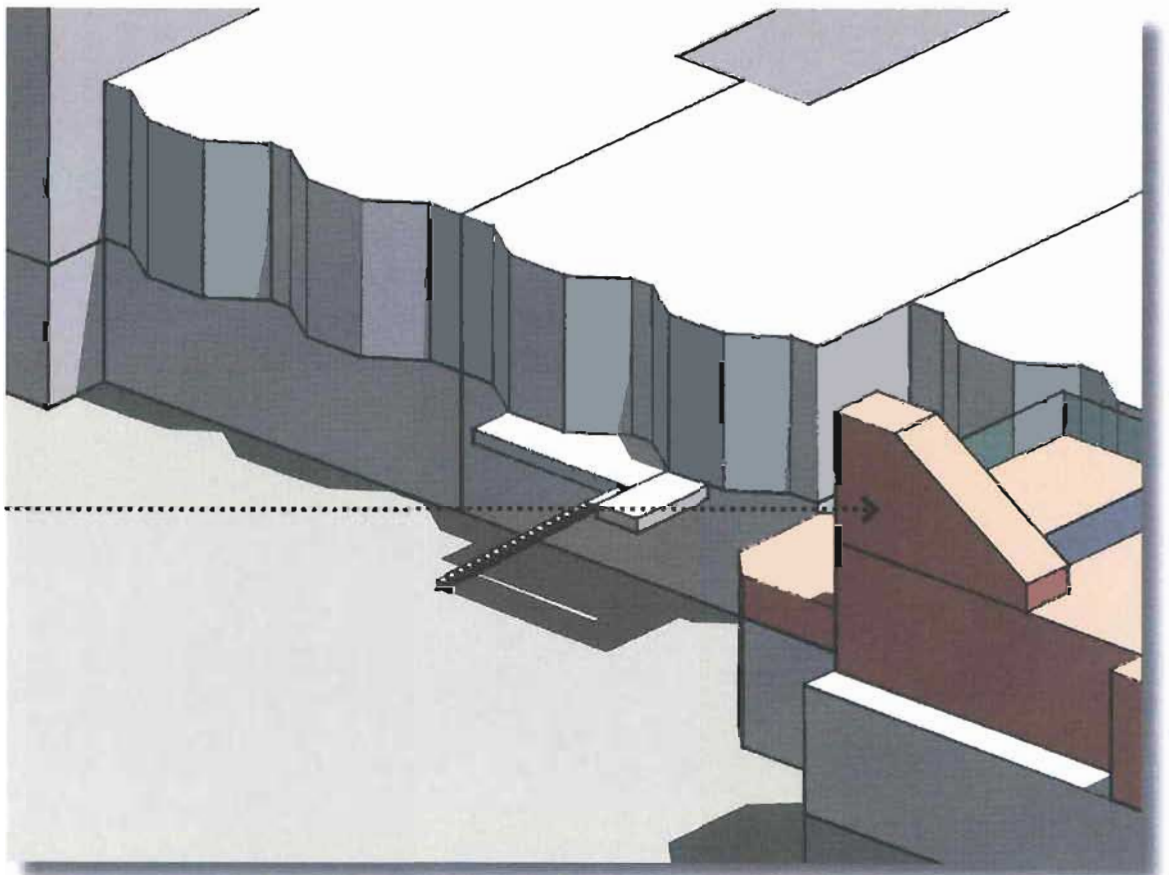
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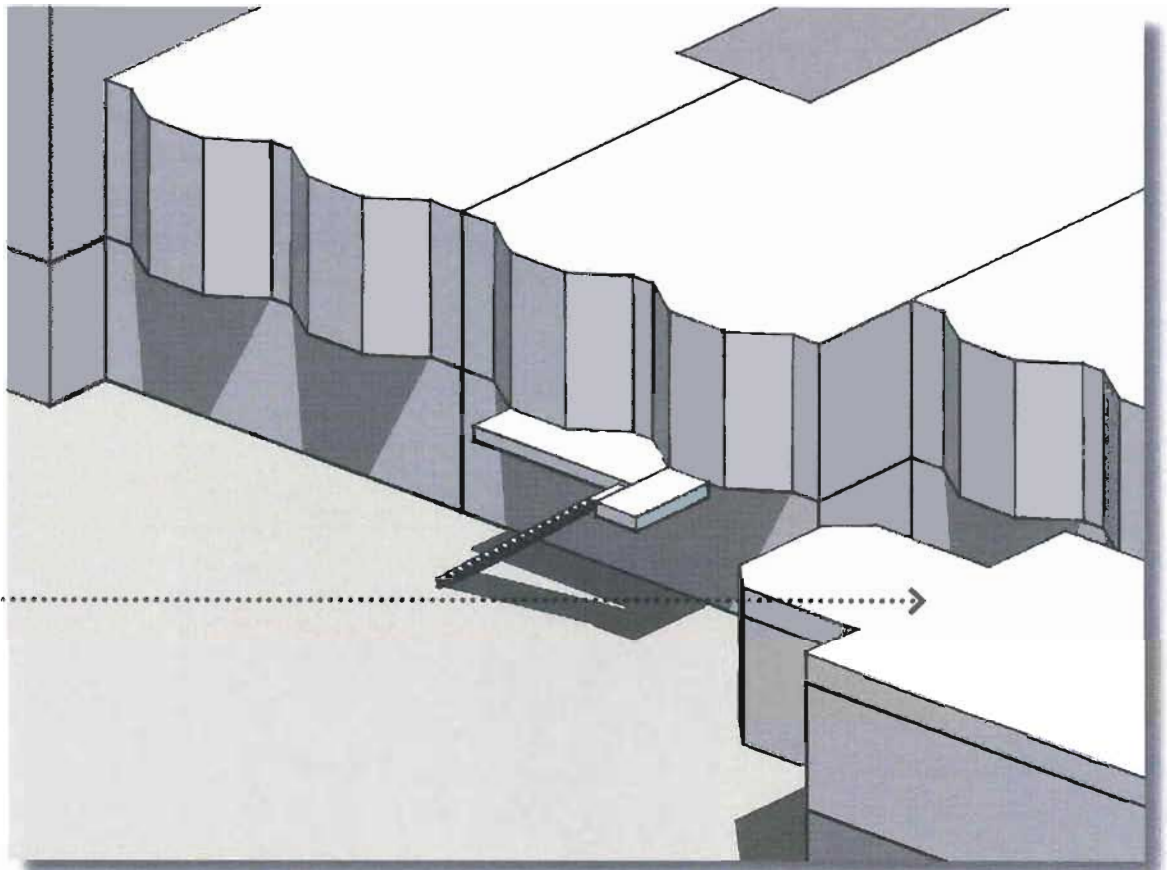
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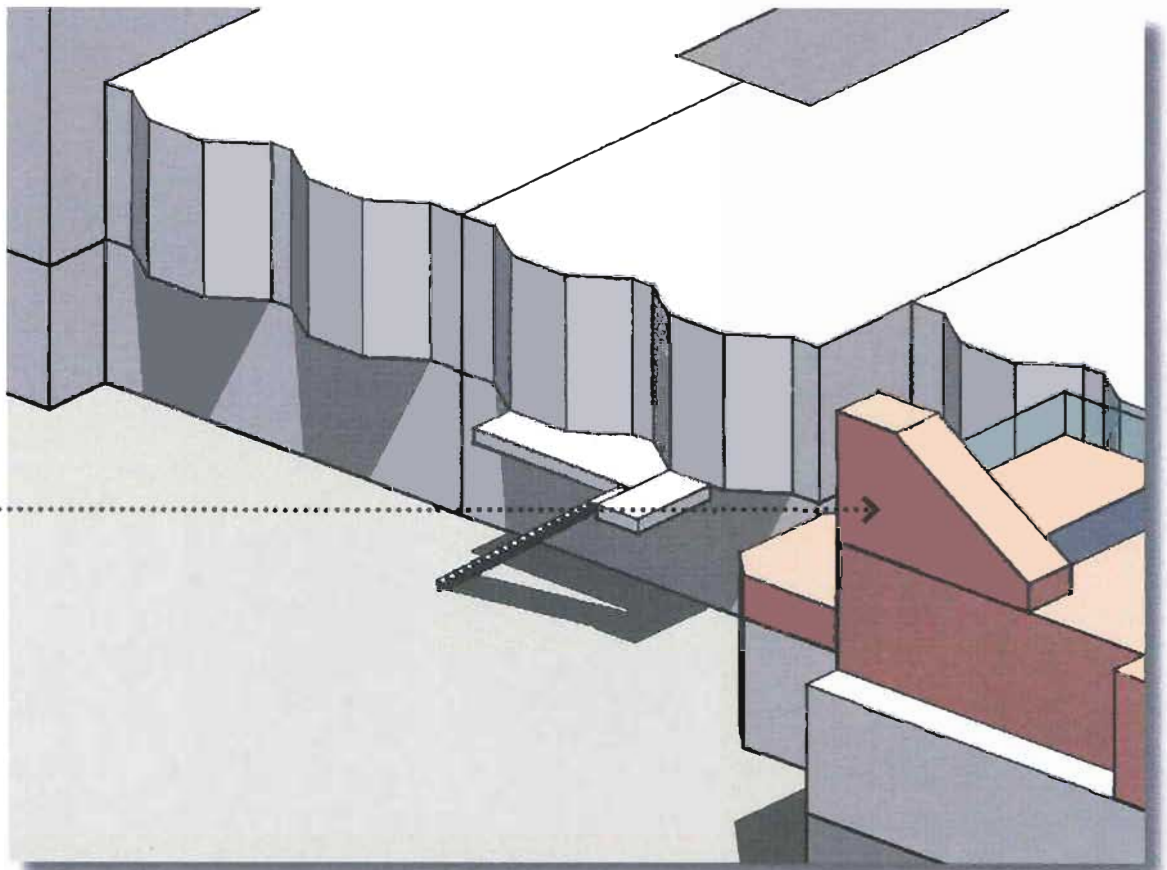
