

Discretionary Review Reform: Interim Policy

*May 6th and May 10th, 2010
Community Meeting*

SAN FRANCISCO
PLANNING DEPARTMENT



Interim DR Reform Implementation

- DR Policy requires more staff time for stronger internal review and policy discussions.
- The Department has developed an interim policy to free up staff time to meet these new demands (Planning Commission hearing on May 20, 2010.)
- The proposed policy would continue to provide every Discretionary Review requestor with a public hearing, while reducing the amount of staff and Commission time required to process requests that do not demonstrate exceptional or extraordinary circumstances.
- This policy would create two categories of Discretionary Review requests, Tier 1 & Tier 2 .



Tier 1

- These are projects that would have been administratively rejected by the RDT under the Commission's DR Reform proposal.
- We would like to use this interim period to show the public what the Department considers to be projects that do not include exceptional or extraordinary circumstances or emerging policy issue.



Tier 1 – Packet Submittal

- Cover page (project description and Department recommendation only)
- DR Application
- Project Sponsor Response
- RDT Notes
- Exhibits
- 11”x17” plans
- No 3D renderings
- *(Discuss possibility of briefing schedule)*



Tier 1 – Draft Commission Hearing Procedures

- No Staff presentation
- 5 minute presentation by each side, including any party of interest, whether ownership or professional
- 3 minutes each for members of the general public (support/opposition), at discretion of President
- Vote of 3 Commissioners – or a majority of those present – can move Tier 1 to a Tier 2 project (this would include a maximum 3 week continuance for a detailed staff report)
- If minor changes are requested by PC, the Department suggests that the PC instruct staff to require those changes before the permit can be approved, rather than “taking DR” or bumping the project to a Tier 2.



Tier 2

- These are projects that would have been referred to the Commission under the Commission's DR Reform proposal. These are projects that demonstrate exceptional or extraordinary circumstances or that involve a "gray area" of the Design Guidelines, or include an emerging policy issue.



Tier 2 –Packet Submittal

- DR Analysis with RDG checklist (similar to current analysis)
- DR Application
- Project Sponsor Response
- RDT Notes
- Exhibits
- 11"x17" plans
- 3D Rendering (physical expansion or façade alterations)
- *(Discuss possibility of briefing schedule)*



Tier 2 – Draft Commission Hearing Procedures

- Staff Presentation
- 7 minute presentation by D.R. Requestor, including all parties of interest (ownership or professional)
- 7 minute presentation by Project Sponsor, including all parties of interest (ownership or professional)
- 3 minutes each for members of the general public (support/opposition), at discretion of President
- If minor changes are requested by PC, the Department suggests that the PC instruct staff to require those changes before the permit can be approved, rather than “taking DR”.



DR Examples for Tier One

(West)

(East)



Project:

- 1 Story Rear Addition
- Shallower than neighbor to the West
- 1 foot longer than neighbor to the East.
- 3 foot side setback along East side.

DR Requestor (ngnbr to east):

