



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: NOVEMBER 8, 2018

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Date: October 23, 2018
Case No.: 2015-006138DRP-04
Project Addresses: 2831 Pierce
Permit Applications: 2018.0426.7450
Zoning: RH-3[Residential House, Three-Family]
 40-X Height and Bulk District
Area Plan: N/A
Block/Lot: 0537/001H,
Project Sponsor: Dan Frattin
 Rueben Junius & Rose
 1 Bush Street,
 San Francisco, CA 94104
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Take DR and approve with modifications**

PROJECT DESCRIPTION

The project consists of construction of a 4th story vertical addition and 3-story horizontal addition at the rear. The proposal requests a variance for a 5' high horizontal addition to the front in the required set back.

SITE DESCRIPTION AND PRESENT USE

The site 28' x 136' lot with an existing 3-story, 4,393 s.f two-unit building built in 1949.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The street face of this block of Pierce Street consists of 3- and 4-story buildings of varying styles. The mid-block is bounded by consistent alignment of buildings but also includes several buildings that occupy the midportion of the open space.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	July 5, 2018 – August 6, 2018	08.2. 2018	12.13. 2018	133 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	November 29, 2018	November 29, 2018	10 days
Mailed Notice	10 days	November 29, 2018	November 29, 2018	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbors	3	3	0
Other neighbors	11	3	0
Neighborhood groups	0	1	0

DR REQUESTORS

1. Bill and Shelly Mainzer of 2845 Pierce St. adjacent neighbors to the North.
2. Ruth Malone & Terry Sayre of 2823 Pierce St. adjacent neighbors to the South.
3. Deborah Holley on behalf of Peter and Eileen Michael of 2839 Pierce St. adjacent neighbors to the South.
4. Dr. Peter Wilton of 2465 ½ Union St. to the West at end of access lane.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

1. DR requestor 1:
Issues: Impacts to light and privacy; Compatibility with mid-block open space
Request: Maintain existing building height for floors 1-3; Set back the 4th story 5' from the north property line; pull back rear yard extension per Planning Dep't. NOPDR2.

See attached *Discretionary Review Application*, dated August 2, 2018

2. DR requestor 2:
Issues: Impacts to view, light and privacy; Compatibility with mid-block open space.
Request: Lower the front deck by maintaining existing building height for floors 1-3; Pull the front façade or decorative elements back 6"-12" from the front; eliminate the storage closet at the 4th floor to retain breezeway at top level; revise the rear extension consistent with NOPDR #2.

See attached *Discretionary Review Application*, dated August 2, 2018

3. DR requestor 3:
Issues: Scale is not compatible with surroundings; building does not respect the mid-block open space; impacts to light and air; architectural features does not enhance the neighborhood character.

Request: Reduce the ceiling heights, reduce rear extension per NOPDR 2; Limit the extent of glazing.

See attached *Discretionary Review Application*, dated August 2, 2018

4. DR requestor 4:

Issues: Impacts to light and privacy; Noise from roof decks; Proposed building scale is out of character with other buildings in area.

Request: eliminate vertical addition to reduce floor area.

See attached *Discretionary Review Application*, dated August 2, 2018.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has not complied with the Residential Design Team (RDAT) recommendations below, in relation to building massing at the rear to address issues related to scale.

See attached *Response to Discretionary Review*, dated August 5, 2018.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The project is subject to the Cow Hollow Design Guidelines. RDAT review requested reducing the 4th story to align with the rear wall of the adjacent 4th story building to the South. This was sent out for 311 Notification without that modification.

Further, there was an unclear request from RDAT that the rear wall of the third story be pulled back to a location that did not make sense. This was an error on the Department's side. Upon review after the DR was filed, it became clear to Staff that the issue of the extent of the rear "pop-out" was missed. Staff recommends that the pop out be pulled back 5' toward the rear wall. Additionally, the staff recommends the front deck be set back 5' from the south property line to respect neighbors privacy.

Since the DRs were filed no modification has been made to respond to the DR requestors' concerns or the Residential Design Advisory Team recommendation.

The architecture, detailing, and materiality of the proposed building was found to be compatible with the neighborhood context.

With respect to the height, RDAT did not find any exceptional or extraordinary conditions were created with the raising of the overall building height.

DR requestors question the intent of the 2-unit to remain 2-units. Staff reviewed this from 2 criteria: convertibility, and unit parity. Both the existing and proposed units are accessed from the street by an open common stair that leads to two separate unit entrances. Each 2-story unit is then linked by their own internal stairs. Both units would be comparably sized.

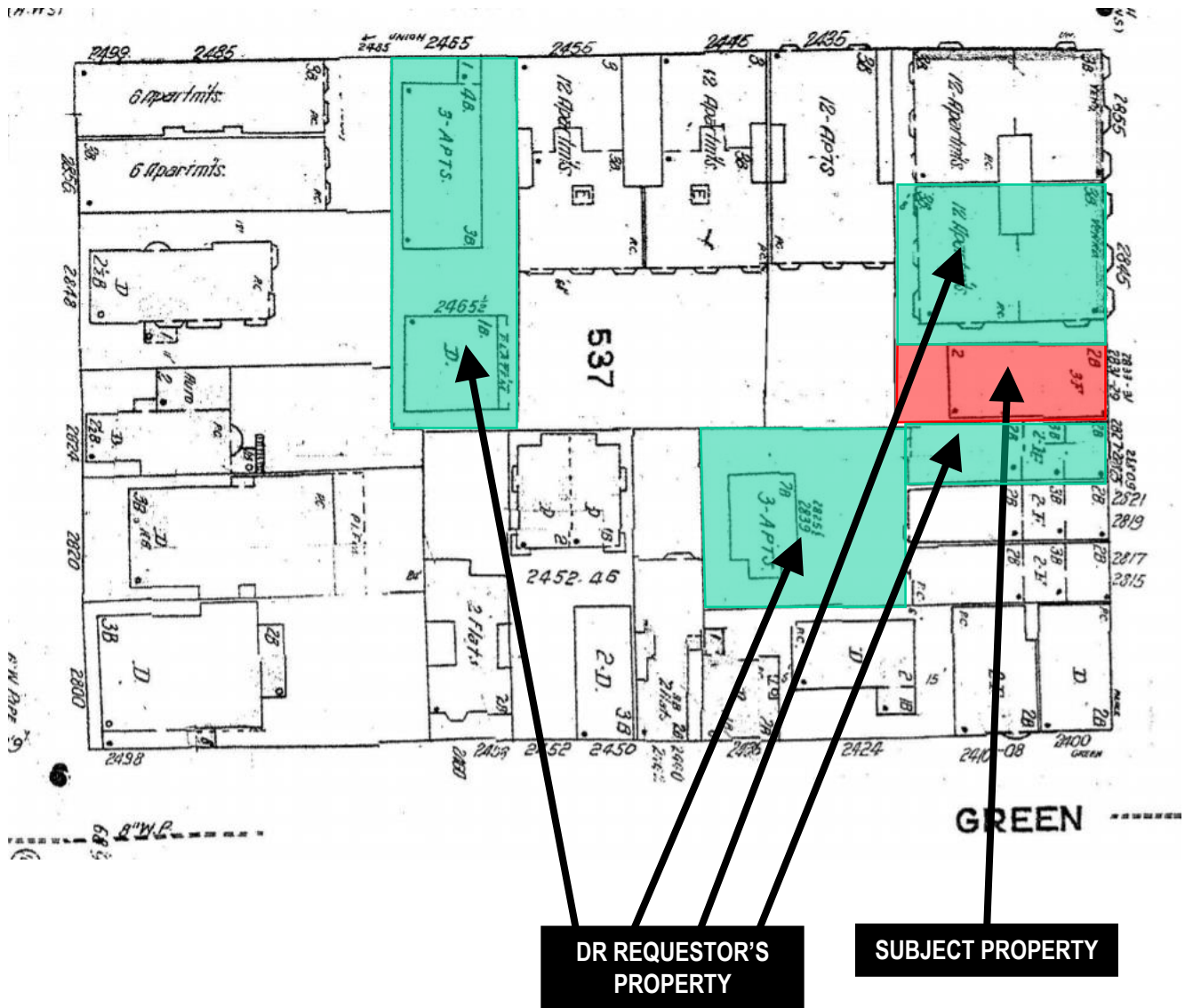
RECOMMENDATION: Take DR and approve project with conditions
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application dated August 22, 2018
Letters of support
Letters of opposition
Reduced Plans
3D renderings

Exhibits

Sanborn Map*

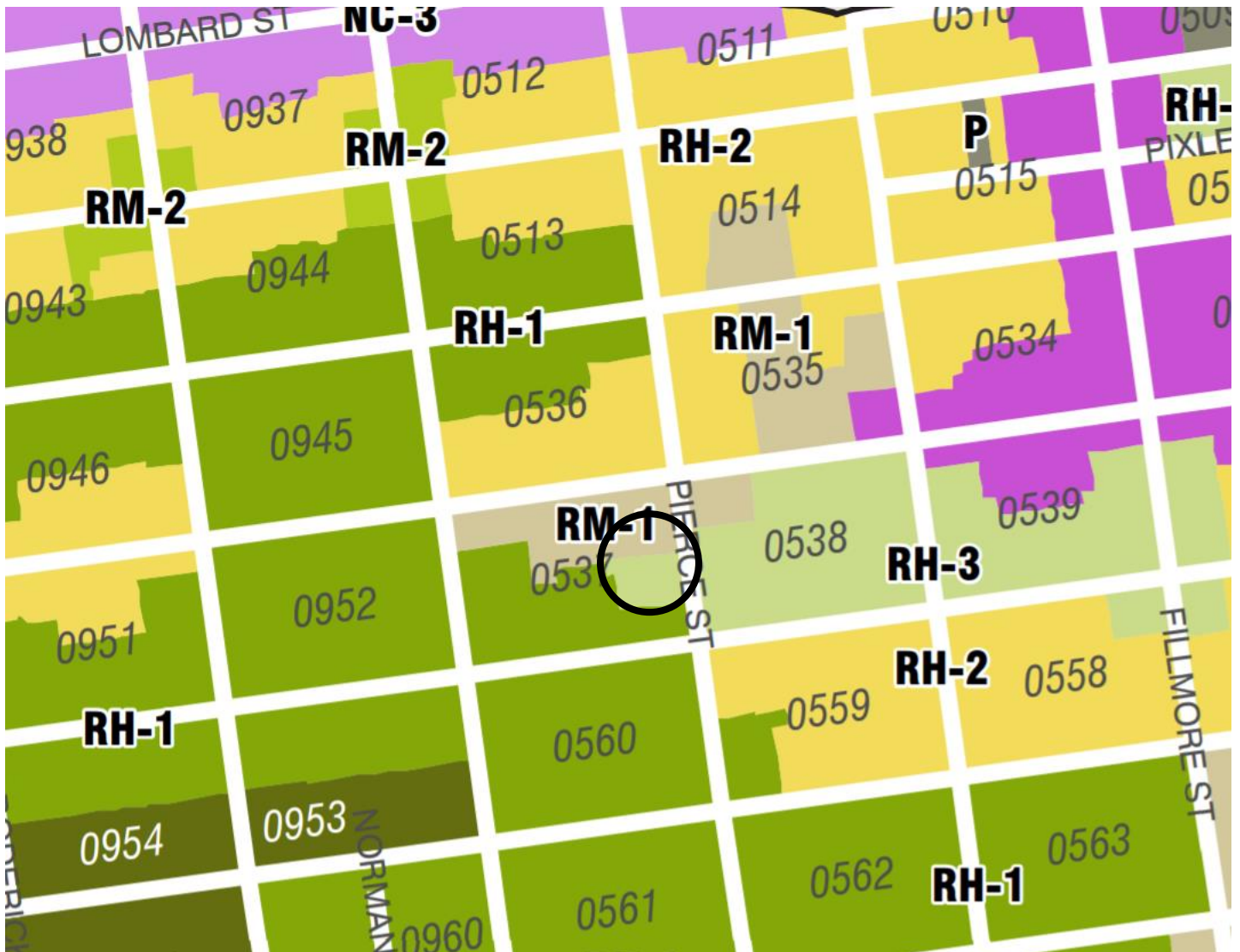


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

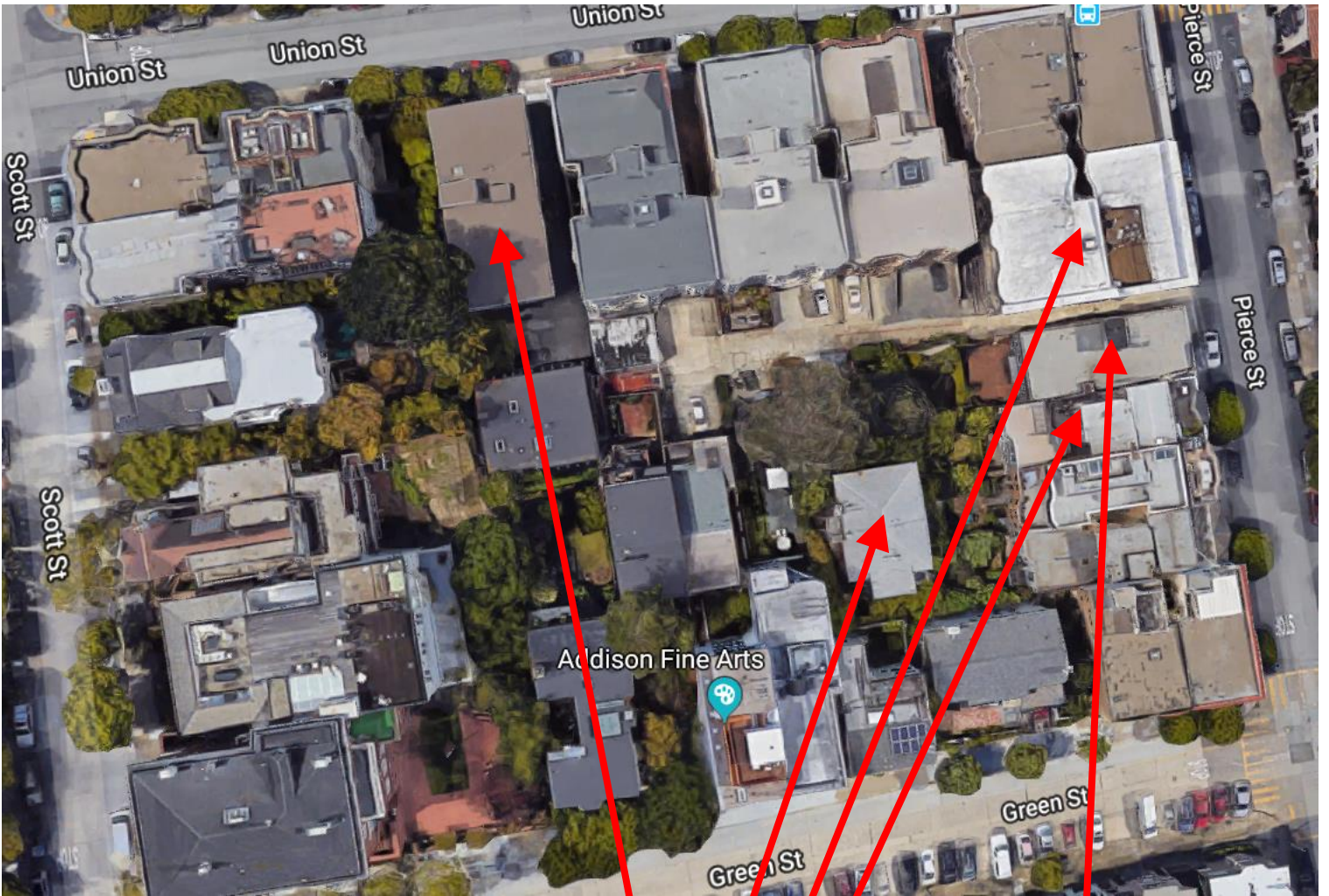


Discretionary Review Hearing
Case Number 2018-006138DRP-04
2831 Pierce Street

Zoning Map



Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-006138DRP-04
2831 Pierce Street

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2018-006138DRP-04
2831 Pierce Street

Aerial Photo

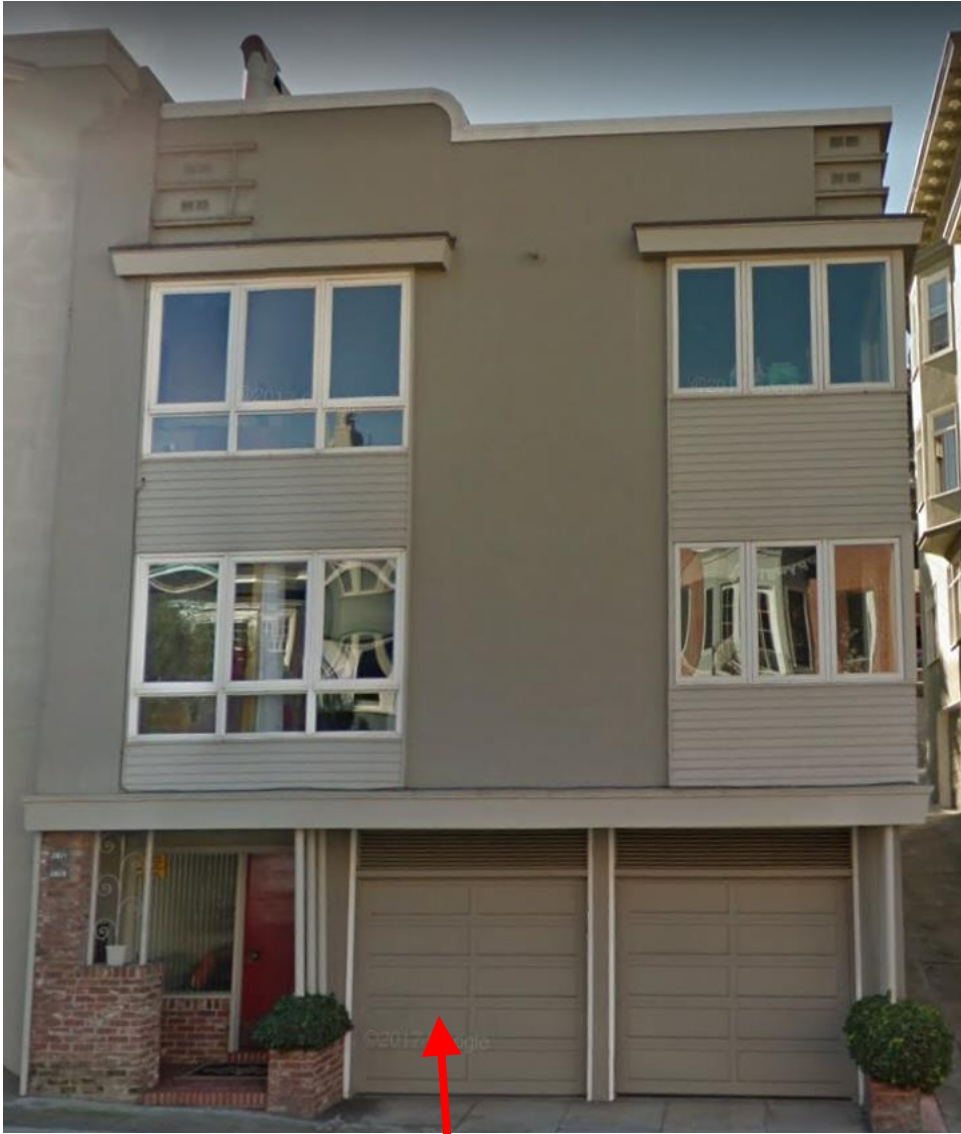


**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2018-006138DRP-04
2831 Pierce Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **April 26, 2018**, the Applicant named below filed Building Permit Application No. **2018.04.26.7450** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	2831-2833 Pierce Street	Applicant:	Daniel Frattin
Cross Streets:	Union and Green Streets	Address:	Reuben, Junius & Rose, LLP
Block/Lot No.:	0537/001H	City, State:	One Bush Street, Suite 600
Zoning District(s):	RH-3 / 40-X	Telephone:	San Francisco, CA 94104
Record No.:	2018-006138PRJ	Email:	(415) 567-9000
			dfrattin@reubenlaw.com

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 checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	67 feet	85 feet
Rear Yard	70 feet	51 feet
Building Height	31 feet	40 feet
Number of Stories	3	4
Number of Dwelling Units	2	No Change
Number of Parking Spaces	2	No Change

PROJECT DESCRIPTION

The project includes a fourth floor vertical addition as well as one- and three-story horizontal rear additions to the existing two-unit building. The lower unit would increase from approximately 1,661 square feet to approximately 3,541 square feet, and the upper unit would increase from approximately 1,832 square feet to approximately 3,582 square feet. The project also proposes interior alterations including the excavation of the area behind the garage, and alterations to the front façade. See attached plans. The project proposes a 5-foot vertical extension of the front façade at the third story, which requires a front setback variance. A Notice of Public Hearing for the variance (Case No. 2018-006138VAR) will be issued separately.

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.

For more information, please contact Planning Department staff:

Planner: Christopher May
 Telephone: (415) 575-9087
 E-mail: christopher.may@sfgov.org

Notice Date: 7/5/2018
Expiration Date: 8/6/2018

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

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2831 PIERCE ST		0537001H
Case No.		Permit No.
2016-015685ENV		201611042062
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Addition/alteration of an existing two-unit building. The addition would include approximately 3,470 square feet. The proposed project would include retain the two residential units, within an approximately 40 foot tall, 7, 974 square foot building. Please refer to Building Permit Application number: 201804267450</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: 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 > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: 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?</p>
<input checked="" type="checkbox"/>	<p>Archeological Resources: 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)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: 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)</p>
<input checked="" type="checkbox"/>	<p>Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.</p>
<p>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</p>	
<p>Comments and Planner Signature (optional): Laura Lynch</p> <p>Project will comply with recommendations outlined in Geotechnical Study, GeoEngineering Consultants (April 2017) and Memo: Geotechnical Recommendation Update(April 27, 2018) and will be reviewed by the Department of Building Inspection. Property enrolled in Maher Program 5-22-2017 Archeological review complete 5/27/2018-- no effects.</p>	

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"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. 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"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) 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.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

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

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)
2831 PIERCE ST		0537/001H
Case No.	Previous Building Permit No.	New Building Permit No.
2016-015685PRJ	201611042062	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
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.	

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

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	9/13/2017
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	2831-2833 Pierce Street	
Block/Lot:	Cross Streets:	
0537/001H	Union Street & Green Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2016-015685ENV

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

DATE OF PLANS UNDER REVIEW:	10/20/2016
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource determination prepared by Rodrigo Santos & Historic Resource Evaluation prepared by Richard Brandi (dated April 3, 2017)	
Proposed project: Demolish existing 2 unit residential structure. Construct 2 unit building, approximately 7,368 Square Feet.	

PRESERVATION TEAM REVIEW:				
Category:		<input type="radio"/> A	<input type="radio"/> B	<input checked="" 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 type="radio"/> Yes <input checked="" 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 type="radio"/> Yes <input checked="" 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"/>	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" 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 checked="" type="radio"/> Yes	<input type="radio"/> No	

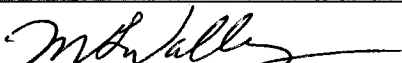
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Rodrigo Santos, Historic Resource Evaluation (HRE) prepared by Richard Brandi and information found in the Planning Department files, the subject property at 2831-2833 Pierce Street contains a two-story-over-garage, wood-frame, two unit residence. Constructed in 1949 (source: building permit), the residence was designed by architect Conrad T. Kett in a variation of the Streamline Moderne architectural style. The subject property was originally owned by and constructed for Gisella Bacigalupi and her family, who owned the property until 1970 and occupied one unit into the 1990s. Known exterior alterations are minimal and include re-roofing and various window replacements (HRE page 5).

The initial development of the Cow Hollow neighborhood occurred from 1850-1910 and the initial development of this portion of the Marina neighborhood occurred from 1870-1915. The subject property was constructed in 1949, well outside of the main development period of both neighborhoods. Therefore, the 2831-2833 Pierce Street is not eligible for listing in the California Register under Criterion 1. Similarly, none of the owners or occupants have been identified as important to history (Criterion 1).

The San Francisco Modern Architecture and Landscape Design: 1935-1970 Historic Context Statement details the history, development and character-defining-features of various modern architectural styles. Based on information presented in the HRE and information in this Historic Context Statement, the subject property is best described as a combination of the Streamline Moderne and Mid-Century Modern styles. Its 1949 construction date places it on the later end of the Streamline Moderne spectrum and it is not a fully realized example of this particular style. Other more fully realized residential and non-residential examples can be found elsewhere throughout the City. Similarly, Conrad T. Kett was an architect who was mostly commissioned for work in Marin County. To-date, known San Francisco commissions he designed in full include the subject property (2831-2833 Pierce); a residence in Francisco Heights (address unknown); and the Ocean Park Motel at 46th Avenue and Wawona Street, which is an outstanding example of a fully realized Streamline Moderne building. Kett does not appear to rise to the level of significance to be considered a prominent or master architect.

(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9/20/17

2016-015685ENV
2829-2831 Pierce Street

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Cow Hollow/Marina neighborhood on a block that exhibits a variety of architectural styles and construction dates ranging from 1900 to 1994. Though the subject block is located just outside of the identified-eligible Cow Hollow First Bay Tradition and Pacific Heights historic districts, it does not meet the criteria to be included as part of either district.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.



2829-2831 Pierce Street (Google Street View)



San Francisco
Planning

RECEIVED

AUG 02 2018

PLANNING APPLICATION RECORD NUMBER

2018-006138 DRP-02

DISCRETIONARY REVIEW APPLICATION

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

Property Owner's Information

Name: Ruth Malone and Terry Sayre
Address: 2823 Pierce Street, San Francisco, CA 94123
Email Address: ruth.malone@ucsf.edu
Telephone: 415-476-3273

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: Ruth Malone Email: ruth.malone@ucsf.edu Phone:

Please Select Primary Project Contact: Owner Applicant Billing

Property Information

Project Address: 2829-31 Pierce Street AKA 2831-33 Pierce St Block/Lot(s): 0537/001H
Plan Area: Marina

Project Description:

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

The project is a major remodel with vertical and horizontal additions to increase the square footage of an existing 4,393 SF residential building with two flats above a garage to a four-story 7,974 square-foot residential building. The horizontal expansion would reduce the current 69'6" (51%) rear yard down to 51'2.5" (38%).

Project Details:

- Change of Use New Construction Demolition Facade Alterations ROW Improvements
 Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other _____

Estimated Construction Cost: \$1,000,000

- Residential:** Special Needs Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
 Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
 Financial Service Massage Establishment Other: _____

Related Building Permits Applications

Building Permit Applications No(s): 201804267450

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?	<input checked="" type="checkbox"/>	
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	
Did you participate in outside mediation on this case? (including Community Boards)		<input checked="" type="checkbox"/>

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.

We made many requests for changes that would protect our light and air and privacy. No modifications were made by the applicant in response to our requests. We also requested story poles which were not done.

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 standards of the Planning Code and the Residential Design Guidelines. 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 Attachment 1.

-
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 unreasonably affected, please state who would be affected, and how.

Please see Attachment 2.

-
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 Attachment 3.

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.



Signature

Ruth Malone

Name (Printed)

Authorized Agent

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

ruth.malone@ucsf.edu

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.



Signature

Ruth Malone

Name (Printed)

8/2/18

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

ATTACHMENT 1

"What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. 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."

We are requesting Discretionary Review (DR) because the project does not meet the standards of the Residential Design Guidelines (RDGs). Example #1: The project does not comply with page 16 of the RDGs to "Articulate the building to minimize impacts on light and privacy to adjacent properties." Example #2: The project does not comply with pages 25-26 of the RDGs to "Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space."

Our home, 2823 Pierce Street, is a 721 square-foot unit, located on the fourth floor, adjacent and to the south of 2831-33 Pierce Street. The proposed vertical and horizontal expansion would significantly impact the light and air to our unit and our privacy. The overall livability of our modest home and those of our two downstairs neighbors in our building – 2825 and 2827 Pierce – and neighbors to the west and north of 2931-33 Pierce would be compromised by the proposed project.

Our front roof deck, shown in **Figure 1**, would be blocked by the project's proposed 3rd floor vertical addition and new front roof deck. **Figure 2** shows approximately where the 3rd floor would be in relation to our front deck. (Figure 2 is an approximation. Although we and other neighbors have repeatedly asked that story poles and massing studies be provided to better understand the precise impacts of the proposed expansion, the applicant has been unwilling to provide these. Accordingly, we are left to make educated guesses about the relationships among the buildings based on the limited drawings the applicant has provided.) **Figure 3** (also an approximation) shows the relationship between me and the parapet with the peak on the Pierce Street side of our deck, which is over my head. Sheet A.2.1, the proposed north elevation attached in Appendix A, shows that the top of the project's proposed third floor at the front property line would reach the top of the peak of the parapet at the front of our deck, rising above our deck railing. This is proposed as a solid wall decorative feature outlining the third story that appears to have no structural necessity. This would essentially wall in our deck.

We are also requesting DR because the project does not comply with requirements set forth in writing by the Planning Department regarding changes to the plans to protect the mid-block open space and reduce the light and air and privacy impacts to the neighbors. As stated on page 2 of the Notice of Planning Department Requirements No. 2 dated January 5, 2018 (attached as Appendix B), Planning required the applicant to "reduce the proposed 3rd floor to align with the west edge of the existing 3rd floor roof deck of the adjacent 2825 Pierce Street building [our building and our rear deck] to the south." As shown on sheet A1.2 of the proposed plans (attached as Appendix C) the project was not redesigned to comply with this requirement. Instead, the applicant is stubbornly insisting on extending the rear of the third floor approximately 10 feet beyond the adjacent building and into the mid-block open space. We request that the plans be redesigned to comply with the Department's requirement.

Planning also requested that that the applicant "reduce the proposed 4th floor to align with the western edge of the existing 4th floor roof" of 2825 Pierce. Once again, the applicant has been uncompromising, proposing to extend the fourth floor back as far as possible. We request that the project be redesigned to comply with this Planning department requirement by reducing the size of the fourth floor.

As shown in **Figure 4**, below, the western edge of our existing rear roof deck (marked by the lattice fencing) is set back from the western edge of the 3rd floor roof. Based on a site survey, the roof deck is set back 13.81' from the rear of the third story roof. Our roof deck's northern exposure would be completely blocked by the applicant's proposed rearward expansion. Please note that due to the small size of our unit (721 SF), we are more reliant on our roof decks than others with more sizable units. Therefore, the impacts imposed by the proposed project are more pronounced than they would be for a larger unit.

Figure 1. Our front deck – 2823 Pierce which is adjacent to the project site

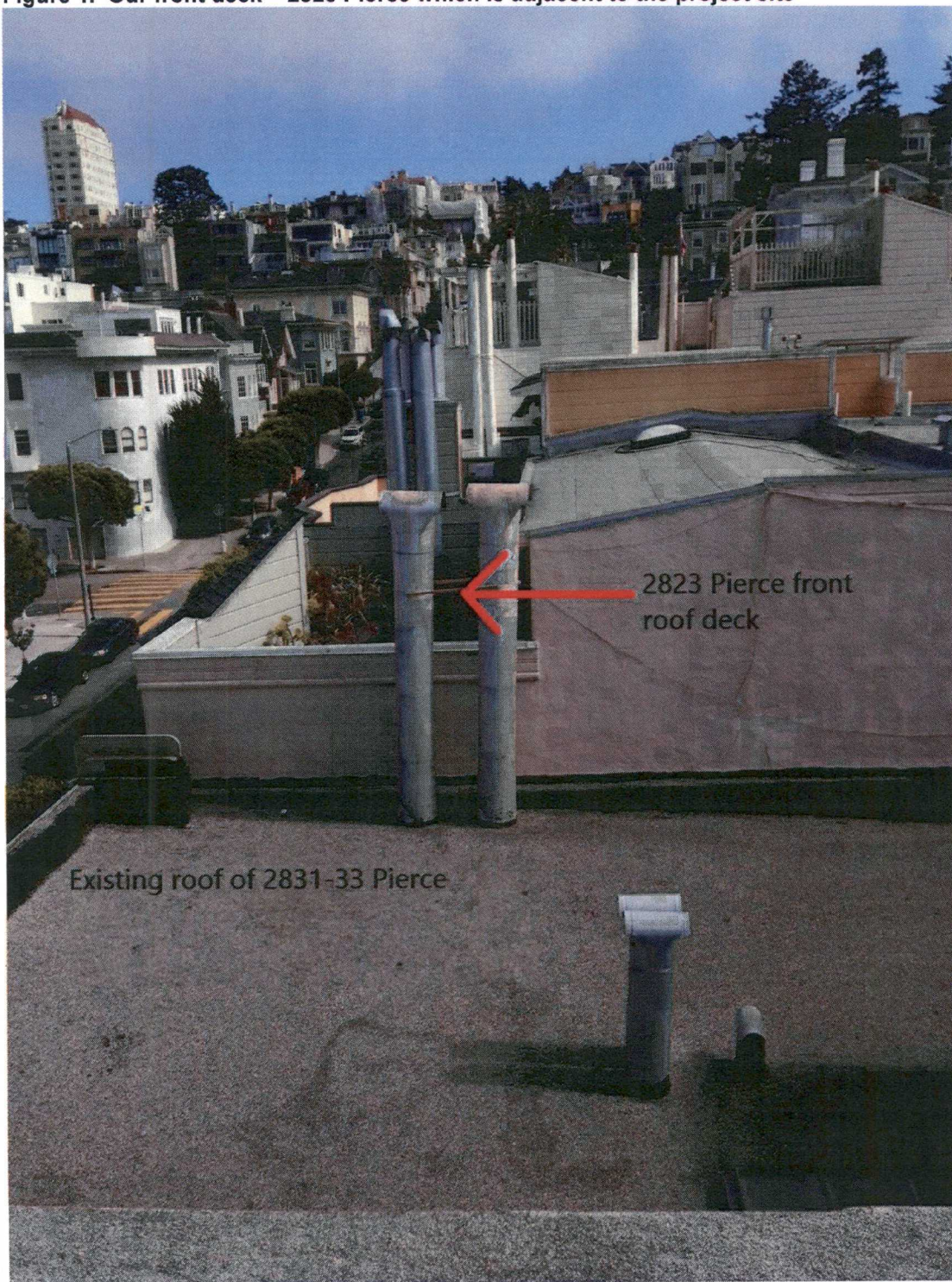


Figure 2. Our front deck blocked by the approximate location of the proposed vertical extension of the 3rd story

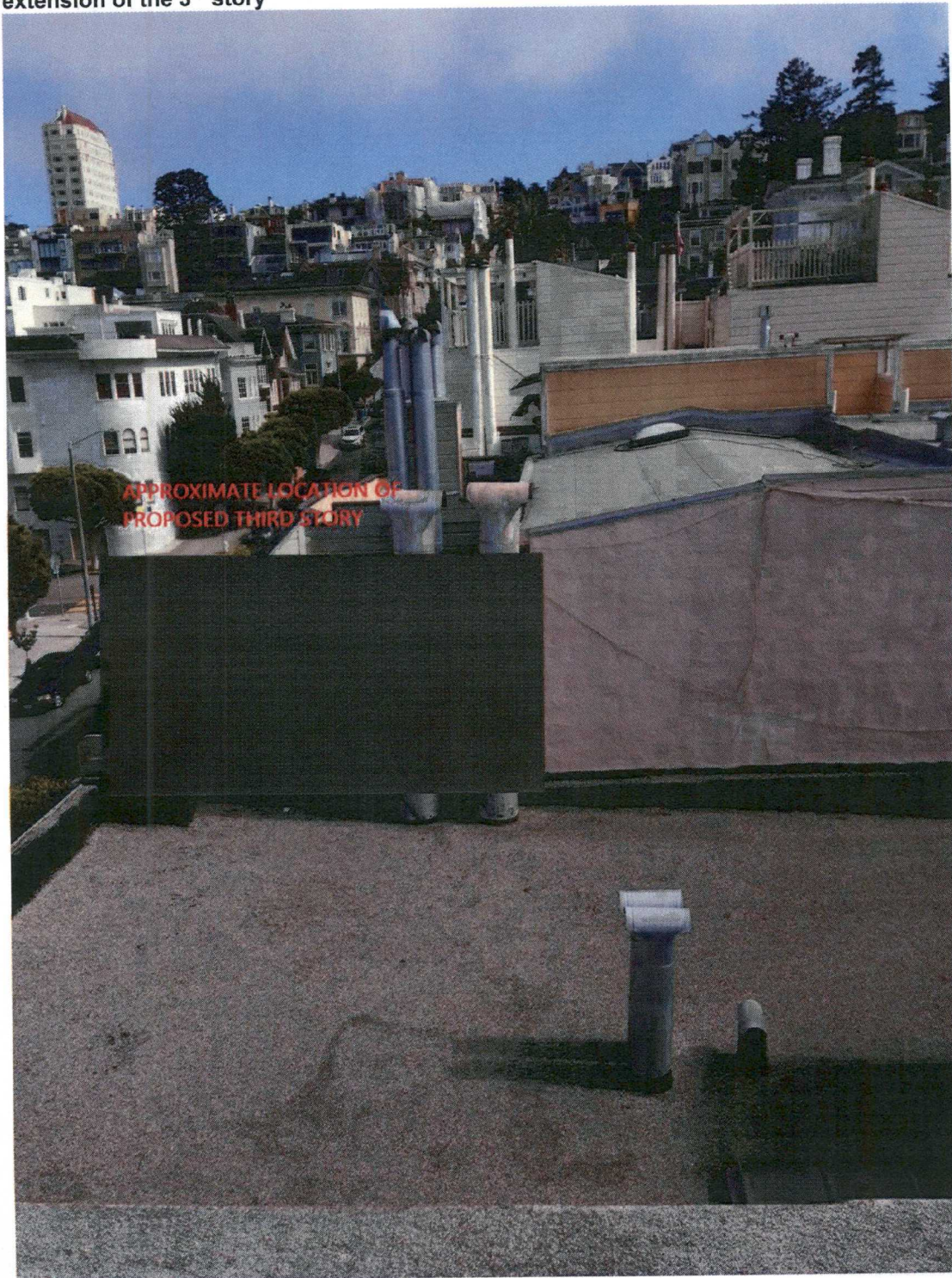


Figure 3. Approximation of third floor vertical expansion in relation to our front roof deck

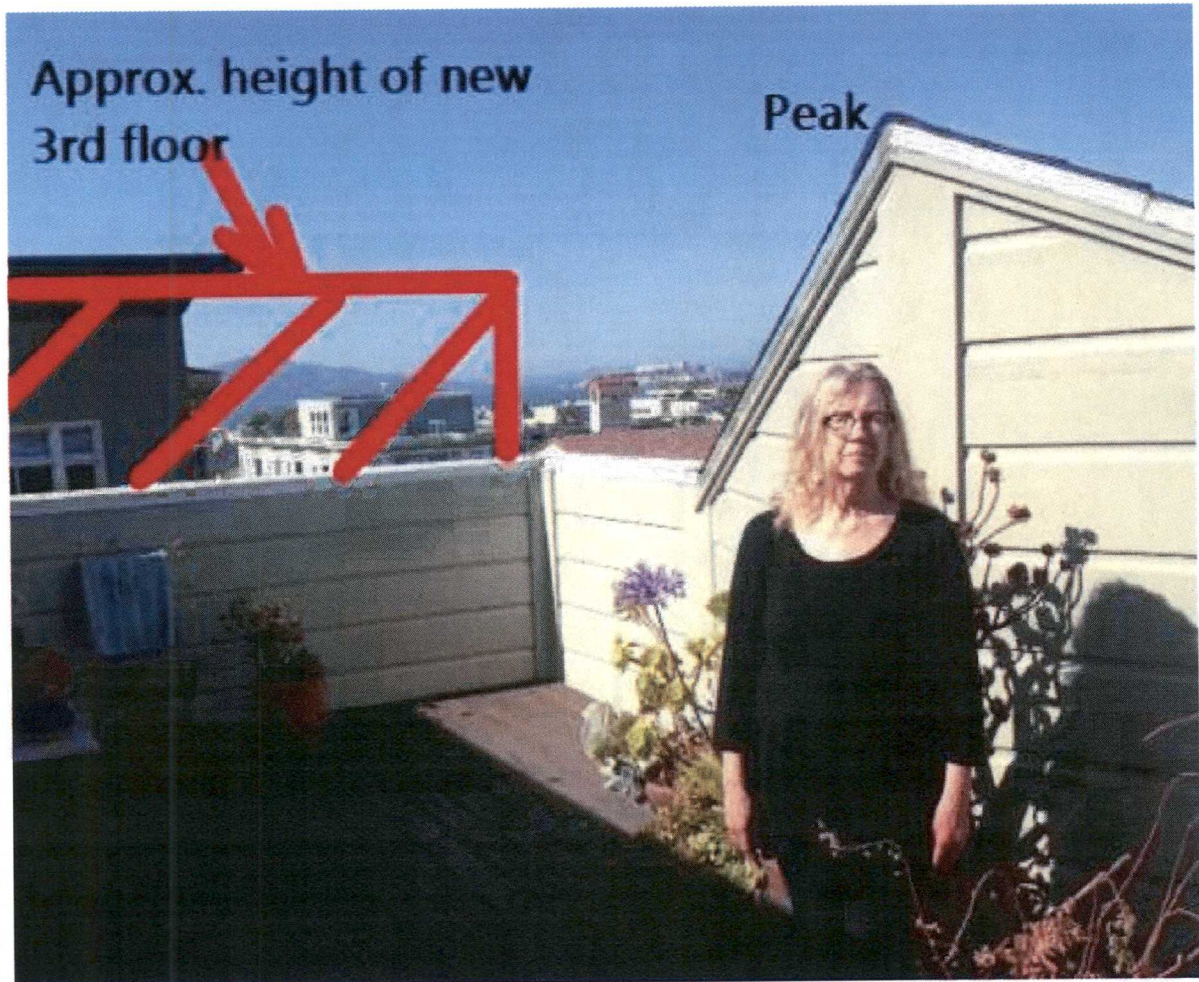
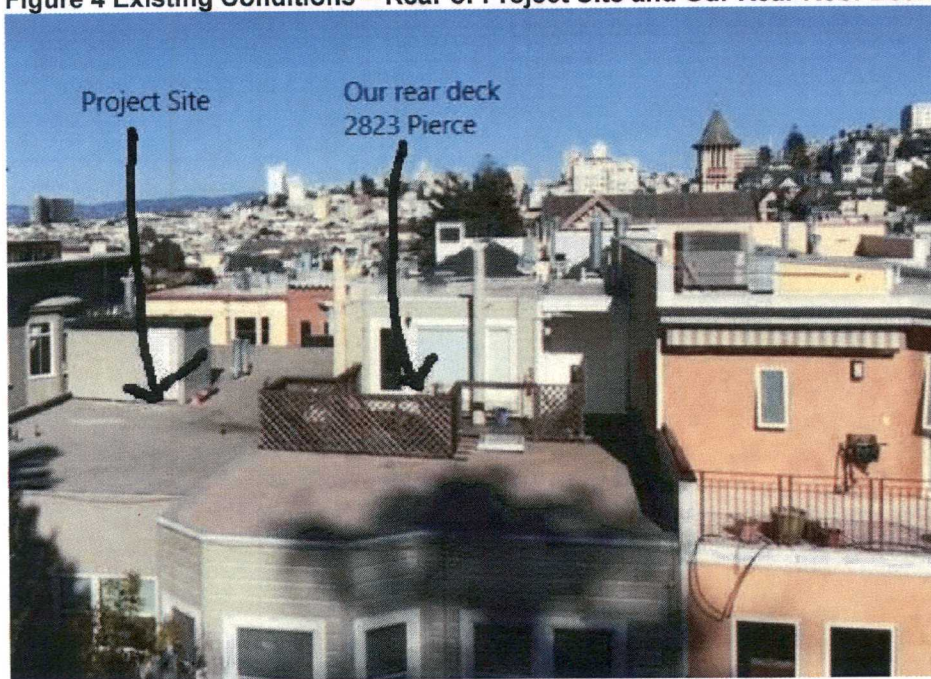


Figure 4 Existing Conditions – Rear of Project Site and Our Rear Roof Deck



ATTACHMENT 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 unreasonably affected, please state who would be affected, and how."

