



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Full Analysis

HEARING DATE FEBRUARY 9, 2017

*Date:* February 2, 2017  
*Case No.:* 2014.0086DRP-02  
*Project Address:* 2855 FILBERT STREET  
*Permit Application:* 2013.10.04.8576 (New Construction)  
*Zoning:* RH-1 (Residential House, One-Family)  
40-X Height and Bulk District  
*Block/Lot:* 0948/029  
*Project Sponsor:* Stephen Sutro  
Sutro Architects  
1055 Post Street  
San Francisco, CA 94109  
*Staff Contact:* Brittany Bendix – (415) 575-9114  
[Brittany.bendix@sfgov.org](mailto:Brittany.bendix@sfgov.org)  
*Recommendation:* **Do not take DR and approve the project as proposed.**

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### PROJECT DESCRIPTION

The project proposes demolition of the existing 31.25-foot tall three-story single-family dwelling and new construction of a 35-foot tall four-story single-family dwelling. The demolition application is not the subject of the requests for Discretionary Review and the proposed demolition is exempt from the Conditional Use Authorization requirement of Planning Code Section 317, as the existing building proposed for demolition is not affordable or financially accessible.

### SITE DESCRIPTION AND PRESENT USE

The project site is located on the south side of Filbert Street between Lyon and Baker Streets in the northwest portion of the Cow Hollow Neighborhood. The subject property is approximately 2,925 square feet and slopes upward from Filbert Street. The depth of the lot varies, the 17-foot wide eastern portion of the lot has a depth of 124.9 feet and the 8-foot wide western portion has a depth of 100 feet. The overall width at the front of the property is 25 feet. The existing single family dwelling, constructed circa 1968, has a height of 31.25 feet, a depth of 54 feet 5 inches and a rear yard that is 65 feet 8 inches along the eastern property line and 40 feet 8.25 inches along the western property line.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

This portion of the Cow Hollow neighborhood is predominantly characterized by three- to four-story single- and two-family dwellings with four-story multi-family apartment buildings on some corner lots. However, as the subject property is within an area of the neighborhood zoned as RH-1, the immediate context is characterized by single-family homes. The neighboring lot east and downhill of the subject property is currently under development for an approved three-story over garage single-family dwelling. The property west and uphill of the subject property is developed with a three-story single-family

dwelling. Directly south and uphill of the subject property are three- and four-story single-family dwellings fronting on Union Street. Directly north, across Filbert Street, and downhill of the subject property are three-story single-family dwellings.

## BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	August 24, 2016 to September 22, 2016	September 21 and 22, 2016	February 9, 2017	141 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 30, 2017	January 30, 2017	10 days
Mailed Notice	10 days	January 30, 2017	January 30, 2017	10 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	1	1
Other neighbors on the block or directly across the street	24	12 (e-mails) 4 (voicemails)	--
Neighborhood groups	0	1	--

Neighbors in support of the project have indicated that the design is compatible and they consider the project to be a positive addition given the high quality architecture.

Neighbors in opposition to the project have indicated that the project is too tall, too deep and generally out of scale with other buildings in the neighborhood. The Cow Hollow Association Zoning Committee is opposed to the project, as they believe that the project violates the *Cow Hollow Neighborhood Design Guidelines (CHNDGs)*, specifically in regard to building and rear yard pattern, scale, and height.

## DR REQUESTOR

Discretionary Review Application 2014.0086DRP was filed by Gina Symczak and Mario Donati, residents and owners of 2770 Lyon Street, a three-story single-family dwelling located west of the subject property.

Discretionary Review Application 2014.0086DRP-02 was filed by Keith Belling, resident and owner of 2857 Filbert Street, the three-story single-family dwelling located directly west of the subject property.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

**Issue #1:** *Compliance with the Cow Hollow Neighborhood Design Guidelines (CHNDGs).* The project does not comply with the qualitative portion of the CHNDGs as adopted by the Planning Commission in 2001. Additionally, the project does not comply with the quantitative portions of the CHNDGs which were not adopted by the Planning Commission, but would restrict the overall depth of the proposed building. Further, Planning Department Staff has not applied either the qualitative or quantitative guidelines to the project, instead replacing them with the *Residential Design Guidelines (RDGs)*. The RDGs place a greater emphasis on street-facing massing and design, whereas the CHNDGs consider all visible perspectives of a building – public and private. This is particularly relevant to the discussion of the proposed roof form, height, and depth, and apply to projects in the 'Lower Elevation Sub-Area' of the Cow Hollow neighborhood. By failing to meet the CHNDGs the project fails to conform to the City's RDGs, Planning Code Section 101.1 Priority Policies and the General Plan.

**Issue #2:** *Massing at Front.* The proposed 4<sup>th</sup> story is highly visible from all perspectives throughout the neighborhood and features a convoluted roof form that is out of character with the neighborhood. Further, the 4<sup>th</sup> story should be eliminated, or include a 15-foot setback from the front building wall which is consistent with the Residential Design Team's initial comments.

**Issue #3:** *Massing at Rear.* The project is out of scale in regards to height and depth with six other properties within the northwest corner of the subject block that were part of the same subdivision in the late 1960s. As a result, the project impacts the light, air and privacy for all other neighboring properties, but specifically the adjacent western neighbors at 2857 Filbert Street and 2770 Lyon Street.

Reference the *Discretionary Review Applications* for additional information and supplemental exhibits. Both *Discretionary Review Applications* are attached documents.

## PROJECT SPONSOR'S RESPONSE

**Issue #1:** The proposed project is designed to comply with both the RDGs and CHNDGs. The scale of the proposed dwelling is smaller than other recently approved projects on the block, notably 2851 Filbert Street, the adjacent neighbor to the east. Additionally, the average house size on this block and the immediate area is substantially larger than the proposal (2851 Filbert Street is approximately 6,000 sf and 2841 Filbert is approximately 5,000 sf). The proposal is for a dwelling that is 3,879 sf.

**Issue #2:** The front massing of the buildings on the subject block steps up with the topography of the street, with the exception of the DR Requestor's property at 2857 Filbert Street. As a response to this break in the character, the proposed front three-story massing is lower than the existing pattern to the east would otherwise encourage. This is done to facilitate a transition from the four-story single-family dwelling under construction at 2851 Filbert Street to the adjacent western neighbor at 2857 Filbert Street. Additionally, the proposed fourth-story is sculpted to be minimally visible from the street.

**Issue #3:** Shadow studies reveal that the rear massing has no impact to the adjacent eastern neighbor, 2851 Filbert Street, and has little or no impact to the adjacent western neighbor and DR Requestor at 2857 Filbert Street. The deepest portion of the proposal is the first story which will be obscured by a principally permitted 10 foot tall fence. The second story is setback from the western property line and a portion of the existing mass is removed to create an alignment with the western neighbor's rear building wall.

Furthermore, the 1960's subdivision included substantial excavation on the subject lot, enabling the preservation of views for the Lyon Street properties.

Reference the *Response to Discretionary Review* for additional information. The *Response to Discretionary Review* is an attached document.

## PROJECT ANALYSIS

**Issue #1.** The Department has reviewed the project per the *CHNDGs*, the *RDGs*, the Planning Code and the General Plan. While there is substantial overlap between the *CHNDGs* and the *RDGs*, there are key differences that are relevant to the concerns raised by the DR Requestors. Specifically, the *CHNDGs* emphasize (1) the appropriateness of vertical additions when they may impact views of uphill neighbors and (2) the visibility of rooflines (or roof forms) on properties from uphill elevations at either the interior or exterior blockface. The *RDGs* differ in that (1) private views are not protected and (2) visibility of rooflines (or forms) are taken into consideration as perceived from street level or public vistas.

The Department has considered both *CHNDG* guidelines during review of the project. With regard to protection of private views, the *CHNDGs* are explicit that this guideline does not apply to the subject property as it is within the 'Lower Elevation Sub-Area' and within one of the neighborhood's shallowest blocks. With regard to the visibility of the roofline, the subject property is upsloping from the exterior blockface and reads as flat from street level, with the sculpted butterfly roof form minimally visible. Alternatively, higher elevations that can view the sculpted roof form or rear roofline are south and west of the proposed building. The perception from the interior blockface is consistent with the *CHNDGs* as the proposed lower massing includes flat roof forms, including both decking and green roof landscaping, and the upper level is set back from the prevailing interior blockface pattern formed by the adjacent neighbors. An analysis of these two elements is discussed in the attached 'Design Review Checklist'

**Issue #2:** The massing at the front of the property is appropriate. The primary three-story massing and height reflects the uphill stepping pattern of the blockface from east to west. Additionally, the proposed 4<sup>th</sup> floor is minimal in size and proposes an appropriate setback so as not to be disruptive to the existing neighborhood character. As noted in the DR applications, RDT initially requested a 15-foot setback at the 4<sup>th</sup> floor with the intent of diminishing the massing. The applicant responded by altering the roof form, reducing the width of the 4<sup>th</sup> story, and providing an alternative 10-foot setback. Upon review of this proposal and renderings expressing the visibility of the massing, RDT accepted the alternative design.

**Issue #3:** The massing at the rear is appropriate. The property is upsloping towards the rear and the deepest portion of the addition is no taller than a principally permitted fence. The second story at the rear is set back 3 feet 8 inches from the western property line and is no deeper than the eastern neighbor. Additionally, the third story is no deeper than the western neighbor.

## ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(l) and 15303(a).



## RESIDENTIAL DESIGN TEAM REVIEW

The RDT finds that the proposed 4<sup>th</sup> floor is minimal in size and proposes the appropriate setback so as not to be disruptive to the existing neighborhood character. Further, while the 4<sup>th</sup> floor roofline is a shaped roof form, it would be minimally visible from the public right-of-way and within the midblock open space (with the exception of some properties uphill from the project). With regard to the massing at the rear, it has been shaped with rear and side setbacks in response to adjacent rear yards and to alleviate the perceived massing of the addition as viewed from the mid-block open space. Also, the roofline at the main front façade at the street wall is not found to be disruptive to the immediate neighborhood character. RDT finds that the DR requests and the project do not create any exceptional or extraordinary circumstances per review for consistency with the *CHNDGs* and *RDGs*.

## BASIS FOR RECOMMENDATION

Please describe the basis for the Department's recommendation.

- The project eliminates a legally non-complying building.
- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives of the General Plan.
- The project is consistent with and respects the neighborhood character and applicable design guidelines.

<b>RECOMMENDATION:</b>	<b>Do not take DR and approve the project as proposed.</b>
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### Attachments:

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photos  
Topographical Map  
Categorical Exemption  
Section 311 Notice  
DR Applications  
Letters of Opposition  
Response to DR Application dated January 17, 2017  
Shadow Study  
Letters of Support  
Reduced Plans  
3-D Rendering

## Design Review Checklist

### NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

**Comments:** The *Residential Design Guidelines (RDGs)* state that the design of buildings should be responsive to both the immediate and broader neighborhood context, in order to preserve the existing visual character. As noted in the *Cow Hollow Neighborhood Design Guidelines (CHNDGs)* the neighborhood context for the subject property is the 'Lower Elevation Sub-Area' which consist primarily of one- to two-family homes in two- to four-story buildings and larger four-story apartment buildings on some corner lots.

### 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:** As indicated above, the project meets the site design objectives of the *RDGs*. The subject property slopes diagonally upward from its northeast corner to its southwest corner. The overall siting of the building respects the topographic conditions as the building is as forward on the property as permitted by the Planning Code and the lowest level of the proposal excavates into the hillside.

A legislated front setback of 10 feet applies to the seven properties on the subject blockface. However, both the subject building, as it exists today, and the adjacent property at 2857 Filbert Street are legally non-complying with regard to this requirement. As proposed, the project provides a code-complying front setback and brings the building into alignment with the street frontage of the other five properties. Additionally, a bay window, planters and a raised entry sequence facilitate a transition from the strong exterior blockface to the non-complying building at 2857 Filbert Street.

The Planning Code requires the subject property to provide a rear yard equal to 25 percent of the lot depth. For the deeper eastern portion of the subject property the rear yard requirement is 56.25 feet, for the shallower western portion of the property the rear yard requirement is 25 feet. The proposal does not extend beyond the most restrictive rear yard requirement, providing a rear yard at grade that is approximately 50 feet along the east property line and 25 feet along the west property. The upper two levels and respective terraces are then stepped in a manner that further reduces depth at the rear, as well as massing along the western property line. Additionally, all decks are set back from side property lines to minimize impacts to privacy of adjacent neighbors.

With respect to topography, unlike the *RDGs*, the *CHNDGs* consider the preservation of private views. However, in areas such as the 'Lower Elevation Sub-Area' the *CHNDGs* state that the neighborhood terracing is considered shallow and uphill homes are considered not to have views. (pg. 27) A topographical map of the district indicates that the subject property is one of the shallowest blocks of the 'Lower Elevation Sub-Area.'

#### 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 building scale and form is appropriate for the neighborhood. As noted previously, the building is sculpted at the rear so that the massing serves to transition between the two adjacent neighbors and respect the uphill slope towards the western edge of the mid-block open space. At the front of the building the massing is consistent with the strong three-story 25-foot wide building pattern on the Filbert Street blockface. The height of the proposed building also reflects the lateral upsloping conditions of the street and is slightly taller than the downhill neighbor. Further, the proposed fourth floor is set back from the front building wall and includes a contemporary butterfly roofline. Although

this unique roofline is visible from neighboring buildings, it is minimally visible from the street. Additionally, the shape of the fourth floor roofline extends into the parapet of the front three-story massing, where it reads as a flat roof with a cornice from the street level. The flat roofline articulation is consistent with the forms of the two adjacent buildings, although the broader neighborhood context features a wide variation in rooflines.

With respect to roofline patterns, the *CHNDGs* provide greater direction than the *RDGs*. However, this direction is specific to the perception of building rooflines on downhill sloping properties as seen from higher elevations at the exterior and interior blockface. (*CHNDGs*, pg. 36) As noted above, at the exterior blockface the subject property is upsloping, therefore, the proposed roofline is minimally visible from street level and the downhill properties opposite the subject property. However, at the interior blockface the subject property is down-sloping and therefore visible to uphill neighbors to the south and west. Per the suggestions of the *CHNDGs* the two-story rear massing projecting beyond the existing building volume has a flat roof form, with decking or green roofing above. This flat roof form is consistent with the existing interior blockface pattern. Further, the portion of the proposal that is taller than the adjacent buildings is set back from the interior blockface, and has a downward sloping shed roof.

## 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 neighborhood context includes variations in building entrances, garage door widths, parapets, and dormers. The proposal includes a celebrated and slightly elevated entry which will facilitate a transition between the two adjacent neighbors, especially given the change in plane of the exterior blockface. This is an improvement on the existing building entrance which is deeply recessed and dark. Additionally, the garage door will be improved as the width is reduced and the garage entrance will generally remain in its existing location so to preserve the existing on-street parking spaces. Finally as noted previously, the proposed parapet will enable a transition between the two adjacent buildings. Additionally, the butterfly style dormer, while visible from adjacent properties, will be minimally visible from street level.

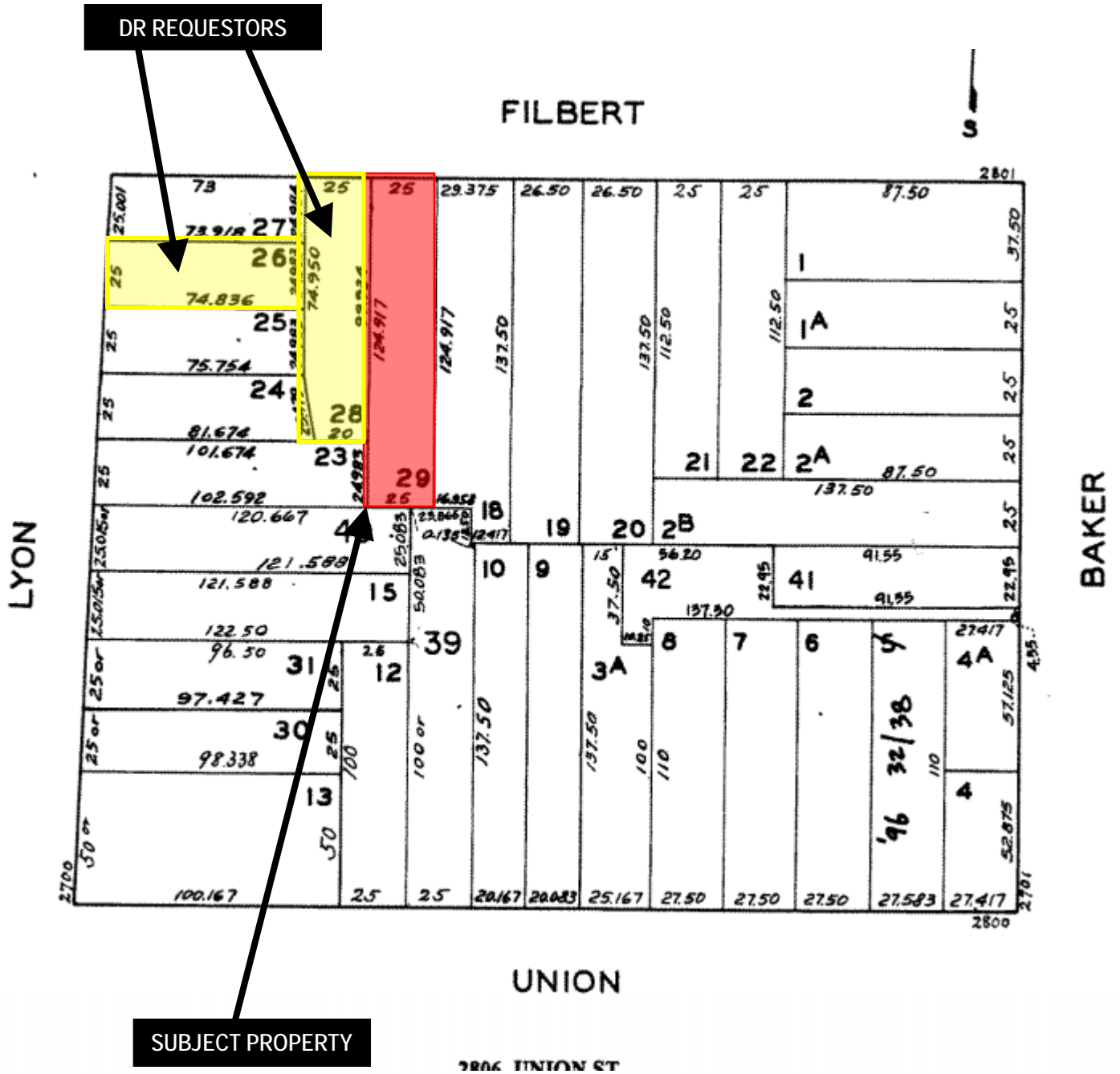
#### BUILDING DETAILS (PAGES 43 - 48)

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 architectural detail, windows and exterior materials reflect a thoughtful and modern design that fits within and contributes positively to the neighborhood. As applied, these elements function to define the building's form and provide visual richness and interest.

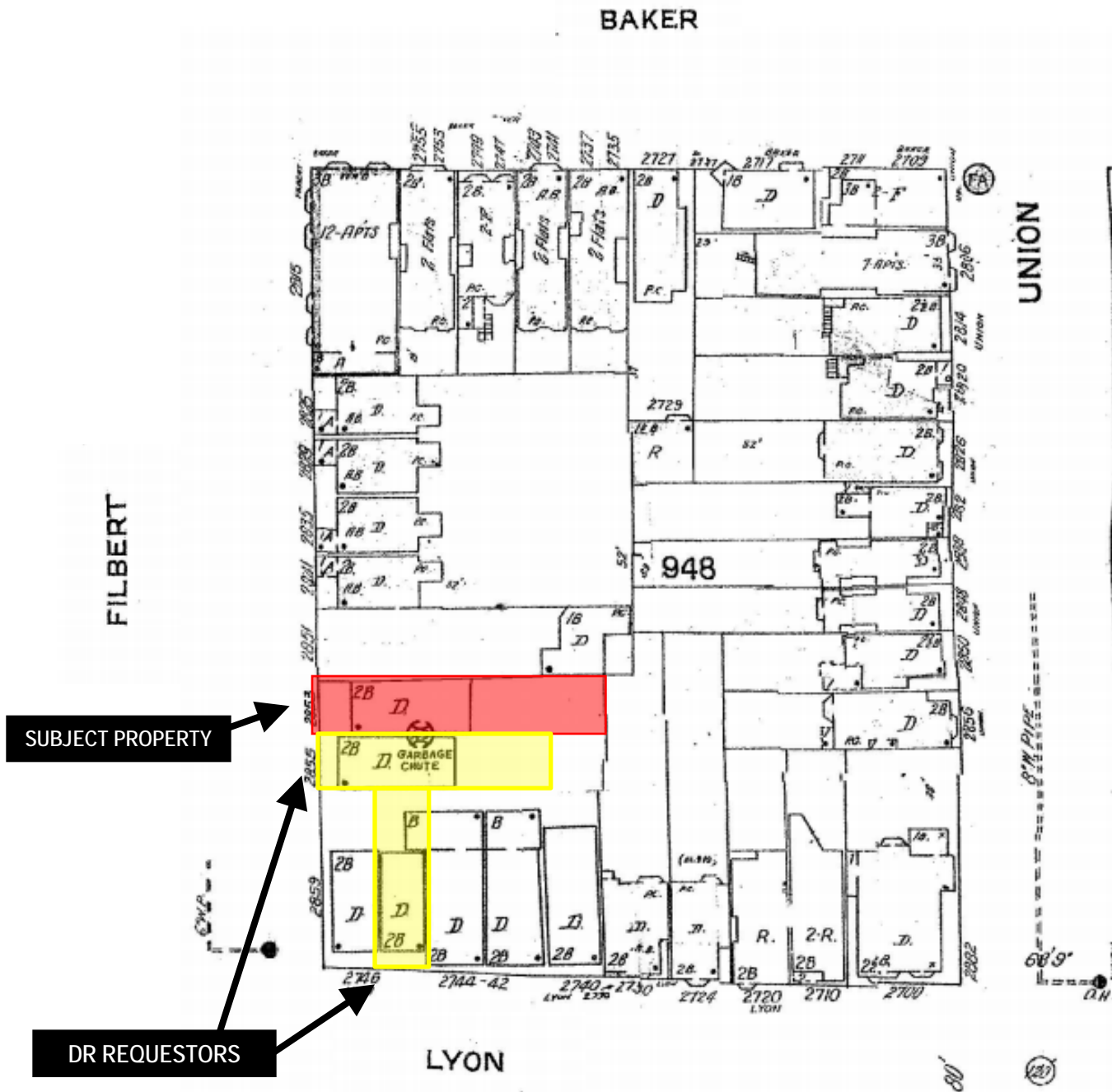
BB: G:\DOCUMENTS\Building Permits\2855 Filbert St\DR\1 DR - Full Analysis.docx

# Parcel Map



Discretionary Review Hearing  
**Case Number 2014.0086DRP-02**  
 2855 Filbert Street

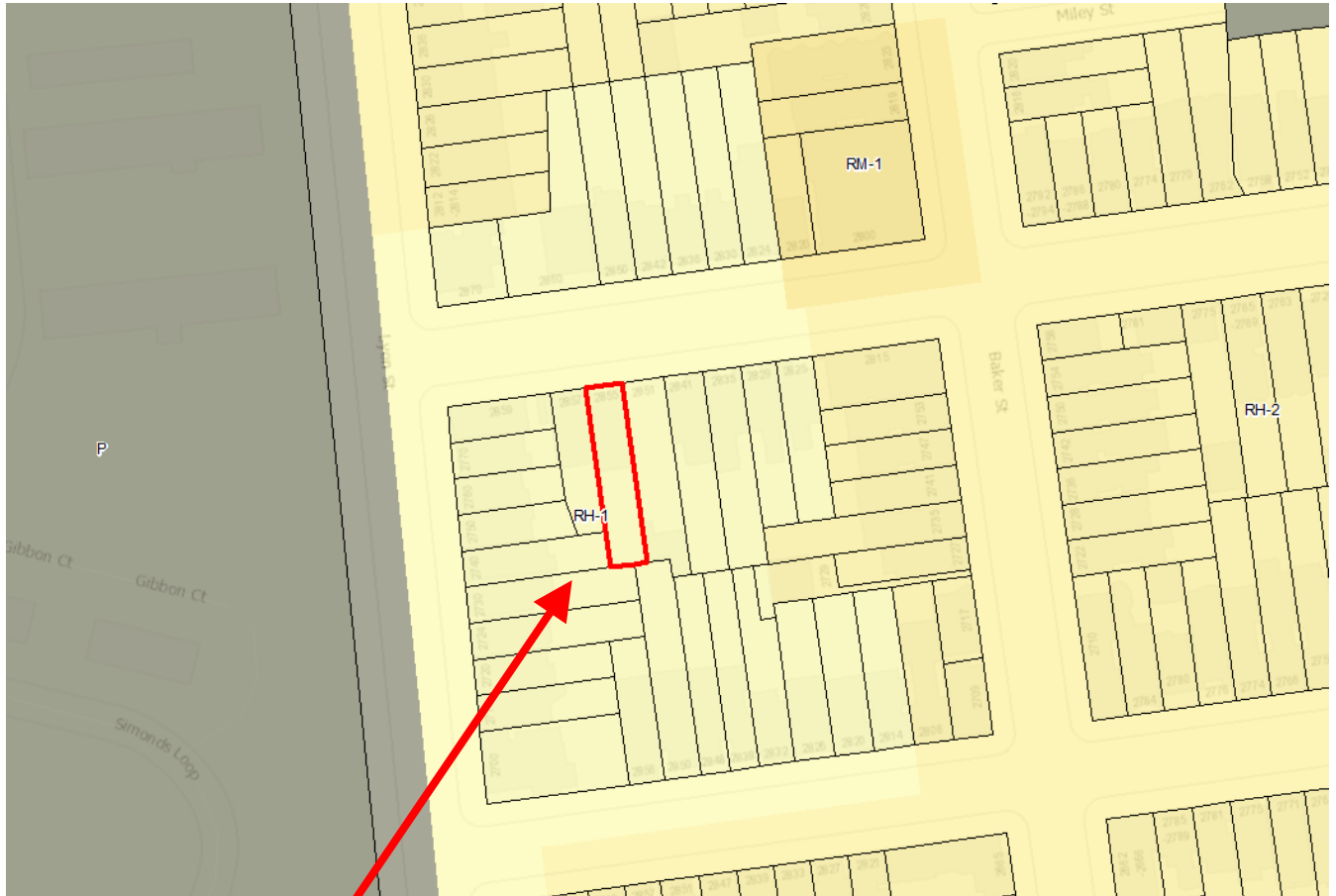
# Sanborn Map\*



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



# Zoning Map



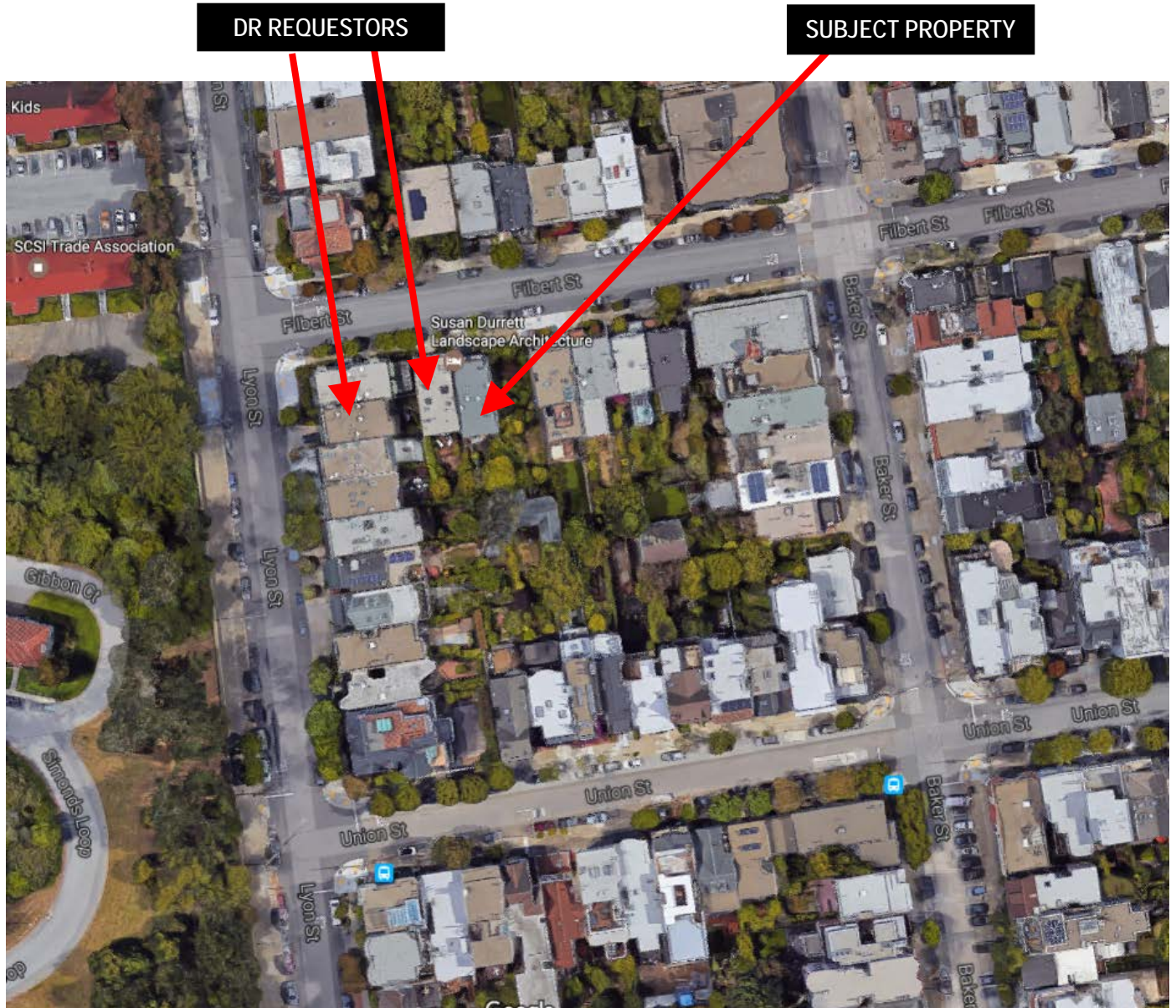
**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2014.0086DRP-02  
2855 Filbert Street



# Aerial Photo



Discretionary Review Hearing  
Case Number 2014.0086DRP-02  
2855 Filbert Street

# Site Photo



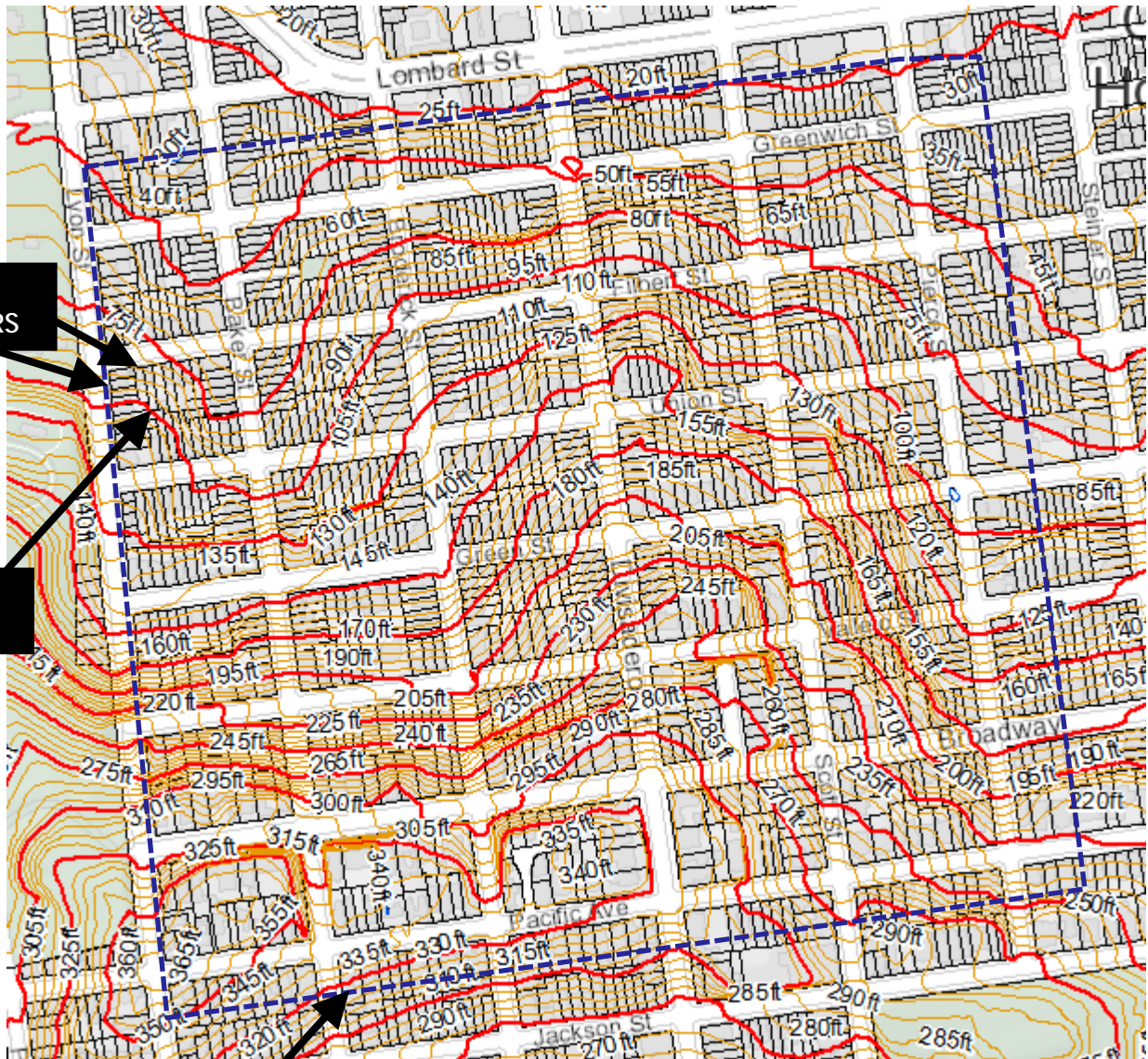
SUBJECT PROPERTY

DR REQUESTOR

Discretionary Review Hearing  
Case Number 2014.0086DRP-02  
2855 Filbert Street



# Topography Map



DR  
REQUESTORS

SUBJECT  
PROPERTY

COW HOLLOW NEIGHBORHOOD  
DESIGN GUIDELINES BOUNDARY

Discretionary Review Hearing  
Case Number 2014.0086DRP-02  
2855 Filbert Street



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2855 Filbert St.		0948/029	
Case No.	Permit No.	Plans Dated	
2014.0086E		1/14/2014	
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demo. of 3,445 sf single-family dwelling unit and construction of new 6238 sf single-family dwelling. No archeo effects.			