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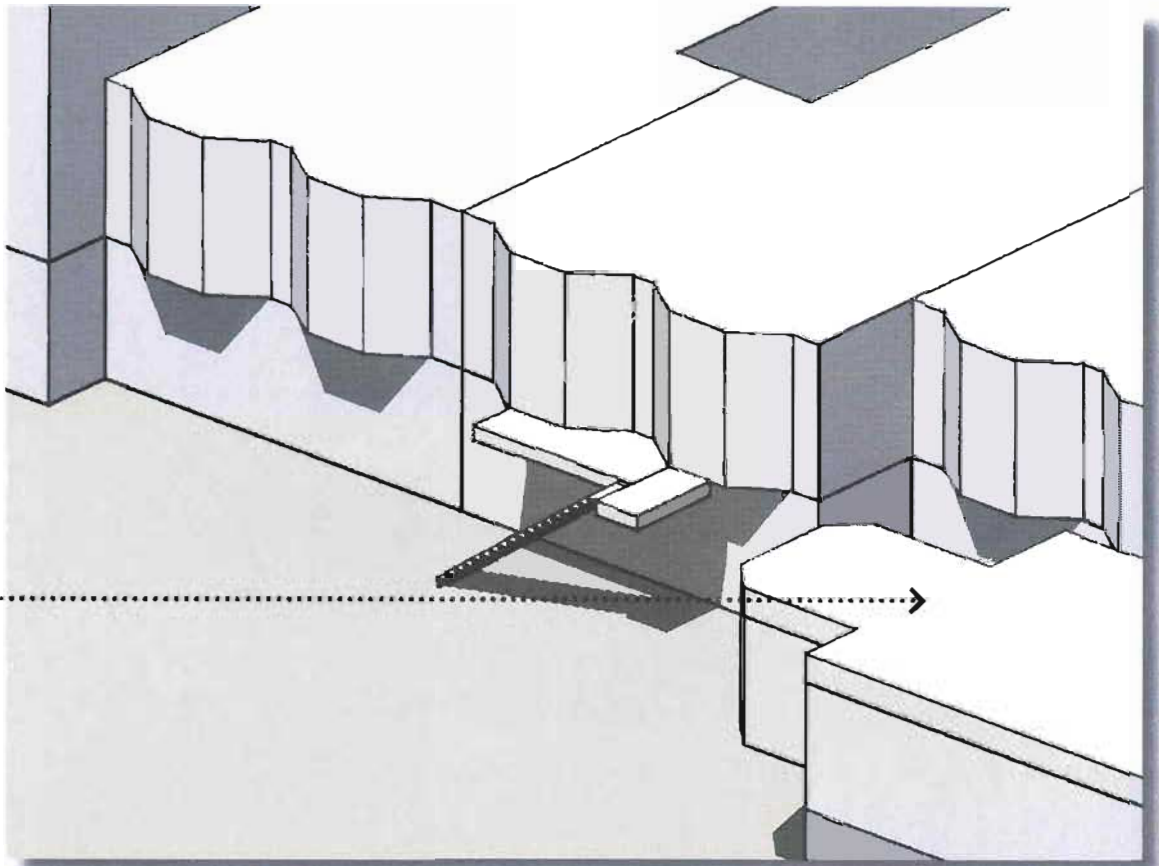
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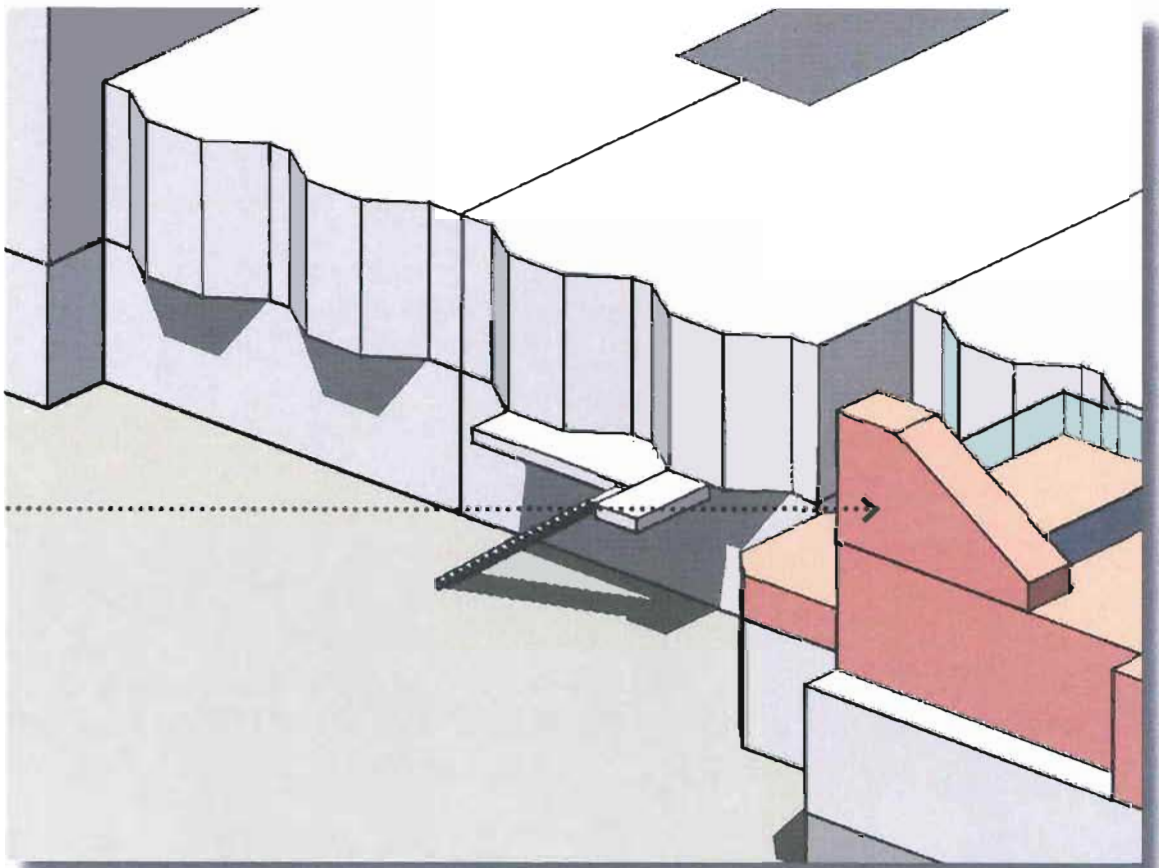
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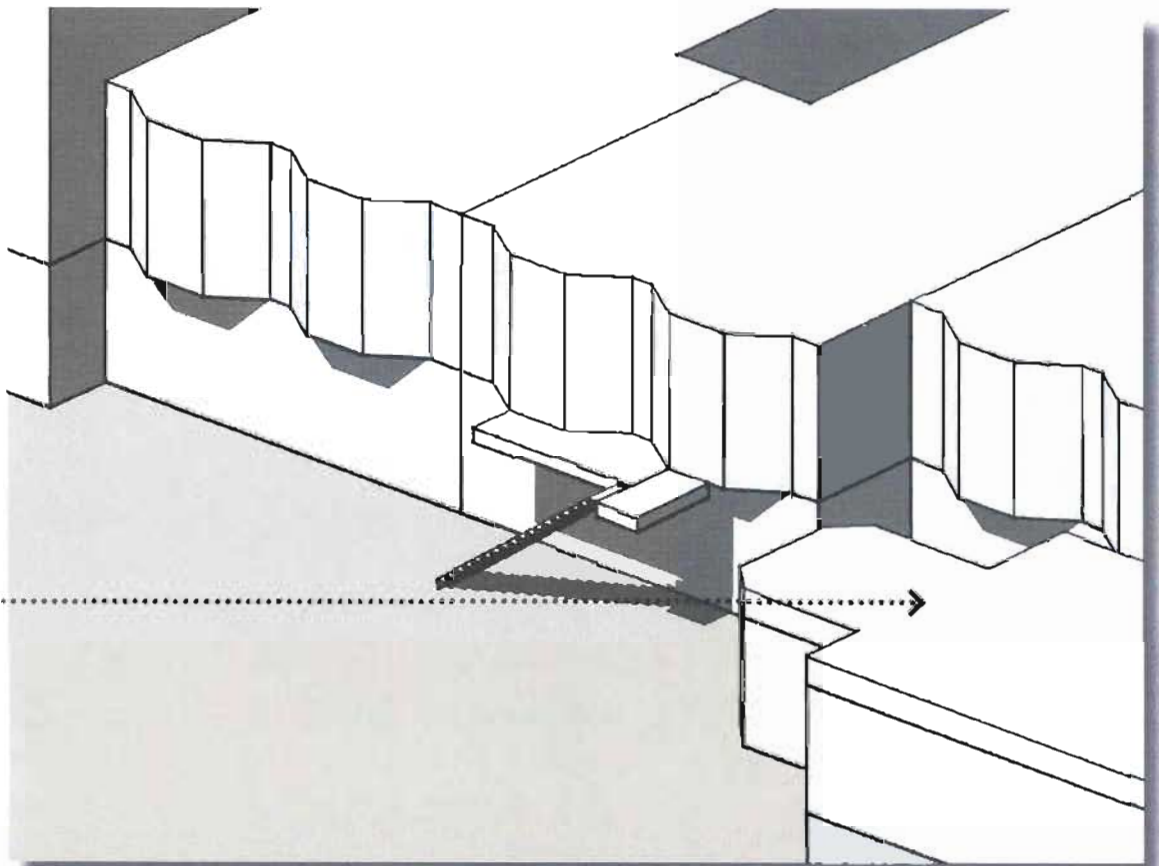