- Drainage concerns
- Adverse impact on accessibility to light

***15 hours
No DR Taken***

DR Examples for Tier One

Midblock Alley
to access
garages



DR Requestor



Project
Sponsor's
one story
rear addition



DR Examples for Tier One

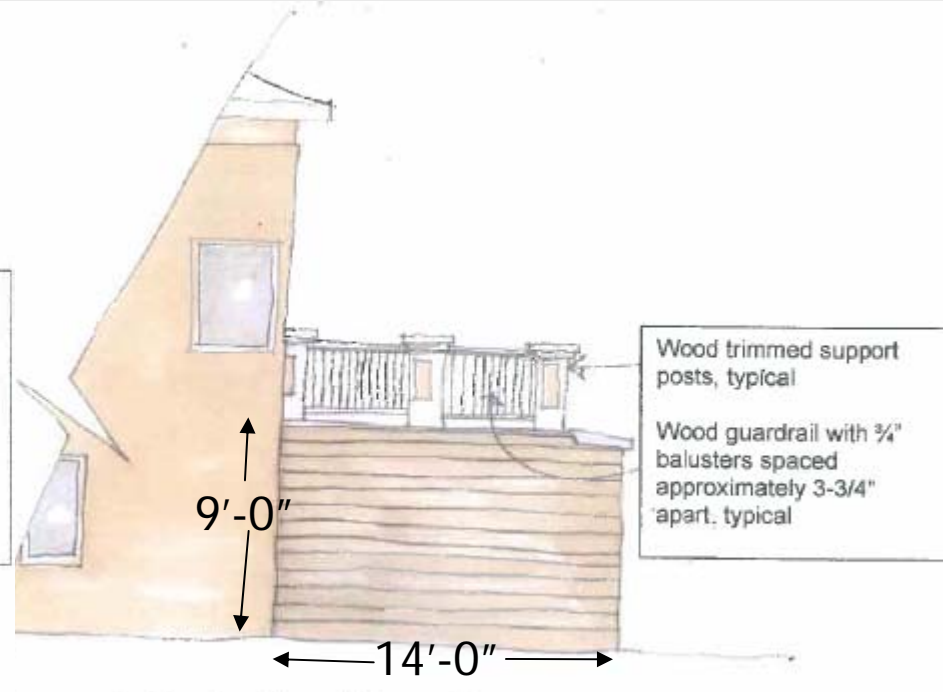


18" support columns, typical, wood trimmed

3/4" wood balusters with approximately 3-3/4" spacing, typical

carriage style garage door

Proposed rear elevation with guardrail



Wood trimmed support posts, typical

Wood guardrail with 3/4" balusters spaced approximately 3-3/4" apart, typical

Proposed side elevation with guardrail

Project:

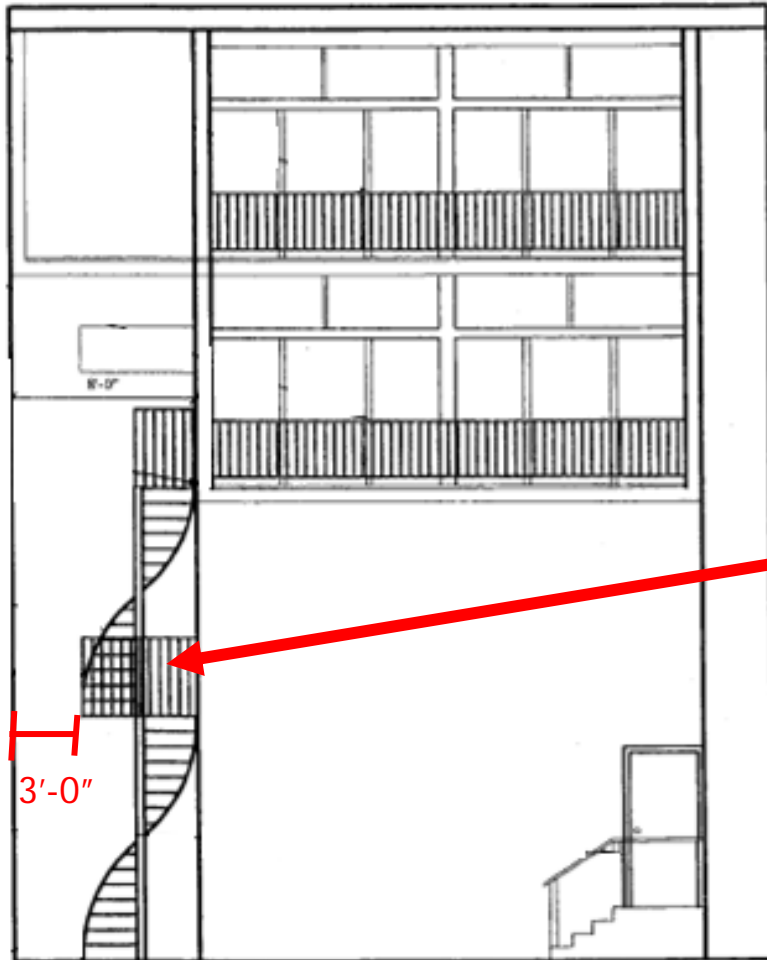
- 1-story rear addition
(accessed from rear alley)
- Depth equal with northern neighbor's deck.
- Shorter than southern neighbor.
- 3 foot side setback along north side.

DR Request:

- Adverse impact on northern neighbor.
- Reduce quality of life.
- Decrease Property Value.
- Neighborhood Character.