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

<b>Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.</b>	
<input checked="" type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	<b>Class 3 – New Construction.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input type="checkbox"/>	<b>Class__</b>

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>

<input type="checkbox"/>	<b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>
<input type="checkbox"/>	<b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
<b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b> Jean Poling <20% slope. No archeo effects. <div style="text-align: right; font-size: small;">           Digitally signed by Jean Poling            DN: cn=Jean Poling, o=San Francisco Planning Department, email=jean.poling@sfdph.org            Date: 2014.08.14 17:28:25 -0700         </div>	

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 50 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 50 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	3. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	6. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input checked="" type="checkbox"/>	9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>5/7/2014</u> (attach HRER) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature: <u>Jonathan G. Lammers</u>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	Planner Name: <u>Jonathan Lammers</u> Project Approval Action: Select One <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	Signature or Stamp: <u>Jonathan G. Lammers 5/13/14</u>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT  
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b>	

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:







# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Resource Evaluation Response

*Date* May 7, 2014  
*Case No.:* 2014.0086E  
*Project Address:* 2855 Filbert Street  
*Zoning:* RH-1 (Residential-House, One Family-Detached)  
40-X Height and Bulk District  
*Block/Lot:* 0948/029  
*Date of Review:* May 7, 2014 (Part I)  
*Staff Contact:* Jonathan Lammers (Preservation Planner)  
(415) 575-9093  
[jonathan.lammers@sfgov.org](mailto:jonathan.lammers@sfgov.org)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PART I: HISTORIC RESOURCE EVALUATION

#### Buildings and Property Description

The subject property, 2855 Filbert Street, is located on the south side of Filbert Street between Lyon Street and Baker Street in the Cow Hollow neighborhood. The subject lot is rectangular in shape and measures 25 feet wide and 124.917 feet deep. The property is located within an RH-1 (Residential-House, One Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a two-story-over-raised-basement, wood frame, single-family residence constructed in 1968. It is designed in the "Mansard" style. The building is rectangular in plan, clad with wood shingles, and capped by a flat roof with a mansard parapet. It abuts the neighboring building to the west, but is otherwise freestanding.

The primary facade faces north onto Filbert Street and is set back from the sidewalk. The ground-floor level is clad with stucco and features a paved walkway to the east and a paved driveway to the west. Both driveway and walkway are flanked by low planters. The walkway leads to an entry vestibule screened by an ornamental metal security gate. Recessed within the vestibule, the primary entry consists of a paneled wood door with a fixed sidelight and transom.

The upper floors feature a symmetrical composition with two aluminum-frame sliding glass doors with balconettes on each level. The balconettes feature concrete pads and metal railings. The area above each sliding glass door is clad with stucco. The façade terminates in a projecting mansard roofline with rectangular cutouts to accommodate the sliding glass doors at the top floor. The visible portion of the east façade is clad with wood shingles and is not fenestrated.

Known alterations are few and include replacement of windows on the south elevation and the installation of a new fireplace (1978). The building was also re-roofed in 2003.

### Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

### Neighborhood Context and Description

2855 Filbert Street is shown on the San Francisco Neighborhood Groups Map as being located in the Marina neighborhood. The immediate area, though, is more commonly known as Cow Hollow. Located north of Pacific Heights, the boundaries of Cow Hollow are not exact, but generally encompass the area between Lombard Street on the north, Union Street on the south, Van Ness Avenue on the east, and Lyon Street on the west. The area surrounding the subject property is exclusively residential and primarily characterized by two-story-over raised basement single-family dwellings, although several flats and two apartment buildings are located at the east end of the block. Construction dates for buildings located on the subject block range from circa 1905 to 1973, although most were built between 1910 and 1926. This is reflected in the architecture of the building stock, which includes examples of buildings designed in the Shingle (or First Bay Region), Craftsman, Classical Revival, and Mediterranean Revival styles, as well as vernacular designs.

### CEQA Historical Resource(s) Evaluation

#### Step A: Significance

*Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.*

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance: n/a	Period of Significance: n/a
	<input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

Based on the information provided in a historical resource evaluation report prepared by Carey & Co., Inc., (dated April 4, 2013), information found in the Planning Department files, and research conducted on the Cow Hollow neighborhood, Preservation staff find that the subject building is not eligible for listing in the California Register of Historical Resources.

**Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

The street grid for the Cow Hollow area was first platted during the 1850s as a result of the Van Ness Ordinance, which created a large addition to the city boundaries known as the "Western Addition." This legislation also reserved several squares for public use, including Alta Plaza, Lafayette Park, Lobos Square and Hamilton Square. During this period, the primary route to the Cow Hollow area was provided by the Presidio Road, developed by the military during the 1840s with an alignment roughly following today's Filbert and Greenwich streets.

From the 1850s through the 1870s the area remained far removed from the more populous areas of the city and was used primarily for agriculture. The 1869 U. S. Coastal Survey map of San Francisco shows that the Presidio Road remained the primary transportation route to the area, although a trail had also been developed running south from the Presidio Road to access a small cluster of houses located near Baker and Vallejo Street. Another path followed the alignment of Lyon Street south to Union Street before looping into the Presidio. Within the greater Cow Hollow area, only a few dozen buildings are shown, most of which were located in proximity to the Presidio Road. These include a small cluster of buildings located at "Harbor View," a bath house and recreational resort opened in the 1860s in what is today the Marina neighborhood.

The primary catalyst for sustained development of the Cow Hollow area was the introduction of street railroads, which dramatically reduced travel times to and from downtown San Francisco. The principal line serving Cow Hollow was the Presidio & Ferries Railroad, which opened in 1880. This was a multi-modal line which included a cable car running out Union Street to Steiner. There, it connected to a steam-powered train which ran west on Scott before turning north to Greenwich and then west into the Presidio. The line was converted to electric streetcars following the 1906 Earthquake.

Sanborn maps from 1893 indicate that much of the neighborhood west of Steiner remained unimproved, with few blocks more than five or ten percent developed. By contrast, the blocks east of Steiner were thickly built up, largely with single-family dwellings. Pockets of more concentrated development also existed along the northern edge of the neighborhood, including semi-contiguous rows of single-family dwellings located along Greenwich Street. These likely represented working-class dwellings associated with a number of industrial facilities which had been established in proximity to San Francisco Bay, including breweries, a distillery, a lumber yard and planing mill, and various other works. At least one large plant nursery also remained in the area. Overall, relatively few pre-1895 buildings survive in Cow Hollow. They include wood-frame vernacular dwellings, as well as scattered examples of Italianate, Stick-Eastlake, Queen Anne, Shingle (or First Bay Region) and Colonial Revival style residences.

By 1905, the eastern portions of the neighborhood had experienced considerable construction activity, particularly along Greenwich, Union, Filbert and Green streets. Development in the western portion of Cow Hollow, though, remained relatively restrained. The neighborhood largely escaped damage during the 1906 Earthquake and Fire, and after the disaster a brief period of punctuated infill occurred as displaced residents relocated to the area. More numerous, however, are buildings constructed during the 1910s. These are almost certainly associated with the development of the Panama Pacific International Exhibition (PPIE), opened in 1915 in what is today the Marina District. Construction for the PPIE began in 1912, and included widespread filling of the tidal marshlands, as well as the removal of nearly all buildings north of Chestnut Street. This period also appears to be associated with a fair amount of

redevelopment, as older buildings—particularly small working-class housing in the lower portions of Cow Hollow—was demolished for the construction of new dwellings designed for the middle class.

Generally speaking, development between 1906 and the late 1910s was characterized by the construction of wood-frame single-family dwelling and flats, with most buildings two stories in height. The most common architectural influences during this period were elements of the Shingle, Colonial Revival and Craftsman styles, although buildings constructed with Classical Revival and Mission Revival style influences were not uncommon. Cow Hollow experienced another significant period of growth during the 1920s, as San Francisco and the rest of the United States participated in a sustained building boom. This period also coincided with the build out of large portions of the Marina neighborhood, with Mediterranean Revival style designs becoming dominant in both Cow Hollow and the Marina. This period also marks a distinct break in cladding materials, with stucco (versus wood) cladding becoming near universal. By the end of the 1920s, the neighborhood was largely built out.

Aside from various infill projects during the 1930s, the neighborhood remained largely unchanged until circa 1950, when areas along Lombard Street were increasingly redeveloped with commercial properties oriented toward automobile traffic. This was a direct result of Lombard Street serving as one of the primary access routes to the Golden Gate Bridge, which had been completed in 1936. Residential redevelopment also occurred in piecemeal fashion during the 1950s through the 1980s, although the essential character of the neighborhood continues to reflect its early 20<sup>th</sup> century (circa 1900 to 1930) build out.

The first Sanborn fire insurance maps showing the subject block were produced in 1893 and indicate that it then featured five wood-frame dwellings, as well as a several sheds and two stables. Both the northwest and southeast corners of the block remained undeveloped at this time. By 1905, two additional dwellings had been constructed, but small-scale agricultural activities continued to characterize the block. By contrast, the 1913 Sanborn map shows all of the sheds and stables removed, and a near continuous line of dwellings constructed between 1910 and 1914 located along Union Street. Most of these buildings were designed with Shingle (or First Bay Region) style influences. Only two dwelling are shown along the south side of Filbert: 2821 and 2821 ½ Filbert. The latter, today addressed as 2851 Filbert Street, was constructed in 1908 and remains extant at the rear of its lot directly east of the subject property.

Assessor's data indicates that much of the remainder of the block was developed between 1915 and 1922, largely with Craftsman and Mediterranean Revival style properties. During this same period, it appears that most, if not all, of the oldest properties on the block were removed for redevelopment. The northwest corner of the block, however, remained undeveloped through the 1960s. In 1965 the Alvin Corporation purchased the undeveloped land and subdivided it into seven parcels. The Alvin Corporation then engaged architects Hayes & Smith to design seven semi-identical residences on the property. Since that time there has only been one additional infill project on the block at 2710 Lyon Street, built in 1973.

Considered as a whole, 2855 Filbert Street does not appear to be associated with significant events such that it would be individually significant under the Criterion. The subject block face also does not appear significant under Criterion 1 as a potential historic district. While several of the buildings along the north side of the 2800 block of Filbert were constructed between 1908 and 1926, their construction does not demonstrate any specific or important aspect of the neighborhood's overall development.

It is therefore determined that 2855 Filbert Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1. However, this finding does not preclude the identification of other individual buildings or potential historic districts in the Cow Hollow area as significant under this Criterion.

**Criterion 2: It is associated with the lives of persons important in our local, regional or national past.**

The historic resource evaluation prepared by Carey & Co. does not explicitly identify the original property owner. Edward Arnold Stearns, president of the clothing design firm, Arnette of California, was owner of the property in 1978. In 1993 the property was sold to Stanley and Kitty Lee (occupations not shown). In 2012 the property was sold to the current owners.

Research has not indicated that any of the persons named above appear to be important to local, state or national history. It is therefore determined that 325 Bowdoin Street is not eligible for listing in the California Register under Criterion 2.

**Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**

According to the historical resource evaluation prepared by Carey & Co., 2855 Filbert Street was constructed in 1968 by the Alvin Corporation as one of seven semi-identical dwelling spreading out from the northeast corner of Filbert and Lyon streets (2853-2855 Filbert Street; 2740-2746 Lyon Street). These buildings were all designed in what is known as the "Mansard" style, a reinterpretation of the Second Empire style that was widely popular during the 1960s and 1970s. At least two of these building appear to have been remodeled since their construction.

The designs for the building were prepared by the architectural firm, Hayes & Smith, active from 1960 to 1969. The firm's work was characterized by residential designs, frequently for institutional purposes. In 1964, the firm designed a dozen Second Bay Tradition style homes for the Galli Construction Company in Diamond Heights. These were followed by projects for homes in Forest Hills Heights (1965), designs for Rossmoor Leisure World in Walnut Creek (1969), and the Casa Nova Elderly Housing complex in Novato (1969). The latter was awarded the National Association of Home Builder's Journal of Homebuilding Award of Distinction.<sup>1</sup> The firm also frequently teamed with the noted landscape design firm Royston, Hanamoto, Mayes & Beck. These included designs for the Galli Model Homes in Diamond Heights, Christ Episcopal Church in Sausalito (1967), and designs for the Livermore Housing Authority (1969). In 1970, Robert Wendall Hayes left the firm to form the planning services firm, Compla Corporation.

Based on a review of the building's architectural features, 2855 Filbert Street does not appear to be a distinctive or important example of either the Mansard style or of Hayes & Smith's body of work. As part of a grouping of residences all designed by Hayes & Smith, the building also does not appear to contribute to a potential historic district. This infill project by Hayes & Smith does not appear to have been noticed by any contemporary architectural publications, and Robert Hayes did not include the project in his listing of principal works for the American Institute of Architect's 1970 directory. Because of

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<sup>1</sup> "Hayes, Robert Wendall," *AIA Historical Directory of American Architects, Third edition, 1970*, (R. R. Bowkler, LLC), available from : <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/1970%20American%20Architects%20Directory.aspx>

their relatively late construction date, the buildings also do not relate to the other properties on the subject block, most of which were constructed between 1910 and 1926.

It is therefore determined that 2855 Filbert Street is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a potential historic district. However, this finding does not preclude the identification of other individual buildings or potential historic districts in the Cow Hollow area as significant under this Criterion.

**Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.**

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 2855 Filbert Street is not eligible for listing in the California Register under Criterion 4.

**Step B: Integrity**

*To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

The subject property has retained or lacks integrity from the period of significance noted in Step A:

<b>Location:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Setting:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Association:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Feeling:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Design:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Materials:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Workmanship:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

2855 Filbert Street is not significant under any of the California Register criteria discussed above. Therefore, an analysis of integrity is not warranted.

**Step C: Character Defining Features**

*If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

2855 Filbert Street is not significant under any of the California Register criteria discussed above. Therefore, a discussion of character defining features is not warranted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-contributor to an eligible Historic District
- ☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature:   
Tina Tam, Senior Preservation Planner

Date: 5-9-2014

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File





View south of the primary façade of 2855 Filbert Street (Google Maps)



View southwest to the primary and east façades of 2855 Filbert Street (Google Maps)



2855 Filbert Street satellite view (Google Maps)



Grouping of similar properties designed by architects Hayes & Smith at the southwest corner of Filbert and Lyon Streets. 2855 Filbert Street is barely visible at far left. (Google Maps)



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **November 13, 2013**, the Applicant named below filed Building Permit Applications No. **2013.10.04.8579 (demo)** and **2013.10.04.8576 (new)** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>2855 Filbert Street</b>	Applicant:	<b>Stephen Sutro</b>
Cross Street(s):	<b>Lyon Street and Baker Street</b>	Address:	<b>1055 Post Street</b>
Block/Lot No.:	<b>0948/029</b>	City, State:	<b>San Francisco, CA 94109</b>
Zoning District(s):	<b>RH-1 / 40-X</b>	Telephone:	<b>(415) 956-3445</b>

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	7 feet 10 inches	10 feet
Side Setbacks	None	No Change
Building Depth	51 feet 5 inches	64 feet 11.25 inches
Rear Yard (varies)	65 feet 8 inches to 40 feet 8.25 inches	49 feet 11.75 inches to 25 feet
Building Height	31.25 feet	35 feet
Number of Stories	3	4
Number of Dwelling Units	1	1
Number of Parking Spaces	2	2
PROJECT DESCRIPTION		
<p>The proposal is to demolish the existing three-story single-family dwelling and to construct a new four-story single-family dwelling. Pursuant to Planning Code Section 317, demolition of a dwelling unit requires Conditional Use Authorization by the Planning Commission, unless the subject dwelling is demonstrably not affordable or financially accessible housing. The subject unit is not affordable or financially accessible housing and is therefore exempt from the Conditional Use authorization requirement of Section 317.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

**For more information, please contact Planning Department staff:**

Planner: Brittany Bendix

Telephone: (415) 575-9114

E-mail: [brittany.bendix@sfgov.org](mailto:brittany.bendix@sfgov.org)

**Notice Date: 8/24/2016**

**Expiration Date: 9/22/2016**

# GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

**Incomplete applications will not be accepted.**

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

## BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

## ENVIRONMENTAL REVIEW

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

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

RECEIVED

SEP 21 2016

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
P.L.C.APPLICATION FOR  
**Discretionary Review**

## 1. Owner/Applicant Information

DR APPLICANT'S NAME:

Gina D. Symczak &amp; Mario Donati

DR APPLICANT'S ADDRESS:

2770 Lyon St., San Francisco, CA

ZIP CODE:

94123

TELEPHONE:

(415) 931-4462

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

William Waytena

ADDRESS:

2855 Filbert St., San Francisco

ZIP CODE:

94123

TELEPHONE:

(415) 225-1047

CONTACT FOR DR APPLICATION:

Same as Above ☒

ADDRESS:

ZIP CODE:

TELEPHONE:

( )

E-MAIL ADDRESS:

gdonati@cboglobal.net

## 2. Location and Classification

STREET ADDRESS OF PROJECT:

2855 Filbert St., San Francisco

ZIP CODE:

94123

CROSS STREETS:

Lyon &amp; Baker Streets

ASSESSORS BLOCK/LOT:

0948 / 029

LOT DIMENSIONS:

irregular

LOT AREA (SQ FT):

2925 sf

ZONING DISTRICT:

RH-1

HEIGHT/BULK DISTRICT:

40-X

## 3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☒ Alterations ☐ Demolition ☒ Other ☐Additions to Building: Rear ☐ Front ☐ Height ☐ Side Yard ☐  
single family house

Present or Previous Use:

single family house

Proposed Use:

Building Permit Application No. 201310048576

Date Filed: 10/4/2013

#### 4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

**PLEASE SEE ATTACHED**



## Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

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 or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

PLEASE SEE ATTACHED

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: M Donati  
Gina D Symczak

Date: 9/21/16  
September 21, 2016

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

Gina D Symczak, owner  
Owner / Authorized Agent (circle one)  
Mario Donati, owner



# Application for Discretionary Review

CASE NUMBER:  
For Staff Use only

## Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

### NOTES:

☐ Required Material.

☒ Optional Material.

☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

## 5. Changes Made to the Project as a Result of Mediation

During the building permit review process, the Planning Department Staff required numerous changes to the project because several plan iterations were not code-complying and did not comply with the Residential Design Guidelines.

At this same time, three neighbors (Keith Belling, Charlie Dicke and Gina Symczak) offered to jointly represent the more than 60 neighbors' concerns to the sponsor, and to try to negotiate compromise plans that would be consistent with the Cow Hollow Guidelines. We did so to make it easier to communicate and negotiate as a neighborhood with the sponsor, as well as to communicate more efficiently with Planning and the Cow Hollow Association.

During the permit process, the neighborhood group successfully work with two other neighboring project sponsors ---2851 Filbert (immediately to the east of 2855 Filbert), as well as 2850 Filbert (directly across the street) ---to develop mutually acceptable plans that respect the Cow Hollow Guidelines. The sponsor of 2855 Filbert was made aware of these outcomes and was urged to negotiate with the neighborhood as a group, but nevertheless:

- did not make any changes to plans to adhere to the CHA Guidelines, as requested by both the CHA and the neighborhood group
- did not respond to the neighborhood's comments or requests to collaborate (such as for story poles and sharing 3D imagery) primarily initiated by Keith Belling

### Discretionary Review Request

*1. What are the reasons for requesting Discretionary Review? What are the exceptional and extraordinary circumstances that justify Discretionary Review? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines?*

- A. The proposed project overdevelops one of seven unusual lots, including small key lots, originally subdivided and developed together to preserve a delicate balance between building mass and open space that benefits all of them.**

**The seven lots -- each of different size, different configuration, different orientation and different relationship to topography -- were designed together as a subdivision in the late 1960's (EXHIBIT A, B). The unique subdivision works because of the interrelationships of the building masses relative to each other -- and relative to open space--** like a puzzle with interlocking pieces, each one of which is necessary for the whole. The proposal disrupts this important balance within the

subdivision, adding significant height and depth entirely at the expense of the smaller lots to the West. (EXHIBITS C-F).

**The attached homes fronting Lyon sit on key lots only 75' deep, with very small backyards, and depend on the existing configuration of the Filbert-facing homes for light, air, privacy and a sense of connection to the mid-block open space.**

- The project mass will significantly reduce the light, air and open sky available to the main living areas of our home (2770 Lyon), and cut us off from the mid-block open space we have enjoyed for almost 50 years (EXHIBIT C). Additionally, it will considerably reduce the privacy of our bedrooms. We get very limited light and air at the back of our home because 2859 Filbert runs the length of our North property line, and 2857 Filbert runs beyond the length of our East property line, on both sides.
  - Dining Room: The only open sky comes from that directly above and through the mid-block open space exposed at an angle from a corner of the dining room. The proposed rear expansion will block that, thereby completely boxing us in. (EXHIBIT C)
  - Kitchen: The only light comes from the less than 22' space between our home and 2857 Filbert directly behind us. The only open sky is in the space above and beyond the roofline of 2857 Filbert. (EXHIBIT G). The proposed additional floor will block this, significantly reducing light into my home.
  - Bedrooms: The only light currently streams relatively unimpeded over the roofs of 2851, 2855 and 2857 Filbert. The bedrooms enjoy complete privacy now. The proposed additional floor will significantly reduce both this privacy and light.
- The impact on 2859 Filbert is very similar.
- The project mass on all levels will impact privacy and reduce the connection to the mid-block open space for 2760, 2750 and 2740 Lyon (EXHIBIT D, E)

In the same way, the project's mass will overwhelm key living areas of 2857 Filbert because that townhome only gets its light and air from the Southern and Northern exposures. The combination of added height and depth of the new building on its East side, along with the high rear fences and building walls of the Lyon street homes that face the entirety of its West side property line, will further box-in 2857 Filbert. (EXHIBIT F)



**B. The proposed project fails to conform to both the adopted portions (i.e., the qualitative portions adopted by Planning Commission Resolution) and the commonly applied quantitative portions of the Cow Hollow Guidelines, and will detract from the neighborhood character. The qualitative portions of the Cow Hollow Guidelines were adopted by Planning Code Resolution in 2001. The adoption was without amendment -- and most specifically without any amendment that made any of its provisions subservient to the Residential Design Guidelines or any other City Guidelines.** This is a critically important point because Planning staff should not implement the guidelines only insofar as they believe they conform to the Residential Design Guidelines. This type of implementation is legally unsustainable and directly contrary to the Commission's Resolution.

#### **CHG on Vantage Points & Scale**

The Cow Hollow Guidelines take a truly holistic view of a building—something which is absolutely critical to the residents of Cow Hollow because, given the topography and the distinguishing mid-block open space, all vantage points impact our experience and enjoyment of the neighborhood—not just the street view. It is one of the reasons neighbors and the Cow Hollow Association have repeatedly urged the Planning staff to uphold the Cow Hollow Guidelines. While the RDG place more emphasis on street-facing massing and design, the Cow Hollow Guidelines place equal emphasis on all aspects of the building viewable from all public and private vantages:

*"The key issues for the Cow Hollow neighborhood are preservation and enhancement of the neighborhood character as perceived from the block face as well as the rear facades of buildings, which includes enjoyment of the mid-block open space" and "roofline also refers to the perception of roofs as seen from higher elevations" (pp. 6 and 36, CHG).*

This is particularly noteworthy because the subject property is identified as part of the "Lower Elevation Sub-Area" in the CHA guidelines, in which "consistency of scale" is called out as paramount (p. 20, CHG). However:

- The proposed building will be taller than any home on the block face and deeper than both adjacent buildings. (EXHIBIT H, I)
- The significant increase in depth is magnified because this lot transitions between the smaller lot to the west (2857) and the larger lot to the east (2851), and because the transition is accomplished via irregular lot configurations, with side lot lines that lengthen as they move to the east. (EXHIBIT A). The subject lot

is irregularly shaped -- with a West side property line of 100 feet in length and an East side property line of 124.9 feet. Its dual lengths are part of a transition of lot lengths begun at 2857 Filbert (where the West lot length is 74.95) and ending at 2851 (where the East lot length is 137.5 feet). The site is also sloping in two directions (laterally, as well as up-sloping from front to back).

The building's length would normally be expected to transition between the two adjacent buildings and also between its own two variable side lot lengths, but it does not. Instead, it: 1) exceeds the length of the larger adjacent building (2851 Filbert) on the first floor above garage, 2) matches 2851 on the second floor above garage and, 3) adds an entire floor above both adjacent buildings (2851 and 2857 Filbert).

**Even if there were no progressive transition in lot length from west to east, both the qualitative and quantitative CH Guidelines call for a building of lower height and shorter length.** The transitional nature of the site highlights the need for a gentle transition in length between 2857 Filbert and 2851 Filbert.

#### **CHG on Rear Setbacks:**

The rear side setbacks adjacent to the smaller home at 2857 Filbert are insufficient to meet the Cow Hollow guidelines:

*"it is particularly important in attached homes that the rear additions be set back at their sides as much as necessary to preserve the existing extent of light and air to adjacent structures..." (p.35, CHG).*

**Our requested depth change (Exhibit K) asks that the property meet the 45% open space requirement of the Cow Hollow Guidelines on the ground level, with a second floor setback reflecting and respecting the much shorter adjacent building at 2857 Filbert. This proposal reflects:**

- the subject lot's own irregular configuration,
- the increase in lot size going east on the block face,
- the existing adjacent rear building walls at 2857 Filbert

#### **CHG on Roofline Form and Overall Height:**

Currently, this block of Filbert is consistent in roof form (EXHIBIT J) including two recent projects where the Sponsors of two very nearby projects -- next door at 2851 Filbert and across the street at 2850 Filbert -- successfully worked with neighbors long prior to the 311 process to ensure their projects would not rise above the



current line of flat roofs on both block faces, per the CHA Guidelines. The rooflines follow a pattern consistent with the gentle slope of the street.

The Cow Hollow Guidelines call for respecting roofline form, and are crystal clear in encompassing all views of the roofline. "In the case of Cow Hollow, where steep slopes expose the design, and appearance of the roof of buildings downhill, roofline also refers to the perception of roofs as seen from higher elevations" (p. 36, CHG). This is one of the important guidelines that distinguishes the CH Guidelines from the RDG and one that the staff has not enforced, contrary to the Planning Commission's un-amended adoption.

To date, the project sponsor has shown only nearby street views of the building, and even those drawings do not accurately show that the top floor will, in fact, be seen from Filbert Street. But it is even more obvious that the top floor will be visible from many, many locations throughout the neighborhood, and that the roof form will not be flat, like every other roof on the block face and the subdivision townhomes, but instead, pitched in two directions with "wings" and dormer (EXHIBITS C, D). This roof form is the result of the contortions required to stay within the Planning Code's maximum height-- not the result of thoughtful design consistent with neighborhood character.

**Because the roofline is viewable from so many other vantage points besides the nearby street view, and because the Cow Hollow Guidelines require consideration of the roof form from all vantage points, there is no interpretation of this key guideline that would result in a third floor over garage on this site. Therefore, the top floor must be removed.**

The sponsor points to the graphic in the CHG page 37 as allowing the top floor. However, it is clear that this graphic, and the text accompanying it, ONLY apply to block faces that are already inconsistent in roof form, evidenced by all three graphics on page 37 (which show inconsistent rooflines), as well as the explanation that precedes the graphics (*"Many blocks throughout the neighborhood are characterized by distinctive roof types, while others are less consistent. Those blocks that are more consistent require design that is consistent and complementary to the dominant building style...."*)

**C. In violating the CH Guidelines and disrupting the delicate balance of what was a single development of seven inter-related lots, the project fails to conform to several key aspects of the City's RDG, Priority Policies and General Plan.**

*"The purpose of these Cow Hollow Neighborhood Design Guidelines is to assist in determining whether the renovation or expansion of an existing building, or the construction of a new building, is visually and physically compatible with the neighborhood character of Cow Hollow..." (p. 5, CHG). In this way, the CHA Guidelines are linked to*

- the Residential Design Guidelines' mandate for neighborhood compatibility (*"Design Principle: Design buildings to be responsive to the overall neighborhood context, in order to preserve the existing visual character, "p. 7),*
- the Planning Code's Priority Policy requiring the conservation and protection of neighborhood character {(Section 101.1(b)(2)}and
- the General Plan's Objective to respect neighborhood character (Housing Element Objective 11: *"Support and Respect the Diverse and Distinct Character of San Francisco's Neighborhoods"*).

**Simply put, if a project does not comply with the Cow Hollow Guidelines, by definition it cannot be found compliant with the Residential Design Guidelines, Priority Policies or General Plan because it is the CH Guidelines that determine neighborhood character for this neighborhood.**

*2. Explain how this project would cause unreasonable impacts...to your property and/or the properties of others.*

**A. The massing of this house (added depth and additional story) is grossly out of scale with the six others in our well-considered subdivision, and would upend the balance between building mass and the environment that benefits all**

- It will take substantial natural light and open sky from the main living areas of our home at 2770 Lyon, a key lot with both small lot size and very small rear yard. (EXHIBITS A-C, G). It will eliminate privacy in our rear bedrooms.
- It will have a similar impact on 2859 Filbert
- It will significantly encroach on the mid-block open space to which all homes in the subdivision have a strong sense of connection (EXHIBIT C-F). In doing so, it will cut-off our home completely from this open space (Exhibit C).