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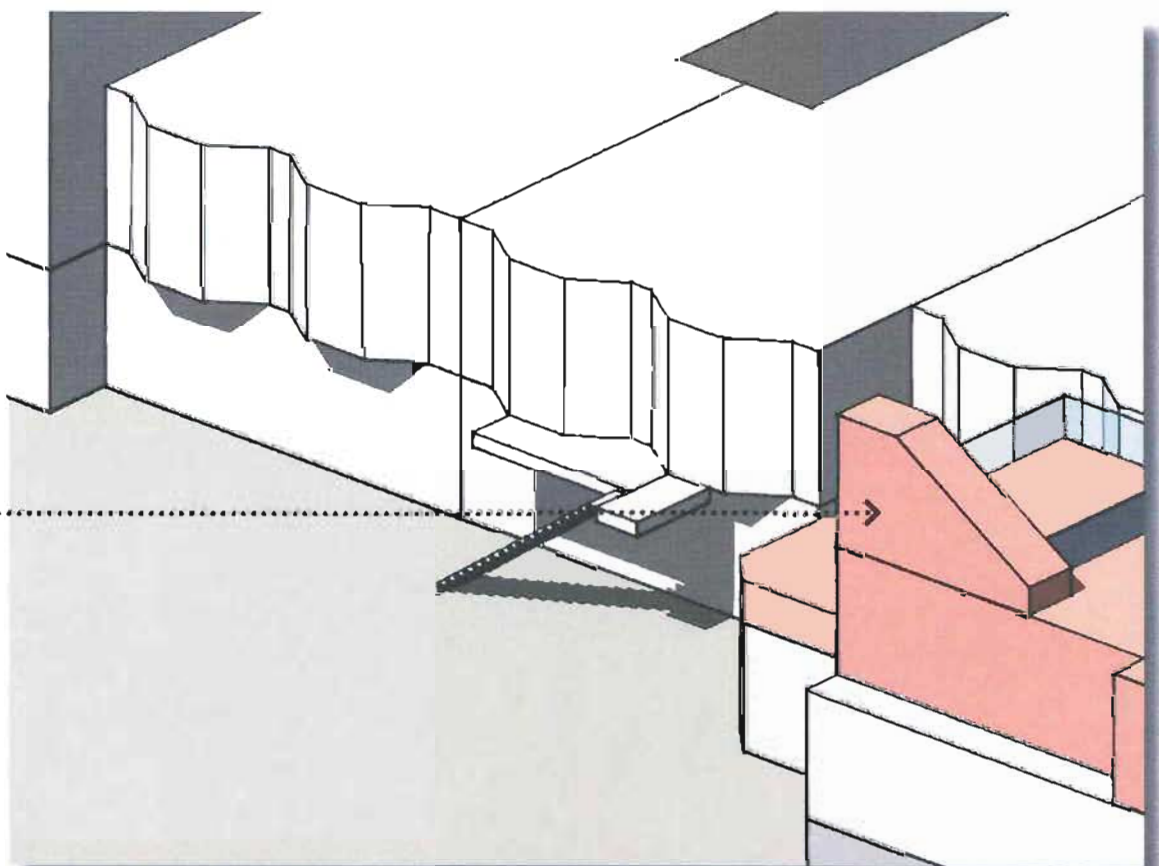
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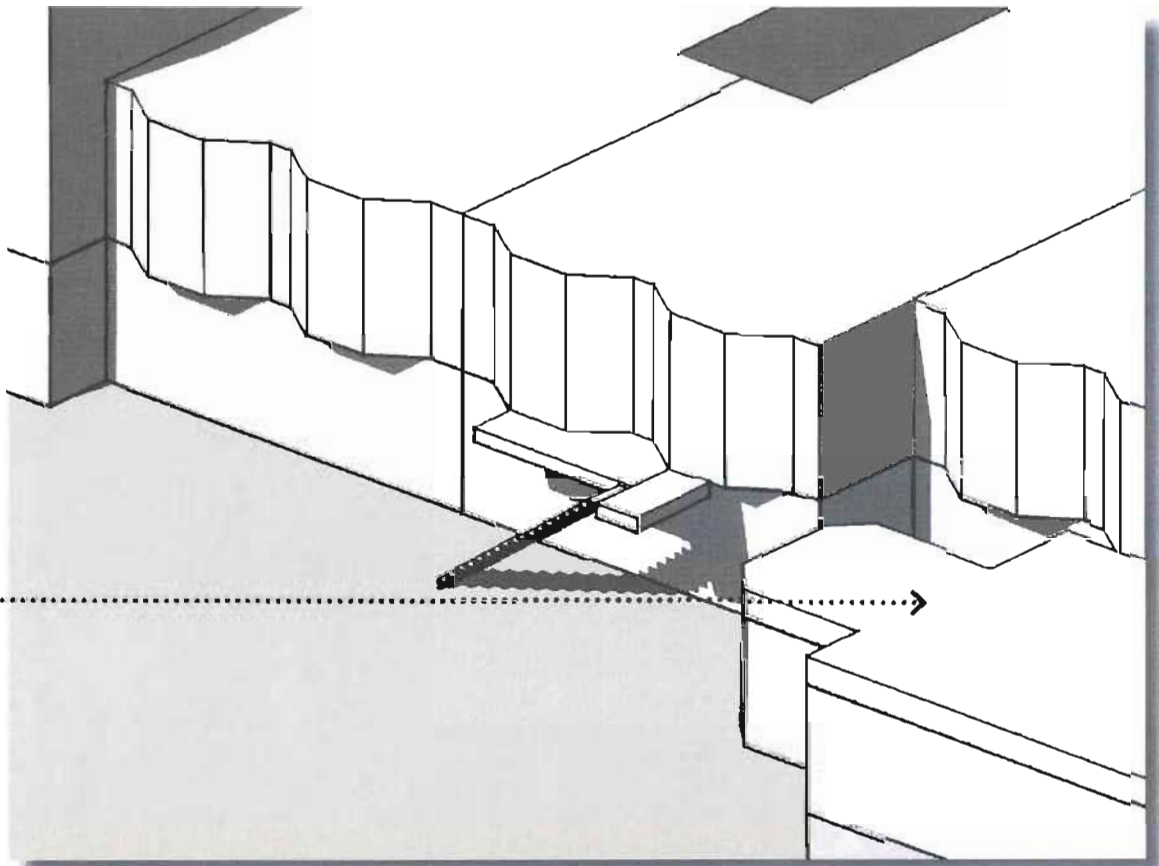
