



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: OCTOBER 25, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: October 12, 2018
Case No.: 2017-009282DRP
Project Address: 136 Palm St.
Permit Application: 2017.0628.0596
Zoning: RM-1 [Residential Mixed, Low Density]
40-X Height and Bulk District
Block/Lot: 1062/042
Project Sponsor: Ben Farrell
Farrell Architecture
610 Coloma St.
Sausalito, CA 94965
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project consists of a 4’-1” vertical addition to accommodate a full 3rd story. The subject building has been identified through CEQA evaluation as a contributor to the Jordan Park eligible historic district and is therefore a Category “A” building (historic resource); however, the project has been found to comply with the Secretary of the Interior’s Standards and does not pose a material impairment to the identified district.

SITE DESCRIPTION AND PRESENT USE

The site is a 43’ wide x 120’ deep lot with an existing 2-story over basement, 2-unit building built in 1920. A 16’-10” wide side yard separates this building from the neighboring property (DR requestor) to the South.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Palm Avenue consists of 2- and 3- buildings of the same era.

BUILDING PERMIT NOTIFICATION

| TYPE | REQUIRED PERIOD | NOTIFICATION DATES | DR FILE DATE | DR HEARING DATE | FILING TO HEARING TIME |
|------------|-----------------|-------------------------------|--------------|-----------------|------------------------|
| 311 Notice | 30 days | June 26, 2018 – July 26, 2018 | 07.26. 2018 | 10.25. 2018 | 94 days |

HEARING NOTIFICATION

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|---------------|-----------------|----------------------|--------------------|---------------|
| Posted Notice | 10 days | October 15, 2018 | October 15, 2018 | 10 days |
| Mailed Notice | 10 days | October 15, 2018 | October 15, 2018 | 10 days |

PUBLIC COMMENT

| | SUPPORT | OPPOSED | NO POSITION |
|--|---------|---------|-------------|
| Adjacent neighbor(s) | 0 | 0 | 0 |
| Other neighbors on the block or directly across the street | 0 | 0 | 0 |
| Neighborhood groups | 0 | 0 | 0 |

ENVIRONMENTAL REVIEW

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

DR REQUESTOR

Vera Poon and Natalie Tarnopolsky, of 140 Palm Avenue, #201, the adjacent property to the South.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

- Impacts to Light.** Proposed addition would diminish the light to the DR requestor's unit via the kitchen windows.
- Impacts to privacy.** Proposed addition would diminish the privacy to the DR requestor's unit via the kitchen windows.

See attached *Discretionary Review Application*, dated July 26, 2018.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Residential Design Guidelines (RDGs), and in relation to the DR requestor's issues related to light and privacy.

See attached *Response to Discretionary Review*, dated August 10, 2018.

RESIDENTIAL DESIGN TEAM REVIEW

1. The vertical expansion of the building by raising the roof form 4'-1" and adding dormers is a sensitive means of achieving the use of a full floor with minimal increase in height. Furthermore, the building is approximately 20' away from the DR requestor's windows. (Due to the 17' side yard plus 3' deep light well of the DR requestor) The location of the subject building to the North of the DR requestor, typically allows indirect light.
2. Additional pairs of windows in dormers serving the bathroom are set back from the side bays and are appropriately sized and located to not present any exceptional or extraordinary condition regarding privacy.

| |
|---|
| RECOMMENDATION: Do not take DR and approve project as proposed |
|---|

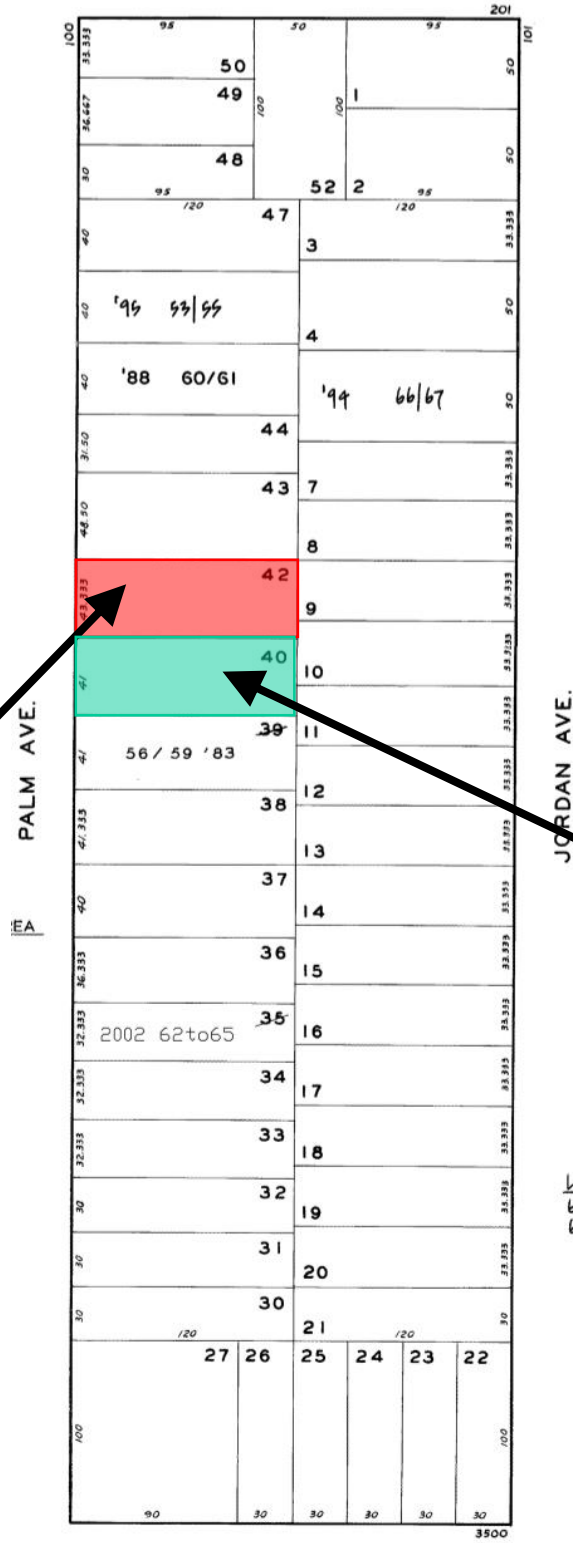
Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application dated August 10, 2018
Reduced Plans
Shadow study

Exhibits

Parcel Map

EUCLID



SUBJECT PROPERTY

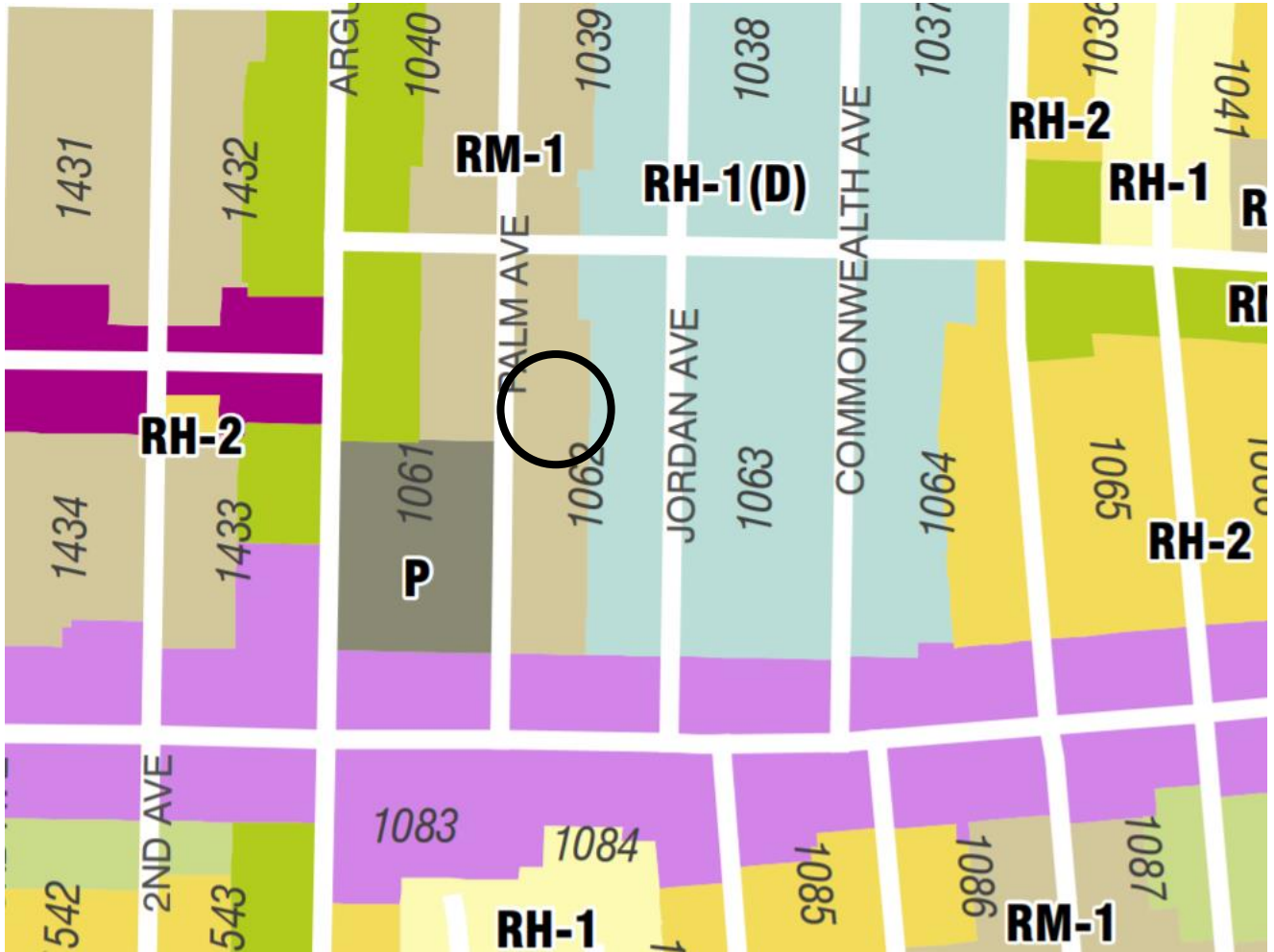
DR REQUESTOR'S PROPERTY

GEARY BLVD.