- It will overwhelm 2857 Filbert, reducing light and air on which this attached townhome depends in its main living areas (EXHIBITS F, H)
- B. This would be the only home on the block face that breaks the height line of roofs on the block -- a line that mirrors the gentle slope of the street (EXHIBIT J). As a result, the proposed height would:**
- make a mockery of the Cow Hollow Guidelines and the recent compromises reached at 2850 and 2851 Filbert in which the sponsors of both nearby projects agreed not to go above the existing street roofline
  - set a precedent disruptive to both sides of this entire block of Filbert
  - make it impossible for neighbors to enforce the CHA height guidelines on any future project in the neighborhood
  - call attention from many vantage points in the neighborhood to the pitched roof form with "wings" that is inconsistent with the rest of the block face, and lacks cohesion with the flat rooflines of the other homes in the development

*3. What alternatives or changes would respond to the exceptional and extraordinary circumstances?*

- A. **Remove the top floor**, consistent with the Cow Hollow Guidelines.
- B. **Reduce the length** according to standard principals of transitioning and averaging, as well as in concert with the Cow Hollow Guidelines to meet the requirements for 45% open space. (EXHIBIT K)



# EXHIBIT A



**SUBJECT PROPERTY**

**LOTS ON FILBERT  
BECOME  
PROGRESSIVELY  
LONGER**

**SHORT LOTS  
ON LYON ST**

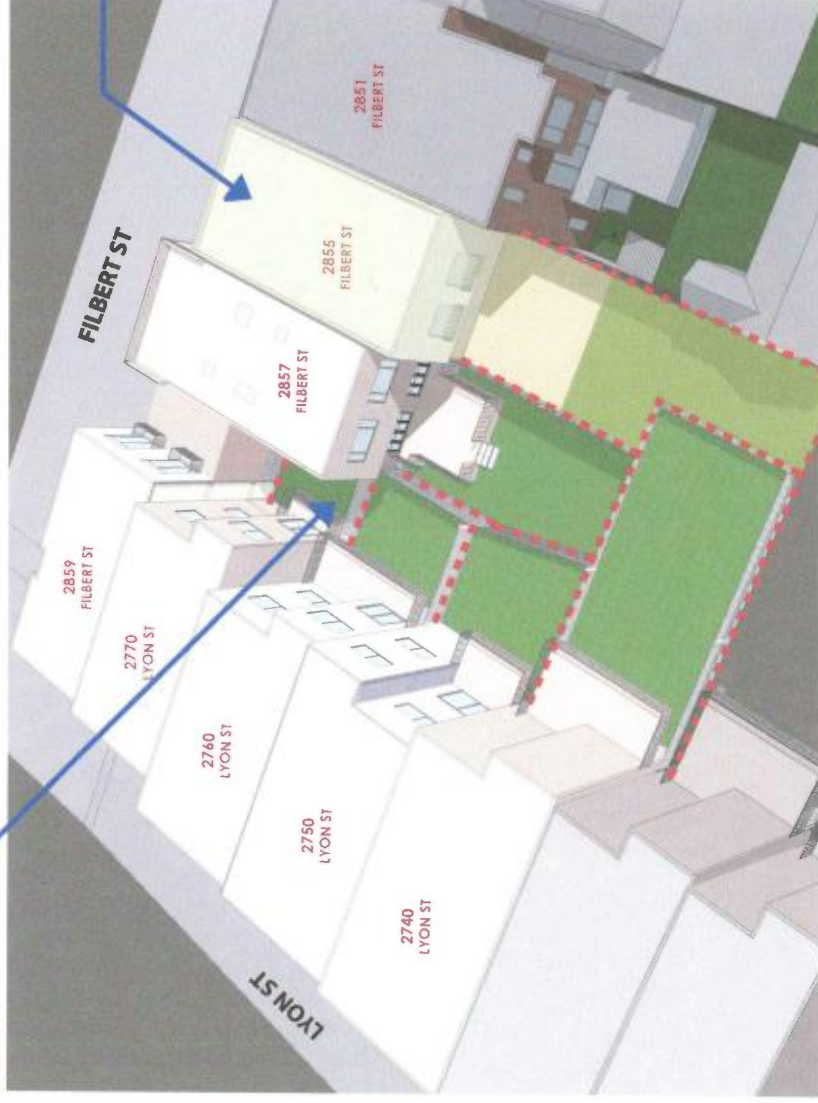
**FILBERT / LYON STREET SUBDIVISION**

19-22-2516

2855 FILBERT STREET, SAN FRANCISCO

**SHORT KEY LOTS AND  
SMALL BACK YARDS  
ON LYON ST**

## **EXHIBIT B**



**FILBERT / LYON STREET SUBDIVISION**

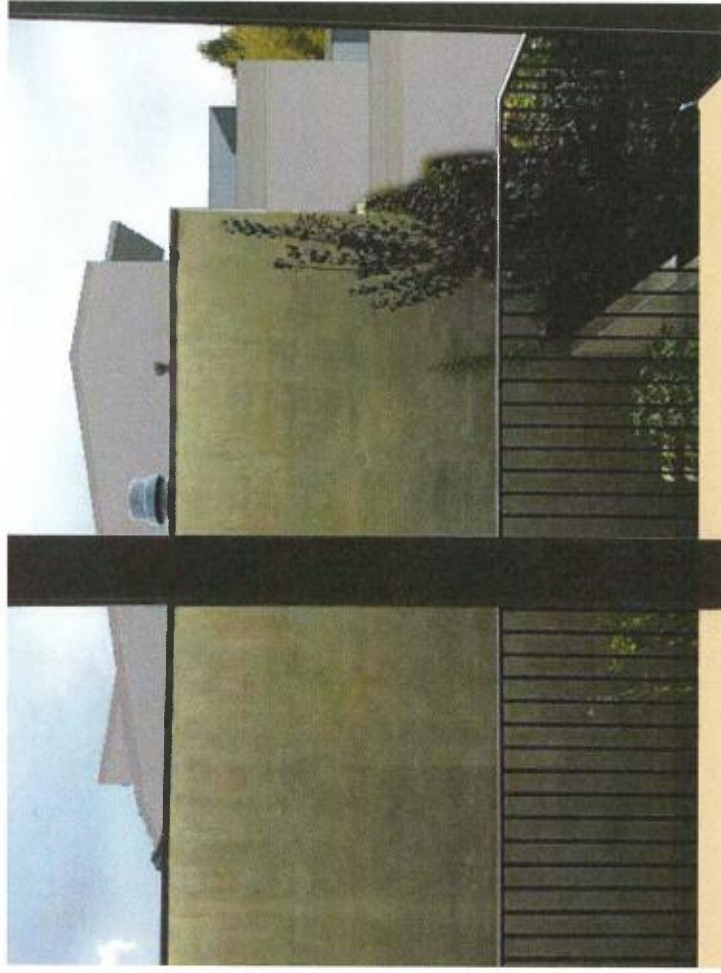
03/22/2016

2855 FILBERT STREET, SAN FRANCISCO

## EXHIBIT C



From Dining Room (facing east), 2770 Lyon St.  
**EXISTING CONDITION**



From Dining Room (facing east), 2770 Lyon St.  
**AFTER PROPOSED PROJECT**



## EXHIBIT D



From kitchen (facing east), 2760 Lyon St.  
**EXISTING CONDITION**



From kitchen (facing east), 2760 Lyon St.  
**AFTER PROPOSED PROJECT**

## EXHIBIT E



From 2nd level,  
Kitchen & Family room, 2750 Lyon St.  
**EXISTING CONDITION**



From 2nd level,  
Kitchen & Family room, 2750 Lyon St.  
**AFTER PROPOSED PROJECT**

## EXHIBIT F



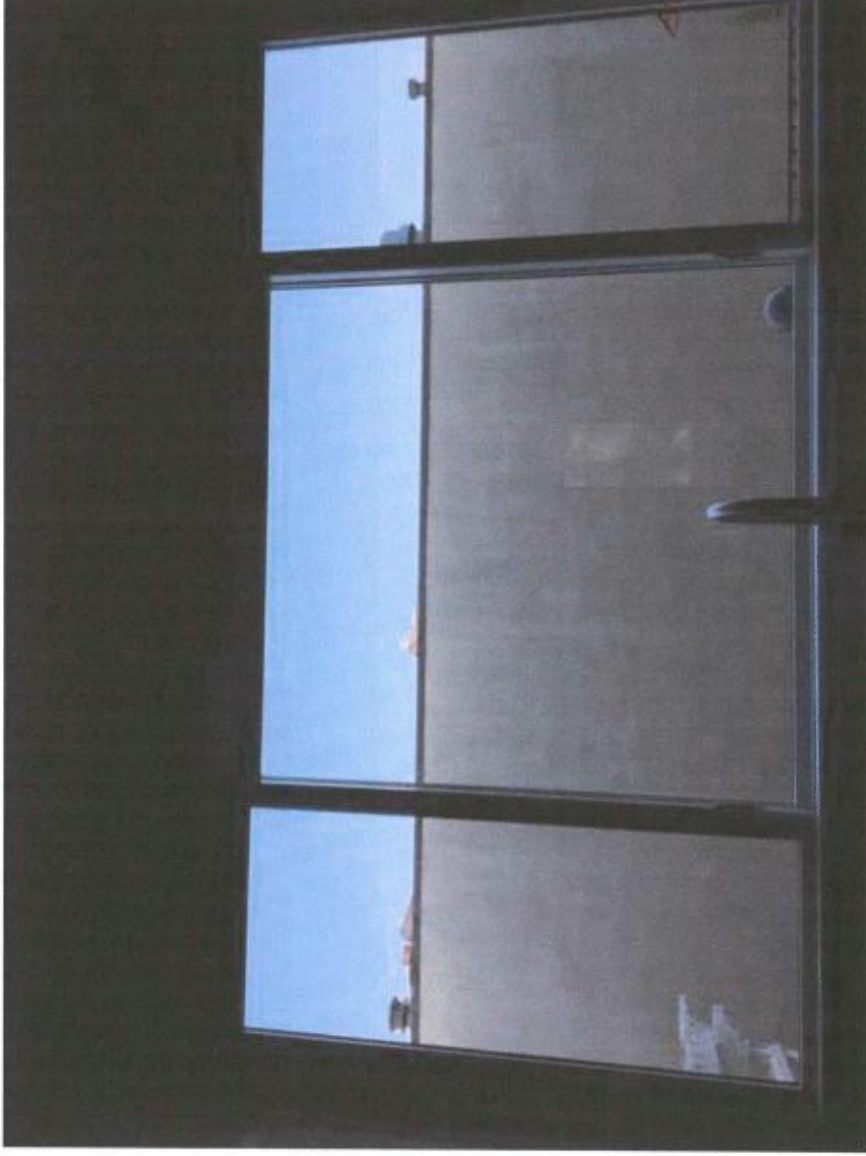
From deck, 2857 Filbert  
**EXISTING CONDITION**



From deck, 2857 Filbert  
**AFTER PROPOSED PROJECT**



## EXHIBIT G



2770 Lyon St. perspective from kitchen window (facing east)

## EXHIBIT H



From Backyard, 2857 Filbert  
**EXISTING CONDITION**



From Backyard, 2857 Filbert  
**AFTER PROPOSED PROJECT**



# EXHIBIT I



From Filbert st.  
**EXISTING CONDITION**



From Filbert st.  
**AFTER PROPOSED PROJECT**

## EXHIBIT J

NEW HOUSE AT 2851  
WILL HAVE A FLAT ROOF  
AND RESPECTS THE GENTLE UPSLOPE  
OF FILBERT STREET

THE EXISTING HOME ON THE SUBJECT LOT  
(2855 FILBERT ST) HAS A FLAT ROOF AND  
RESPECTS THE STREET SLOPE

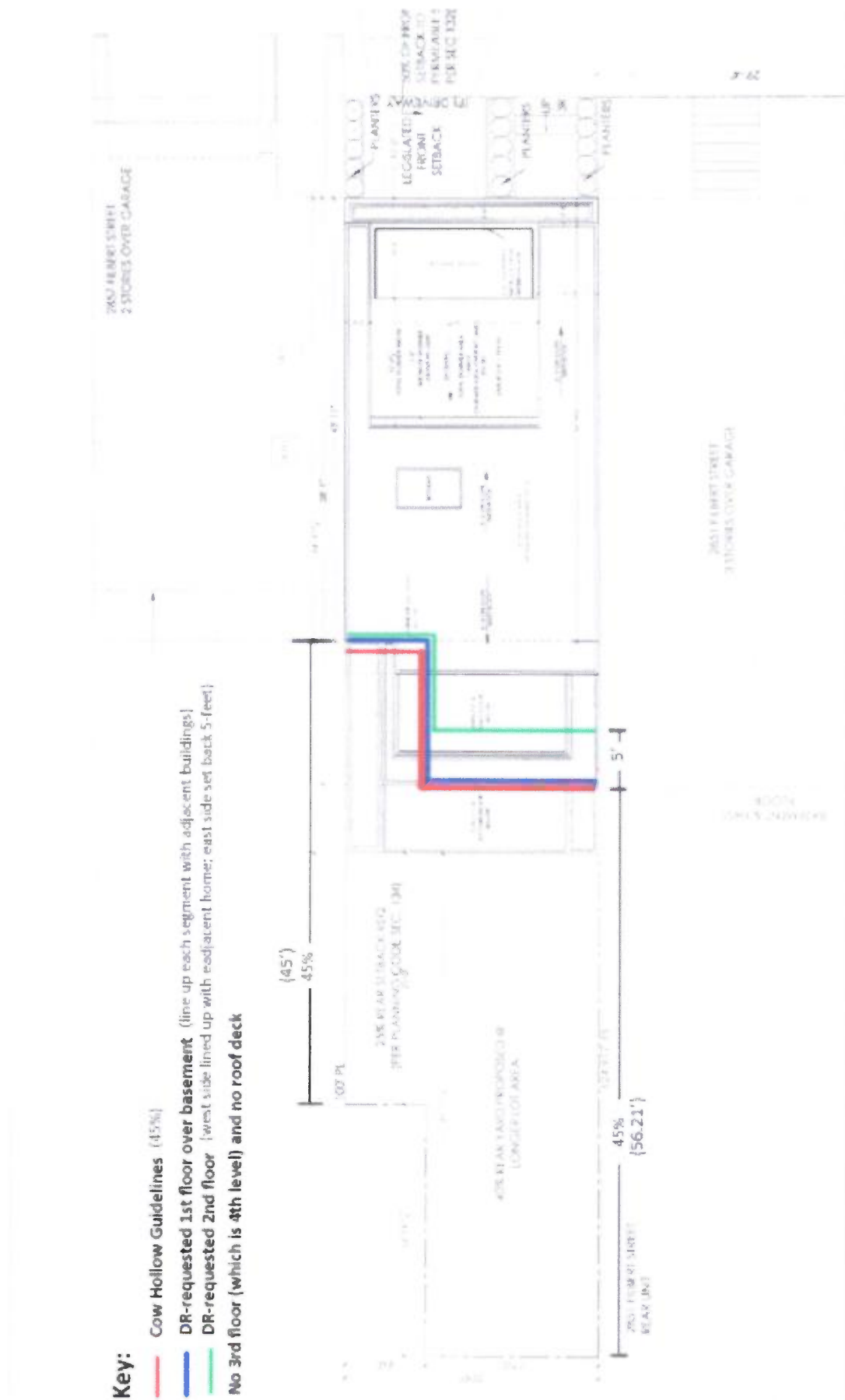


NOTE :  
THE PROPOSED HOUSE WILL BE THE ONLY ONE  
ON THE BLOCK FACE WITHOUT A FLAT ROOF AND  
WITH A ROOF THAT RISES A FULL FLOOR ABOVE  
THE UNBROKEN ROW OF ROOFLINES

09.22.2016

2855 FILBERT STREET, SAN FRANCISCO

# Exhibit K



2855 Filbert St.  
Proposed for Depth



# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME:

Keith Belling

DR APPLICANT'S ADDRESS:

2857 Filbert Street, San Francisco, CA

ZIP CODE:

94123

TELEPHONE:

(415 )391-2700

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

Bill and Missy Waytena

ADDRESS:

2855 Filbert Street, San Francisco, CA

ZIP CODE:

94123

TELEPHONE:

(415 ) 225-1047

CONTACT FOR DR APPLICATION:

Same as Above ☐ ☒

ADDRESS:

ZIP CODE:

TELEPHONE:

( )

E-MAIL ADDRESS:

Keith@baysideventures.net

## 2. Location and Classification

STREET ADDRESS OF PROJECT:

2855 Filbert Street

ZIP CODE:

94123

CROSS STREETS:

Lyon and Baker Streets

ASSESSORS BLOCK/LOT:

948 /029

LOT DIMENSIONS:

irregular

LOT AREA (SQ FT):

2923 sq

ZONING DISTRICT:

RH-1

HEIGHT/BULK DISTRICT:

40-X

## 3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☒ Alterations ☐ Demolition ☐ Other ☐Additions to Building: Rear ☐ Front ☐ Height ☐ Side Yard ☐

single family house

Present or Previous Use:

Proposed Use: single family house

Building Permit Application No. 201310048576

Date Filed: 10/4/2013

#### 4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

SEE ATTACHED

## Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

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 or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

SEE ATTACHED

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

SEE ATTACHED

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

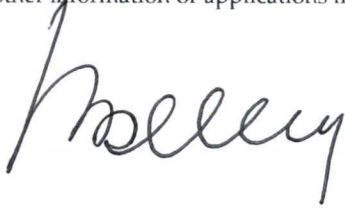
SEE ATTACHED

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature:



Date:

9/22/16

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

Keith Belling (owner)

Owner / Authorized Agent (circle one)

# Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent**.

## REQUIRED MATERIALS (please check correct column)

- Application, with all blanks completed
- Address labels (original), if applicable
- Address labels (copy of the above), if applicable
- Photocopy of this completed application
- Photographs that illustrate your concerns
- Covenant or Deed Restrictions
- Check payable to Planning Dept.
- Letter of authorization for agent
- Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)

## DR APPLICATION



N/A - owner submitting application

## NOTES:

☐ Required Material.☐ Optional Material.☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

RECEIVED

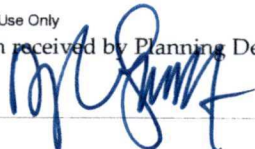
SEP 22 2016

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
PIC

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_



Date: \_\_\_\_\_

Sept 22 2016



## **5. Changes Made to the Project as a Result of Mediation**

- During the building permit process, the planning staff required numerous changes to the project because it did not comply with the Building Code or with the Residential Design Guidelines causing extensive delays in the project.
- Despite multiple attempts by our neighborhood group to work out compromises, the Sponsor has made no changes to his project as requested by the neighborhood group or Cow Hollow Associates.
- Each attempt we made to collaborate with 2855 (including requests for story poles, sharing 3D drawings/software, or providing copies of plans) were all declined by Sponsor.
- The same neighborhood group collaborated closely with the Sponsor of the adjacent property at 2851 Filbert, and with the Sponsor of the property directly across the street (2850 Filbert) to develop final plans that respect the Cow Hollow Guidelines.
- Every adjacent property owner, Cow Hollow Associates, and over 60 neighbors are strongly opposed to the project as proposed and support our DR Filings.

## **Discretionary Review Request**

1. **What are the reasons for requesting Discretionary Review? What are the exceptional and extraordinary circumstances that justify Discretionary Review? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines?**
  - (i) **The project significantly disrupts the delicate balance of the development of 7 inter-related lots (including the subject property) causing an extraordinary impact on building mass, mid-block open space, and light, air and privacy. This is a watershed project for the neighborhood, which is why every adjacent property owner, the CHA and over 60 neighbors support the DR filings.**
    - The subject property is one of 7 lots (each of different size, configuration and orientation to topography) developed as part of a single subdivision in the late 1960's. See Exhibit A.
    - The unique development worked because the lots and homes were assembled like pieces of a puzzle to preserve light, air and mid-block open space for all the properties. See Exhibit B, which highlights the importance of the mid-block open space and inter-relationship of the rear yards for the homes in the subdivision.
    - The inter-dependence of the properties is heightened because they were built as row houses or townhomes (adjoining the adjacent properties in most cases) so most of the light and air has to come from the front and rear of the homes.
    - The proposal for 2855 rejects the existing pattern of development and significantly impacts light, air and privacy for all the other properties within the original subdivision.
    - In particular, the added depth and height has an extraordinary impact on the smaller lots to the west, including my residence at 2857 Filbert and the homes along Lyon.
    - The project overwhelms the rear and backyard of my home at 2857 and significantly reducing the only source of light and air at the rear of my property.
      - The combination of the added depth of 2855 (a sheer wall that extends over 21 feet beyond my home with much of it the full height of my residence) along with the rear building walls of the Lyon Street homes that face the entirety of the west side of my property essentially box my yard in, effectively eliminating the mid-block open space;
      - As a row house structure attached to 2855 along the entire eastern side of my home, the overwhelming mass of an attached home that over 21 feet beyond my home significantly reduces the critical source of light and air at the rear of my home.
      - See before and after on Exhibits C, D and E.
    - The project also has a significant impact on the subdivision homes that are on smaller lots and front on Lyon Street that depend on the existing configuration of the Filbert-facing homes (my residence and 2855 Filbert) for light and air.
      - These homes sit on smaller lots that are only 75 feet deep with very small back yards. They were developed as part of the 7 home project and designed to benefit from the mid-block open space at the rear of the Filbert facing homes. See Exhibit B.
      - In particular, for 2770 Lyon, much of the light and air comes from the space between and above the current rooflines of my house (2857) and 2855 Filbert. A new floor (which will be a full story above every other house on the block face) – will remove much if not all open sky, not just direct sunlight.
      - See Exhibits F and G for examples of the before and after impact of the project on these homes.



(ii) **The RDT originally asked for a 15-foot front setback of the top floor. The added fourth story to 2855 Filbert does not even offer a true 10-foot setback. The proposal is a convoluted roof structure that juts more than 9 feet above all adjacent properties, is totally out of character and highly visible from all perspectives throughout the neighborhood**

- The setback is not a clear 10-feet, since it encompasses almost 4' tall roof wings that cover almost 30% of the 10-foot setback. Exhibit H shows the 10-foot setback and the expansive roof wings that are visible and serve no purpose other than to enable the Sponsor to construct a dormer to raise the roof by an additional 3 feet.
- For almost two decades, the guideline was that top floors needed to have a 15-foot setback to be minimally visible. In limited cases, exceptions are made where the topography and surrounding conditions minimize impact, which is not the case here. In this case, the topography exaggerates the impact.
- The final roof form and top floor is not the result of thoughtful design, but of required contortions to stay within the Planning Code's maximum height. See Exhibit I.

(iii) **The project does not conform to the adopted portions of the Cow Hollow Guidelines (qualitative portions adopted by Planning Commission Resolution) and the commonly applied quantitative portions of the Cow Hollow Guidelines**

- The qualitative portion of the CH Guidelines were adopted by Planning Code Resolution in 2001 without amendment. While they are supposed to be applied separately from the Residential Design Guidelines, it appears planning staff continue to implement the guidelines only to the extent they conform to the Residential Design Guidelines.
- One of the key difference between the Residential Design Guidelines and the CH Guidelines is that the former place more emphasis on street-facing massing and design while the CH Guidelines place equal emphasis on all aspects of the building viewable from all public and private vantage points in part because of the challenging topography and the key importance of mid-block space. In effect, they take a truly holistic view of a building (including block face, rear facades and rooflines) from all vantage points as opposed to principally from the nearby street view (see pp. 6 and 36, CHG).
- The convoluted roofline and structure is highly visible from multiple locations and vantage points throughout the Filbert/Lyon Street block. See Exhibits I and J.
  - The impact is compounded by the fact (a) the roof is not flat like every other roof on the block face, but pitched in two different directions with odd "wings" and dormer, and (b) the roofline juts more than 9 feet above all the adjacent buildings. See Exhibit I.
  - The project sponsor has shown only nearby street views of the building, and even those do not accurately show that the top floor will in fact be seen from Filbert Street.
  - Nevertheless, because the CH Guidelines require consideration of the roof form from all vantage points, and the roofline is clearly viewable from so many vantage points besides the nearby street view, there is no interpretation of this key guideline that would result in a fourth story on this site, and therefore the top floor must be removed.
  - The Sponsor's reference to the graphic on page 37 of the CHG as allowing the top floor is misplaced. A review of the graphic and text clearly show that it only applies to block faces that are already inconsistent in roof form (see text on page 37 "*Many blocks*

*throughout the neighborhood are characterized by distinctive roof types, while others are less consistent. Those blocks that are more consistent require design that is consistent and complementary to the dominant building style.”)*

- 2855 is identified as part of the “Lower Elevation Sub-Area” in which “consistency of scale” is called out as paramount (p. 20, CHG). The proposed building is significantly taller than any home on the block face and deeper than both adjacent buildings. The conflict in depth is magnified because 2855 transitions between my smaller lot to the west (2857) and the larger lot to the east (2851). The building’s length would be expected to transition between the two adjacent buildings, but it does not. Even if there was not a progressive transition in lot length from west to east, both the qualitative and quantitative CH Guidelines call for a building of lower height and shorter length.
- The rear side setbacks adjacent to my smaller home at 2857 Filbert do not meet the CH Guidelines: “It is particularly important in attached homes that the rear additions be set back at their sides as much as necessary to preserve the existing extent of light and air to adjacent structures ...” (p. 35, CHF). Both because of the existing depth of 2857 and because the length of 2855 increases 8 feet to the east of the west side property line, it is obvious this Guideline should payout as a setback matching the change in lot length.
- Our requested depth change reflects the subject lot’s own irregular configuration, the increase in lot size going east on the block face, the existing adjacent rear walls, and the CH Guidelines (including the 45% open space requirement). See proposal in Exhibit K.

**(iv) In violating the CH Guidelines and disrupting the delicate balance of the development of 7 inter-related lots, the project fails to conform to several key aspects of the City’s Residential Design Guidelines, Priority Policies and General Plan.**

“The purpose of the Cow Hollow Neighborhood Design Guidelines is to assist in determining whether the renovation or expansion of an existing building, or the construction of a new building, is visually and physically compatible with the neighborhood character of Cow Hollow ...” (p. 5, CHG).

- In this way, the CH Guidelines are linked to the Residential Design Guidelines mandate for neighborhood compatibility (“Design Principle: Design buildings to be responsive to the overall neighborhood context, in order to preserve the existing visual character,” p. 7), to the Planning Code’s Priority Policy requiring the conservation and protection of neighborhood character (Section 101.1(b)(2) and the General Plan’s Objective to respect neighborhood character (Housing Element Objective 11: “Support and Respect the Diverse and Distinct Character of San Francisco’s Neighborhoods”).
- Simply put, if a project does not comply with the CH Guidelines, by definition it cannot be found compliant with the Residential Design Guidelines, Priority Policies or General Plan because it is the CH Guidelines that determine neighborhood character for this neighborhood.
- Even apart from the CH Guidelines, the project does not meet the Residential Design Guidelines having to do with light and air and rear massing as explained in section (iii) above and as show in Exhibits C through G.



## 2. Explain how this project would cause unreasonable and adverse impacts ... to your property and/or the properties of others.

- The structure at the rear of the property (added depth and height) will (a) have a significant impact on mid-block open space, light, air and privacy – in effect boxing in my yard and (b) significantly reducing the critical source of light and air at the rear of my property given it is attached to 2855 along the entire eastern side of my home.
  - The expanded depth takes 2855 from about 4 feet deeper than my residence to over 21 feet, creating a sheer wall against the east side of my property. See Exhibits C and D.
  - 2855 Filbert goes from a height of almost 2 feet below my home to over 9 feet taller. See Exhibit E. It also goes from almost 2 feet below the adjacent home to the east (2851) to almost 10 feet above. The plans call for a full 12' ceiling height in the garage to help push the top story well above the adjacent homes.
- The added depth and height of 2855 will also have a have substantial impact on mid-block open space, light, air and privacy for all the Lyon Street homes built as part of the subdivision. This includes, for example, a substantial impact on the natural light from all levels of 2770 Lyon Street, a key lot with both small lot size and very small rear yard. See Exhibits F and G.
- The proposed project will be the only building on the block that breaks the height line of roofs on the block – a line that mirrors the gentle slope of the street. See Exhibit L. Approving this project sets a precedent disruptive to the entire block of Filbert, making a mockery of the CH Guidelines and compromises reached with the adjacent property and property across the street.
- The odd shaped roof is totally out of character with the neighborhood with the impact magnified by the fact it sits more than 9 feet above the nearby by homes and is thus visible from multiple vantage points throughout the neighborhood, directly contrary to the CH Guidelines. See Exhibits I and J.
- The design and face of the building is totally out of character with the block. The façade has too much glazing, lacks a strong cornice line and lacks the charm and detail of the other homes on the block of Filbert Street.

It is because of the significant impact this project has on the adjacent and nearby homes that every adjacent property owner, the CH Association and more than 60 total neighbors support the DR filings.

## 3. What alternatives or changes would respond to the exceptional and extraordinary circumstances and reduce the adverse impact of the proposed project.

- (i) Remove the top floor entirely (unless the Sponsor is willing to excavate to respect the roof lines along Filbert Street, and comply with the CH Guidelines – as did the owner at the adjacent property at 2851 Filbert). There is no reason, for example, for a 12 foot ceiling height in the garage at 2855.
- (ii) Reduce the length of the project to comply with CH Guidelines for maintaining 45% open space and providing appropriate setbacks and standard principals of transition and averaging. See Exhibit K.
- (iii) Redesign the front façade to better fit in with the character of the block

## Schedule of Exhibits - Belling DR Filing

<b>Exhibit A</b>	Original Filbert/Lyon Subdivision (1960's)
<b>Exhibit B</b>	Overhead View of Original Subdivision Homes
<b>Exhibit B-1</b>	Overhead view of original subdivision, mid-block open space
<b>Exhibit C</b>	View from 2857 Filbert dining room before and after
<b>Exhibit D</b>	View from 2857 Filbert deck, before and after
<b>Exhibit E</b>	View from 2857 backyard, before and after
<b>Exhibit F</b>	View from 2770 Lyon dining room before and after
<b>Exhibit G</b>	view from 2750 2 <sup>nd</sup> level kitchen/family room before and after
<b>Exhibit H</b>	Detail of 2855 Filbert St. - 10' setback
<b>Exhibit I</b>	Front perspective of 2855 Filbert roofline & structure from across the street
<b>Exhibit J</b>	Rear perspective of 2855 Filbert roofline & structure From 2750 Lyon St.
<b>Exhibit K</b>	2855 Filbert St. Proposal for Depth of Project
<b>Exhibit L</b>	Filbert Street Rooflines



## EXHIBIT A



**FILBERT / LYON STREET SUBDIVISION**

09.22.2016

2855 FILBERT STREET, SAN FRANCISCO



# FILBERT / LYON STREET SUBDIVISION

EXHIBIT B

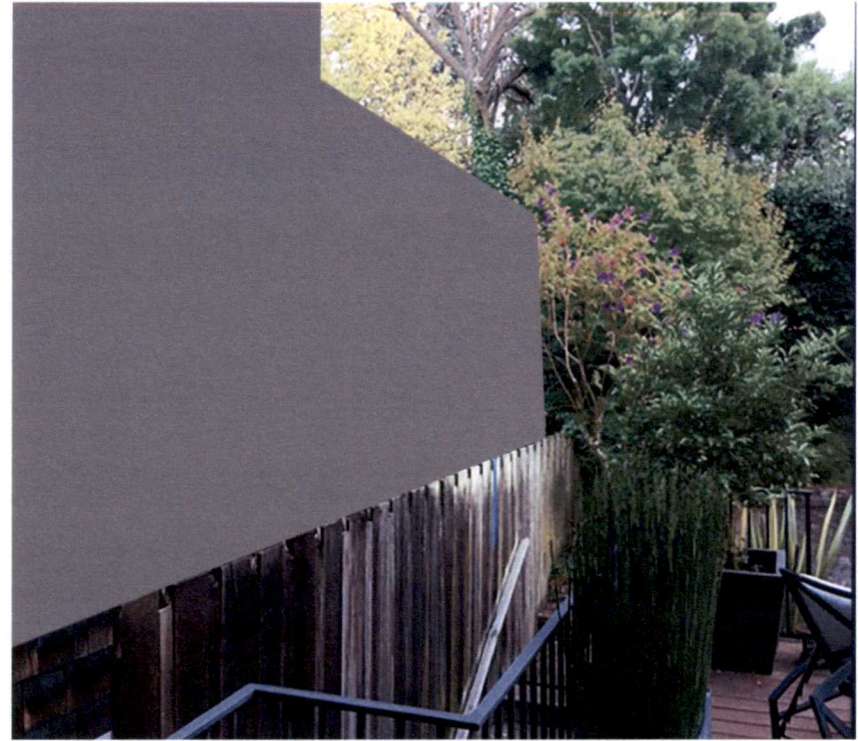




## EXHIBIT C



From Dining Room, 2857 Filbert  
**EXISTING CONDITION**

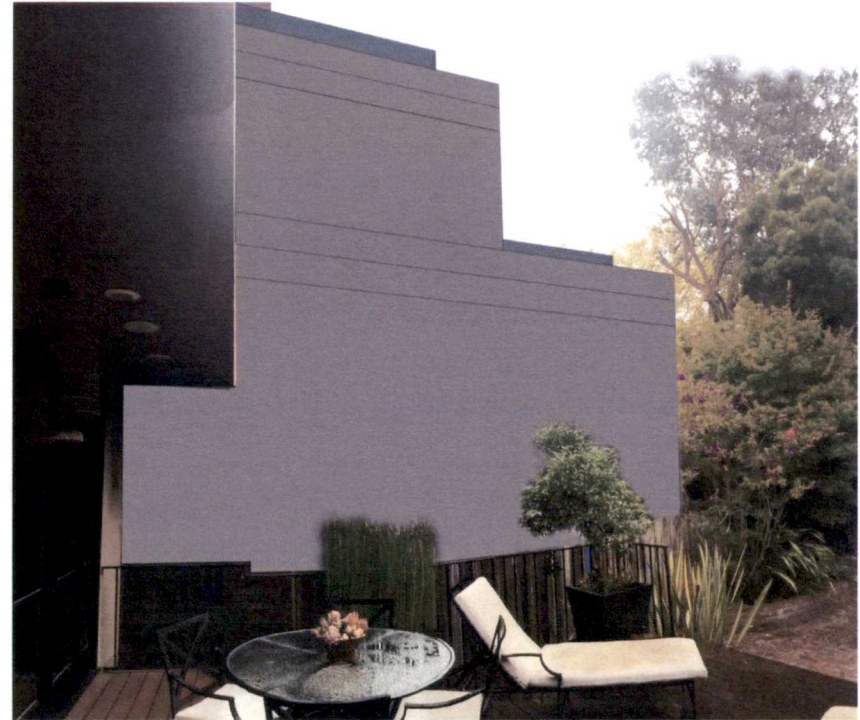


From Dining Room, 2857 Filbert  
**AFTER PROPOSED PROJECT**

## EXHIBIT D



From deck, 2857 Filbert  
**EXISTING CONDITION**



From deck, 2857 Filbert  
**AFTER PROPOSED PROJECT**



## EXHIBIT E



From Backyard, 2857 Filbert  
**EXISTING CONDITION**



From Backyard, 2857 Filbert  
**AFTER PROPOSED PROJECT**

09.22.2016

2855 FILBERT STREET, SAN FRANCISCO

## EXHIBIT F



From Dining Room (facing east), 2770 Lyon St.  
**EXISTING CONDITION**



From Dining Room (facing east), 2770 Lyon St.  
**AFTER PROPOSED PROJECT**



## EXHIBIT G



From 2nd level,  
Kitchen & Family room, 2750 Lyon St.  
**EXISTING CONDITION**



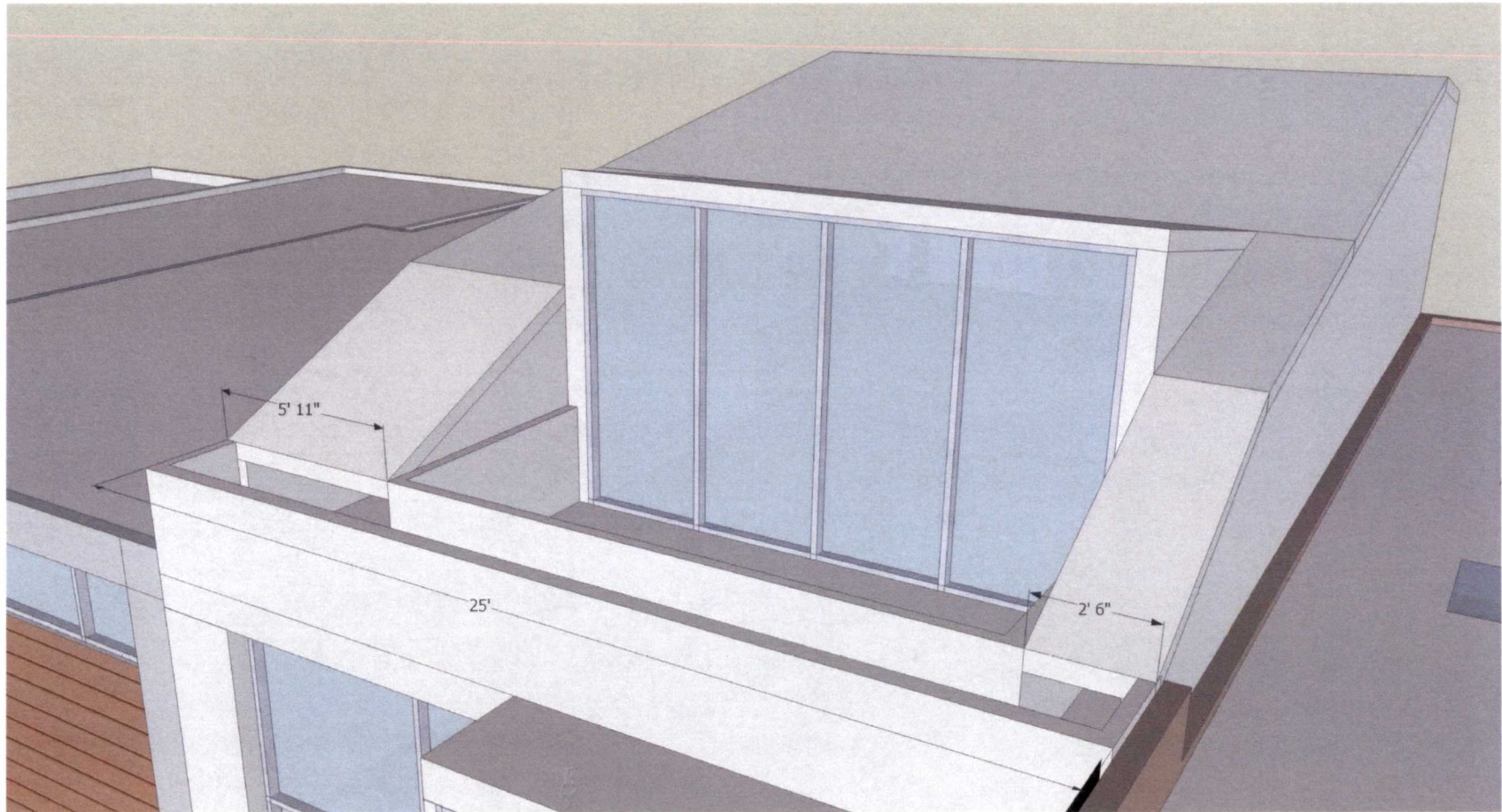
From 2nd level,  
Kitchen & Family room, 2750 Lyon St.  
**AFTER PROPOSED PROJECT**