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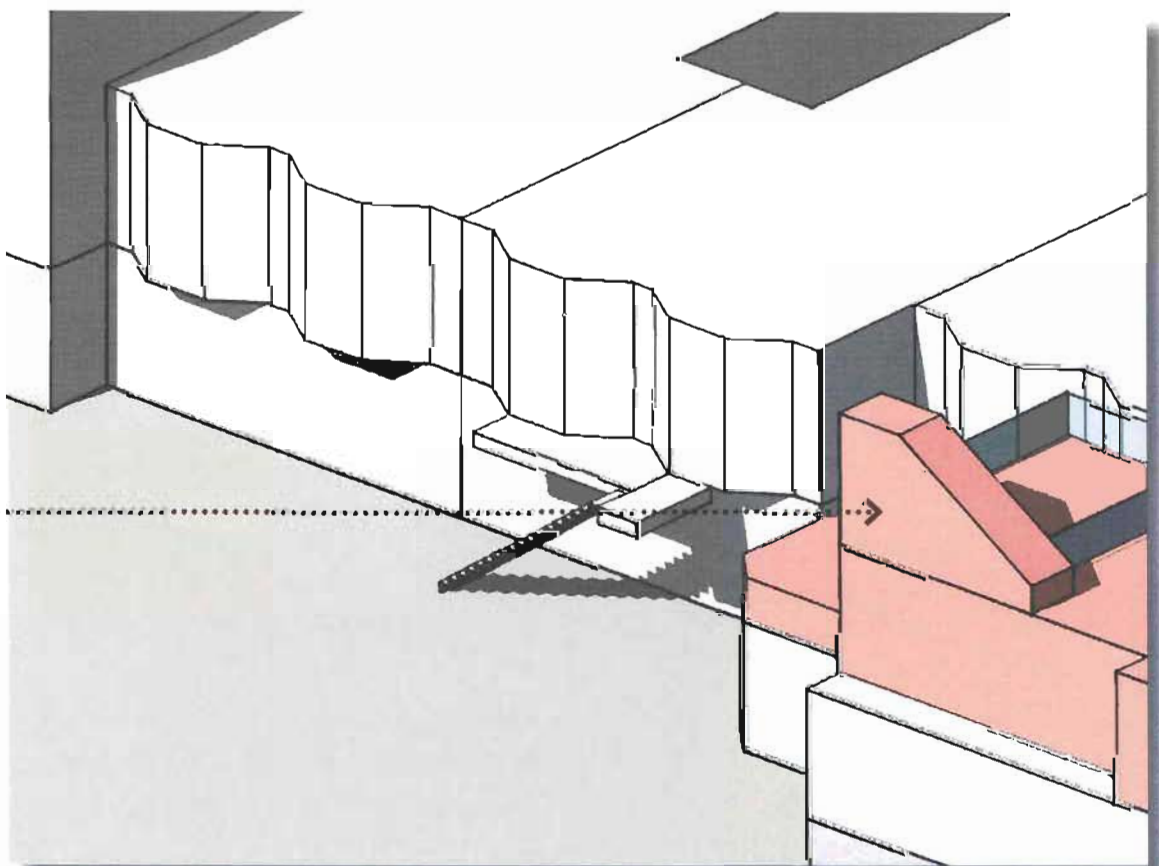
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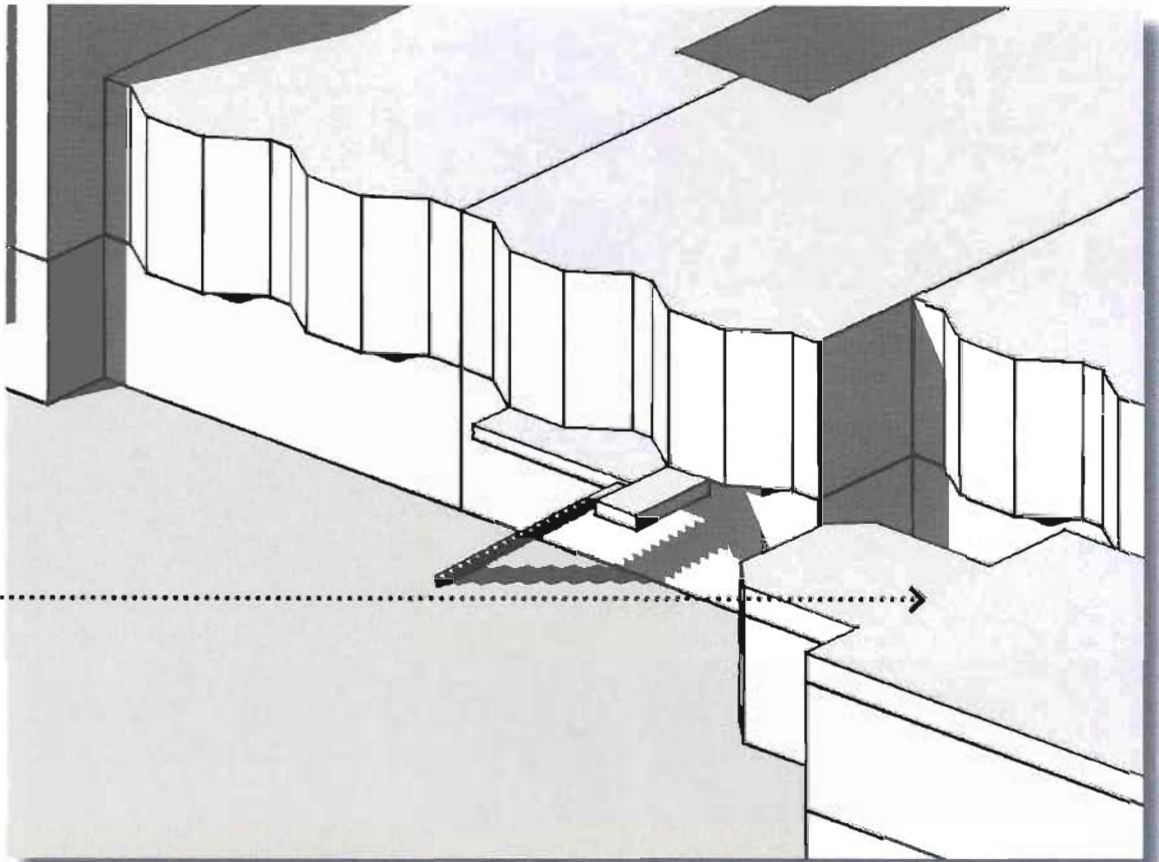
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FOR THE
PROPOSED