Our home, 2823 Pierce Street, is a 721 square-foot unit, located on the fourth floor, adjacent and to the south of 2831-33 Pierce Street. The proposed vertical and horizontal expansion would significantly impact the light and air to our unit and our privacy. The overall livability of our modest home and those of our neighbors would be compromised by the proposed project.

This one project will negatively impact light and air and privacy for three units located immediately adjacent and to the south at 2823-27 Pierce, the three units at 2839 Pierce Street to the west, and six units at 2845 Pierce Street to the north.

Figure 5 below, shows the existing windows within the light well of our building at 2823-27 Pierce and illustrates how development of a new 4th floor right up to the property line, leaving just one small 3'4' light well (see sheet A1.3 of the plans – Appendix C), would significantly reduce light and air to our home 2323 on the fourth floor, 2325 on the third floor, and to some extent, to 2327 on the second floor.

Please keep in mind that our units, like most on this street, are small with limited opportunities for fresh air and natural light. As mentioned above, our unit is 721 SF, and our neighbors' units downstairs are 1,720, and 1,831 SF. It is unreasonable for the applicant to be unwilling to make small changes to the sumptuous units proposed to be approximately 4,000 SF each, or over two to five times the size of our units and those of our neighbors at 2839 Pierce (720-1,192 SF each).

As described above in Attachment 1, the project would also block light and air to our front deck and compromise our privacy. The project would raise the height of the proposed building and create a front roof deck that would be higher than our front roof deck. (See Appendix A -- sheet A 2.1.) This is a departure from the existing development pattern and relationships between the existing buildings with front roof decks: **Figure 2** shows that the front roof decks step down Pierce street with the slope of the street. This preserves light, air, and privacy. This project does not follow this pattern and should be revised to be consistent with this pattern.

Our windows are very important for ventilation and cooling since our unit is located on the top floor and does not have air conditioning. Blocking airflow through the area between the buildings at the fourth floor will reduce our ability to cool our unit through cross-ventilation. In addition, our single bedroom is located in the front of our unit. We are concerned that the excessive height of the building means noise from the front roof deck is much more likely to be a factor for us than if it steps down in height, as others on the block do and as recommended by the Cow Hollow Design Guidelines.

As mentioned above, due to the small size of our unit (721 SF), we are more reliant on our roof decks than others with more sizable units. Therefore, the impacts imposed by the proposed

project are more pronounced than they would be for a larger unit. Our decks provide us outdoor "rooms" with an important connection to nature, air and light and the vistas of Bay and city which make our unit "feel" large enough for two to live in comfortably.

We urge the commission to weigh the desires of one household to have very high ceiling heights and expand the building by **81.5 percent** (plus an additional 851 SF of outdoor living space) on the one hand, against the direct impacts that the huge expansion would have on 12 neighbors. Dozens of additional neighbors who currently benefit from the midblock open space benefitting the entire block would be adversely affected by the reduction of this space.

Figure 5. Existing Windows in 2823-27 Pierce light well that would be blocked by 4th Story



ATTACHMENT 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?"

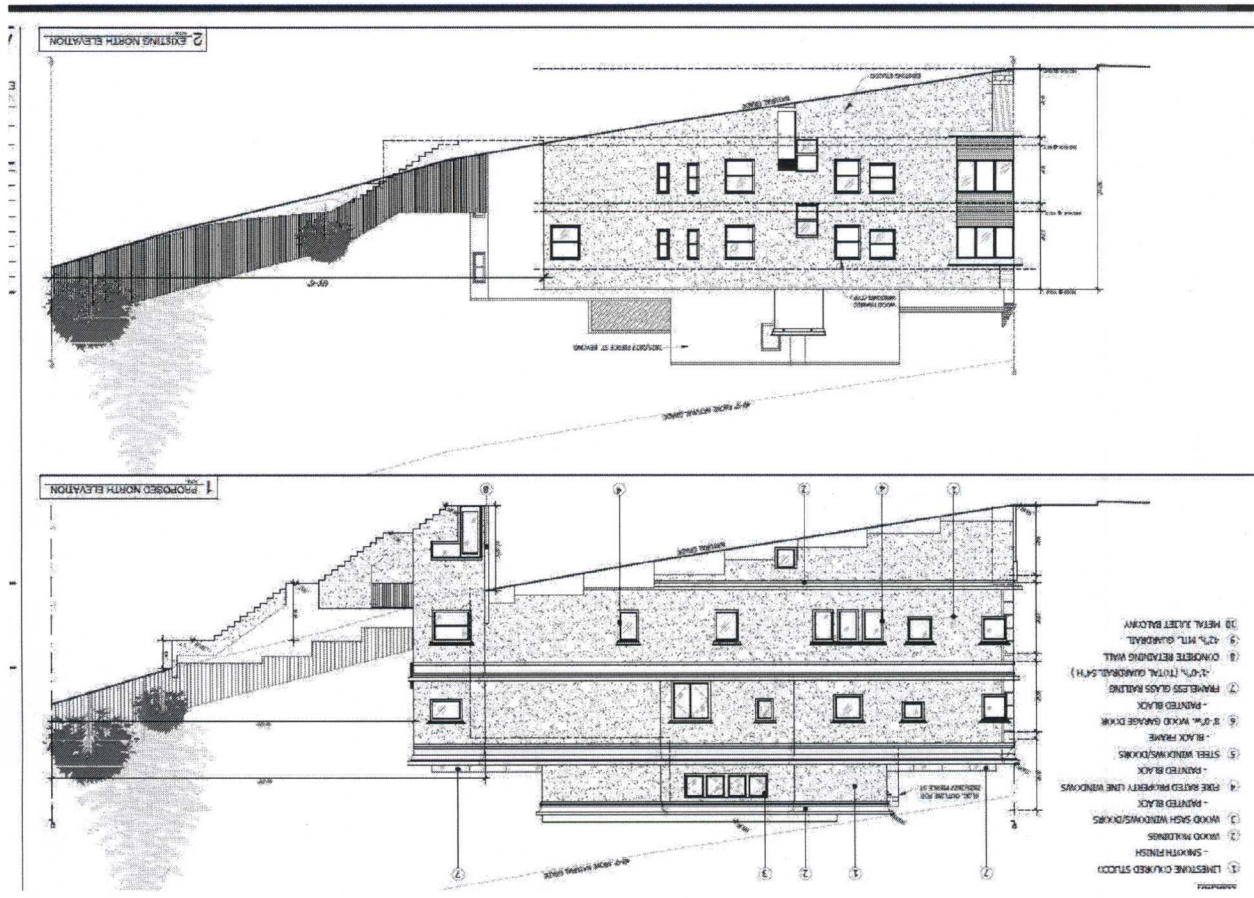
We respectfully request that the Planning Commission ask the applicant to revise the height and bulk of the plan to reduce the impacts on our light, air, and privacy.

Because the context of the project has not been properly portrayed in the plans prepared for the owner of 2831-33 Pierce, it is difficult for us to provide more specific alternative plans. Unfortunately, although requested by neighbors and the Cow Hollow Association, story poles have not been installed and no massing studies or visual simulations have been prepared by the applicant to attempt to better understand the impacts on the neighbors and modify the design to reduce those impacts. We believe that the following changes would reduce the impacts on our three units at 2823-27 Pierce, and that these changes would also benefit the six neighbors to the north and west of the project:

1. We request that the proposed building height be reduced to minimize these same light, air, and privacy impacts. The project proposes finished ceiling heights of 9'8" on the first floor and 10' on the second, third, and fourth floors. Surely these could be reduced to be consistent with the ceiling heights of the surrounding buildings and to lessen the impacts on the surrounding neighbors. The project should be revised to reduce the proposed second, third, and fourth floor heights from the proposed finished heights of 10 feet down to 8.5 feet for a total reduction in height of 4.5 feet. This would bring the proposed floor heights more in line with the ceiling heights of adjacent units, which are approximately 8 feet.
2. Lower the front roof deck by lowering the overall building height, so it respects the established pattern of stepping down the street among all the houses along Pierce. Modify the deck railing to preserve existing north vistas for 2823 Pierce by creating a stepdown railing or a see-through metal railing.
3. Revise the rear yard expansion to protect the mid-block open space as outlined in the NOPDR Letter #2.
4. Eliminate the storage closet on the fourth floor at the front to retain a breezeway that will allow light and air the full length of the space between the buildings at the top level. This would allow better ventilation and light to all units at 2823-27 Pierce.
5. Consider pulling the front façade or decorative elements of the building back by 6-12 inches to allow additional light and water vistas from neighbors' windows at 2825 and 2827 Pierce. The Cow Hollow Design Guidelines specifically recommend "good

neighbor" measures to preserve light, views and vistas for neighbors. Simple measures such as those above, or perhaps others, could greatly reduce the negative impacts on multiple neighbors.

Certainly, there are ways such as these that the project could be revised that achieve the owner's goals without substantially reducing mid-block open space and requiring their neighbors to sacrifice light, air, and privacy.



APPENDIX A
 SHEET A2.1 PROPOSED PLANS 2931-33 PIERCE STREET, 6/18/2018

APPENDIX B



**SAN FRANCISCO
PLANNING DEPARTMENT**

**Notice of Planning Department Requirements
#2**

January 5, 2018

RE: 2831-2833 Pierce Street (Address of Permit Work)
0537/001H (Assessor's Block/Lot)
2016.11.04.2062 and 2016.11.04.2068 (Building Permit Application Number)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Your Building Permit Application Nos. 2016.11.04.2062 and 2016.11.04.2068 have been received by the Planning Department and has been assigned to planner Brittany Bendix. Ms. Bendix has begun review of your application but the following information is required before it is accepted as complete and/or is considered Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

In order to proceed with our review of your Building Permit Application, the following is required:

1. **Demolition of Rent Controlled Units** The demolition of the subject building results in the loss of two units subject to the Rent Stabilization and Arbitration Ordinance.

The Department does not support the loss of this type of housing. You are strongly encouraged to modify the project so that it retains both units.

2. **Flat Relocation.** The proposal relocates a full story flat to the basement level with minimal exposure to the rear yard. The Department does not support the proposed unit reconfiguration and strongly encourages you to modify the project so that the building retains two full-story flats. Consider dedicating rooms that are below or partially below grade to accommodate additional space for a unit on an upper level, or to establish a third unit.
3. **Plan Submittal Guidelines.** Please address the following comments to comply with the [Plan Submittal Guidelines](#) prior to submission of any revisions:
 - a. **Elevations.** On the existing and proposed North Elevations please provide the full profiles of the adjacent structure, north of the subject property. The profile should include any doors or windows.
 - b. **Longitudinal Section.** Please provide a longitudinal section through the center of both the existing and proposed structures. These sections will be used to verify the existing and proposed building heights. The sections in the most recent plan submittal are off center.
4. **Design.** The following comments are from the Residential Design and Architecture Team (RDAT).

中文詢問請電: 415.575.9010 | Para información en Español Llamar al: 415.575.9010 | Para sa Impormasyon sa Tagalog Tumawag sa: 415.575.9121

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NOPDR #2 sent to:
Kent R. Penwell
2829 Pierce Street
San Francisco, CA 94123

January 5, 2018
2016.11.04.2062
2831-2833 Pierce Street

- a. **Massing at Upper Levels.** To comply with the Residential Design Guideline to "Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space" (pages 25-26), as well as to comply with the Residential Design Guideline to "Articulate the building to minimize impacts on light and privacy to adjacent properties" (pages 16-17), reduce the proposed 3rd floor to align with the west edge of the existing 3rd floor roof deck of the adjacent 2825 Pierce Street building to the south.

In addition, reduce the proposed 4th floor to align with the western edge of the existing 4th floor roof the adjacent 2825 Pierce Street building to the south. The proposed 4th floor could expand to the front building wall. A 4th story is compatible with that of the adjacent building to the north and the separation provided by the entry stair to the south acts as a suitable massing transition to the adjacent three story building.

- b. **Garage Door Width.** To better-comply with the Residential Design Guidelines to "Design and place garage entrances and doors to be compatible with the building and the surrounding area" (page 35), consider a slight reduction in the width of the Garage Entry Recess to align with the frames of the second floor windows above.

Please note that further comment may follow review of the requested information.

All plans submitted must be to an appropriate scale: site plan 1/8" = 1'; floor plans 1/4" = 1'. Plans should be clearly labeled.

- **All building permit plan revisions must be filed at the Department of Building Inspection (DBI), Permit Processing Center, 1660 Mission Street, 2nd Floor.** To officially submit a change to the building permit plans, do not submit building permit plans directly to the Planning Department. Per DBI requirements, these plan revisions will not be accepted by mail or messenger, and all plans must be signed by preparer, architect or engineer.
- **All planning entitlement case revisions must be submitted to the Planning Department, 1650 Mission Street, 4th floor, to the Planner's attention.** To officially submit a change to an active planning entitlement case, submit these directly to the Planning Department. Note this is a separate submittal from DBI.

Please submit the requested information, or contact the assigned planner if you need more time to prepare the requested information, within thirty (30) days. If the Department has not received the requested information within 90 days, the application will be sent back to the Department of Building Inspection for cancellation.

Please direct any questions concerning this notice to the assigned planner, **Brittany Bendix at (415) 575- 9114 or Brittany.bendix@sfgov.org**. Contact the assigned planner to set up any meeting, should one be necessary. **Please do not come to the Planning Department to discuss this notice without an appointment.** Thank you for your attention to this notice. An early and complete response on your part will help expedite our review of your permit application.

G:\DOCUMENTS\Building Permits\2831-33 Pierce Street\Notice of Planning Department Requirements 2.docx

NOPDR #2 sent to:
Kent R. Penwell
2829 Pierce Street
San Francisco, CA 94123

January 5, 2018
2016.11.04.2062
2831-2833 Pierce Street

Planning Department Applications and Publications are available at the Planning Information Center, 1660 Mission Street, 1st floor or via the Department website: www.sfplanning.org.

NOPDR #2 sent to:
Kent R. Penwell
2829 Pierce Street
San Francisco, CA 94123

January 5, 2018
2016.11.04.2062
2831-2833 Pierce Street



DISCRETIONARY REVIEW APPLICATION

APPLICATION SUBMITTAL REQUIREMENTS

Pursuant to Planning Code Section 311 (d) and 312 (e), the Planning Commission may exercise its power of Discretionary Review over a building permit application.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

WHAT TO SUBMIT:

- One (1) complete application signed by owner or agent.
- A Letter of Authorization for Agent from the owner giving you permission to communicate with the Planning Department on their behalf.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- A digital copy (CD or USB drive) of the above materials (optional)
- Payment via Check, Money Order or debit/credit for the required intake fee amount. (See [Fee Schedule and/or Calculator](#))

To file your Mandatory or Staff Initiated Discretionary Review application, please send an email request along with the intake appointment request form to: CPC.Intake@sfgov.org. Intake request forms are available here: <http://sf-planning.org/permit-forms-applications-and-fees>.

To file your Public Initiated Discretionary Review (Public) application, please submit in person at the Planning Information Center, 1660 Mission Street, first floor, with all required materials including a check payable to the Planning Department.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9121. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

HOW TO SUBMIT:



DISCRETIONARY REVIEW APPLICATION

Property Owner's Information

Name: _____

Address: _____ Email Address: _____

Telephone: _____

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: _____ Email: _____ Phone: _____

Please Select Primary Project Contact: Owner Applicant Billing

Property Information

Project Address: _____ Block/Lot(s): _____

Plan Area: _____

Project Description:

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

Project Details:

- Change of Use New Construction Demolition Facade Alterations ROW Improvements
 Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other _____

Estimated Construction Cost: _____

- Residential:** Special Needs Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
 Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
 Financial Service Massage Establishment Other: _____

Related Building Permits Applications

Building Permit Applications No(s): _____

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?		
Did you discuss the project with the Planning Department permit review planner?		
Did you participate in outside mediation on this case? (including Community Boards)		

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.

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 standards of the Planning Code and the Residential Design Guidelines. 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.

-
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 unreasonably affected, please state who would be affected, and how.

-
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?

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.

Signature

Name (Printed)

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

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.

Signature

Name (Printed)

Date

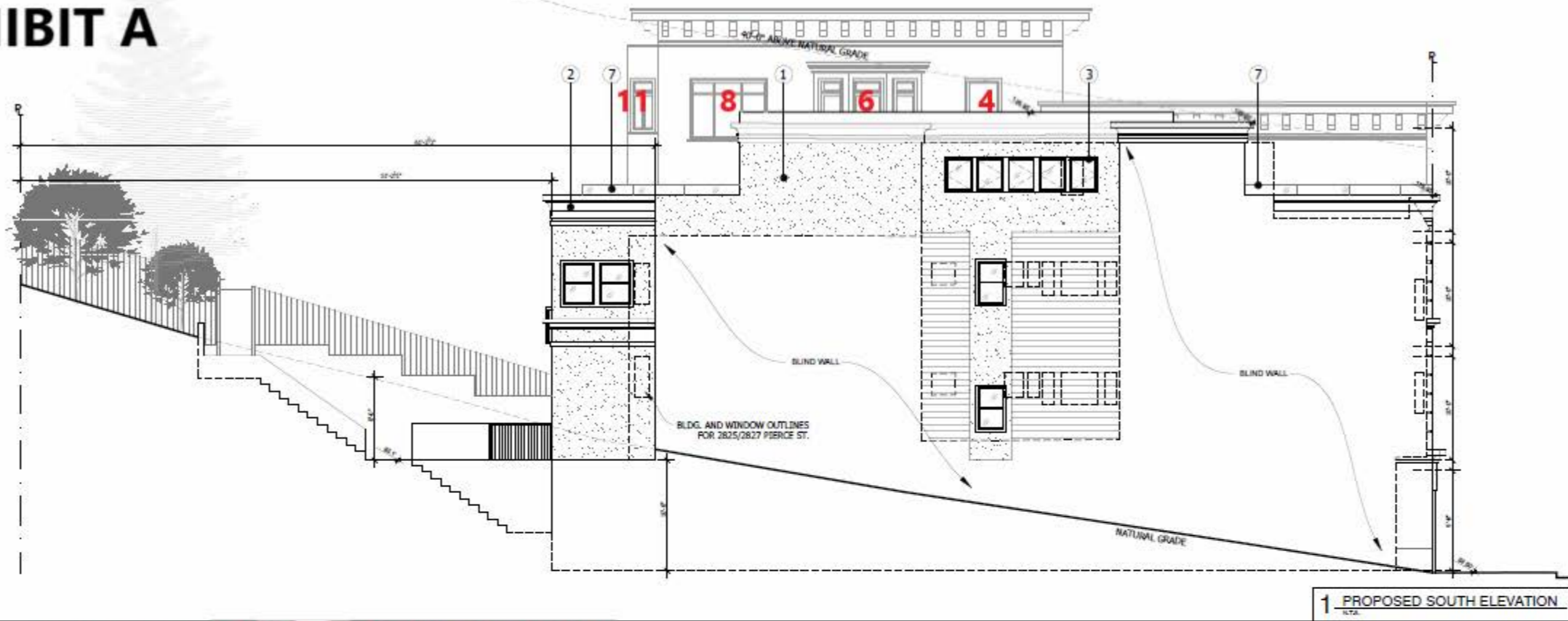
For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

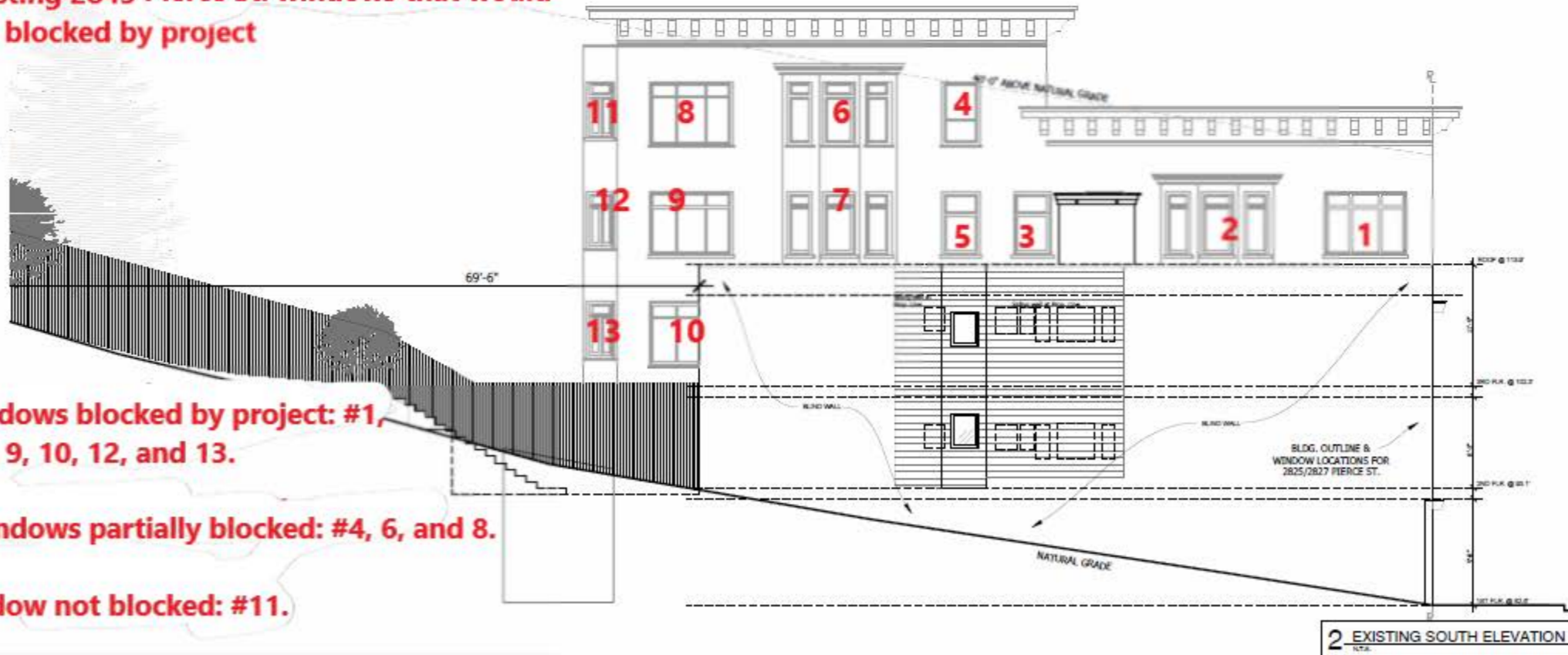
EXHIBIT A



LEGEND:

- 1 LIMESTONE COLORED STUCCO
- SMOOTH FINISH
- 2 WOOD MOLDINGS
- 3 WOOD SASH WINDOWS/DOORS
- PAINTED BLACK
- 4 FIRE RATED PROPERTY LINE WINDOWS
- PAINTED BLACK
- 5 STEEL WINDOWS/DOORS
- BLACK FRAME
- 6 8'-0" w. WOOD GARAGE DOOR
- PAINTED BLACK
- 7 FRAMELESS GLASS RAILING
- 1'-0" h. (TOTAL GUARDRAIL 54" H)
- 8 CONCRETE RETAINING WALL
- 9 42" h. MTL. GI'
- 10 METAL JULIET

Existing 2845 Pierce St. windows that would be blocked by project



Nine windows blocked by project: #1, 2, 3, 5, 7, 9, 10, 12, and 13.

Three windows partially blocked: #4, 6, and 8.

One window not blocked: #11.

mandala architects
4111 - 15th Street, Suite B
San Francisco, CA 94114
415-626-3300
www.mandalarchitects.com



2829/2831 Pierce St.
AKA: 2831/2833 Pierce St.
San Francisco, CA

DATE: 06.26.18
SCALE: AS NOTED
SOUTH ELEVATIONS

A2.3

EXHIBIT B

Photograph showing windows that would be impacted and driveway location



2845 Pierce windows that would be impacted

DRIVEWAY

EXHIBIT C

Notice of Planning Department Requirements #2



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Planning Department Requirements #2

January 5, 2018

Kent R. Penwell
2829 Pierce Street
San Francisco, CA 94123

RE: 2831-2833 Pierce Street (Address of Permit Work)
0537/001H (Assessor's Block/Lot)
2016.11.04.2062 and 2016.11.04.2068 (Building Permit Application Number)

Your Building Permit Application Nos. 2016.11.04.2062 and 2016.11.04.2068 have been received by the Planning Department and has been assigned to planner Brittany Bendix. Ms. Bendix has begun review of your application but the following information is required before it is accepted as complete and/or is considered Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

In order to proceed with our review of your Building Permit Application, the following is required:

1. **Demolition of Rent Controlled Units** The demolition of the subject building results in the loss of two units subject to the Rent Stabilization and Arbitration Ordinance. The Department does not support the loss of this type of housing. You are strongly encouraged to modify the project so that it retains both units.
2. **Flat Relocation.** The proposal relocates a full story flat to the basement level with minimal exposure to the rear yard. The Department does not support the proposed unit reconfiguration and strongly encourages you to modify the project so that the building retains two full-story flats. Consider dedicating rooms that are below or partially below grade to accommodate additional space for a unit on an upper level, or to establish a third unit.
3. **Plan Submittal Guidelines.** Please address the following comments to comply with the [Plan Submittal Guidelines](#) prior to submission of any revisions:
 - a. **Elevations.** On the existing and proposed North Elevations please provide the full profiles of the adjacent structure, north of the subject property. The profile should include any doors or windows.
 - b. **Longitudinal Section.** Please provide a longitudinal section through the center of both the existing and proposed structures. These sections will be used to verify the existing and proposed building heights. The sections in the most recent plan submittal are off center.
4. **Design.** The following comments are from the Residential Design and Architecture Team (RDAT).

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

NOPDR #2 sent to:
Kent R. Penwell
2829 Pierce Street
San Francisco, CA 94123

January 5, 2018
2016.11.04.2062
2831-2833 Pierce Street

- a. **Massing at Upper Levels.** To comply with the Residential Design Guideline to “Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space” (pages 25-26), as well as to comply with the Residential Design Guideline to “Articulate the building to minimize impacts on light and privacy to adjacent properties” (pages 16-17), reduce the proposed 3rd floor to align with the west edge of the existing 3rd floor roof deck of the adjacent 2825 Pierce Street building to the south.

In addition, reduce the proposed 4th floor to align with the western edge of the existing 4th floor roof the adjacent 2825 Pierce Street building to the south. The proposed 4th floor could expand to the front building wall. A 4th story is compatible with that of the adjacent building to the north and the separation provided by the entry stair to the south acts as a suitable massing transition to the adjacent three story building.

- b. **Garage Door Width.** To better-comply with the Residential Design Guidelines to “Design and place garage entrances and doors to be compatible with the building and the surrounding area” (page 35), consider a slight reduction in the width of the Garage Entry Recess to align with the frames of the second floor windows above.

Please note that further comment may follow review of the requested information.

All plans submitted must be to an appropriate scale: site plan 1/8" = 1'; floor plans 1/4" = 1'. Plans should be clearly labeled.

- **All building permit plan revisions must be filed at the Department of Building Inspection (DBI), Permit Processing Center, 1660 Mission Street, 2nd Floor.** To officially submit a change to the building permit plans, do not submit building permit plans directly to the Planning Department. Per DBI requirements, these plan revisions will not be accepted by mail or messenger, and all plans must be signed by preparer, architect or engineer.
- **All planning entitlement case revisions must be submitted to the Planning Department, 1650 Mission Street, 4th floor, to the Planner’s attention.** To officially submit a change to an active planning entitlement case, submit these directly to the Planning Department. Note this is a separate submittal from DBI.

Please submit the requested information, or contact the assigned planner if you need more time to prepare the requested information, within thirty (30) days. If the Department has not received the requested information within 90 days, the application will be sent back to the Department of Building Inspection for cancellation.

Please direct any questions concerning this notice to the assigned planner, **Brittany Bendix at (415) 575-9114 or Brittany.bendix@sfgov.org.** Contact the assigned planner to set up any meeting, should one be necessary. **Please do not come to the Planning Department to discuss this notice without an appointment.** Thank you for your attention to this notice. An early and complete response on your part will help expedite our review of your permit application.

G:\DOCUMENTS\Building Permits\2831-33 Pierce Street\Notice of Planning Department Requirements 2.docx

NOPDR #2 sent to:
Kent R. Penwell
2829 Pierce Street
San Francisco, CA 94123

January 5, 2018
2016.11.04.2062
2831-2833 Pierce Street

Planning Department Applications and Publications are available at the Planning Information Center, 1660 Mission Street, 1st floor or via the Department website: www.sfplanning.org.

EXHIBIT D

**COW HOLLOW GUIDELINES CHECKLIST PREPARED BY
THE COW HOLLOW ASSOCIATION**

COW HOLLOW NEIGHBORHOOD - PRE-APP CHECKLIST

Address: 2829-31 Pierce Street

Submitted By CHA

DATE: 04/14/2018

QUESTION	REFERENCE OR COMMENTS	YES	NO	SOME	N/A ?
A. NEIGHBORHOOD ON-SITE PRE-APP MEETING					
Pre-App Meeting Notice received by neighbors in Project Area? DR Reform 2009		X			
Notice of Meeting mailed. (Minimum 14 days in advance). DR Reform 2009		X			
Was CHA notified of Pre-App Meeting?		X			
List created of those in attendance with email/phone? DR Reform 2009		X			
Were Design Phase plans available for viewing at meeting?		X			
Did Project Sponsor or Architect ask for comments or suggestions from neighbors? <u>List Made</u>	Comments included impact of: 1) 4th floor and view blockage, 2) rear horizontal extension and privacy + light loss, 3) 4th floor S-facing windows and privacy loss in neighboring lightwell, 4) deep excavation at garage level and building shift, 5) variance for front building wall height, and 6) construction blocking driveway/alley access. Requested story poles and future discussion of construction schedule + considerations.	X			
Did Project Sponsor or Architect offer ways to possibly mitigate concerns of neighbors (i.e. "Good Neighbor" gestures) or the CHA?	Yes - discussed: 1) 4th floor: reduce sf + shift massing to rear building wall, 2) rear horizontal extension: reduce to match existing line of development, 3) 4th floor S-facing windows: use windows that mitigate the privacy concerns of the neighbor, 4) deep excavation at garage level: ongoing communication + possible agreement with S neighbors to repair damage from building shifts, 5) variance for front building wall height: lower height at front wall, thus no variance, and 6) construction blocking driveway/alley access: will remain open during construction, 7) Story Poles: CHA recommends per CHNDG Adopted Sec 4, 8) construction schedule + considerations to be discussed.	X			
Prior to this meeting, did the Project Architect review the CHNDG (Neighborhood Guidelines) to determine how the proposed project may be affected, limited or restricted by the Guidelines? CHNDG Section 1, Section 3		X			
Has the Project Sponsor met with the CHA Zoning Committee to discuss the project?	Yes: 2 other Pre-App Meetings and communication from PS	X			
Would an additional Pre-App meeting be helpful in resolving significant issues of concern?			X		

B. NEIGHBORHOOD CHARACTER & SITING

Block-face character: Clearly Defined __ Complex _X_ or Mixed					
---	--	--	--	--	--

Does the building respect the topography of the site (on hill, valley, slope) to preserve natural light for nearby residents? Location (CHNDG pgs. 11-12, 21-27)	4th floor massing, rear horizontal extension + deck could impact light and privacy to neighbors			X	
Does the position of the building on the block relate to other buildings and other significant urban features? Location (pgs. 21-25)	Yes, as seen from the block face.	X			
Does the building design respect the pattern of building setbacks? Setback (pgs. 25-28)		X			
Does the building design respect rear yard patterns and mid-block open space? Rear Yards (pgs. 28-29)	Proposed rear horizontal extension on 2 floors + deck will intrude on the existing rear yard, and change the rear yard pattern for buildings on Pierce.		X		

Add'l Comment Box: This meeting was the latest of several meetings that Project Sponsor has held with neighbors.

QUESTION	REFERENCE OR COMMENTS	YES	NO	SOME	N/A ?
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B. NEIGHBORHOOD CHARACTER & SITING Address: 2829-31 Pierce Street

Cont'd					
Does the building design respect the pattern of side spacing between buildings? Side Spacing (pgs. 30-31)		X			
Does the building design adequately incorporate "good neighbor" gestures?	4th floor S-facing windows impact neighboring upper floor unit: suggested change to transom windows			X	
Do the "good neighbor" gestures significantly address the concerns of the neighbors?	Unclear, as no commitment was made by PS				X

C. BUILDING ENVELOPE

Is the building roofline compatible with the pattern of the rooflines on the block-face? Roofline (pgs. 32-33)				X	
Is the buildings volume and mass compatible with that of the surrounding buildings? Volume & Mass (pgs. 34-36)	4th floor massing greater than neighbor to S. Rear horizontal extension will push out beyond line of development and reduce rear yard open space.			X	

D. SCALE

Are the building's dimensions (length, width and height) compatible with neighboring buildings? Dimensions (pgs.37-39)	3rd floor (variance) and 4th floor taller than adjacent buildings. Rear horizontal extension will exceed existing pattern.			X	
Are the buildings overall vertical and horizontal proportions compatible with the patterns along the block-face?	3rd floor (variance) and 4th floor taller than adjacent buildings. Rear horizontal extension will exceed existing pattern.			X	

E. NEIGHBOR'S LIGHT AND VIEW

Does the building scale preserve the natural light and views for nearby residents? Light and View (pgs.11,27,35,42)	4th floor scale and position, 4th floor S-facing windows, and rear horizontal extension impacts light, privacy, views, and shared rear yard open space.			X	
---	---	--	--	---	--

F. TEXTURE AND DETAILING

Do the building's materials compliment those used in the surrounding area? Exterior Materials (pgs.40-41)		X			
Are finished materials used on all exposed facades of the building?		X			
Does the building respect the amount and level of detail and ornamentation on surrounding buildings?		X			

G. OPENINGS

Does the building respect the pattern of entryways along the block-face?		X			
Is the building's entry compatible in size, placement and details with surrounding buildings?		X			

QUESTION	REFERENCE OR COMMENTS	YES	NO	SOME	N/A ?
----------	-----------------------	-----	----	------	----------

Address: 2829-31 Pierce Street

Are the buildings windows compatible with the proportion size and detailing of windows of surrounding buildings?		X			
Is the width of the garage door compatible with adjacent garage doors on the block-face?		X			
Does the proposed garage door compliment the style and the design of the rest of the building?		X			

H. LANDSCAPING

Is the area designated for landscaping in the front setback area of appropriate size and shape? Landscaping (p. 48)	Not discussed.				X
---	----------------	--	--	--	---

I. PERSPECTIVE, STORY POLES

Has Applicant submitted a Perspective, Model, or erected Story Poles to show scale as requested by Planning Staff or Neighbors? DR Reform 2009	Architect was very responsive to erecting story poles later in the process.	X			
--	---	---	--	--	--

J. HISTORICAL SIGNIFICANCE

Is the subject property more than 50 years old?		X			
Is the subject property part of any historical survey? (REF:2626 Filbert St. HRER 2007)		X			
Are there historically significant aspects of the building: association with significant events, persons, architecture, or history?		X			
Was a Cat Ex from Environmental Review issued with no limiting concerns?	Not yet reviewed				X

Additional Comments:



DISCRETIONARY REVIEW APPLICATION

Property Owner's Information

Name: Peter Z. Michael and Eileen McKeon Michael, Trustees of the Hannah Michael Trust
Address: 2839 Pierce Street, #3 San Francisco, CA 94123
Email Address: pzmpzm@aol.com
Telephone:

Applicant Information (if applicable)

Name: Deborah Holley
Company/Organization: Holley Consulting
Address: 220 Montgomery Street, Suite 2100 San Francisco, CA 94104
Email Address: deborah@holleyconsulting.com
Telephone: 415 389-9329

Please Select Billing Contact:

Owner [checked] Applicant [] Other (see below for details) []

Name: Peter Michael Email: pzmpzm@aol.com Phone:

Please Select Primary Project Contact:

Owner [] Applicant [checked] Billing []

Property Information

Project Address: 2831-33 Pierce Street Block/Lot(s): 0537/001H
Plan Area: Marina

Project Description:


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

Major remodel of two flats above a garage with substantial vertical and horizontal additions to increase the square footage of an existing 4,393 SF residential building. The two flats above a garage would be enlarged to a four-story 7,974 square-foot residential building. The horizontal expansion would reduce the current 69'6" (51%) rear yard down to 51'2.5" (38%). The height of the building would increase by 9' from the current height of 31' feet to the proposed height of 40'. The project also requires a Variance from the front setback requirements for a 5' vertical extension at the 3rd story. (Source: San Francisco Planning Department 311 Notice, July 2018)

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.



Signature

Deborah Holley

Name (Printed)

Authorized Agent

Relationship to Project
(i.e. Owner, Architect, etc.)

415 389-9329

Phone

deborah@holleyconsulting.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.



Signature

Deborah Holley

Name (Printed)

8/2/18

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Project Details:

- Change of Use New Construction Demolition Facade Alterations ROW Improvements
 Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other _____

Estimated Construction Cost: \$1,000,000 _____

- Residential:** Special Needs Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
 Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
 Financial Service Massage Establishment Other: _____

Related Building Permits Applications

Building Permit Applications No(s): 201804267450 _____

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?	<input checked="" type="checkbox"/>	
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	
Did you participate in outside mediation on this case? (including Community Boards)		<input checked="" type="checkbox"/>

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.

The project sponsor did not make any changes in response to our requests, including numerous changes requested by neighbors and the Cow Hollow Association at the Pre-Application Meeting held on April 14, 2018. The project sponsor did not make key changes required by the Planning Department in their Notice of Planning Department Requirements No. 2, January 5, 2018.

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 standards of the Planning Code and the Residential Design Guidelines. 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 Attachment A, Question 1.

-
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 unreasonably affected, please state who would be affected, and how.

Please see Attachment A, Question 2.

-
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 Attachment A, Question 3.

2831-33 PIERCE STREET DR APPLICATION ATTACHMENT A

Question 1

What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code and the Residential Design Guidelines. 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.

The following narrative identifies the many reasons why the Planning Commission should take Discretionary Review of this project and establishes that there are extraordinary circumstances that require such review. Although the project may meet some of the minimum standards of the Planning Code, it requires a Variance, ignores modifications required by the Planning Department and conflicts with many key elements of the San Francisco Residential Design Guidelines (RDGs) and the Cow Hollow Neighborhood Design Guidelines (CHNDGs).

Page 5 of the RDGs explains that "The Residential Design Guidelines focus on whether a building's design contributes to the architectural and visual qualities of the neighborhood." Here are the first four guiding Design Principles used to determine whether a project is consistent with the RDGs:

1. *Ensure that the building's scale is compatible with surrounding buildings.*
2. *Ensure that the building respects the mid-block open space.*
3. *Maintain light to adjacent properties by providing adequate setbacks.*
4. *Provide architectural features that enhance the neighborhood's character.*

Below we explain why the project is inconsistent with *at least four of these Design Principles*.

1. **Ensure that the Building's Scale is Compatible with Surrounding Buildings.**
The scale of the proposed project is not compatible with the surrounding buildings and would cause adverse impacts on all of the adjacent neighbors.

- a. ***The proposed project would alter an existing three-story two-unit residential building -- two flats over a garage-- totaling 4,393 SF with an oversized four-story 7,974 square-foot residential building.*** The increase in height and horizontal extension of the building would result in a building that is not compatible with the adjacent buildings and the adverse impacts created by the proposed project cannot be avoided unless the proposed building envelope is reduced.

Six of the neighbors most impacted by this project live in buildings with FARs that are half of that proposed for the project site. The three-unit building adjacent and to the south, 2823, 2825, and 2827 Pierce is 3,272 SF on a 3,000 SF lot for a Floor Area Ratio (FAR) of approximately **1.09**. My unit is in the three unit building to the west, 2839 Pierce Street, which totals 3,104 SF on a 3,729.5 SF lot for a FAR of **0.83**. In contrast, the proposed project would change the current FAR of 1.15 (4,393 SF/3,808 SF = 1.15) to **2.09** (7,974 SF/3,808 SF = 2.09) under the proposed project, which is more than double that of our neighboring building to the west and almost double that of the building to the south.

The CHNDGs also call for compatible development intensities, which the project sponsor has ignored. For example:

“Compatibility of Volume and Mass. The volume and mass of a new building or an addition to an existing building must be compatible with that of surrounding buildings.” (CHGs, page 34)

Of note, the project will not result in any additional housing units and just one additional bedroom despite the massive increase in size.

- b. ***If this 7,974 square-foot project were approved, each unit --3,966.5 and 4,007.5 GSF -- much larger than the average single-family house size in District 2.*** According to the Planning Department, the average size of a single-family home in the Second Supervisorial District¹ is 3,190 SF. (San Francisco Planning Department, September 2016 http://default.sfplanning.org/administration/legaffairs/RET_presentation-100416.pdf).

Moreover, the proposed units would be 200 to more than 400 percent larger than the neighboring units. The neighboring buildings are more typical of housing in the R-3 zone, with three modest-sized units ranging from 721 to well under 2,000 SF each:

- 2823 Pierce – 721 SF

2831-33 Pierce Street Discretionary Review Application

- 2825 Pierce – 1,720 SF
- 2827 Pierce – 1,831 SF
- 2839 Pierce #1 -- 720 SF
- 2839 Pierce #2 – 1,192 SF
- 2839 Pierce #3 – 1,192 SF
- 2845 Pierce Street units 1-12 – approximately 983 SF each

Not only does the proposed building size adversely impact the neighbors, it takes what has been a building with rent-controlled family-sized units and creates a luxury building that, by design, would never be even moderately affordable. And, although the size of the units would increase by 81.5 percent, 2831 Pierce would remain a two-bedroom unit and 2933 would add just one bedroom.

This tremendous increase in square footage unfairly and substantially impacts the neighbors. We request that the project sponsor team reexamine the proposed remodel in the context of the neighborhood in order to create a design that respects the light, air and privacy of the neighbors. Certainly, there are options that achieve the owner's goals without asking the neighbors to substantially sacrifice light, air, and privacy.

¹ District 2 includes: 94103 – bottom of Pacific Heights/Downtown; 94109 – Pacific Heights/Marina/Nob Hill 94115 – Pacific Heights/Marina; 94118 – Presidio Heights/Inner Richmond; 94121 – Seacliff; 94123 – Marina. 94129 – Presidio; and 94133 – Russian Hill/Financial District.

2. Ensure that the building respects the mid-block open space.

- a. *The project does not respect the mid-block open space. The horizontal expansion would reduce the current 69'6" (51%) rear yard down to 51'2.5" (38%).*

Figure 1 illustrates the established open space pattern and shows how the project would substantially change it. The project will expand the footprint of the building **18 feet** back into the rear yard, significantly reducing the established midblock open space that the block has enjoyed for so many years. Moreover, as shown in Figures 2 and 3, much of the existing landscaped area will be replaced by hardscape, substantially reducing the amount of natural green space. The project site currently has 666 SF of non-permeable surface. This space would be halved under the proposed project to just 332 SF. (Source McMahon Architects + Studio February 22, 2018)

Mid-block open space is protected by this second RDG design principle as well as many key policies of the CHNDGs, including the following:

“Rear yards are the spaces between the back of the building and the rear property line. In addition to serving the residences to which they are attached, they are in a sense public in that they contribute to the interior block open space which is shared visually by all residents of the block.