(2750 LYON)

09.22.2016

2855 FILBERT STREET, SAN FRANCISCO

## EXHIBIT H



2855 Filbert St.  
**DETAIL OF 10' SETBACK**

09.22.2016

2855 FILBERT STREET, SAN FRANCISCO



## EXHIBIT I



From Filbert st.  
**EXISTING CONDITION**



From Filbert st.  
**AFTER PROPOSED PROJECT**

## EXHIBIT J



From top floor, Bedroom, 2750 Lyon St.  
**EXISTING CONDITION**



From top floor, Bedroom, 2750 Lyon St.  
**AFTER PROPOSED PROJECT**

09.22.2016

2855 FILBERT STREET, SAN FRANCISCO

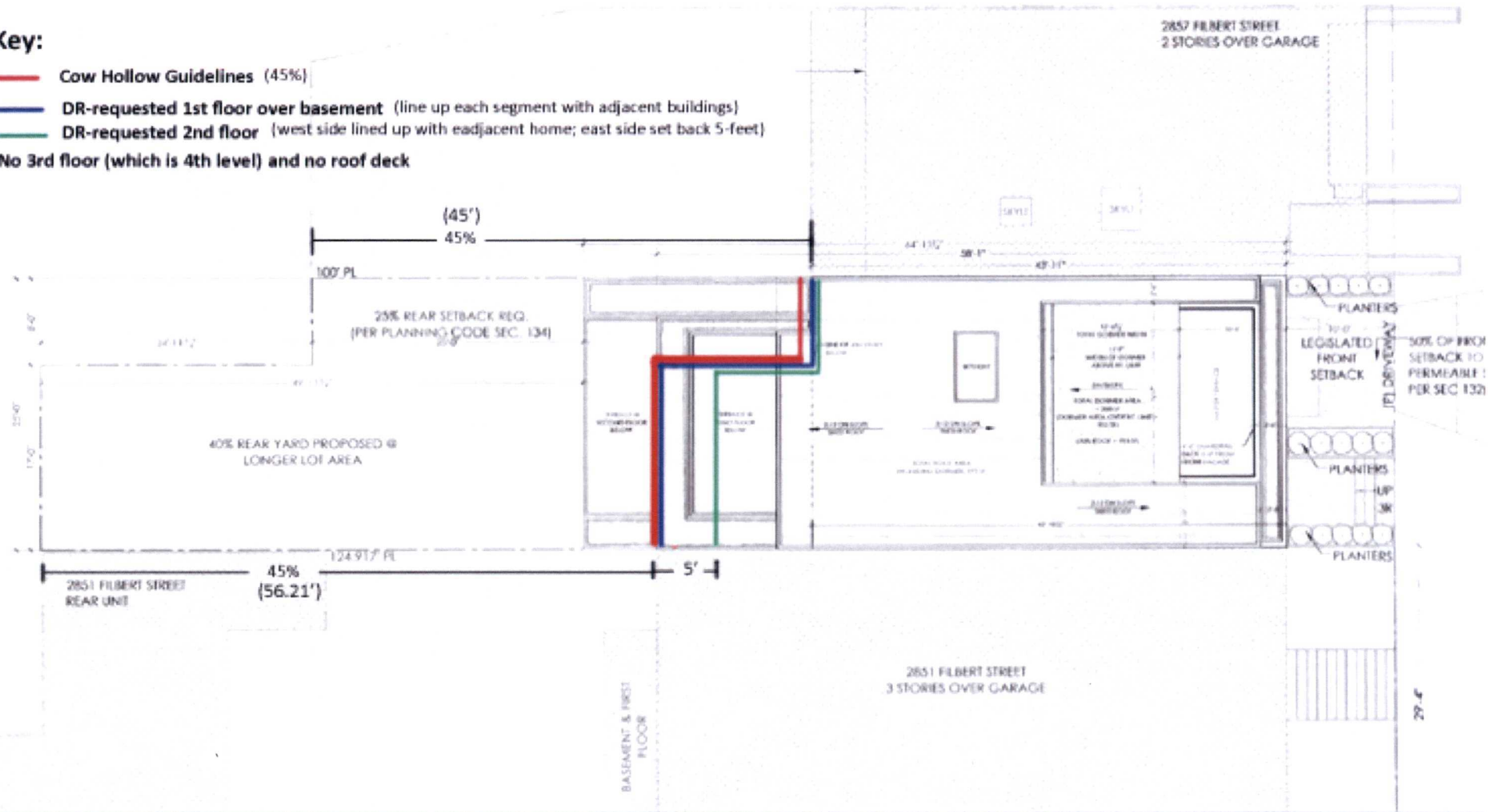


# EXHIBIT K

**Key:**

- Cow Hollow Guidelines (45%)
- DR-requested 1st floor over basement (line up each segment with adjacent buildings)
- DR-requested 2nd floor (west side lined up with adjacent home; east side set back 5-feet)

No 3rd floor (which is 4th level) and no roof deck

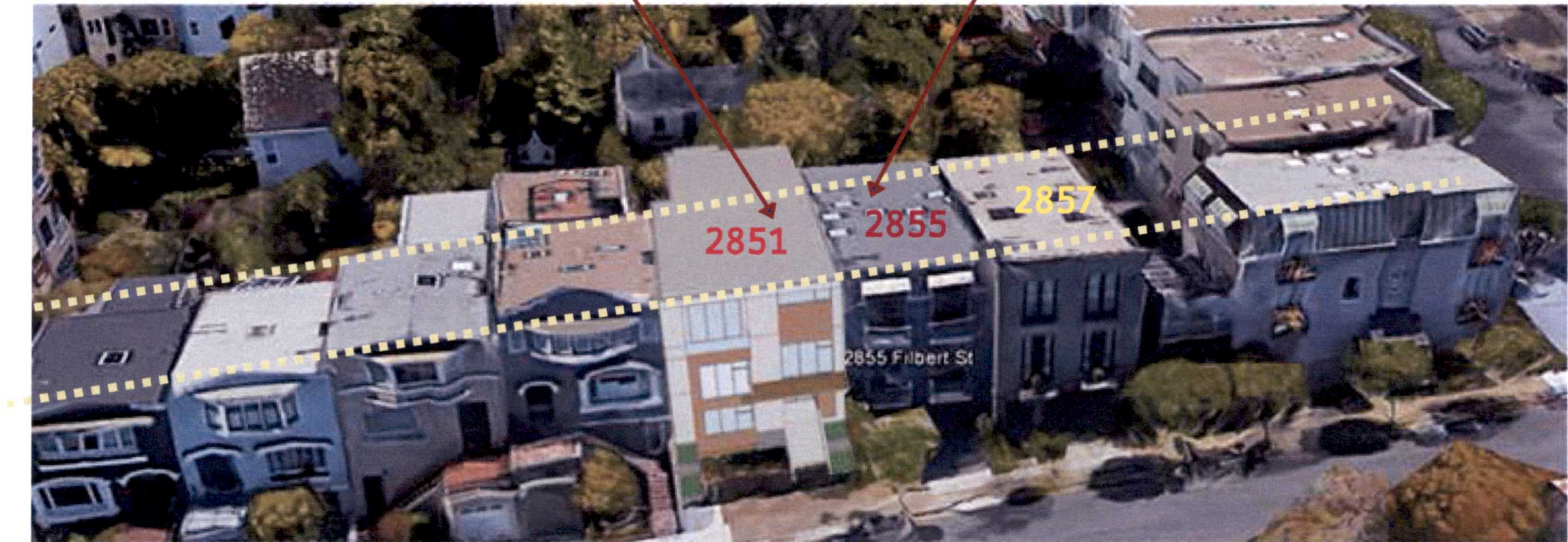




## EXHIBIT L

NEW HOUSE AT 2851  
WILL HAVE A FLAT ROOF  
AND RESPECTS THE GENTLE UPSLOPE  
OF FILBERT STREET

THE EXISTING HOME ON THE SUBJECT LOT  
(2855 FILBERT ST) HAS A FLAT ROOF AND  
RESPECTS THE STREET SLOPE



NOTE :  
THE PROPOSED HOUSE WILL BE THE ONLY ONE  
ON THE BLOCK FACE WITHOUT A FLAT ROOF AND  
WITH A ROOF THAT RISES A FULL FLOOR ABOVE  
THE UNBROKEN ROW OF ROOFLINES

## Bendix, Brittany (CPC)

---

**From:** Lindsay, David (CPC)  
**Sent:** Thursday, January 12, 2017 1:54 PM  
**To:** Lisa Maric; Bendix, Brittany (CPC)  
**Subject:** RE: 2855 Filbert Project - Notice of Support for Submitted Discretionary Reviews

Thank you for your comments

**David Lindsay**  
Senior Planner, Northwest Quadrant, Current Planning

Planning Department | City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415.558.6393 | Fax: 415.558.6409  
Email: [david.lindsay@sfgov.org](mailto:david.lindsay@sfgov.org)  
Web: [www.sfplanning.org](http://www.sfplanning.org)



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**From:** Lisa Maric [<mailto:mariclisa@msn.com>]  
**Sent:** Thursday, January 12, 2017 12:38 PM  
**To:** Lindsay, David (CPC); Bendix, Brittany (CPC)  
**Subject:** 2855 Filbert Project - Notice of Support for Submitted Discretionary Reviews

Dear Manager David Lindsay and Preservation Technical Specialist Brittany Bendix,

Our family, residing at 2750 Lyon Street, would like to declare our support for the Discretionary Reviews submitted against the project under your review at 2855 Filbert Street.

We believe that allowing the project at approximately 13 feet above the current flat roofline, and 20 feet deeper into the current mid block open space does not uphold the principles laid out in the general San Francisco Residential Design Guidelines. We do not believe that the current design represents "harmonious development"; nor do we believe that it reflects "sensitive design". We believe that the intent of the city to preserve "common rhythms" and "cohesive elements" are in direct conflict with this project. The city has stated that these factors, in part, "make SF an attractive place to live, work and visit." In fact, the fantastic design aesthetics of the city (where they have been maintained) are one of the most enjoyable aspects of living in San Francisco. Further, adjacency to a National Park, makes this particular square block an especially fortunate place to call home and one that deserves special attention from the planning commission, in our view.

The city's Residential Design Guidelines, in addition to the quotes above, states that "a single building can be disruptive to the neighborhood character." There is no doubt, that given the current layout, scale, and green space in the square block of Filbert, Baker, Union and Lyon, this 2855 Filbert project is precisely that "single building". In fact, were every property to be built out to the 75% maximum of total depth and maximum height permitted by the planning code, this square block would lose the essence of its character. Wildlife that depends on the open space of the Presidio National Park would be negatively affected, and the unique setting of this

particular Cow Hollow block would be greatly harmed. The consequence of everyone building to the maximum of what is allowed, even if legal, would be a grave outcome for this block and for the city of San Francisco.

Thank you for your attention to these points.

Sincerely,

Lisa, Branko, Amalia and Noah Maric

**Bendix, Brittany (CPC)**

---

**From:** Joyce Yun <artandjoyce@yahoo.com>  
**Sent:** Wednesday, January 11, 2017 6:32 PM  
**To:** david.landsay@sfgov.org  
**Cc:** Bendix, Brittany (CPC)  
**Subject:** 2855 Filbert Street

Dear Mr. David Landsay,

I strongly appose the proposed project at 2855 Filbert Street, San Francisco.  
The scope of the project should be within the Cow Hollow Association guidelines.  
I fully support the Discretionary Review filed by Gina on Lyon Street and Keith on Filbert Street.  
Thank you for the consideration.

Yours truly,  
Arthur Yun  
2835 Filbert Street, San Francisco

Sent from my iPad

**Bendix, Brittany (CPC)**

---

**From:** Suzy Dito <SDito@ymcasf.org>  
**Sent:** Wednesday, January 11, 2017 4:02 PM  
**To:** Bendix, Brittany (CPC)  
**Subject:** 2855 Filbert Street, SF, CA

Dear Ms. Bendix,

As a native San Franciscan and Cow Hollow resident, I ask that you support the DR filings against 2855 Filbert Street. I am against the proposed project and respect the Cow Hollow Guidelines and ask they be enforced with this project.

Thank you for your consideration and supporting neighbors who care about the look and feel of the area.

Best,

Suzy

**Suzanne M Dito, MA, RYT**  
Senior Director of Membership & Healthy Living  
**Presidio Community YMCA**  
63 Funston Avenue  
San Francisco, CA 94129  
Direct: 415.447.9649  
Main Post: 415.447.9622  
Fax: 415.447.9633



## Bendix, Brittany (CPC)

---

**From:** Lindsay, David (CPC)  
**Sent:** Wednesday, January 11, 2017 2:12 PM  
**To:** Josephine Magoncelli  
**Cc:** Bendix, Brittany (CPC)  
**Subject:** RE: 2855 Filbert

Thank you

**David Lindsay**  
**Senior Planner, Northwest Quadrant, Current Planning**

Planning Department | City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415.558.6393 | Fax: 415.558.6409  
Email: [david.lindsay@sfgov.org](mailto:david.lindsay@sfgov.org)  
Web: [www.sfplanning.org](http://www.sfplanning.org)



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**From:** Josephine Magoncelli [<mailto:jomagon@sbcglobal.net>]  
**Sent:** Wednesday, January 11, 2017 1:37 PM  
**To:** Lindsay, David (CPC)  
**Cc:** Bendix, Brittany (CPC)  
**Subject:** 2855 Filbert

Dear David:

It has come to my attention the work being requested at 2855 Filbert Street and wanted to express my support for the DR filings against 2855 Filbert Street as I'm against the proposed project.

I grew up in the Cow Hollow neighborhood and continue to live here and respect the Cow Hollow Guidelines and want to see them enforced or what is the point of having guidelines if no one follows them.

Thank you.

Regards,

Josephine Magoncelli

## **Bendix, Brittany (CPC)**

---

**From:** Lindsay, David (CPC)  
**Sent:** Monday, January 09, 2017 8:03 AM  
**To:** Robert Schuchardt; Watty, Elizabeth (CPC)  
**Cc:** Bendix, Brittany (CPC)  
**Subject:** RE: 2855 FILBERT STREET

Thank you for your comments

**David Lindsay**  
Senior Planner, Northwest Quadrant, Current Planning

Planning Department | City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415.558.6393 | Fax: 415.558.6409  
Email: [david.lindsay@sfgov.org](mailto:david.lindsay@sfgov.org)  
Web: [www.sfplanning.org](http://www.sfplanning.org)



**From:** Robert Schuchardt [<mailto:robertschuchardt@gmail.com>]  
**Sent:** Sunday, January 08, 2017 12:43 PM  
**To:** Lindsay, David (CPC); Watty, Elizabeth (CPC)  
**Subject:** 2855 FILBERT STREET

David

This is to communicate my wife and my strong objections to the present plans for 2855 Filbert Street.

The height of the proposed structure is both in violation of the Cow Hollow Guidelines, and out of keeping with the residences in that block.

The depth of the structure is excessive and will reduce the subject areas open space, and obstruct views.

Thank you for your consideration.

Robert Schuchardt, Cow Hollow Assn. Board Advisor and Past President

## **Bendix, Brittany (CPC)**

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**From:** Michael Pao <michael.s.pao@gmail.com>  
**Sent:** Tuesday, September 27, 2016 8:04 PM  
**To:** Lindsay, David (CPC); Bendix, Brittany (CPC)  
**Cc:** brookesampson@yahoo.com  
**Subject:** 2855 Filbert Street DR

Hi David and Brittany,

I know that Keith Belling and Gina Symczak submitted their DR Applications to the Planning Commission last week re: 2855 Filbert Street, but I just wanted to follow-up with a personal note.

My wife and I have lived at 2760 Lyon Street since January 2015, after we purchased and completed a 12+ month renovation project on the home. During our nearly three years of being familiar with the neighborhood, there have been several renovation projects that have been started/completed. Both my wife and I agree that the current proposal is a negative outlier in terms of plans that we have passed our desk over the last few years.

The plans for 2855 Filbert not only skirt San Francisco's residential planning code but also would also have a significantly negative impact on the character of the neighborhood because of the building's disproportionate scale.

Both Keith and Gina have outlined concerns in their applications, but to summarize:

1. 2855 Filbert would be significantly taller than other residences on the block (because the plans call for four levels vs. three, to be achieved by excavation as well as playing around w/ the setbacks on the upper level).
2. 2855 Filbert would be significant deeper than other residences on the block.
3. Building 2855 Filbert to this scale would have a significant impact in terms of blocking light of the neighboring residences (all the houses in the neighborhood surround an open area, and the house would be building into this open area).

Please let me know if you have any questions or comments - we look forward to the Planning Commission's response.

Best regards,

Michael

## **Bendix, Brittany (CPC)**

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**From:** Thomas Knudsen <mail@tomknudsen.com>  
**Sent:** Thursday, September 22, 2016 8:51 AM  
**To:** mail@tomknudsen.com; Lindsay, David (CPC); Bendix, Brittany (CPC)  
**Subject:** Re: 2855 Filbert St 311 Notification - Average Grade calculations

All,

Just an update- I curiously didn't hear back from Planning on my letter, so I took the opportunity to sign my support for a DR filed by a neighbor.

Regards,  
Thomas Knudsen

On Sep 16, 2016, at 2:24 PM, <[mail@tomknudsen.com](mailto:mail@tomknudsen.com)> <[mail@tomknudsen.com](mailto:mail@tomknudsen.com)> wrote:

Brittany, David:

My name is Thomas Knudsen, and I live at 2841 Filbert St. I'm in receipt of the 311 Notification for 2855 Filbert St, and I have some questions I'd like clarified by yourselves and Sutro with respect to Average Grade calculations on this application.

Based on my understanding of convention: to properly calculate Average Grade on a parcel, it's accepted practice to take average between the grade difference of the 2 opposing parcel lot lines (East and West lot line, in this case). This average of the two lot-line grades is then referred to as the Average Grade of the parcel. Where the grade along the lot lines cannot be determined, it's accepted practice to extrapolate unknown grade points along the lot lines by drawing a straight line between two KNOWN grade points on the lot line, which are, by definition, existing conditions on-site. In this application for 2855 Filbert, it appears that the applicant has relied exclusively on a historic grade ("historic grade" - a grade which may have existed at a point in the past, but no longer exists in any form today) on the adjacent neighbor's parcel to determine a grade along his own East-side lot line, and has used this historic grade exclusively to determine his Average Grade. In other words, the Average Grade shown the 2855 application appears to disregard any existing grade conditions on site, on both the East and West lot line of the subject parcel, and also does not appear to take a true average of both lot lines when calculating Average Grade.

In short, I seek a clarification from yourselves and Sutro on the Planning Department's approval of the use of any such "historic grade" for Average Grade calculations, and a mathematical explanation of how the entire length of Average Grade on 2855 Filbert was determined. Based on your response, I may have follow-up questions which I hope can be addressed in short order. I'm available via phone and email for a conversation, which may help expedite the process. I do not have Sutro's direct email, but you are free to forward this message to all relevant parties who may have the answers.

Thanks,  
Thomas Knudsen  
2841 Filbert St  
650-279-2481





## **Bendix, Brittany (CPC)**

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**From:** John Stephan <johnstephan39@gmail.com>  
**Sent:** Wednesday, September 21, 2016 3:52 PM  
**To:** Bendix, Brittany (CPC)  
**Cc:** Lindsay, David (CPC)  
**Subject:** 2855 Filbert St.

Dear Ms. Bendix,

My wife and I have lived in our home at 2710 Lyon St. for over 45 years. During these years we have witnessed many renovations in our block, and have been personally involved in compromise negotiations on quite a few of these projects. During all these years, until very recently, project sponsors have, with very few exceptions (I actually can't remember any as I write this) been good neighbor's and reasonable compromises have been achieved. This has resulted in a wonderful block with beautiful homes, and neighbor's who respect each other and the character of the Cow Hollow neighborhood.

This spirit of reasonable compromise has been absent in a number of recent projects, but none have been as outrageous as 2855 Filbert St. This project sponsor seeks to almost double the size of his home, with the result that this home will be significantly taller and deeper into the lot than any single family residence in our block. The project will obviously be out of character for the block and neighborhood, and will, just as obviously, block light and air and invade the privacy of neighboring properties.

If this project is not drastically cut back the precedent will be catastrophic for our block and neighborhood. I find it very disturbing that the Planning Department has let this project get to this point. As an additional example of this project sponsor's unwillingness to compromise, he has allowed his backyard eucalyptus tree to triple in height to over 75 feet. This brittle tree is both a fire hazard and threat to damage several homes in winter storms. Previous neighbor's kept the tree trimmed to approximately 20 feet for all the years we've lived here. The clear implication is that he will deal with the tree "if (or after) the neighbor's concede everything he wants"

I urge the Planning Department not to endorse this project sponsor's contempt for his neighbor's and his neighborhood. Please defer to the Cow Hollow Neighborhood Guidelines, and drastically reduce the height and depth of this project.

Thank you for your time.

Sincerely  
John Srephan

Sent from my iPad

## Bendix, Brittany (CPC)

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**From:** Hoopes, Scott <scott.hoopes@jpmorgan.com>  
**Sent:** Monday, September 19, 2016 3:53 PM  
**To:** Bendix, Brittany (CPC)  
**Cc:** Lindsay, David (CPC)  
**Subject:** 2855 Filbert Street Project

Dear Ms. Bendix,

I am the owner of 2850 Union Street and am contacting you to express my serious concerns.

All of us as neighbors to the 2855 Filbert St. project have long worked hard to effect compromises that will not undermine our light, air and mid- block open space.

This project would be the tallest single family residence on the block with the deepest single family residence on the block. The sponsor has consistently ignored outreach from neighbors and the CHA. The massive scale of design is overpowering to 60 immediate neighbors who have signed petitions and is inconsistent with CHA guidelines.

Sincerely,

Scott Hoopes (owner)  
2850 Union Street

**Scott Hoopes** | Managing Director | **J.P. Morgan Securities**

560 Mission Street Suite 2400, San Francisco, CA 94105 | T: 415 772 3000 | F: 415 944-1760 | [scott.hoopes@jpmorgan.com](mailto:scott.hoopes@jpmorgan.com)



J.P. Morgan Securities LLC  
JPMorgan Chase Bank, N.A.

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**Bendix, Brittany (CPC)**

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**From:** Mario Donati <mdonati@interserv.com>  
**Sent:** Monday, September 19, 2016 10:19 AM  
**To:** Lindsay, David (CPC); Bendix, Brittany (CPC)  
**Cc:** brookesampson@yahoo.com  
**Subject:** 2855 Filbert Street -> proposed project

Dear David & Brittany:

I was born and raised at 2770 Lyon Street, just around the corner and less than 30 yards from the project at 2855 Filbert Street. I have very fond and vivid memories of growing up in the neighborhood. Eventually, my sister and I inherited the home from my parents who purchased it new in 1968 ~ nearly 50 years ago.

I am very much opposed to the project at 2855 Filbert Street as it will be completely out-of-character for the neighborhood where I was raised. This project will significantly and negatively impact the light, air and privacy of all nearby neighbors—including my childhood home that I currently own. 2855 Filbert Street will be completely out-of-scale for my neighborhood; it will be higher than any home on the block and deeply encroaching into the mid-block open space.

I respectfully request that the Board denies approval of this project.

Very truly yours,

Mario Donati

**Bendix, Brittany (CPC)**

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**From:** Caroline Gissler <caroline\_gissler@testlabs.com>  
**Sent:** Monday, September 19, 2016 7:49 AM  
**To:** Bendix, Brittany (CPC)  
**Cc:** Lindsay, David (CPC)  
**Subject:** Re: 2855 Filbert St.

Dear Ms. Bendix and Mr. Lindsay,

I live at 2729 Baker St. in a rear cottage that once belonged to my grandfather. When I visited him as a child, I delighted in the warm afternoon sunshine which flooded the rear part of his small house. When the house became my retirement home in 1989, the afternoon sunshine had been greatly diminished as the properties behind me, reaching up to the higher elevation of Lyon St., had become heavily wooded. But there is still one little corner of the western sky where in the evening, if I can not see the setting sun, at least I can still enjoy its beautiful colors in the sky. Now the projected elevation at 2855 Filbert St. will block even that. Please contain the height of the proposed elevation, specifically: no 4th floor and roofline below uphill (2857) roofline as per Cow Hollow Residential Design Guidelines.

Thank you, Mary Caroline Gissler



**Bendix, Brittany (CPC)**

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**From:** Gina Harris <gina@ginaharris.com>  
**Sent:** Wednesday, September 14, 2016 9:58 PM  
**To:** Bendix, Brittany (CPC); Lindsay, David (CPC)  
**Subject:** 2855 311 Plans

Dear Brittany and David,

I live across the street from 2855 and received a copy of the 311 plans. I am shocked at the size and scope of this project as it currently stands in these plans. I support development that adheres to the Cow Hollow Association guidelines, but these plans are way beyond that scope.

The scope of this project (especially the odd-looking roof they designed that all of us will have to look at since it sits above the other buildings) is surprising to see, as the two other development projects on this block have worked with our neighborhood to compromise and come up with plans that support the guidelines of the CHA. I can't say strongly enough how concerned I am that the current plans for 2855 Filbert set a terrible precedent for the future of our neighborhood.

I am writing this email with a hope that you will work with CHA and this developer to scale back this project in keeping with our neighborhood association guidelines.

Sincerely,

Gina Harris  
2860 Filbert St.

# SUTRO ARCHITECTS

Property Owners:  
Bill & Missy Waytena  
2855 Filbert St  
San Francisco, CA 94123

Project Sponsor:  
Stephen Sutro  
Sutro Architects  
1055 Post St  
San Francisco, CA 94109

Re: Response to 2014.0086 DRP-01 & 2014.0086 DRP-02

January 17, 2017

Dear Brittany,

Please consider the below answers to the Required Questions on the Response to Discretionary Review Form. Please let me know if you have any questions.

**Question 1: Given the concerns of the DR requestor and other concerned parties, why do you feel your proposed project should be approved?**

Our project meets all applicable provisions of the San Francisco Planning Code and the Residential Design Guidelines. The project fits very well within the context of the block and surrounding neighborhood. The massing of the project works within the context of the streetscape and the existing pattern of rear-yard development.

We met with our assigned planner on at least six occasions, and the project has been reviewed by the Residential Design Team at least three times. In all of these meetings and reviews, we asked for explicit guidance on how we should shape the design to meet all of the code requirements and arrive at a proposal that could be unequivocally endorsed by the planning staff. We received guidance directly from the Zoning Administrator to shape the roofline to conform to code and design guidelines.

- **Pattern of mass on the streetscape:** The houses along Filbert step up with the hill, approximately 3.5 feet per lot. Our proposal at the front facade is lower than the pattern in order to bridge the difference between the pattern and the West neighbor house, which sits lower than the hillside pattern. The top level is set back enough to be almost invisible from the street. **See attached IMAGES 1-3.**
- **Light and Air/ Rear Yard Open Space** The proposed project retains ample light and air for immediate neighbors and the entire block, and fits in with the current pattern of rear-yard development. The project has no impact on 2851 Filbert or other neighbors to the East, and has little or no impact on 2857 Filbert's access to light and air. With regard to 2857 Filbert, the proposed first floor will be hidden by an allowed fence, while the second floor has been set

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## SUTRO ARCHITECTS

back and a portion of the existing mass is proposed to be removed to create alignment. Further, the houses along Lyon Street are much higher (ranging from 13 to 22 feet) than the subject property, and are approximately 37 feet away from our West property line. As a result, the living spaces that are not fenced will continue to enjoy the same above-the-yard views of the interior-block area. The Lyon Street houses will continue to enjoy a great deal of aggregate rear-yard open space with their position above the interior mid-block open space. Furthermore, these houses all have open space on their West facades facing of the Presidio. The proposed project is more modest than the recently approved and built immediate East neighbor at 2851 Filbert. That project enjoyed full neighborhood support even though it is approximately 50% larger than our proposal and has an existing rear yard cottage that remains. The DR requestor on the corner enjoys long façade exposure to the street and park. This corner property is not currently connected to the rear yard space and therefore is unaffected by the project. **See attached IMAGES 4-6.**

- **Three Stories over garage:** There are many homes- both old and new- in the immediate and surrounding area that are three stories over garage. The immediate East neighbor at 2851 Filbert is three stories over a garage, as is the property to their east.
- **Size:** Our proposed project is 3,879 SF on a lot that is zoned for single-family use. The majority of our lot is 125 ft long, and, for the majority of the lot width, we have a rear yard of 50 ft deep. This is much greater than the required 25% of lot length. On the front, we have a 10 ft legislated setback. We have found that the best way to accomplish the project goals of a modestly-sized house for a multi-generational family, without excavating considerably further into the steep hillside, is to design a modest top story. The average house size on this block and this immediate area is substantially larger than our proposal (2851 Filbert is approximately 6,000 SF and 2841 Filbert is approximately 5,000 SF).
- **Relationship of the homes in the corner of the block:** We strongly disagree with the DR requester's statement that the original development intent should be preserved. The developer in the 1960s heavily excavated the subject property to allow for views over it for the houses they were selling along Lyon street. This is clearly evidenced by comparing the height of the subject property rear yard with that of the yard at 2851 Filbert, the downhill neighbor. **The rear yard at 2851 is three feet higher than ours due to aggressive excavation, even though they are downhill from our property.** The long-departed developer's economic interests in the other houses along Lyon Street is outdated and bears no relevance in deciding the fairness of our proposal. This is particularly true in light of the neighbors much heralded compromise found with 2851 Filbert's designs which are in conflict with every aspect of the light and air arguments the neighbors are making now. **See attached IMAGE 7.**
- **Building Height:** The building height is designed appropriately for the scale and the height of the surrounding buildings from both the streetscape perspective and the rear. Our lot slopes up from the street to the rear lot line, more than

## SUTRO ARCHITECTS

20ft. In our original application, we were approved by both David Lindsay and the Zoning Administrator for a 5ft-height increase, which is allowed when a lot slopes up by at least 20ft. The intent of the height increase allowance is to provide for light and air at the rear of a house situated on a steep, upward-sloping lot. The current proposal does not take advantage of the 5ft increase, and, it would be unfairly harmful to this project to push the house farther down as requested in the DRs. A fair compromise would offer partial increase of 2 or 3 feet in overall height increase given that the lot dimensions were so closely considered over a year period and six surveys (note: we considered but since decided not to seek this compromise with Planning in expectation of neighbor opposition).

- **Garage Height:** We have included a garage height of 11'-8" so that the living levels of the house can be reasonably flush with the garden elevation. We considered following the model of 2851 Filbert Street which would have a portion of the living space be submerged completely below the garden level; however, this would have resulted in a taller front façade and larger read-building mass. We determined that neither outcome would be preferred to the Western neighbor/ DR requestor.
- **Compromises to Date:** We collaborated with planning staff and took into consideration the concerns voiced by the neighbors. The resulting decisions of the planning department and compromises during the design process include:
  - o Reduced the overall building height by over 2'-0"
  - o Removed a portion of the existing second story rear building (5' section) that currently extends beyond the west neighbor to offer a more generous setback condition
  - o Created a large notch at the bedroom level of the rear adjacent to the west property line and placed planting in the area of the notch to soften the appearance of the structure.
  - o Reduced the top floor to align at the rear with the western neighbor and to stand far enough back from the street façade to be almost invisible from the street.
  - o Removed large windows facing the west neighbor yard.
  - o Sculpted the roof line to minimize apparent bulk from the rear
  - o Removed portions of the rear terraces to offer more privacy to neighbors.
  - o Reduced the overall size of the house by approximately 600 sqft

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

We have made numerous changes to the project before and after filing our building application- those changes are listed above. We met with the neighbors on over 12 occasions, at least six of which were in-home meetings, and we had over 10 phone



# SUTRO ARCHITECTS

conversations to try to reach compromise.

After the neighborhood outreach meeting and meeting with immediately adjacent neighbors and before filing application with the City, we offered:

- Alternate roof designs with cutouts and setbacks at top floor adjacent to 2857 Filbert
- Restricted building length at the rear yard
- Reduced height at the front façade, so as to not be taller than 2857 Filbert, as per his request
- A setback from the west neighbor's property line at the rear

The west neighbor at 2857 Filbert withdrew his offer to compromise even though the list above met all of his original requirements. He decided to create a neighborhood opposition group whose primary purpose is to remove the top story from this project.

We have also reached out to work with the Cow Hollow Association. The letter they submitted to the planning department was grossly inaccurate. I contacted them and met with their zoning planners before they even knew of our project. I sought out their advice and opinions. I have found them difficult to communicate with and I have been unable to resolve with them their unfounded statements that I have not been concerned about CHA or neighbor issues.