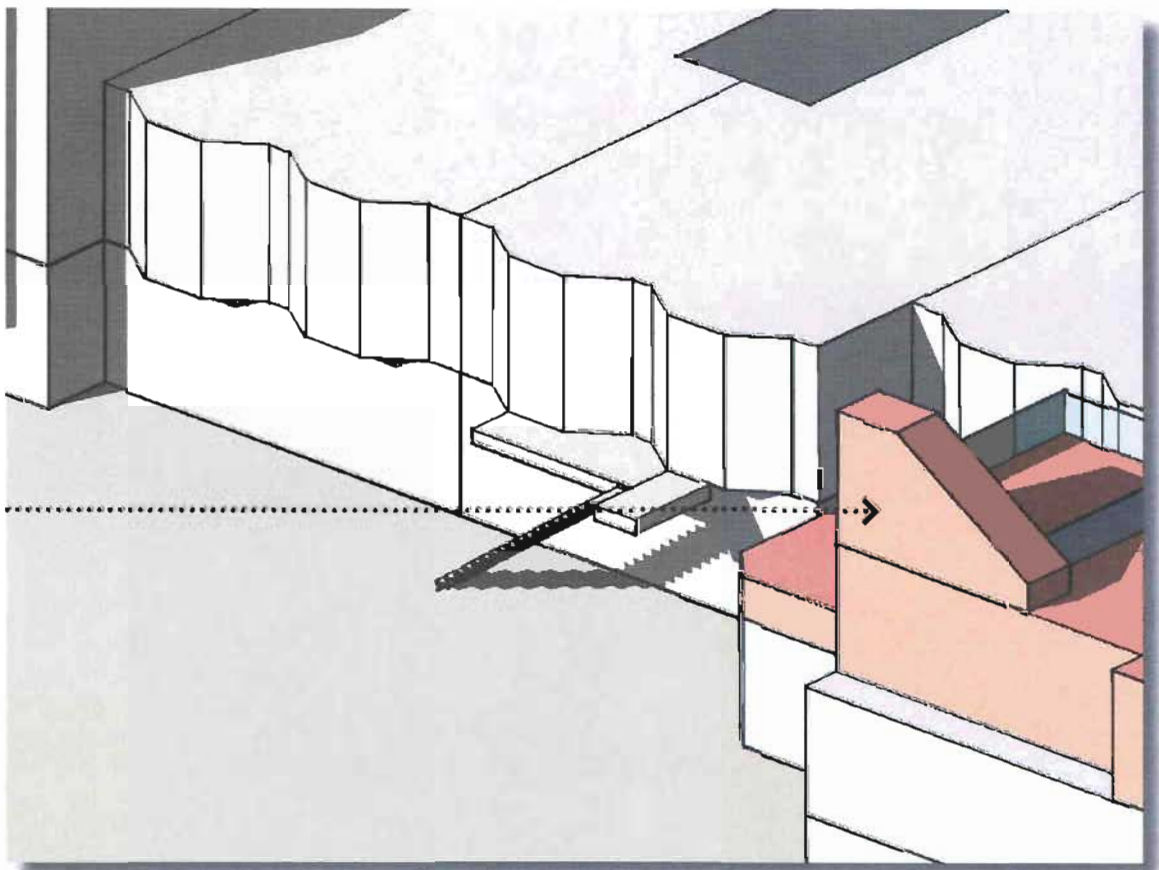
Existing Building

SHADOW
STUDY FOR
THE EXISTING



Proposed Building

SHADOW
STUDY
FOR THE
PROPOSED



10.0768D

Marcus Newbury
2220 Beach Street
San Francisco, CA
94123

October 17, 2010

San Francisco Department of City Planning
1650 Mission Street
4 th Floor – Suite 400
San Francisco, CA
94103

Re: Discretionary Review response – 2220 Beach St. Permit Application # 2008.09.05.0930

In response to the applicants request for Discretionary Review for the proposed third story addition at 2220 Beach my response is the following:

1. As a part of the Pre Application notice my designer Jerry Brown met with applicant to discuss the shadow and sunlight issue, at that time Mr. Brown agreed to provide a shadow to the DR requestor. The study was done and provided to the requestor.
2. As to the requestor's reduction in the height of the proposed third story addition, the height is controlled by the planning code for allowable height limitations in conjunction with the Residential Design Guidelines. The height of the addition has been adjusted to meet those guidelines in order conform with front setback and view from the street.
3. I am not aware of any section in the planning or building code that would require a reduction height of the proposed third story for sunlight exposure. I understand the requestor's concerns , but we have met all the requirements set forth by the planning department to have our addition met the code regulations.
4. I have attached a lot map that indicates my property location in relation to the DR requestor's properties for reference.