Consider:

- Is there a pattern of rear yard depths creating a common open space?
- Will changing this pattern have a negative effect?
- Are light and air to adjacent properties significantly diminished?”
(CHNDGs, page 28)

“Respect Rear Yard and Adjacent Buildings Intrusions into the rear yard, even though permitted by the Planning Code, may not be appropriate if they fail to respect the mid-block open space and have adverse impacts on adjacent buildings. In Cow Hollow, the mid-block open space constituted by the open adjoining rear yards are a major and defining element of the neighborhood character. Preservation of the midblock open space is an important goal of these Neighborhood Design Guidelines. Not only should rear additions respect the midblock open space, but they should also minimize adverse impacts on adjacent buildings, such as significant deprivation of light, air and views. Expansions should be designed to avoid overshadowing neighboring gardens, existing sunlit decks, sunny yard space, or blocking significant views.” (CHNDGs, page 29)

FIGURE 1 EXISTING MID-BLOCK OPEN SPACE



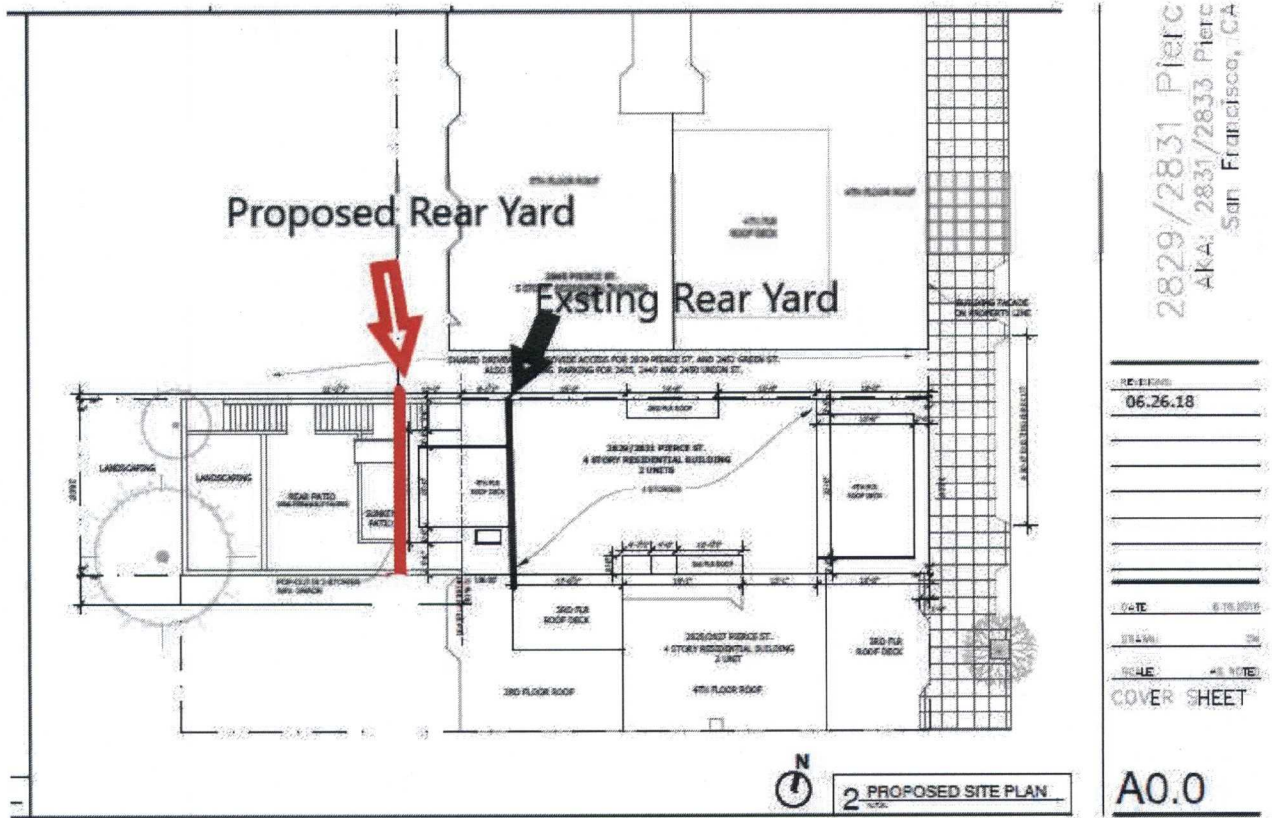
Source: Google Maps, 2018.

FIGURE 2 PROPOSED REAR YARD – ARTISTS RENDERING



Source: McMahon Architects Studio, June 26, 2018.

FIGURE 3 EXISTING AND PROPOSED REAR YARD



2829/2831 Pierce
AKA: 2831/2833 Pierce
San Francisco, CA

REVISION	
06.26.18	
DATE	6.18.2016
DRAWN	DM
SCALE	AS SHOWN
COVER SHEET	

A0.0

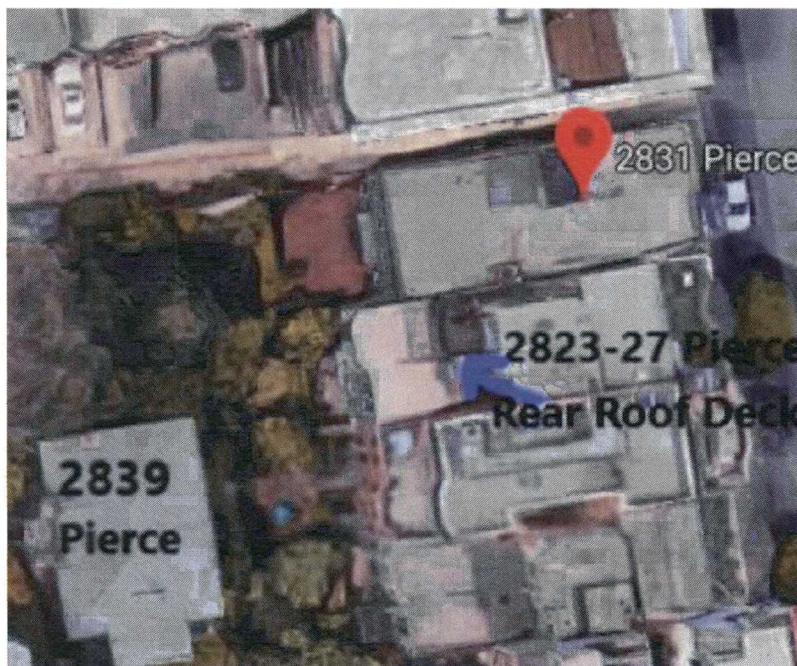
The proposed horizontal and vertical extension of the project into the rear yard would overshadow the rear roof deck of 2823 Pierce, compromising privacy and light and air. Figure 4 shows the roof deck and rear yard space that would be adversely affected. The proposed extension into the rear yard, particularly the large windows at the rear and the fourth-floor rear roof deck (see Figure 2) would look directly into the adjacent building to the west, sacrificing the privacy of these neighbors.

The Planning Department recognized that the project was inconsistent with the RDGs and CHNDGs when the RDATE reviewed the project. Planning notified the project sponsor in writing that the project needed to be modified to protect the mid-block open space in order to comply in the Notice of Planning Department Requirements No. 2 (See Appendix 1). On page 2 of the Notice of Planning Department Requirements No. 2 (January 5, 2018), Planning required the applicant to "reduce the proposed 3rd floor to align with the west edge of the existing 3rd floor roof deck of the adjacent 2825 Pierce Street building to the south." As shown on sheet A1.2 of the proposed plans (See Figure 5) the project was not redesigned to comply with this requirement. Instead, the project sponsor has extended the rear of the third floor approximately ten feet beyond the adjacent building and into the mid-block open space. We request that the plans be redesigned to comply with the Department's requirement.

The letter from the Planning Department also required the project sponsor to "reduce the proposed 4th floor to align with the western edge of the existing 4th floor roof" of 2825 Pierce. Once again, the applicant has refused and has extended the fourth floor back further than permitted in the letter. The project must be revised to incorporate this Planning Department requirement.

Other projects in the neighborhood have been required to revise plans so that a proposed rear yard expansion would go no further than the neighboring building. Around the corner at 2423 Green Street, our neighbors proposed a modest remodel on their 6,875 SF 50-foot-wide, 137.5-foot-deep lot measuring lot and were held to a different standard than this project sponsor. Although their original proposal to add a small addition to the rear of their home was not opposed by any neighbors and complied with the Planning Code, the Planning Department required that the plans needed to be revised in order to comply with neighborhood mid-block open space requirements and guidelines. The plans were revised as required, and the modest 11.5-foot expansion was scaled back to 9.5 feet.

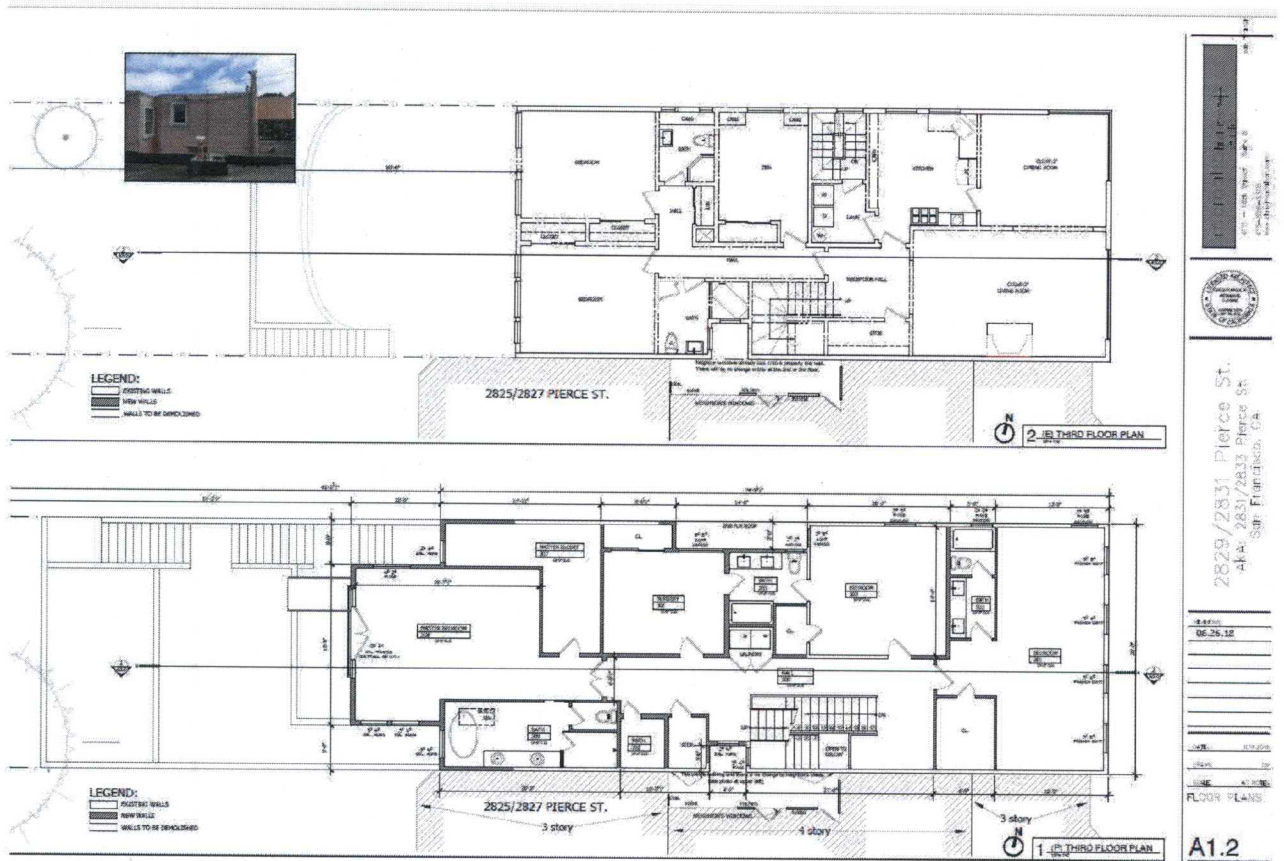
FIGURE 4 2823-27 PIERCE STREET REAR ROOF DECK AND YARD



Source: Google Maps, 2018.

2831-33 Pierce Street Discretionary Review Application

FIGURE 5 SHEET A1.2



Here is an excerpt from the 2015 Notice of Planning Department Requirements letter requiring the revision:

“Based on the plans submitted, the following items are required to proceed with review of the subject Building Permit Application:

2. Residential Design Guidelines. The Planning Commission adopted the 2001 Cow Hollow Design Guidelines and in 2003 Residential Design Guidelines in December 2003 to promote design that will protect neighborhood character. All residential permit applications in the RH and RM zoning districts filed or reviewed after January 1, 2004 are subject to these Guidelines...If you fail to adequately address the following concerns the Department may initiate a Discretionary Review hearing for this project: a. **Please limit the horizontal addition to be no deeper than the neighboring building to the east in order to respect the existing mid-block pattern.** (RDGs, Pages 25-27, and Cow Hollow RDGs, Pages 28-29 [emphasis added]).”²

We request that you apply the same standards to 2831-33 Pierce Street, so that the project respects the mid-block open space pattern and the rear yard expansion is no deeper than the adjacent lots to the south. The project extends past the adjacent building to the south by ten feet, thereby disrupting the existing mid-block open space pattern. We request a design that maintains the midblock open space pattern by extending no further than the existing adjacent buildings.

² Notice of Planning Department requirements for the Heffernan extension, 2014.08.21.4406, February 9, 2015.

3. Maintain light to adjacent properties by providing adequate setbacks.

The project does not provide adequate setbacks and would adversely impact the neighbors' light and air. The project has been designed with complete disregard for the neighbors. It would also block light and air to the kitchen of 2823 Pierce and the windows of six apartments in the 2845 Pierce Street building to the north.

The Commission should not permit such significant light and air impacts. We respectfully request that you balance the protection of existing residents by allowing reasonably-sized development, not units that are oversized given their context

4. Provide architectural features that enhance the neighborhood's character.

The proposed project design would detract from, rather than enhance the neighborhood's character. Although the ceiling height and overall building height impacts neighbors and detracts from the neighborhood character, the design of the front façade in terms of materials and window size fit with the neighborhood. However, as shown in Figure 2, a rendering of the rear façade, the project, which will be highly visible to neighbors living west of the project site, will detract from the character of the neighborhood. The project sponsor is proposing extensive glazing, hardscape patios, and a rear roof deck that will be intrusive to the neighbors, compromise their privacy, and detract from the mid-block open space and neighborhood character.

Question 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.

The insensitive siting, orientation, massing, and scale of the project as proposed will significantly affect the adjacent residents. Specific concerns are addressed below:

1. **The project would reduce the privacy of the neighbors.** The project has not been designed with adequate consideration of the privacy of adjacent neighbors. The project has been insensitively designed as explained in two examples below:
 - a. The vertical and horizontal expansion of the building into the rear yard and the oversized windows and rear roof deck will adversely affect privacy and light and air for the three residents of our building at 2839 Pierce Street to the west.
 - b. The proposed front roof deck would be higher than and would loom over the existing front roof deck at 2823 Pierce Street to the south. This is contrary to what the property owner stated would be the case when he reassured us that their deck floor would be at the same level as their current roof, which would mean a stepping down as all the other decks do along Pierce Street.
 - c. Light and air will be blocked to units in the apartment building to the north by the vertical extension.

For these reasons, the project would be inconsistent with the following RDG Guideline: "Articulate the building to minimize impacts on light and privacy to adjacent properties." (RDGs, page 16)

2. **The project sponsor did not change the plans to address any of the concerns raised by the neighbors or those identified by Planning.**

The project sponsor fulfilled the requirement to schedule pre-application meetings but made no changes to the plan in response to neighborhood or Cow Hollow Association concerns. (See Appendix 2.) Nor did the project sponsor put up story poles as recommended in the CHNDGs even though the architect said he would consider doing so at the neighborhood meeting. As discussed above, the project sponsor also chose to ignore the Planning Departments requirements to reduce the horizontal extension proposed into the rear yard. (See Appendix 1.)

3. **The project could be scaled back while still allowing for an expansion to accommodate two larger family-sized units.** Ceiling heights, which are currently proposed to be 9'8" at the ground level, 10' at the second, 10' at the third, and 10' at the fourth level (these are finished heights, there is a one-foot space in-between each level), could be lowered to reduce impacts on neighbors and the rear yard extension could be scaled back so that it goes back no further than the neighboring buildings to the south.

Question 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?

The project needs to be revised to meet the standards outlined in the RDGs and CHNDGs as discussed above and identified by the Cow Hollow Association in the checklist they prepared and submitted to the Planning Department and project sponsor (See Appendix 2.) Not a single change has been made to the project in response to our concerns or to try to comply with Planning Department requirements outlines in NOPDR Letter No. 2 (See Appendix 1). We request that either:

(A) this item be continued until the project sponsor puts up story poles and revises the project to reduce impacts on neighbors and comply with the RDGs, CHNDGs, and NOPDR Letter No.2 or
(B) The Planning Commission require that project be revised in the following ways:

1. Reduce the horizontal extension of the third and fourth stories as specified by Planning in the NOPDR Letter No. 2.
2. Reduce the finished ceiling heights to no more than 8'6" for the bedroom floors (1st and 3rd) and no more than 9'0" per story for the 2nd and 4th floors. Most of the ceiling heights of the units in adjacent buildings are 8'. The proposed project ceiling heights should be reduced to be closer to those in surrounding buildings and to reduce overall impacts on light, air, and privacy.
3. Vastly reduce the extent of the proposed rear façade glazing to protect the privacy of surrounding neighbors.

In addition to A or B above, require that the driveway adjacent and to the north of the site be unobstructed during project construction. We have an easement of right of way over the driveway that extends from Pierce Street along the northern edge of the project site. We and the many neighbors¹ who use our driveway, which our only means of access and egress, are very concerned about the driveway being blocked during the many months of construction. We will need a written and recorded agreement to ensure that the driveway access will remain unimpeded by construction and under no circumstances without the express written permission of all property owners and tenants who rely on this access.

¹ Including, but not limited to residents of the 2435 Union Street, 2445 Union Street and 2455 Union Street.

APPENDIX A

**NOTICE OF PLANNING DEPARTMENT REQUIREMENTS #2,
JANUARY 5, 2018**



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Planning Department Requirements #2

January 5, 2018

Kent R. Penwell
2829 Pierce Street
San Francisco, CA 94123

RE: 2831-2833 Pierce Street
0537/001H
2016.11.04.2062 and 2016.11.04.2068

(Address of Permit Work)
(Assessor's Block/Lot)
(Building Permit Application Number)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Your Building Permit Application Nos. 2016.11.04.2062 and 2016.11.04.2068 have been received by the Planning Department and has been assigned to planner Brittany Bendix. Ms. Bendix has begun review of your application but the following information is required before it is accepted as complete and/or is considered Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

In order to proceed with our review of your Building Permit Application, the following is required:

1. **Demolition of Rent Controlled Units** The demolition of the subject building results in the loss of two units subject to the Rent Stabilization and Arbitration Ordinance. The Department does not support the loss of this type of housing. You are strongly encouraged to modify the project so that it retains both units.
2. **Flat Relocation.** The proposal relocates a full story flat to the basement level with minimal exposure to the rear yard. The Department does not support the proposed unit reconfiguration and strongly encourages you to modify the project so that the building retains two full-story flats. Consider dedicating rooms that are below or partially below grade to accommodate additional space for a unit on an upper level, or to establish a third unit.
3. **Plan Submittal Guidelines.** Please address the following comments to comply with the [Plan Submittal Guidelines](#) prior to submission of any revisions:
 - a. **Elevations.** On the existing and proposed North Elevations please provide the full profiles of the adjacent structure, north of the subject property. The profile should include any doors or windows.
 - b. **Longitudinal Section.** Please provide a longitudinal section through the center of both the existing and proposed structures. These sections will be used to verify the existing and proposed building heights. The sections in the most recent plan submittal are off center.
4. **Design.** The following comments are from the Residential Design and Architecture Team (RDAT).

中文詢問請電: 415.575.9010 | Para Información en Español Llamar al: 415.575.9010 | Para sa Impormasyon sa Tagalog Tumawag sa: 415.575.9121

www.sfplanning.org

NOPDR #2 sent to:
Kent R.
Penwell 2829
Pierce Street

January 5,
2018
2016.11.04.2

- a. **Massing at Upper Levels.** To comply with the Residential Design Guideline to "Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space" (pages 25-26), as well as to comply with the Residential Design Guideline to "Articulate the building to minimize impacts on light and privacy to adjacent properties" (pages 16-17), reduce the proposed 3rd floor to align with the west edge of the existing 3rd floor roof deck of the adjacent 2825 Pierce Street building to the south.

In addition, reduce the proposed 4th floor to align with the western edge of the existing 4th floor roof the adjacent 2825 Pierce Street building to the south. The proposed 4th floor could expand to the front building wall. A 4th story is compatible with that of the adjacent building to the north and the separation provided by the entry stair to the south acts as a suitable massing transition to the adjacent three story building.

- b. **Garage Door Width.** To better-comply with the Residential Design Guidelines to "Design and place garage entrances and doors to be compatible with the building and the surrounding area" (page 35), consider a slight reduction in the width of the Garage Entry Recess to align with the frames of the second floor windows above.

Please note that further comment may follow review of the requested information.

All plans submitted must be to an appropriate scale: site plan 1/8" = 1'; floor plans 1/4" = 1'. Plans should be clearly labeled.

- All **building permit plan revisions** must be filed at the Department of Building Inspection (DBI), Permit Processing Center, 1660 Mission Street, 2nd Floor. To officially submit a change to the building permit plans, do not submit building permit plans directly to the Planning Department. Per DBI requirements, these plan revisions will not be accepted by mail or messenger, and all plans must be signed by preparer, architect or engineer.
- All **planning entitlement case revisions** must be submitted to the Planning Department, 1650 Mission Street, 4th floor, to the Planner's attention. To officially submit a change to an active planning entitlement case, submit these directly to the Planning Department. Note this is a separate submittal from DBI.

Please submit the requested information, or contact the assigned planner if you need more time to prepare the requested information, within thirty (30) days. If the Department has not received the requested information within 90 days, the application will be sent back to the Department of Building Inspection for cancellation.

Please direct any questions concerning this notice to the assigned planner, **Brittany Bendix** at (415) 575-9114 or **Brittany.bendix@sfgov.org**. Contact the assigned planner to set up any meeting, should one be necessary. **Please do not come to the Planning Department to discuss this notice without an appointment.** Thank you for your attention to this notice. An early and complete response on your part will help expedite our review of your permit application.

G:\DOCUMENTS\Building Permits\2831-33 Pierce Street\Notice of Planning Department Requirements 2.docx

Planning Department Applications and Publications are available at the Planning Information Center, 1660 Mission Street, 1st floor or via the Department website: www.sfplanning.org.

APPENDIX B

COW HOLLOW ASSOCIATION CHECKLIST

COW HOLLOW NEIGHBORHOOD - PRE-APP CHECKLIST

Address: 2829-31 Pierce Street

Submitted By CHA

DATE: 04/14/2018

QUESTION	REFERENCE OR COMMENTS	YES	NO	SOME	N/A ?
A. NEIGHBORHOOD ON-SITE PRE-APP MEETING					
Pre-App Meeting Notice received by neighbors in Project Area? DR Reform 2009		X			
Notice of Meeting mailed. (Minimum 14 days in advance). DR Reform 2009		X			
Was CHA notified of Pre-App Meeting?		X			
List created of those in attendance with email/phone? DR Reform 2009		X			
Were Design Phase plans available for viewing at meeting?		X			
Did Project Sponsor or Architect ask for comments or suggestions from neighbors? <u>List Made?</u>	Comments included impact of: 1) 4th floor and view blockage, 2) rear horizontal extension and privacy + light loss, 3) 4th floor S-facing windows and privacy loss in neighboring lightwell, 4) deep excavation at garage level and building shift, 5) variance for front building wall height, and 6) construction blocking driveway/alley access. Requested story poles and future discussion of construction schedule + considerations.	X			
Did Project Sponsor or Architect offer ways to possibly mitigate concerns of neighbors (i.e. "Good Neighbor" gestures) or the CHA?	Yes - discussed: 1) 4th floor: reduce sf + shift massing to rear building wall, 2) rear horizontal extension: reduce to match existing line of development, 3) 4th floor S-facing windows: use windows that mitigate the privacy concerns of the neighbor, 4) deep excavation at garage level: ongoing communication + possible agreement with S neighbors to repair damage from building shifts, 5) variance for front building wall height: lower height at front wall, thus no variance, and 6) construction blocking driveway/alley access: will remain open during construction, 7) Story Poles: CHA recommends per CHNDG Adopted Sec 4, 8) construction schedule + considerations to be discussed.	X			
Prior to this meeting, did the Project Architect review the CHNDG (Neighborhood Guidelines) to determine how the proposed project may be affected, limited or restricted by the Guidelines? CHNDG Section 1, Section 3		X			
Has the Project Sponsor met with the CHA Zoning Committee to discuss the project?	Yes: 2 other Pre-App Meetings and communication from PS	X			
Would an additional Pre-App meeting be helpful in resolving significant issues of concern?			X		

B. NEIGHBORHOOD CHARACTER & SITING

Block-face character: Clearly Defined __ Complex X or Mixed

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Does the building respect the topography of the site (on hill, valley, slope) to preserve natural light for nearby residents? Location (CHNDG pgs. 11-12, 21-27)	4th floor massing, rear horizontal extension + deck could impact light and privacy to neighbors			X	
Does the position of the building on the block relate to other buildings and other significant urban features? Location (pgs. 21-25)	Yes, as seen from the block face.	X			
Does the building design respect the pattern of building setbacks? Setback (pgs. 25-28)		X			
Does the building design respect rear yard patterns and mid-block open space? Rear Yards (pgs. 28-29)	Proposed rear horizontal extension on 2 floors + deck will intrude on the existing rear yard, and change the rear yard pattern for buildings on Pierce.		X		

Add'l Comment Box: This meeting was the latest of several meetings that Project Sponsor has held with neighbors.

QUESTION	REFERENCE OR COMMENTS	YES	NO	SOME	N/A
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B. NEIGHBORHOOD CHARACTER & SITING		Address: 2829-31 Pierce Street			
Cont'd					
Does the building design respect the pattern of side spacing between buildings? Side Spacing (pgs. 30-31)		X			
Does the building design adequately incorporate "good neighbor" gestures?	4th floor S-facing windows impact neighboring upper floor unit: suggested change to transom windows			X	
Do the "good neighbor" gestures significantly address the concerns of the neighbors?	Unclear, as no commitment was made by PS				X

C. BUILDING ENVELOPE					
Is the building roofline compatible with the pattern of the rooflines on the block-face? Roofline (pgs. 32-33)				X	
Is the buildings volume and mass compatible with that of the surrounding buildings? Volume & Mass (pgs. 34-36)	4th floor massing greater than neighbor to S. Rear horizontal extension will push out beyond line of development and reduce rear yard open space.			X	

D. SCALE					
Are the building's dimensions (length, width and height) compatible with neighboring buildings? Dimensions (pgs.37-39)	3rd floor (variance) and 4th floor taller than adjacent buildings. Rear horizontal extension will exceed existing pattern.			X	
Are the buildings overall vertical and horizontal proportions compatible with the patterns along the block-face?	3rd floor (variance) and 4th floor taller than adjacent buildings. Rear horizontal extension will exceed existing pattern.			X	

E. NEIGHBOR'S LIGHT AND VIEW					
Does the building scale preserve the natural light and views for nearby residents? Light and View (pgs.11,27,35,42)	4th floor scale and position, 4th floor S-facing windows, and rear horizontal extension impacts light, privacy, views, and shared rear yard open space.			X	

F. TEXTURE AND DETAILING

Do the building's materials compliment those used in the surrounding area? Exterior Materials (pgs.40-41)		X			
Are finished materials used on all exposed facades of the building?		X			
Does the building respect the amount and level of detail and ornamentation on surrounding buildings?		X			

G. OPENINGS

Does the building respect the pattern of entryways along the block-face?		X			
Is the building's entry compatible in size, placement and details with surrounding buildings?		X			

QUESTION	REFERENCE OR COMMENTS	YES	NO	SOME	N/A
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Address: 2829-31 Pierce Street

Are the buildings windows compatible with the proportion size and detailing of windows of surrounding buildings?		X			
Is the width of the garage door compatible with adjacent garage doors on the block-face?		X			
Does the proposed garage door compliment the style and the design of the rest of the building?		X			

H. LANDSCAPING

Is the area designated for landscaping in the front setback area of appropriate size and shape? Landscaping (p. 48)	Not discussed.				X
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I. PERSPECTIVE, STORY POLES

Has Applicant submitted a Perspective, Model, or erected Story Poles to show scale as requested by Planning Staff or Neighbors? DR Reform 2009	Architect was very responsive to erecting story poles later in the process.	X			
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J. HISTORICAL SIGNIFICANCE

Is the subject property more than 50 years old?		X			
Is the subject property part of any historical survey? (REF:2626 Filbert St. HRER 2007)		X			
Are there historically significant aspects of the building: association with significant events, persons, architecture, or history?		X			
Was a Cat Ex from Environmental Review issued with no limiting concerns?	Not yet reviewed				X

Additional Comments:



San Francisco Planning

PLANNING APPLICATION RECORD NUMBER

RECEIVED

AUG 06 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

DISCRETIONARY REVIEW APPLICATION

Property Owner's Information

Name: Dr Peter C. Wilton

Address: 2465-1/2 Union St, San Francisco, CA. 94123

Email Address: wilton@haas.berkeley.edu

Telephone: 415-425-5151

Applicant Information (if applicable)

Name: As above

Same as above

Company/Organization:

Address:

Email Address:

Telephone:

Please Select Billing Contact:

Owner

Applicant

Other (see below for details)

Name: Dr. Peter C. Wilton

Email: wilton@haas.berkeley.edu

Phone: 415-425-5151

Please Select Primary Project Contact:

Owner

Applicant

Billing

Property Information

Project Address: 2831-2833 Pierce St, San Francisco, CA

Block/Lot(s): 0537/001H

Plan Area: See Building Permit Application No. 2018.04.26.7450

Project Description:

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

See Building Permit Application No. 2018.04.26.7450

Project Details:

- Change of Use New Construction Demolition Facade Alterations ROW Improvements
 Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other Alteration + Vertical Addition

Estimated Construction Cost: Unknown by us

- Residential:** Special Needs Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
 Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
 Financial Service Massage Establishment Other: _____

Related Building Permits Applications

Building Permit Applications No(s): 2018.04.26.7450

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?	✓	
Did you discuss the project with the Planning Department permit review planner?	✓	
Did you participate in outside mediation on this case? (including Community Boards)		✓

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.

First contact: email to SF Planner, cc to applicant of record, detailing objections. No response.

Second contact: phone conversation with owner, who was and still is out of town, and not returning to SF until after the expiration date of the Building Permit Application. After listening to our concerns, owner indicated he intended to proceed with his application as is, without making any adjustments to the plan to accommodate our concerns. We consider this failing to act in good faith.

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 standards of the Planning Code and the Residential Design Guidelines. 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.

This application clearly neither "enhances or conserves neighborhood character", nor strikes an appropriate balance between the applicant's "right to develop the property with impacts on near-by properties or occupants," the two primary conditions justifying a discretionary review. The application makes no consideration of impacts on neighbors, and is entirely inconsistent with the surrounding neighborhood character. We received no prior notice of, or consultation on, this project.

-
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 unreasonably affected, please state who would be affected, and how.

Our home is located directly to the west of the subject property at the end of an access lane. The property is in our direct line of sight towards the east. Any vertical additions to the property will negatively impact our already restricted view of San Francisco and the surrounding morning sunlight. The plan proposes a doubling of the mass/area of the building to 8,000 s.f. This is entirely out of character with other 2-unit complexes in the area. The plan proposes integrated "roof" decks off the 4th floor living area, which are clearly intended for frequent use, leading to increased likelihood of noise impacts on surrounding properties. These are NOT roof decks.

-
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?

Remove the vertical addition to the property and limit the expansion of unit gross area. The vertical addition is not necessary for this project and creates the most negative impact. By eliminating the vertical addition, the unit gross area issue will also be addressed. We have lived in this area since 1989, and collaborated with neighbors on multiple applications for improvement of their properties. In every case, the neighbors acted considerately and collaboratively and agreed not to exceed their property's pre-existing vertical envelope, not even by one foot.

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.



Signature

Dr. Peter C. Wilton

Name (Printed)

Impacted neighbor

415-425-5151

wilton@haas.berkeley.edu

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

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.



Signature

Dr. Peter C. Wilton

Name (Printed)

8/5/2018

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Property Location
2465-1/2 Union St

Our Property

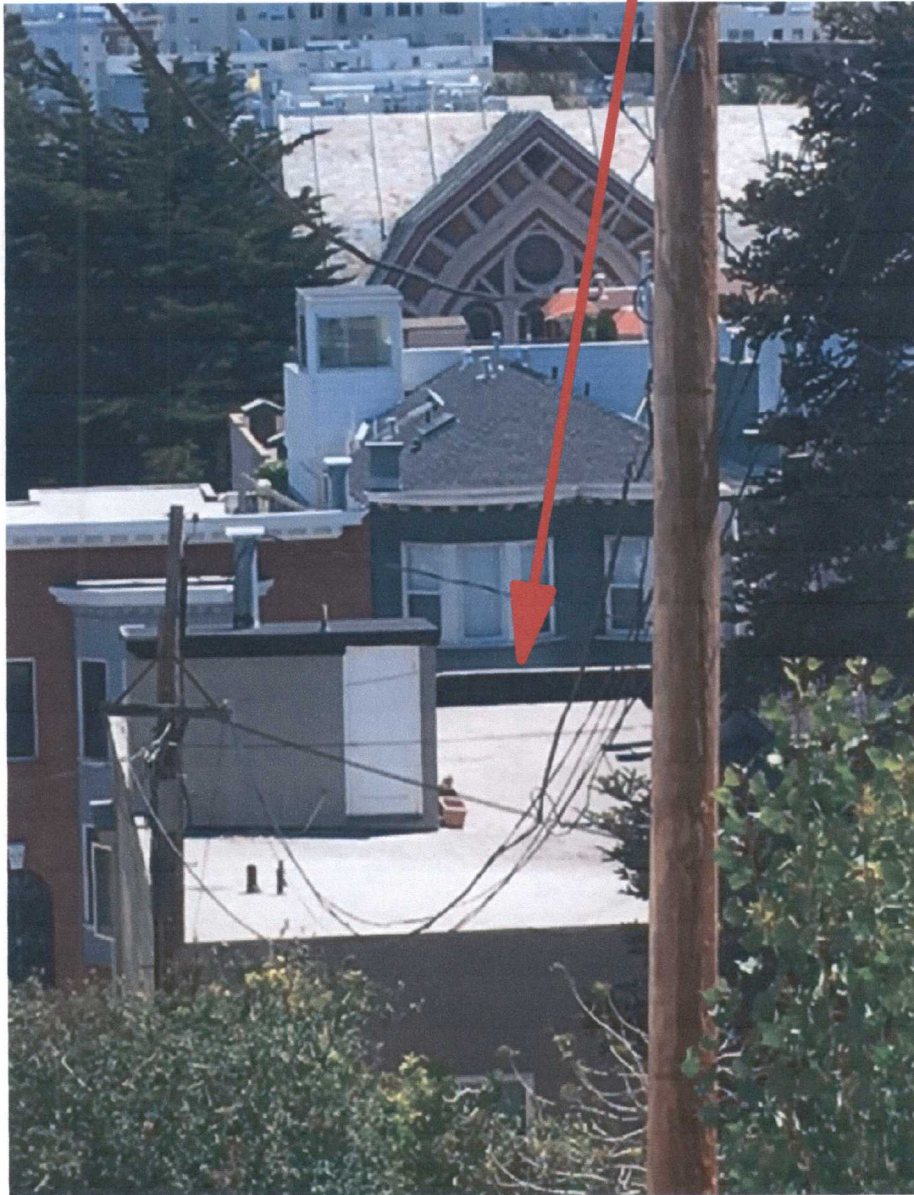
Subject Property



Subject Property



Subject Property



ATTACHEMENT C
NOPDR LETTER #2



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Planning Department Requirements #2

January 5, 2018

Kent R. Penwell
2829 Pierce Street
San Francisco, CA 94123

RE: 2831-2833 Pierce Street (Address of Permit Work)
0537/001H (Assessor's Block/Lot)
2016.11.04.2062 and 2016.11.04.2068 (Building Permit Application Number)

Your Building Permit Application Nos. 2016.11.04.2062 and 2016.11.04.2068 have been received by the Planning Department and has been assigned to planner Brittany Bendix. Ms. Bendix has begun review of your application but the following information is required before it is accepted as complete and/or is considered Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

In order to proceed with our review of your Building Permit Application, the following is required:

- 1. Demolition of Rent Controlled Units** The demolition of the subject building results in the loss of two units subject to the Rent Stabilization and Arbitration Ordinance. The Department does not support the loss of this type of housing. You are strongly encouraged to modify the project so that it retains both units.
- 2. Flat Relocation.** The proposal relocates a full story flat to the basement level with minimal exposure to the rear yard. The Department does not support the proposed unit reconfiguration and strongly encourages you to modify the project so that the building retains two full-story flats. Consider dedicating rooms that are below or partially below grade to accommodate additional space for a unit on an upper level, or to establish a third unit.
- 3. Plan Submittal Guidelines.** Please address the following comments to comply with the [Plan Submittal Guidelines](#) prior to submission of any revisions:
 - a. Elevations.** On the existing and proposed North Elevations please provide the full profiles of the adjacent structure, north of the subject property. The profile should include any doors or windows.
 - b. Longitudinal Section.** Please provide a longitudinal section through the center of both the existing and proposed structures. These sections will be used to verify the existing and proposed building heights. The sections in the most recent plan submittal are off center.
- 4. Design.** The following comments are from the Residential Design and Architecture Team (RDAT).

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

NOPDR #2 sent to:
Kent R. Penwell
2829 Pierce Street
San Francisco, CA 94123

January 5, 2018
2016.11.04.2062
2831-2833 Pierce Street

- a. **Massing at Upper Levels.** To comply with the Residential Design Guideline to “Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space” (pages 25-26), as well as to comply with the Residential Design Guideline to “Articulate the building to minimize impacts on light and privacy to adjacent properties” (pages 16-17), reduce the proposed 3rd floor to align with the west edge of the existing 3rd floor roof deck of the adjacent 2825 Pierce Street building to the south.

In addition, reduce the proposed 4th floor to align with the western edge of the existing 4th floor roof the adjacent 2825 Pierce Street building to the south. The proposed 4th floor could expand to the front building wall. A 4th story is compatible with that of the adjacent building to the north and the separation provided by the entry stair to the south acts as a suitable massing transition to the adjacent three story building.

- b. **Garage Door Width.** To better-comply with the Residential Design Guidelines to “Design and place garage entrances and doors to be compatible with the building and the surrounding area” (page 35), consider a slight reduction in the width of the Garage Entry Recess to align with the frames of the second floor windows above.

Please note that further comment may follow review of the requested information.

All plans submitted must be to an appropriate scale: site plan 1/8" = 1'; floor plans 1/4" = 1'. Plans should be clearly labeled.

- **All building permit plan revisions must be filed at the Department of Building Inspection (DBI), Permit Processing Center, 1660 Mission Street, 2nd Floor.** To officially submit a change to the building permit plans, do not submit building permit plans directly to the Planning Department. Per DBI requirements, these plan revisions will not be accepted by mail or messenger, and all plans must be signed by preparer, architect or engineer.
- **All planning entitlement case revisions must be submitted to the Planning Department, 1650 Mission Street, 4th floor, to the Planner’s attention.** To officially submit a change to an active planning entitlement case, submit these directly to the Planning Department. Note this is a separate submittal from DBI.

Please submit the requested information, or contact the assigned planner if you need more time to prepare the requested information, within thirty (30) days. If the Department has not received the requested information within 90 days, the application will be sent back to the Department of Building Inspection for cancellation.

Please direct any questions concerning this notice to the assigned planner, **Brittany Bendix at (415) 575-9114 or Brittany.bendix@sfgov.org.** Contact the assigned planner to set up any meeting, should one be necessary. **Please do not come to the Planning Department to discuss this notice without an appointment.** Thank you for your attention to this notice. An early and complete response on your part will help expedite our review of your permit application.

G:\DOCUMENTS\Building Permits\2831-33 Pierce Street\Notice of Planning Department Requirements 2.docx

NOPDR #2 sent to:
Kent R. Penwell
2829 Pierce Street
San Francisco, CA 94123

January 5, 2018
2016.11.04.2062
2831-2833 Pierce Street

Planning Department Applications and Publications are available at the Planning Information Center, 1660 Mission Street, 1st floor or via the Department website: www.sfplanning.org.

ATTACHEMENT D
COW HOLLOW ASSOCIATION LETTER IN SUPPORT OF DR AND
PROJECT MODIFICATIONS OCTOBER 24, 2018

COW HOLLOW ASSOCIATION INC.

Box 471136, San Francisco, CA 94147

October 24, 2018

President Rich Hillis and Commissioners
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

RE: 2831-33 Pierce Street (aka 2829-31 Pierce Street)
Case No. 2018-006138DRP-04
Case No. 2018-006138DRP-03
Case No. 2018-006138DRP-02
Case No. 2018-006138DRP
VAR Case No 2018-006138VAR

President Hillis and Honorable Commissioners,

The Cow Hollow Association (CHA) is dedicated to the preservation of the residential character of the Cow Hollow neighborhood. The Cow Hollow Neighborhood Design Guidelines (CHNDG) were adopted by the Planning Commission in 2001 and serve to define the existing neighborhood character, patterns, setbacks, and the significance of the mid-block open space in our neighborhood.

The CHA Zoning Committee attended the 9/26/16, 8/24/17, and 4/14/18 Pre-Application Meetings and identified the following issues with the proposed project to the Project Sponsor (PS):

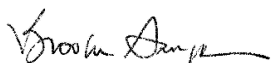
- 4th floor vertical addition with loss of privacy and light, and view blockage
- Rear horizontal extension with loss of privacy and light, and reduction of the mid-block open space
- 4th floor S-facing windows with loss of privacy in neighboring lightwell (2823-27 Pierce)
- Deep excavation at garage level with potential building shift
- Variance for front building wall setback and height
- Story poles
- Construction blocking driveway/alley access: PS stated alley will remain open during construction
- Construction schedule and considerations: PS stated will discuss with all concerned parties

The CHA recommends the following modifications to the proposed project, which the Project Sponsor stated would be considered (See referenced pages in the Adopted Sections of the CHNDG):

- **4th floor: *reduce size and shift massing*** towards rear building wall to better conform to the existing topography (p. 21-24, 34)
- **Rear horizontal extension: *reduce extension*** to match existing rear building wall pattern, or line of development (p. 12, 28-29)
- **4th floor S-facing windows: *change type*** to mitigate neighbor's privacy concerns, i.e. transom (p. 31)
- **Deep excavation at garage level: *initiate communication*** and possible private agreement with neighbors to South for repair of any damage from building shifts
- **Variance for front building wall height: *lower height*** at front building wall, removing variance requirement
- **Story Poles: *CHA strongly recommends*** installation (p. 53)

The CHA Zoning Committee **urges the Planning Commission to take Discretionary Review** on the proposed project at 2831-33 Pierce Street and modify as listed above.

Regards,



Brooke Sampson
CHA Zoning Committee
Cow Hollow Association, Inc.

cc: David Winslow, Kent Penwell, Chris McMahon, Daniel Frattin, Deborah Holley, Carola Shepherd, PHRA

RESPONSE TO
DISCRETIONARY
REVIEW (DRP)



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

Project Information

Property Address: _____ Zip Code: _____

Building Permit Application(s): _____

Record Number: _____ Assigned Planner: _____

Project Sponsor

Name: _____ Phone: _____

Email: _____

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.)

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.

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.

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)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

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

Signature:	Date:
Printed Name:	<input type="checkbox"/> Property Owner <input type="checkbox"/> 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.

Response to Discretionary Review
2829-2831 Pierce Street

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?

Discretionary Review is only justified when there are exceptional and extraordinary circumstances associated with a proposed project. The City Attorney has stated that the Planning Commission's discretion is sensitive and must be exercised with utmost constraint. The Discretionary Review Requestors ("DR Requestors") state that the project at 2829-2831 Pierce Street (the "Property") does not meet the Residential Design Guidelines ("RDG") and the Cow Hollow Neighborhood Design Guidelines ("CHNDGs") with regard to light, air, and privacy, massing, midblock open space, and views. However, these assertions are not correct, and the DR Requestors have not established any exceptional or extraordinary circumstances that would justify taking DR. Each of the DR Requestors' concerns is addressed below.

a. Light, Air, and Privacy

The project's design is sensitive to the light, air, and privacy concerns of the DR Requestors in the context of a densely populated area where the prevailing neighborhood pattern involves complete buildout to the interior property lines.

i. 2825 Pierce Street – Side-facing Windows and Roof Decks

The main concerns for the DR Requestors at 2825 Pierce Street involve their north-facing windows in the light well and their roof decks. Due to the Property's location to the north of 2825 Pierce Street, the proposed 4th floor will not significantly block any direct sunlight from the adjacent property. In addition, the Project was carefully designed to maintain privacy and provide adequate light and air to 2825 Pierce Street.