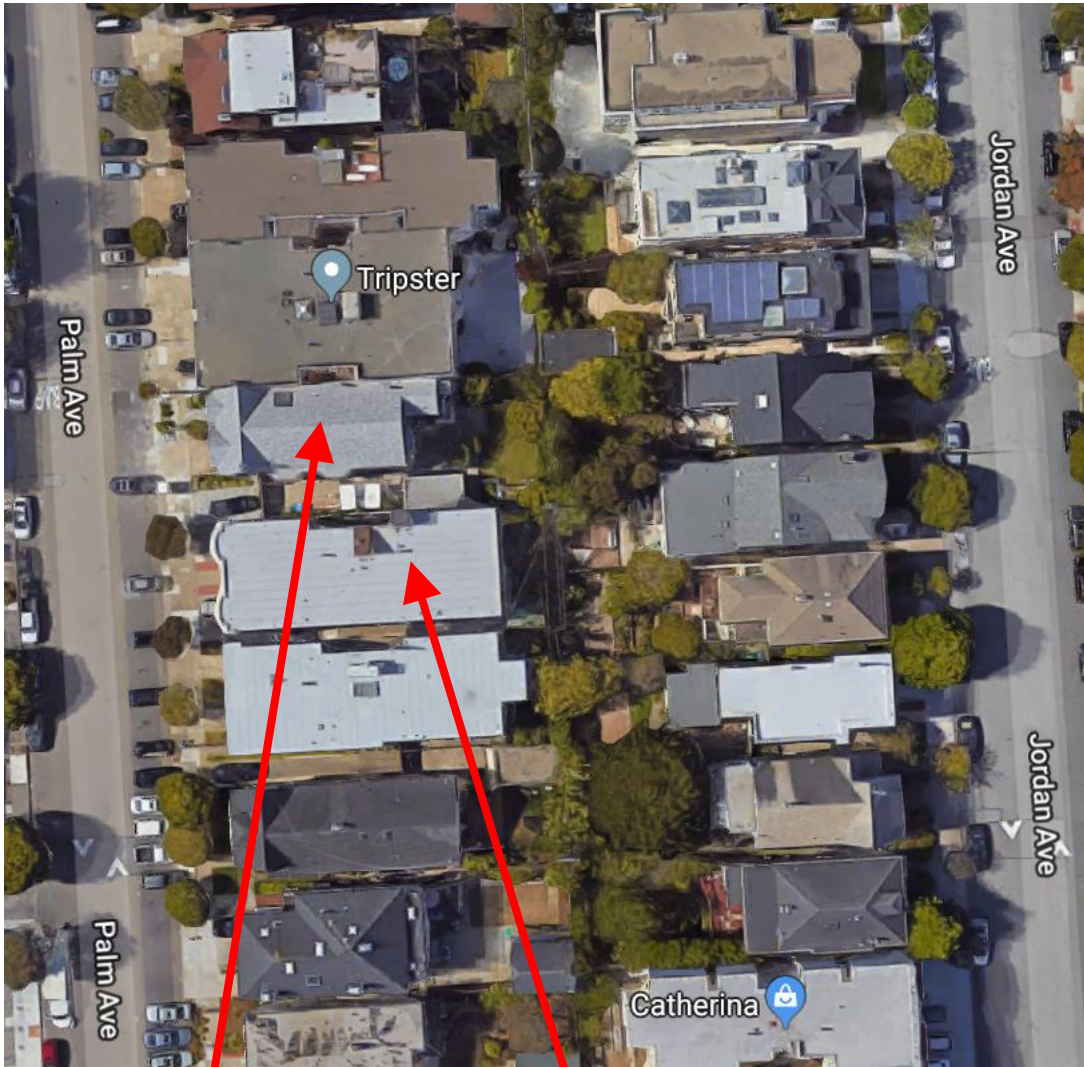


Discretionary Review Hearing
Case Number 2017-009282DRP
136 Palm Street

Zoning Map



Aerial Photo



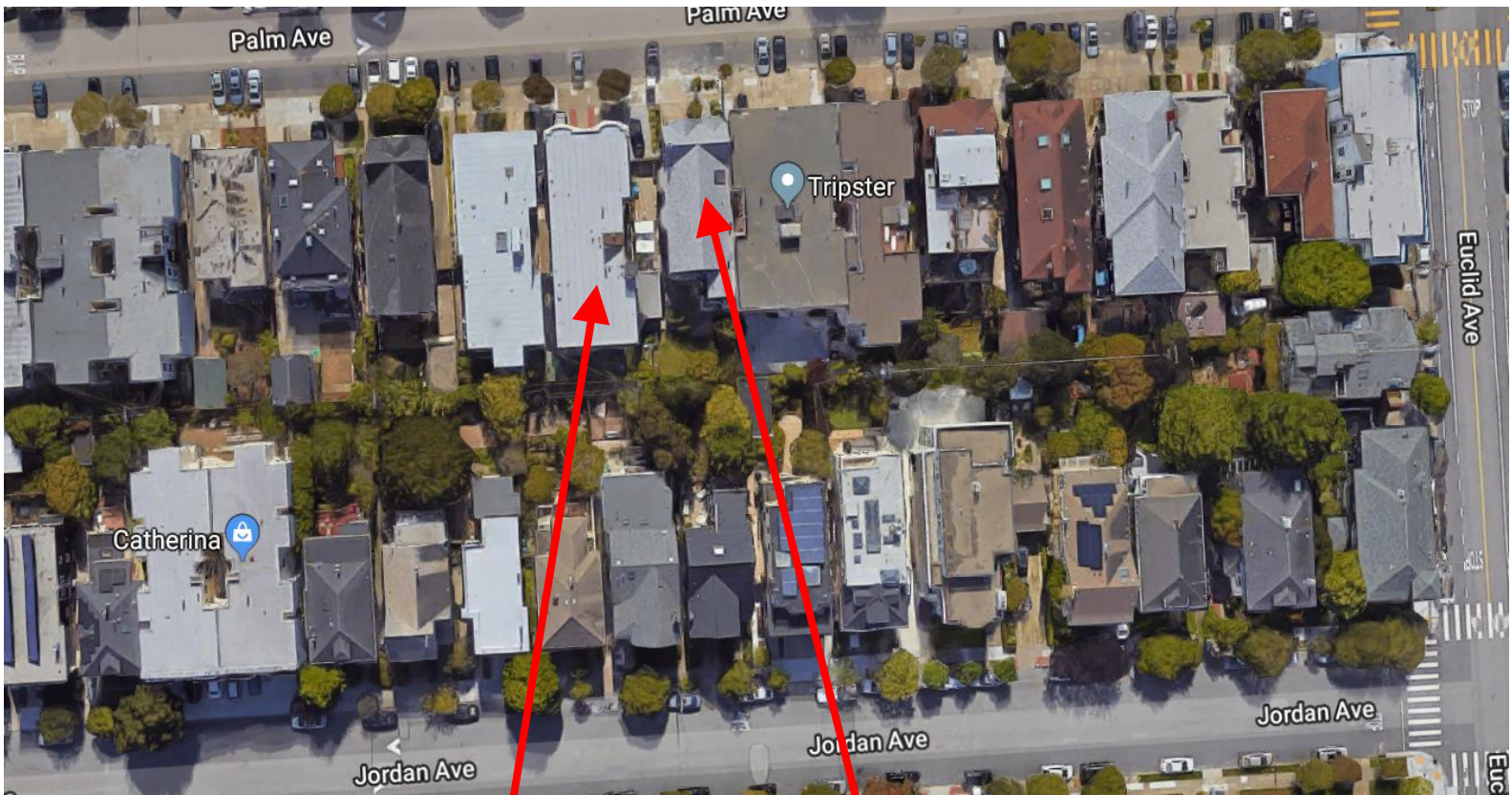
SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2017-009282DRP
136 Palm Street

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-009282DRP
136 Palm Street

Aerial Photo



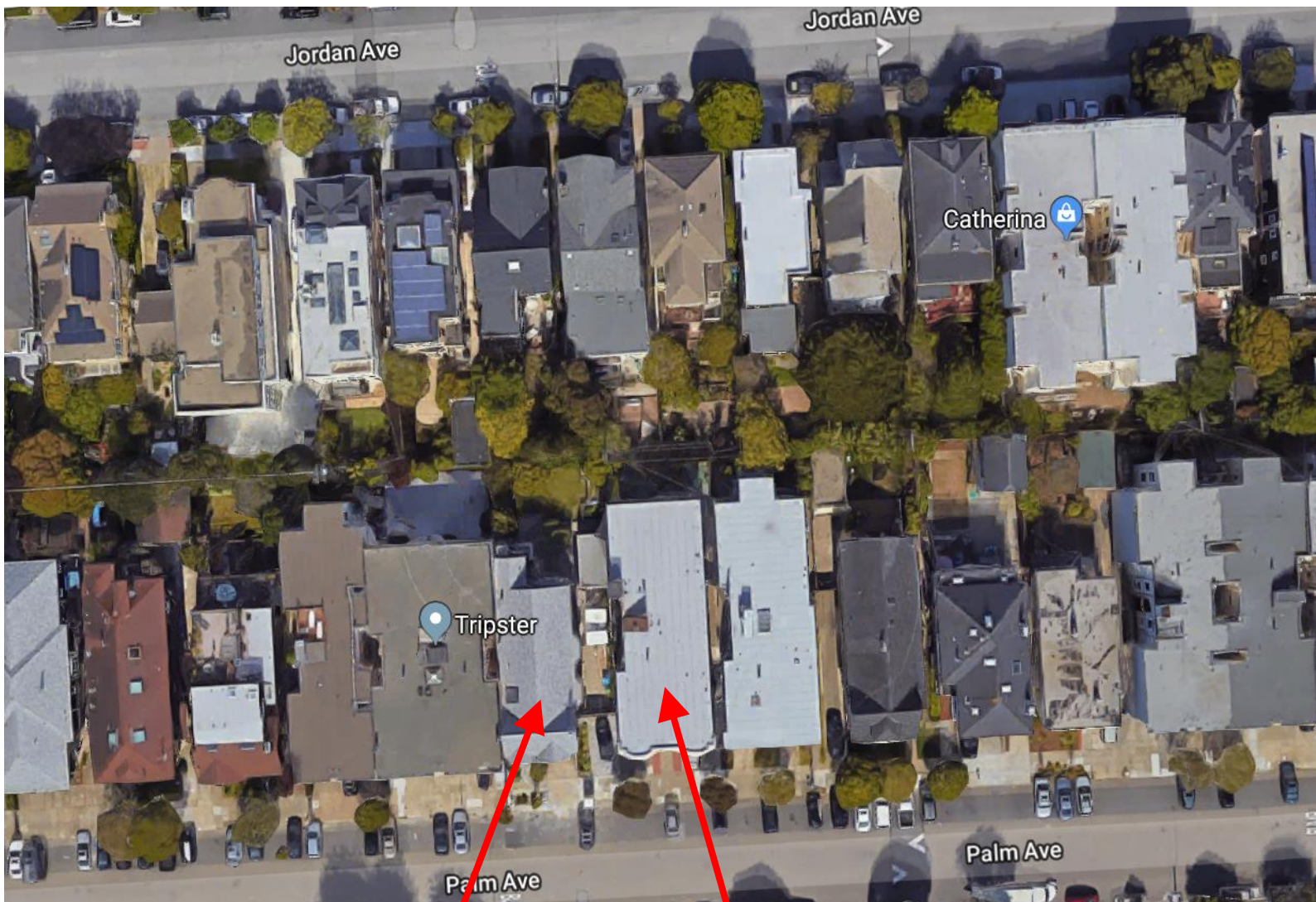
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-009282DRP
136 Palm Street

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2017-009282DRP
136 Palm Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **June 28, 2017**, the Applicant named below filed Building Permit Application No. **2017.06.28.0596** with the City and County of San Francisco.

| PROJECT INFORMATION | | APPLICANT INFORMATION | |
|---------------------|----------------------------------|-----------------------|--|
| Project Address: | 136 Palm Avenue | Applicant: | Farrell Architecture |
| Cross Street(s): | Euclid Ave and Geary Blvd | Address: | 610 Coloma Street, #727 |
| Block/Lot No.: | 1062/042 | City, State: | Sausalito, CA 94965 |
| Zoning District(s): | RM-1 / 40-X | Telephone: | (415) 305-3850 |
| Record No.: | 2017-009282PRJ | Email: | ben@f-a.us |

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 type="checkbox"/> Demolition | <input type="checkbox"/> New Construction | <input checked="" 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 checked="" type="checkbox"/> Vertical Addition |
| PROJECT FEATURES | EXISTING | PROPOSED |
| Building Use | Two-Family Residence | No Change |
| Front Setback | 10 feet | No Change |
| Side Setbacks | 16 feet, 10 inches (south side) | No Change |
| Building Depth | 80 feet | 80 feet |
| Rear Yard | 30 feet | 30 feet |
| Building Height | 35 feet 9 inches | 39 feet 10 inches |
| Number of Stories | 2 over basement | 3 over basement |
| Number of Dwelling Units | 2 | 2 |
| Number of Parking Spaces | 1 | 1 |
| PROJECT DESCRIPTION | | |
| <p>The proposed project is to expand the existing gables up approximately 4' to establish habitable space at the attic level. The proposal includes a new central dormer on the front façade, adding a rear landing at the fourth story for egress, and replacing non-original historic windows with historically appropriate windows.</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: Alexandra Kirby
 Telephone: (415) 575-9133
 E-mail: Alexandra.kirby@sfgov.org

Notice Date: 6/26/2018
 Expiration Date: 7/26/2018

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 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. 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. 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. 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.



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

| | | | |
|--|--|--------------------------------|-----------|
| Preservation Team Meeting Date: | | Date of Form Completion | 6/11/2018 |
|--|--|--------------------------------|-----------|

| PROJECT INFORMATION: | | |
|-----------------------|---------------------------------|----------------------|
| Planner: | Address: | |
| Jørgen G. Cleemann | 136 Palm Avenue | |
| Block/Lot: | Cross Streets: | |
| 1062/042 | Euclid Avenue & Geary Boulevard | |
| CEQA Category: | Art. 10/11: | BPA/Case No.: |
| A | N/A | 2017-009282ENV |

| PURPOSE OF REVIEW: | | | PROJECT DESCRIPTION: | |
|---------------------------------------|-------------------------------------|---------------------------------------|---|---|
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

| | |
|------------------------------------|---------------------|
| DATE OF PLANS UNDER REVIEW: | 2/6, 3/21, & 6/5/18 |
|------------------------------------|---------------------|

| PROJECT ISSUES: | |
|--|--|
| <input checked="" type="checkbox"/> | Is the subject Property an eligible historic resource? |
| <input checked="" type="checkbox"/> | If so, are the proposed changes a significant impact? |
| Additional Notes: | |
| Historic Resource Evaluation, Parts 1 and 2, prepared by Left Coast Architectural History (dated 6/27/2017). | |
| Project description: Vertical addition to the existing building. | |

| PRESERVATION TEAM REVIEW: | | | |
|---|---|-------------------------|-------------------------|
| Category: | <input checked="" type="radio"/> A | <input type="radio"/> B | <input type="radio"/> C |
| Individual | Historic District/Context | | |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: | | |
| Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event: <input checked="" type="radio"/> Yes <input type="radio"/> No | | |
| Criterion 2 - Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No | | |
| Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture: <input checked="" type="radio"/> Yes <input type="radio"/> No | | |
| Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No | | |
| Period of Significance: <input type="text"/> | Period of Significance: <input type="text" value="1900-1920"/> | | |
| | <input checked="" type="radio"/> Contributor <input type="radio"/> Non-Contributor | | |


| | | | |
|---|--------------------------------------|-------------------------------------|---------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input checked="" type="radio"/> Yes | <input type="radio"/> No | <input type="radio"/> N/A |
| CEQA Material Impairment to the individual historic resource: | <input type="radio"/> Yes | <input checked="" type="radio"/> No | |
| CEQA Material Impairment to the historic district: | <input type="radio"/> Yes | <input checked="" type="radio"/> No | |
| Requires Design Revisions: | <input type="radio"/> Yes | <input checked="" type="radio"/> No | |
| Defer to Residential Design Team: | <input type="radio"/> Yes | <input checked="" type="radio"/> No | |

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation (HRE), Parts 1 and 2 (prepared 6/27/2017) and information found in the Planning Department files, the subject property at 136 Palm Avenue contains a two-story, over-garage, wood-frame, wood shingle-clad, two-family residence located in the Jordan Park district of San Francisco's Presidio Heights neighborhood. Constructed in 1909 by builder Gustave Sandberg (no architect has been identified), the subject building is organized volumetrically into a small front volume to the west capped with a north-south gable roof, and a larger rear volume capped with an east-west gable roof. Located on a wide lot that includes a driveway on the south leading to a detached garage, the subject building has two visible facades: the primary facade fronting on Palm Avenue, and a secondary facade running parallel to the driveway. Both visible facades feature a projecting concave bandcourse, supported by brackets on the front, that runs between the first and second stories. Above the bandcourse on the primary facade are two projecting bay windows topped with gable ends that intersect the front roof gable. Behind the primary roof gable on secondary facade, there are two two-story projecting bays. The only significant exterior alterations to have occurred at the subject property are periodic window replacements, which are most evident in the aluminum slider windows on the primary facade.