25.25 hours
No DR Taken

DR Examples for Tier One



Rear Elevation

Project:

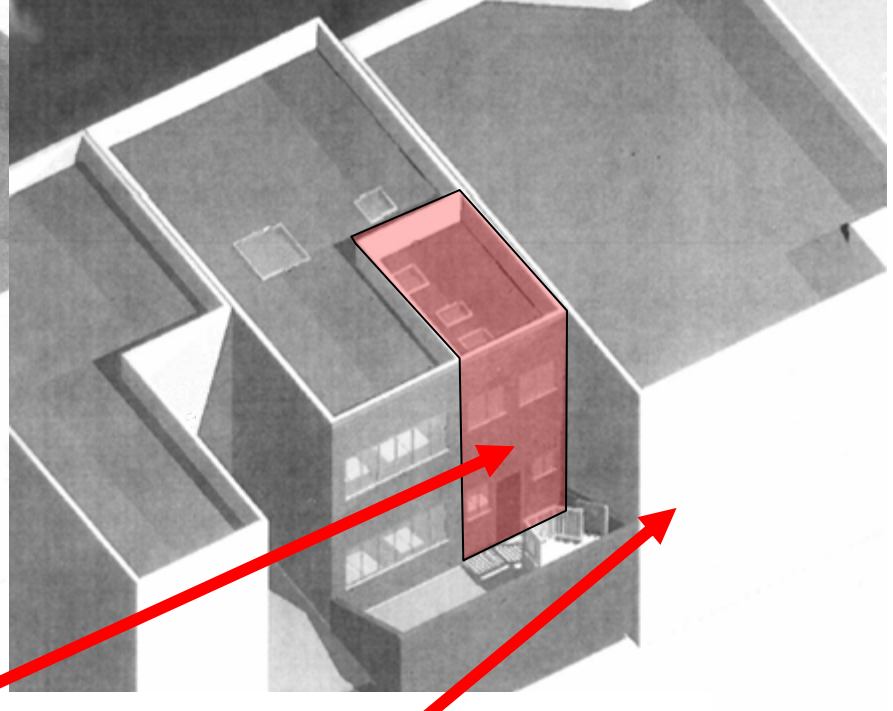
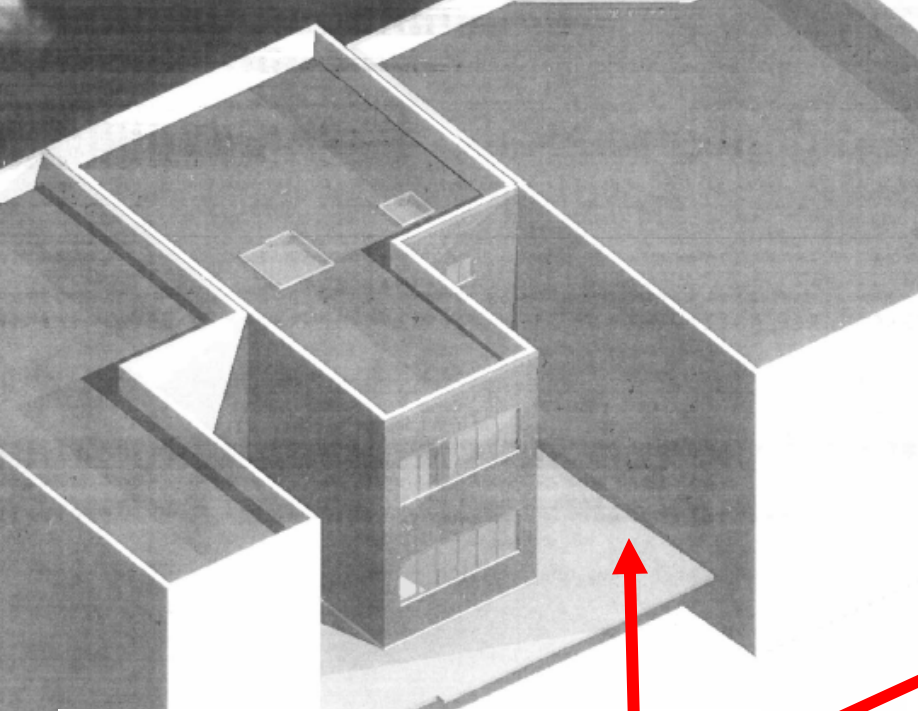
- Spiral Staircase connecting deck of 1st floor of occupancy to rear yard.
- Setback minimum of 3'-0" from side property line.
- Does not project beyond existing deck.
- Both adjacent buildings are of equal depth with projecting decks.
- Variance required b/c building encroaches into the rear yard (as do most on the block)

Concerned adjacent neighbor:

Invasion of privacy
 Noise from metal stairs.
 Security concerns.