The proposed 4th floor is set back 18 feet from the front property line, which is further than the 4th floor setback at 2825 Pierce. The assertion that the height of the proposed 3rd floor and parapet would "block" their front roof deck at the 4th floor is exaggerated. The 3rd floor will not extend as high as is depicted by the DR Requestors in Figure 3. The Property's existing roof is significantly lower than the top of DR Requestor's side wall and the proposed 3rd floor roof will only be 3'-4" taller than the existing condition. In contrast to DR Requestor's depiction, the proposed side wall around the fourth floor deck will be set back from property line by 2'-6" and will be approximately 17 inches taller than the wall surrounding the deck at 2825 Pierce Street. While the roof deck's guardrail may minimally occlude a portion of the unprotected view from the adjoining deck, it would not affect light to it.

To address privacy concerns regarding the rear roof deck at 2825 Pierce Street, the proposed 4th floor addition is designed to extend the length of 2825 Pierce's rear roof deck with a

blind wall. This will create an offset between the two rear roof decks that will avoid any direct views into 2825 Pierce's rear roof deck at the 4th floor and maintain privacy for both properties. And to address privacy concerns regarding the front roof deck at 2825 Pierce, the 4th floor front roof deck at the Property is setback 2'-6" from the front and interior lot lines. Together these design features will maintain privacy of the roof decks at 2825 Pierce.

Lastly, the design of the 19'-1" by 3' light well on the 4th floor of the Property substantially mirrors the existing light well at 2825 Pierce. This light well is substantially larger than the existing 4' by 3' light well at the Property that currently serves the bottom floors and, therefore the proposed light well will allow adequate access to light and air for the existing north-facing windows on the 4th floor.

ii. 2845 Pierce Street – Side-Facing Windows

The DR Requestors at 2845 Pierce are concerned about the effect of the proposed 4th floor addition on their side-facing windows. Ultimately, the condition created by the addition of the 4th floor to the Property is substantially similar to the existing conditions on the 1st through 3rd floors. 2845 Pierce is a five-story apartment complex that is setback from the interior lot line abutting the Property by an approximately 10' driveway. The driveway is shared by many of the properties located on Pierce and Union Street behind the Property. It is not part of the subject Property and cannot be reduced. Therefore, it will remain an open area that separates the subject Property from the DR Requestor's property. Because the new fourth floor is not built out to the full envelope, the fourth floor side windows will continue to receive direct sunlight during the morning and afternoons, as well as ample indirect sunlight throughout the day.

iii. 2839 Pierce Street Concerns – Property Line Windows

DR Requestor from 2839 Pierce, which is located at least 39 feet from the proposed building on a steeply sloped block, has privacy concerns regarding their property line windows. The 3-story home located at 2839 Pierce is perched above the subject Property on the hillside, is in the middle of the block's midblock open space, and is not directly behind the subject property. Therefore, the DR Requestor's property is not directly in the line of sight of the proposed project. Further, the home's location in the midblock open space coupled with its location on the hill makes its property line windows viewable from multiple homes on the block. The proposed addition of a 4th floor at the Property does not contribute to or exacerbate the situation. Instead, this condition is the natural consequence of the substantial slope and the densely developed block.

iv. RDG Recognizes Some Impacts are Expected

Although the project has been designed to maintain privacy and access to adequate light and air for the adjacent properties, it is acknowledged in the RDG that some impacts are expected. The RDG sets forth a general guideline to "articulate the building to minimize impacts on light

and privacy to adjacent properties.”¹ But the RDG also recognizes that “in areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion.”² The same is expressed for privacy.³ To maintain adequate light, air, and privacy, the project has complied with many of the recommendations that RDG makes to reduce such impacts including providing setbacks on the upper floors and providing shared light wells.

b. Massing

The DR Requestors’ claims that the massing and height of the building are out of character with the neighborhood are unfounded. Almost every property on the block is 4-5 stories high, including the DR Requestors’ properties. The proposed project will match the existing neighborhood pattern by providing a significant 18-foot setback on the 4th floor, larger than that provided by both 2825 Pierce and 2845 Pierce. The rear of the third floor of the proposed project will align with the rear wall of 2825 Pierce. A permitted pop out into the rear yard will have a substantial 5-foot setback from both property lines, as recommended by the CHDG.⁴ In addition, contrary to DR Requestors’ claims, the 10-foot pop out does not extend the full 12 feet as permitted under Planning Code Sections 134 and 136.

c. Rear Yard Depth and Midblock Open Space

The project does not negatively affect the midblock open space. The project is designed in compliance with the Planning Code’s rear yard requirements, which are designed to protect the midblock open space. In contrast, many of the adjacent properties do not have Code-compliant rear yards, including the DR Requestors at 2825 and 2845 Pierce Street. 2825 Pierce’s rear yard only extends 38% of the 120-foot lot and 2845 Pierce extends only about 12%. See the chart below for the rear yards of adjacent properties.

COMPARISON OF ADJACENT REAR YARDS		
Address	Rear Yard	Code Compliant?
2829-2831 Pierce Street	45%	Compliant
2825 Pierce Street	38%	Noncompliant
2845 Pierce Street	12%	Noncompliant

The RDG states that when evaluating a proposed project, the midblock open space must be analyzed in the context of other buildings on the block.⁵ On the subject block, one of the DR Requestor’s home at 2839 Pierce, as well as a few other homes, are located right in the middle of the block, creating an irregular midblock open space. In addition, almost all the lots of the block north of the Property have no rear yard or are utilizing their rear yard for parking. And as mentioned

¹ Residential Design Guidelines, p. 16.
² Residential Design Guidelines, p. 16.
³ See the Residential Design Guidelines, p. 17, which states: “As with light, some loss of privacy to existing neighboring buildings can be expected with a building expansion.”
⁴ See Cow Hollow Neighborhood Design Guidelines, p. 31.
⁵ Residential Design Guidelines, p. 26.

above, 2825 Pierce also has a noncompliant rear yard. Therefore, this block does not have an established midblock open space pattern and the project's modest and Code-compliant pop out into the rear yard will not affect any established midblock open space.

The DR Requestors assert that the proposed project should not extend any further than the neighboring building. In response to the DR Requestors' concerns and comments from Planning staff in the NOPDR, the project was redesigned to align the main rear wall with 2825 Pierce's main rear wall. The proposed Code-compliant rear yard and pop out from the main rear wall are consistent with the varying lot depths and does not affect the midblock open space. Because the Property is 16 feet longer than 2825 Pierce's lot it is permitted additional building area. One DR Requestor compares this Property's pop out to a proposed rear addition at 2423 Green Street, which is located on another, adjacent block. That block has a strong mid-block open space pattern and therefore, is distinguishable from the current project where no established mid-block open space pattern exists.

d. Views

The DR Requestor from 2465-1/2 Union Street, a property located significantly above the subject Property on the sloped hillside, is concerned about the effect of the 4th floor addition on the property's access to light and views of San Francisco. It is important to note that views from private buildings are not protected under any applicable regulations or guidelines.⁶ However, as is evident from the pictures the DR Requestor provided, a 4th floor addition would have a very minimal effect, if any, on both access to light and views from the DR Requestor's property given the significant slope of the block and taller obstructions behind the subject Property.

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.

The property owners have incorporated a number of project modifications over the course of nearly two years based on comments from the Planning Department and concerns that were discussed at six meetings with various groups of neighbors and representatives from the Cow Hollow Association. The meetings are detailed below:

- September 26, 2016: 1st formal Pre-Application meeting
- October 11, 2016: Meeting with Cow Hollow Association
- October 16, 2016: Private meeting with the property owner of 2827 Pierce Street and others
- October 24, 2016: Private meeting for DR Requestors from 2425 Pierce Street and 2845 Pierce Street as well as others who could not attend the 1st Pre-Application meeting

⁶ See Residential Design Guidelines, p. 18.

- August 2017: Meeting with Geoff Wood of the Cow Hollow Association
- April 14, 2018: 2nd Formal Pre-Application Meeting

The modifications to the project that the property owners have incorporated to address the concerns of neighbors and the Planning Department include:

- Reducing the depth of the main rear wall to align with the rear wall at 2825 Pierce and reducing the depth of the rear wall of the 4th floor addition to align with the rear roof deck at 2825 Pierce, in response to the recommendations in the NOPDR, as clarified by Brittany Bendix;
- Revising the project from a demolition to a major renovation, which will retain the rent-control status of the units;
- Enlarging the southern light well on the 4th floor to provide more light to 2825 Pierce than with the existing light well on the 2nd-3rd floors;
- Eliminating the interior curved staircase and relocated the staircase away from the southern property line to allow more light into the southern light well;
- Reducing “pop out room” to extend only 10’ into the 45% rear yard space as opposed to the permitted 12’ extension under Planning Code Sections 134 and 136;
- Relocating the entry door to street level to eliminate possible “canyon-like” entry at the 2nd floor and exterior staircase due to neighbors’ concerns about loitering;
- Reducing front roof deck to include a 2’-6” front and side setback due to DR Requestors’ concerns about privacy and noise; and
- Reducing the size of the south-facing windows in the light well at the 4th floor to provide more privacy to 2825 Pierce, which resulted in the property owners losing the only midday south sun in the proposed building.
- Eliminating the roof deck, staircase, and enclosure on top of the 4th floor given neighbor concerns.

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.

The discussion in Question 1 above addresses how the project is consistent with the applicable guidelines and therefore does not adversely affect surrounding properties. The goal of the project is to provide two larger family-sized units, which will be occupied by the property owners’ family of six, their mother-in-law, and a nanny. The project also allows the use of the highly sloped and currently underutilized rear yard. These goals are achieved within the confines of the RDG and the CHNDG, while taking into consideration the concerns of the surrounding neighbors and incorporating numerous modifications at their request.

REUBEN, JUNIUS & ROSE, LLP

Daniel Frattin
dfrattin@reubenlaw.com

November 29, 2018

Delivered Via Messenger

President Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: 2829-2831 Pierce Street (0537/001H); Case No. 2018-006138DRP
Project Sponsor's Brief for December 13, 2018 hearing
Our File No.: 10949.01**

Dear President Hillis and Commissioners:

Our office represents Kent and Reagan Penwell, the owners and occupants of the property located at 2829-2831 Pierce Street (“**Property**”). The Penwells propose to update their two-unit building to more comfortably house themselves and their four young children, as well as to improve the second unit in the building, which will be shared by the children’s grandmother and their nanny. In addition to interior alterations, the project includes the construction of a fourth-floor addition and a modest rear expansion (“the “**Project**”). The Property is located on a densely developed block between Green and Union Streets, with an overall development pattern of 4-5 story multi-unit residential buildings.

Discretionary Review (“**DR**”) requests were filed by the owners of the 4th-floor unit in a building directly to the south of the Property at 2823-2827 Pierce Street (the “**Malone DR**”), the owners of the 5-story rental property to the north of the Property at 2845 Pierce Street (the “**Mainzer DR**”), the owners of the 3rd-floor unit at 2839 Pierce Street (the “**Michael DR**”), and the owner of the property at 2465 1/2 Union Street located 3 lots to the west of the Property (the “**Wilton DR**”) (collectively, the “**DR Requestors**”).

The DR Requestors do not identify any exceptional or extraordinary circumstances that justify taking discretionary review or making modifications to the Project. Each of the DR requests should be denied and the Project approved as designed for the following reasons:

- Compatibility with Design Guidelines. The Project is appropriate and desirable in use, massing, size, and overall scope. It is compatible with the surrounding neighborhood and is consistent with the Residential Design Guidelines (“**RDG**”), the Cow Hollow Neighborhood

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
456 8th Street, 2nd Floor, Oakland, CA 94607
tel: 510-257-5589

www.reubenlaw.com

Design Guidelines (“CHNDG”), and the Planning Code. **See pages 6-8 for a complete discussion of the Project’s compatibility with the design guidelines.**

- **Massing.** The existing three-story building was constructed in 1949 and is smaller in massing than those on the block. The proposed addition is smaller than the permitted buildable area under the Code, and it brings the massing of this lot in line with the existing neighborhood pattern of 4-5 story buildings. Therefore, the DR requests to reduce the additions would unreasonably restrict development at the Property and prohibit the expansion of the existing units into larger family-sized units. **See pages 8-10 for a complete discussion of the massing and size of the Project.**
- **Code-Compliant Rear Yard.** The Project provides a Code-compliant rear yard. None of the adjacent properties and none of the DR Requestors’ properties do. Specifically, the Project provides an approximately 61-foot rear yard with a Code-complying 10-foot pop out, more than the rear yards at the two adjacent properties. The Project is appropriate given that the block has no established midblock open space pattern and the adjacent properties’ rear yards provide less than the required 45% requirement. **See pages 10-12 for a complete discussion of the rear yard depth and Exhibit A for a graphic showing the midblock open space.**
- **Light, Air, and Privacy.** The Property abuts a 10-foot wide driveway that is used to access the rear of several properties along Union and Pierce Streets, as well as the lots in the interior of the block. This driveway separates the Property from that of the Mainzer DR and opens onto a large mid-block space behind the Property. The Project contemplates a modest one-floor addition and rear expansion that will maintain privacy and provide adequate light and air to the adjacent properties. Contrary to DR Requestors claims, the proposed side wall on the 3rd story will be *shorter* than the existing side wall at 2823 Pierce and therefore will not “block” their front roof deck. The proposed roof deck is set back 2’-6” from both the front and side property lines and the 4th story addition is substantially set back 18 feet from the front property line to provide adequate light, air, and privacy to the adjacent neighbors. **See pages 12-14 for a complete discussion of light, air, and privacy and Exhibits B and C for helpful graphics.**
- **Neighborhood Outreach.** The Penwells have carefully designed the Project to minimize any potential effects on the adjacent properties and have been proactive about meeting with neighbors to discuss their concerns since the inception of the Project. The Penwells have made numerous modifications to the initial design to address DR requestors’ concerns and comments from Planning Department staff. **See page 5 for a list of modifications.**
- **Neighborhood Support.** The Penwells have received more than 15 letters of support from neighbors, which have been sent to the Planning Department and are included as **Exhibit D.**

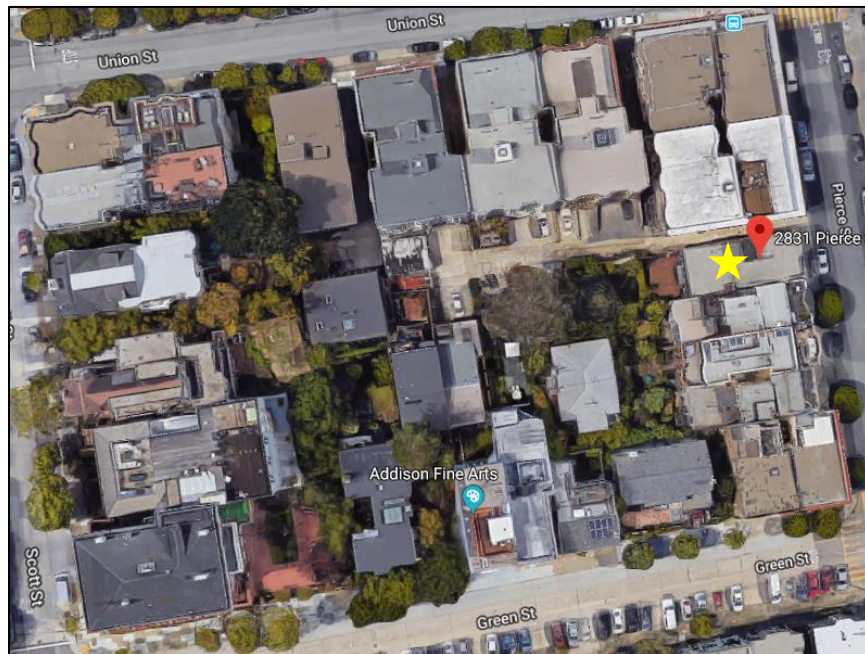
For all of these reasons, no exceptional or extraordinary circumstances have been established that would justify the exercise of discretionary review and modification of the Project. We respectfully request that you approve the Project as proposed.

A. Property Description

The Property is located on the west side of Pierce Street between Green and Union Streets within the RH-3 (Residential, Three-Family) Zoning District and 40-X Height and Bulk District. The Property is currently improved with a 3-story building that was constructed in 1949¹ in a contemporary style. At 4,393 gross square feet, the building features two dwelling units, and each have small rooms, cramped kitchens, and an awkward overall layout with 8'-6" ceilings that together make the spaces feel restricted. The original fixtures and plumbing have become dilapidated over time. At 136 feet deep, the Property is deeper than either its neighbor to the south (85') or to the north (120'). The south-facing light well on the second and third floors is 4' by 3'. The rear of the Property features a steep uphill sloping hill with rugged natural terrain, rendering most of the area unusable and unsuitable for children.

B. Neighborhood Context

The Property is located in a densely developed, predominantly residential area within the Cow Hollow neighborhood. The subject block is steeply upward-sloping with the Property located at the bottom of the hill. The majority of the buildings on the block are 4-5 stories high, including many of the DR Requestors' properties. The block is composed of lots with irregular shapes and sizes and does not have a strong mid-block open space pattern. Below is an image of the block, with the Property identified:



The Property is situated next to a 10' driveway that is shared by many of the lots located behind the Property on Pierce and Union Streets. This driveway separates the Property from the Mainzer DR's rental property at 2845 Pierce Street. The front façade of 2845 Pierce is 4 stories

¹ The Department has determined that the Property is not a historic resources for purposes of CEQA.

with a fifth story that is set back from the front property line. With the exception of the 10' driveway, all of the buildings fronting Pierce Street are built to the interior lot lines. This is true of the lot directly to the south of the Property, which includes the DR Requestors' home at 2823 Pierce Street. The building at 2823-2827 Pierce Street is 4 stories with an upper story setback. Although some of the buildings on the block provide a 4th floor setback, 4-story frontages are common on this block. Of the buildings fronting Pierce Street, the subject Property is the only one that does not have a fourth floor.

C. Project Description

The Project will renovate and upgrade the existing structure through the construction of a one-story vertical addition, a modest horizontal addition, and façade alterations. The project plans are attached as **Exhibit E**. There will be two units, both of which will be altered into family-sized units, with a net increase of one bedroom and additional flex rooms to accommodate the Penwells' large family. These flex rooms can be utilized as bedrooms as the Penwells' children become older and need their own rooms. The updated open floorplan and 9'-8" to 10' ceiling heights will create a cohesive space that can accommodate the Penwell family.

In terms of massing, the 3-story front façade will be 5'-5" taller than the existing façade. The fourth floor addition will have a significant 18-foot setback, in keeping with the pattern of upper story setbacks on the 4th and 5th floors in the neighborhood, and will result in a building that is 39'-8" high. The fourth floor addition will also provide a 19'-1" by 3' light well that substantially mirrors the southern neighbor's light well. The rear addition will be built to 55% of the lot, which results in the main rear wall lining up with the rear wall of the adjacent property to the south and allows for a 45% code-compliant rear yard. A Code-compliant 10' pop out will be set back from the interior property lines by 5 feet. The rear yard will be renovated into usable open space and there will be two roof decks in the front and rear of the fourth floor. All of these features will significantly increase the amount of functional open space that can be utilized by the residents of the Property.

As explained in more detail below, the Project has been designed to complement and enhance the existing neighborhood character and to respect the concerns raised by the DR Requestors.

D. Neighborhood Outreach and Design Development

The Penwells have spent a considerable amount of time and effort meeting with the neighbors, including the DR Requestors, and representatives from the Cow Hollow Association to listen to any concerns and modify the Project based on their concerns. In addition the in-person meetings detailed below, the Project team has answered questions and discussed the Project through numerous email and phone conversations including but not limited to:

1. September 26, 2016: 1st formal Pre-Application meeting
2. October 11, 2016: Meeting with Cow Hollow Association

3. October 16, 2016: Private meeting with the property owner of 2827 Pierce Street and others
4. October 24, 2016: Private meeting for Malone and Mainzer as well as others who could not attend the 1st Pre-Application meeting
5. August 2017: Meeting with Geoff Wood of the Cow Hollow Association
6. April 14, 2018: 2nd Formal Pre-Application meeting for the revised Project
7. October 5, 2018: Planning Department meeting with one of the four DR Requestors. The other DR Requestors declined to attend.

Thus, efforts were made early in the process to meet with the neighbors in order to modify the Project in response to their concerns. The Project has been significantly redesigned and reduced in size from its original conception. Design changes in response to the neighbors' concerns and comments from the Planning Department include:

1. Reducing the depth of the main rear wall to align with the rear wall at 2823-2827 Pierce and reducing the depth of the rear wall of the 4th floor addition to align with the rear roof deck at 2823 Pierce, in response to the recommendations in the NOPDR, as clarified by Brittany Bendix;
2. Revising the Project from a demolition to a major renovation, which will retain the rent-control status of the units;
3. Reducing the pop out room to extend 10' as opposed to the permitted 12';
4. Relocated the staircase away from the southern property line to allow more light into the southern light well;
5. Relocating the entry door to street level to eliminate possible "canyon-like" entry at the 2nd floor and exterior staircase due to neighbors' concerns about loitering;
6. Reducing front roof deck to include a 2'-6" front and side setback from Malone's property line roof deck due to DR Requestors' concerns about privacy and noise;
7. Reducing the size of the south-facing windows in the light well at the 4th floor to provide more privacy to 2823 Pierce;
8. Eliminating the roof deck, staircase, and enclosure on top of the 4th floor based on neighbor concerns; and

9. Removing skylights in order to avoid the need for a 30” fire parapet at the southern property line adjacent to the 4th floor at 2823 Pierce Street; and
10. Removing decorative wall along the front half of the southern property line to provide additional light and air to the front roof deck at 2823 Pierce Street.

The net effect of these changes is to ensure access to light and air and to maintain privacy for the adjacent neighbors as well as preserve the prevailing development pattern on the block with a properly-scaled building.

Throughout this process, the Penwells have continued to communicate with the neighbors, including the DR Requestors, providing answers to individual questions and agreeing to additional meetings. The development of the Project design demonstrates the Penwells’ willingness to be flexible and work with both Planning Department staff and the neighborhood. Despite the numerous modifications made to the Project and the fact that the Planning Department and the Cow Hollow Association have determined that the Project is within its buildable area and consistent with the RDG and CHNDG, it appears that the DR Requestors are unwilling to accept a redesigned building at the Property.

E. Standard for Discretionary Review

Discretionary review is a “special power of the Commission, outside of the normal building permit approval process. It is to be used only when there are exceptional and extraordinary circumstances associated with the proposed project.”² It is a “sensitive discretion ... which must be exercised with the utmost restraint.”³ Exceptional or extraordinary circumstances have been defined as complex topography, irregular lot configuration, unusual context, or other circumstances not addressed in the design standards.

The DR power provides the Planning Commission with the authority to modify a project that is otherwise Code compliant, and while the Commission has a great deal of latitude in hearing DR cases, the DR power can be exercised only in situations that contain exceptional or extraordinary circumstances. No such circumstances exist here. As described in detail below, the DR requestor has failed to establish any exceptional or extraordinary circumstances that are necessary for the Planning Commission to exercise its DR power, and thus the request for DR should be denied.

F. Reponses to DR Requestors’ Concerns

1. The Project is consistent with the RDG and CHND.

² Planning Department informational packet for Discretionary Review available at: http://forms.sfplanning.org/DRP_InfoPacket.pdf.

³ Id.

Contrary to many of the DR Requestors' claims, the Project is consistent with the RDG and CHND. As noted by many of the DR Requestors, the RDG sets forth a general guideline to "[a]rticulate the building to minimize impacts on light and privacy to adjacent properties."⁴ But the same guideline also recognizes that "in areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion."⁵ Similarly, "some loss of privacy to existing neighboring buildings can be expected with a building expansion."⁶ Although some impacts are expected, the Penwells incorporated recommendations set forth in the RDG and CHNDG to reduce such impacts. These design features include setbacks on the upper floors, a shared light well, window configurations that break the line of sight with 2823 Pierce, and side setbacks in the rear addition.⁷

2. The massing and size of the Project are compatible with the prevailing neighborhood development pattern.

The DR Requestors' claims that the massing and height of the building are out of character with the neighborhood are unfounded. Almost every property on the block is 4-5 stories high, including most of the DR Requestors' properties. Although many of the properties on the block, including 2845 Pierce, have a front façade that is 4 stories high without a 4th story setback, the proposed Project is conservatively providing a significant 18-foot setback on the 4th floor. This setback exceeds that provided by 2823 Pierce. The fourth floor setback is compliant with the recommendations in the RDG:



Source: RDG p. 24

[Images continued on the next page]

⁴ Residential Design Guidelines, p. 16.

⁵ Residential Design Guidelines, p. 16.

⁶ Residential Design Guidelines, p. 17.

⁷ Residential Design Guidelines, pp. 16-17; Cow Hollow Neighborhood Design Guidelines, p. 35.



Existing block face with pattern of upper story setbacks



Proposed upper story setback

Likewise, the rear of the 4th story addition is set back from the main rear wall. Despite DR Requestors' claims to the contrary, the 4th floor addition is not built out to the maximum extent possible.

The addition of higher ceilings will bring the Property in line with modern needs and is compatible with the surrounding neighborhood. Although there is a slight downslope along Pierce Street, there is no pattern of decreasing height consistent with the downslope. The building at 2845 Pierce is downslope from the Property and one of the tallest buildings on this portion of Pierce Street. While the front façade of the proposed Project will be a minimally taller than its southern neighbor, it will be much shorter than its northern neighbor at 2845 Pierce. Therefore, the Project will create a smooth transition between the two adjacent buildings that is more desirable than existing conditions. Although desirable, the increase in height of the front façade on the 3rd floor requires a minor variance from the front setback requirement. Instead of designing the Project around the required 10.5-inch setback for the top ~5 feet of the 3rd floor, the Planning Department directed the Penwells to file a variance application to avoid a disjointed front façade.

As for total depth of the 4th floor, Planning staff recommended that the rear wall “align with the western edge of the existing 4th floor roof of the adjacent building (2823 Pierce).” Staff further acknowledged that “the proposed 4th floor could expand to the front building wall.”⁸ However, the Project shifted the massing of this floor back 18 feet from the front façade, to minimize the effects to the adjacent neighbor at 2823 Pierce Street. There was no change to the total square footage of this floor, rather, the footprint was shifted towards the rear to be compatible with the RDG and building pattern of the block. Planning staff agreed that the current design meets the RDG.

⁸ See Notice of Planning Department Requirements (“NOPDR”) #2, dated January 5, 2018.

DR Requestors from 2839 Pierce Street selectively list the FARs of 2823-2827 and 2839 Pierce Street to try to demonstrate that the building is out of scale with the prevailing neighborhood development pattern. However, many other properties on the block have FARs comparable to and higher than the proposed building at the Property. For example, directly to the north of the Property, 2845 Pierce has an FAR of 2.1 and 2855 Pierce has an FAR of 2.9. Based on the FARs of the properties fronting Pierce Street on this block, it is clear that the FAR of the proposed Project is well within the range of FARs for the existing properties in the immediate vicinity. See below for a chart of the FARs of the properties fronting Pierce Street.

COMPARISON OF FAR ON PIERCE STREET⁹ (in descending order)			
Address	Building Area (sf)	Lot Area (sf)	FAR (rounded)
2855 Pierce Street	13,575	4,673	2.9
2400 Green Street (corner lot with frontage on Pierce Street)	3,892	1,424.28	2.7
2845 Pierce Street	11,790	5,525	2.1
2829-2831 Pierce Street	7,974	3,807	2.1
2819-2821 Pierce Street	5,532	2,996	1.8
2815 Pierce Street	4,715	2,996	1.6
2823-27 Pierce Street	4,272	3,000	1.4

In a similar vein, the DR Requestors all comment on what they consider to be unnecessary additions or oversized units, however unit size is not a helpful metric for determining the relative need for or value of a project. This type of misguided reasoning has contributed to the current shortage of family-sized units in San Francisco. And the City has rejected this outlook by adopting objectives in the General Plan that encourage “foster[ing] a housing stock that meets the needs of all residents across lifecycles,” including family-sized units.¹⁰ The Property is a prime candidate for larger units that can accommodate growing families such as the Penwells. One of the units will have 3 bedrooms, while the other will have 4 bedrooms. Although this only results in a net increase of 1 bedroom, there are many flex rooms that can later be utilized as bedrooms. As noted in the report by the Planning Department on *Housing for Families with Children*, families not only need 2+ bedrooms, but also “benefit from flexible spaces that can be used as a guest room, study, or den.”¹¹ The Project provides these types of flexible spaces as well as common spaces where the family can spend time together. The unit sizes promote a well-established City goal of providing more family-sized units.

This need for family-sized units has been carefully balanced with the concerns of the neighbors. Thus, although the lot is deeper than the adjacent lots and is allowed more buildable

⁹ All information in this table comes from the San Francisco Planning Department’s Property Information Map, accessed on September 12, 2018. Available at <http://propertymap.sfplanning.org/>

¹⁰ See General Plan, Housing Element, pp. A.12-13.

¹¹ *Housing for Families with Children*, January 17, 2017, p. 26. Available at: http://default.sfplanning.org/publications_reports/Family_Friendly_Briefing_01-17-17_FINAL.pdf

area, the Penwells have been willing to sacrifice a large amount of permitted development potential to more closely match the massing of its neighbor to the south.

3. The Project was revised in response to NOPDR #2.

The DR Requestors assert that the Project does not comply with the recommendations proposed in the NOPDR, which was issued for a prior version of the Project that involved a complete demolition of the existing building. After that NOPDR was issued, the project was revised to alter rather than demolish the existing building and revised to respond to the NOPDR comments

In the initial proposal, the Project's rear building wall extended several feet past the building to the south for the length of the lot. The revised project pulled the building wall at the property line in to be flush with the wall of the building to the south. A pop-out that is set back five feet on each side extends further in the exact configuration called for in the Residential Design Guidelines.

The NOPDR also indicated that the mass of the fourth floor could be shifted forward, i.e., that the building could be built to four stories at the street frontage. However, this assumption was incorrect: the height limit precludes shifting the mass of the fourth floor to the front of the property. This approach would also block the northeasterly views from the adjacent building's roof deck and would certainly be objectionable to the DR requestor residing there. Because the NOPDR did not account for these considerations, the Planning Department determined that the 4th floor, which is set back 18 feet from both the front and rear building walls was appropriate and consistent with the Residential Design Guidelines.

4. The proposed Code-compliant rear yard is compatible with the development pattern of the block and will not negatively affect the midblock open space.

Many of the DR Requestors expressed concerns about the depth of the rear yard and effect on the midblock open space. Contrary to the implication made by the DR Requestors from 2845 Pierce Street, the proposal will *not* extend 19' into the required rear yard. Although the Project will reduce the existing rear yard by approximately 8 feet due to the horizontal expansion and an additional 10-foot pop out, this is *permitted* under Planning Code. The Project is complying with the required 45% rear yard and providing less of a pop out than the 12 feet that is permitted by the Code.

Further restricting development on the lot to provide a rear yard that is *larger* than required by the Code is not warranted on this block. All three of the adjacent neighbors that mention compatibility with the midblock open space in their DR requests do not have Code-compliant rear yards. See the chart below for the rear yards of adjacent properties. In addition to those listed below, almost all the lots north of the Property on this block either have no rear yard or are utilizing their rear yards for parking.

COMPARISON OF ADJACENT REAR YARDS		
Address	Rear Yard	Code Compliant?
2829-2831 Pierce Street	45%	Compliant
2823-2827 Pierce Street	38%	Noncompliant
2839 Pierce Street	14%	Noncompliant
2845 Pierce Street	12%	Noncompliant

Moreover, the DR Requestors' building at 2839 Pierce Street is one of multiple buildings on the block that is located in the middle of the midblock open space. See map showing midblock open space attached as **Exhibit A**. This condition together with the lack of Code-compliant rear yards and the varying shapes and sizes of the lots creates a block with no established midblock open space pattern. Both the RDG and CHNDG suggest that when determining whether an addition is "compatible with the existing building scale at the mid-block open space"¹² is it important to analyze the addition in the "context of the other buildings that define the mid-block open space"¹³ and to ask whether "there [is] a pattern of rear yard depths creating a common open space."¹⁴ Variations from the Code requirements for rear yards should generally only apply where the proposed addition is "uncharacteristically deep or tall" based on the neighborhood context.¹⁵ The Project's Code-complying rear yard and pop out will not have a negative effect on the midblock open space because, as shown in **Exhibit A**, it is irregular at best and largely nonexistent. Therefore, increasing the rear yard beyond what is required in the Code is not warranted at the Property.

The DR Requestors assert that the proposed Project should not extend any further than the neighboring building. In response to the DR Requestors' concerns and comments from Planning staff in the NOPDR, the Project was redesigned to align the main rear wall with 2823-2827 Pierce's main rear wall. The proposed Code-compliant rear yard and pop out from the main rear wall are consistent with the Property's larger lot depth. Because the Property is 16 feet longer than 2823 Pierce's lot it is permitted additional building area. However, the pop out does not extend the maximum amount allowed and the 5' side setbacks will provide the adjacent neighbors with additional connection to the irregular midblock open space, as recommended by the RDG and CHNDG.¹⁶

¹² Residential Design Guidelines, p. 25.

¹³ Residential Design Guidelines, p. 26.

¹⁴ Cow Hollow Neighborhood Design Guidelines, p. 32.

¹⁵ Residential Design Guidelines, p. 26.

¹⁶ Residential Design Guidelines, p. 26; Cow Hollow Neighborhood Design Guidelines, p. 35.



Source: RDG p. 27



Project Rendering

Lastly, the DR Requestor from 2839 Pierce Street opines on the Project's addition of hardscape to the rear yard. Although semi-permeable pavers will be utilized for a portion of the rear yard, the rest will be permeable landscaping. Hardscaping is necessary on this lot because the steep slope paired with the rugged natural terrain have resulted in a rear yard that does not currently function as useable open space and is not suitable for children. The proposed changes will allow the Penwells to utilize their rear yard while still providing ample greenery.

5. The Project provides adequate light, air, and privacy to the adjacent properties.

The Project's design is sensitive to the light, air, and privacy concerns of the DR Requestors in the context of a densely populated area where the prevailing neighborhood pattern shows that buildings are constructed to the full width of the lot, with many structures abutting each other.

a. 2823 Pierce Street – Side-facing Windows and Roof Decks

The Malone DR asserts that the Project would block light to the north-facing windows in the light well and the roof decks at 2823 Pierce. Due to the Property's location to the north of 2823 Pierce Street, the proposed 4th floor will not significantly block direct sunlight from the adjacent property.

Even so, the Project was carefully designed to maintain privacy and provide adequate light and air to 2823 Pierce Street. Specifically, the proposed 4th floor was designed to maintain ample light and air to 2823 Pierce Street's front roof deck at the 4th floor. The proposed 4th floor is set back 18 feet from the front property line, which is further than the 4th floor setback at 2823 Pierce and will allow ample access to light and air for Malone's front roof deck.

In addition, the assertion that the height of the proposed 3rd floor and parapet would "block" 2823 Pierce Street's front roof deck is exaggerated. The 3rd floor will not extend as high as is depicted by the DR Requestors in Figure 3. See **Exhibit B** for an accurate depiction of the

proposed side wall and the front roof deck at 2823 Pierce Street. The Property's existing roof is significantly lower than the top of DR Requestor's side wall and the proposed 3rd floor roof and side wall will only be 3'-4" taller than the existing condition. In contrast to DR Requestor's claims, the proposed side wall will be about one and a half feet *shorter* than the existing side wall at 2823 Pierce and therefore will not "block" their front roof deck. The decorative cornice on the front façade will measure about a foot above the height of the side wall at 2823 Pierce, in a manner somewhat similar to the decorative peaked element at 2823 Pierce. However, this decorative feature *does not* extend to front the portion of the southern side wall abutting 2823 Pierce Street. Aside from that design element, the proposed front roof deck's guardrail, which is set back 2'-6" from the side wall, may minimally occlude a portion of the unprotected view from the adjoining deck, but will not affect light to it.

The DR Requestors assert that the proposed front roof deck should step down to preserve light, air, and privacy and reduce noise. It should be noted that the existing front deck at 2823 Pierce Street is not private – there are higher buildings with windows and other roof decks with direct views onto it as shown below.



However, as described above, adequate light and air will be provided to the DR Requestors' front roof deck under the current design. By designing the proposed front roof deck with a 2'-6" setback from the front and interior lot lines, the Project will be sensitive to privacy concerns regarding DR Requestors' front roof deck. It is also noteworthy that contrary to the DR Requestors' claim that a neighborhood pattern exists of front roof decks that step down, only 3 of the 24 buildings on the block have this feature.

To address privacy concerns regarding the rear roof deck at 2823 Pierce Street, the proposed 4th floor addition is designed to extend the length of 2823 Pierce's rear roof deck with a blind wall. This is similar to the existing relationship between the rear deck at 2823 Pierce and its neighbor to the south, which also has a 4th floor that extends beyond 2823 Pierce's 4th floor with a

blind wall as shown below. The Project's design will create an offset between the two rear roof decks that will avoid any direct views into 2823 Pierce's rear roof deck and maintain privacy for both properties.



In terms of light and air, the rear roof deck at 2823 Pierce is not stepped down like the front roof deck, and therefore naturally obtains more light and air. Due to the orientation of the Property to the north of 2823 Pierce Street, the rear portion of the proposed 4th floor addition will not significantly block direct sunlight to the DR Requestors' rear roof deck. Instead, the proposed design of the 4th floor addition and roof decks effectively balances the sometimes conflicting needs of light and privacy for the DR Requestors' front and rear decks.

Lastly, the design of the 19'-1" by 3' light well on the proposed 4th floor addition substantially mirrors the existing light well at 2823-2827 Pierce Street. This light well is substantially larger than the existing 4' by 3' light well at the Property that currently serves the bottom floors and, therefore the proposed light well will allow adequate access to light and air for the existing north-facing windows at 2823-2827 Pierce Street.

Together, the design features discussed above will maintain adequate privacy, light, and air to 2823 Pierce Street.

b. 2845 Pierce Street – Side-Facing Windows

The effects of the 4th floor addition on the side-facing windows on the 4th and 5th floors at 2845 Pierce Street are overstated. 2845 Pierce is set back from the Property by a 10 foot wide driveway that is shared by many of the properties located on Pierce and Union Street behind the

Property. It is not part of the subject Property and cannot be reduced. Therefore, it will remain a permanent open area that separates the subject Property from the DR Requestor's property. See rendering of the proposed Project in relation to 2845 Pierce Street attached as **Exhibit C**. This driveway provides a gap between the buildings that ensures adequate access to light and air for 2845 Pierce Street's side-facing windows. Contrary to the claim in the Mainzer DR, none of the side-facing windows will be blocked by the modest 4th floor addition.

Ultimately, the condition created by the addition of the 4th floor to the Property is substantially similar to the existing conditions on the 1st through 3rd floors. And the fact that the proposed fourth floor is not built out to the maximum allowable envelope, together with the substantial gap between the two properties, will allow the fourth- and fifth-floor side windows at 2845 Pierce to continue to receive direct sunlight during the morning and afternoons, as well as ample indirect sunlight throughout the day.

c. 2839 Pierce Street – Visibility into Side-Facing Windows

DR Requestor from 2839 Pierce, which is located at least 39 feet from the proposed building on a steeply upward-sloping block, has privacy concerns regarding their side-facing windows. They assert that the proposed windows at the rear and the rear roof deck will look *directly* into the building at 2839 Pierce Street. However, this is not the case because the DR Requestor's property is not located in the Property's direct line of sight and is at least 39 feet away from the Property's rear windows and roof deck. Instead, 2839 Pierce Street is more directly located behind the three buildings to the south of the Property, all of which have rear roof decks. See below for the location of 2839 Pierce Street in relation to the buildings fronting Pierce Street.



The fact that the building at 2839 Pierce is perched above the subject Property on the hillside, coupled with the property's location in the midblock open space makes its side-facing

windows viewable from multiple homes on the block. The proposed horizontal and vertical additions at the Property do not contribute to or exacerbate the situation. Instead, this condition is the natural consequence of the substantial slope and the densely developed block.

d. 2465 Union Street – Morning Light

The DR Requestor from 2465 1/2 Union Street, a property located 3 lots away from the subject Property on the sloped hillside, is concerned about the effect of the 4th floor addition on noise and the property's access to morning light. However, as is evident from the pictures the DR Requestor provided, a 4th floor addition would have a very minimal effect, if any, on access to light from the DR Requestor's property given the significant slope of the block, the approximately 160-foot distance between the buildings, and the taller obstructions behind the subject Property.

DR Requestor's concern about noise from the roof deck is exaggerated. Aside from the significant distance between the two properties, roof decks are a common feature on this block and some noise is an expected consequence of living in a densely populated city. DR Requestor asserts that the proposed roof decks are "clearly intended for frequent use." However, there is no reason to believe that the other roof decks in the neighborhood are not intended for frequent use or that these roof deck would result in more noise than average.

6. The Project will provide two functionally independent units.

The DR Requestors' accusations about the functionality of the two units due to their layout is misguided. Both units have all the elements needed to function as separate units. Each has multiple bedrooms, a kitchen, spacious living and dining areas, and various flex rooms that can be used for several purposes, as discussed above. The internal entry for the two units is a feature of the existing building that is being maintained. Each unit is accessible from an interior entryway and staircase, as is the case in the existing building. This aspect of the building will not be altered by the Project. Once built, the two units will be occupied by at least 8 people, with Reagan and Kent Penwell and their four young children in one unit and the children's grandmother and their nanny in the second unit. The Project has been specifically designed to provide two distinct and functionally separate units to comfortably accommodate the Penwells' current living situation as well as future scenarios involving the rental of the second unit.

7. Views from 2465 1/2 Union Street will not be affected.

The DR Requestor from 2465 1/2 Union Street is concerned about the effect of the 4th floor addition on the property's access to views of San Francisco. It is important to note that views from private buildings are not protected under any applicable regulations or guidelines.¹⁷ However, as discussed above, it is evident from the pictures the DR Requestor provided that a 4th floor addition would have a very minimal effect, if any, on views from the DR Requestor's property given the

¹⁷ See Residential Design Guidelines, p. 18.

significant slope of the block, the approximately 160-foot distance between the buildings, and the taller obstructions behind the subject Property.