**Given the compromises made during the abnormally long and expensive permit application process, we do not feel that offering any further compromises is reasonably possible without compromising the modest functionality required or submerging the building further into steep hillside.** As mentioned above, the property was excavated heavily by the original developer creating a sunken condition for the main living levels that is exaggerated by the recently neighbor-approved and constructed project immediately to the East.

Our project is a normal single-family residential permit application that has taken almost four years from the time of application. We have been cooperative with the planning staff and with reasonable neighbor requests. The neighbor-opposition group has remained unified and resolute in the mission to remove the top floor of our building, making individual conversations with neighbors difficult, and or, impossible. The majority of the neighbors have told us that their chief complaint with the project is the impact it will have on their view of the bay. Everyone is aware that views are not protected by the planning code, so they have used a mountain of data and opinions - some of the data inaccurate- to make the review process difficult.

Notwithstanding, approximately a dozen neighbors have come forward to offer support of my project.

We are, however, willing to remove the large tree from our yard. This action would improve neighborhood access to light, air and views, far more than any requested changes to the building envelope that they seek. We currently enjoy the privacy offered by this tree and would like to keep it.

# SUTRO ARCHITECTS

**Question 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. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.**

For all of the reasons outlined in question 1, we feel the project is contextually appropriate, modest in size and form, and respectful of the immediate and surrounding area and we have made significant changes to the project already. As noted above, our project meets all applicable San Francisco Planning Code, including the Residential Design Guidelines. It does not have an adverse effect on surrounding properties because light and air is preserved for all surrounding properties. The pattern of rear-yard development remains intact, and the streetscape remains consistent.

We feel that our proposal fits into the streetscape pattern of development well (and is in fact modestly lower than the prevailing pattern). As stated, our proposal sits in a subterranean site. Had the 5'-0" height increase still been granted, our proposal would be 2'-0" higher and still conform to planning code requirements and residential design guidelines. Thus, we feel that any further reduction in height to our building would cause it to fall out of character of the streetscape upsloping pattern as well as reduce our access to light, air, and egress.

**Contrary to the DR filings, our two neighbors to our East are not in opposition to our project.**

We have included setbacks and notches in our building at the rear for the Western neighbor. Our rear building wall aligns with the adjacent East neighbor, 2851 Filbert, respecting the rear setback requirement, which is the same for all three adjacent properties (2851, 2855, and 2857 Filbert). We feel that our proposed building footprint is consistent with developments for the area.

The adjacent neighbor project at 2851 Filbert, which was just approved in 2015, has approximately 5,900 sqft, while our proposal is at 3,879 sqft. We consider this a modest house size for the neighborhood and for our family of four, possibly five in the near future with the inclusion of an elderly mother who we would ideally live with and be able to care for full time.

## **PROJECT SPONSOR COMMENTS TO DRP-01 & DRP-02:**

I have inserted an email into the last section of this document. This email was sent to the Planning Department soon after the DR submissions. The submissions included untrue statements and false drawings intended to characterize the project sponsors as aloof and unconcerned with neighbors' issues. Some statements are plainly false, for example, we shared drawings with the neighbors at least five times electronically and still more in paper form. We met with the neighbors many times without successful compromise. In fact, many offers to discuss issues were rejected by various neighbors.

## SUTRO ARCHITECTS

***Furthermore, the two immediate neighbors to the East have informed Bill and Missy that they are not in opposition to the project.*** The adjacent neighbor at 2851 Filbert has confirmed that she has not ever opposed the project in writing nor has she ***has signed documents or authorized her name to be used in opposition to the project.***

Attachments:

IMAGES 1-3 STREETSCAPE- THE PROPOSAL FITS WITHIN THE STEPPED PATTERN ALONG THE SLOPE OF THE STREET, AND THE TOP FLOOR IS ALMOST INVISIBLE.

IMAGE 1:



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IMAGE 2:



IMAGE 3:



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IMAGES 4-6 LIGHT AND AIR/REAR YARD OPEN SPACE IS PRESERVED, AND THE PROPOSAL FITS WITHIN THE ESTABLISHED PATTERN OF DEVELOPMENT

IMAGE 4:



IMAGE 5:



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IMAGE 6:

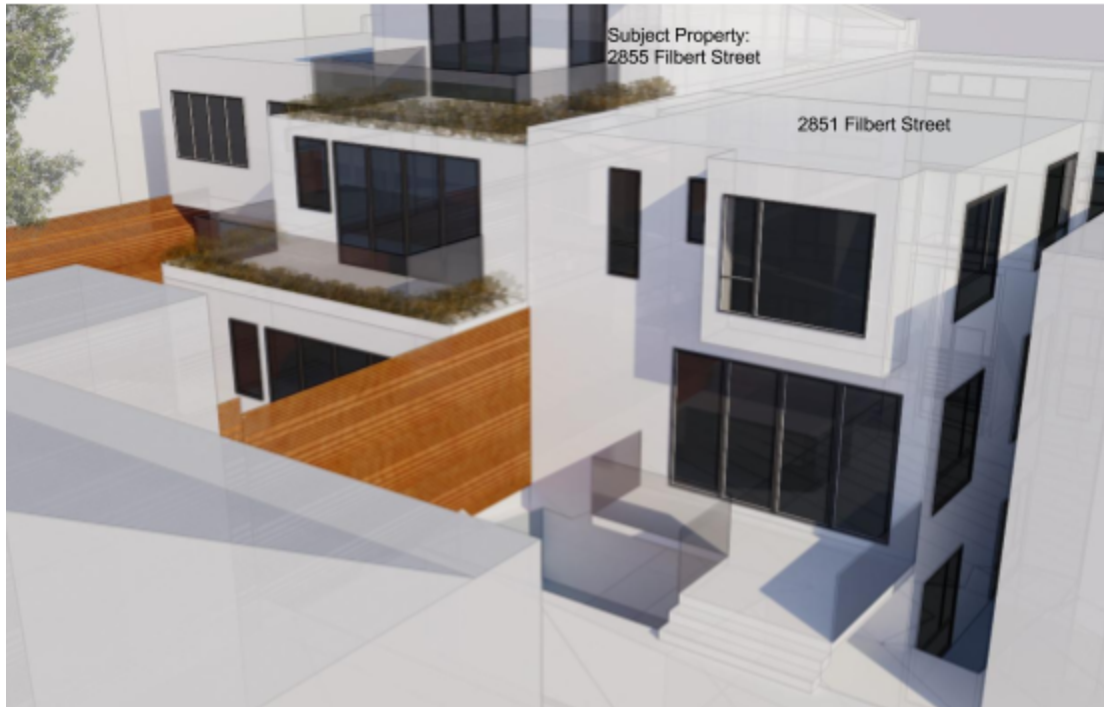


IMAGE 7:



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Sent via email:

10/18/16

Hello Brittany-

I have now had the opportunity to review the DR requests for our project at 2855 Filbert. I do not see any new information presented in the requests. Please let me know if you disagree and see anything that we should review in greater detail. We would assume that given no new information, the position of the RDT and staff will remain the same as from the multiple previous reviews.

We plan to develop a detailed response to information contained in the DR requests and we will present that at the DR hearing. However, we thought it important to send you a bullet form of our responses so that you may review them with the RDT in your upcoming meeting next week. I firmly believe that the several of the renderings in the DR application are misrepresentations of the project. The project sponsor will not accept changes to the design that are based on the DR submitted materials were inaccurate. Please let us know if you need any information/ details etc. to support the points below. Here are the main points, numbered, then I have listed specific feedback about the DR exhibits below that.

1. The rear of the building fits in with the pattern of development along the rear yard.
  - **The second level above the rear yard is aligned with 2851 Filbert, the neighbor on the East side. This is not shown in the DR application site plan.** The DR applications suggests holding back the south line of the bedroom level farther than 2851 Filbert- We think this would serve no purpose.
  - **The DR renderings are inaccurate- specifically they illustrate the first level above the grade at the rear as taller than the submitted design.** We have not yet calculated the depth from their rendering to know if that is depicted accurately.
  - **A fence on the side property line of 2855 Filbert will block the majority of the side elevation at the first story above the garden level.** We have a notch on the bedroom level on the West side that does not show up in the DR application rendering.
2. The top floor is minimally visible from the street.
  - **The renderings shown in the DR application are misleading because they are taken from a bird's eye perspective.** The street level perspectives taken at eye level in our application show that **the top floor is not visible enough to contribute materially to the streetscape**
  - We extended the wings of the roof to provide context for the dormer with direction from Scott and the planning staff. We do not need the roof area basis of the wings and would be happy to remove them if you or the RDT see fit.
  - **The cornice line of the proposed design aligns with 2857 and does indeed fit with the sloped context of the streetscape**
  - The majority of this DR is all about views for the neighbors along Lyon Street.

**Specific points about the applications and their attachments:**

## **DR 2014.0086DRP-02:**

Exhibit A- The site plan shows the existing house outline and the full footprint of the proposed, but does not show the sculpted rear and sculpted top floor. It also does not clearly represent the size of 2851 in terms of story count.

Exhibit B- OK, this is an objective image.

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Exhibit C- A fence line of 10'-0" would make this analysis irrelevant.

Exhibit D- Is very inaccurate. The height of the first floor is greatly exaggerated. By our approximation, it is off by 4 feet. Again, the notch at the bedroom level and the fence are not depicted.

Exhibit E- Is also very inaccurate. The height of the first floor is greatly exaggerated. By our approximation, it is again off by 4 feet. The bedroom level is depicted as notched, but it is incorrect in height, by the same approximate 5 foot dimension. There would be planting in the area of the notch to soften the appearance. The bedroom level is shown as aligning with the bedroom level of 2851 Filbert in the background of the image. Both the existing and proposed models are shown as 2'-0" higher than actual. Existing conditions in Exhibit D and E clearly demonstrate the incorrect setup of their model, in fact, the existing building of 2855 Filbert is lower than 2851 Filbert by approximately 2'-0".

Exhibit F- This is hard for me to judge, but it is clear that the inaccuracy of the roof of the first floor is continued here by approximately 2'-0". I do think that it is apparent in this image that the sculpted roof form of the top floor is contextually sensitive. In this image, we are looking from 2770 Lyon Street across her rear yard to the side of 2857 Filbert. Light and air for this property are not affected. Further, 2770 Lyon Street and the neighbors along Lyon Street enjoy views across Lyon Street of the Presidio. Not all of the mid-block open space can be visible from the properties close to the block corners.

Exhibit G- Same comments as for Exhibit E above. Again, massing and dimensions are off by approximately 2'-0" to 4'-0".

Exhibit H- This is a bird's eye perspective. The wings are not visible from the street, and the top floor within the dormer area is minimally visible from the street.

Exhibit I- This is a bird's eye view- NOT a street perspective. Also, it appears to ignore the slope in the street.

Exhibit J- Same comments from Exhibit D. The height of the first floor above grade is inaccurate. It is clear that there is an error in the drawings, as the existing house form is also inaccurately depicted higher than actual. The subject property is lower than 2857 by approximately 2 feet.

Exhibit K- The Cow Hollow recommended rear yard is greater than many rear yard areas provided on other properties in the immediate vicinity and should not dictate the buildable area. Further, this line is much more restrictive than the recently approved project immediately adjacent at 2851 Filbert. This project also has a rear yard structure that is sizable.

### **DR 2014.0086DRP-01:**

To avoid length redundant information, we have not listed below information about exhibits that are also included in the DR application 02.

Exhibit B- The proposed design is sculpted to conform to the current pattern of development and to let light into the portion of the mid-block open space that narrows at the corner. The proposal uses tiered structure, notching, and a sloped roof form.

Exhibit D- This representation carries the same error as the rear images from the other application- the living level is depicted higher than the actual design.

Exhibit G- This is the existing condition. The proposal will only be minimally visible above the wall of 2857 that is shown in the photo.

Thank you,  
Stephen Sutro  
Architect



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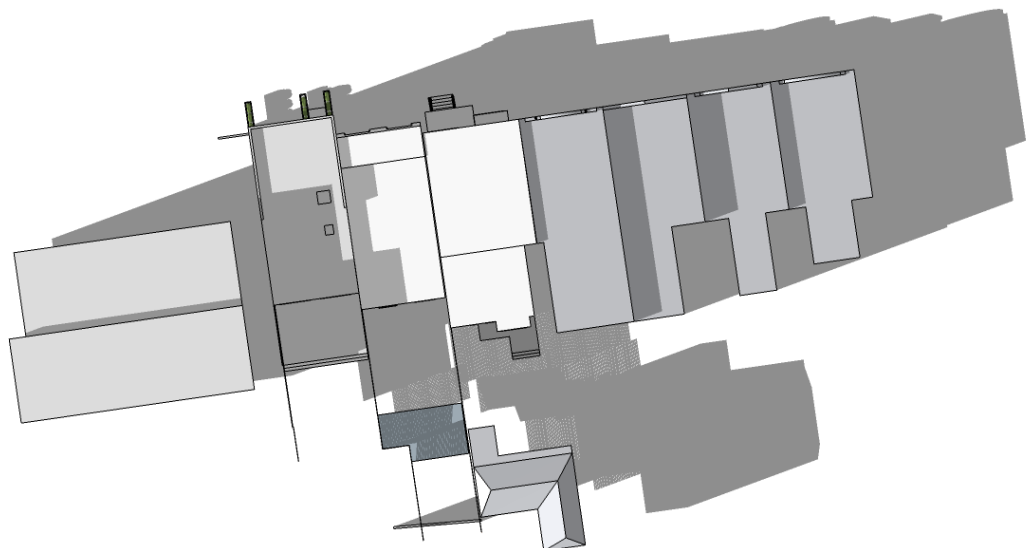
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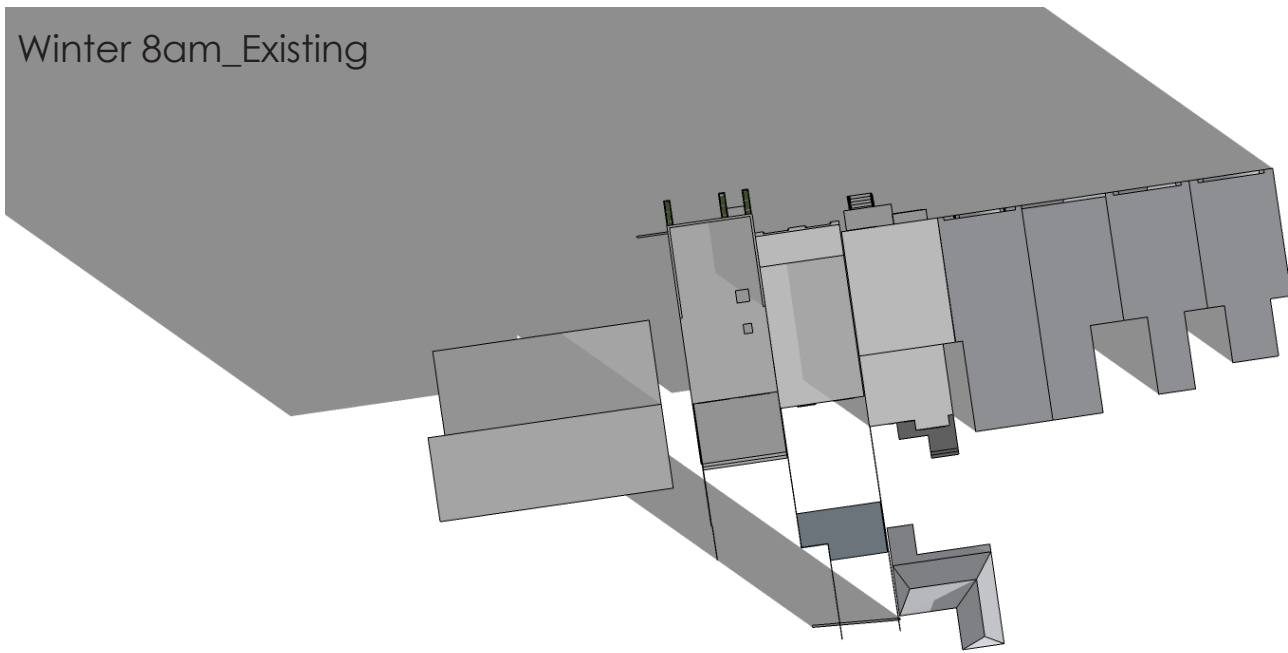
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Fall 5pm\_Existing



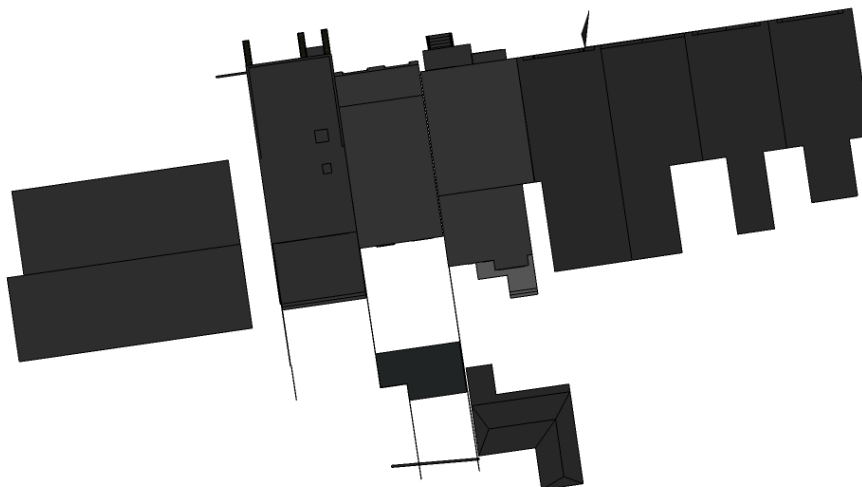
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Winter 12pm\_Existing



Winter 5pm\_Existing



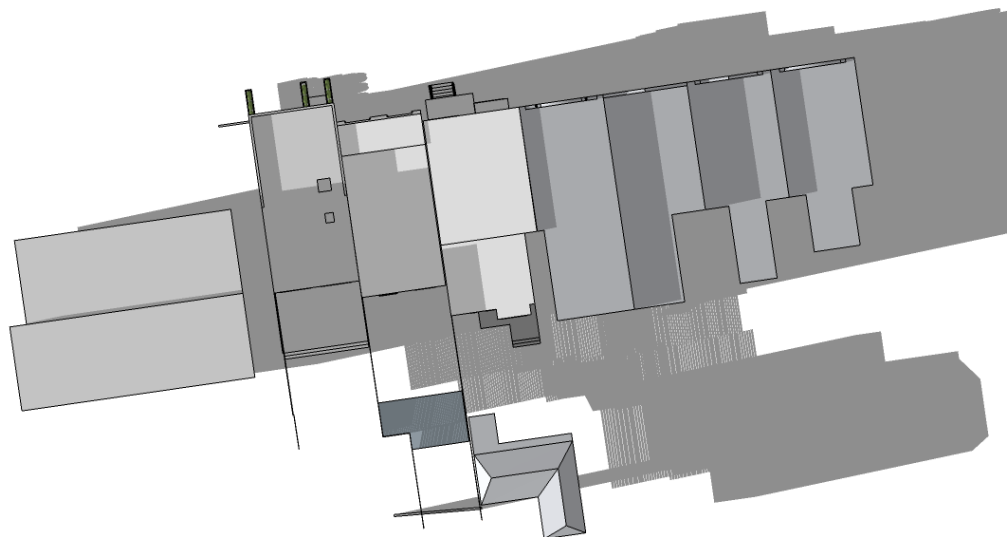
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Spring 12pm\_Existing



Spring 5pm\_Existing





Summer 8am\_Existing



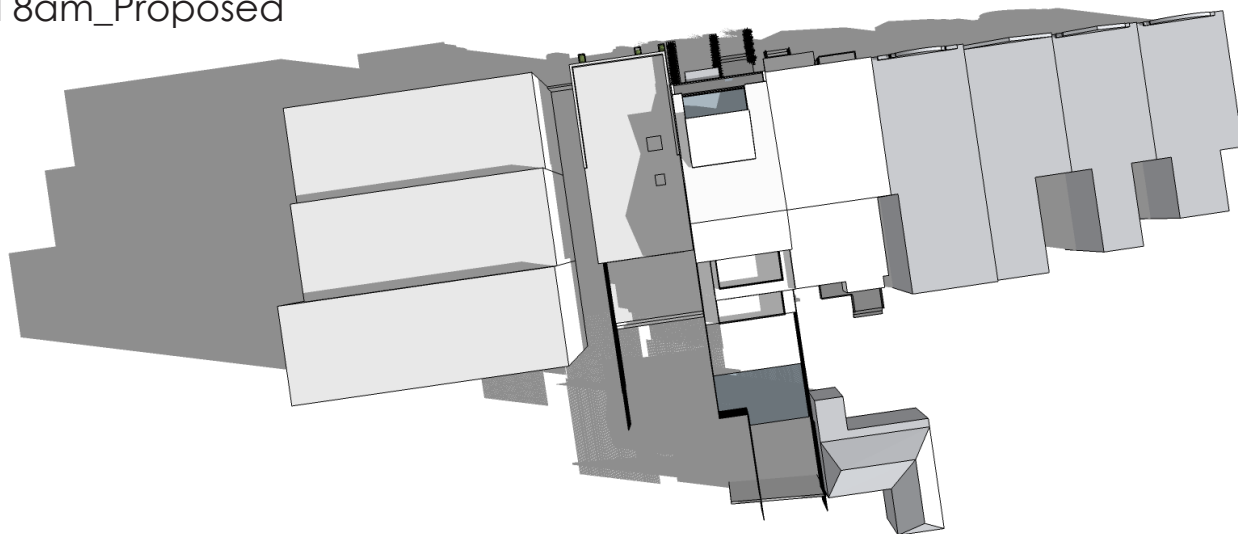
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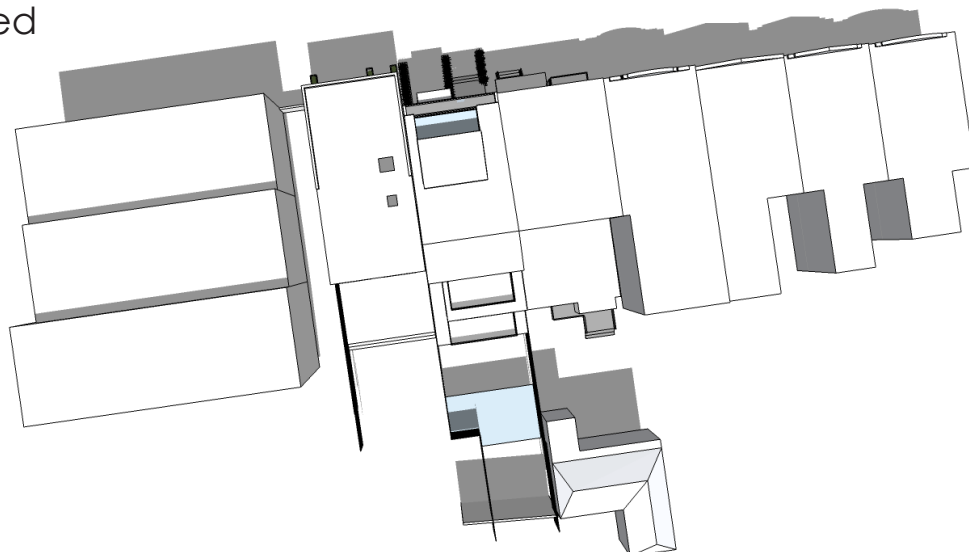
Summer 5pm\_Existing



Fall 8am\_Proposed



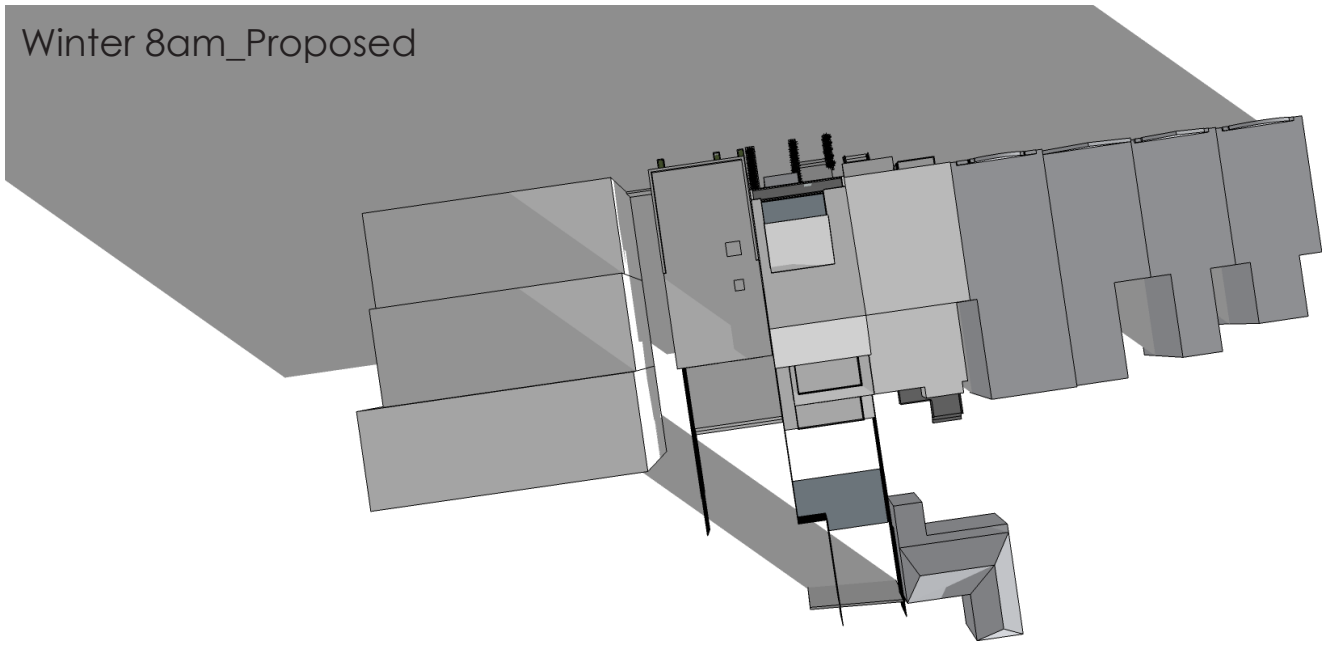
Fall 12pm\_Proposed



Fall 5pm\_Proposed



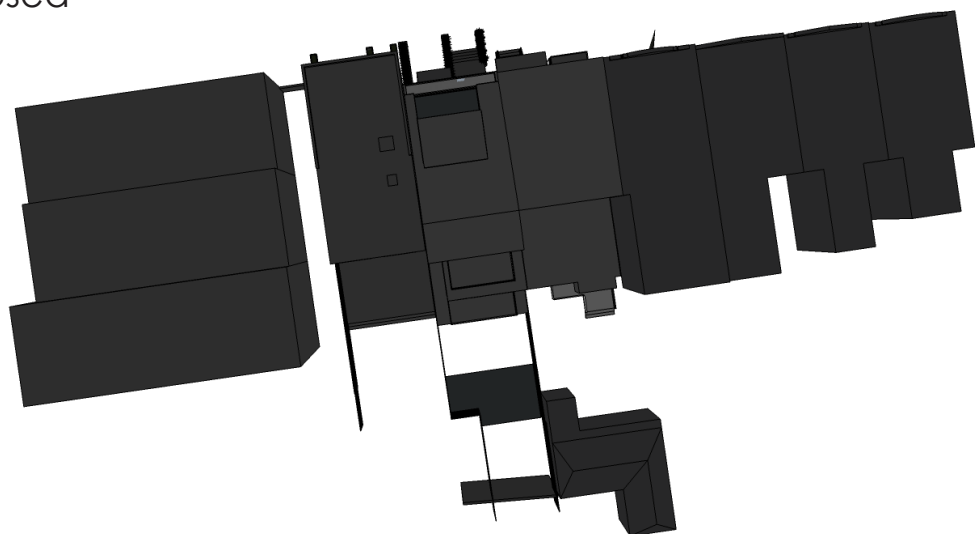
Winter 8am\_Proposed



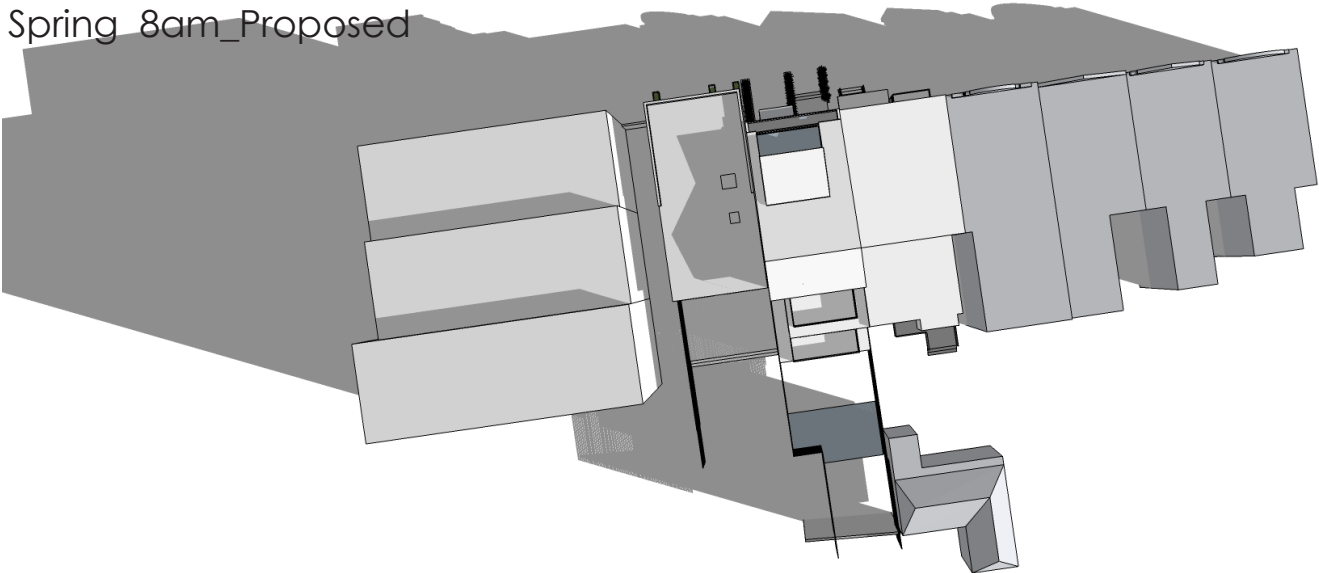
Winter 12pm\_Proposed



Winter 5pm\_Proposed



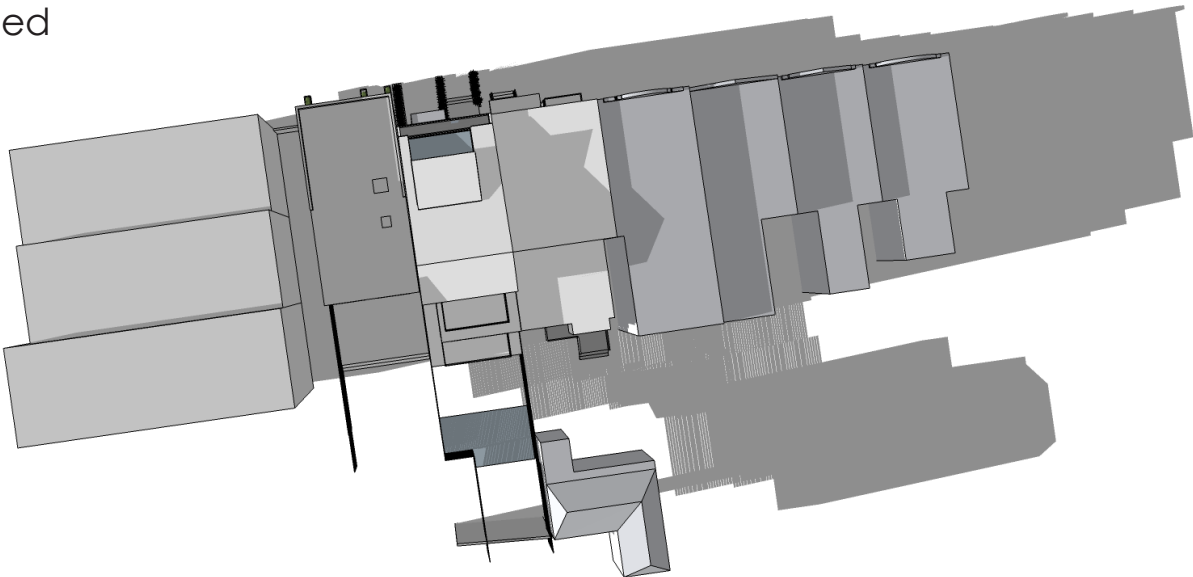
Spring 8am\_Proposed



Spring 12pm\_Proposed

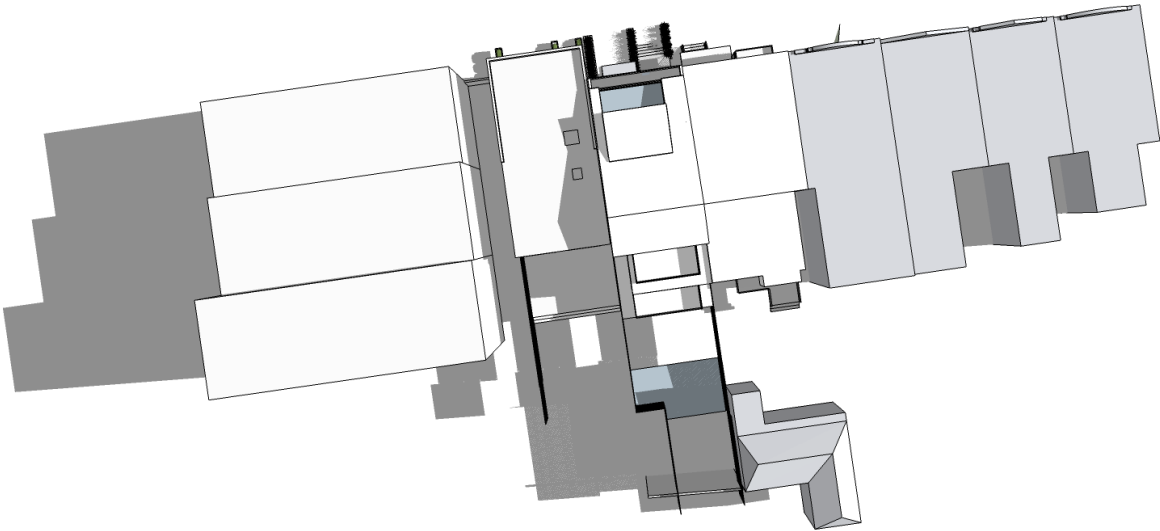


Spring 5pm\_Proposed





Summer 8am\_Proposed



Summer 12pm\_Proposed



Summer 5pm\_Proposed



**Bendix, Brittany (CPC)**

---

**From:** Waytena <waytena@gmail.com>  
**Sent:** Tuesday, January 31, 2017 6:42 PM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Fwd: Letter of support

Sent from my iPhone

Begin forwarded message:

**From:** Mary Wolfe <[marylaceylong@gmail.com](mailto:marylaceylong@gmail.com)>  
**Date:** January 31, 2017 at 6:09:00 PM PST  
**To:** Bill Waytena <[waytena@gmail.com](mailto:waytena@gmail.com)>  
**Subject:** Letter of support

To whom it may concern:

I have reviewed the house designs for 2855 and think that the design is very fitting for the 2800 block of Filbert Street and for the Cow Hollow neighborhood. I fully support the project and look forward to seeing it upon completion. I have lived in San Francisco for over 25 years, and am impressed with how well this design will fit in the surrounding area.