Planning staff concurs with the HRE's finding that the subject building is not eligible for individual listing in the California Register of Historical Resources (CRHR) under Criterion 1 (events), 2 (persons), or 3 (architecture). The subject building is not specifically associated with any historic events such that a finding under Criterion 1 could be supported. None of the owners or occupants is particularly important to local, state, or national history, and thus the building is not significant under Criterion 2. Although the subject building embodies many of the characteristics of a First Bay Tradition-style residence, it is not a sufficiently distinguished example of this style to merit a finding of individual significance under Criterion 3. Staff also finds that the subject building is not eligible for listing in the CRHR under Criterion 4 (archeology) as it relates to buildings and structures. This Criterion normally applies only to rare construction types, of which the subject building is not an example. (The archeological information potential of the site, as opposed to the building, is not addressed in this document.)

Planning staff also concurs with the HRE's finding the subject building contributes to the (continued)

| | |
|---|---------|
| Signature of a Senior Preservation Planner / Preservation Coordinator: | Date: |
|  | 6/12/18 |

(continued)

previously identified CRHR-eligible Jordan Park Historic District. Jordan Park was developed as one of San Francisco's earliest residential parks, a type of master-planned residential community that employed landscaping, deed restrictions, a consistent architectural language, and other measures to create an appealing neighborhood character. Design features that characterize Jordan Park include: wide streets containing remnants of original landscaping elements; wide lots containing approximately two-story standalone residential buildings that are set back from the street; and buildings designed in a range of popular early 20th-century architectural styles, including Edwardian, Foursquare, First Bay Tradition, and various revival styles. This historic district has been determined eligible for listing in the CRHR under Criterion 1, for its association with the early development of the residential park model of neighborhood development in San Francisco; and under Criterion 3, for its high concentration of well-designed examples of popular early twentieth century architectural styles, which have been laid out with consistent patterns of siting and landscaping. The district is also significant under Criterion 3 for its association with master architect and developer Joseph Leonard, who went on to develop other prominent neighborhoods in San Francisco such as Ingleside Terrace and Richmond Heights. The period of significance for the Jordan Park Historic District spans from 1900 to 1920.

Specific features of the subject building that contribute to the character of this district include its location on a wide lot, its large front setback, its standalone siting within its lot, a construction date (1909) that falls within the district's period of significance (1900-1920), its two-story height, and its First Bay Tradition architectural style, as well as all of the disparate design elements that embody that style (tall, narrow massing; asymmetrical façade; wood shingle cladding; gable roof forms; curved bandcourse; bay windows; abundance of brackets).

The project proposes a vertical addition to the existing building in order to convert the existing attic into habitable space. To accomplish this, the front gable will be extended back at its current slope to attain an additional four feet of height at the peak. On the primary, street-facing façade, a new dormer will be installed in the plane of the roof between the two existing bays. On the secondary south façade, a larger new window will be installed in the front gable end, dormers will be added over the two projecting bays, the wall will be extended up one floor, and, at the rear, another cross gable will be constructed. A roof deck with a trellis will be constructed over the rear extension.

Planning staff finds that the proposed changes will not result in a significant impact to the historic district. Renderings prepared by the project architect show that the scale of the vertical addition is in keeping with predominant heights found in the immediate vicinity of the subject building, which is bordered on either side by multi-unit apartment buildings. The additional level of windows on the primary façade will read as a dormer that is set within the slope of the roof, but below the main peak. Similar dormers may be found throughout the district and do not disrupt the reading of a neighborhood composed primarily of two-story residences. The aluminum slider windows will be replaced with aluminum-clad wood windows with historically appropriate one-over-one configurations and ogee lugs.

On the secondary south façade, the existing front cross-gable will be retained, but will be extended up at the existing slope. The existing brackets will be salvaged and reused. Behind the front cross-gable, the eave line above the second-story windows will be retained, providing a visual break between the historic and new construction. New windows will be aluminum-clad wood one-over-one windows, except in one location which will feature decorative art glass that will be differentiated from the original windows below with a contemporary design. At the less visible back (east) end of the secondary south façade, a new cross gable will be constructed. Work at the rear (east) façade will not be visible from the public way.

Overall the proposed project will not result in an impact to the eligible historic district. The final height of the proposed vertical addition will be consistent with the prevailing heights found throughout the district. The addition will be achieved in such a way that does not impair those features of the subject building that contribute to the character of the district, such as its standalone siting, front setback, and reading as a First Bay Tradition-style house constructed in the early 20th century. The design of the new dormers and other features will be compatible with the building's current style, but will be subtly differentiated from the original construction with design gestures such as the continuous eave running above the second floor windows.

Note: Previous Historic Resource Evaluation Responses and information contained in the Planning Department files identify the original boundaries for the historic Jordan Park tract as Geary Boulevard, Arguello Boulevard, California Street, and Parker Ave. The boundaries for the historic district, however, have never been definitively established. Currently, the Planning Department's Property Information Map (PIM) shows the Jordan Park Historic District as being bounded by Geary Boulevard, Palm Avenue, Euclid Avenue, and Commonwealth Avenue. Not only does this area not correspond to the historical development, but it also does not include several properties to the north that have already been identified as district contributors (26 Commonwealth Avenue, 2012-1089E; 85 Jordan Avenue, 2013-1673E; 35 Parker Avenue, 2013-1864E). Therefore, this Preservation Team Review form will establish boundaries that both capture the previously identified contributors and align more closely with the development's historical extent. In establishing these boundaries, Planning staff has excluded those areas within the historical tract that do not adhere to the district's historical development pattern or that do not appear to contribute to the district's significance, either because of a loss of integrity or for some other reason. Examples of such excluded areas include the entire east side of Arguello Boulevard between Geary Boulevard and California Street, most of the west side of Parker Avenue between Geary Boulevard and Euclid Avenue, the north side of Geary Boulevard between Commonwealth Avenue and Parker Avenue, and other small pockets that contain clearly non-contributing buildings. Going forward, the Jordan Park Historic District shall be understood to include the entirety of assessor's blocks 1038, 1039, 1062, and 1063. Additionally, the district will take in those properties on the west side of Palm Avenue between Euclid Avenue and California Street; the single midblock property on the north side of Euclid Avenue between Arguello Boulevard and Palm Avenue; all properties on the east side of Commonwealth Avenue between Euclid Avenue and California Street, including the corner parcels; the properties on the west side of Parker Avenue between 15 Parker Avenue and 85 Parker Avenue, inclusive; all properties on the north and south sides of Euclid Avenue between Commonwealth Avenue and Parker Avenue except for 97 Parker Avenue; and all properties on the east side of Commonwealth Avenue between Geary Boulevard and Euclid Avenue except for 3360-3380 Geary Boulevard.

Additional analysis may either expand or contract these boundaries, or it may identify individual properties within the boundaries that do not contribute to the district's significance.

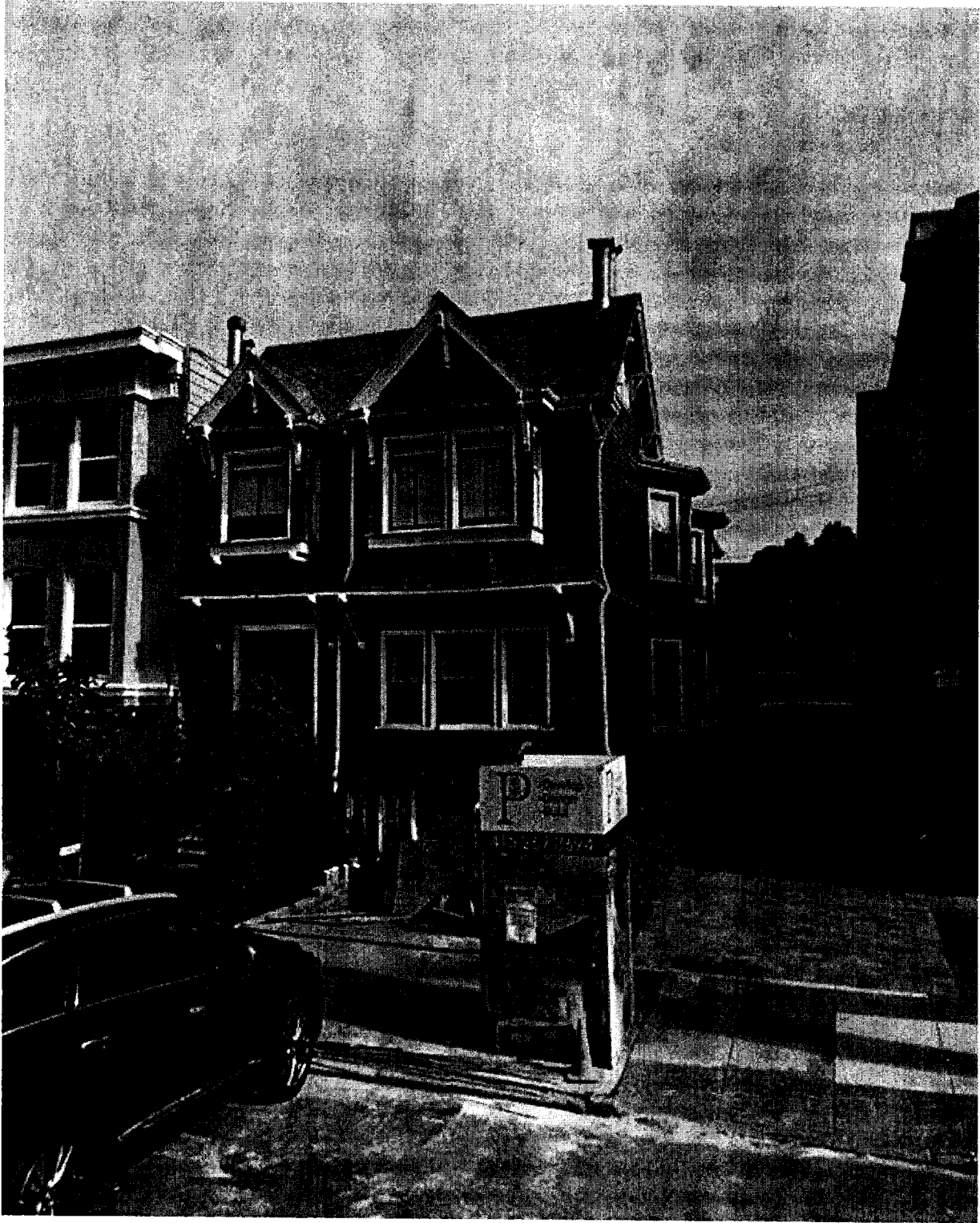


Figure 1. 136 Palm Avenue. Screenshot of 2015 Google Streetview.



San Francisco Planning

PLANNING APPLICATION RECORD NUMBER

2017-009282DRP

DISCRETIONARY REVIEW APPLICATION

RECEIVED

JUL 26 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

Property Owner's Information

Name: Vera J Poon & Natalie & Assaf Tarnopolsky
Address: 140 Palm Ave #201, S.F.

Email Address: vjpon@gmail.com
Telephone: (415) 317-3037

Applicant Information (if applicable)

Name: Same as above

Company/Organization:

Address:

Email Address:

Telephone:

Please Select Billing Contact: Owner Applicant Other (see below for details)

Name: Same as above. Email: Phone:

Please Select Primary Project Contact: Owner Applicant Billing

Property Information

Project Address: 136 Palm Ave.

Block/Lot(s): 1062/042

Plan Area:

Project Description: N/A

Please provide a narrative project description that summarizes the project and its purpose.

In order to gain a full 3rd story on a 2-story + full basement bldg.: raise & reconfigure the roof line 4' above present roof height & 8?' up the sides to convert a pitched-roof attic to a full 3rd story space. That would create a rectangular "block" running the length of 136 Palm Ave. and along the side opposite 140 Palm Ave.

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

| PRIOR ACTION | YES | NO |
|---|-----|----|
| Have you discussed this project with the permit applicant? | X | |
| Did you discuss the project with the Planning Department permit review planner? | X | |
| Did you participate in outside mediation on this case? (including Community Boards) | | X |

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 attach a summary of the result, including any changes that were made to the proposed project.

There was, unfortunately, no attempt to mediate. It seems Porporas and their Architect did not see a need to respond to my/our concerns since they feel they already have the "blessing" of the planning commission.

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) Other information or applications may be required.