Sincerely,



Marcus Newbury- Owner 2220 Beach Street

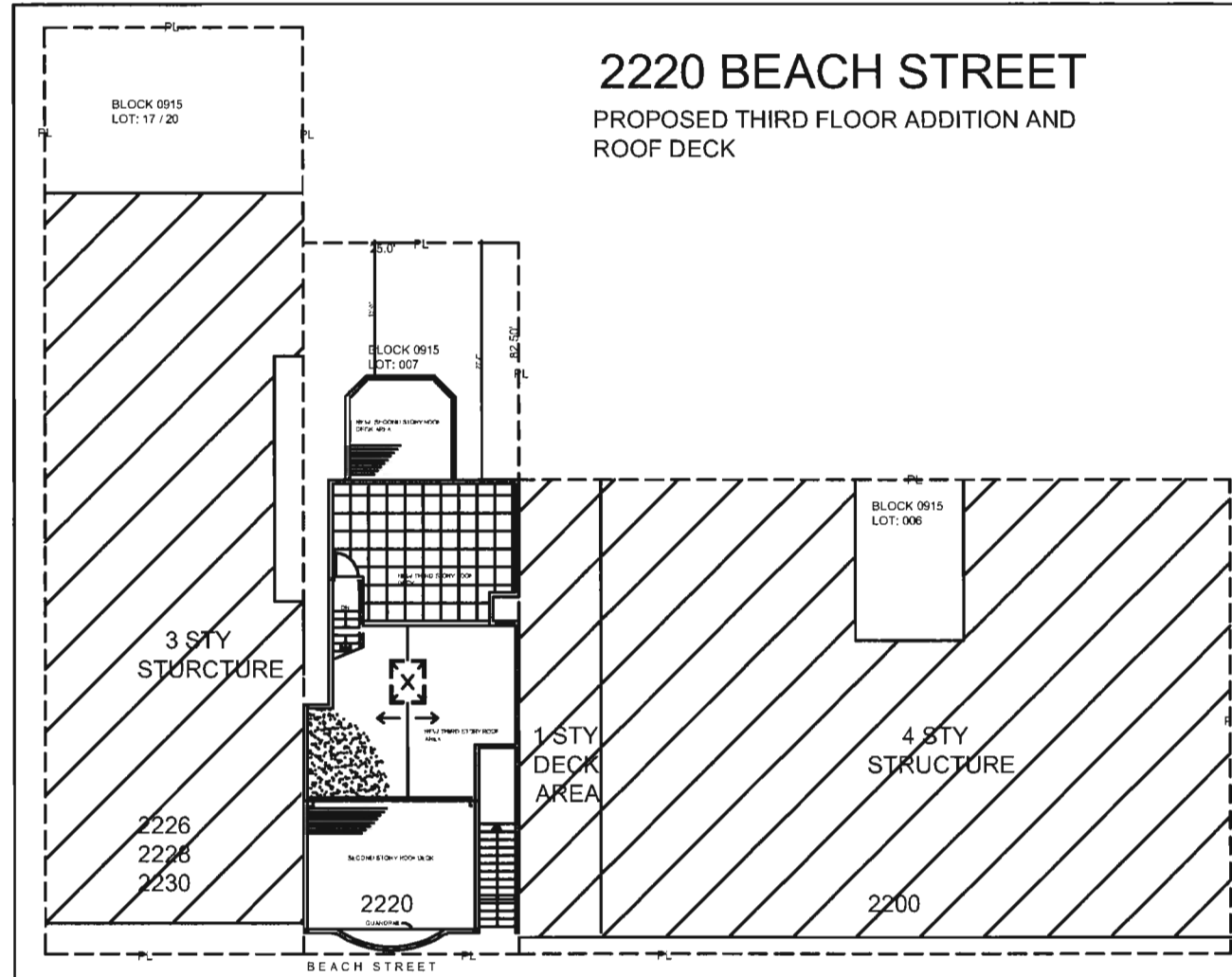
JEFFERSON

BLOCK
0915

2057	2051	2045	2039	2033	2027	2021 2023	2015	
1 du	1 du	1 du	1 du	1 du	1 du	2 flats	1 du	18 apts 3655
12	12A	12B	12C	12D	13	14	15	1
					2	2 flats		3633 3635
9D	9C	9B	9A	9	3		1 du	3627
					17 / 20 4 condos	4	1 du	3621
1 du	1 du	1 du	1 du	1 du		7 project du location	5	1 du 3615
2258	2252	2246	2240	2234		2226 2228 2230	6	12 units 2200