Best,

Mary Wolfe  
2118 Vallejo Street  
San Francisco, CA 94123

**Bendix, Brittany (CPC)**

---

**From:** Bill Waytena <waytena@gmail.com>  
**Sent:** Monday, January 30, 2017 11:37 AM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Fwd: 2855 Filbert

----- Forwarded message -----

**From:** Tria <[triakatz@hotmail.com](mailto:triakatz@hotmail.com)>  
**Date:** Thu, Jan 26, 2017 at 3:32 PM  
**Subject:** 2855 Filbert  
**To:** Bill Waytena <[waytena@gmail.com](mailto:waytena@gmail.com)>

Hi Bill,

I reviewed the plans for 2855 Filbert and it looks terrific. The house will be a great addition to Cow Hollow, as will your family. I fully support the project and wish you the best of luck.

Tria

## Bendix, Brittany (CPC)

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**From:** Bill Waytena <waytena@gmail.com>  
**Sent:** Monday, January 30, 2017 11:37 AM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Fwd: hi, can i ask for an email of support?

----- Forwarded message -----

From: **Michael A. Horning** <[mike@mdflux.com](mailto:mike@mdflux.com)>  
Date: Fri, Jan 27, 2017 at 10:50 AM  
Subject: 2855 Filbert St  
To: Bill Waytena <[waytena@gmail.com](mailto:waytena@gmail.com)>  
Cc: Ronna Tanenbaum <[ronnact@yahoo.com](mailto:ronnact@yahoo.com)>

Bill,

I have reviewed the proposed house designs for 2855 Filbert St., and I believe Cow Hollow would be enhanced with the construction of the new design.

I have lived and worked within a block of 2855 Filbert St. for the past 15 years, and the proposed house design I reviewed would improve the neighborhood.

As such, I fully support the proposed house design.

Best regards,  
Michael

--

Michael A. Horning  
Co-Founder and CEO  
  
537A Simonds Loop  
San Francisco, CA. 94129  
[\(510\) 292-5791](tel:(510)292-5791)  
[mike@mdflux.com](mailto:mike@mdflux.com)

## **Bendix, Brittany (CPC)**

---

**From:** Bill Waytena <waytena@gmail.com>  
**Sent:** Monday, January 30, 2017 11:35 AM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Fwd: Your plans for 2855 Filbert

----- Forwarded message -----

**From:** **Matt** <[matthewjniehaus@gmail.com](mailto:matthewjniehaus@gmail.com)>  
**Date:** Sun, Jan 29, 2017 at 9:19 AM  
**Subject:** Your plans for 2855 Filbert  
**To:** Bill Waytena <[waytena@gmail.com](mailto:waytena@gmail.com)>

Bill

I've reviewed your plans for 2855 Filbert and believe the improvements will be of benefit to Cow Hollow. As you know, we live nearby and have been parishioners at St. Vincent de Paul at 2320 Green for over 20 years. We sent our 4 children to grammar school there so know the neighborhood quite well. I'm supportive of you completing the project.

Regards  
Matt Niehaus  
3875 Clay St.  
San Francisco



## **Bendix, Brittany (CPC)**

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**From:** Bill Waytena <waytena@gmail.com>  
**Sent:** Friday, January 27, 2017 9:58 AM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Fwd: Love the plans!

----- Forwarded message -----

From: **Linda Behnke** <[lindabehnke@me.com](mailto:lindabehnke@me.com)>  
Date: Fri, Jan 27, 2017 at 9:43 AM  
Subject: Love the plans!  
To: Bill Waytena <[waytena@gmail.com](mailto:waytena@gmail.com)>

Dear Bill,

Thank you for sharing the plans for your building project on 2855 Filbert with us. Nils and I think they are wonderful. The high quality architecture really brings the neighborhood (further) up. As neighbors these past 8 years, first in the Marina and now in Pacific Heights, we really appreciate being informed about projects like yours before they occur.

Best wishes,

Linda Behnke  
2542 Fillmore St  
[\(415\) 517-3813](tel:(415)517-3813)

## Bendix, Brittany (CPC)

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**From:** Bill Waytena <waytena@gmail.com>  
**Sent:** Thursday, January 26, 2017 6:14 PM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Fwd: 2855 Filbert street

Tineke Triggs lives at 2837 Baker St.

On Thu, Jan 26, 2017 at 6:07 PM, Tineke Triggs <[tineke@adlsf.com](mailto:tineke@adlsf.com)> wrote:  
To whom it may concern:

I am a neighbor and live near the 2855 Filbert project. I have seen the plans for the home and I think the home would look amazing and would fit to the neighborhood.  
I also feel the Waytena family is a very lovely family and would be a wonderful additional to the cow hollow neighborhood. I support the project.

Sincerely,

Tineke Triggs



ARTISTIC DESIGNS FOR LIVING

Tineke Triggs | Owner & Interior Designer  
2152 Union Street, SF CA 94123  
D: [415-361-5666](tel:415-361-5666), Cell: [415-606-8666](tel:415-606-8666)  
[www.adlsf.com](http://www.adlsf.com)

## **Bendix, Brittany (CPC)**

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**From:** Bill Waytena <waytena@gmail.com>  
**Sent:** Thursday, January 26, 2017 2:28 PM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Fwd: 2855 Filbert Project

----- Forwarded message -----

**From:** **Michael Wolfe** <[michaelrwolfe@gmail.com](mailto:michaelrwolfe@gmail.com)>  
**Date:** Thu, Jan 26, 2017 at 2:25 PM  
**Subject:** 2855 Filbert Project  
**To:** Bill Waytena <[waytena@gmail.com](mailto:waytena@gmail.com)>

My wife and I have lived in Cow Hollow (2118 Vallejo and 2511 Octavia) for many years. We have seen many projects developed over the years and have seen their impacts on the neighborhood.

We have reviewed the plans for the Waytena house at 2855 Filbert. These plans are consistent with other houses and recent projects on that block and would be a positive addition to the neighborhood.

Michael Wolfe  
2118 Vallejo Street, SF, CA 94123  
[michaelrwolfe@gmail.com](mailto:michaelrwolfe@gmail.com)  
[415-613-7504](tel:415-613-7504)

## **Bendix, Brittany (CPC)**

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**From:** Bill Waytena <waytena@gmail.com>  
**Sent:** Thursday, January 26, 2017 2:08 PM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Fwd: 2855 Filbert St.

----- Forwarded message -----

**From:** **tricia lahren** <[tr14680@yahoo.com](mailto:tr14680@yahoo.com)>  
**Date:** Thu, Jan 26, 2017 at 12:32 PM  
**Subject:** 2855 Filbert St.  
**To:** Bill Waytena <[waytena@gmail.com](mailto:waytena@gmail.com)>

Hey Bill,

You're house project on Filbert St. looks very nice. I have lived in the city for over 20 years and I think it would blend in seamlessly with the rest of the homes in the area. I fully support your plan and hope it gets approved!

Tricia Lahren  
1294A Storey Avenue  
San Francisco, CA 94129

Goodluck!

Tricia Lahren

## **Bendix, Brittany (CPC)**

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**From:** Bill Waytena <waytena@gmail.com>  
**Sent:** Thursday, January 26, 2017 1:59 PM  
**To:** Michael Wolfe; Bendix, Brittany (CPC)  
**Subject:** Re: help for a friend

either one is fine. here is our planner's email:

brittany.bendix@[sfgov.org](mailto:brittany.bendix@sfgov.org)

On Thu, Jan 26, 2017 at 1:53 PM, Michael Wolfe <[michaelrwolfe@gmail.com](mailto:michaelrwolfe@gmail.com)> wrote:  
It is addressed to you or the city?

On Jan 26, 2017, at 1:52 PM, Bill Waytena <[waytena@gmail.com](mailto:waytena@gmail.com)> wrote:

can you resend a clean copy? I don't want to cut and paste without your consent.

Thanks!  
Bill

On Thu, Jan 26, 2017 at 10:10 AM, Waytena <[waytena@gmail.com](mailto:waytena@gmail.com)> wrote:  
Sure. Thanks!

Sent from my iPhone

On Jan 26, 2017, at 10:04 AM, Michael Wolfe <[michaelrwolfe@gmail.com](mailto:michaelrwolfe@gmail.com)> wrote:

Let me know if this works:

My wife and I have lived in Cow Hollow (2118 Vallejo and 2511 Octavia) for many years. We have seen many projects developed over the years and have seen their impacts on the neighborhood.

We have reviewed the plans for the Waytena house at 2855 Filbert. They are consistent with other houses and recent projects on that block and would be a positive addition to the neighborhood,

Michael Wolfe  
2118 Vallejo Street, SF, CA 94123  
[michaelrwolfe@gmail.com](mailto:michaelrwolfe@gmail.com)  
[415-613-7504](tel:415-613-7504)

On Jan 26, 2017, at 8:03 AM, Bill Waytena  
<[waytena@gmail.com](mailto:waytena@gmail.com)> wrote:

Hi Mike,



Are you able to email me back in support of the project? It actually means a lot to me. If so, just say:

- \* You reviewed the house designs
- \* it looks good and will be good for cow hollow
- \* you fully support the project

(your name)  
(your address)

Thank you,  
Bill

On Wed, Jan 25, 2017 at 10:44 AM, Bill Waytena  
<[waytena@gmail.com](mailto:waytena@gmail.com)> wrote:  
Thanks for taking a look.

Hope all is well.

On Wed, Jan 25, 2017 at 10:41 AM, Bill Waytena  
<[waytena@gmail.com](mailto:waytena@gmail.com)> wrote:  
I agree. And, the city says it's fine and normal.

On Wed, Jan 25, 2017 at 10:40 AM, Michael Wolfe  
<[michaelrwolfe@gmail.com](mailto:michaelrwolfe@gmail.com)> wrote:  
Yeah, it seems like your roofline is in line with your two neighbors.

On Jan 25, 2017, at 10:38 AM, Bill Waytena  
<[waytena@gmail.com](mailto:waytena@gmail.com)> wrote:

No, it's not vacant anymore. They got their permit and are just now finishing a 5,000 sqft house with a 1,000 ft guest house in the back. It's hard for anyone to argue that my plans are not acceptable when the city and the neighbors just approved the one next to me. The difference? My new plans block a little bit of a view from two homes. I offered to compromise, but, they wouldn't.

On Wed, Jan 25, 2017 at 10:36 AM, Michael Wolfe  
<[michaelrwolfe@gmail.com](mailto:michaelrwolfe@gmail.com)> wrote:  
What is that house to the left of yours - isn't it a vacant lot now?

On Jan 25, 2017, at 8:55 AM, Bill Waytena  
<[waytena@gmail.com](mailto:waytena@gmail.com)> wrote:

Almost forgot my address and the drawings to look at...

2855 Filbert Street

On Wed, Jan 25, 2017 at 8:52 AM,  
Bill Waytena  
<[waytena@gmail.com](mailto:waytena@gmail.com)> wrote:  
Hi Mike and Mary,

Could I ask for a very quick and  
short email in support of my project?  
It's simple, just email me a separate  
email saying:

- \* You reviewed the house designs
- \* it looks good and will be good for cow  
hollow
- \* you fully support the project

(your name)  
(your address)

You could add some info on how long you  
have lived in the area. That helps. Also, it's  
great if you each could write one. It counts as  
two.

Thanks!  
Bill

<AcrossFilbert.jpg>

<Rearbirdseye.jpg>

## **Bendix, Brittany (CPC)**

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**From:** Bill Waytena <waytena@gmail.com>  
**Sent:** Thursday, January 26, 2017 1:49 PM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Fwd: 2855 Filbert

----- Forwarded message -----

**From:** **Andrew O'Dell** <[andrew.odell@pereiraodell.com](mailto:andrew.odell@pereiraodell.com)>  
**Date:** Thu, Jan 26, 2017 at 1:21 PM  
**Subject:** 2855 Filbert  
**To:** bill waytena <[waytena@gmail.com](mailto:waytena@gmail.com)>

Hi Bill,

I reviewed the new house designs and they look amazing. The house will be a great addition to Cow Hollow and I'm in full support of the project.

All the best,

Andrew O'Dell

2221 Divisadero St  
San Francisco, CA, 94115

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## **Bendix, Brittany (CPC)**

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**From:** Bill Waytena <waytena@gmail.com>  
**Sent:** Thursday, January 26, 2017 12:17 PM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Fwd: 2855 Filbert St. Review

----- Forwarded message -----

**From:** Eric Stone <[eric@crmpro.com](mailto:eric@crmpro.com)>  
**Date:** Thu, Jan 26, 2017 at 9:40 AM  
**Subject:** 2855 Filbert St. Review  
**To:** Bill Waytena <[waytena@gmail.com](mailto:waytena@gmail.com)>

Hi Bill,

I think the design plans for 2855 Filbert are terrific. Overall the house design is great and will be a welcomed addition to the Marina / Cow Hollow area. Having worked, taken my kids to school in and currently lived over the past 10 years, I think that your new house will be a modest addition to the neighborhood and I fully support the project.

Sincerely,

Eric Stone  
3053 Filmore St. Ste. 299  
San Francisco, CA 94123

## **Bendix, Brittany (CPC)**

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**From:** Bill Waytena <waytena@gmail.com>  
**Sent:** Thursday, January 26, 2017 12:05 PM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Fwd: 2855 Filbert St

----- Forwarded message -----

**From:** **krista lotto** <[kristalotto@gmail.com](mailto:kristalotto@gmail.com)>  
**Date:** Thu, Jan 26, 2017 at 12:02 PM  
**Subject:** 2855 Filbert St  
**To:** Bill Waytena <[waytena@gmail.com](mailto:waytena@gmail.com)>

Hi Bill

- \* I reviewed the project for 2855 Filbert St
- \* I fully support the project
- \* It looks like a vast improvement over the old house that is there
- \* It fits in well with the Cow Hollow neighborhood

Krista Lotto  
3118 Pierce Street  
SF, CA 94123



**Bendix, Brittany (CPC)**

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**From:** Bill Waytena <waytena@gmail.com>  
**Sent:** Thursday, January 26, 2017 8:37 AM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Fwd: 2855 Filbert Street

----- Forwarded message -----

From: **Steve Carnevale** <[steve@stevecarnevale.com](mailto:steve@stevecarnevale.com)>  
Date: Thu, Jan 26, 2017 at 8:23 AM  
Subject: 2855 Filbert Street  
To: "Bill Waytena, Jr" <[waytena@gmail.com](mailto:waytena@gmail.com)>

To Whom It May Concern,

I have reviewed the proposed building plans at 2855 Filbert St and support their approval.

As a resident of San Francisco for 35 years, I find the proposal to be consistent with the look and feel for the surrounding neighborhood. More importantly, they are a huge improvement to the existing house. It would be nice to see this modernization happen as soon as possible.

I have lived in the Pacific Heights area and sent our children to local schools. So I am well acquainted with the neighborhood.

This project has my full support and I hope you will moved swiftly to finalize your approval.

Sincerely,

Steve Carnevale

1880 Pacific Ave #702

San Francisco, CA 94109

## **Bendix, Brittany (CPC)**

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**From:** Waytena <waytena@gmail.com>  
**Sent:** Wednesday, January 25, 2017 5:01 PM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Fwd: TO WHOM IT MAY CONCERN - 2855 Filbert St

Sent from my iPhone

Begin forwarded message:

**From:** [lingkhong@gmail.com](mailto:lingkhong@gmail.com)  
**Date:** January 25, 2017 at 3:15:58 PM PST  
**To:** "Bill Waytena" <[waytena@gmail.com](mailto:waytena@gmail.com)>  
**Subject:** TO WHOM IT MAY CONCERN - 2855 Filbert St  
**Reply-To:** [lingkhong@gmail.com](mailto:lingkhong@gmail.com)

Dear sir/madam,

I am writing with respect to the house project above. I have reviewed the house designs of the project and as a neighbor who has lived in the Pacific Heights/Cow Hollow area for twenty years, I can most avowedly say that it will be an aesthetically pleasing addition to the neighborhood. It has a clean spacious look about it, and showcases beautifully the diversity of styles that make the neighborhood a vibrant, cosmopolitan community.

I fully support the project and look forward to its speedy completion so that I can enjoy its beauty as I go for my daily morning constitutional in the area.

Yours sincerely,  
Ling Khong  
2729 Jackson Street,  
San Francisco, CA 94115

## **Bendix, Brittany (CPC)**

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**From:** Bill Waytena <waytena@gmail.com>  
**Sent:** Wednesday, January 25, 2017 11:55 AM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Fwd: 2855 Filbert Street, San Francisco, CA

----- Forwarded message -----

From: **Marcia Herman** <[memherman@sbcglobal.net](mailto:memherman@sbcglobal.net)>  
Date: Wed, Jan 25, 2017 at 11:51 AM  
Subject: 2855 Filbert Street, San Francisco, CA  
To: Bill Waytena <[waytena@gmail.com](mailto:waytena@gmail.com)>

To Whom It May Concern:

I have lived in San Francisco since 1975, in the Marina, Pacific Heights and Presidio Heights. I have owned homes in the latter two areas and currently own two buildings in Presidio Heights.

I have reviewed the house designs for 2855 Filbert St. and I fully support this project. They are a vast improvement over the present house on the property and anyone of these three designs will enhance the block and value of the other properties in this neighborhood.

I currently live a few blocks from 2855 Filbert St. and I view anyone of these designs as a very welcome addition to the area.

Sincerely,

Marcia Herman  
3610 Sacramento St.  
San Francisco, CA 94118  
[\(415\) 563-5086](tel:(415)563-5086)

## Bendix, Brittany (CPC)

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**From:** Waytena <waytena@gmail.com>  
**Sent:** Tuesday, January 24, 2017 12:10 PM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Fwd: House plans & progress

Sent from my iPhone

Begin forwarded message:

**From:** Andrew Johnson <[ahjohnson34@gmail.com](mailto:ahjohnson34@gmail.com)>  
**Date:** January 24, 2017 at 10:37:07 AM PST  
**To:** Bill Waytena <[waytena@gmail.com](mailto:waytena@gmail.com)>  
**Subject:** House plans & progress

Hi Bill,

I had a chance to review the house designs in detail. Kudos on the beautiful design! The result is both very attractive and both the interiors and exteriors will be stunning. The structure will certainly complement the neighborhood perfectly.

As one who has some background in architectural design and construction, I was impressed.

I have lived in the area since 1999 and I have no reservations in supporting this project moving forward, particularly in light of the existing structure's age and that it clearly requires massive and extensive upgrades.

Best of luck moving forward. Let me know if I can lend a hand if you run into any friction.

Andrew Johnson

2230 Washington St.  
San Francisco, CA 94115



**Bendix, Brittany (CPC)**

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**From:** Bill Waytena <waytena@gmail.com>  
**Sent:** Tuesday, January 24, 2017 8:33 AM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Re: Letter of support

Thank you so much, Tracy. I appreciate it!

On Tue, Jan 24, 2017 at 8:32 AM, Bill Waytena <[waytena@gmail.com](mailto:waytena@gmail.com)> wrote:

----- Forwarded message -----

**From:** **Tracy Falconer** <[tracy\\_falconer@hotmail.com](mailto:tracy_falconer@hotmail.com)>  
**Date:** Mon, Jan 23, 2017 at 9:36 PM  
**Subject:** Letter of support  
**To:** "<[waytena@gmail.com](mailto:waytena@gmail.com)>" <[waytena@gmail.com](mailto:waytena@gmail.com)>  
**Cc:** Cameron Falconer <[cfalconer@gmail.com](mailto:cfalconer@gmail.com)>

Dear Bill,

I wanted to write a letter of support for your project. I have reviewed the house designs. It looks good and will be good for Cow Hollow. I fully support the project. I sincerely hope you are able to move forward with your plans as soon as possible.

Best regards,  
Tracy

Tracy Falconer  
2116 Baker Street  
San Francisco, CA 94115

Tracy Falconer  
[415-515-0934](tel:415-515-0934)  
Sent from my iPhone

## **Bendix, Brittany (CPC)**

---

**From:** Bill Waytena <waytena@gmail.com>  
**Sent:** Monday, January 23, 2017 10:23 AM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Fwd: 2855 Filbert St.

----- Forwarded message -----

From: **Katie Erno** <[KErno@singerbea.com](mailto:KErno@singerbea.com)>  
Date: Mon, Jan 23, 2017 at 8:30 AM  
Subject: 2855 Filbert St.  
To: Bill Waytena <[waytena@gmail.com](mailto:waytena@gmail.com)>

To Whom It May Concern:

I have been a resident at 2815 Filbert Street for the past six years. Mr. Waytena has shown me the plans for the project at 2855 Filbert Street. I think that the proposal looks great and will fit nicely in our neighborhood. I am in full support of the plans and project.

Best regards,

Katie Erno

(2815 Filbert Street)

**Katie Erno - Attorney**

**singer/bea** LLP

Email: [kerno@singerbea.com](mailto:kerno@singerbea.com)  
Web: [www.singerbea.com](http://www.singerbea.com)  
[\(628\) 400-4110](tel:(628)400-4110) (direct)

San Francisco Office

601 Montgomery Street, Suite 1950

San Francisco, CA 94111

[\(415\) 500-6080](tel:(415)500-6080) (main/fax)

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## **Bendix, Brittany (CPC)**

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**From:** Bill Waytena <waytena@gmail.com>  
**Sent:** Saturday, January 21, 2017 1:00 PM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Re: Project at 2855 Filbert St.

thanks so much. It would be equally helpful if Gunnar wrote something, too. More is better!

Aren't we supposed to talk about getting together? We will stop by to discuss sometime this weekend, perhaps. Missy hates stopping by people's homes because she thinks it's rude. I like it and I think it's neighborly!

What is your opinion?

By the way, have you tried the croissants at Aristicault Bakery on Arguello?

Bill

On Sat, Jan 21, 2017 at 12:57 PM, Bill Waytena <[waytena@gmail.com](mailto:waytena@gmail.com)> wrote:

----- Forwarded message -----

From: **Alicia Berberich** <[aliciaberberich@gmail.com](mailto:aliciaberberich@gmail.com)>  
Date: Sat, Jan 21, 2017 at 12:30 PM  
Subject: Project at 2855 Filbert St.  
To: Bill Waytena <[waytena@gmail.com](mailto:waytena@gmail.com)>

Dear Bill,

It will be so nice for the neighborhood to have 2855 Filbert completed! Your plans show a clean, beautiful building and I am in full support of your moving ahead and completing the project. Your design fits in with the diversity of the buildings in the area and adds a touch of sophistication to the hood! Plus it will be a relief to have the current building removed.

Hurry up and get the project completed!

Best,

Alicia Berberich  
Owner  
2821 Pierce Street  
San Francisco, CA 94123

## **Bendix, Brittany (CPC)**

---

**From:** Bill Waytena <waytena@gmail.com>  
**Sent:** Friday, January 20, 2017 6:24 PM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Fwd: We Support 2855 Filbert project

Brittany,

Another email. I expect that some will come in after you submit. I have verbal approval from about 20 people, but, I am answering questions and such on the plans and issues. Probably will see another 5 or 10 emails over the weekend.

Bill

----- Forwarded message -----

**From:** **Jeff Schlarb** <[jeff@jeffschlarb.com](mailto:jeff@jeffschlarb.com)>  
**Date:** Fri, Jan 20, 2017 at 5:55 PM  
**Subject:** We Support 2855 Filbert project  
**To:** Stephen Sutro <[ssutro@sutroarchitects.com](mailto:ssutro@sutroarchitects.com)>  
**Cc:** Bill Waytena <[waytena@gmail.com](mailto:waytena@gmail.com)>

Stephen and Bill

I have reviewed this project at 2855 Filbert and I support it. The designs seem to be excellent and in keeping with the Cow Hollow Neighborhood in terms of mass, scale and character.

my best,

**jeff schlarb**  
owner at 2860 Greenwich



**Bendix, Brittany (CPC)**

---

**From:** Bill Waytena <waytena@gmail.com>  
**Sent:** Friday, January 20, 2017 1:21 PM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Fwd: Your project on Filbert

----- Forwarded message -----

**From:** **Vince Hoenigman** <[vince@citymark.com](mailto:vince@citymark.com)>  
**Date:** Fri, Jan 20, 2017 at 12:22 PM  
**Subject:** Your project on Filbert  
**To:** bill waytena <[waytena@gmail.com](mailto:waytena@gmail.com)>

Bill,

We have reviewed the plans for your home on Filbert Street and support you and your project. We think it will be a huge improvement for the neighborhood and fits in well with the surrounding homes and with the feel of Cow Hollow. We hope that your project is approved. Please let us know what we can do to help.

Sincerely,

Vince

Vince Hoenigman  
2826 Broderick Street  
San Francisco, CA 94123

## **Bendix, Brittany (CPC)**

---

**From:** Bill Waytena <waytena@gmail.com>  
**Sent:** Friday, January 20, 2017 1:21 PM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Fwd: Your plans for 2855 Filbert Street

----- Forwarded message -----

From: **Amanda's Google mail** <[amanda@hoenigman.com](mailto:amanda@hoenigman.com)>  
Date: Fri, Jan 20, 2017 at 11:36 AM  
Subject: Your plans for 2855 Filbert Street  
To: bill waytena <[waytena@gmail.com](mailto:waytena@gmail.com)>

Hi Bill-

I have reviewed your plans for 2855 Filbert Street and I am in full support of this project. Vince and I will be thrilled to see a new beautiful house in that space instead of the current eye sore. I think it fits in well with the neighborhood and should be approved.

Good luck!  
Amanda Hoenigman

My address and contact information:

2626 Broderick Street  
San Francisco, CA 94123  
[\(415\) 577-3841](tel:(415)577-3841)  
[amanda@hoenigman.com](mailto:amanda@hoenigman.com)

**Bendix, Brittany (CPC)**

---

**From:** Bill Waytena <waytena@gmail.com>  
**Sent:** Friday, January 20, 2017 1:21 PM  
**To:** Bendix, Brittany (CPC)  
**Cc:** Stephen Sutro  
**Subject:** Fwd: house project

----- Forwarded message -----

**From:** **Jennifer Fonstad** <[jsf@aspectventures.com](mailto:jsf@aspectventures.com)>  
**Date:** Fri, Jan 20, 2017 at 12:01 PM  
**Subject:** house project  
**To:** Bill Waytena <[waytena@gmail.com](mailto:waytena@gmail.com)>

Bill,

I have reviewed this project at 2855 Filbert and I support it. The designs seem to be excellent and in keeping with the Cow Hollow Neighborhood. Good luck with your plans!

Jennifer Fonstad

2730 Vallejo St.

San Francisco

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# WAYTENA RESIDENCE

2855 FILBERT STREET, SAN FRANCISCO, CA 94123

## ABBREVIATIONS

& < # + A.B. A.C. A.D. ADJ. A.F.F. AGGR. ALT. ALUM. APPROX. ARCH.	and angle at pound or number plus or minus anchor bolt air conditioning area drain adjustable above finish floor aggregate alternate aluminum approximate architectural	HD. HDR. HGR. H.M. HORIZ. HR. H.R. HT. H.W.H.	head header hanger hollow metal horizontal hour handrail height hot water heater	S.L.D. S.M.D. S.P.D. SPEC. SQ. STA. ST.STIL. S.S.D. STD. STL. STN. STOR. STRUCT. SUSP. S.V. S.W. SYM. SYS.	see landscape drawings see mechanical drawings see plumbing drawings specification square stainless steel station stainless steel see structural drawings standard steel stone storage structural suspended sheet vinyl shear wall symmetrical system
B.B. BD. BITUM. BLDG. BLK. BLKG. BM. B.O. B.P. B.R. BTWN.	butcher block board bituminous building block blocking beam bottom of building paper brick between	JST. JT.  LAM. LAV. LB. LT.FIXT LIN. LN. LT.	joist joint  laminate lavatory pound light fixture linear line light	T.O.C. TEL. TEMP. TER. T & G THK. THRU. T.M.E. T.N. T.O.C. T.O.P. T.O.PLY T.O.W. T.V. TYP.	tread top of curb telephone tempered terrazzo tongue & groove thick through to match existing toe nailed top of concrete top of plate top of plywood top of wall television typical
C. CAB. CEM. CER. CHIM. C.J. CLG. CLKG. CLOS. CLR. C.M.U. C.O. COL. CONC. COND. CONN. CONSTR. CONT. CPR. CPT. CIR. C.W. D. DBL. DEPT. DET. DIA. DIM. DISP. DN. DR. D.S.P. D.W. DWG. DWR.	centerline cabinet cement ceramic chimney control joint ceiling caulking closet clear concrete masonry unit clean out column concrete condition connection construction continuous copper carpet center cold water dryer double department detail diameter dimension dispenser down door dry standpipe dishwasher drawing drawer	MACH. MAINT. MAT. MAX. MECH. MEMB. MIL. MFR. MIN. MIR. MSC. MSRY. MTD. MUL.  (N) N. N.I.C. NO.DR# NOM. N.T.S.  O. O.A. OBS. O.C. O.D. OFF. OPNG. OPP.	machine maintenance cabinet maximum mechanical membrane metal manufacturer minimum mirror miscellaneous masonry mounted mullion  new north not in contract number nominal not to scale  owner overall obscure on center outside diameter office opening opposite	U.B.C. UNEXC. UNF. U.O.N.  V.C.T. VEN. VERT. VEST. V.I.F. VOL.  W.C. WD. W/D. W.H. W/O W.P. W.P.M. WT. W.R. W.W.M. W.W.F.	uniform building code unexcavated unfinished unless otherwise noted  vinyl composition tile veneer vertical vestibule verify in field volume  west or washer with water closet or wall covering wood washer / dryer water heater without work point waterproof membrane weight water resistant  welded wire mesh welded wire fabric
(E) EA. E.J. ELEV. ELEC. EMER. ENCL. E.P.B. EQ. EQUIP. EXT. EXP. EXT.	east existing each expansion joint elevation electrical emergency enclosure electrical panel board equal equipment existing expansion exterior	P. PAC. PBWL PERIM. PG & E P.L.P. PL. P.LAM. PLAS. PLYWD. PNL. PNT. PR. P.S.I. PI. P.T. PTD. Q.T.	pole pacific paper backed wire lath perimeter pacific gas & electric company poured in place plate plastic laminate plaster plywood panel paint pair per square inch point pressure treated painted quarry tile	W.W.F.	welded wire fabric
F.A. F.A.U. F.D. F.E.C. FIN. FIT. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.M. F.O.PLY F.O.S. F.P. FR. F.R.P. FT. FURR. FUT.	fire alarm forced air unit floor drain fire extinguisher cabinet finish fixture floor flashing fluorescent face of concrete face of finish face of masonry face of plywood face of studs fireproof frame fiberglass reinforced panel foot or feet furring future	(R) R. R.A. RAD. R.C.P. R.D. REC. REF. REFL. REFR. REG. REINF. REMOV. REQ'D. RESIL. RET. REV. RM. R.O. RWD. R.W.L.	existing to be removed riser return air radius reflected ceiling plan roof drain recessed reference reflected refrigerator register reinforced removable required resilient retaining revision, revised, reversed room rough opening redwood rain water leader		
G. GA. GALV.	gas outlet gauge galvanized	S. S.A.D. S.C. S.C.E.D. SCHED.	south see architectural drawings solid core see civil engineering drawings schedule		
G.B. G.D. GEN. G.F.I. GI. GND. G.O. GR. G.S.M. GYP.	grab bar garbage disposal general ground fault interrupter glass ground gas outlet grade galvanized sheet metal gypsum	S.D. SECT. SEP. SERV. SH. S.H. SHR. SHT. SHTG. SIM.	soap dispenser/dsh section separation service shelf sprinkler head shower sheet sheathing similar sliding		
H.B. H.C.	hose bibb hollow core or handicapped	SL.			