Mera Poon
Signature

Vera J. Poon
Name (Printed)

Owner, co-applicant 415-317-3037
Relationship to Project Phone
(i.e. Owner, Architect, etc.)

vjpoon@gmail.com
Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

Mera Poon
Signature

Vera J. Poon
Name (Printed)

07-26-2018
Date

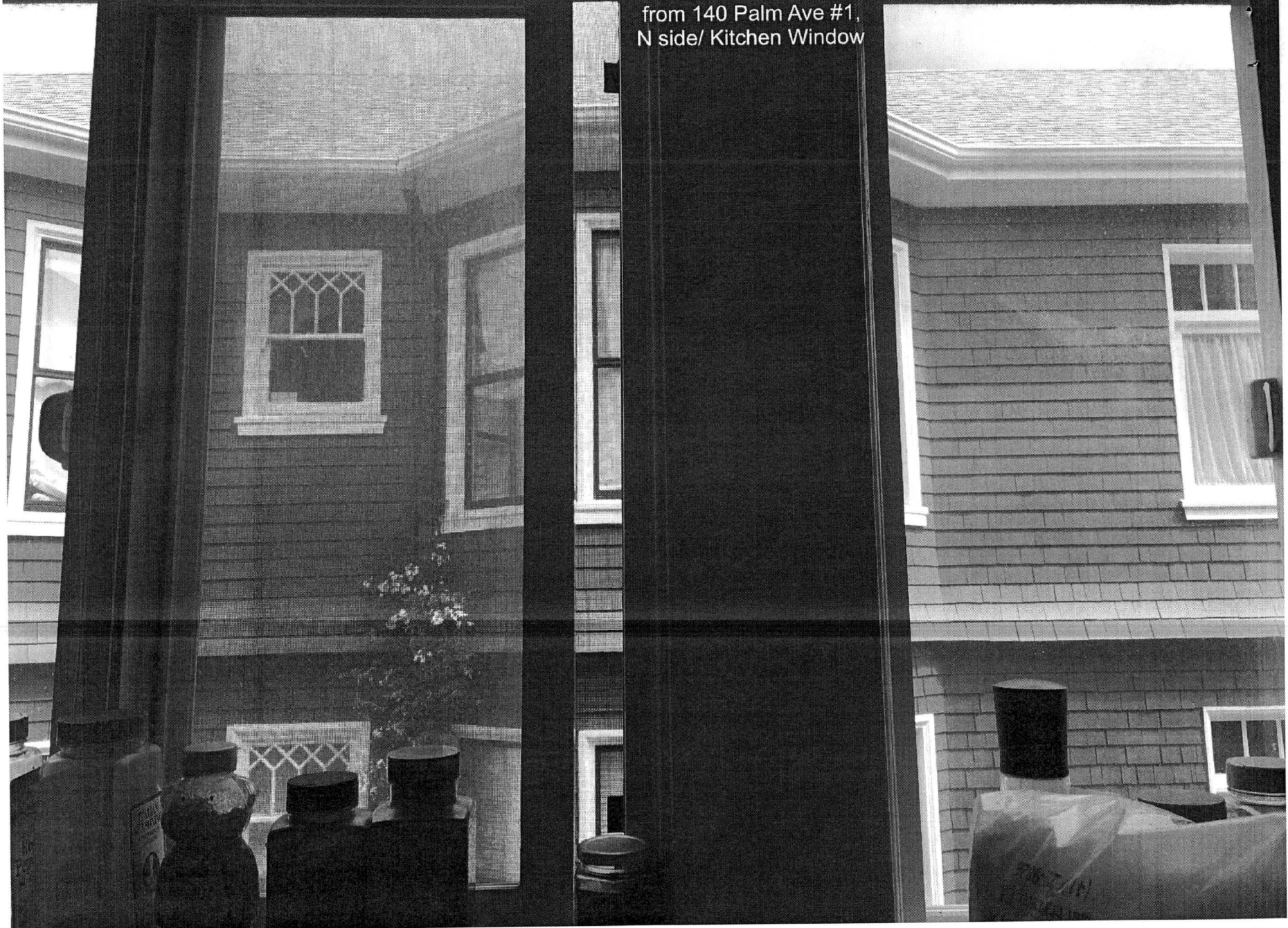
For Department Use Only

Application received by Planning Department:

By: [Signature] JEFF SPEIRS

Date: 7/26/18

Attachment 2 - View
from 140 Palm Ave #1,
N side/ Kitchen Window



RESPONSE TO
DISCRETIONARY
REVIEW (DRP)



San Francisco
Planning

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: **136 Palm Avenue**

Zip Code: **94118**

Building Permit Application(s): **2017-0628-0596**

Record Number: **2017-009282DRP**

Assigned Planner: **David Winslow**

Project Sponsor

Name: **Kelly Grace Porpora**

Phone: **(415) 971-3176**

Email: **graceatlier@gmail.com**

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

We have a substantial setback (15+ft) from the south property line, which we share with the DR requester. This greatly exceeds both residential design guidelines and the standard conditions on our block. We do not feel the change to the roofline will have a meaningful impact on the light in the DR requestor's unit. We have not heard any concrete requests from the DR requester other than to not do any construction at all, which is not feasible for our growing family. We have offered to meet on numerous occasions over the past year while we went through both historic review and regular planning and they declined. Only now that we have approvals and are ready to move forward do they want to participate in a discussion. In addition, their description of our approved design as "a block" is untrue. We will still have an articulated, pitched roof across the entire building. And, since the DR requester felt it necessary to make the distinction, I would also like to clarify that 136 Palm is the sole and permanent residence for our family.

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

We have limited flexibility in our design at this point due to A) structural requirements designating elements in specific locations B) the substantial time already allocated down this design path- we outgrew our existing space some time ago C) the substantial budget already allocated down this design path - we do not have the financial means to scrap this path (converting the attic, versus pursuing pushing out the envelope of the building and reducing the setback from the south property line). We modified the layout and roofline of the front third of the building in response to feedback from historic, we adjusted the slope of the roofline at the north propertyline in connection with the north neighbor's lightwell. We converted the porch off the back of the master bedroom into a patio in response to concerns from the East neighbors.

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.

When we purchased the building almost a decade ago, our plan was always for the building to grow with us. Before we could finish the space in the attic, we had to do significant structural work in preparation, which we completed back in 2005. That work was done to support the current pla approved by the city, to convert the attic. We are a family of four living in a flat with ONE full bathroom. I currently share a closet with my 6 year old daughter. I also work from home and we simply don't have enough space for all four of us. My husband is 6 feet tall and the many of our immediate relatives have an even taller stature(6'2"-6'7") we cannot lower the proposed ceiling height in the attic and still have the space function for us. In addition, my parents are aging and will be moving to San Francisco in the next 18 months so that I can help care for with my father, who has memory issues. Currently, we simply don't have enough space to do this while also meeting the needs of our children.

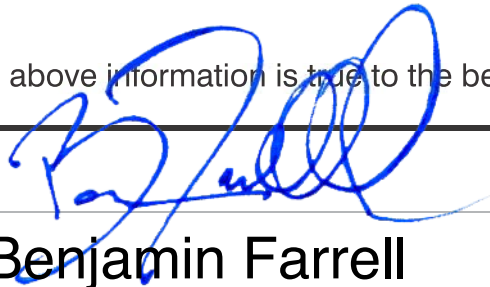
Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

| | EXISTING | PROPOSED |
|--|---------------|---------------|
| Dwelling Units (only one kitchen per unit - additional kitchens count as additional units) | 2 | 2 |
| Occupied Stories (all levels with habitable rooms) | 3 | 4 |
| Basement Levels (may include garage or windowless storage rooms) | 1 | 1 |
| Parking Spaces (Off-Street) | 6 | 6 |
| Bedrooms | 5 | 6 |
| Height | ~36 ft (peak) | ~40 ft (peak) |
| Building Depth | 90 ft | 90 ft |
| Rental Value (monthly) | \$5000 | \$5000 |
| Property Value | \$2.1M | \$2.5M |

I attest that the above information is true to the best of my knowledge.

Signature:



Date:

8/10/18

Printed Name:

Benjamin Farrell

Property Owner
 Authorized Agent

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



San Francisco Planning Commissioners
c/o David Winslow
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

October 10th, 2018

Re: Discretionary Review Request for 136 Palm Avenue

Dear President Hillis and Members of the San Francisco Planning Commission:

As the architect I feel compelled to write a letter defending the architectural aspects of this project against allegations made in the Discretionary Review Request Form by Vera Poon, Natalie Tarnopolsky and Assaf Tarnopolsky.

In your review of the project you will see that the project is wholly complying with the three layers of regulatory oversight that most residential projects in San Francisco have: SF Planning Code, Residential Design Guidelines, and CEQA Historical Preservation. We have gone through a rigorous review and revise process for over a year to meet the various standards and regulations.

The Poon/Tarnopolsky property is to the South of 136 Palm Ave. For most of the year the sunrise to sunset azimuth angles cast no shadows in a southerly direction. For a few weeks on either side of the summer solstice (June 21st) the sunrise and sunset angles cast shadows in a southerly direction, but that would in no way impact natural light to the north facing windows on the adjacent property, either in it's current state or with proposed vertical addition. Please see the attached Sun Shadow Composite study.

Vera Poon has indicated that the vertical addition will obstruct her view of the sky. There is a clear distance of 21'-6" between the vertical walls of these two buildings. That is larger than some lot widths in SF. While I agree that the addition will occlude a portion of the open sky dome, it will not be a significant change to available natural light, fresh air or view. Please see the attached hand sketch for before and after conditions as viewed from Vera Poon's kitchen window.

I thank you all for your time,

A handwritten signature in blue ink, appearing to read 'Ben Farrell'.

Benjamin Farrell
Farrell Architecture

TIMELINE The below outline sketch is submitted in response to 140 Palm Ave owners assertion that there was a lack of communication on our part, prior to the meeting at planning on 9.7.18

| | | | | | |
|-----|---------------------|-------------------|------------------------|---------------------|--------------------|
| Key | Direct Conversation | Required Notice | VP= Poon / Tarnopolsky | AK= Alexandra Kirby | KP = Kelly Porpora |
| | Email Conversation | Nieghbor Response | BF=Ben Farell | DW= David Winslow | DP= Devon Porpora |