*14 hours
 DR Withdrawn*

DR Examples for Tier One



Project:

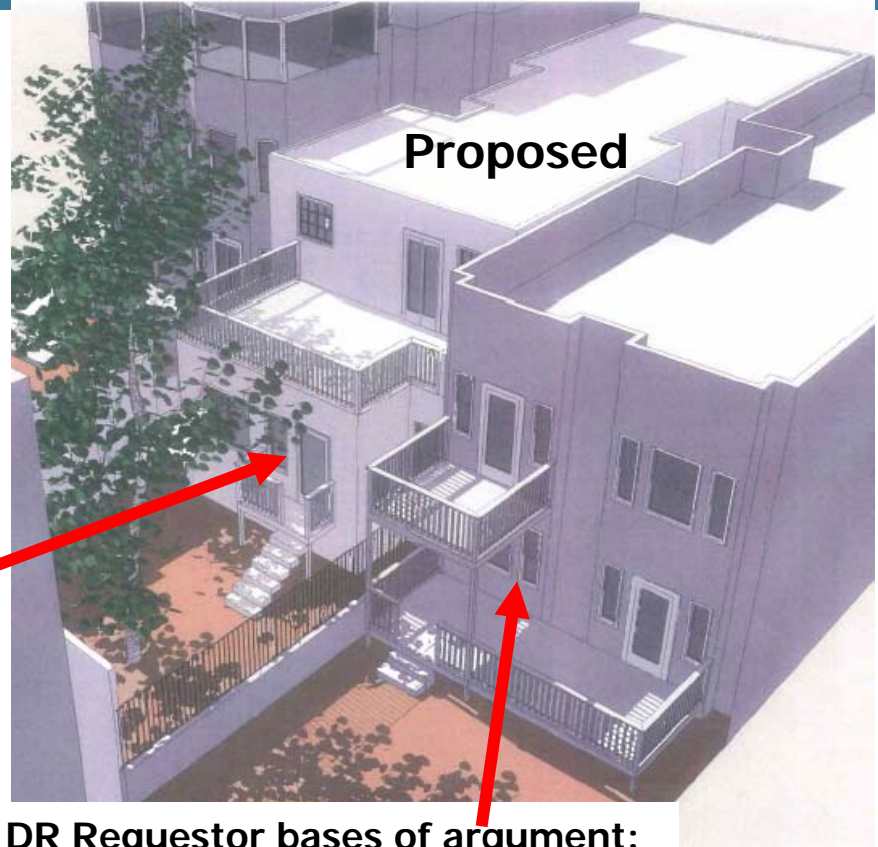
- 2 story rear in-fill addition.
- Addition against blind wall.
- Addition is shorter in depth than both neighbors' buildings.

DR Requestor:

- Construction-related impacts
- Project will cast shadow on DR Requestor's home and any future solar power system.
- Will block property line window
- Impacts on light, air, and emergency egress.
- Impacts on trees in backyard

**39.25 hours
No DR Taken**

DR Examples for Tier One



DR Requestor bases of argument:

- Does not follow general plan
- Does not follow Residential Design Guidelines
- Does not follow Cow Hollow Design Guidelines.

35.75 hours
No DR Taken

- One story-over-basement rear addition
- Deck on roof of one-story addition
- 3 foot side setbacks provided against both side property lines
- Shallower in depth than DR Requestor's deck.

DR Examples for Tier One



7 ALPINE 6/1/63 ALPINE



65 ALPINE

DR Requestor (across the street):

- One-story vertical addition
- Barely visible from the street (hatched area shows visibility).
- Setback 7 feet from front façade.
- Setback 11 feet from rear façade.

- Loss of morning sunlight
- Addition "done in very poor taste"
- Will "result in damage to the quality of this close knit neighborhood."

11.75 hours
No DR Taken

Tier 1 and 2 Proposal

***Questions,
Comments,
Suggestions?***