G. Conclusion

The DR Requestors have failed to establish exceptional or extraordinary circumstances that would justify the exercise of discretionary review and further modification of the Project. The Project has been significantly modified multiple times since its inception, demonstrating the Penwells' willingness to work with the neighbors and Planning staff to design a project that is compatible with the existing neighborhood. The current design is sensitive to the concerns raised by the DR Requestors including access to light and air, privacy, massing, and the effect on the midblock open space. Because the DR Requestors have not established any exceptional or extraordinary circumstances, we respectfully ask that the Planning Commission deny the request for discretionary review and approve the Project as proposed. Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Daniel Frattin

Enclosures

cc: Vice President Myrna Melgar
Commissioner Rodney Fong
Commissioner Milicent Johnson
Commissioner Joel Koppel
Commissioner Kathrin Moore
Commissioner Dennis Richards
John Rahaim – Planning Director
Jonas Ionin – Commission Secretary
David Winslow – DR Planner
Kent and Reagan Penwell – Property Owners

Exhibit List

- A - Map of Midblock Open Space
- B - Rendering of Front Roof Decks at 2823 and 2831 Pierce Street
- C - Rendering of 2831 Pierce Street in Relation to 2845 Pierce Street
- D - Project Support Letters
- E - Project Plans

Exhibit A

Irregular Midblock Open Space

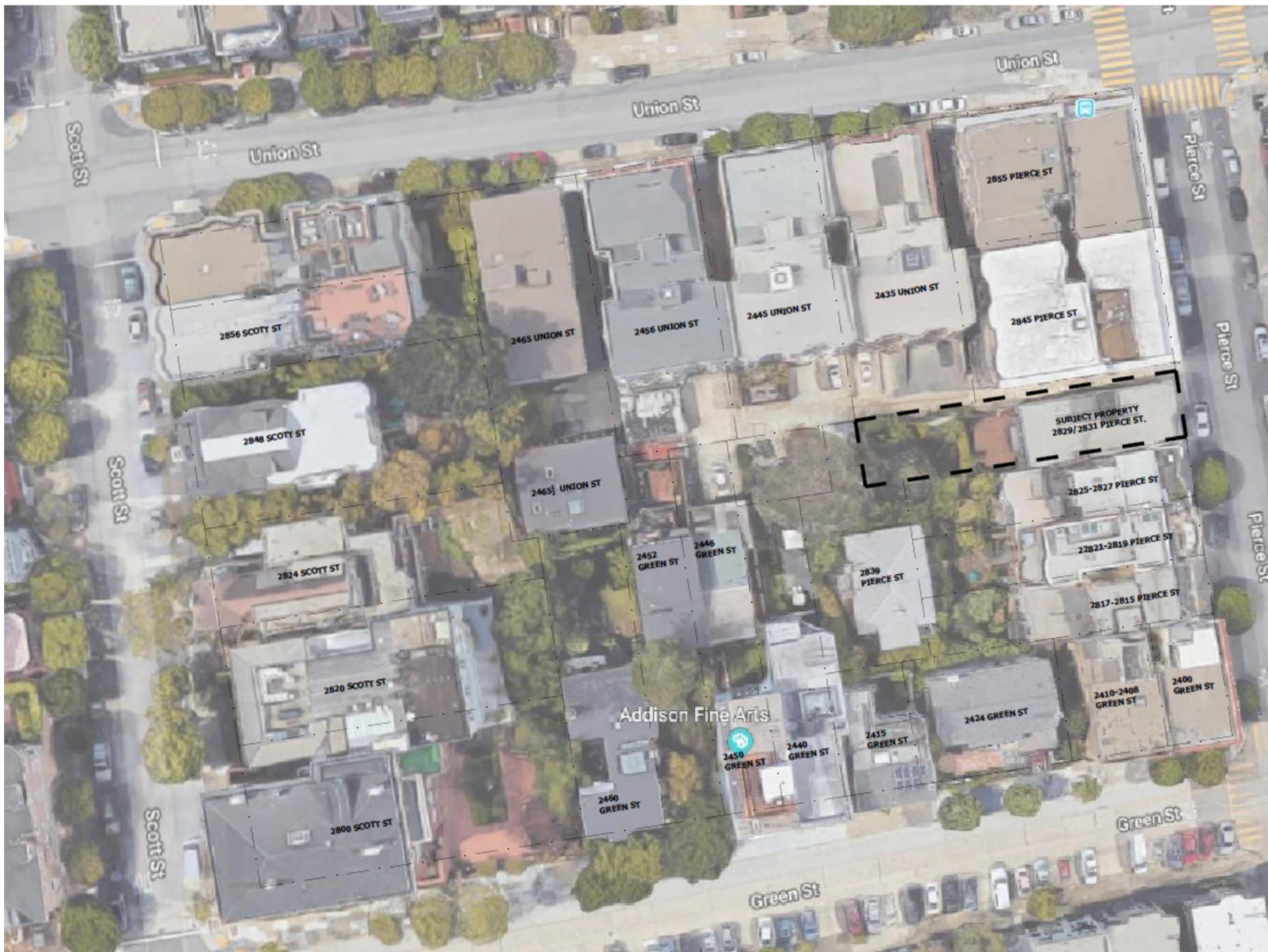


Exhibit B



Exhibit C





Exhibit D

Kent Penwell

Subject: FW: Penwell project in cow hollow

Begin forwarded message:

From: Reagan Penwell <reaganpenwell@gmail.com>
Subject: Fwd: Penwell project in cow hollow
Date: August 3, 2017 at 3:49:12 PM PDT
To: Kent Penwell <krpenwell@yahoo.com>

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

From: **Alicia Berberich** <aliciaberberich@gmail.com>
Date: Thu, Aug 3, 2017 at 3:47 PM
Subject: Penwell project in cow hollow
To: brittany.bendix@sfgov.org

Dear Ms. Bendix,

We live at 2821 Pierce Street, 2 door up from the proposed Penwell project. We are very comfortable with the new building that is proposed for that location. The current building leaves a lot to be desired and the new structure will be an upgrade for the neighborhood.

The Penwells have been very open about the project giving us all a chance to voice our opinions. Overall I believe a total tear down will expedite the project.

San Francisco is in need of families like the Penwells in the neighborhoods. We are very excited to have this agreeable family with kids going to the local school on our street. This family will help keep the neighborhood strong, benefitting local businesses as well.

Their project appears to be within their rights to build: it fits the Cow Hollow requirements and will be a pleasant structure to look at benefitting all of the neighbors.

Change is always difficult and I am not one for big changes for no reason. But given the structure they are proposing to tear down, our block will definitely benefit from better visuals!!

We support the Penwell project.

Sincerely,

Alicia Berberich and Gunnar Bjorklund
2821 Pierce Street
San Francisco CA 94133
[415-969-0280](tel:415-969-0280)

Kent Penwell

Subject: FW: 2829-2831 pierce street

Begin forwarded message:

From: Reagan Penwell <reaganpenwell@gmail.com>
Subject: Fwd: 2829-2831 pierce street
Date: August 3, 2017 at 4:01:37 PM PDT
To: Kent Penwell <krpenwell@yahoo.com>

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

From: Alicia Berberich <aliciaberberich@gmail.com>
Date: Thu, Aug 3, 2017 at 4:00 PM
Subject: 2829-2831 pierce street
To: brittany.bendix@sfgov.org
Cc: Gunnar Bjorklund <kgunnarbjorklund@gmail.com>

Dear Ms Bendix,

It has just come to my attention that some neighbors are sending petitions stating that ALL the neighbors agree that the tear should not happen.

My husband and I completely disagree and there are no "all" neighbors!! Those two, Genevieve and Ruth, have their own party going on here and we have neither been invited to any of the neighborhood meetings nor do we agree with them. (Which is of course why we weren't invited!)

The building at 2829-2831 is not worth saving. It doesn't not fit in with the other buildings on the block nor does it have any architecturally redeeming qualities.

The proposed Penwell structure is far superior to the existing building. (Have you been by to see it? It's a no brainer!) We are so lucky the Penwells bought the building and want to improve the lot as it will benefit all of us on the block.

We at 2821-2819 Pierce Street stand in favor of the new building proposed for 2829-2831. Thank you for your time and consideration.

Alicia Berberich
Founder, Mom's Turn
Head Cheerleader, Mom's 21 Day Invitation to Meditation
[415-969-0280](tel:415-969-0280)

Kent Penwell

Subject: FW: Penwell Renovation Project

Begin forwarded message:

From: WM LC <ululmund@gmail.com>
Subject: Penwell Renovation Project
Date: August 3, 2017 at 12:53:20 PM PDT
To: brittany.bendix@sfgov.org
Cc: Kent Penwell <krpenwell@yahoo.com>, reaganpenwell@gmail.com

Brittany,

I am a 20+ year resident of San Francisco as well as own, and live, at 2755 Scott Street. I am writing to express my strong support for Reagan and Kent Penwell regarding their plans to demolish and rebuild 2829-2831 Pierce Street.

I frequently walk along Pierce Street on my way to Union and Chestnut Streets. One of my favorite activities during these walks, is observing the diverse architecture style of homes in our wonderful neighborhoods. Based on the plans shared with me, I believe their proposed home would be a significant upgrade from the current structure as it appears well designed, more attractive from an architectural perspective and therefore would seem to enhance the neighborhood. More so, their planned project appears to be consistent with the scope of other renovations in the area.

I hope the SF Planning Department and you support the continued remodel and rebuilds of our City's older housing as a positive upgrade to the quality and enjoyment of our neighborhoods. Please feel free to contact me should you have any questions.

Best

Michael Cohen

Sent from my iPhone

Kent Penwell

Subject: FW: 2829-2831 Pierce Street - Supportive of Plans to Demolish and Rebuild

Begin forwarded message:

From: Leigh Ellis <leighsellis@yahoo.com>
Subject: 2829-2831 Pierce Street - Supportive of Plans to Demolish and Rebuild
Date: August 3, 2017 at 5:11:49 PM PDT
To: "brittany.bendix@sfgov.org" <brittany.bendix@sfgov.org>
Cc: Reagan Penwell <reaganecotter@gmail.com>, "krpenwell@yahoo.com" <krpenwell@yahoo.com>
Reply-To: Leigh Ellis <leighsellis@yahoo.com>

Brittany -

It will be so nice for the neighborhood to have 2829-2831 Pierce Street! 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,
Leigh Hornik
SF Resident 20 years
Child attends the school next to the Pierce Street location

Kent Penwell

Subject: FW: 2829-2831 Pierce Street.

Begin forwarded message:

From: Allison Stephens <alimarie.stephens@gmail.com>
Subject: 2829-2831 Pierce Street.
Date: August 8, 2017 at 7:21:04 PM PDT
To: brittany.bendix@sfgov.org
Cc: Reagan Penwell <reaganpenwell@gmail.com>, Kent Penwell <krpenwell@yahoo.com>

Dear Brittany,

The Penwell's are a wonderful family that have put so much time, effort and dedication into this project. Our children go to St. Vincent De Paul School together which is across the street from their current home and I have seen the neighborhood grow and change since I have lived in San Francisco, since 1998. The location for the family is wonderful for the children and it will be wonderful to have the neighborhood have the renovation of 2829-2831 Pierce Street.

The plans show a beautiful, sophisticated building that will increase the value of the neighborhood. I think there should be full support of implementing and moving the project ahead. The design fits in with the

diversity of the buildings in the area, the current building does not. It would not only be a wonderful addition to the neighborhood to have the new renovations but the Penwell family, as well. They are such a down to earth, loving, kind and solid family.

I am fully supportive as a former resident of Cow Hollow for over 10 years!

Best,

Allison Stephens

Kent Penwell

Subject: FW: 2829-2831 Pierce Street - Supportive of Plans to Demolish and Rebuild

Begin forwarded message:

From: Mara Segal <mara@blackboxbrands.com>
Subject: 2829-2831 Pierce Street - Supportive of Plans to Demolish and Rebuild
Date: August 8, 2017 at 8:55:48 AM PDT
To: "brittany.bendix@sfgov.org" <brittany.bendix@sfgov.org>
Cc: "reaganpenwell@gmail.com" <reaganpenwell@gmail.com>, Kent Penwell <krpenwell@yahoo.com>

Hi Brittany,

I am a longtime friend and former tenant of Kent Penwell's (lived in his prior residence lower unit for 10 years). I can attest that Kent is a highly responsible individual, considerate neighbor, and responsive landlord. I have been able to get to know Reagan in recent years and she is a very kind person and has also become a dear friend.

I received my degree in Architecture with Honors from Yale University and there I learned how to design and evaluate complex architectural projects. I have reviewed the Penwell's plans for construction of a new residence in full. Their proposal takes into consideration the adjacent residences and sensitively integrates into the neighborhood. I do not foresee any issues with the current design as proposed.

Please let me know if you have any questions.

Best,

Mara Segal

MARA SEGAL
1-310-562-5119
[Online](#) [LinkedIn](#)



Kent Penwell

Subject: FW: rebuild 2829-2831 Pierce Street

Begin forwarded message:

From: Travis Van <travis@technews.io>

Subject: Fwd: rebuild 2829-2831 Pierce Street

Date: August 11, 2017 at 4:51:53 PM PDT

To: Reagan Penwell <reaganpenwell@gmail.com>, Kent Penwell <krpenwell@yahoo.com>, Anna Van <amvansf@gmail.com>

sent

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

From: Travis Van <travis@technews.io>

Date: Fri, Aug 11, 2017 at 4:51 PM

Subject: rebuild 2829-2831 Pierce Street

To: brittany.bendix@sfgov.org

Hi Brittany,

My wife and I are 18 year residents of San Francisco and have owned our house at 123 23rd Ave since 2015. We are writing to express our strong support for Reagan and Kent Penwell regarding their plans to demolish and rebuild 2829-2831 Pierce Street.

My children both go to school in the neighborhood. I've seen the plans, it looks like a major improvement on the building's aesthetics, and seems like it would be good for the entire neighborhood.

The current building is a disappointment for such a beautiful neighborhood and we are very pleased that the Penwells are proposing a more attractive and aesthetically pleasing upgrade to our neighborhood and surrounding area. We have seen the plans which we consider to be a significant upgrade and appear to be consistent with the scope of other renovations in the area.

We hope the SF Planning Department and you support the continued remodel and rebuilding of the city's older housing stock as we view it as a significant upgrade to our City and neighborhood. Please feel free to contact us at should you have any questions.

All best,

Travis



Travis Van

Founder, TechNews

Direct: [+1 415.515.9812](tel:+14155159812)

Kent Penwell

Subject: FW: 2831 Pierce Street

Begin forwarded message:

From: Lane Stephens <lstephens@drstephens.com>
Subject: 2831 Pierce Street
Date: August 11, 2017 at 3:33:02 PM PDT
To: "brittany.bendix@sfgov.org" <brittany.bendix@sfgov.org>
Cc: "krpenwell@yahoo.com" <krpenwell@yahoo.com>, "reaganpenwell@gmail.com" <reaganpenwell@gmail.com>

Brittany please see attached regarding 2829-2831 Pierce Street.
Regards,

Lane Stephens
D.R. Stephens & Co.
465 California St., 3rd Floor
San Francisco, Ca 94104
Phone (415) 781-8000
Direct (415) 274-8566
Fax (415) 391-9823
Mobile (415) 596-7665

LANE B. STEPHENS

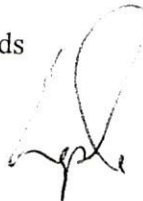
August 9, 2017

Brittney Bendix

Dear Brittney,

We wanted to write in and endorse the plans submitted by the Penwels for the demolition and remodel of the property at 2829-2831 Pierce Street. We live in the neighborhood and have children across the street at St. Vincent de Paul. I would say the existing building would be best replaced and will be a big improvement. It will be a welcome change to the neighborhood.

Regards

A handwritten signature in black ink, appearing to read 'Lane B. Stephens', written over a light blue circular stamp.

Lane B. Stephens

Kent Penwell

Subject: FW: 2829-2831 Pierce Street - Supportive of Plans to Demolish and Rebuild

Begin forwarded message:

From: Stephen Dunn <stevedunn.au@gmail.com>
Subject: 2829-2831 Pierce Street - Supportive of Plans to Demolish and Rebuild
Date: August 11, 2017 at 4:06:17 PM PDT
To: brittany.bendix@sfgov.org
Cc: reaganpenwell@gmail.com, krpenwell@yahoo.com, "(Stephanie Dunn) Wife" <stephdunn8@mac.com>

Dear Brittany,

My wife and I are 15 year residents of the Marina / Cow Hollow area and have owned our house at 3519 Divisadero St since 2006. We are writing to express our strong support for Reagan and Kent Penwell regarding their plans to demolish and rebuild 2829-2831 Pierce Street.

We have 3 children going to St Vincent de Paul school on Green St between Steiner and Pearce Sts; in fact the school faces the Penwell's house which we walk past almost daily on the way to and from school.

The current building is a disappointment for such a beautiful neighborhood and we are very pleased that the Penwell's are proposing a more attractive and aesthetically pleasing upgrade to our neighborhood and surrounding area. We have seen the plans which we consider to be a significant upgrade and appear to be consistent with the scope of other renovations in the area.

We hope the SF Planning Department and you support the continued remodel and rebuilding of the city's older housing stock as we view it as a significant upgrade to our City and neighborhood. Please feel free to contact us at should you have any questions.

Regards,

Steve and Stephanie Dunn
415.429.9133

Kent Penwell

Subject: FW: 2829-2831 Pierce Street - Supportive of Plans to Demolish and Rebuild

Begin forwarded message:

From: Caroline Pacula <caroline.pacula@gmail.com>
Subject: 2829-2831 Pierce Street - Supportive of Plans to Demolish and Rebuild
Date: August 11, 2017 at 8:14:36 AM PDT
To: brittany.bendix@sfgov.org

Brittany,

I grew up in Marin County and have lived in San Francisco since 1997, and live, at 3439 Scott Street. I am writing to express my strong support for Reagan and Kent Penwell regarding their plans to demolish and rebuild 2829-2831 Pierce Street.

I frequently walk along Pierce Street on my way to St. Vincent de Paul School and the surrounding neighborhood of Cow Hollow. One of my favorite activities during these walks, is observing the diverse architecture style of homes in our wonderful neighborhoods. Based on the plans shared with me, I believe their proposed home would be a significant upgrade from the current structure as it appears well designed, more attractive from an architectural perspective and therefore would seem to enhance the neighborhood. More so, their planned project appears to be consistent with the scope of other renovations in the area.

I hope the SF Planning Department and you support the continued remodel and rebuilds of our City's older housing as a positive upgrade to the quality and enjoyment of our neighborhoods. Please feel free to contact me should you have any questions.

Kind regards,

Caroline Pacula

--

Kent Penwell

Subject: FW: 2829-2831 Pierce St Rebuild Proposal

Begin forwarded message:

From: Mason Wenger <masonwenger@yahoo.com>
Subject: 2829-2831 Pierce St Rebuild Proposal
Date: August 14, 2017 at 9:51:01 PM PDT
To: "brittany.bendix@sfgov.org" <brittany.bendix@sfgov.org>
Cc: "krpenwell@yahoo.com" <krpenwell@yahoo.com>, "reaganpenwell@gmail.com" <reaganpenwell@gmail.com>, Mason Wenger <masonwenger@yahoo.com>
Reply-To: Mason Wenger <masonwenger@yahoo.com>

Dear Brittany,

I am emailing to express my full support for Kent and Reagan Penwell's proposed plans to rebuild the property at 2829-2831 Pierce Street. I live and own directly across the street on the top floor, and look out onto the property from my living room/ dining room every day. After reviewing the drawings for the proposed rebuild, I am delighted to see their design is return to the traditional architecture I have grown to love about Cow Hollow. It is a significant improvement from aesthetics of the current property .

Having moved to Cow Hollow in 1999, I have appreciated observing owners in this neighborhood rebuild and remodel older properties here, further enhancing our enjoyment of living in this beautiful part of San Francisco. I hope you and the SF Planning Department are able provide approval of Kent and Reagan's design. Their rebuilt property will be a wonderful improvement to our neighborhood. Please let me know if there is anything further I can provide in support.

Thank you,

Mason Wenger
2842 Pierce St.
San Francisco, CA

Kent Penwell

Subject: FW: 2829-2831 Pierce

Begin forwarded message:

From: Karen Lynn Prodromo <klprodromo@me.com>
Subject: **2829-2831 Pierce**
Date: August 19, 2017 at 5:16:49 PM PDT
To: Brittany.Bendix@sfgov.org
Cc: reaganpenwell@gmail.com, krpenwell@yahoo.com

Attached please find a letter of support for the project at 2829 through 2831 Pierce. Please contact me with any questions or concerns.

Karen Prodromo 415.235.6935

Sent from my iPad

KAREN PRODROMO

ATTORNEY AT LAW

415-235-6935

kprodromo@me.com2030 Green Street
San Francisco, CA
94123

August 19, 2017

Brittany Bendix
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Dear Ms. Bendix,

My husband and I own a home at 2030 Green Street (at Webster). And have lived in this area of San Francisco for almost 20 years. I am writing to express our support for our neighbors Reagan and Kent Penwell and their plans to rebuild 2829-2831 Pierce Street.

The building the Penwells want to rebuild is across from the church where we've belonged for the past 20 years. We were married there and baptized all our children there. As of this fall, 3 of our children will attend school across the street from the Penwell's property. I walk by it at least two times a day. The Penwells were kind enough to let me look through their plans for rebuilding 2829-2831 Pierce Street. I was extremely impressed with the choices they made to improve the neighborhood.

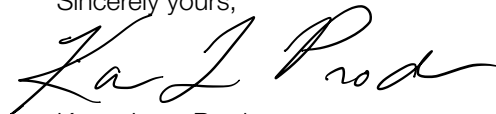
There are so many projects that are taking place in San Francisco and it seems that so many of them don't take into consideration the neighborhood that they are living in. What I appreciated about the Penwell's rebuild is that it really brings together their block of Pierce Street from Green St. to Union St. As it stands now, there is nothing standing out in the middle of that block. There is beautiful architecture on the end of each corner of Pierce. On the church/school side, for the past few years there have been two homes that have undergone improvements. It is my opinion that the neighborhood would substantially benefit if the opposite side of the block where the Penwell's property is located were also permitted to make improvements. The improvements prepared by the Penwells would make the block a finished product.

One of the great things about Cow Hollow is it's walkability. And part of enjoying that benefit is enjoying the architecture both old and new. While I understand wanting to preserve things that are historical, there is also a time for improvement and change. What the Penwells are planning to do for Cow Hollow is bring significant

improvement and change. I hope that as part of the SF Planning Department, you will support the Penwell's rebuild of 2829-2831 Pierce Street.

Please contact me with any questions or concerns.

Sincerely yours,

A handwritten signature in black ink that reads "Karen Lynn Prodromo". The signature is written in a cursive, flowing style with a large initial "K" and "L".

Karen Lynn Prodromo

Kent Penwell

Subject: FW: 2829-2831 Pierce Street

Begin forwarded message:

From: John Kelley <jkelley94123@gmail.com>
Subject: re: 2829-2831 Pierce Street
Date: August 21, 2017 at 11:27:30 AM PDT
To: brittany.bendix@sfgov.org
Cc: reaganpenwell@gmail.com, "Kent R. Penwell (krpenwell@yahoo.com)"
<krpenwell@yahoo.com>

Brittany -

My wife and I have owned a condo at 1990 Green St since 1999. We know and love the neighborhood and believe that the plan for 2829-2831 Pierce Street would provide a compelling addition to the neighborhood. Your plans show a clean, beautiful building and my wife and I are 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 significant enhancement to the neighborhood! To maintain the integrity and charm of the neighborhood, you need folks willing to invest in the community and architecture. We believe the plan for 2829-2831 Pierce reflects a constructive improvement to the the Cow Hollow neighborhood.

Best, Juliet and John Kelley

Kent Penwell

Subject: FW: 2829-2831 Pierce

Begin forwarded message:

From: Chloe Sugarman <chloebesugarman@gmail.com>
Subject: 2829-2831 Pierce
Date: August 22, 2017 at 3:53:45 PM PDT
To: brittany.bendix@sfgov.org
Cc: Reagan Penwell <reaganpenwell@gmail.com>, Kent Penwell <krpenwell@yahoo.com>

Brittany -

It will be so nice for the neighborhood to have 2829-2831 Pierce Street rebuilt. 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 aesthetically pleasing touch to this block.

It certainly looks like quite an architectural upgrade from the current structure. Looking forward to seeing this project completed and the finished product.

Best,

Chloe Sugarman

Kent Penwell

Subject: FW: 2829-2831 Pierce Street

Begin forwarded message:

From: Samantha Keene <samanthajkeene@gmail.com>
Subject: 2829-2831 Pierce Street
Date: August 23, 2017 at 9:09:34 PM PDT
To: brittany.bendix@sfgov.org
Cc: Reagan Penwell <reaganecotter@gmail.com>, Kent Penwell <krpenwell@yahoo.com>

Brittany,

We are neighbors of Kent and Reagan Penwell and are writing to you today to express our strong support of the demo and rebuild of their home at 2829-2831 Pierce Street. The new design that has been shown looks beautiful and we would be lucky to have such a chic and well characterized home replace the current structure. The demo and rebuild would truly better the neighborhood and the city as a whole.

We hope the planning department agrees with our support and will push to get this project started as soon as possible!

Best,
Samantha and Mark Keene

Kent Penwell

Subject: FW: 2829-2831 Pierce Street - DR Hearing November 8, 2018

From: Gunnar Bjorklund [mailto:kgunnarbjorklund@gmail.com]

Sent: Wednesday, October 10, 2018 11:10 AM

To: Kent Penwell <kent.penwell@db.com>

Cc: aliciaberberich@gmail.com; Mr. Kent R. Penwell <krpenwell@yahoo.com>; Reagan Penwell <reaganpenwell@gmail.com>

Subject: Re: 2829-2831 Pierce Street - DR Hearing November 8, 2018

Hi Kent,

You know that Alicia and I share the view that a new home would be an upgrade to the neighborhood. These neighbors are overreaching and not acting rationally. I am scheduled to be in Chicago. Alicia, can you block this time and go? I can prepare and submit a statement beforehand to make all my points, in addition to Alicia participating in the meeting. Your plans look great!

G

Exhibit E



3 Artist Rendering - Proposed Rear
N.T.S.



2 Artist Rendering - Proposed Front
N.T.S.

<p>EXISTING UNIT AREA: LOWER 2829: 1,661 SQ. FT. UPPER 2831: 1,832 SQ. FT. Common Space: 900 SQ. FT. (+450 per unit for gross area)</p>	<p>PROPOSED UNIT AREA: LOWER 2829: 3,541 SQ. FT. UPPER 2831: 3,582 SQ. FT. Common Space: 851 SQ. FT. (+425.5 per unit for gross area)</p>
<p>EXISTING UNIT GROSS AREA: LOWER 2829: 2,111 SQ. FT. UPPER 2831: 2,282 SQ. FT.</p>	<p>PROPOSED UNIT GROSS AREA: LOWER 2829: 3,966.5 SQ. FT. UPPER 2831: 4,007.5 SQ. FT.</p>
<p>TOTAL EXISTING BUILDING AREA: 4,393 SQ. FT.</p>	<p>TOTAL PROPOSED BUILDING AREA: 7,974 SQ. FT. (+3,581 SQ. FT.)</p>

LANDSCAPE CALCULATIONS	
EXISTING:	
PERMEABLE SURFACE:	≈1,279 SQ. FT. (66%)
NON-PERMEABLE SURFACE:	≈666 SQ. FT. (34%)
TOTAL OUTDOOR SPACE:	≈1,945 SQ. FT.
PROPOSED:	
PERMEABLE SURFACE:	≈762 SQ. FT. (50%)
SEMI-PERMEABLE SURFACE:	≈439 SQ. FT. (29%)
NON-PERMEABLE SURFACE:	≈332 SQ. FT. (21%)
TOTAL OUTDOOR SPACE:	≈1,533 SQ. FT.
-78 SQ. FT. OF SEMI-PERMEABLE & -334 SQ. FT. OF NON-PERMEABLE SURFACES	

PROJECT DIRECTORY: CODES APPLIED:

ARCHITECT:
 MCMAHON ARCHITECTS+STUDIO
 4111 18TH STREET, SUITE 6
 SAN FRANCISCO, CA, 94114
 415. 626.5300
 CA. REG. C-22982

2016 CALIFORNIA BUILDING CODE (CBC)
 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
 2016 CALIFORNIA ELECTRICAL CODE (CEC)
 2016 CALIFORNIA PLUMBING CODE (CPC)
 2016 CALIFORNIA MECHANICAL CODE (CMC)
 2016 CALIFORNIA ENERGY CODE

BUILDING/LOT INFO:

2829/2831 PIERCE ST
 SAN FRANCISCO, CA, 94123
 APN: 0537/001H
 OCCUPANCY: R-3
 ZONING: RH-3
 UNITS: 2 EXISTING/ 2 PROPOSED
 BUILDING TYPE: V-A

DRAWING INDEX:

ARCHITECTURAL DRAWINGS:

- A0.0 - COVER SHEET
- A0.1 - BLOCK CONTEXT MAP
- A0.2 - SITE PHOTOS
- A0.3 - EXISTING SITE PLAN
- A0.4 - PROPOSED SITE PLAN

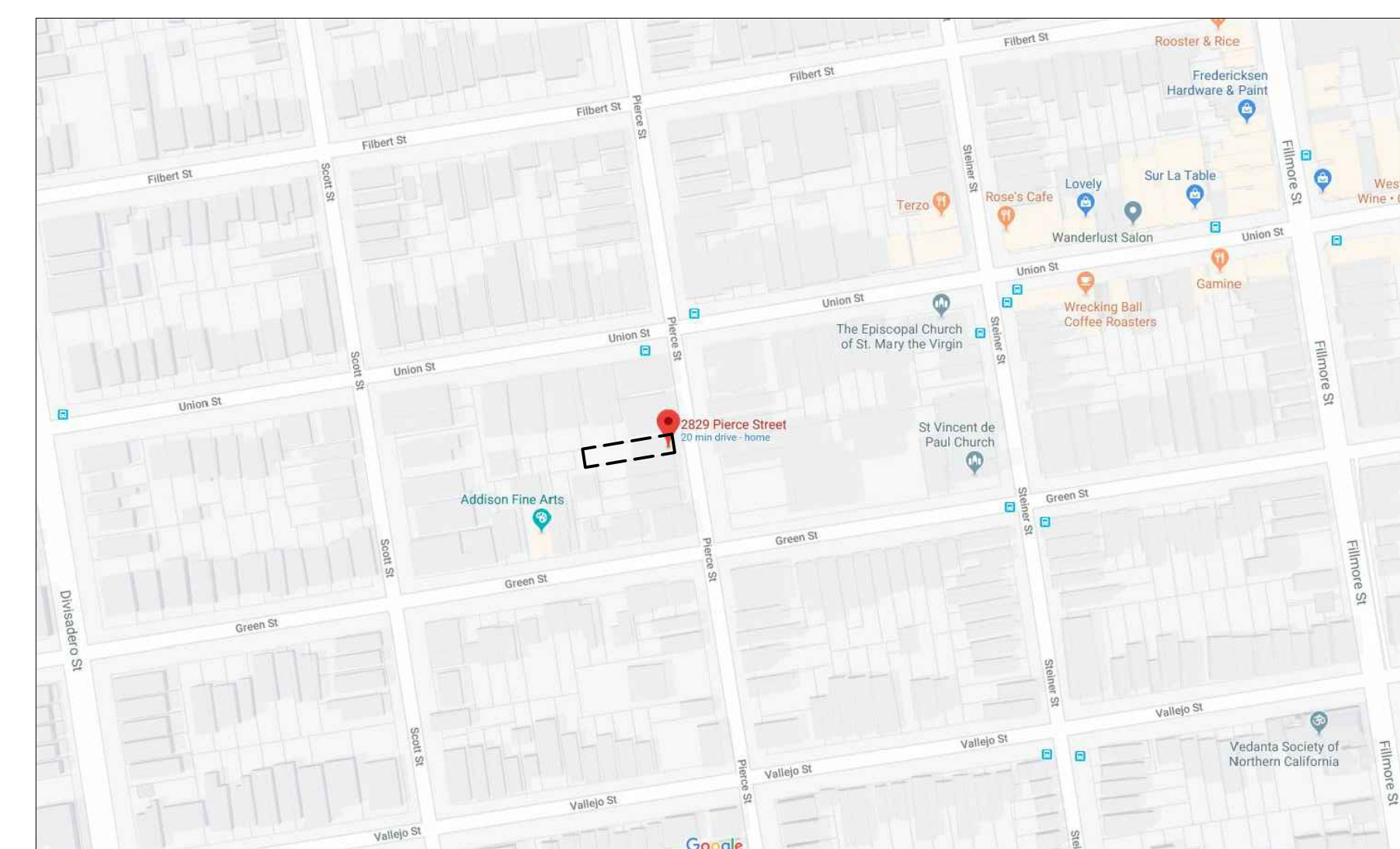
D1.0 - DEMOLITION CALCULATIONS

- A1.0 - (E) & (P) 1ST FLOOR PLANS
- A1.1 - (E) & (P) 2ND FLOOR PLANS
- A1.2 - (E) & (P) 3RD FLOOR PLANS
- A1.3 - (E) & (P) 4TH FLOOR PLANS
- A2.0 - ELEVATIONS
- A2.1 - ELEVATIONS
- A2.2 - ELEVATIONS
- A2.3 - ELEVATIONS
- A3.0 - LONGITUDINAL SECTION
- A3.1 - LATERAL SECTION

PROJECT DESCRIPTION:

THE PROPOSED PROJECT CONSISTS OF THE REMODEL, ALTERATION AND HORIZONTAL AND VERTICAL ADDITION TO AN EXISTING 3 STORY BUILDING (INCLUDING 1ST FLOOR GARAGE) THAT HOUSES TWO RESIDENTIAL UNITS. THE PROJECT INCLUDES THE FOLLOWING:

- 1) EXPANSION AND EXCAVATION OF THE 1ST FLOOR TO THE REAR OF THE GARAGE. THIS AREA IS LARGELY BELOW GRADE.
- 2) FOUNDATION REPLACEMENT.
- 3) 2ND AND 3RD FLOOR HORIZONTAL ADDITIONS INTO THE REAR YARD.
- 4) ALTERATIONS TO THE EXISTING FAÇADE.
- 5) ADDING A NEW 4TH FLOOR WITH AN 18' FRONT SETBACK. THE BUILDING WILL BE 3 STORIES AT THE REAR DUE TO THE UPSLOPE LOT.
- 6) BOTH UNITS WILL BE 2 FLOORS. LOWER UNIT WILL BE ON FLOORS 1-2 AND UPPER UNIT ON FLOORS 3-4.
- 7) NEW KITCHENS AND BATHROOMS AND INTERIOR REMODEL THROUGHOUT.



1 Context Map
N.T.S.



REVISIONS:

06.26.18

09.12.18

09.26.18

DATE: 9.26.2018

DRAWN: CM

SCALE: AS NOTED

COVER SHEET



2829/2831 Pierce St.
 AKA: 2831/2833 Pierce St.
 San Francisco, CA

REVISIONS:

06.26.18
09.12.18
09.26.18

DATE:	9.26.2018
DRAWN:	CM
SCALE:	AS NOTED

CONTEXT MAP



3 REAR FACADE AND ADJACENT BUILDING



4 REAR OF ADJACENT BUILDING



5 REAR FACADE AND SHARED DRIVEWAY



2 BUILDINGS ON OPPOSITE SIDE OF STREET



1 FRONT FACADE AND BUILDINGS ON SAME SIDE



2829/2831 Pierce St.
AKA: 2831/2833 Pierce St.
San Francisco, CA

REVISIONS:

06.26.18
09.12.18
09.26.18

DATE: 9.26.2018
DRAWN: CM
SCALE: AS NOTED

PHOTOS



1 CONTEXT MAP
1/8" = 1'-0"



2829/2831 Pierce St.
AKA: 2831/2833 Pierce St.
San Francisco, CA

REVISIONS:

06.26.18
09.12.18
09.26.18

DATE: 9.26.2018

DRAWN: CM

SCALE: AS NOTED

EXISTING
SITE PLAN



2829/2831 Pierce St.
AKA: 2831/2833 Pierce St.
San Francisco, CA

REVISIONS:

06.26.18
09.12.18
09.26.18

DATE: 9.26.2018

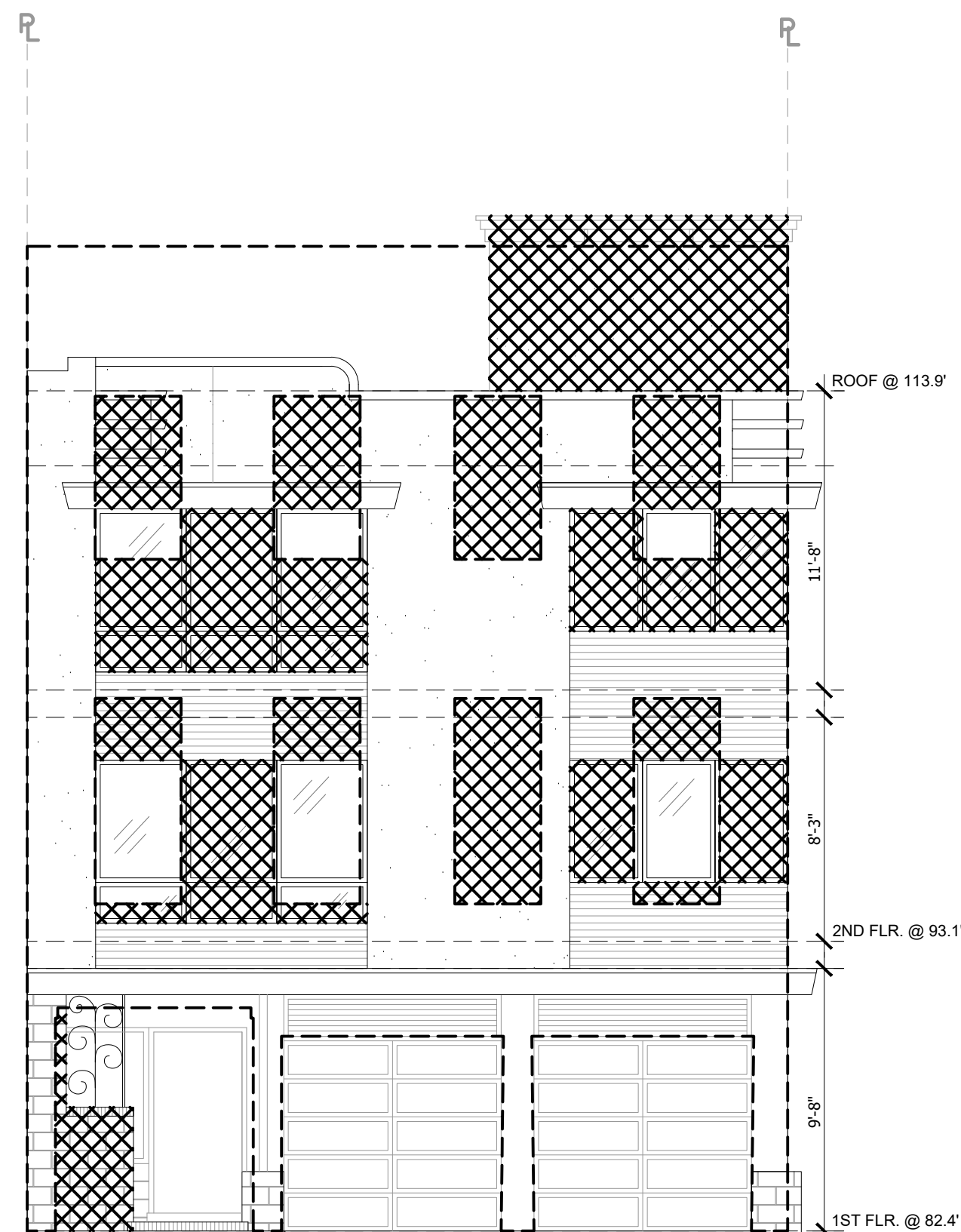
DRAWN: CM

SCALE: AS NOTED

PROPOSED
SITE PLAN

FRONT FACADE DEMO. CALCULATION

EXISTING FRONT FACADE AREA: 690 SQ. FT.
 FRONT FACADE TO BE REMOVED: 247 SQ. FT.
 FACADE TO BE REMOVED IS 41.7% OF TOTAL



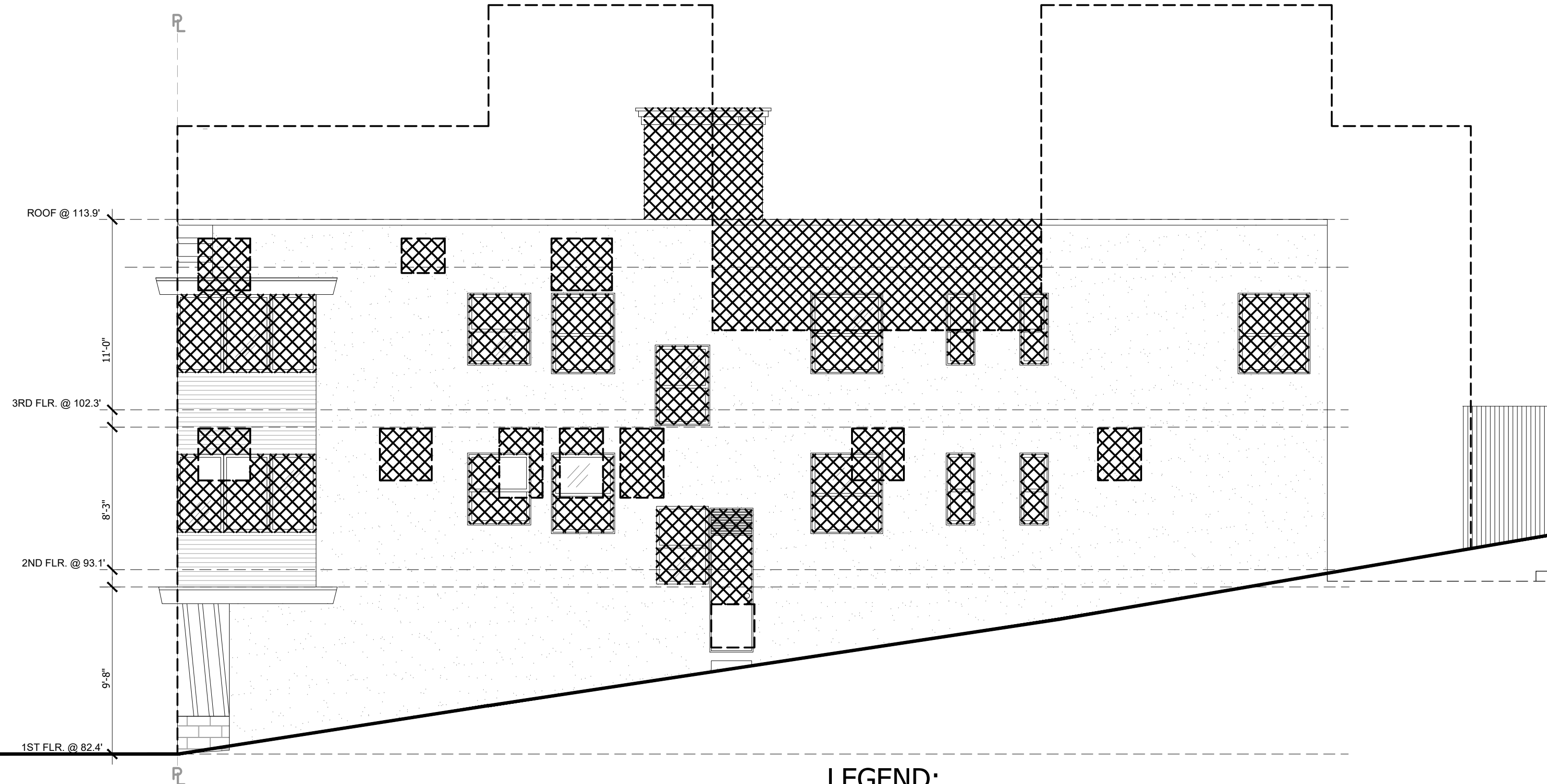
LEGEND:

XXXXX AREA TO BE REMOVED/DEMO.
 - - - - - OUTLINE OF PROPOSED BUILDING

1 EXISTING FRONT ELEVATION
3/16" = 1'-0"

NORTH FACADE DEMO. CALCULATION

EXISTING NORTH FACADE AREA: 1,760 SQ. FT.
 FRONT FACADE TO BE REMOVED: 459 SQ. FT.
 FACADE TO BE REMOVED IS 26.0% OF TOTAL



LEGEND:

XXXXX AREA TO BE REMOVED/DEMO.
 - - - - - OUTLINE OF PROPOSED BUILDING

2 EXISTING NORTH ELEVATION
3/16" = 1'-0"

HORIZONTAL ELEMENTS DEMO. CALCULATION

EXISTING FRONT FACADE AREA: 690 SQ. FT.
 FRONT FACADE TO BE REMOVED: 247 SQ. FT.
 FACADE TO BE REMOVED IS 41.7% OF TOTAL

EXISTING REAR FACADE AREA: 677 SQ. FT.
 REAR FACADE TO BE REMOVED: 677 SQ. FT.
 ENTIRE REAR FACADE TO BE REMOVED (100%)