DATE DESCRIPTION

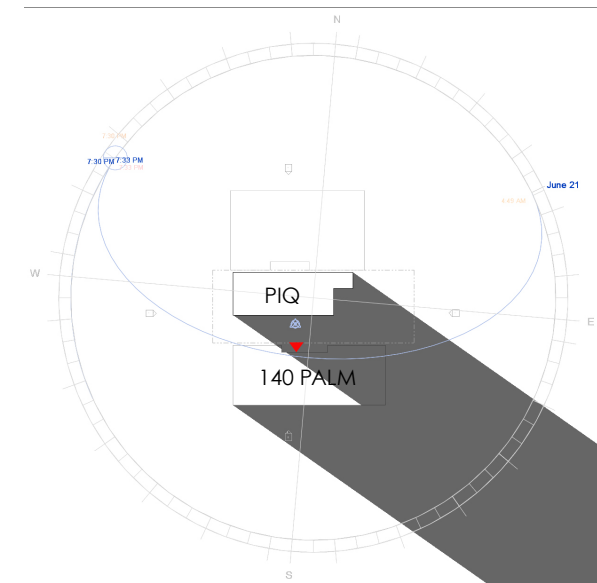
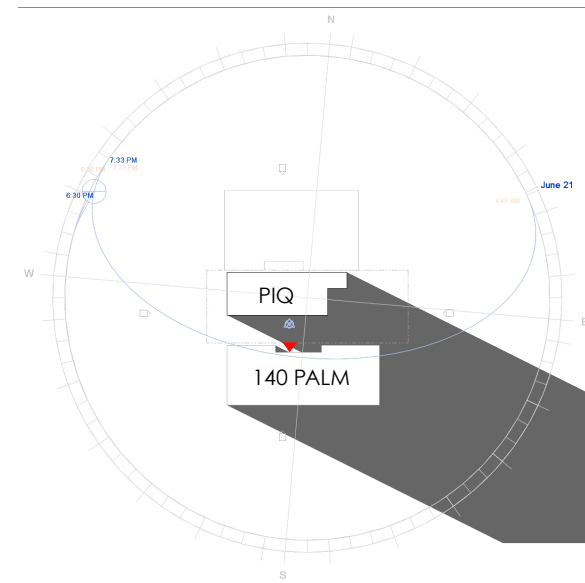
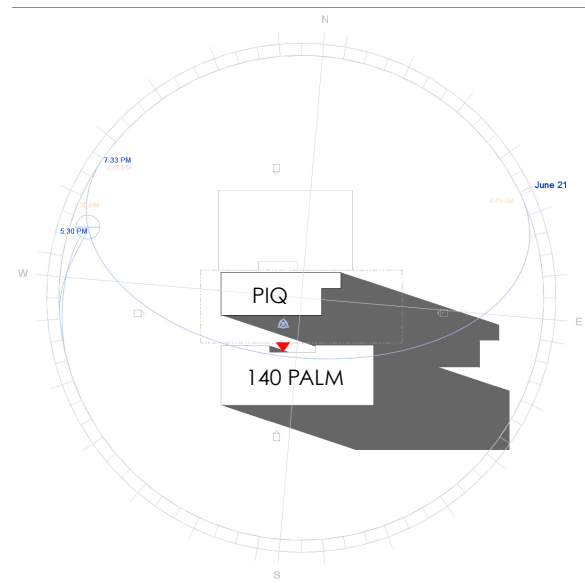
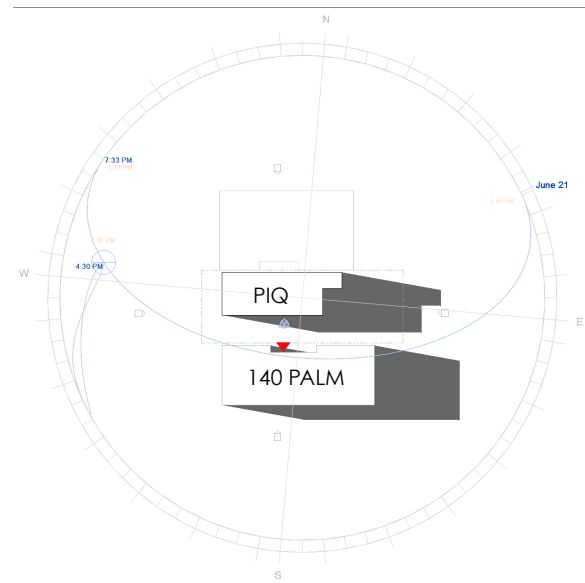
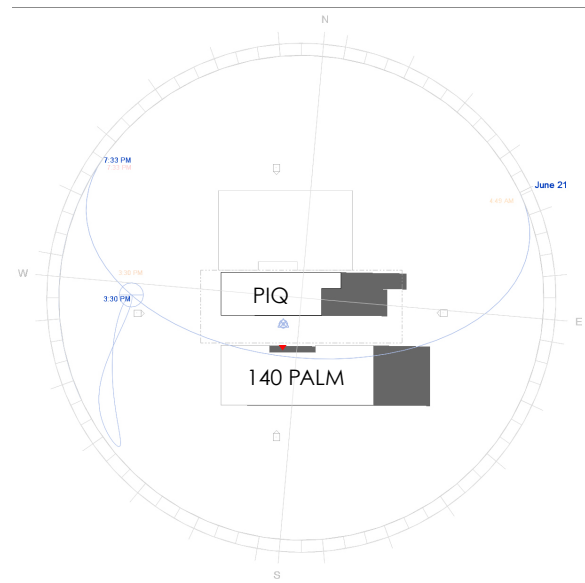
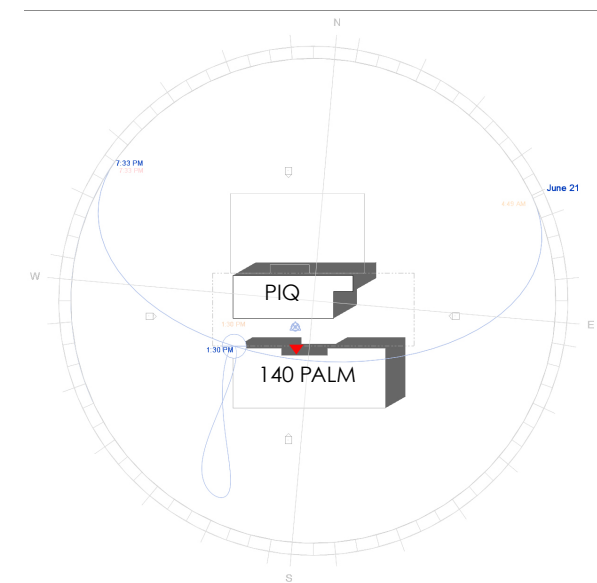
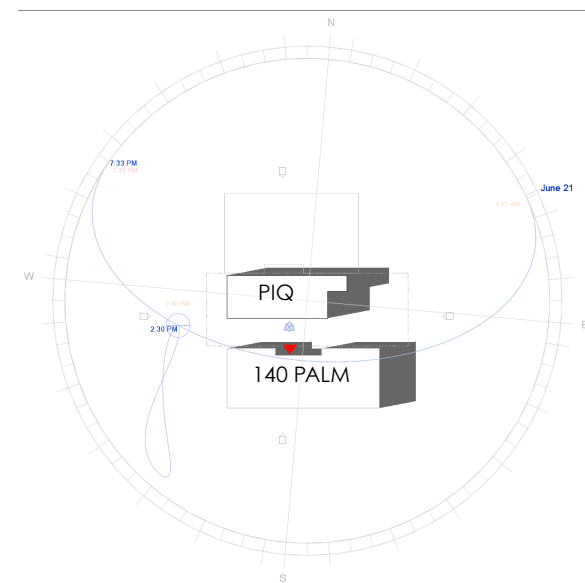
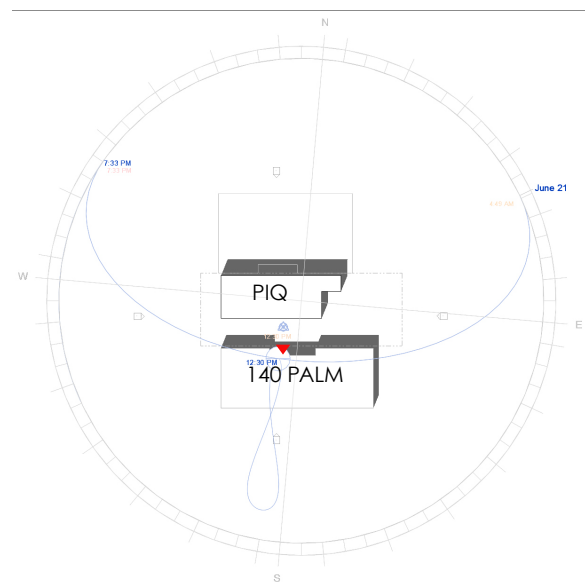
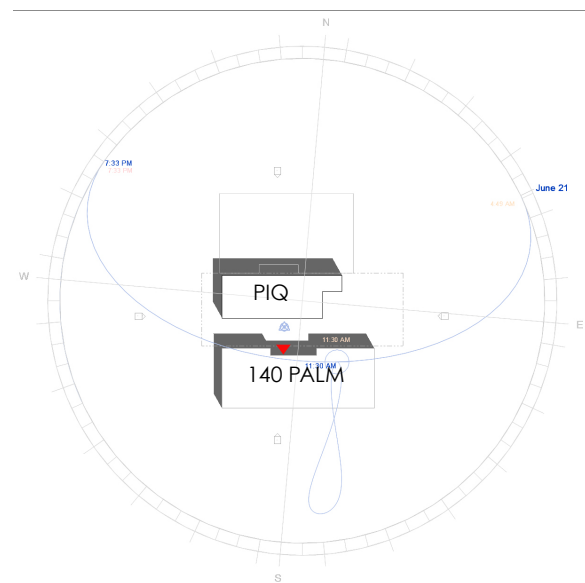
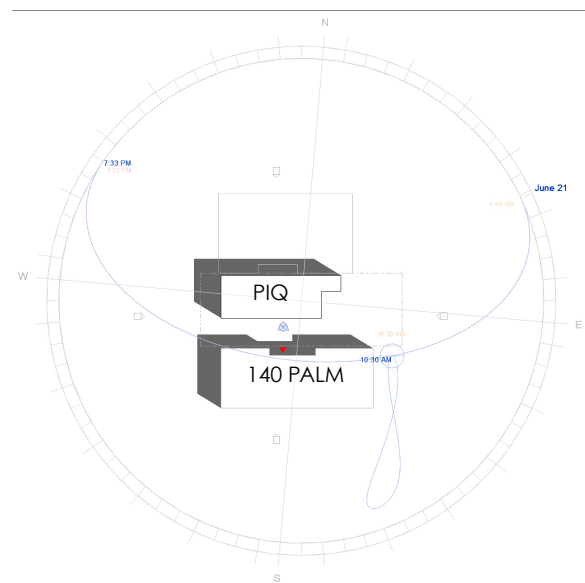
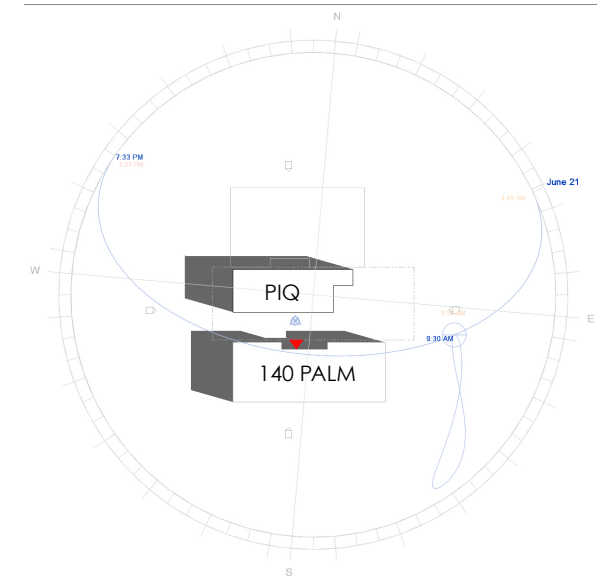
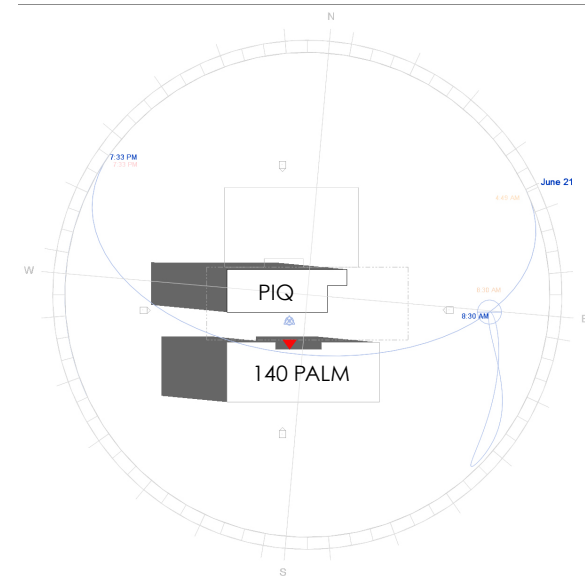
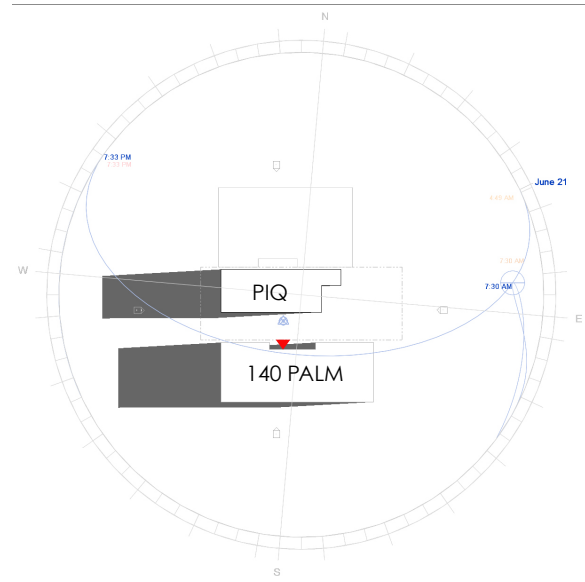
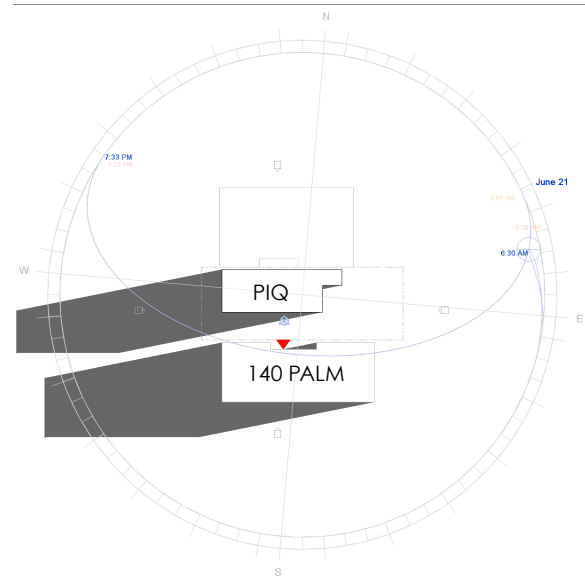
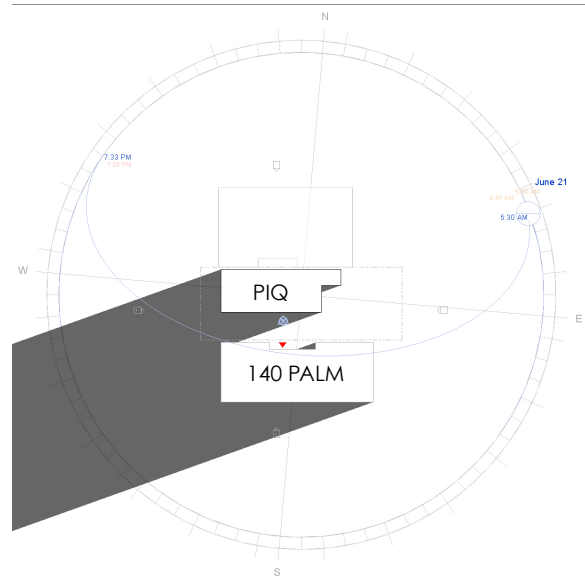
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|-----------|---|
| 5.9.2017 | Initial meeting with preservation & planning. Revisions per feedback. |
| 6.5 | Pre-App mailing |
| | Phone call VP |
| 6.6 | Emails with VP re: pre-app notice, her concern she didn't receive notice. Mail came late. *Exhibit A |
| 6.7 | Hand delivered additional copy of notice to ensure VP had one |
| 6.15 | Pre-App Meeting Hosted |
| | Called Vera from meeting, she declined to attend. |
| | Called VP again after meeting adjourned, offered go to her house. Declined. Offer left open if/when she is ready to meet. |
| 8.28 | Email from Vera acknowledging she needs to respond to our proposed plans *Exhibit B |
| | KP email offering to review plans at 136 Palm, or at 140 if it's more convenient. Asks for date options that work for Vera. |
| | (No communication for nearly 4 months) |
| 12.21 | Email from VP Opposing project citing sky and light concerns. 'Find another architectural solution' with no specifics. *Exhibit C |
| | No further contact made until 311 notice received |
| 2018 | --- |
| Jan-Mar | Rounds of revision per feedback from Preservation. Historic review completed end of March. |
| April-May | April, May - Planning changing of guard. Waiting for further review. |
| June | AK takes over, final revisions |
| 6.13 | CatEx received |
| 6.15 | Email from city ready for notification |
| 6.26 | Notification Poster placed |
| | 311 Mailings go out |
| | --- |
| 6.29 | VP call to BF. Ben suggests meeting in person again. Tentative meeting scheduled (later cancelled) "Need Singapore feedback first". |
| 7.6 | Ben offers to meet in person and offer is declined |
| 7.19 | VP Email with letter pdf attachment |
| 7.20 | VP calls Alexandra Kirby |
| 7.21 | Porporas offer meet evening of 23 before leave town. BF available to meet while Porporas away, or schedule for after return. |
| 7.23 | VP response asking for a call or meeting |
| | (Ben Farrell calls VP) |
| 7.25 | KP email suggests meet next week again. Offer to meet at Vera's so conference call Singapore and all can see conditions. |
| | VP response saying "too late" - filing a DR |
| 7.26 | VP email, Alexandra Kirby copied |
| | DP email response |
| | AK asks to be removed from emails |
| 7.31 | Notice from Planning DR has been filed, email from DW includes offer to convene meeting at planning department |
| August | First week August - start work on DR response (KP unavailable due to surgery) |
| 8.6-8.10 | David Winslow out of office |
| 8.10 | DR response filed |
| | KP email DW asking if we can convene meeting onsite at DR filer residence |
| 8.13 | KP call with DW |
| | KP emails all to initiate meeting at planning. 31 emails and a scheduling matrix later, Meeting is set for 4pm Sept 7 |
| 9.7 | Meeting at Planning Dept DW, BF, DP & KP, Singapore video conferenced in. Vera mistook meeting time for 5pm and arrives 4:50pm. |
| | --- |