## PROJECT DIRECTORY

OWNER:	BILL & MISSY WAYTENA 2855 FILBERT STREET SAN FRANCISCO, CA 94123	CONTACT: TELEPHONE: 415.225.1047 EMAIL: waytena@gmail.com
ARCHITECT:	SUTRO ARCHITECTS 915 BATTERY STREET SAN FRANCISCO CA 94111	CONTACT: STEPHEN SUTRO TELEPHONE: 415.956.3445 EMAIL: SSUTRO@SUTROARCHITECTS.COM

## SYMBOL LEGEND

ROOM NAME	STUDIO A room name room number
WALL TYPE	PA
DOOR TYPE	DD
WINDOW TYPE	W
RCP ELEVATION	RCP
FINISH FLOOR ELEVATION	F.F.
ELEVATION DATUM	EL. = +X'X" A.F.F.
SECTION	view direction sheet number drawing number
DETAIL	view direction drawing number sheet number
ELEVATION	view direction sheet number drawing number
INTERIOR ELEVATION	view direction drawing number elevation designation sheet number
COLUMN GRIDLINE	99
ADDENDUM	

## PROJECT DATA

SITE DATA	
PROJECT NAME:	WAYTENA RESIDENCE
PROJECT TYPE:	DEMOLITION OF (E) RESIDENCE & NEW CONSTRUCTION
PROJECT ADDRESS:	2855 FILBERT STREET, SAN FRANCISCO, CA 94123
DESCRIPTION OF WORK:	CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE.

BUILDING DATA

APPLICABLE BUILDING CODES:

2013 California Building Code (CBC)  
2013 California Electrical Code (CEC)  
2013 California Mechanical Code (CMC)  
2013 California Plumbing Code (CPC)  
2013 California Fire Code (CFC)  
2013 California Existing Building Code  
2013 California Energy Code

TYPE OF CONSTRUCTION:

TYPE V - N.R.

SPRINKLER PROTECTION:

SPRINKLERED

OCCUPANCY TYPE:

R-3 SINGLE FAMILY RESIDENCE

GROSS FLOOR AREA:

3879 SF + 951 SF GARAGE PROPOSED

ASSESSOR'S BLOCK/LOT:

0948/ 029

ZONING DISTRICT:

RH-1

NO. OCCUPIED FLOORS:

3 FLOORS OVER GARAGE/ BASEMENT

AREA CALCULATIONS:

AREA	EXISTING SF	PROPOSED SF
GARAGE/ GROUND	1116 SF	951 SF
1ST FLOOR	1193 SF	1648 SF
2ND FLOOR	1293 SF	1425 SF
3RD FLOOR	-	806 SF
TOTAL	2486 SF garage: 1116 SF	3879 SF + garage: 951 SF

## VICINITY MAP



## SHEET INDEX

PLANNING REV. - DR RDT COMMENTS - 2017.0118	ARCHITECTURAL DRAWINGS
PLANNING REVISION SUBMITTAL - 2016.0531	A0.1 PROJECT INFORMATION & COVER SHEET
PLANNING REVISION SUBMITTAL - 2015.12.01	A0.2 SITE PHOTOS
PLANNING REVISION SUBMITTAL - 2015.09.04	A0.3 3D RENDER VIEWS
SITE PERMIT SUBMITTAL - 2013.11.11	A1.0 EXISTING SITE PLAN
	A1.1 PROPOSED SITE PLAN
	A2.0 EXISTING FLOOR PLANS
	A2.1 PROPOSED GARAGE/ GROUND FLOOR PLAN
	A2.2 PROPOSED FIRST FLOOR PLAN
	A2.3 PROPOSED SECOND FLOOR PLAN
	A2.4 PROPOSED THIRD FLOOR PLAN
	A2.5 PROPOSED ROOF PLAN
	A4.0 EXISTING FRONT NORTH EXTERIOR ELEVATION
	A4.1 EXISTING SIDE WEST EXTERIOR ELEVATION
	A4.2 EXISTING SIDE EAST EXTERIOR ELEVATION
	A4.3 EXISTING REAR SOUTH EXTERIOR ELEVATION
	A4.4 PROPOSED FRONT NORTH EXTERIOR ELEVATION
	A4.5 PROPOSED SIDE WEST EXTERIOR ELEVATION
	A4.6 PROPOSED SIDE EAST EXTERIOR ELEVATION
	A4.7 PROPOSED REAR SOUTH EXTERIOR ELEVATION
	A5.0a EXISTING BUILDING SECTION
	A5.0 PROPOSED BUILDING SECTION
	A5.1 SITE AXONOMETRIC DIAGRAM



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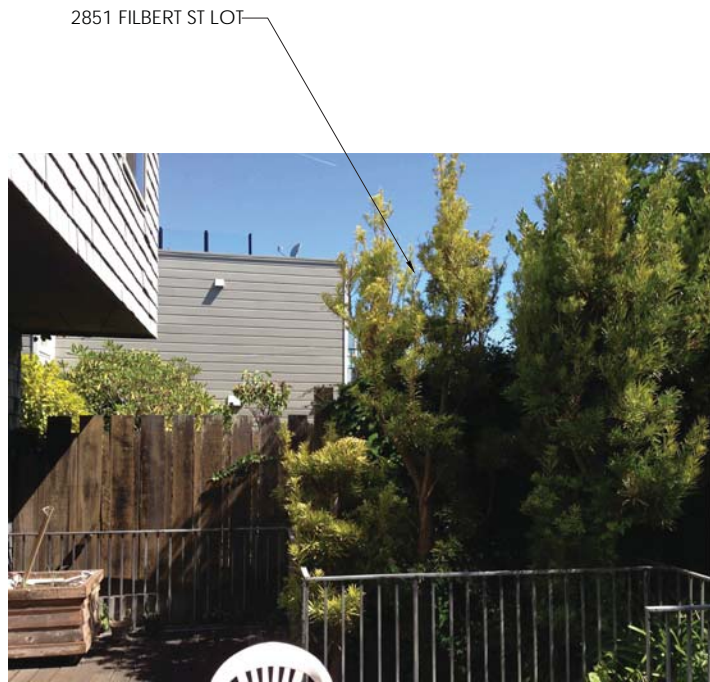
1 FRONT- FILBERT STREET VIEWS



2 FRONT- FILBERT STREET VIEWS- ACROSS FACING NORTH

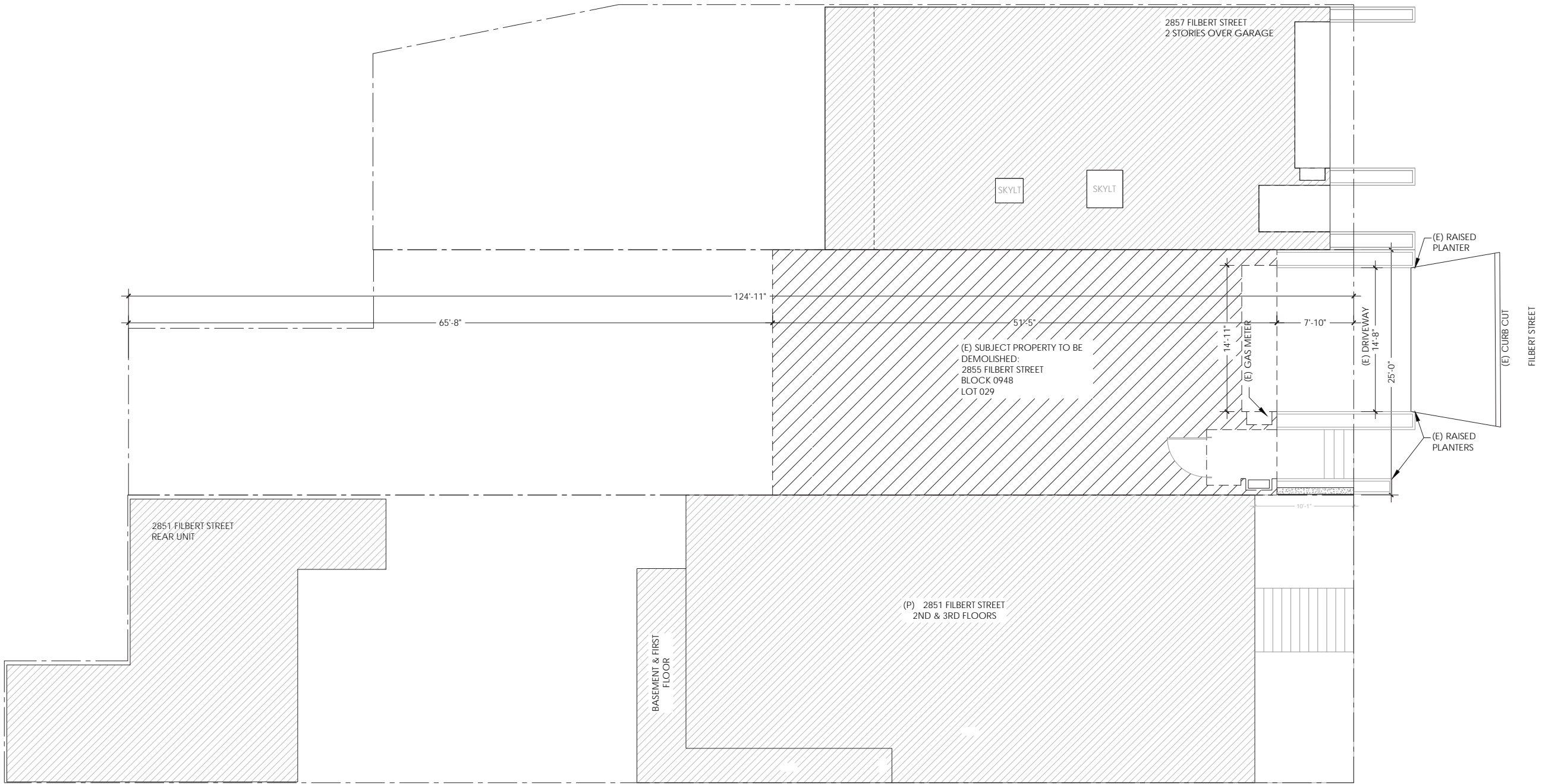


3 REAR YARD VIEWS  
1/8" = 1'-0"

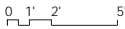




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1 EXISTING SITE PLAN  
3/16" = 1'-0"



(E) SITE PLAN LEGEND:

- PROPERTY LINE
- AREA OF DEMOLITION
- [Hatched Box] (E) NEIGHBOR'S PROPERTIES



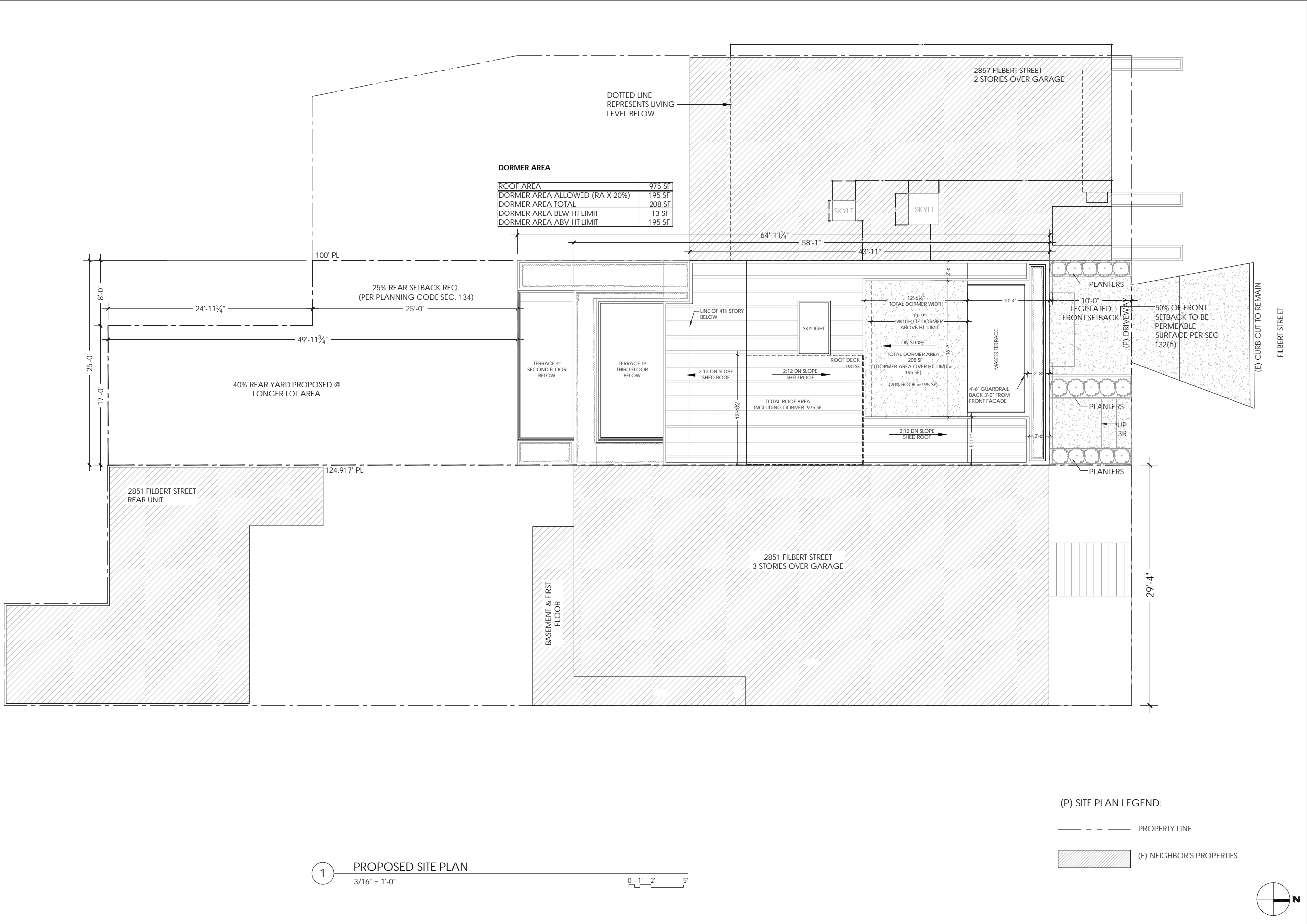
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EXISTING SITE PLAN

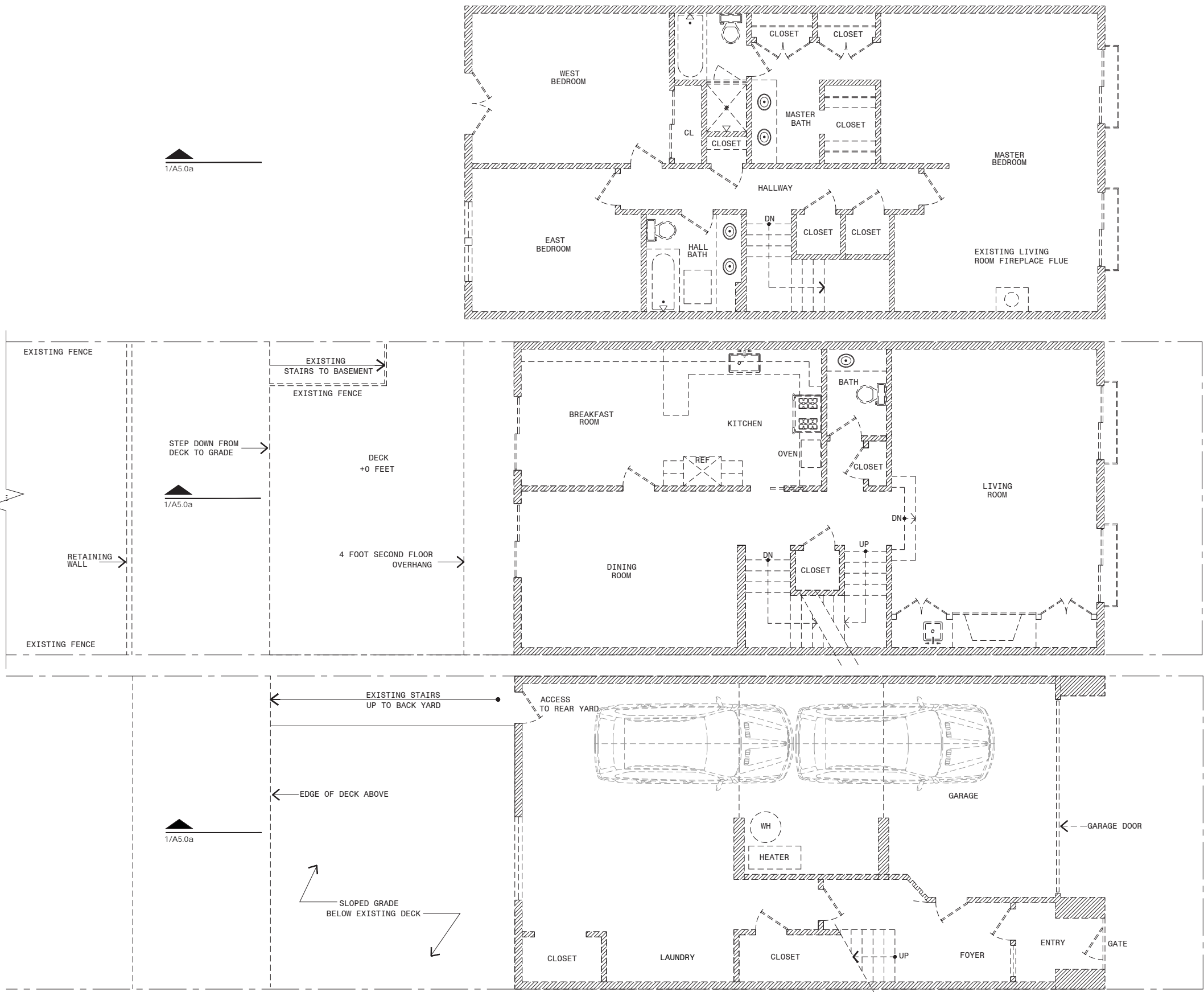
1/8" = 1'-0"

A1.0

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1 EXISTING/ DEMO FLOOR PLANS  
1/4" = 1'-0"

- DEMO / EXISTING PLAN LEGEND:
- PROPERTY LINE
  - /// (E) WALLS TO BE REMOVED
  - - - - (E) ELEMENTS TO BE REMOVED



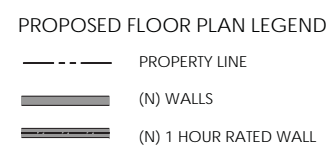
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EXISTING/ DEMO  
FLOOR PLANS

1/4" = 1'-0"

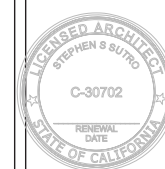
A2.0

1/A5.0



**WAYTENA RESIDENCE**  
2835 FILBERT STREET  
BLOCK 0948 LOT 029 | PROJECT NO. 2013.025

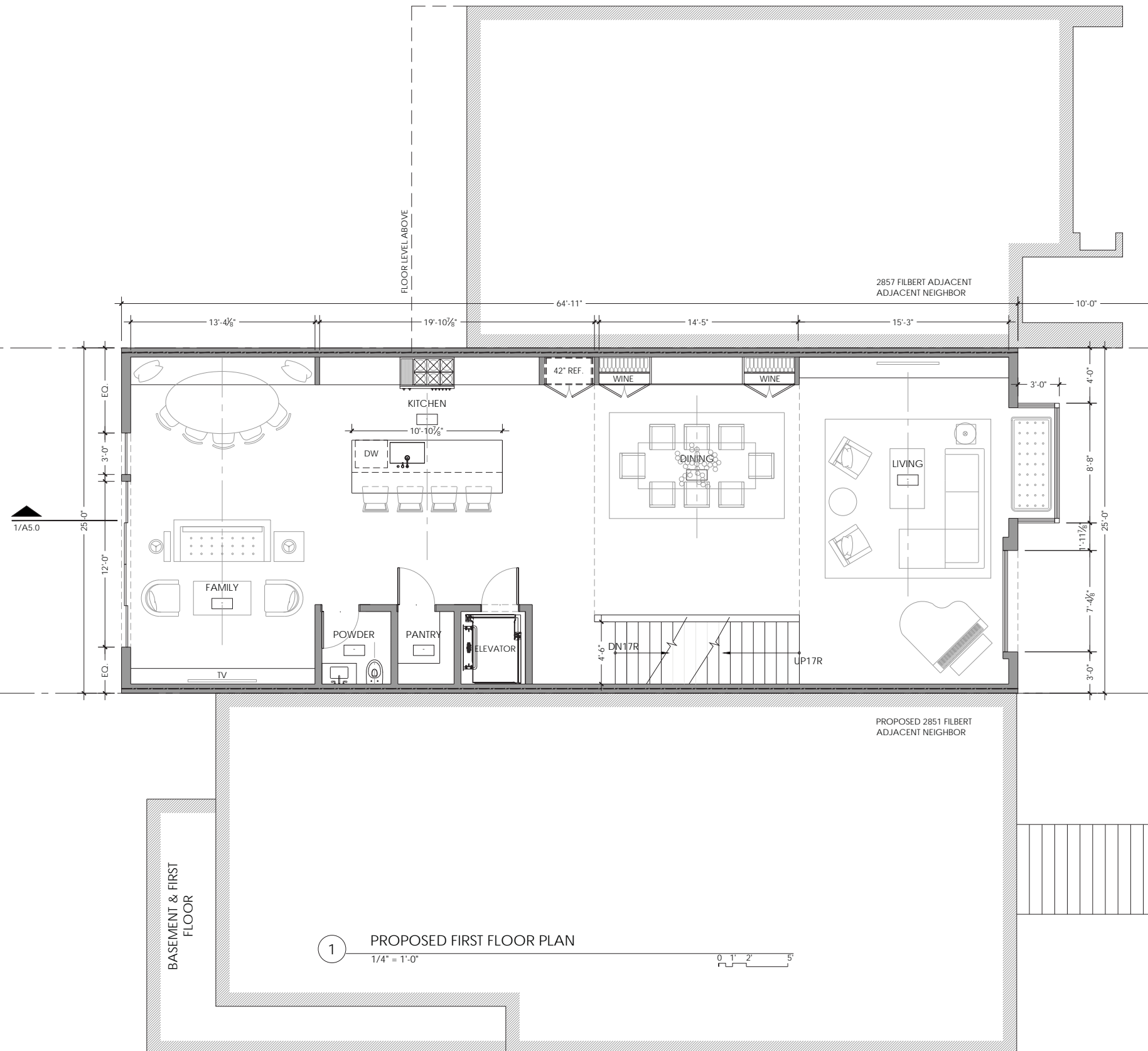
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SUTROARCHITECTS.COM  
1088 Post Street, San Francisco, CA 94109



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PROPOSED GARAGE/  
GROUND FLOOR PLAN

1/4" = 1'-0"



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## A2.2

WAYTENA RESIDENCE  
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BLOCK 0948 LOT 029 | PROJECT NO. 2013.025

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2 PRAIRIE DROPSEED NATIVE GRASS PHOTO

LOW METAL EDGE PLANTER @ 12" AFF;  
NOTE: PRAIRIE DROPSEED NATIVE  
GRASSES APPROX. 2-4 FEET HIGH WHEN  
MATURE ABOVE FINISH SECOND FLOOR.  
SEE PHOTO FOR SPECIES INFO.

1/A5.0  
3 SIDES OF GLASS  
OR OPEN METAL  
DESIGN RAILING

LOW METAL EDGE PLANTER @ 12" AFF;  
NOTE: PRAIRIE DROPSEED NATIVE  
GRASSES APPROX. 2-4 FEET HIGH WHEN  
MATURE ABOVE FINISH SECOND FLOOR.  
SEE PHOTO FOR SPECIES INFO.

BASEMENT & FIRST  
FLOOR

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

0 1' 2' 5'

FLOOR LEVEL BELOW

FLOOR LEVEL BELOW

2857 FILBERT ADJACENT  
NEIGHBOR

PROPOSED 2851 FILBERT  
ADJACENT NEIGHBOR

PROPOSED FLOOR PLAN LEGEND:

- PROPERTY LINE
- (N) WALLS
- (N) 1 HOUR RATED WALL



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sutroarchitects.com  
1055 Pearl Street, San Francisco, CA 94109

WAYTENA RESIDENCE  
2855 FILBERT STREET  
BLOCK 0948 LOT 029 | PROJECT NO. 2013.025



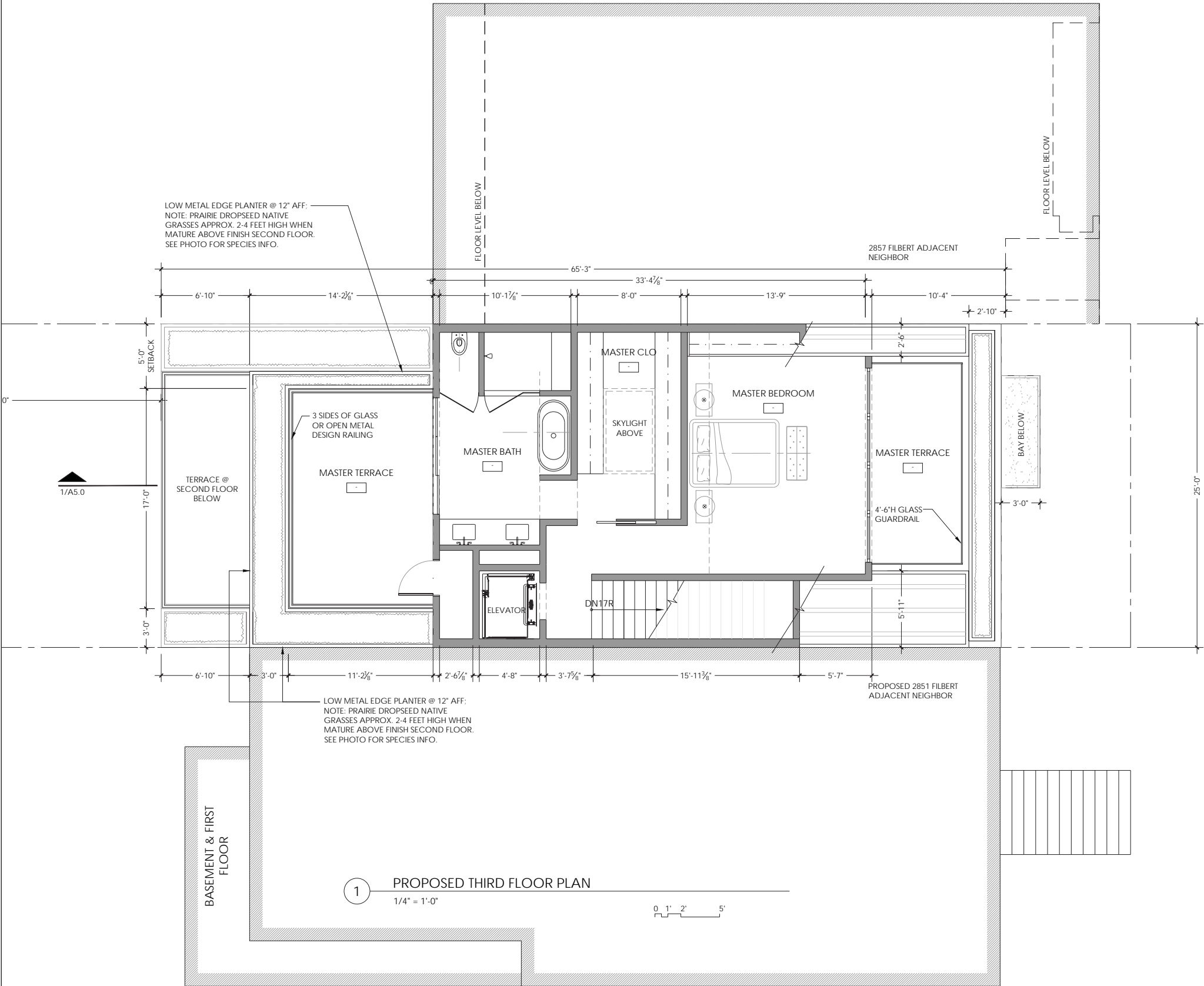
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PROPOSED SECOND  
FLOOR PLAN

1/4" = 1'-0"

A2.3

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- PROPOSED FLOOR PLAN LEGEND:
- PROPERTY LINE
  - (N) WALLS
  - (N) 1 HOUR RATED WALL



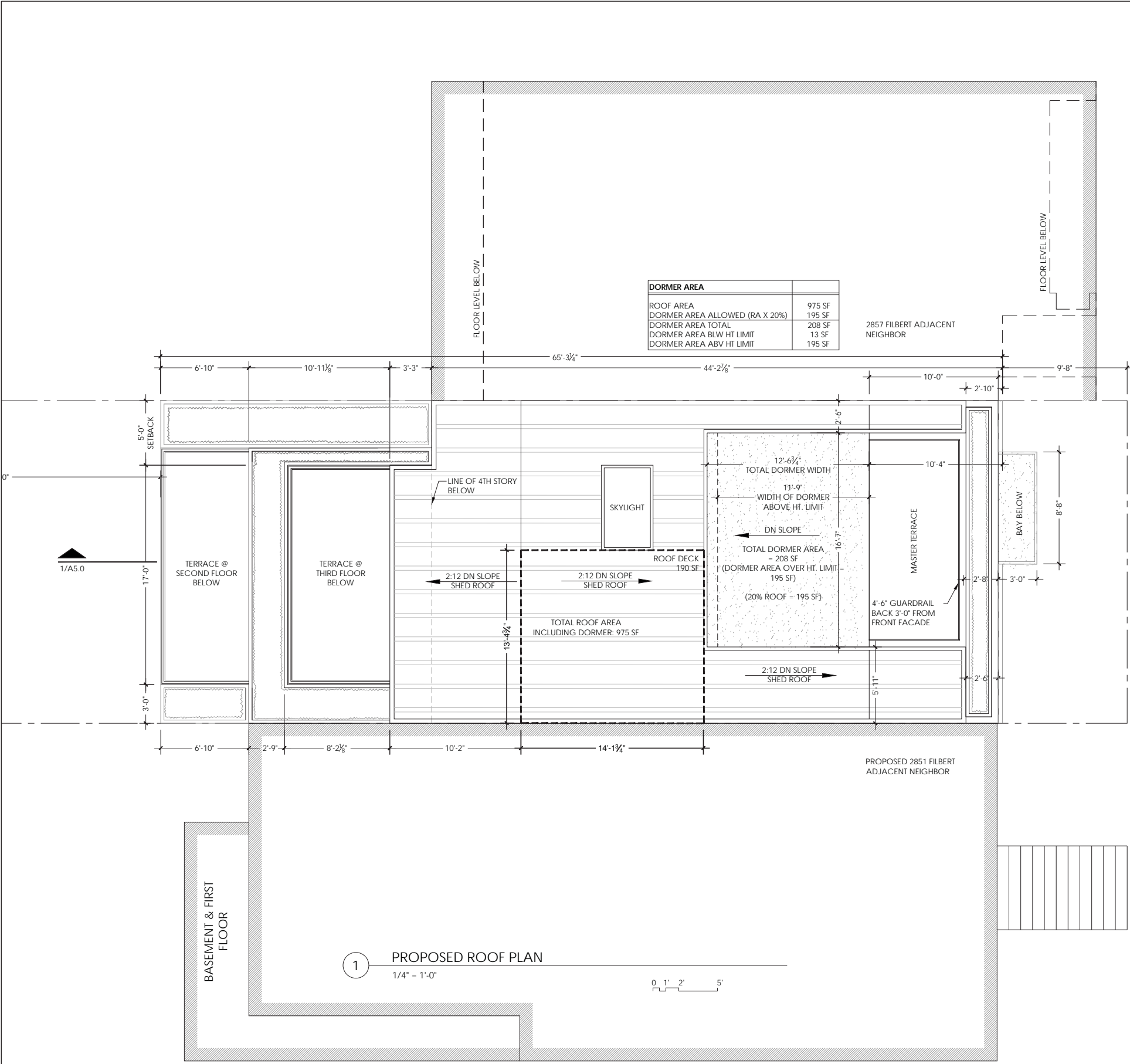
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PROPOSED THIRD FLOOR PLAN

1/4" = 1'-0"

A2.4

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PROPOSED FLOOR PLAN LEGEND:

- PROPERTY LINE
- (N) WALLS
- (N) 1 HOUR RATED WALL



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PROPOSED ROOF PLAN

1/4" = 1'-0"

A2.5

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PET @ 2857 FILBERT  
F @ 2857 FILBERT  
F @ 2851 FILBERT



1 EXISTING FRONT NORTH ELEVATION  
1/4" = 1'-0"



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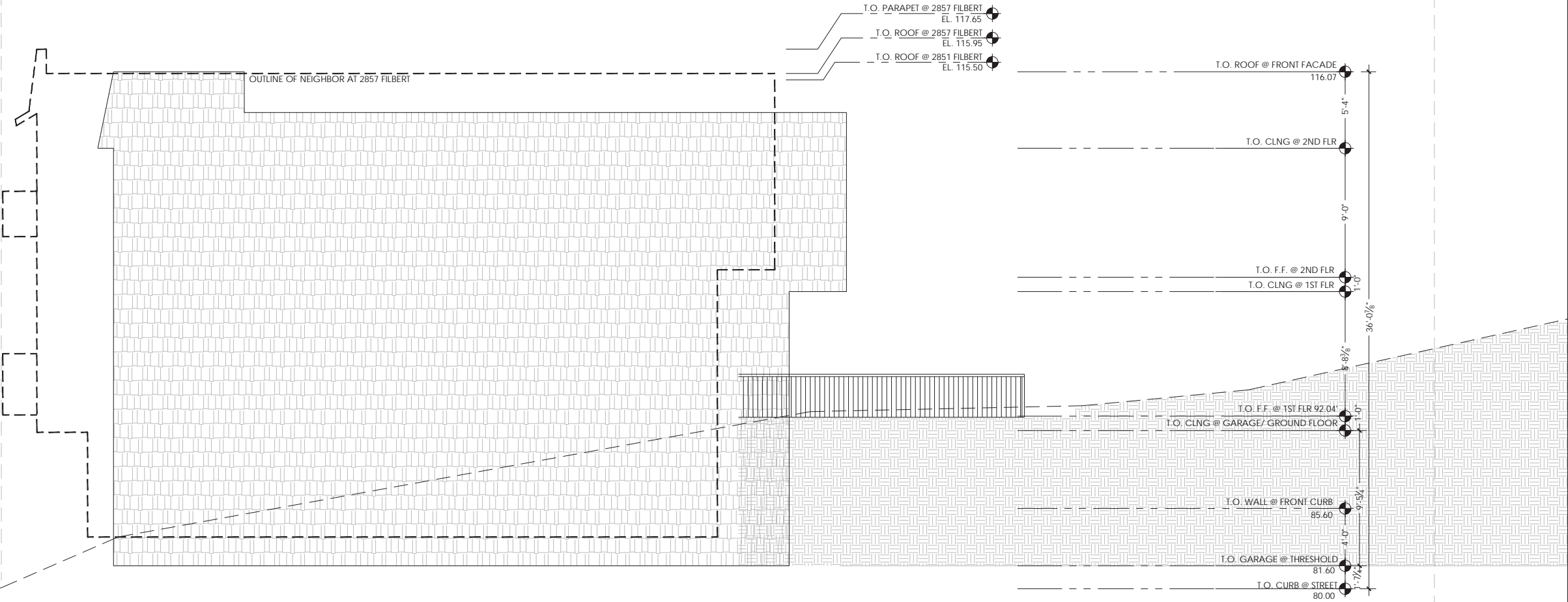
EXISTING NORTH  
EXTERIOR ELEVATION