BRODERICK

BEACH

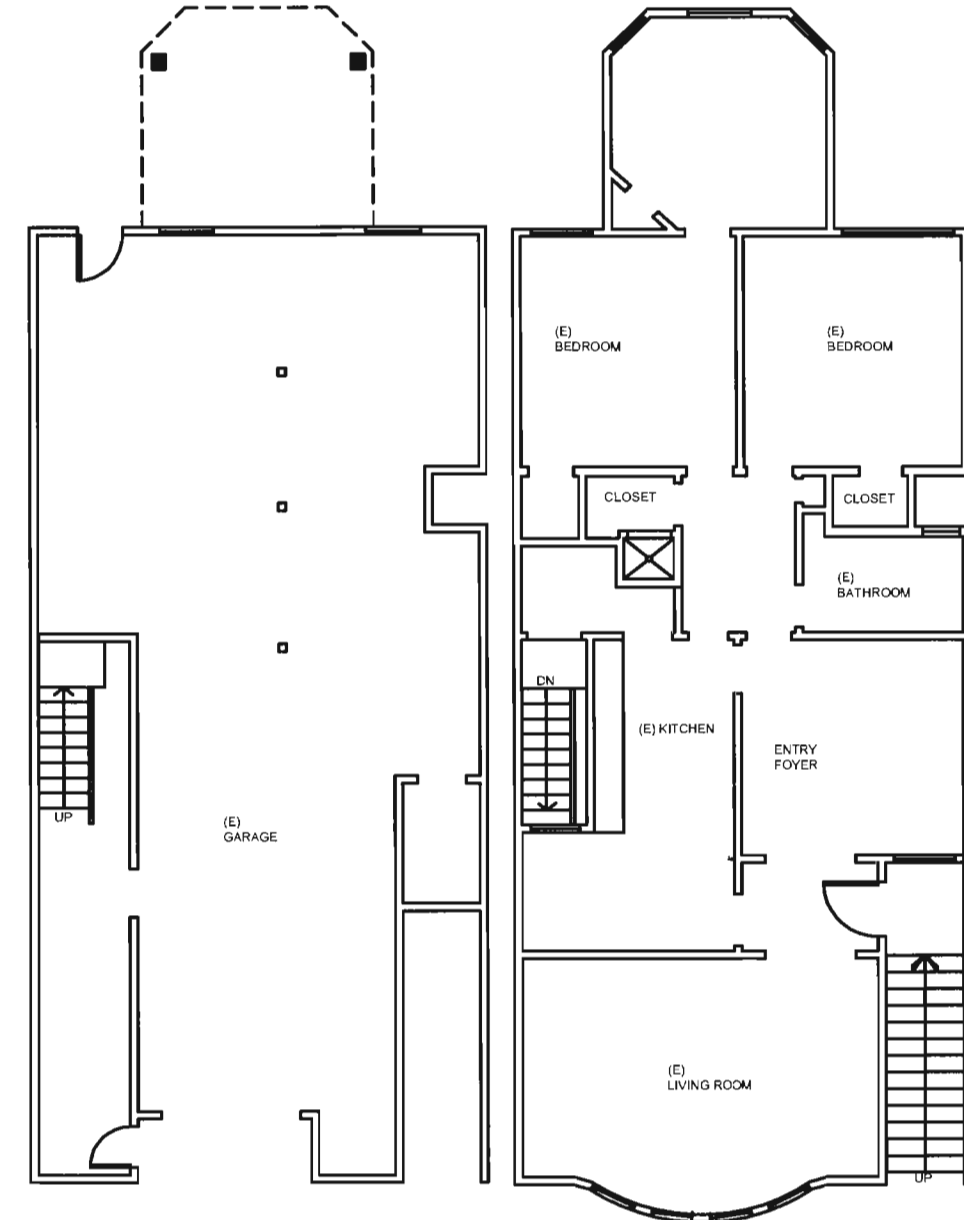


PROPOSED PLOT PLAN WITH ADJACENT PROPERTIES

1/8" = 1'-0"

2220 BEACH STREET

PROPOSED THIRD FLOOR ADDITION AND ROOF DECK



EXISTING GROUND FLOOR PLAN

1/4" = 1'-0"

EXISTING SECOND FLOOR PLAN

1/4" = 1'-0"

BUILDING DATA:

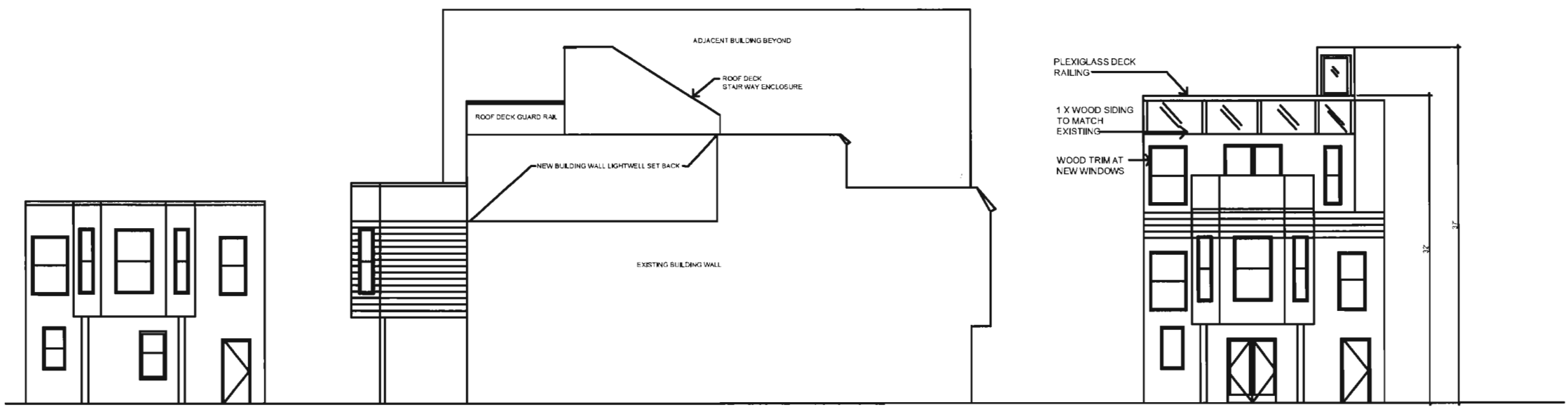
CONSTRUCTION TYPE: V-B
 OCCUPANCY CLASS: R-3
 STORIES: 2
 PROPOSED STORIES: 3
 ZONING: RH-2

OWNER:
 MARCUS NEWBERRY
 937 HARRISON ST.
 SAN FRANCISCO, CA
 94107
 415 974 1234

SCOPE OF WORK:
 CONSTRUCT 1065 SQUARE
 FOOT THIRD STORY ADDITION
 AND 357 SQ. FT. ROOF DECK

REVISION TO: P.A.# 2008 09 05 0930

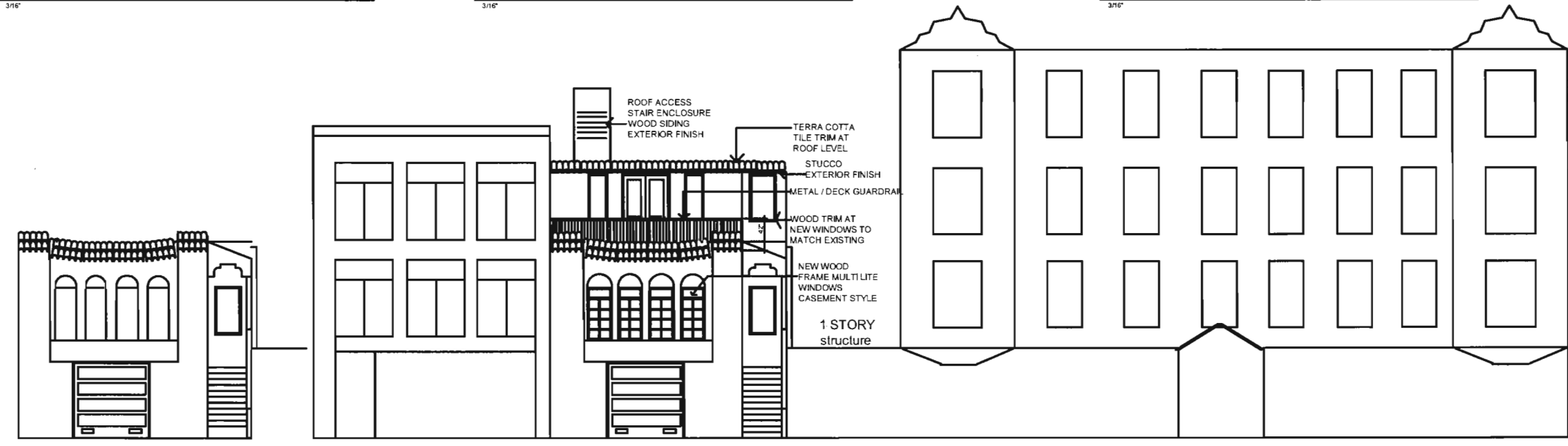
REVISION	
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▲	
▲	
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Jerry Brown Design 676 Lyon Street San Francisco, CA 94117 tel.: 415-810-3703 fax: 415-931-2327 email: JBDSGN@Comcast.net	
PROJECT:	
2220 BEACH STREET 2220 BEACH STREET PROPOSED THIRD STORY ADDITION W ROOF DECK	
SHEET TITLE:	
EXISTING FLOOR PLANS PLOT PLAN	
Date:	05.12.10
Drawn By:	J.B.
SHEET No. A-0 of	



EXISTING REAR ELEVATION
3/16"

PROPOSED ELEVATION
3/16"

PROPOSED REAR ELEVATION
3/16"



EXISTING FRONT ELEVATION
3/16"

PROPOSED FRONT ELEVATION
3/16"

REVISION

Jerry Brown Design
 676 Lyon Street
 San Francisco, CA.
 94117
 tel.: 415-810-3703
 fax: 415-931-2327
 email:
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PROJECT:

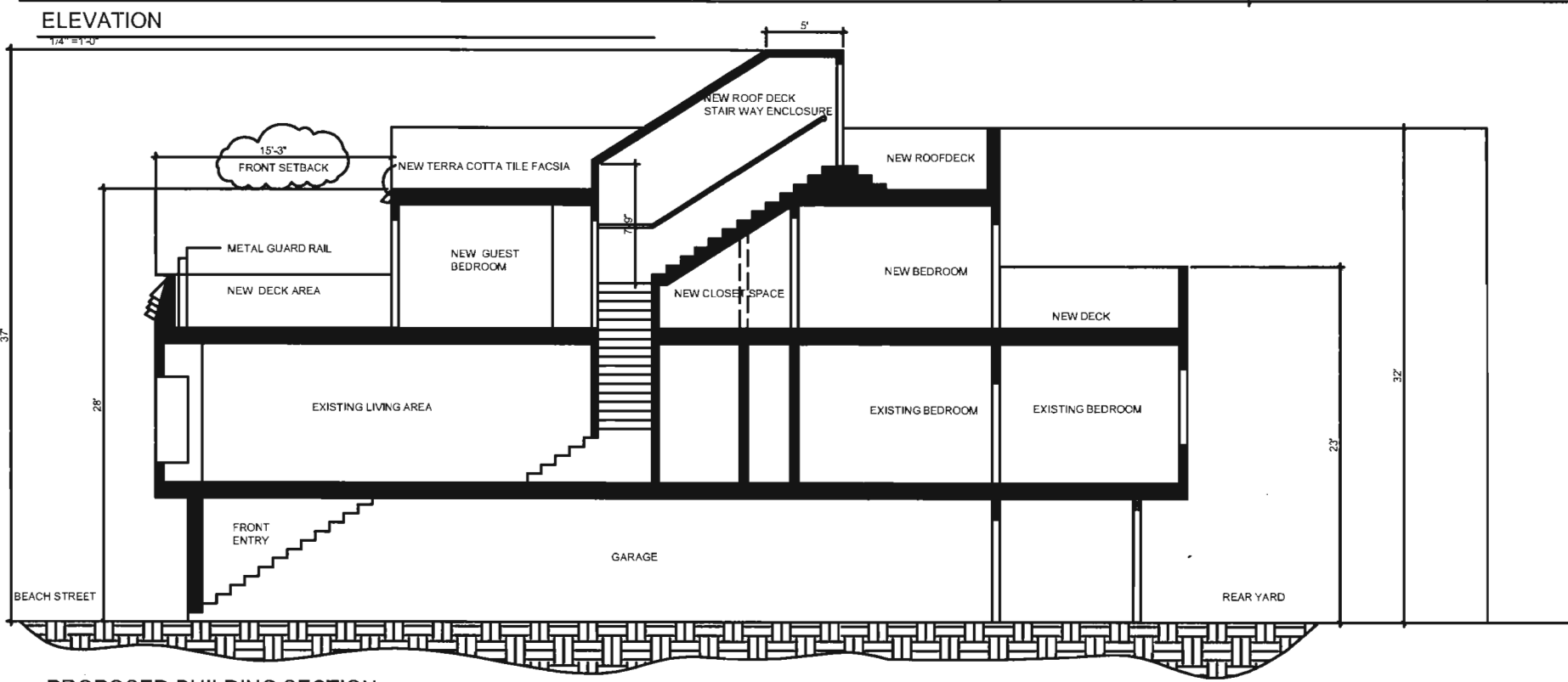
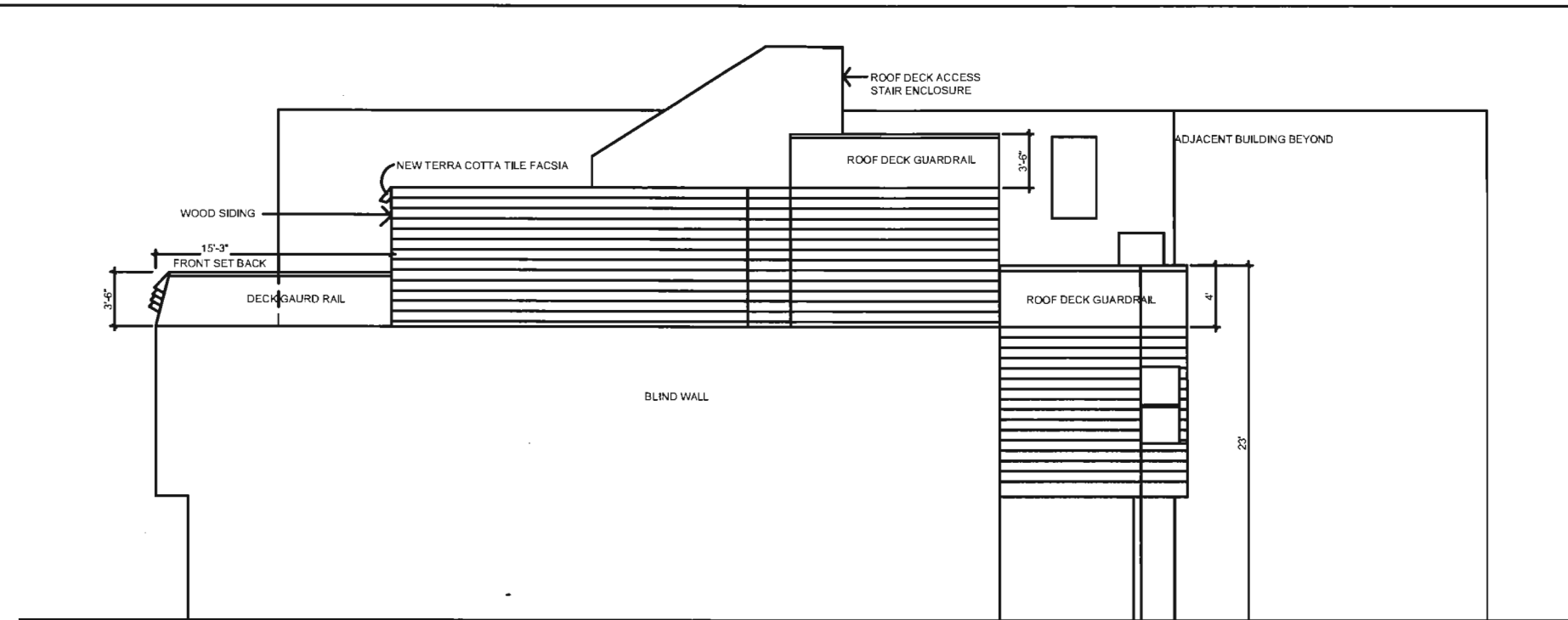
2220 BEACH STREET
 PROPOSED THIRD STORY ADDITION WITH ROOF DECK

SHEET TITLE:
 PROPOSED
 BUILDING
 ELEVATIONS

Date: 05.12.10

Drawn By: J.B.

SHEET No.
A-2
 of



PROPOSED BUILDING SECTION
1/4" = 1'-0"

REVISION

Jerry Brown Design
676 Lyon Street
San Francisco, CA.
94117
tel: 415-810-3703
fax: 415-931-2327
email:
JBDSGN@Comcast.net

PROJECT:
2220 BEACH STREET
PROPOSED THIRD STORY ADDITION WITH ROOF DECK

SHEET TITLE:
BUILDING SECTION
BUILDING ELEVATION

Date: 05.12.10
Drawn By: J.B.

SHEET No.
A-3
of 3