SUN SHADOW STUDY - JUNE 21

RED TRIANGLE INDICATES LOCATION OF WINDOW REFERENCED IN DR REQUEST FORM



610 COLOMA ST.
STUDIO 727
SAUSALITO, CA
94965
415.305.3850

ARCHITECT

ATTIC CONVERSION
136 PALM AVENUE
SAN FRANCISCO, CA
94118

SCALE
DRAWN BF
DATE Jun 13, 2018
EXISTING ELEVATIONS

SHEET

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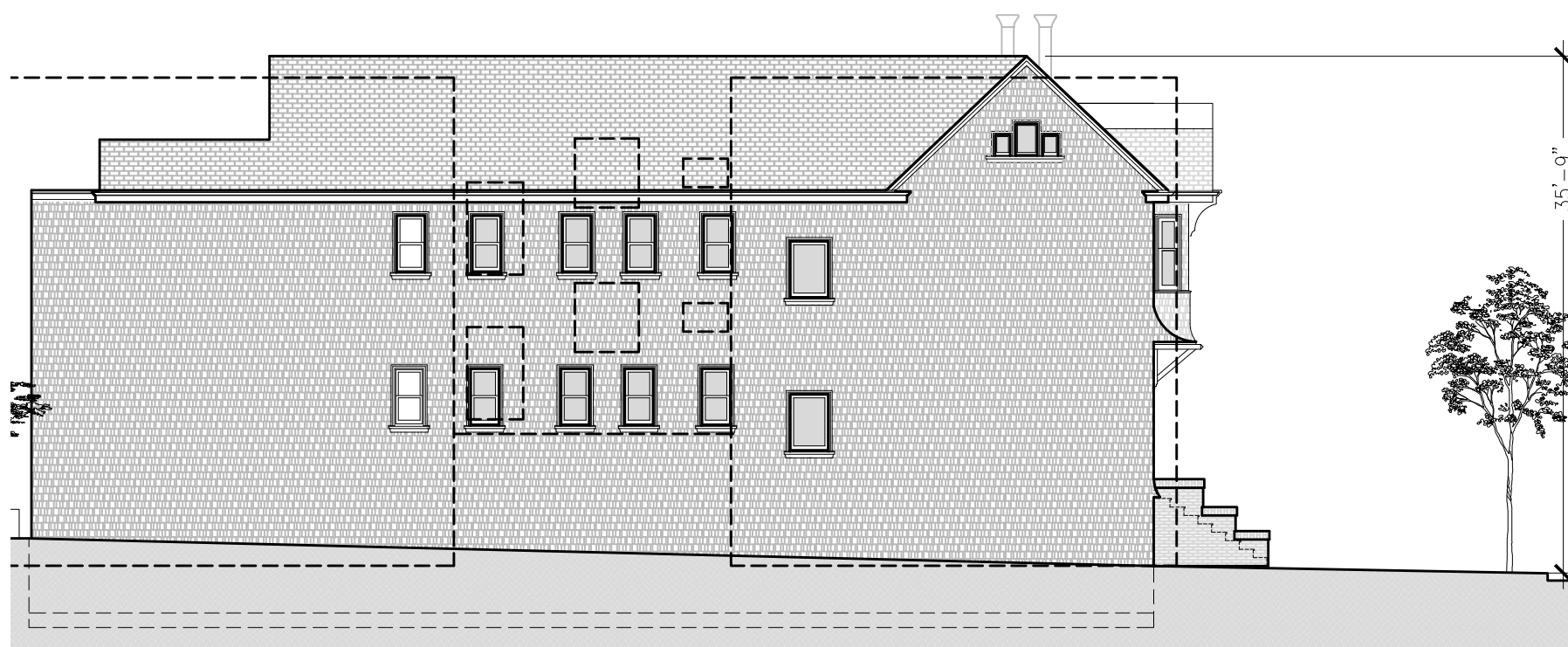
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EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION

Jun 13, 2018 - 2:53pm / B. Farrell



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



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SAUSALITO, CA
94965
415.305.3850

ARCHITECT

ATTIC CONVERSION
136 PALM AVENUE
SAN FRANCISCO, CA
94118

SCALE
DRAWN BF
DATE Jun 13, 2018

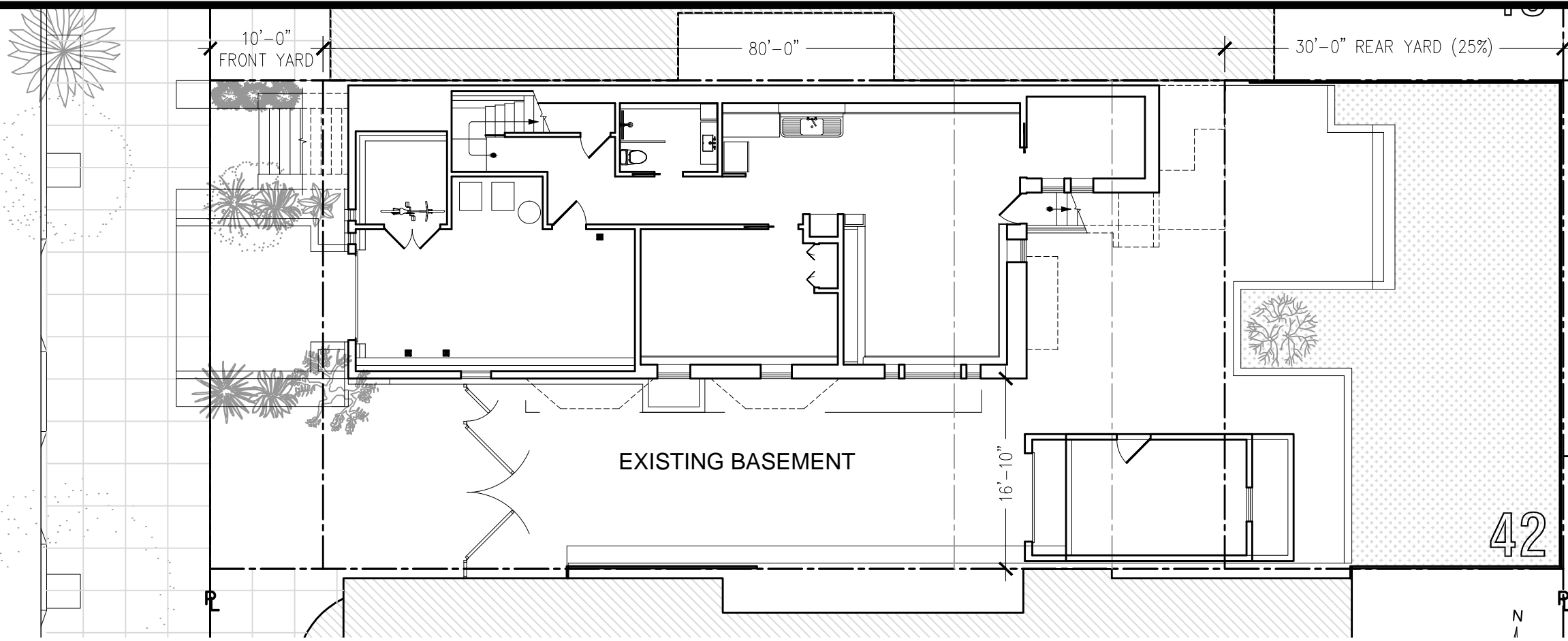
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ELEVATIONS

SHEET

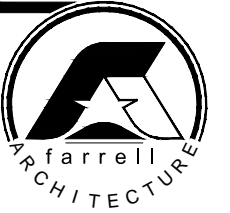
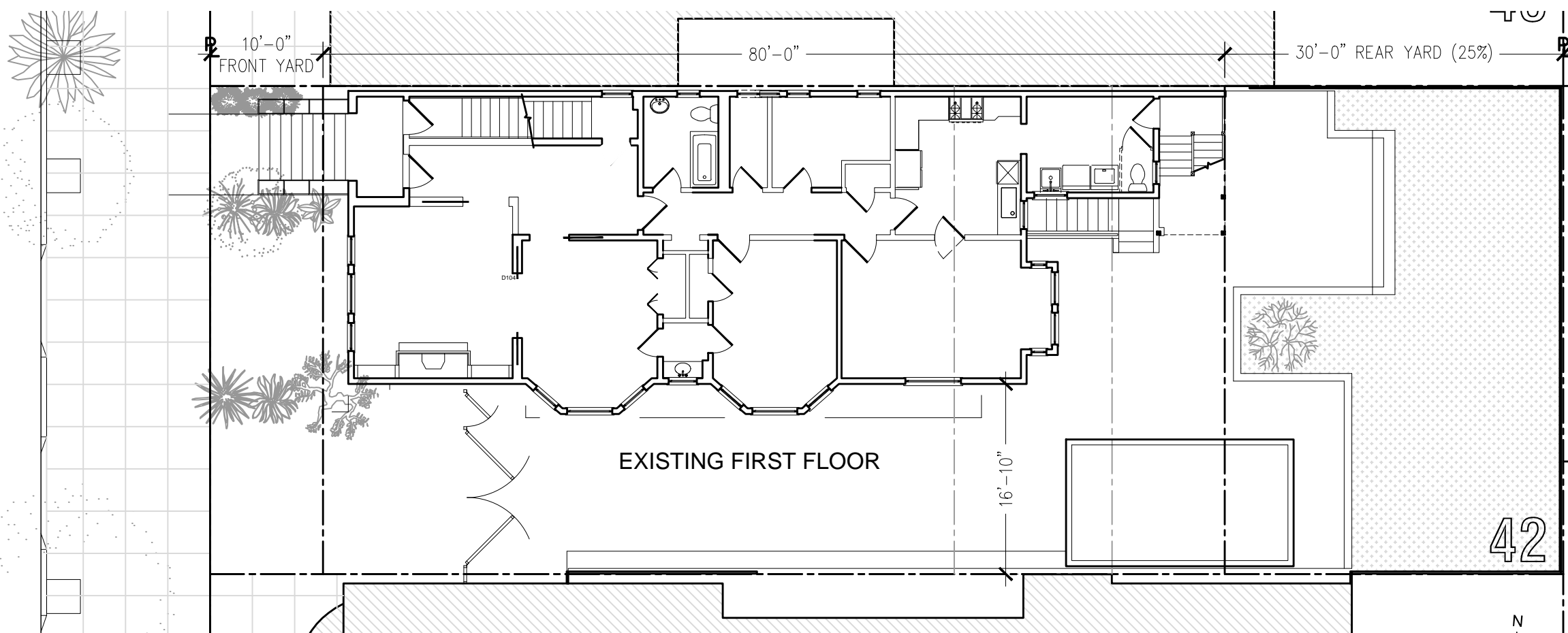
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Jun 13, 2018 - 2:53pm / B. Farrell

P A L M A V E N U E



NO PROPOSED CHANGES TO THESE FLOORS



610 COLOMA ST.
STUDIO 727
SAUSALITO, CA
94965
415.305.3850

ARCHITECT

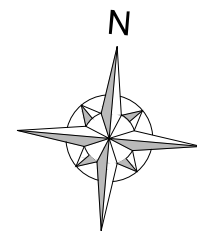
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136 PALM AVENUE
SAN FRANCISCO, CA
94118

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| SCALE | |
| DRAWN | BF |
| DATE | Jun 13, 2018 |