1/4" = 1'-0"

A4.0

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FRONT PROPERTY LINE



1 EXISTING SIDE WEST ELEVATION  
1/4" = 1'-0"

0 1' 2' 5'



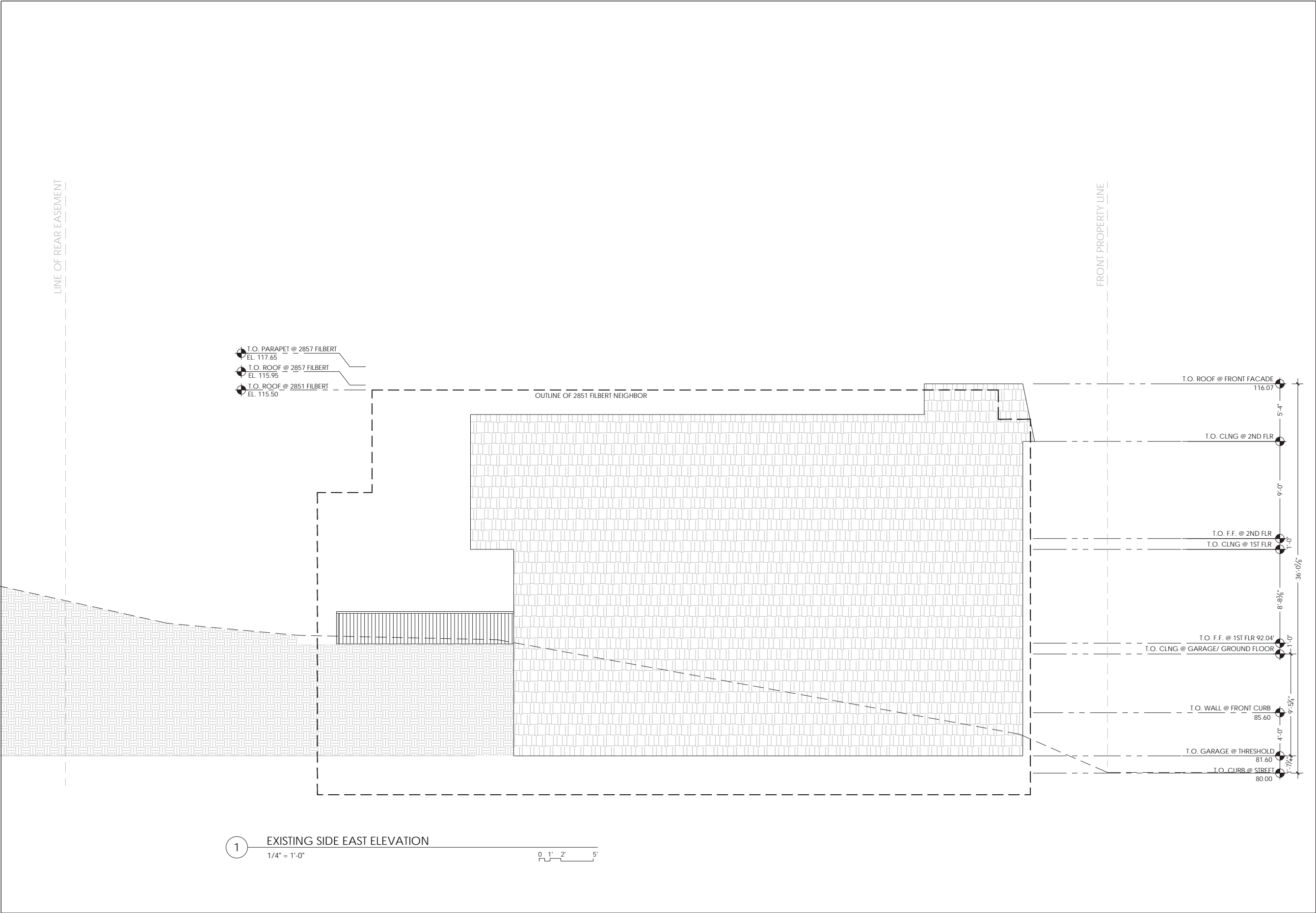
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EXISTING WEST  
EXTERIOR ELEVATION

1/4" = 1'-0"



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1

EXISTING SIDE EAST ELEVATION

1/4" = 1'-0"

0 1' 2' 5'



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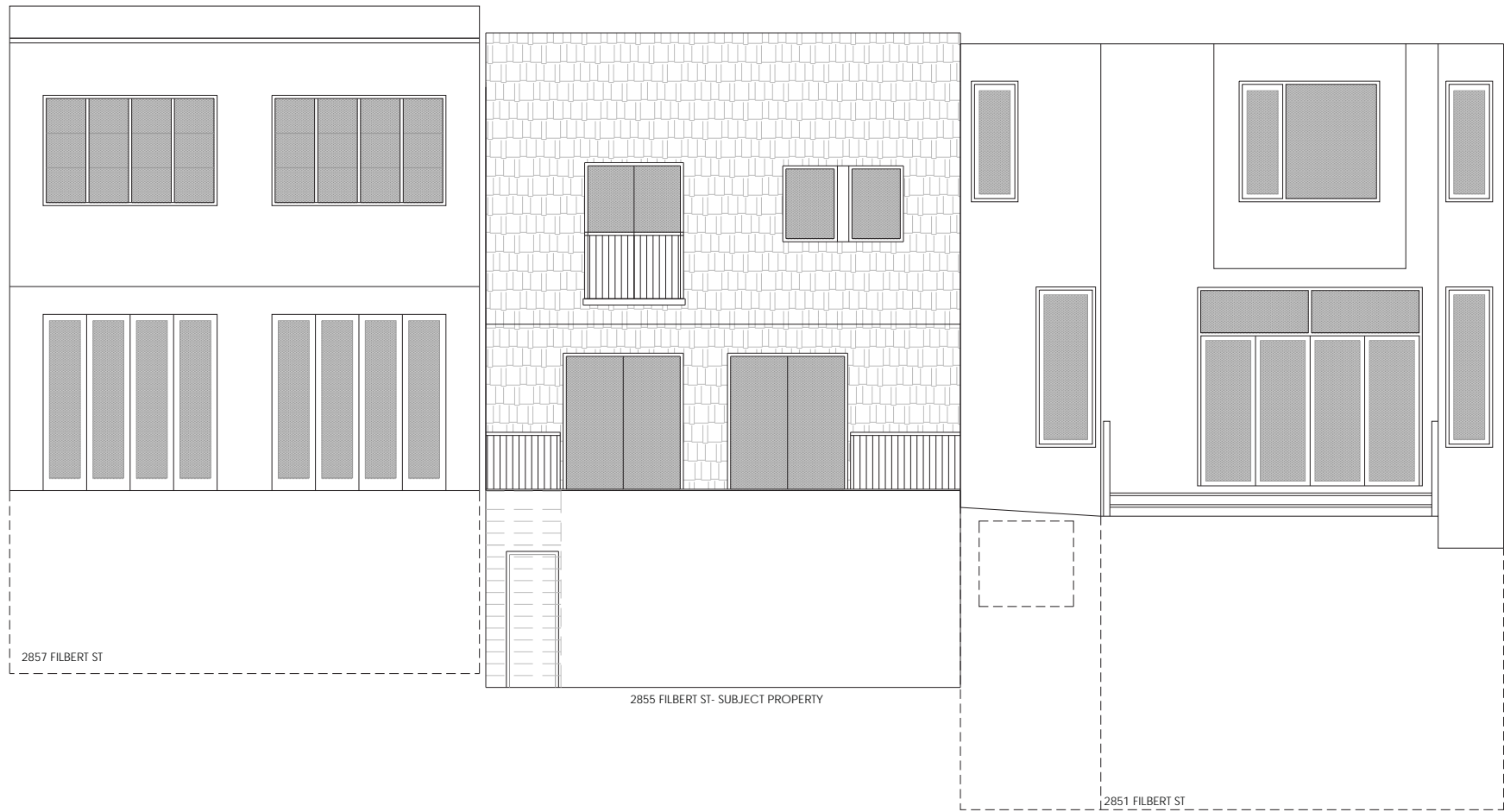
EXISTING WEST  
EXTERIOR ELEVATION

1/4" = 1'-0"

A4.2

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- T.O. PARAPET @ 2857 FILBERT  
EL. 117.65
- T.O. ROOF @ 2857 FILBERT  
EL. 115.95
- T.O. ROOF @ 2851 FILBERT  
EL. 115.50

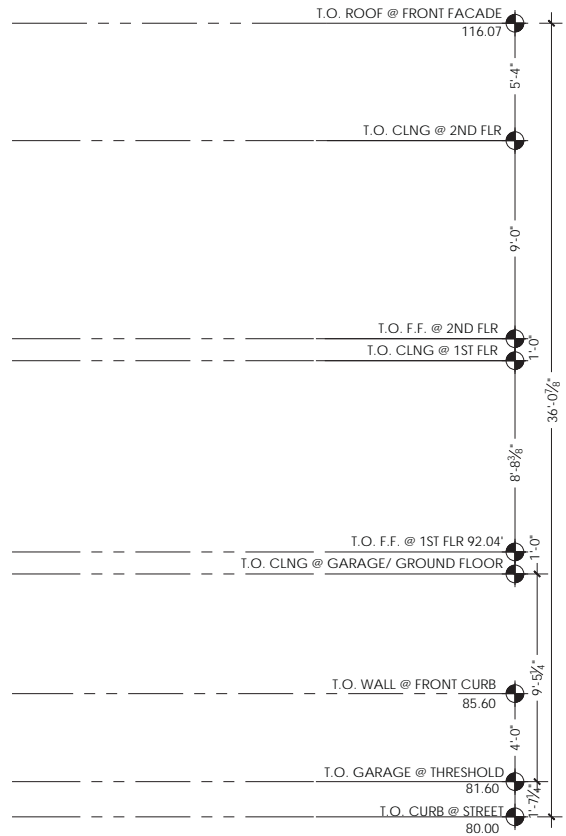


1

EXISTING REAR SOUTH ELEVATION

1/4" = 1'-0"

0 1' 2' 5'



SUTRO ARCHITECTS

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1055 Pearl Street, San Francisco, CA 94109

WAYTENA RESIDENCE

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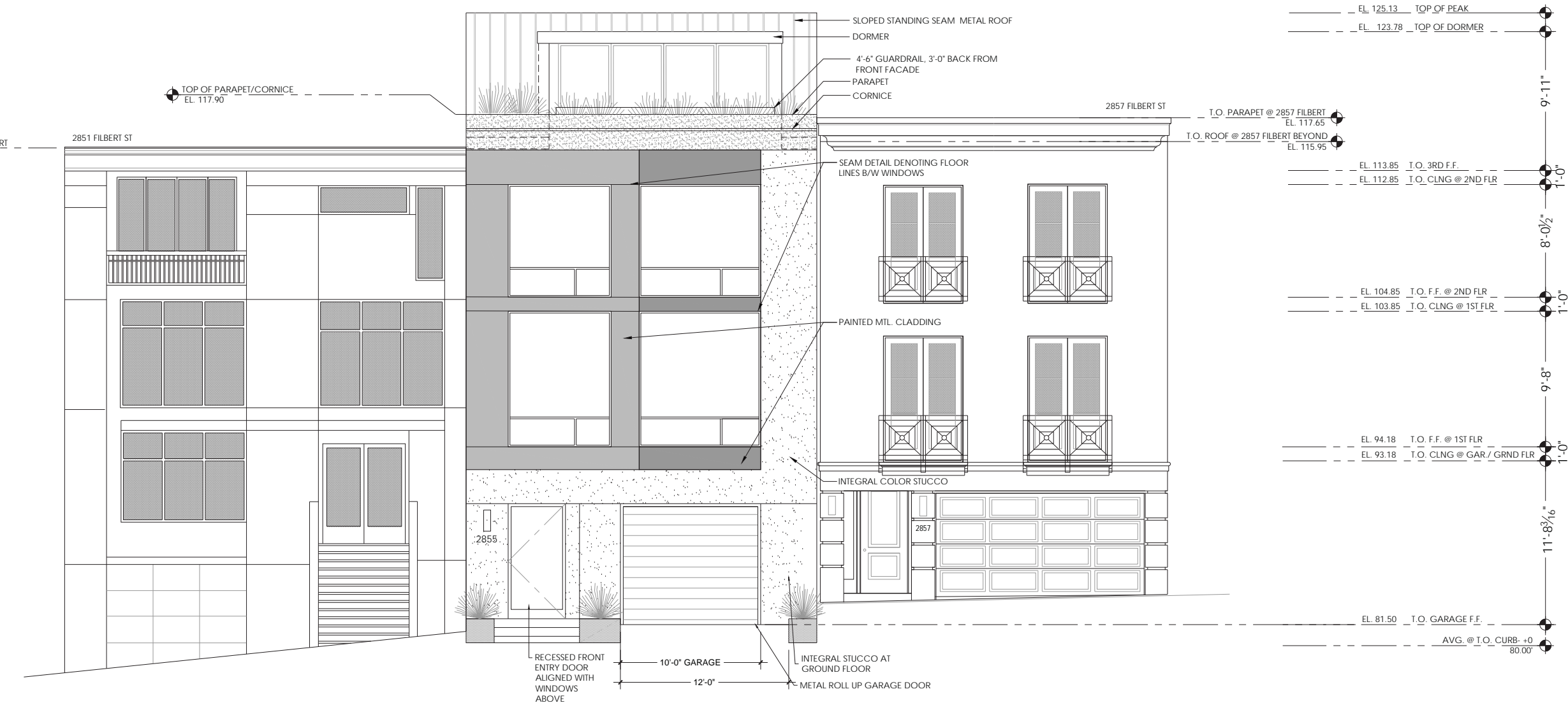
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COMMENTS: 2017.0118  
PLANNING REVISION:  
2016.0627  
PLANNING REVISION:  
2016.0531  
PLANNING REVISION:  
2016.01.27  
PLANNING REVISION:  
2015.12.01  
PLANNING REVISION:  
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EXISTING SOUTH  
EXTERIOR ELEVATION

1/4" = 1'-0"

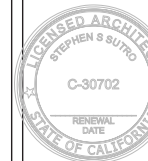
A4.3

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1 PROPOSED FRONT NORTH ELEVATION  
1/4" = 1'-0"

0' 1' 2' 5'



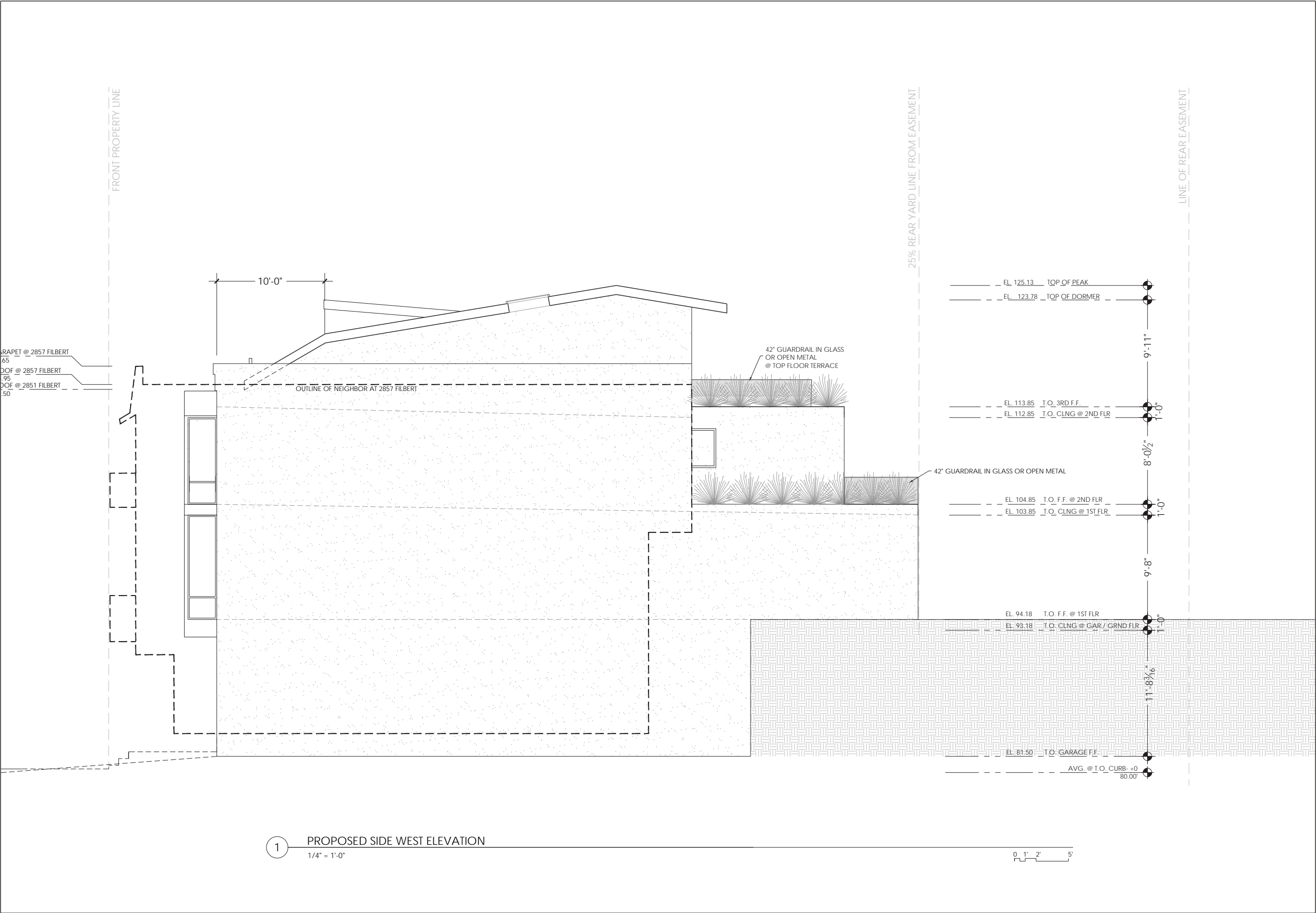
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COMMENTS: 2017.01.18  
PLANNING REVISION:  
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PROPOSED NORTH  
EXTERIOR ELEVATION

1/4" = 1'-0"

A4.4

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BLOCK 0948 LOT 029 | PROJECT NO. 2013.025

**SUTRO ARCHITECTS**  
415.995.3445  
sutroarchitects.com  
1055 Post Street, San Francisco, CA 94109

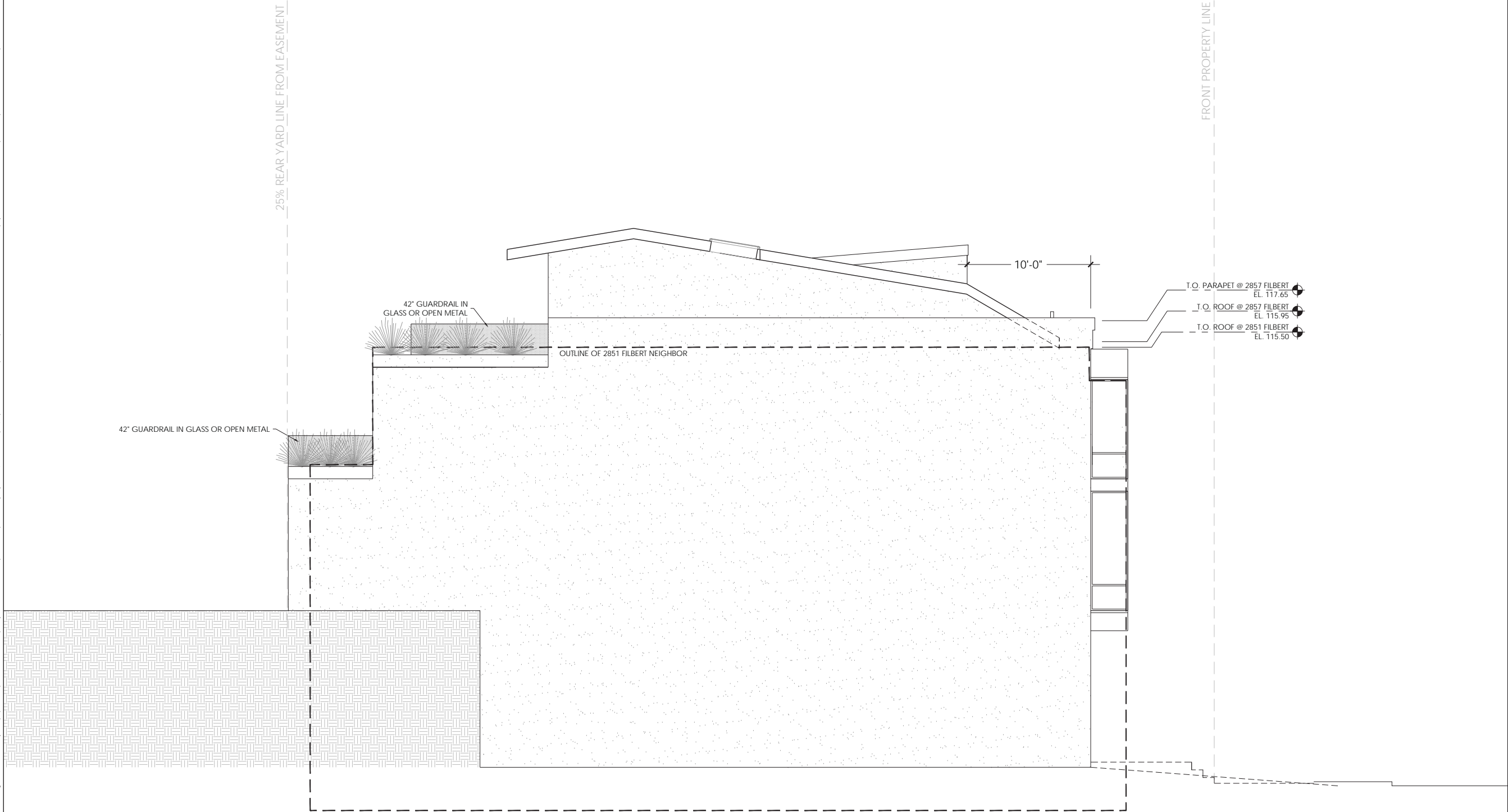
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PROPOSED WEST  
EXTERIOR ELEVATION

1/4" = 1'-0"

**A4.5**

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1

PROPOSED SIDE EAST ELEVATION

1/4" = 1'-0"

0 1' 2' 5'



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PROPOSED EAST  
EXTERIOR ELEVATION

1/4" = 1'-0"

A4.6

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T.O. PARAPET @ 2857 FILBERT  
EL. 117.65  
T.O. ROOF @ 2857 FILBERT  
EL. 115.95  
T.O. ROOF @ 2851 FILBERT  
EL. 115.50

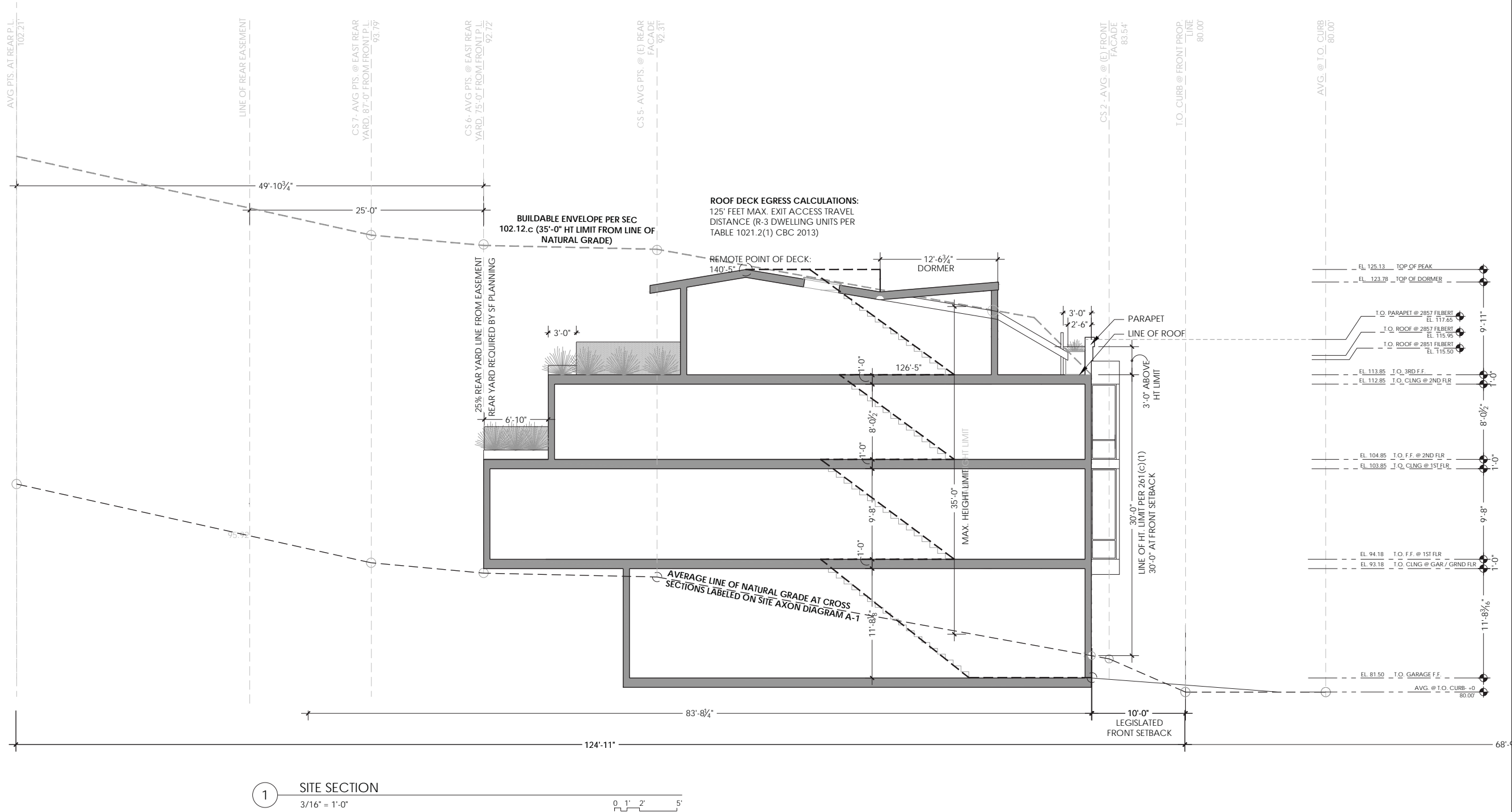


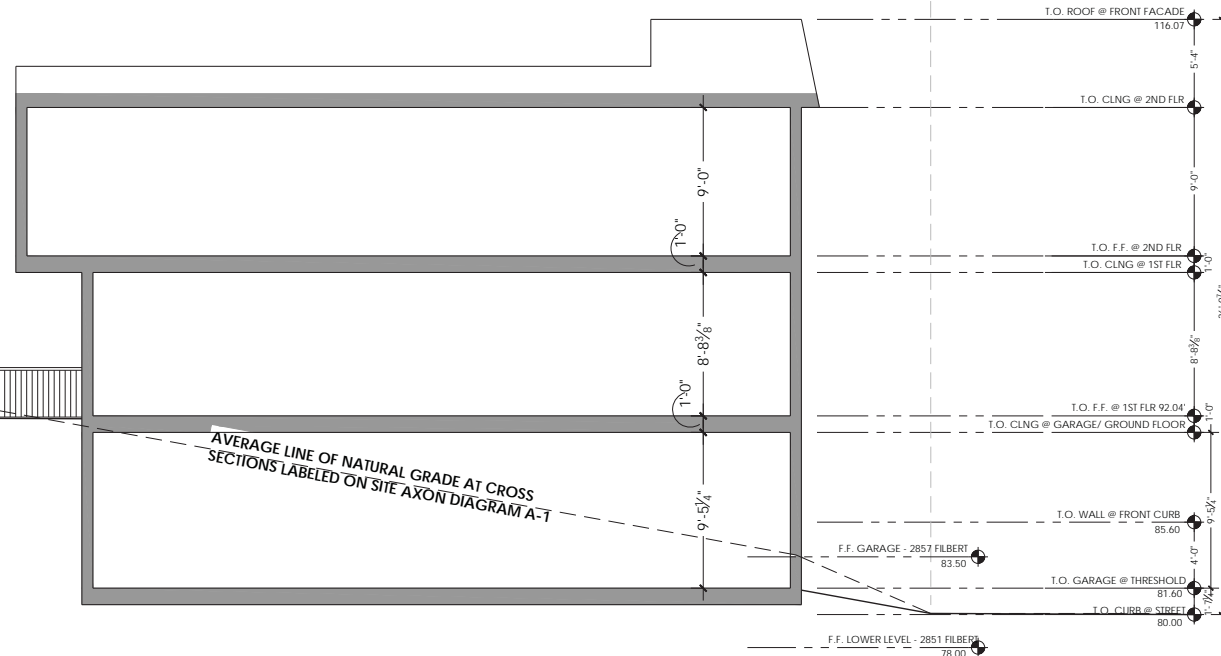
PROPOSED SOUTH  
EXTERIOR ELEVATION

1/4" = 1'-0"

**A4.7**

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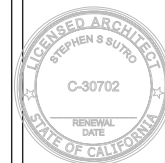
1 EXISTING SITE SECTION  
3/16" = 1'-0"

0 1' 2' 5

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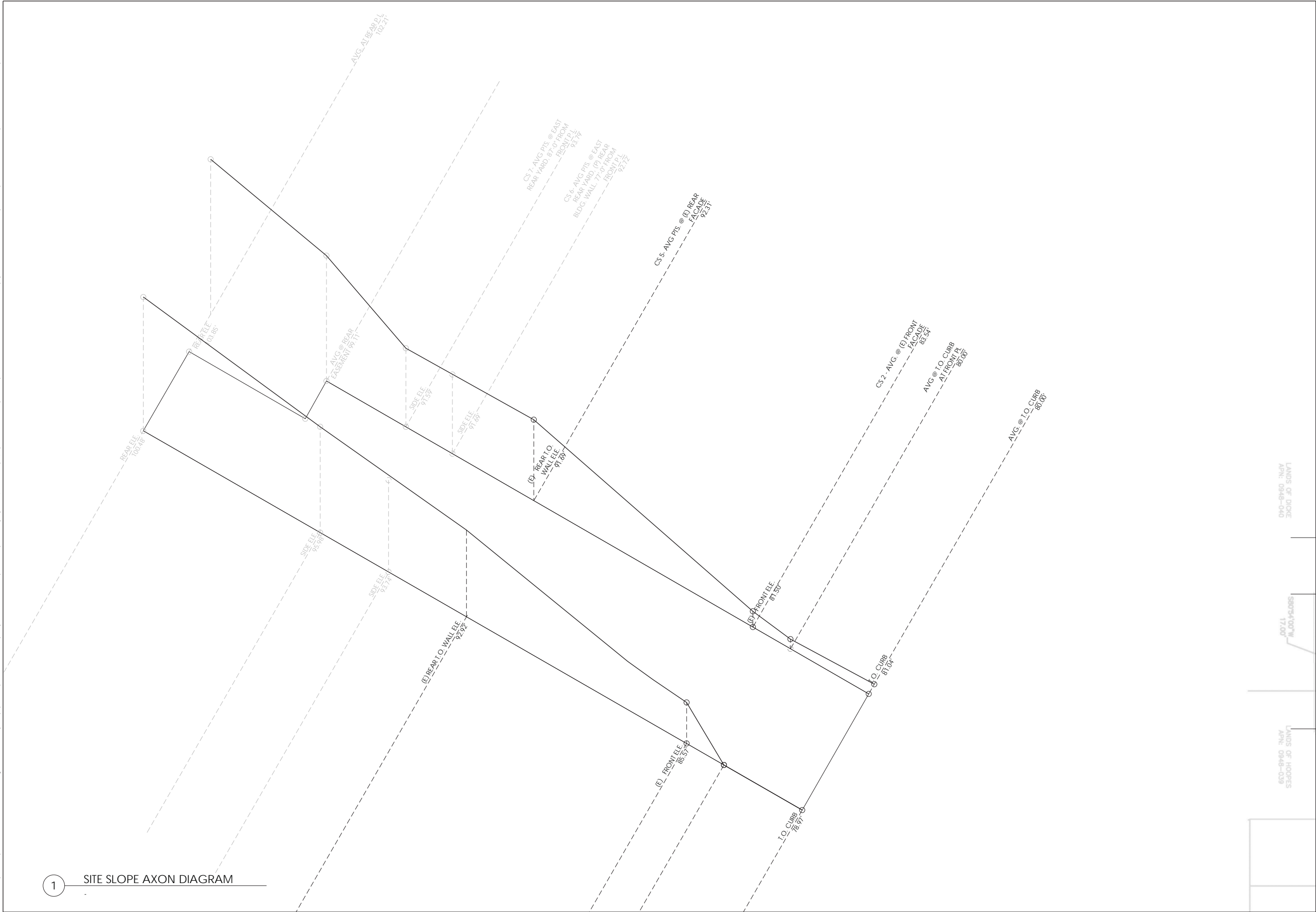
(E) N-S SITE SECTION

3/16" = 1'-0"

**A5.0A**

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1 SITE SLOPE AXON DIAGRAM



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AXONOMETRIC  
SITE  
DIAGRAM

N.T.S.

A 5.1

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