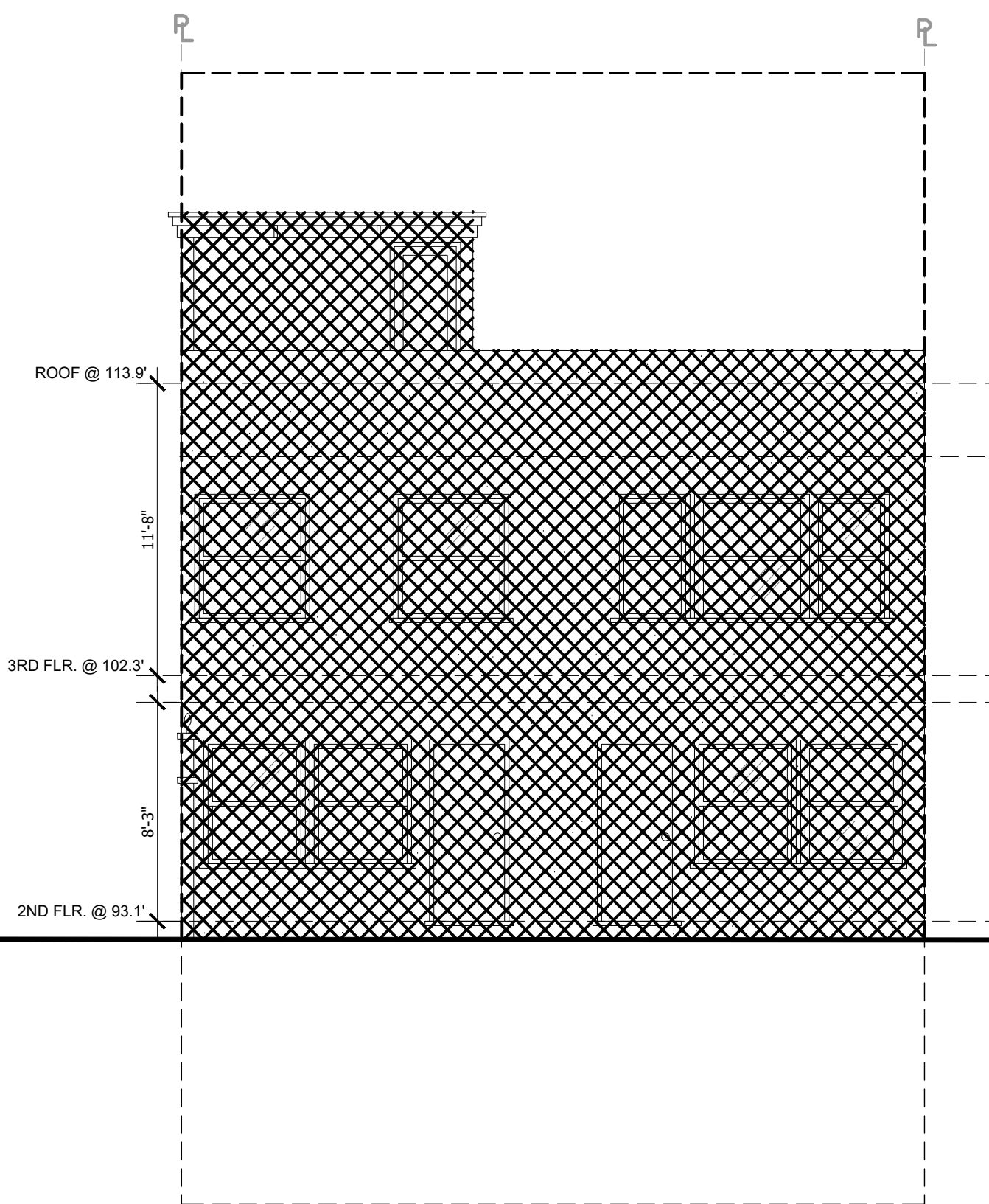
EXISTING NORTH FACADE AREA: 1,760 SQ. FT.
 FRONT FACADE TO BE REMOVED: 459 SQ. FT.
 FACADE TO BE REMOVED IS 26.0% OF TOTAL

EXISTING SOUTH FACADE AREA: 1,760 SQ. FT.
 REAR FACADE TO BE REMOVED: 73 SQ. FT.
 FACADE TO BE REMOVED IS 4.1% OF TOTAL

AREA OF EXISTING VERTICAL ELEMENTS: 4,887 SQ. FT.
 AREA OF VERTICAL ELEMENTS TO BE REMOVED: 1,456 SQ. FT.
 TOTAL AREA TO BE REMOVED IS 29.8% OF TOTAL

REAR FACADE DEMO. CALCULATION

EXISTING REAR FACADE AREA: 677 SQ. FT.
 REAR FACADE TO BE REMOVED: 677 SQ. FT.
 ENTIRE REAR FACADE TO BE REMOVED (100%)



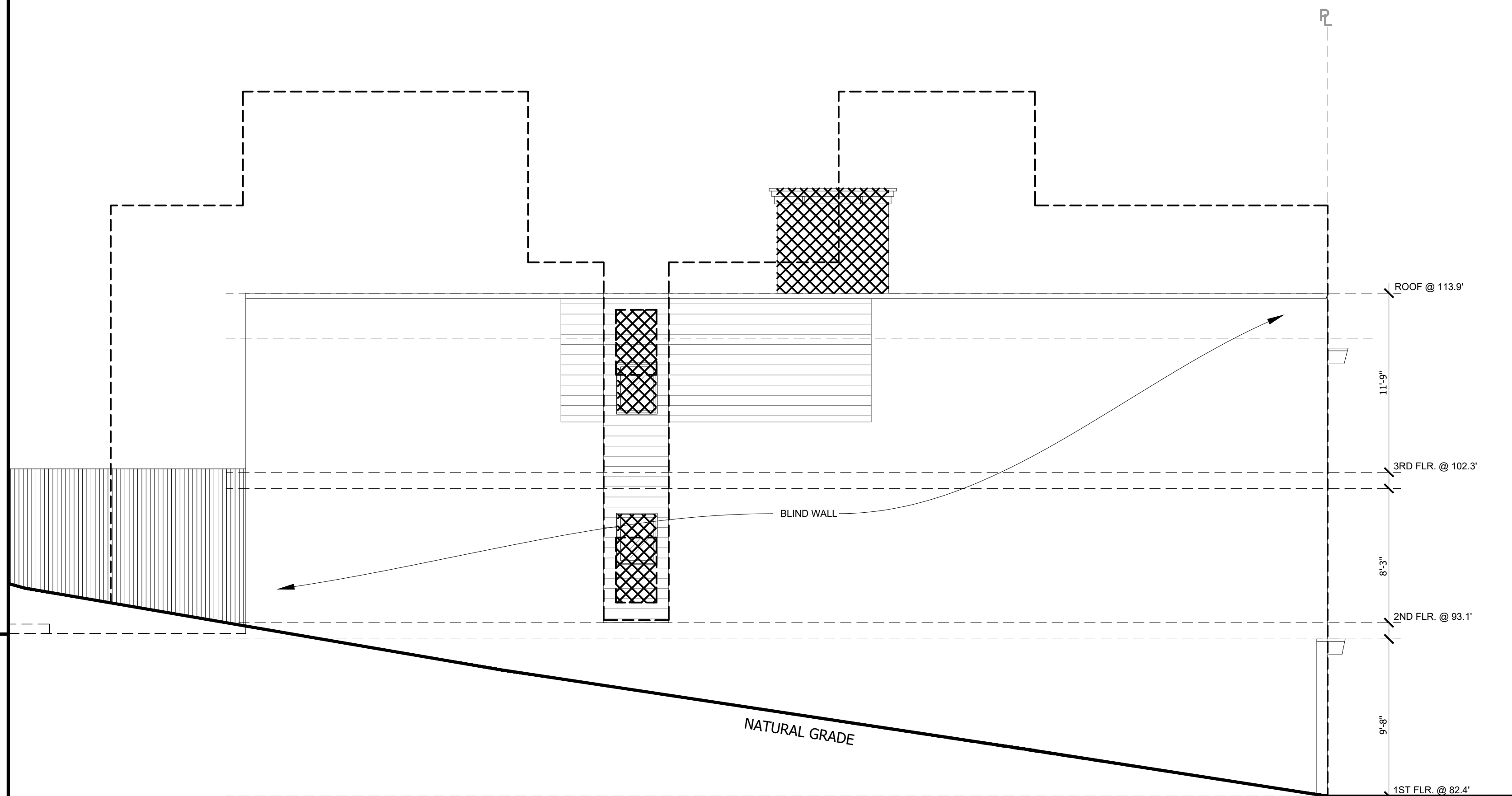
LEGEND:

XXXXX AREA TO BE REMOVED/DEMO.
 - - - - - OUTLINE OF PROPOSED BUILDING

3 EXISTING REAR ELEVATION
3/16" = 1'-0"

SOUTH FACADE DEMO. CALCULATION

EXISTING SOUTH FACADE AREA: 1,761 SQ. FT.
 REAR FACADE TO BE REMOVED: 73 SQ. FT.
 FACADE TO BE REMOVED IS 4.1% OF TOTAL



LEGEND:

XXXXX AREA TO BE REMOVED/DEMO.
 - - - - - OUTLINE OF PROPOSED BUILDING

4 EXISTING SOUTH ELEVATION
3/16" = 1'-0"



2829/2831 Pierce St.
 AKA: 2831/2833 Pierce St.
 San Francisco, CA

REVISIONS:

06.26.18
09.12.18
09.26.18

DATE: 9.26.2018
 DRAWN: CM
 SCALE: AS NOTED

FACADE DEMO CALCULATIONS

D1.0



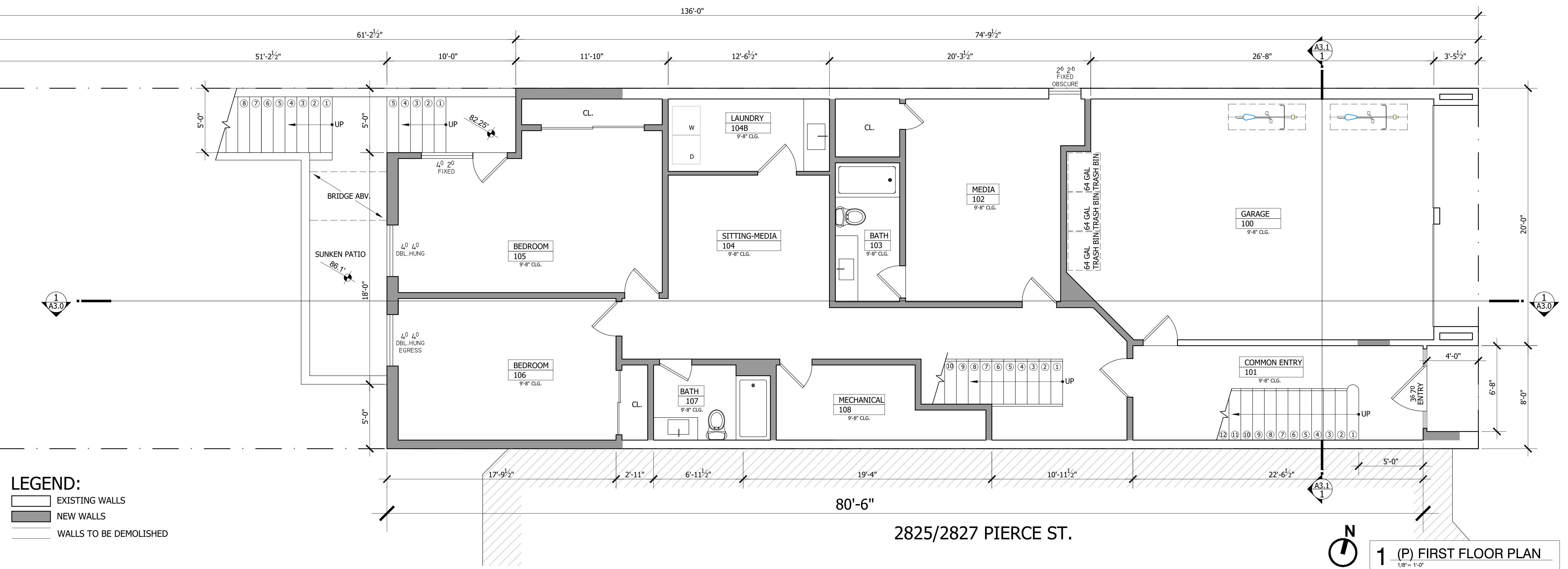
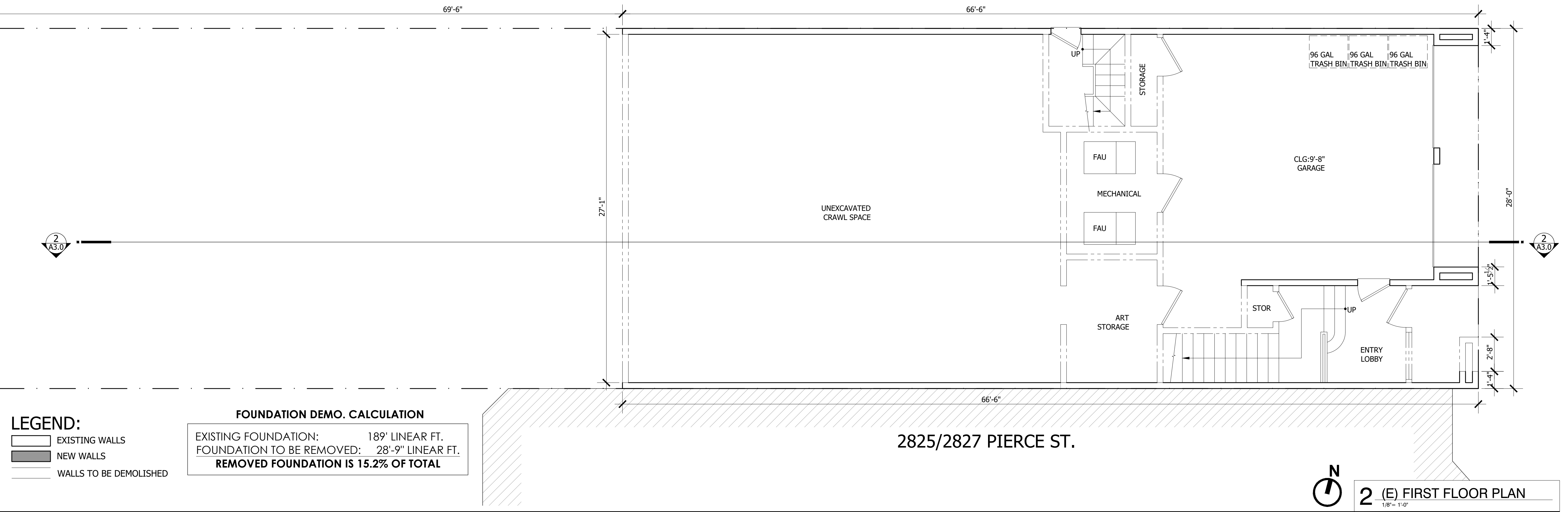
2829/2831 Pierce St.
AKA: 2831/2833 Pierce St.
San Francisco, CA

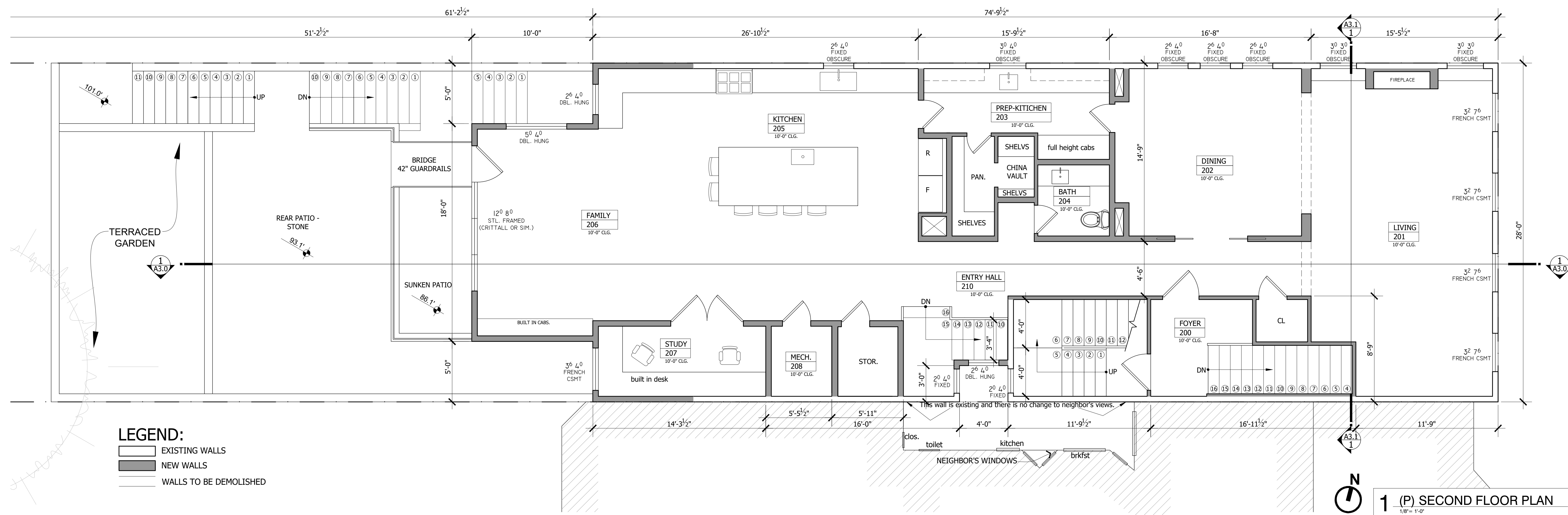
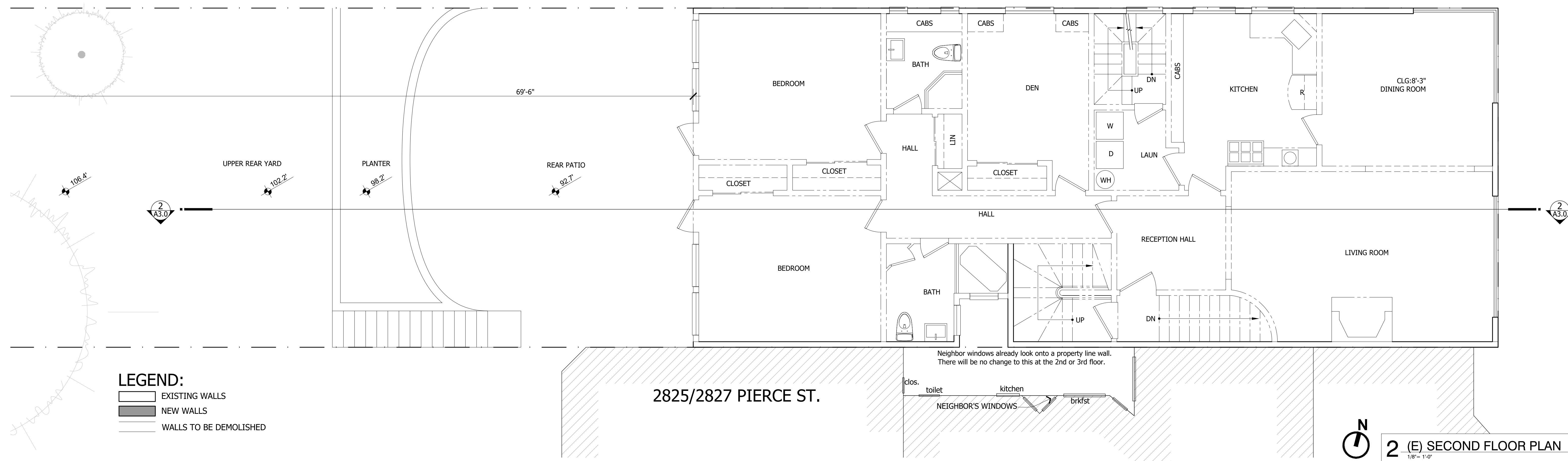
REVISIONS:
06.26.18
09.12.18
09.26.18

DATE: 9.26.2018
DRAWN: CM
SCALE: AS NOTED

FLOOR PLANS

A1.0





2829/2831 Pierce St.
 AKA: 2831/2833 Pierce St.
 San Francisco, CA

REVISIONS:

06.26.18
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SCALE: AS NOTED

FLOOR PLANS



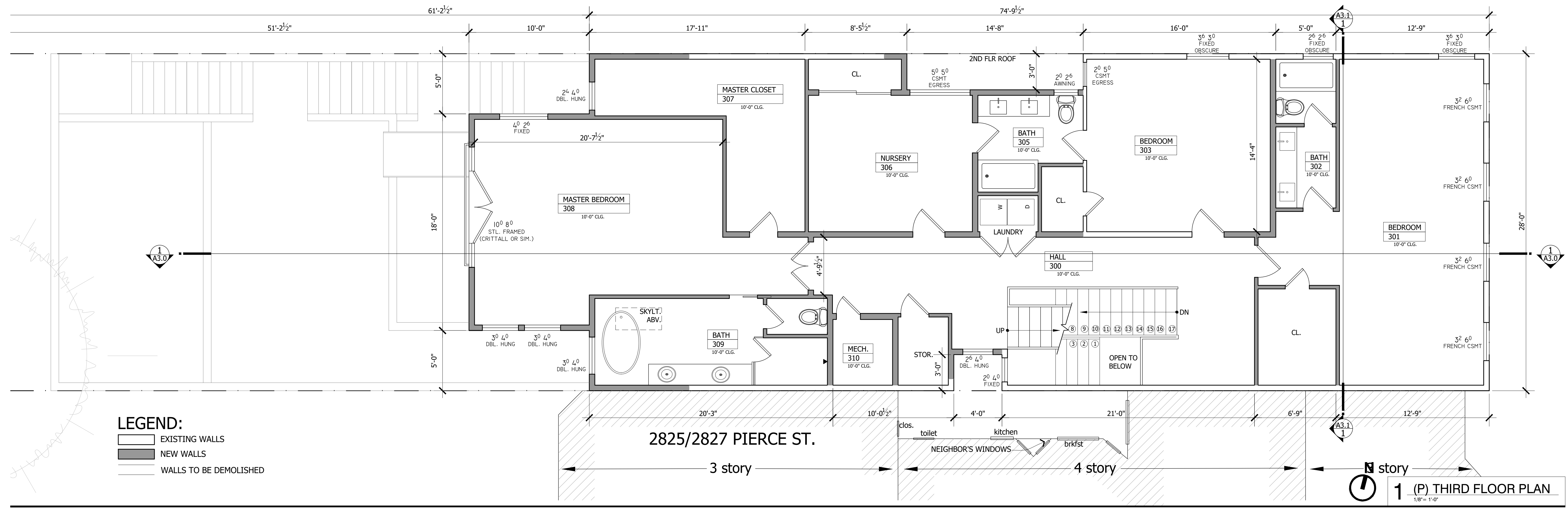
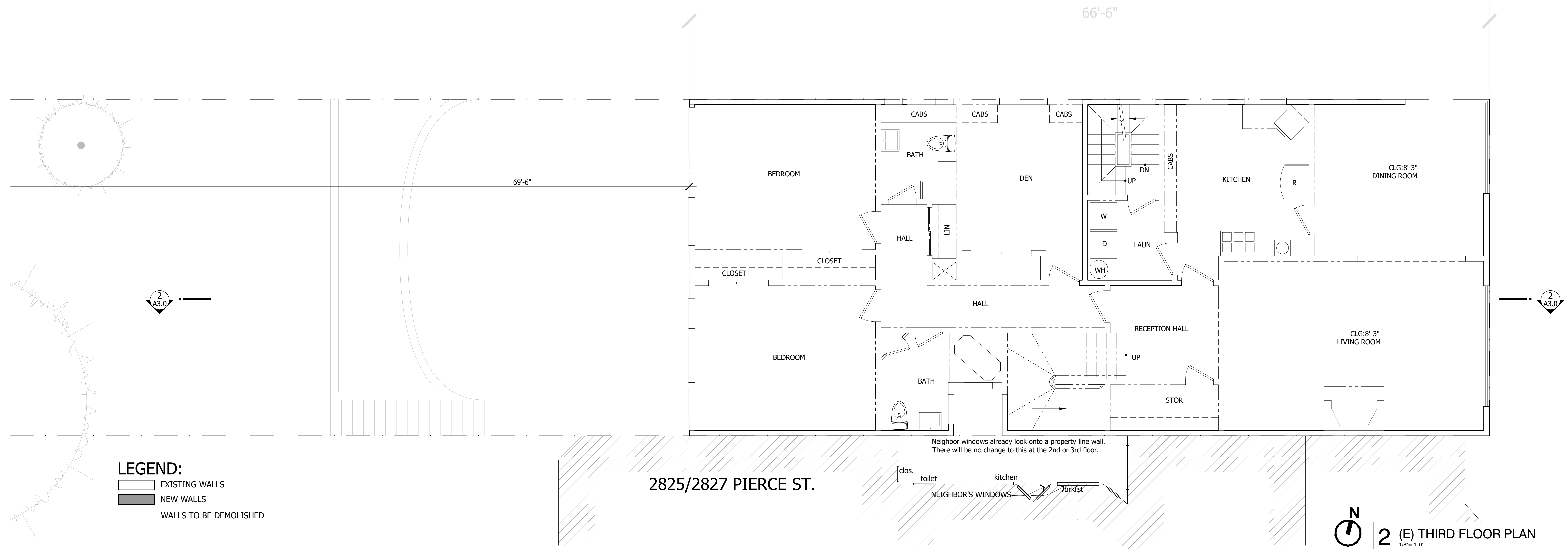
2829/2831 Pierce St.
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San Francisco, CA

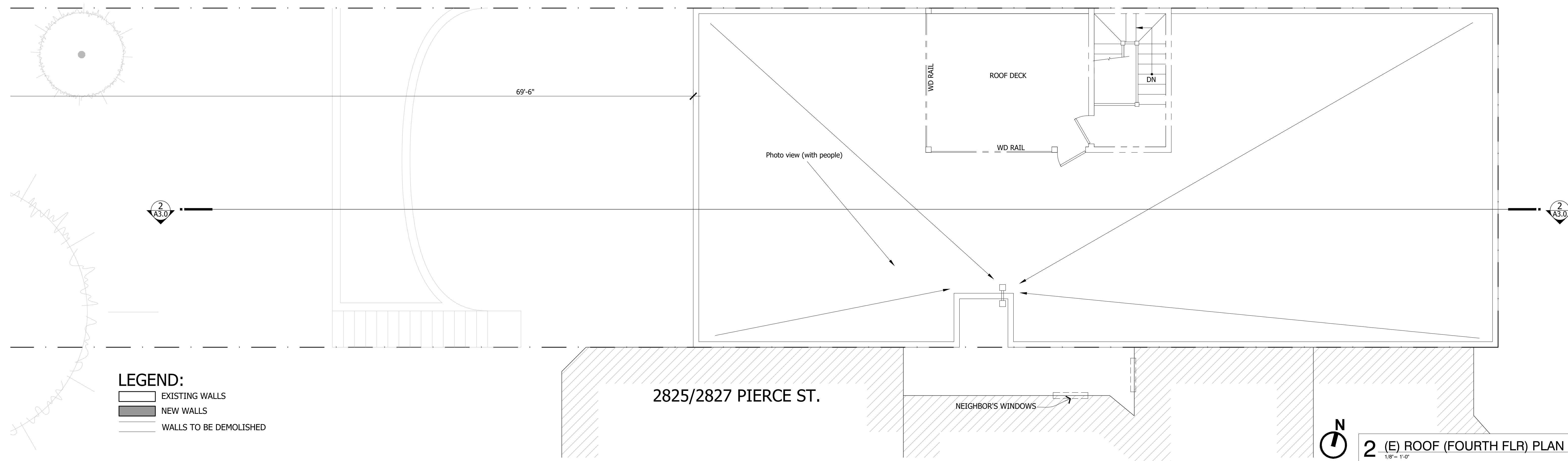
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FLOOR PLANS

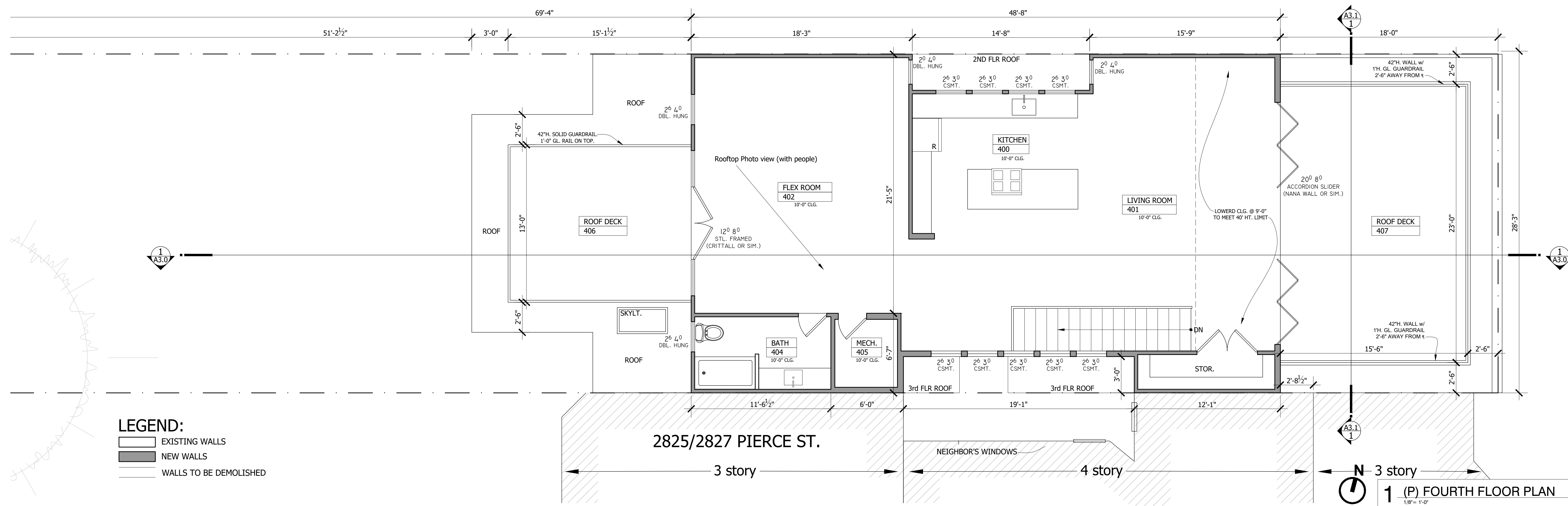
A1.2





LEGEND:
 [Solid line] EXISTING WALLS
 [Dashed line] NEW WALLS
 [Dotted line] WALLS TO BE DEMOLISHED

2 (E) ROOF (FOURTH FLR) PLAN
 1/8" = 1'-0"



LEGEND:
 [Solid line] EXISTING WALLS
 [Dashed line] NEW WALLS
 [Dotted line] WALLS TO BE DEMOLISHED

1 (P) FOURTH FLOOR PLAN
 1/8" = 1'-0"



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FLOOR PLANS

LEGEND:

- ① LIMESTONE COLORED STUCCO
- SMOOTH FINISH
- ② WOOD MOLDINGS
- ③ WOOD SASH WINDOWS/DOORS
- PAINTED BLACK
- ④ FIRE RATED PROPERTY LINE WINDOWS
- PAINTED BLACK
- ⑤ STEEL WINDOWS/DOORS
- BLACK FRAME
- ⑥ 8'-0"w. WOOD GARAGE DOOR
- PAINTED BLACK
- ⑦ FRAMELESS GLASS RAILING
- 1'-0"h. (TOTAL GUARDRAIL 54"H)
- ⑧ CONCRETE RETAINING WALL
- ⑨ 42"h. MTL. GUARDRAIL
- ⑩ METAL JULIET BALCONY



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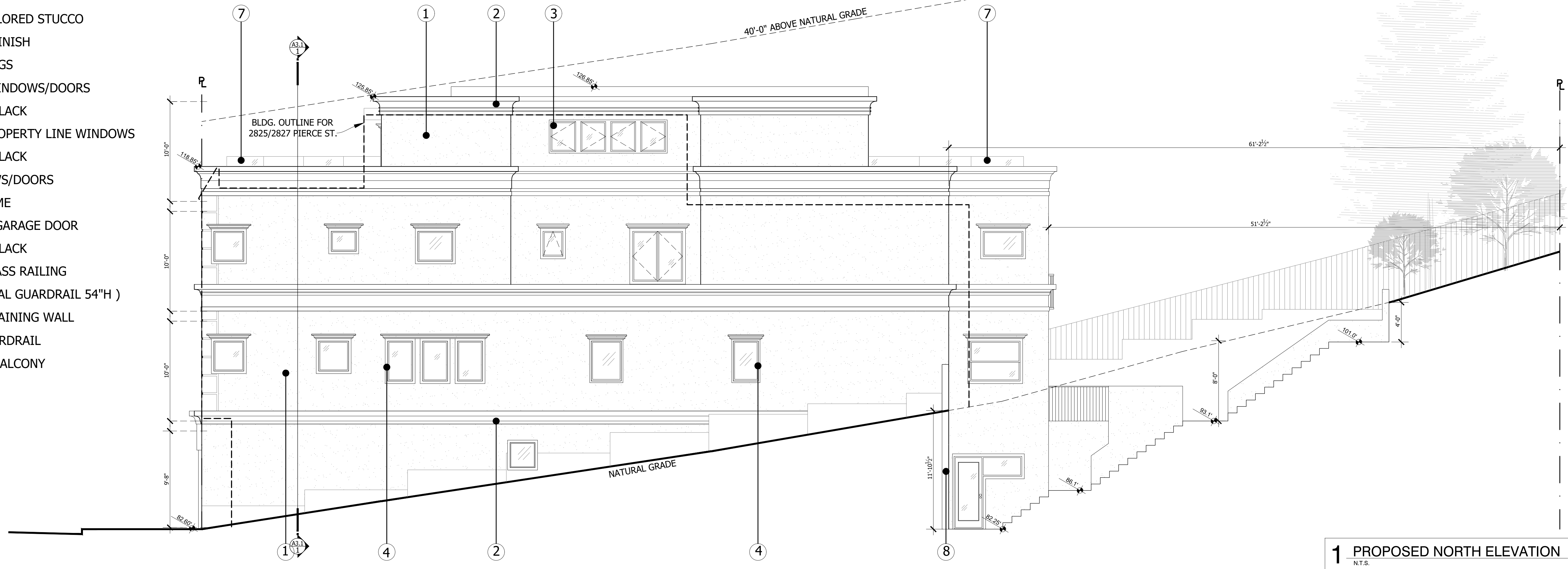
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FRONT ELEVATIONS

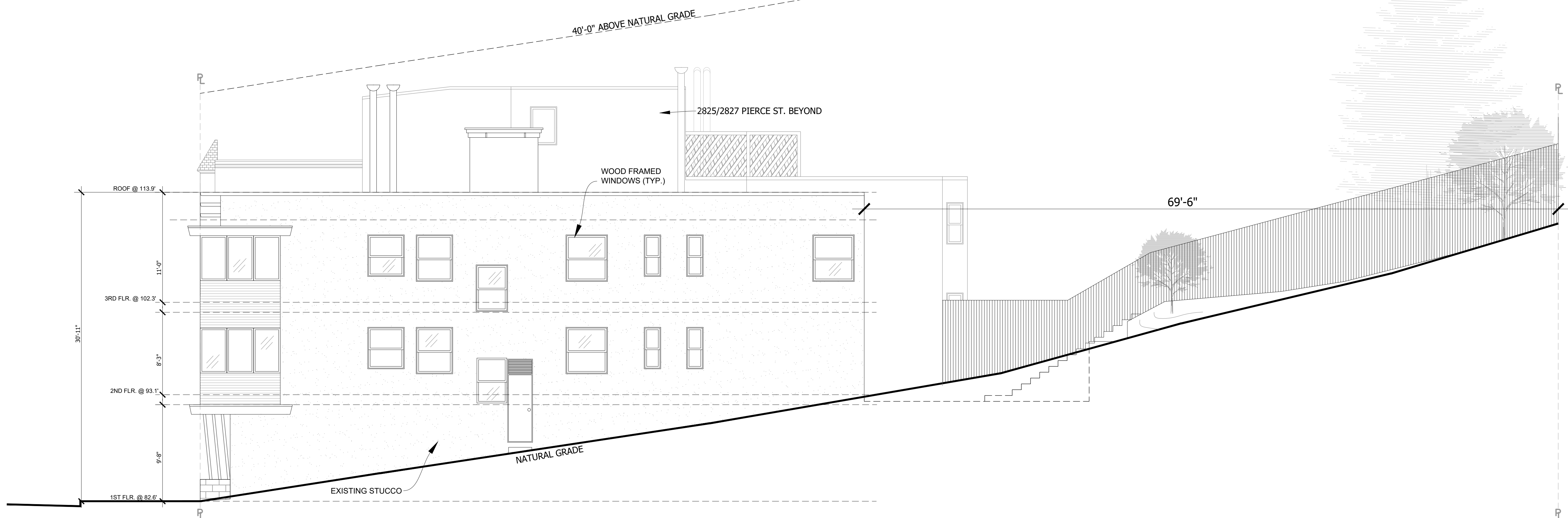
A2.0

LEGEND:

- ① LIMESTONE COLORED STUCCO
- SMOOTH FINISH
- ② WOOD MOLDINGS
- ③ WOOD SASH WINDOWS/DOORS
- PAINTED BLACK
- ④ FIRE RATED PROPERTY LINE WINDOWS
- PAINTED BLACK
- ⑤ STEEL WINDOWS/DOORS
- BLACK FRAME
- ⑥ 8'-0"w. WOOD GARAGE DOOR
- PAINTED BLACK
- ⑦ FRAMELESS GLASS RAILING
-1'-0"h. (TOTAL GUARDRAIL 54"H)
- ⑧ CONCRETE RETAINING WALL
- ⑨ 42"h. MTL. GUARDRAIL
- ⑩ METAL JULIET BALCONY



1 PROPOSED NORTH ELEVATION
N.T.S.



2 EXISTING NORTH ELEVATION
N.T.S.



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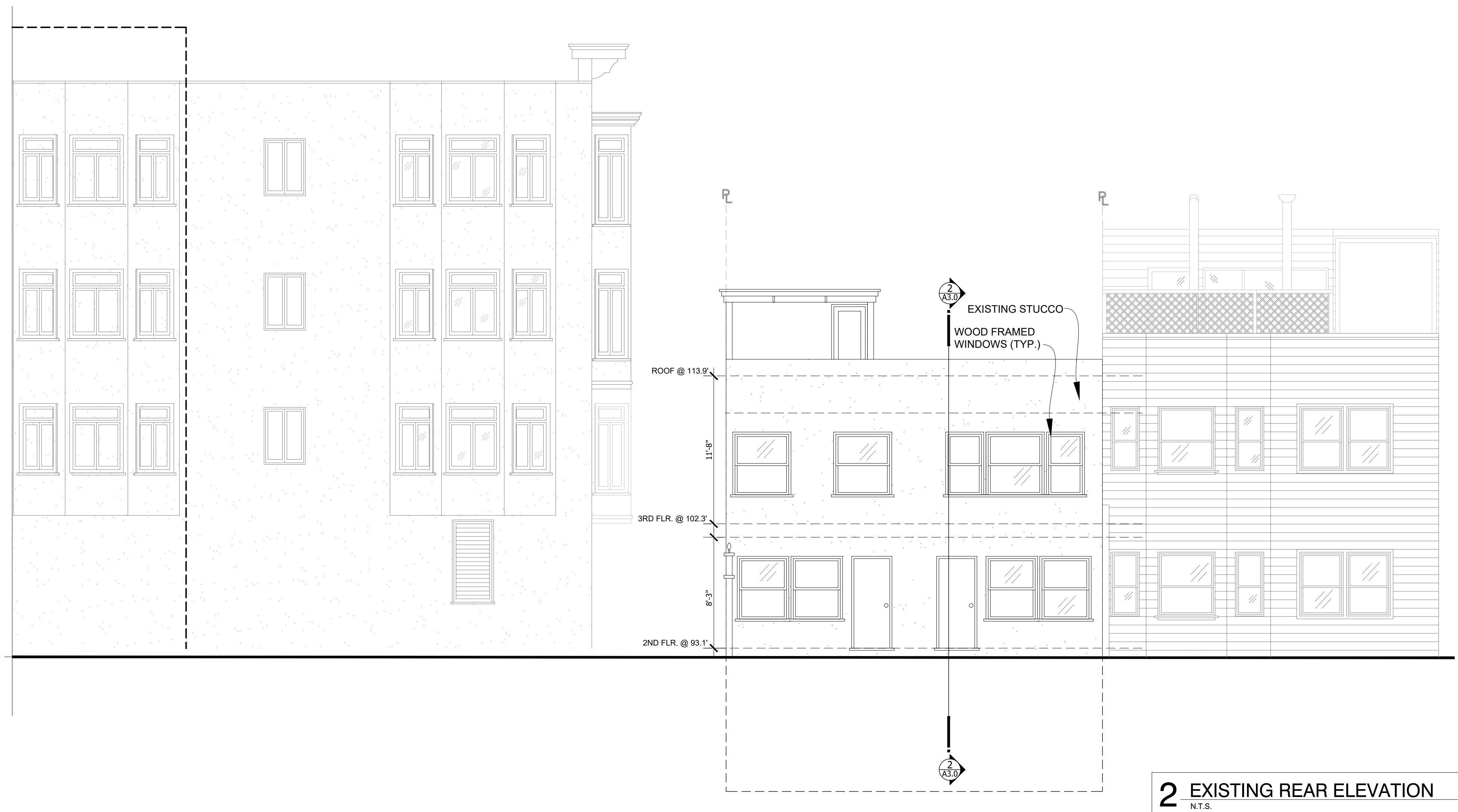
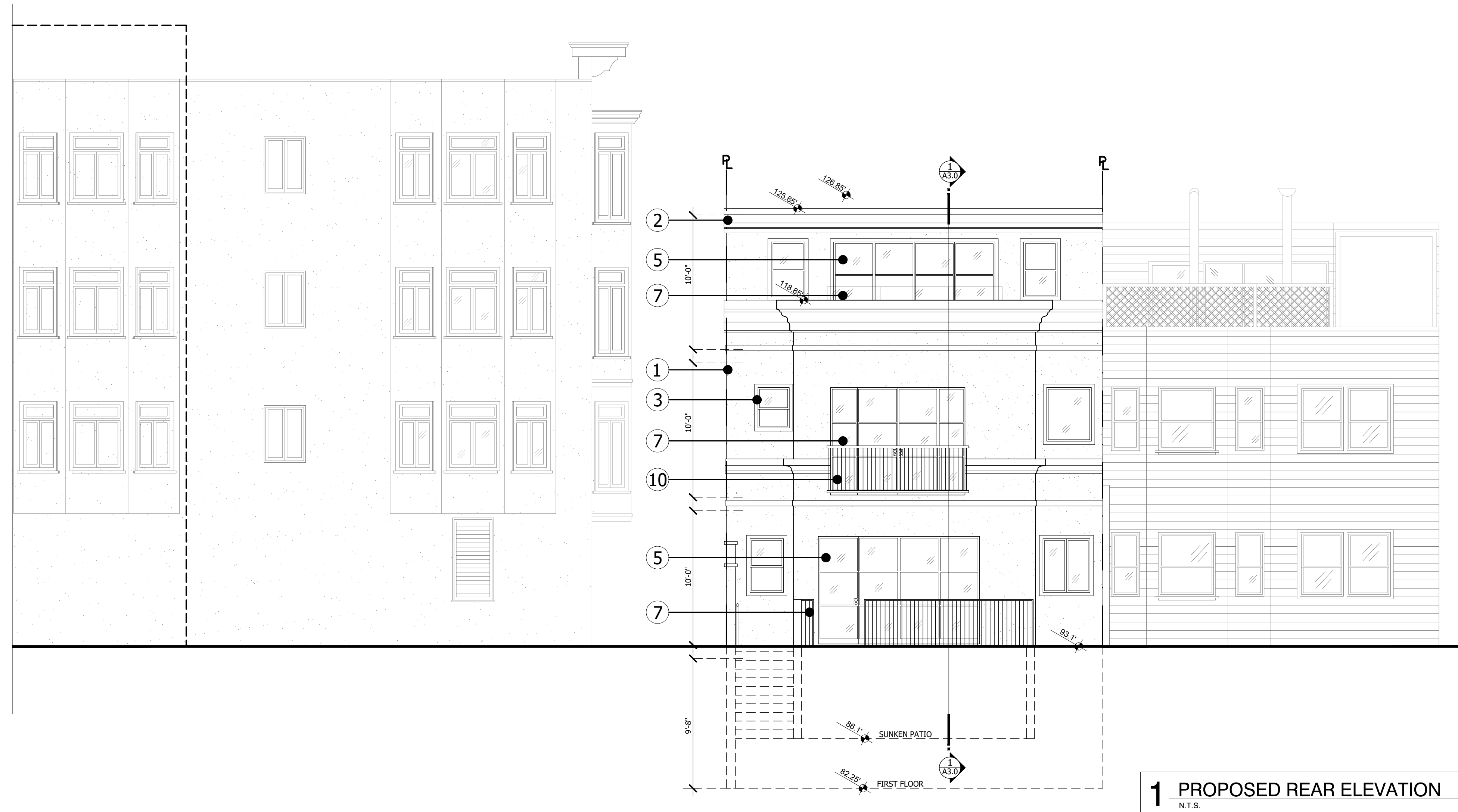
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NORTH ELEVATIONS