EXISTING
BASEMENT AND
FIRST FLOOR
PLANS

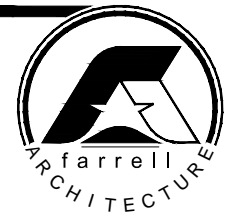
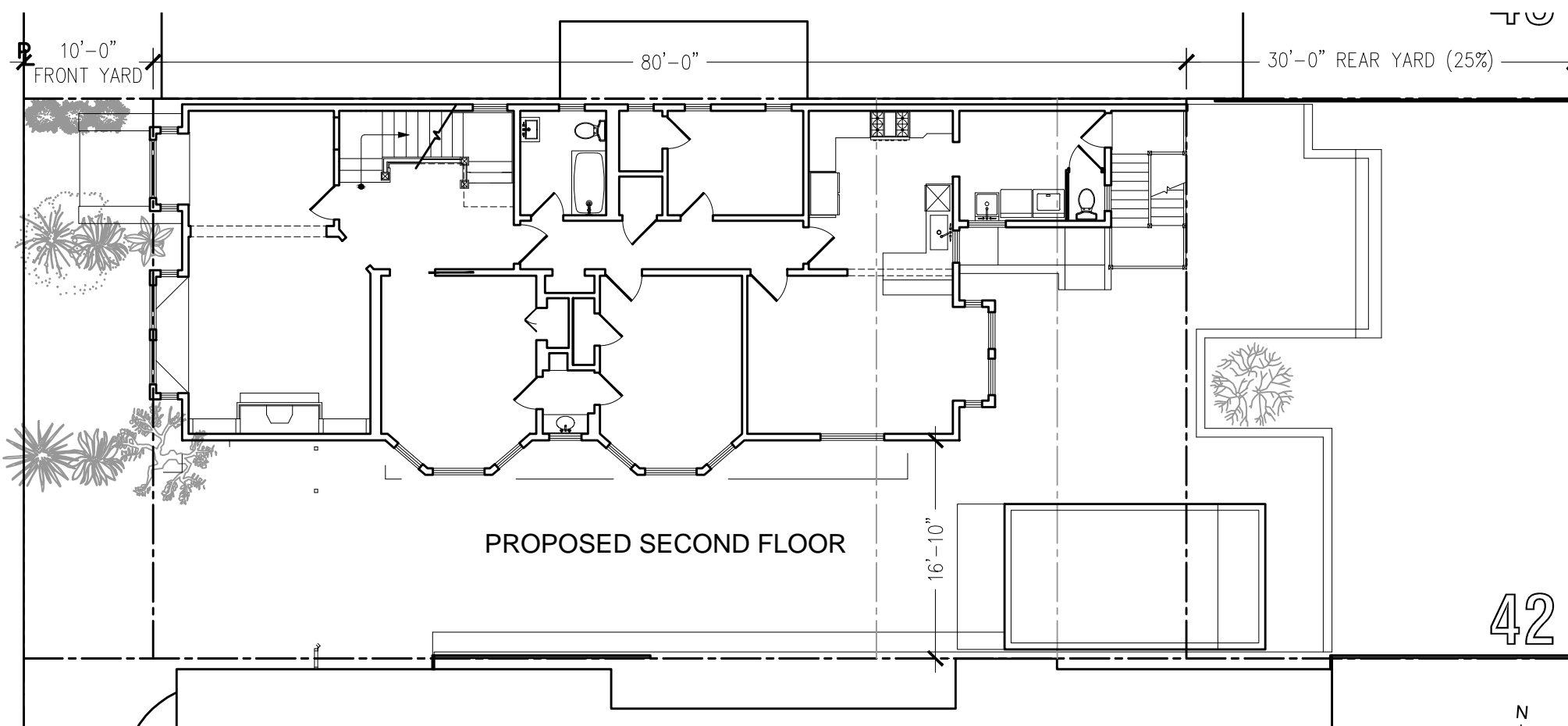
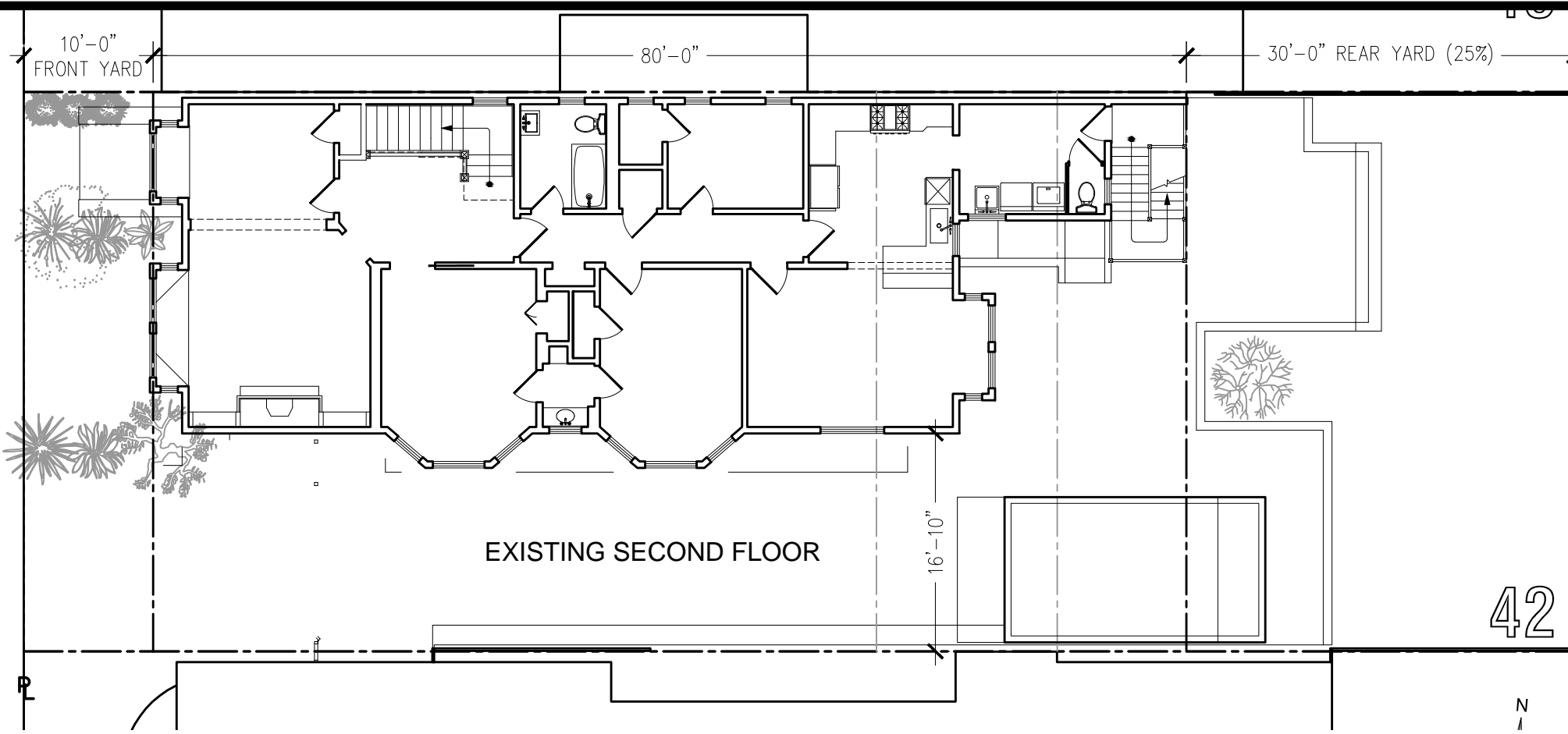
SHEET

3



Jun 13, 2018 - 2:54pm / B. Farrell

P A L M A V E N U E



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STUDIO 727
SAUSALITO, CA
94965
415.305.3850

ARCHITECT

ATTIC CONVERSION
136 PALM AVENUE
SAN FRANCISCO, CA
94118

SCALE
DRAWN BF
DATE Jun 13, 2018

EXISTING AND
PROPOSED
SECOND FLOOR
PLAN

SHEET

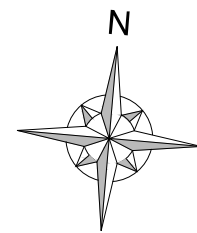
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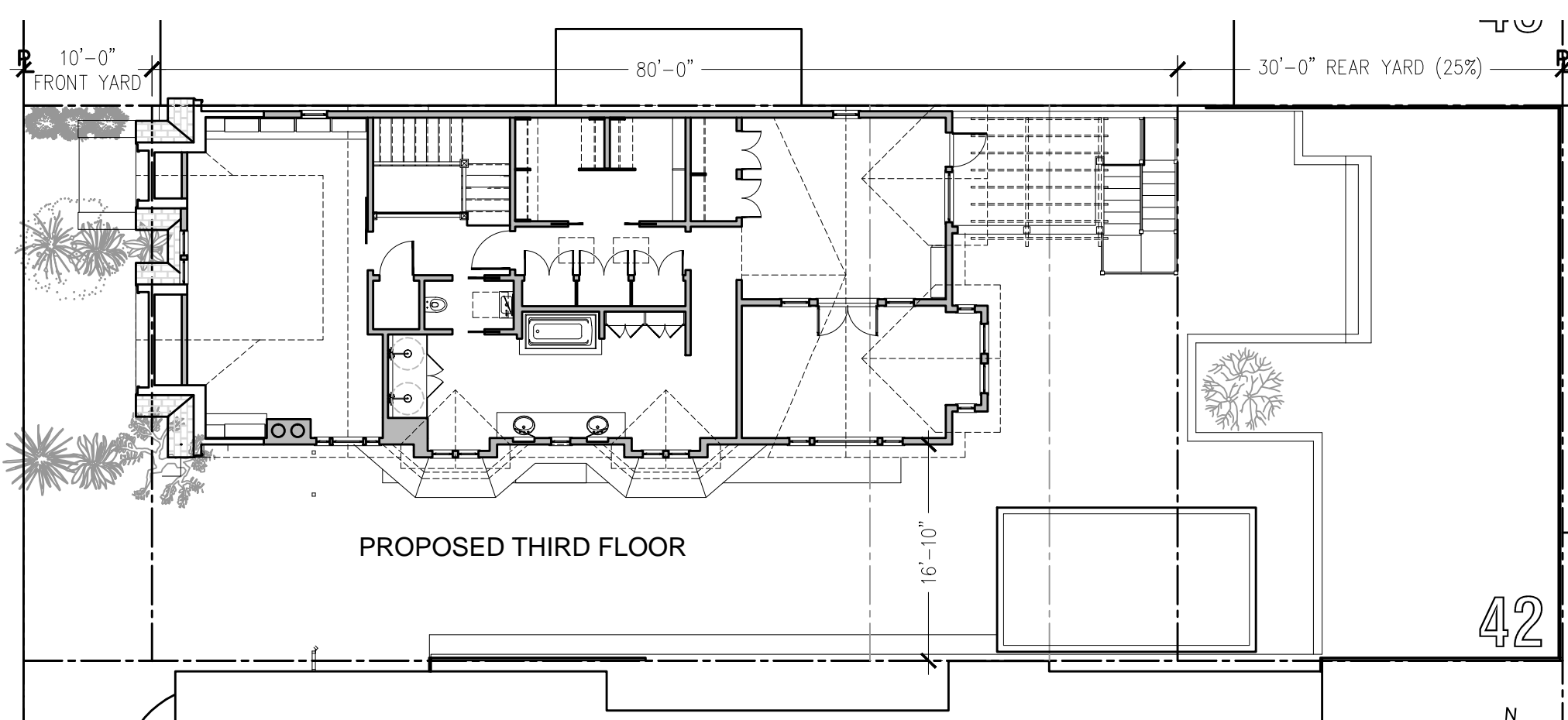
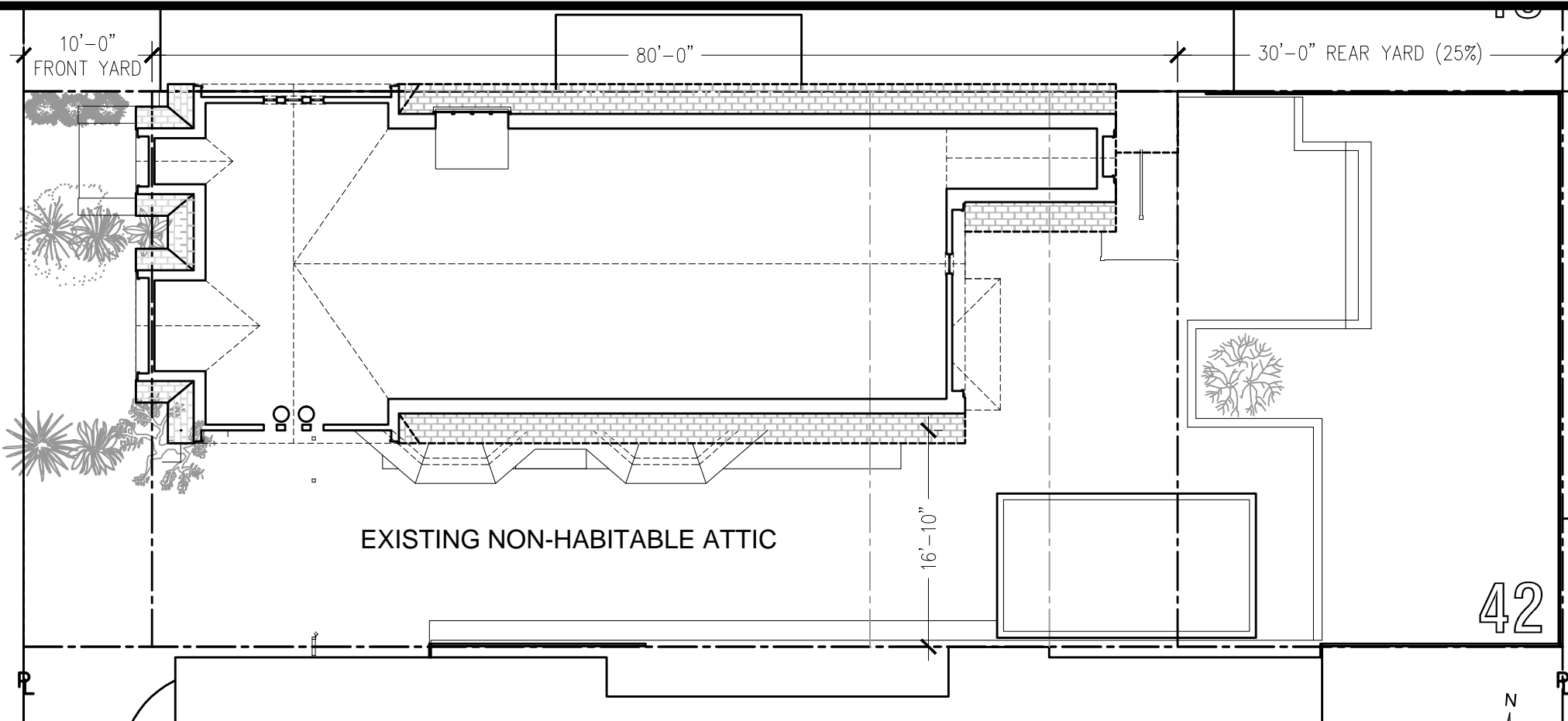
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42



Jun 13, 2018 - 2:54pm / B. Farrell

P A L M A V E N U E



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STUDIO 727
SAUSALITO, CA
94965
415.305.3850

ARCHITECT

ATTIC CONVERSION
136 PALM AVENUE
SAN FRANCISCO, CA
94118

SCALE _____
DRAWN _____ BF
DATE Jun 13, 2018

EXISTING AND
PROPOSED
SECOND FLOOR
PLAN

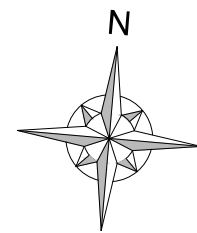
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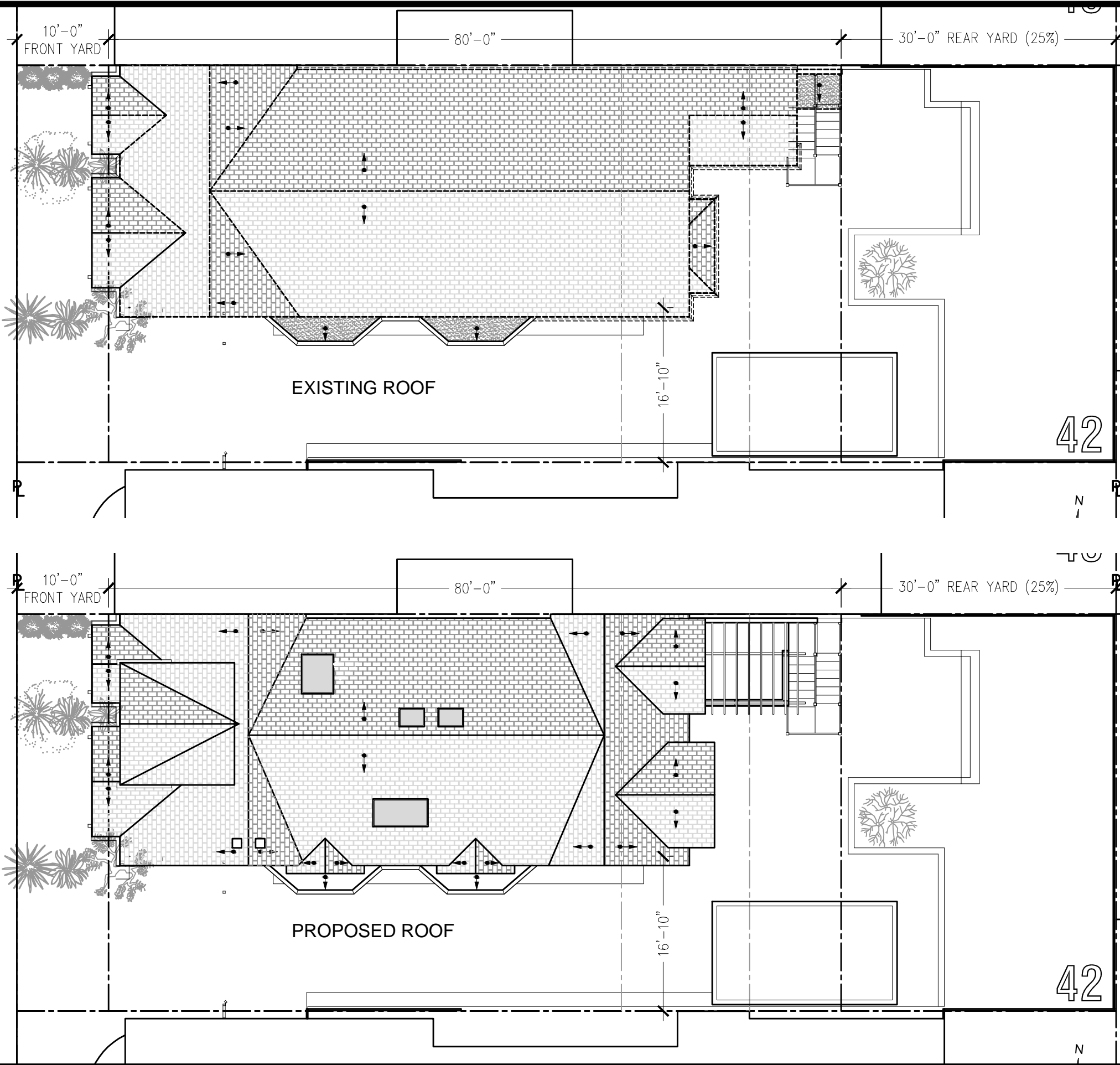
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5

Jun 13, 2018 - 2:54pm / B. Farrell

P A L M A V E N U E



610 COLOMA ST.
 STUDIO 727
 SAUSALITO, CA
 94965
 415.305.3850

ARCHITECT

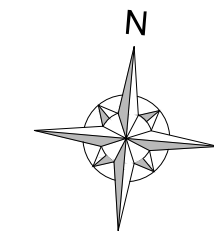
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 SAN FRANCISCO, CA
 94118

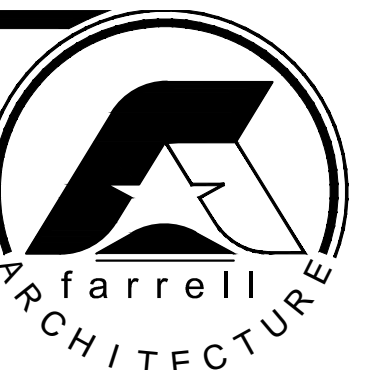
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| SCALE | |
| DRAWN | BF |
| DATE | Jun 13, 2018 |

EXISTING AND
 PROPOSED
 ROOF PLAN

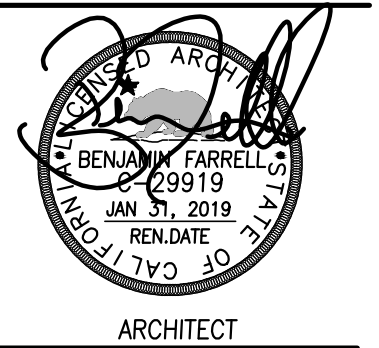
SHEET

6





610 COLOMA ST.
STUDIO 727
SAUSALITO, CA 94965
415.305.3850 m.
ben@farrellarchitecture.com



ATTIC CONVERSION TO HABITABLE SPACE
136 PALM AVENUE
SAN FRANCISCO, CA 94118

BLOCK 1062 LOT 042
ACTIVE PERMITS

| REVISION / DATE | SHEET |
|------------------------------------|--------------------------|
| 1 PRESERVATION COMMENTS 9/19/17 | <input type="checkbox"/> |
| 2 GABLES AND BRACKETS 10/23/17 | <input type="checkbox"/> |
| 3 NOPDR #1 2/6/2018 | <input type="checkbox"/> |
| 4 PLANNING COMMENTS 6/13/18 | <input type="checkbox"/> |
| 5 DISCRETIONARY REVIEW 9/25/18 | <input type="checkbox"/> |

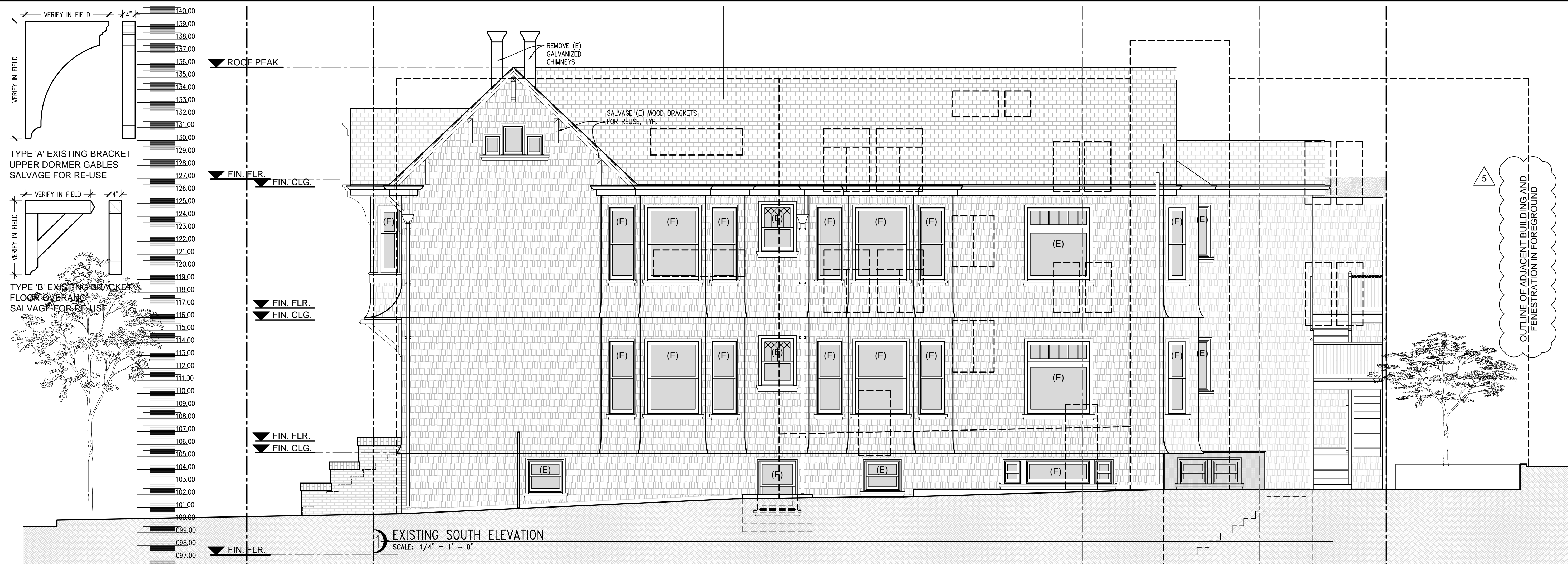
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DRAWN B. FARRELL
CHECK
DATE

SOUTH ELEVATIONS

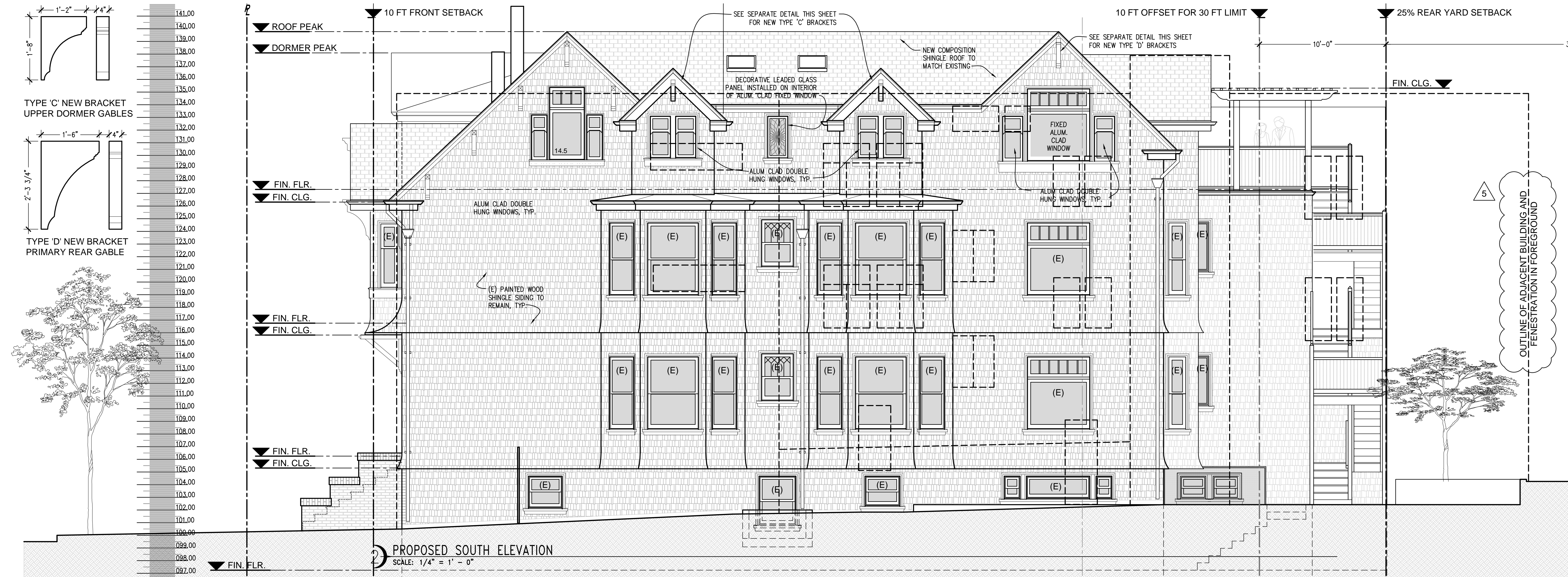
SHEET

A3.1

OF



EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"

Sep 25, 2018 - 12:48pm / B. Farrell