LEGEND:

- ① LIMESTONE COLORED STUCCO
- SMOOTH FINISH
- ② WOOD MOLDINGS
- ③ WOOD SASH WINDOWS/DOORS
- PAINTED BLACK
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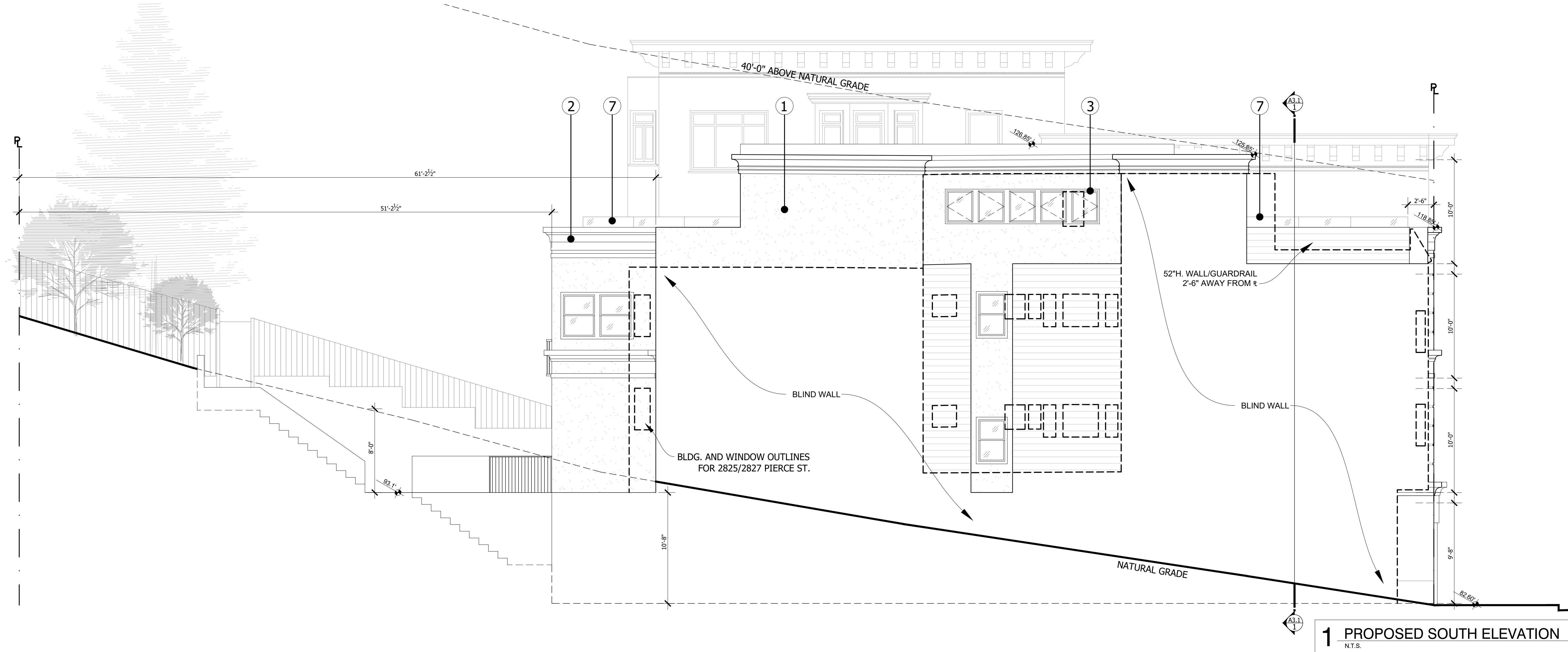
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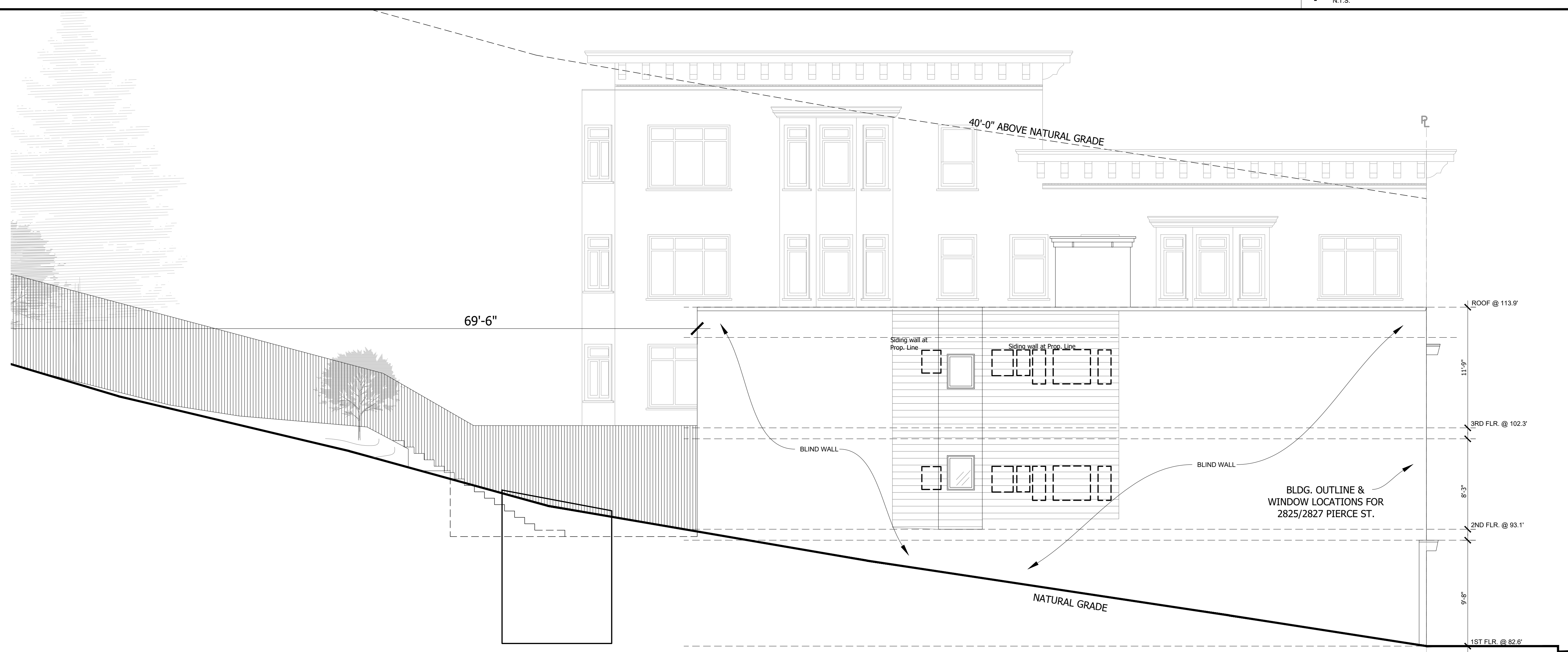
REAR ELEVATIONS



1 PROPOSED SOUTH ELEVATION
N.T.S.

LEGEND:

- ① LIMESTONE COLORED STUCCO
- SMOOTH FINISH
- ② WOOD MOLDINGS
- ③ WOOD SASH WINDOWS/DOORS
- PAINTED BLACK
- ④ FIRE RATED PROPERTY LINE WINDOWS
- PAINTED BLACK
- ⑤ STEEL WINDOWS/DOORS
- BLACK FRAME
- ⑥ 8'-0" w. WOOD GARAGE DOOR
- PAINTED BLACK
- ⑦ FRAMELESS GLASS RAILING
- 1'-0" h. (TOTAL GUARDRAIL 54" H)
- ⑧ CONCRETE RETAINING WALL
- ⑨ 42" h. MTL. GUARDRAIL
- ⑩ METAL JULIET BALCONY



2 EXISTING SOUTH ELEVATION
N.T.S.



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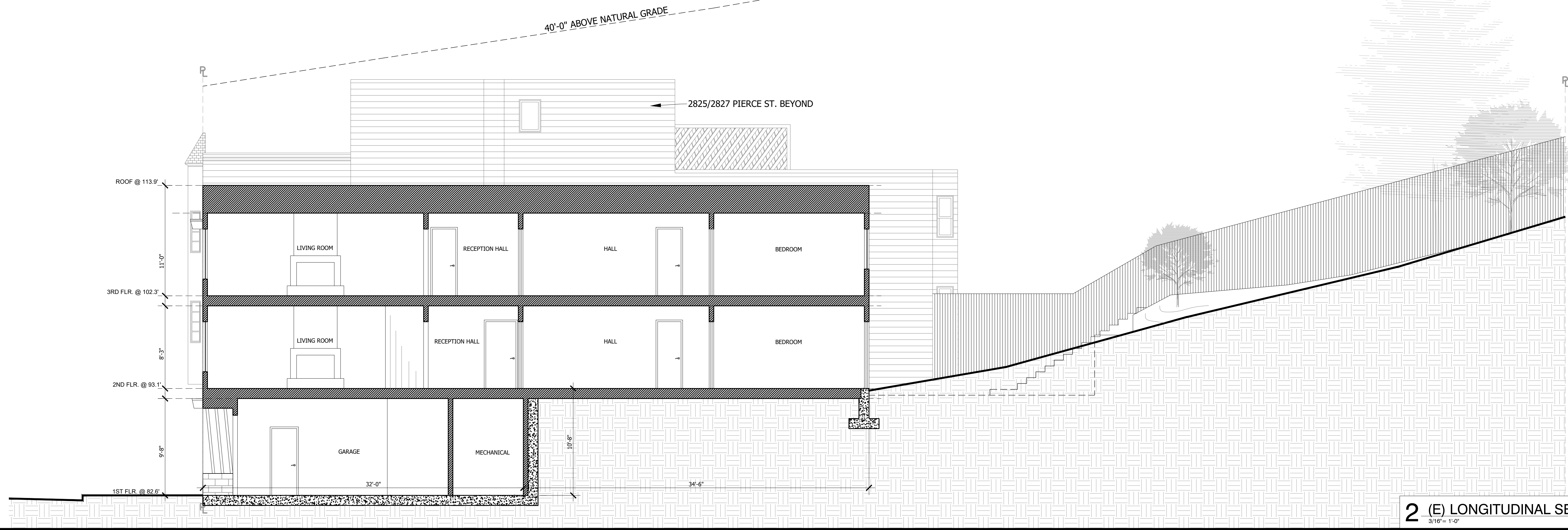
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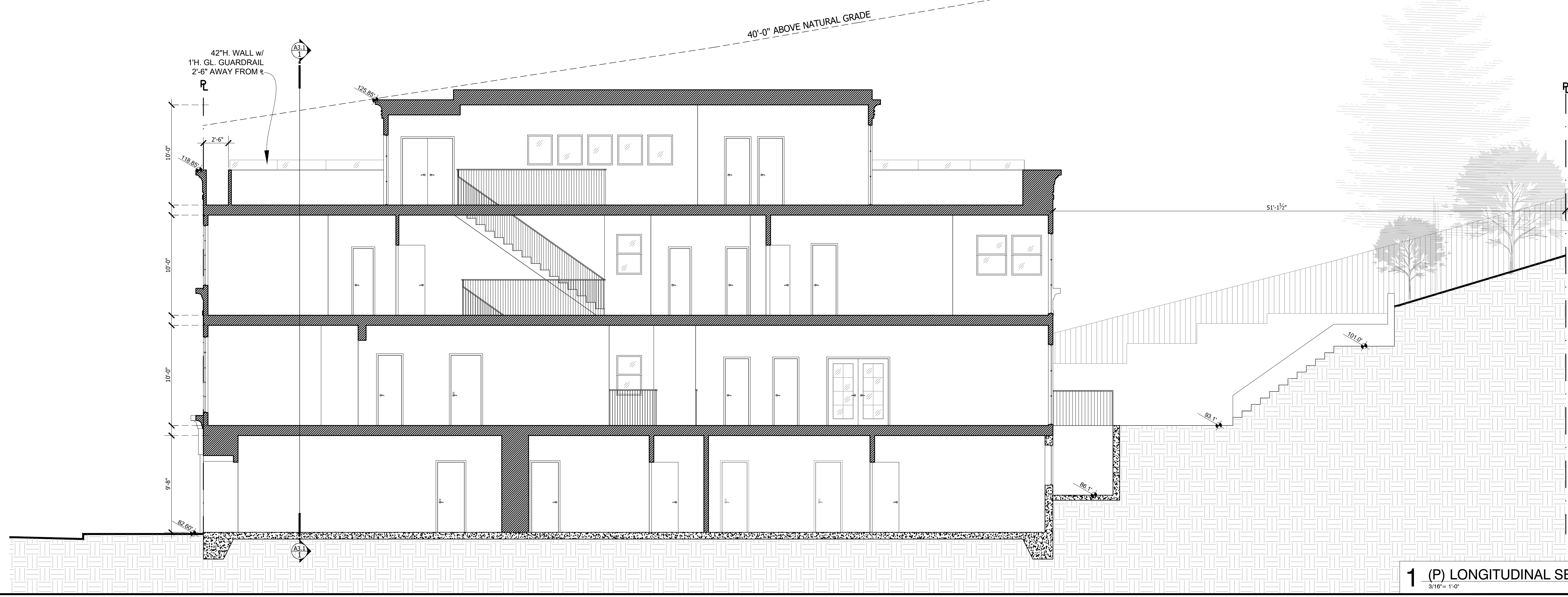
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SOUTH ELEVATIONS

A2.3



2 (E) LONGITUDINAL SECTION
3/16" = 1'-0"



1 (P) LONGITUDINAL SECTION
3/16" = 1'-0"



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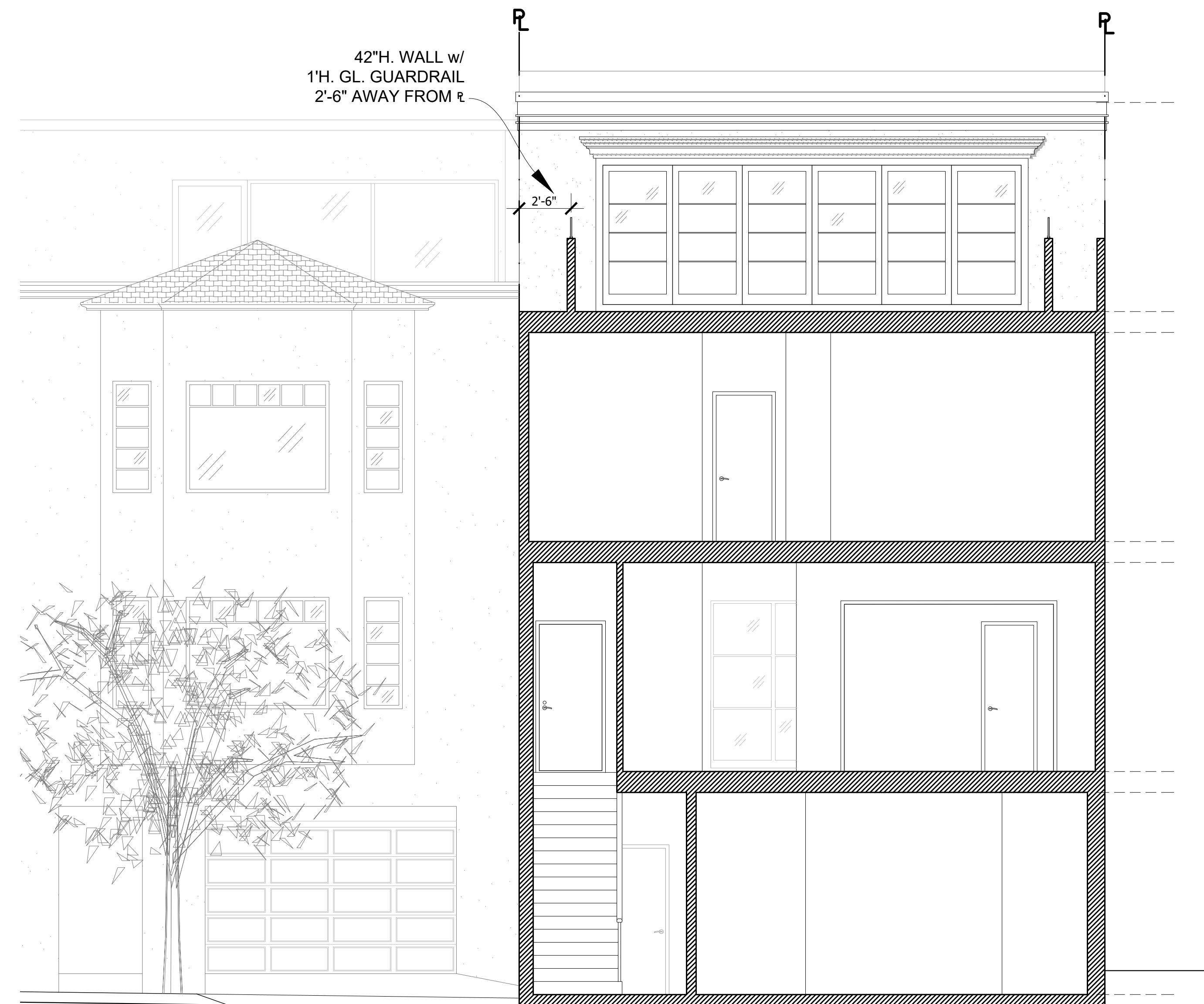
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SECTION

A3.1



42" H. WALL w/
1" H. GL. GUARDRAIL
2'-6" AWAY FROM R

2'-6"

1 LATERAL SECTION

1/4" = 1'-0"



3 Artist Rendering - Proposed Rear
N.T.S.



2 Artist Rendering - Proposed Front
N.T.S.

<p>EXISTING UNIT AREA: LOWER 2829: 1,661 SQ. FT. UPPER 2831: 1,832 SQ. FT. Common Space: 900 SQ. FT. (+450 per unit for gross area)</p>	<p>PROPOSED UNIT AREA: LOWER 2829: 3,541 SQ. FT. UPPER 2831: 3,582 SQ. FT. Common Space: 851 SQ. FT. (+425.5 per unit for gross area)</p>
<p>EXISTING UNIT GROSS AREA: LOWER 2829: 2,111 SQ. FT. UPPER 2831: 2,282 SQ. FT.</p>	<p>PROPOSED UNIT GROSS AREA: LOWER 2829: 3,966.5 SQ. FT. UPPER 2831: 4,007.5 SQ. FT.</p>
<p>TOTAL EXISTING BUILDING AREA: 4,393 SQ. FT.</p>	<p>TOTAL PROPOSED BUILDING AREA: 7,974 SQ. FT. (+3,581 SQ. FT.)</p>

LANDSCAPE CALCULATIONS	
EXISTING:	
PERMEABLE SURFACE:	≈1,279 SQ. FT. (66%)
NON-PERMEABLE SURFACE:	≈666 SQ. FT. (34%)
TOTAL OUTDOOR SPACE:	≈1,945 SQ. FT.
PROPOSED:	
PERMEABLE SURFACE:	≈762 SQ. FT. (50%)
SEMI-PERMEABLE SURFACE:	≈439 SQ. FT. (29%)
NON-PERMEABLE SURFACE:	≈332 SQ. FT. (21%)
TOTAL OUTDOOR SPACE:	≈1,533 SQ. FT.
<p>-78 SQ. FT. OF SEMI-PERMEABLE & -334 SQ. FT. OF NON-PERMEABLE SURFACES</p>	

PROJECT DIRECTORY: CODES APPLIED:

ARCHITECT:
 MCMAHON ARCHITECTS+STUDIO
 4111 18TH STREET, SUITE 6
 SAN FRANCISCO, CA, 94114
 415. 626.5300
 CA. REG. C-22982

2016 CALIFORNIA BUILDING CODE (CBC)
 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
 2016 CALIFORNIA ELECTRICAL CODE (CEC)
 2016 CALIFORNIA PLUMBING CODE (CPC)
 2016 CALIFORNIA MECHANICAL CODE (CMC)
 2016 CALIFORNIA ENERGY CODE

BUILDING/LOT INFO:

2829/2831 PIERCE ST
 SAN FRANCISCO, CA, 94123
 APN: 0537/001H
 OCCUPANCY: R-3
 ZONING: RH-3
 UNITS: 2 EXISTING/ 2 PROPOSED
 BUILDING TYPE: V-A

DRAWING INDEX:

ARCHITECTURAL DRAWINGS:

- A0.0 - COVER SHEET
- A0.1 - BLOCK CONTEXT MAP
- A0.2 - SITE PHOTOS
- A0.3 - EXISTING SITE PLAN
- A0.4 - PROPOSED SITE PLAN

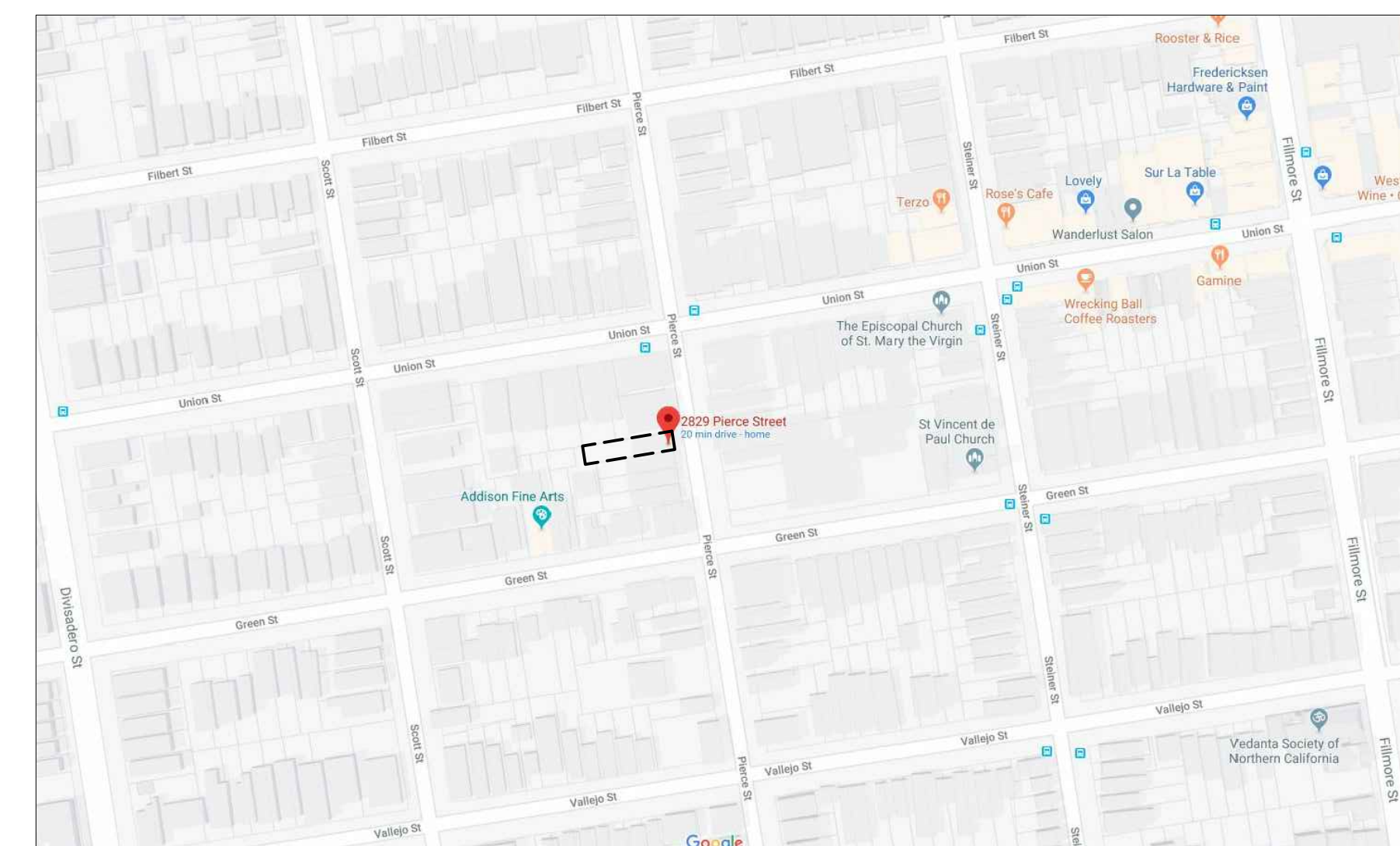
D1.0 - DEMOLITION CALCULATIONS

- A1.0 - (E) & (P) 1ST FLOOR PLANS
- A1.1 - (E) & (P) 2ND FLOOR PLANS
- A1.2 - (E) & (P) 3RD FLOOR PLANS
- A1.3 - (E) & (P) 4TH FLOOR PLANS
- A2.0 - ELEVATIONS
- A2.1 - ELEVATIONS
- A2.2 - ELEVATIONS
- A2.3 - ELEVATIONS
- A3.0 - LONGITUDINAL SECTION
- A3.1 - LATERAL SECTION

PROJECT DESCRIPTION:

THE PROPOSED PROJECT CONSISTS OF THE REMODEL, ALTERATION AND HORIZONTAL AND VERTICAL ADDITION TO AN EXISTING 3 STORY BUILDING (INCLUDING 1ST FLOOR GARAGE) THAT HOUSES TWO RESIDENTIAL UNITS. THE PROJECT INCLUDES THE FOLLOWING:

- 1) EXPANSION AND EXCAVATION OF THE 1ST FLOOR TO THE REAR OF THE GARAGE. THIS AREA IS LARGELY BELOW GRADE.
- 2) FOUNDATION REPLACEMENT.
- 3) 2ND AND 3RD FLOOR HORIZONTAL ADDITIONS INTO THE REAR YARD.
- 4) ALTERATIONS TO THE EXISTING FAÇADE.
- 5) ADDING A NEW 4TH FLOOR WITH AN 18' FRONT SETBACK. THE BUILDING WILL BE 3 STORIES AT THE REAR DUE TO THE UPSLOPE LOT.
- 6) BOTH UNITS WILL BE 2 FLOORS. LOWER UNIT WILL BE ON FLOORS 1-2 AND UPPER UNIT ON FLOORS 3-4.
- 7) NEW KITCHENS AND BATHROOMS AND INTERIOR REMODEL THROUGHOUT.



1 Context Map
N.T.S.



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COVER SHEET



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CONTEXT MAP



3 REAR FACADE AND ADJACENT BUILDING



4 REAR OF ADJACENT BUILDING



5 REAR FACADE AND SHARED DRIVEWAY



2 BUILDINGS ON OPPOSITE SIDE OF STREET



1 FRONT FACADE AND BUILDINGS ON SAME SIDE



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PHOTOS



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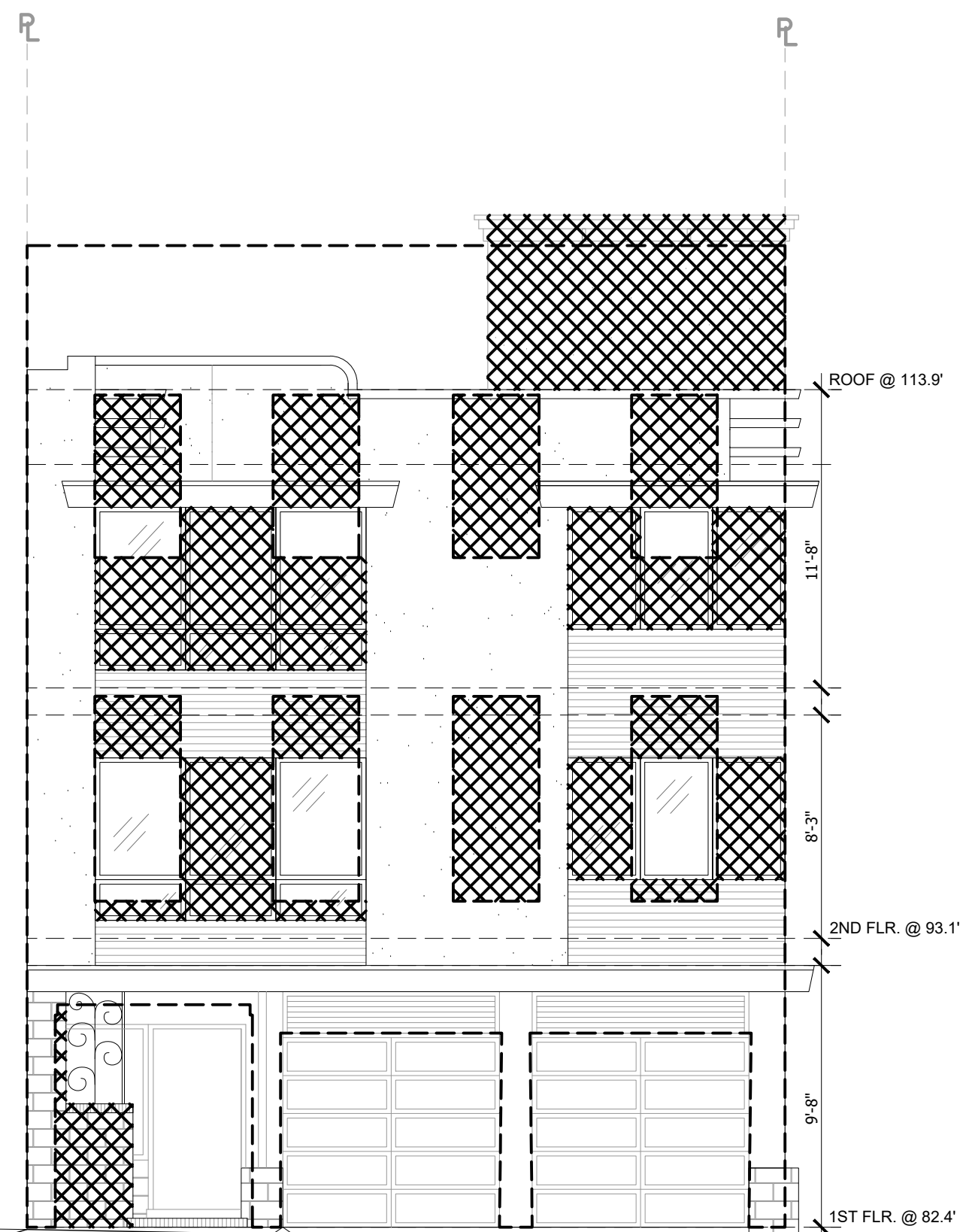
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EXISTING
 SITE PLAN

FRONT FACADE DEMO. CALCULATION

EXISTING FRONT FACADE AREA: 690 SQ. FT.
 FRONT FACADE TO BE REMOVED: 247 SQ. FT.
 FACADE TO BE REMOVED IS 41.7% OF TOTAL



LEGEND:

XXXXX AREA TO BE REMOVED/DEMO.
 - - - - - OUTLINE OF PROPOSED BUILDING

1 EXISTING FRONT ELEVATION
3/16" = 1'-0"

NORTH FACADE DEMO. CALCULATION

EXISTING NORTH FACADE AREA: 1,760 SQ. FT.
 FRONT FACADE TO BE REMOVED: 459 SQ. FT.
 FACADE TO BE REMOVED IS 26.0% OF TOTAL



LEGEND:

XXXXX AREA TO BE REMOVED/DEMO.
 - - - - - OUTLINE OF PROPOSED BUILDING

2 EXISTING NORTH ELEVATION
3/16" = 1'-0"

HORIZONTAL ELEMENTS DEMO. CALCULATION

EXISTING FRONT FACADE AREA: 690 SQ. FT.
 FRONT FACADE TO BE REMOVED: 247 SQ. FT.
 FACADE TO BE REMOVED IS 41.7% OF TOTAL

EXISTING REAR FACADE AREA: 677 SQ. FT.
 REAR FACADE TO BE REMOVED: 677 SQ. FT.
 ENTIRE REAR FACADE TO BE REMOVED (100%)

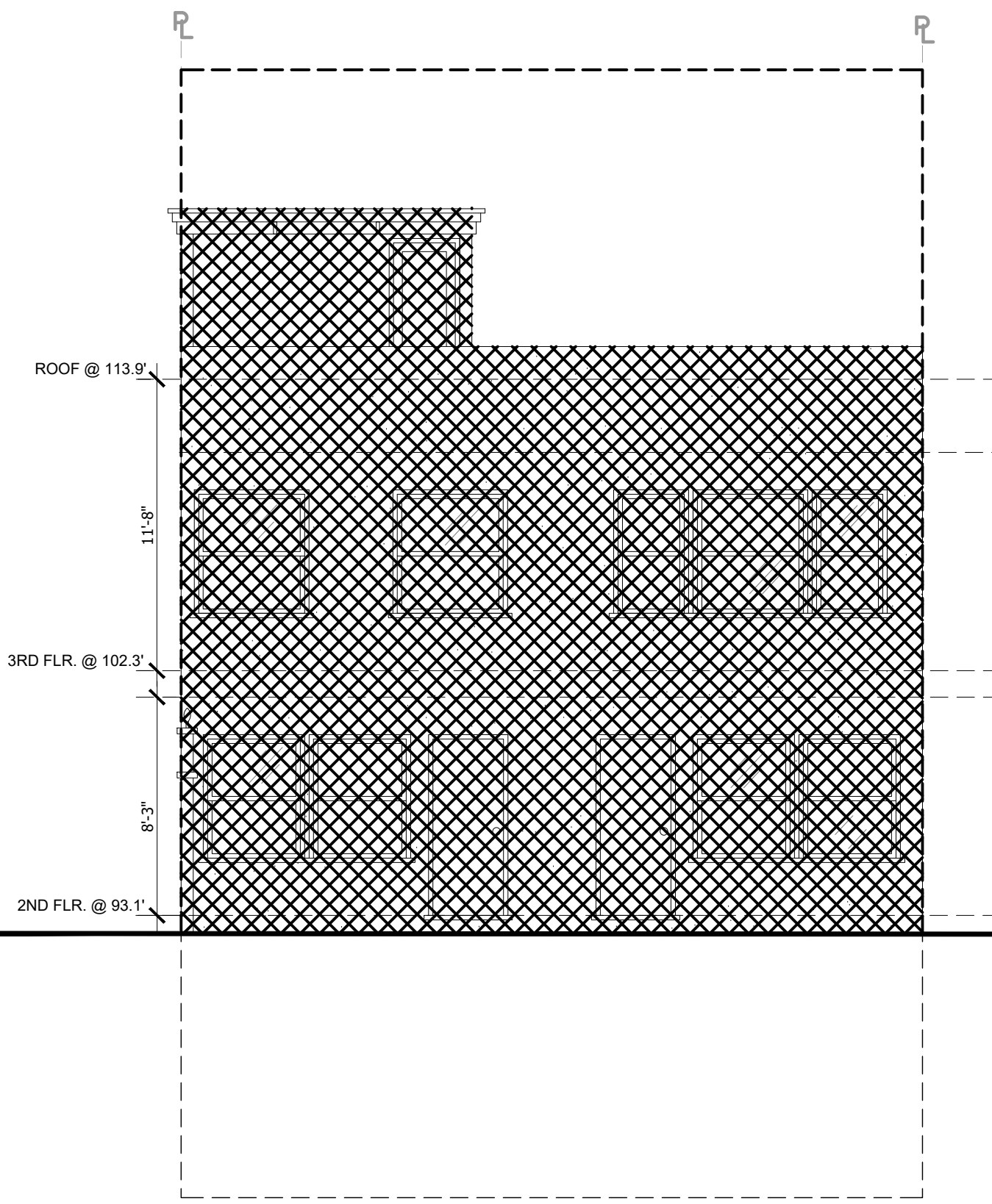
EXISTING NORTH FACADE AREA: 1,760 SQ. FT.
 FRONT FACADE TO BE REMOVED: 459 SQ. FT.
 FACADE TO BE REMOVED IS 26.0% OF TOTAL

EXISTING SOUTH FACADE AREA: 1,760 SQ. FT.
 REAR FACADE TO BE REMOVED: 73 SQ. FT.
 FACADE TO BE REMOVED IS 4.1% OF TOTAL

AREA OF EXISTING VERTICAL ELEMENTS: 4,887 SQ. FT.
 AREA OF VERTICAL ELEMENTS TO BE REMOVED: 1,456 SQ. FT.
 TOTAL AREA TO BE REMOVED IS 29.8% OF TOTAL

REAR FACADE DEMO. CALCULATION

EXISTING REAR FACADE AREA: 677 SQ. FT.
 REAR FACADE TO BE REMOVED: 677 SQ. FT.
 ENTIRE REAR FACADE TO BE REMOVED (100%)



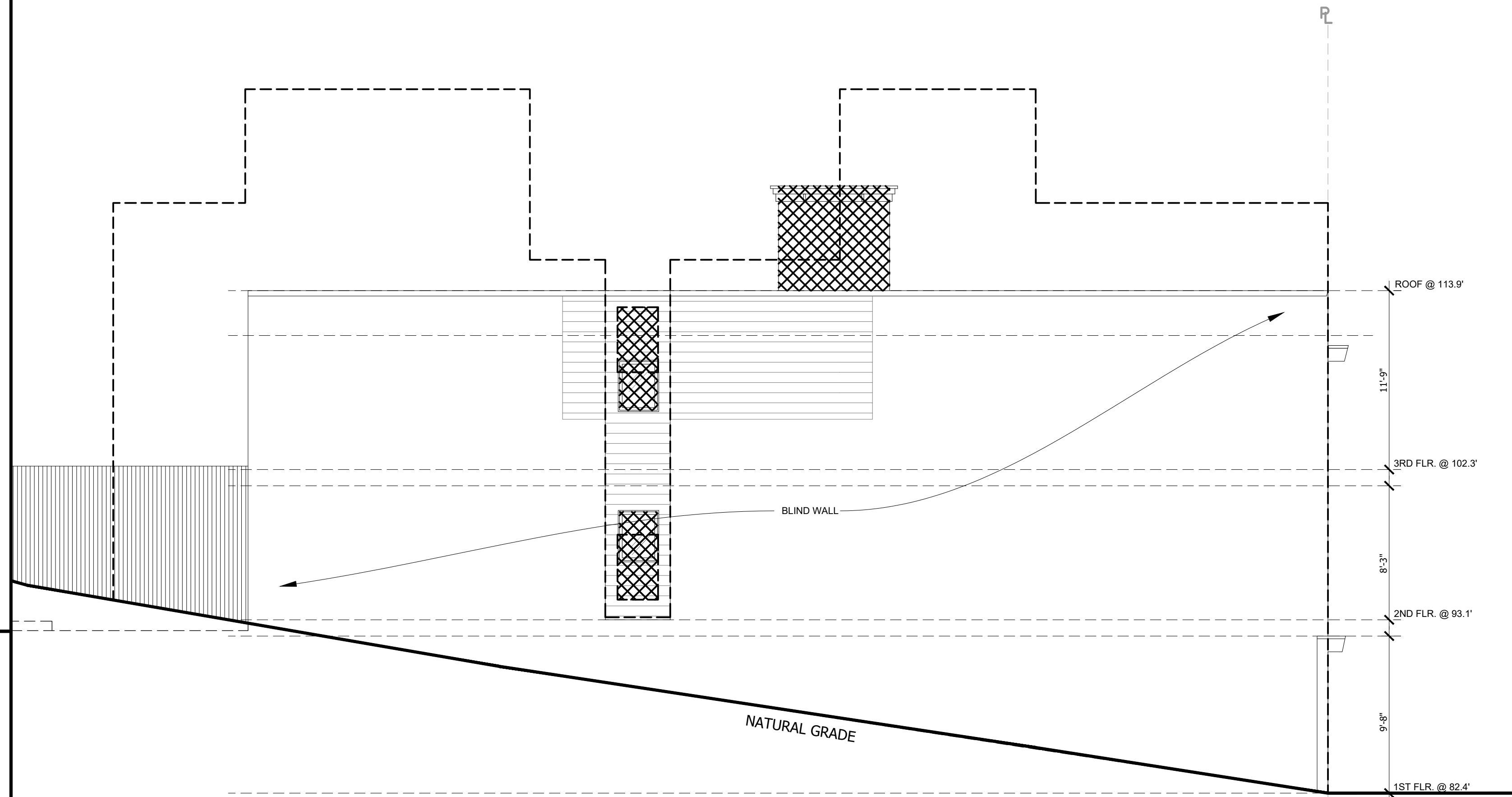
LEGEND:

XXXXX AREA TO BE REMOVED/DEMO.
 - - - - - OUTLINE OF PROPOSED BUILDING

3 EXISTING REAR ELEVATION
3/16" = 1'-0"

SOUTH FACADE DEMO. CALCULATION

EXISTING SOUTH FACADE AREA: 1,761 SQ. FT.
 REAR FACADE TO BE REMOVED: 73 SQ. FT.
 FACADE TO BE REMOVED IS 4.1% OF TOTAL



LEGEND:

XXXXX AREA TO BE REMOVED/DEMO.
 - - - - - OUTLINE OF PROPOSED BUILDING

4 EXISTING SOUTH ELEVATION
3/16" = 1'-0"



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FACADE DEMO CALCULATIONS

D1.0



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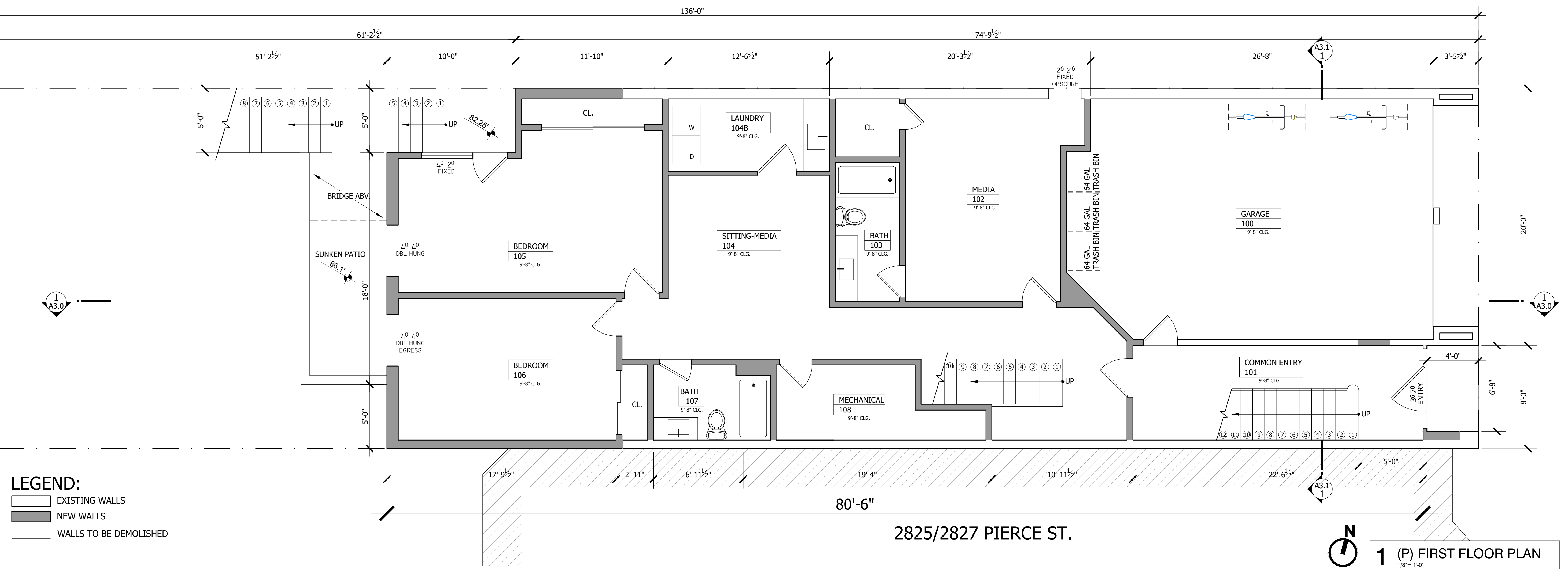
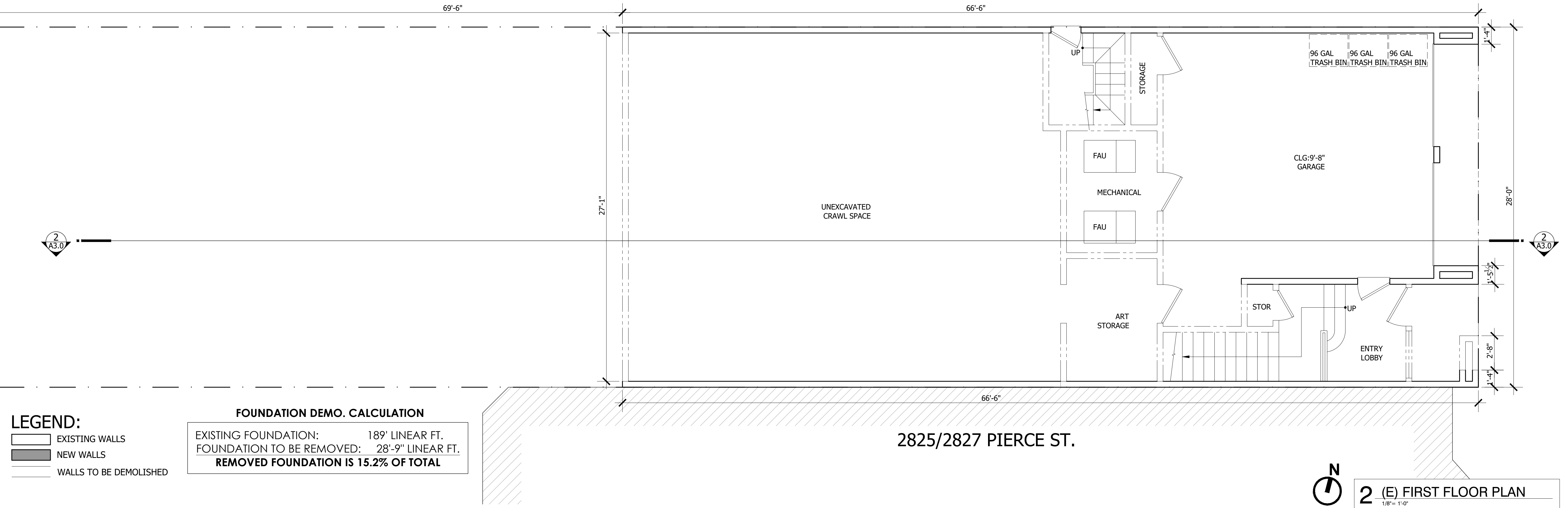
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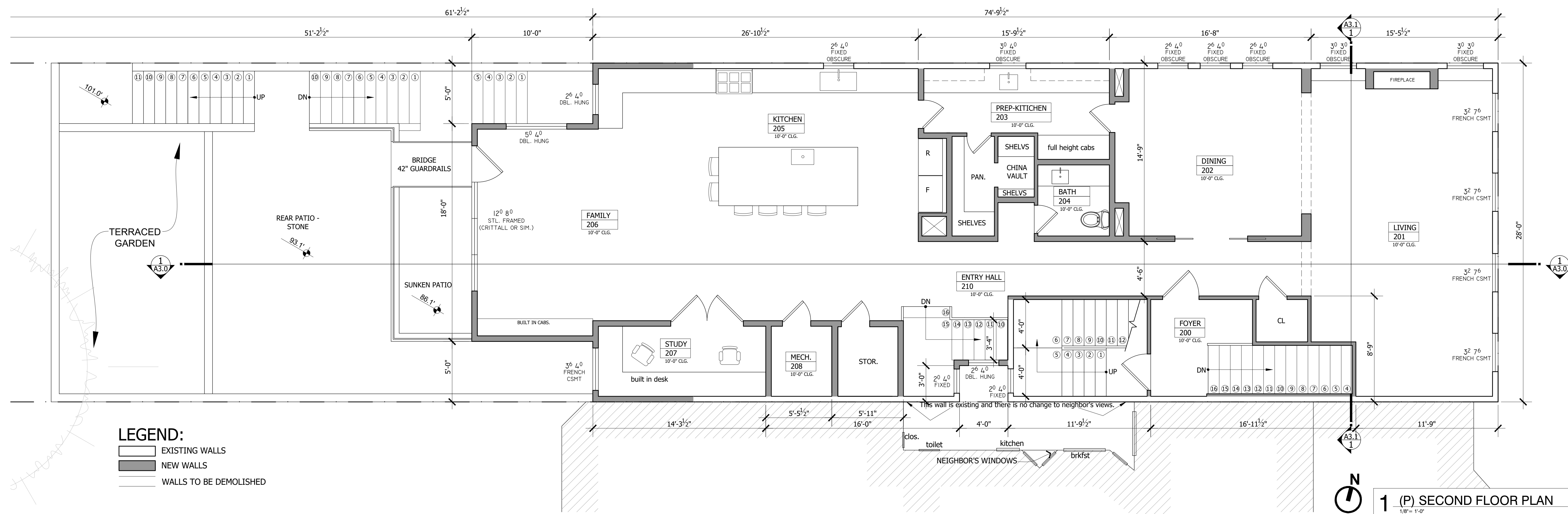
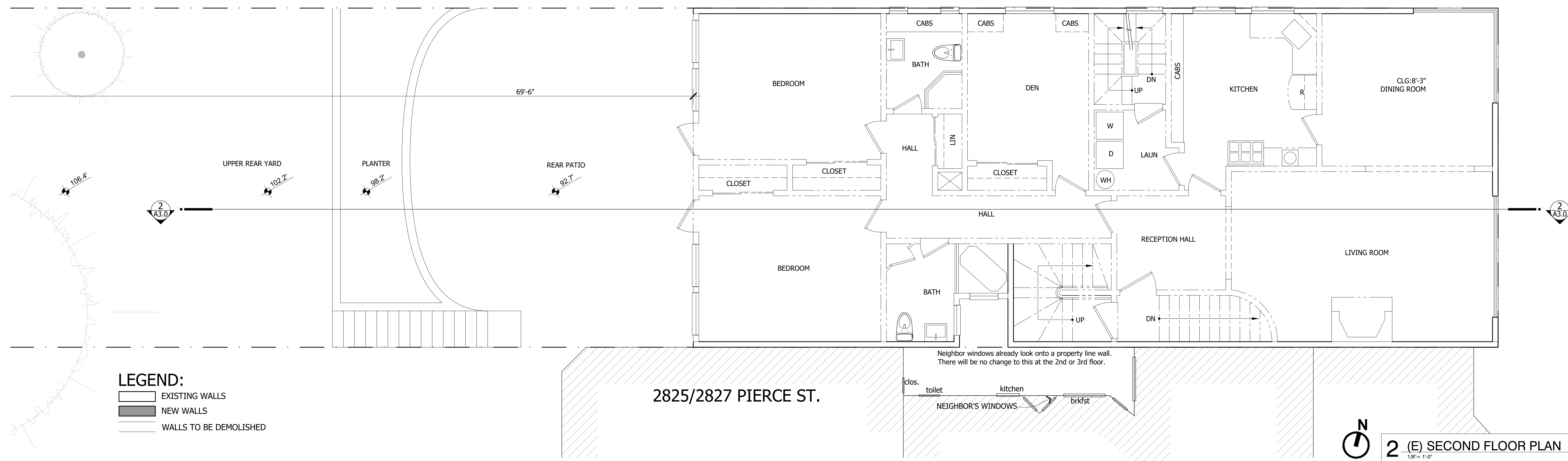
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SCALE: AS NOTED

FLOOR PLANS

A1.0





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FLOOR PLANS



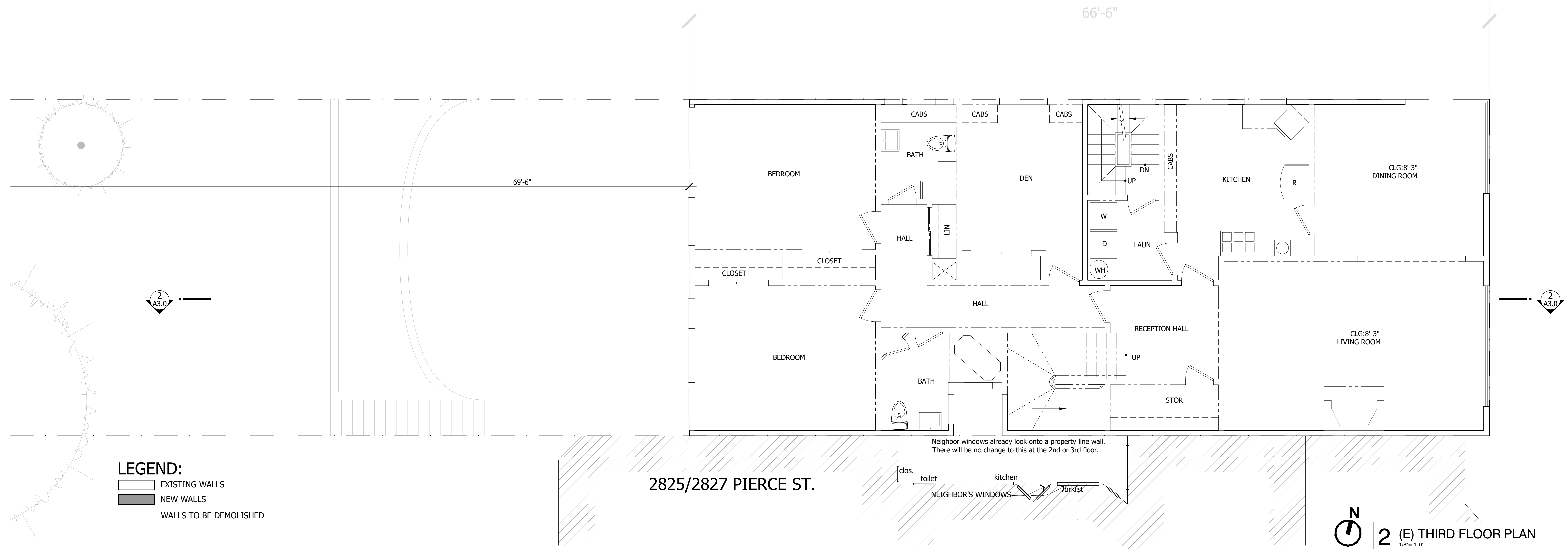
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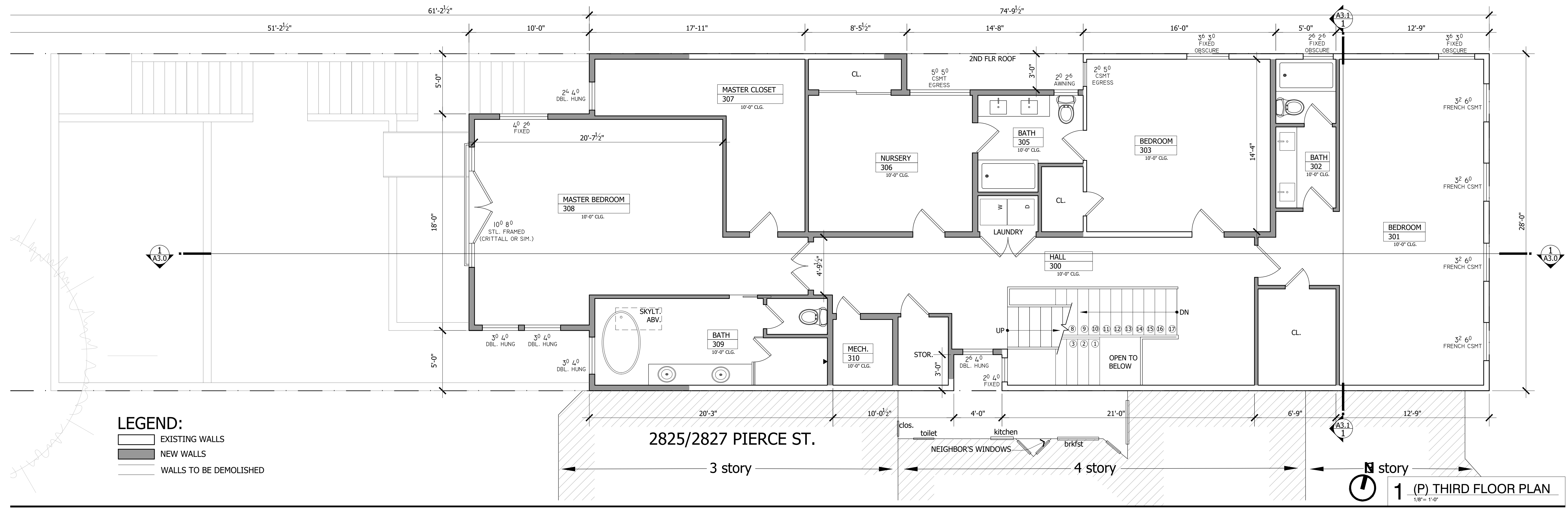
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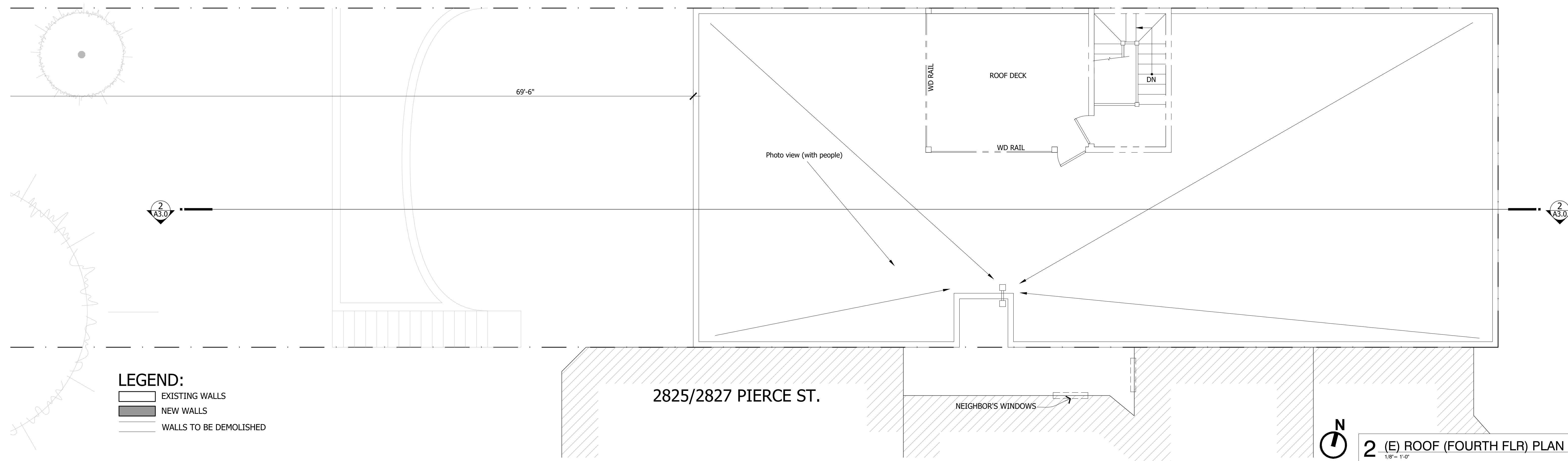
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2 (E) THIRD FLOOR PLAN
1/8" = 1'-0"

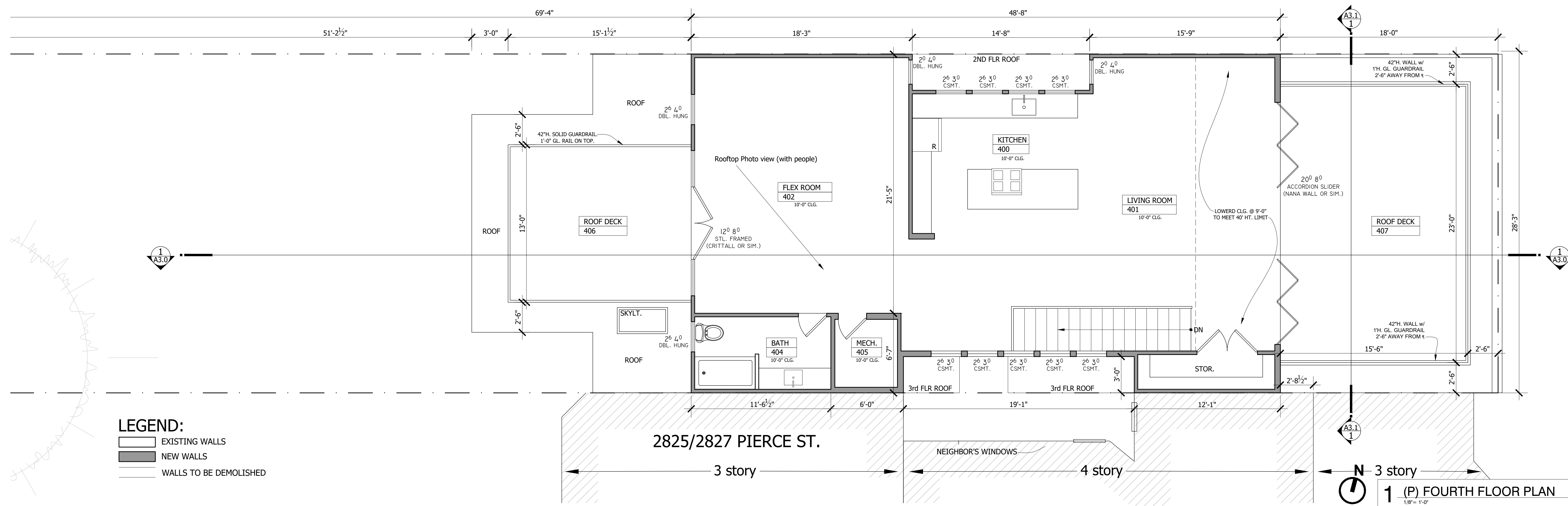


1 (P) THIRD FLOOR PLAN
1/8" = 1'-0"



LEGEND:
 [Solid line] EXISTING WALLS
 [Dashed line] NEW WALLS
 [Dotted line] WALLS TO BE DEMOLISHED

2 (E) ROOF (FOURTH FLR) PLAN
 1/8" = 1'-0"



LEGEND:
 [Solid line] EXISTING WALLS
 [Dashed line] NEW WALLS
 [Dotted line] WALLS TO BE DEMOLISHED

1 (P) FOURTH FLOOR PLAN
 1/8" = 1'-0"



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FLOOR PLANS

A1.3

LEGEND:

- ① LIMESTONE COLORED STUCCO
- SMOOTH FINISH
- ② WOOD MOLDINGS
- ③ WOOD SASH WINDOWS/DOORS
- PAINTED BLACK
- ④ FIRE RATED PROPERTY LINE WINDOWS
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- ⑤ STEEL WINDOWS/DOORS
- BLACK FRAME
- ⑥ 8'-0"w. WOOD GARAGE DOOR
- PAINTED BLACK
- ⑦ FRAMELESS GLASS RAILING
- 1'-0"h. (TOTAL GUARDRAIL 54"H)
- ⑧ CONCRETE RETAINING WALL
- ⑨ 42"h. MTL. GUARDRAIL
- ⑩ METAL JULIET BALCONY



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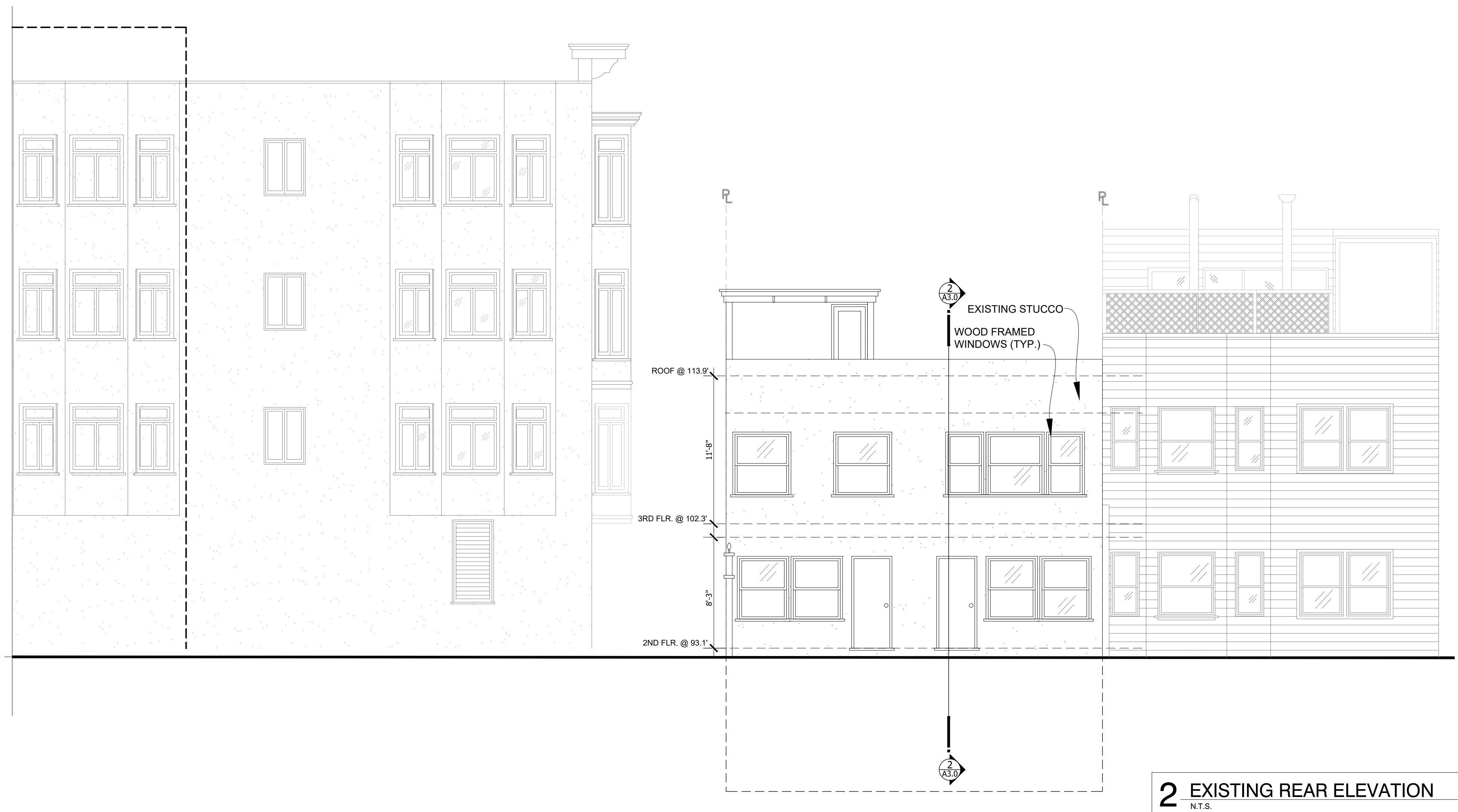
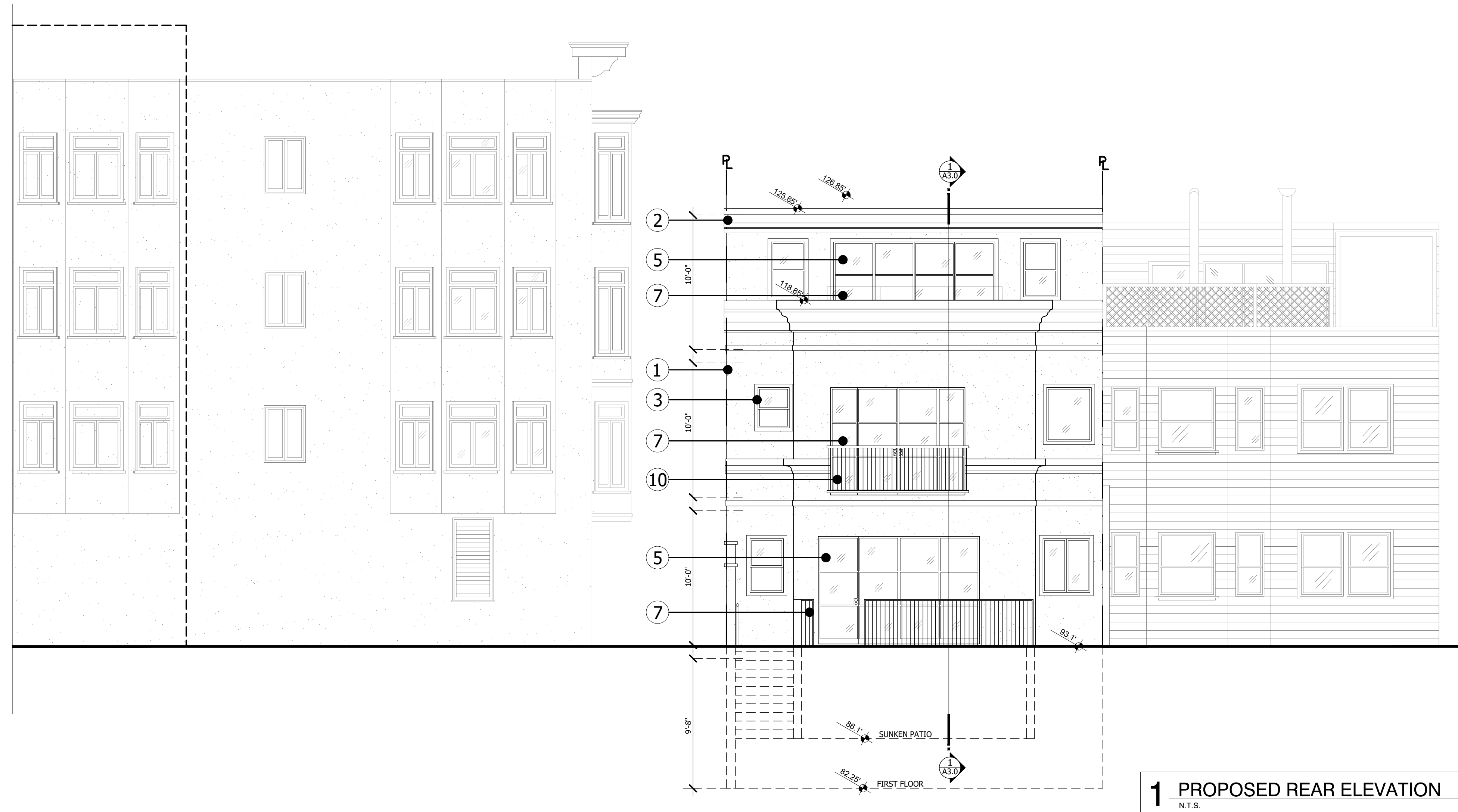
SCALE: AS NOTED

FRONT
ELEVATIONS

A2.0

LEGEND:

- ① LIMESTONE COLORED STUCCO
- SMOOTH FINISH
- ② WOOD MOLDINGS
- ③ WOOD SASH WINDOWS/DOORS
- PAINTED BLACK
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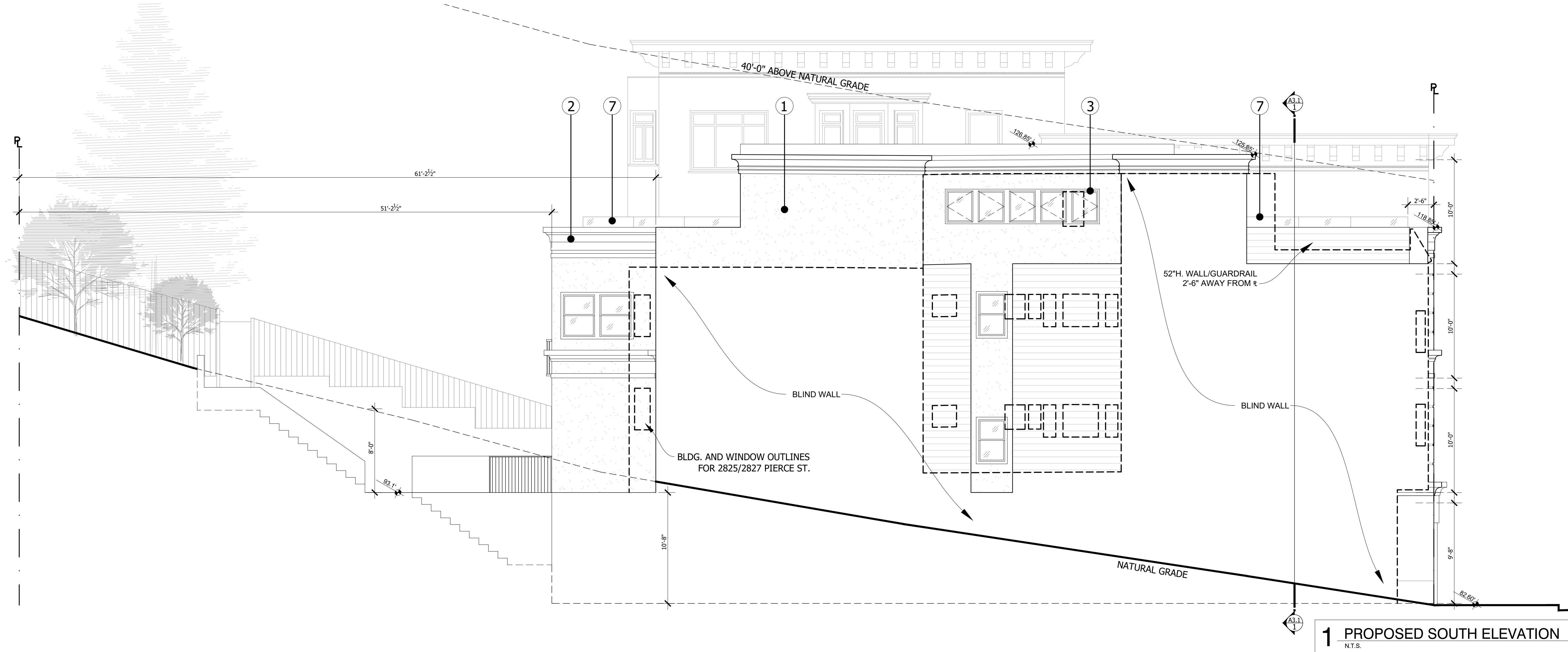
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 DRAWN: CM
 SCALE: AS NOTED

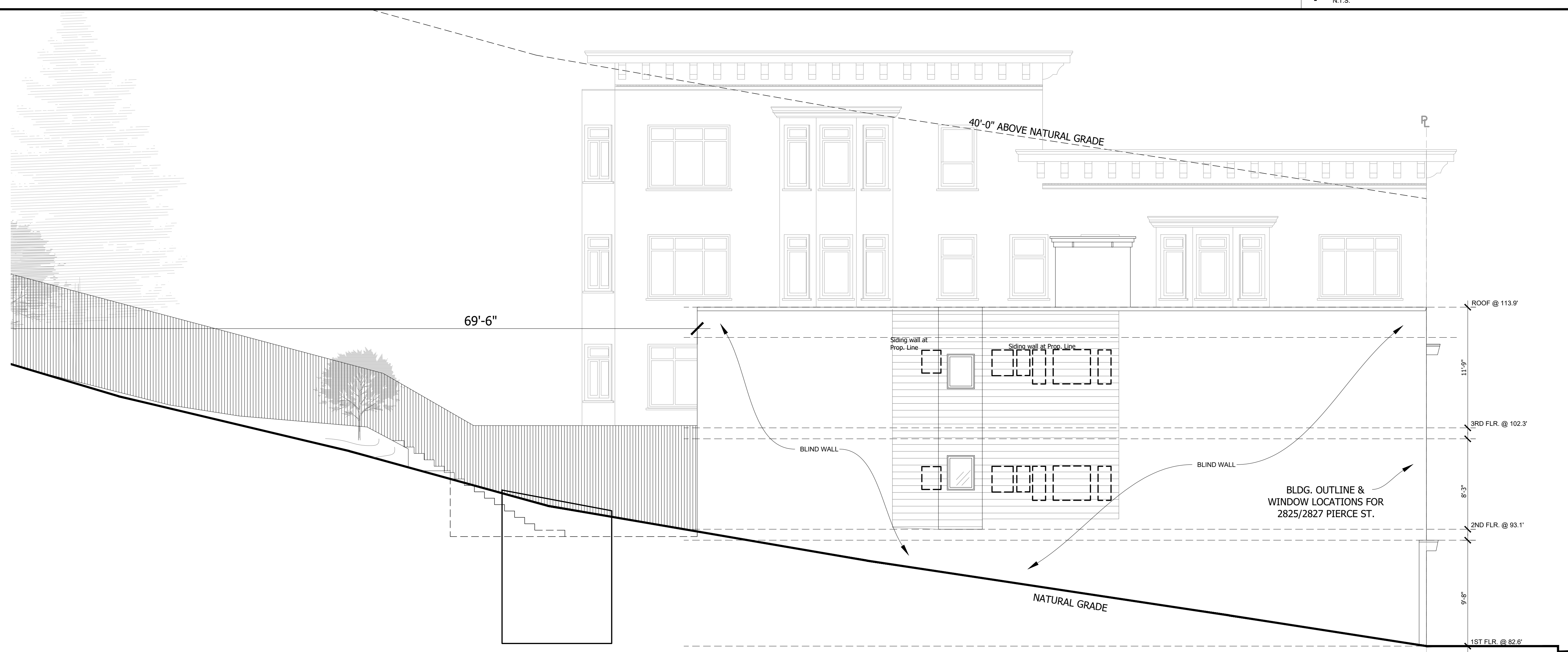
REAR ELEVATIONS



1 PROPOSED SOUTH ELEVATION
N.T.S.

LEGEND:

- ① LIMESTONE COLORED STUCCO
- SMOOTH FINISH
- ② WOOD MOLDINGS
- ③ WOOD SASH WINDOWS/DOORS
- PAINTED BLACK
- ④ FIRE RATED PROPERTY LINE WINDOWS
- PAINTED BLACK
- ⑤ STEEL WINDOWS/DOORS
- BLACK FRAME
- ⑥ 8'-0" w. WOOD GARAGE DOOR
- PAINTED BLACK
- ⑦ FRAMELESS GLASS RAILING
- 1'-0" h. (TOTAL GUARDRAIL 54" H)
- ⑧ CONCRETE RETAINING WALL
- ⑨ 42" h. MTL. GUARDRAIL
- ⑩ METAL JULIET BALCONY



2 EXISTING SOUTH ELEVATION
N.T.S.



2829/2831 Pierce St.
AKA: 2831/2833 Pierce St.
San Francisco, CA

REVISIONS:

06.26.18
09.12.18
09.26.18

DATE: 9.26.2018
DRAWN: CM
SCALE: AS NOTED

SOUTH ELEVATIONS



2829/2831 Pierce St.
AKA: 2831/2833 Pierce St.
San Francisco, CA

REVISIONS:

06.26.18

09.12.18

09.26.18

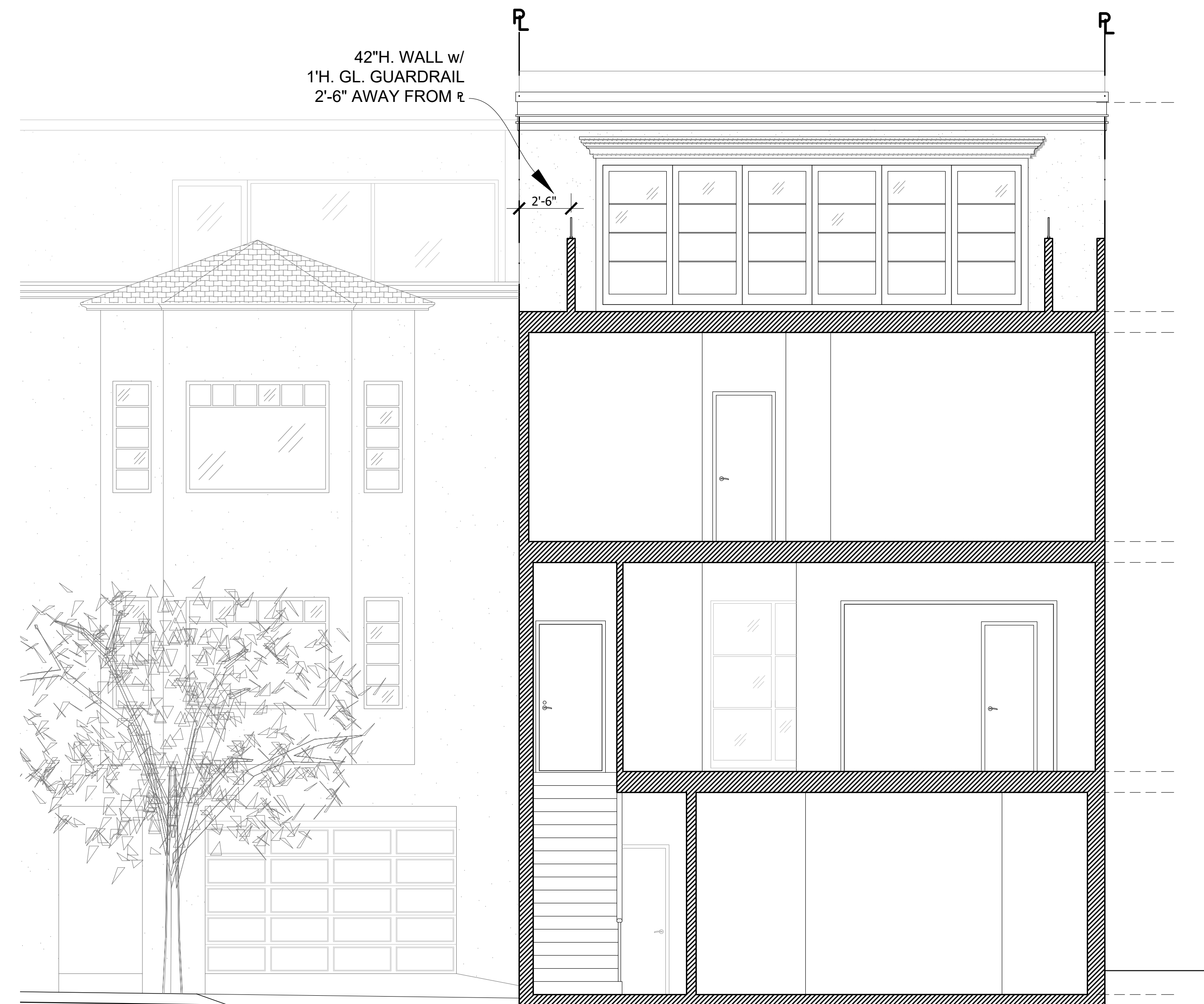
DATE: 9.26.2018

DRAWN: CM

SCALE: AS NOTED

SECTION

A3.1



42"H. WALL w/
1"H. GL. GUARDRAIL
2'-6" AWAY FROM R

2'-6"

1 LATERAL SECTION

1/4" = 1'-0"

From: [Genevieve Anderson](#)
To: [Winslow, David \(CPC\)](#)
Subject: Objection to Construction Project of 2831-33 Pierce
Date: Tuesday, October 16, 2018 3:50:07 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Winslow,

We wanted to add our voice to the neighborhood coalition that disapproves of the new construction project at 2831-33 Pierce. In particular, I have been a strong advocate, along with a number of my neighbors, for preserving the historically and architecturally important envelope of this building which the owners aim to destroy.

We are amazed and saddened that the City of San Francisco and its Planning Department would allow the demolition of a rare and exceptional style of architecture, Streamline Moderne, by an important local architect, Conrad Kett; the stark deviation from Cow Hollow Association Design Guidelines; and the construction of a building that is architecturally insensitive to the block and neighborhood, and much taller than its predecessor. This project simply does not respect the social, cultural and historic fabric of this neighborhood. This is not NIMBYism, but rather a large group of people who want to preserve the integrity and special features of our Cow Hollow environment. To be perfectly transparent, many of us in the coalition don't understand why and who would want to destroy a valuable building and damage that community fabric, rather than just buy a more suitable house. It's bewildering.

More importantly, we hope that the City and Planning Department will listen to the many neighbors who have made appeals on different elements of the project, but who have come together to recognize and discuss over many months a shared objection to *most* of the projects principal features, including its goal of destroying its historic facade.

My husband and I are putting the last touches on a letter of appeal to the Board of Supervisors of the project's CEQA exemption determination which was insecurely based on subjective opinion and inadequate information.

Thanks so much for your time and consideration of this note.

Best, Genevieve & Matthew Anderson
2400 Green Street (corner of Pierce)

COW HOLLOW ASSOCIATION INC.

Box 471136, San Francisco, CA 94147

October 24, 2018

President Rich Hillis and Commissioners
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

RE: 2831-33 Pierce Street (aka 2829-31 Pierce Street)
Case No. 2018-006138DRP-04
Case No. 2018-006138DRP-03
Case No. 2018-006138DRP-02
Case No. 2018-006138DRP
VAR Case No 2018-006138VAR

President Hillis and Honorable Commissioners,

The Cow Hollow Association (CHA) is dedicated to the preservation of the residential character of the Cow Hollow neighborhood. The Cow Hollow Neighborhood Design Guidelines (CHNDG) were adopted by the Planning Commission in 2001 and serve to define the existing neighborhood character, patterns, setbacks, and the significance of the mid-block open space in our neighborhood.

The CHA Zoning Committee attended the 9/26/16, 8/24/17, and 4/14/18 Pre-Application Meetings and identified the following issues with the proposed project to the Project Sponsor (PS):

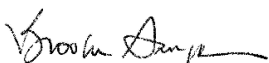
- 4th floor vertical addition with loss of privacy and light, and view blockage
- Rear horizontal extension with loss of privacy and light, and reduction of the mid-block open space
- 4th floor S-facing windows with loss of privacy in neighboring lightwell (2823-27 Pierce)
- Deep excavation at garage level with potential building shift
- Variance for front building wall setback and height
- Story poles
- Construction blocking driveway/alley access: PS stated alley will remain open during construction
- Construction schedule and considerations: PS stated will discuss with all concerned parties

The CHA recommends the following modifications to the proposed project, which the Project Sponsor stated would be considered (See referenced pages in the Adopted Sections of the CHNDG):

- **4th floor: *reduce size and shift massing*** towards rear building wall to better conform to the existing topography (p. 21-24, 34)
- **Rear horizontal extension: *reduce extension*** to match existing rear building wall pattern, or line of development (p. 12, 28-29)
- **4th floor S-facing windows: *change type*** to mitigate neighbor's privacy concerns, i.e. transom (p. 31)
- **Deep excavation at garage level: *initiate communication*** and possible private agreement with neighbors to South for repair of any damage from building shifts
- **Variance for front building wall height: *lower height*** at front building wall, removing variance requirement
- **Story Poles: *CHA strongly recommends*** installation (p. 53)

The CHA Zoning Committee **urges the Planning Commission to take Discretionary Review** on the proposed project at 2831-33 Pierce Street and modify as listed above.

Regards,



Brooke Sampson
CHA Zoning Committee
Cow Hollow Association, Inc.

cc: David Winslow, Kent Penwell, Chris McMahon, Daniel Frattin, Deborah Holley, Carola Shepherd, PHRA

**Louise Bea
2727 Pierce Street
San Francisco, CA 94123**

November 18, 2018

President Rich Hills and Commissioners
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, California 94103-2479

RE: 2831-33 Pierce Street (aka 2829-31 Pierce Street)
Case No. 2018-006138DRP-04
Case No. 2018-006138DRP-03
Case No. 2018-006138DRP-02
Case No. 2018-006138DRP
VAR Case No 2018-006138VAR

Dear President Hills and Honorable Commissioners,

At 2727 Pierce Street, I live one block away from the proposed project. I have lived in Cow Hollow for 31 year, and I appreciate the unique quality of our neighborhood. One certainly understands the desire of neighbors to improve their property. However, there are limits, both within the Planning Code, and as specified in the Cow Hollow Guidelines (adopted by the Planning Commission in 2001.)

I would like to first address the variance. I do not understand why a variance would be given in this case. City Code is there for a reason. When a variance is given, it must be done for a specific reason, which makes sense to the Planning Department, not just to the homeowner. What is the reason, when the height of this building, as proposed, will be higher than the adjacent buildings? If they in turn, request a variance to ignore the height limit, then will a variance be given to them? Where does it end? A variance is improper, and proposed plans should be scaled back appropriately.

This project proposes the building go from a 4,393 square foot building to a 7,974 square foot building. That is approximately a 81% increase.

One wonders what our neighborhood would look like if everyone tried to increase their building 81%.

One notes that the Planning Department Requirement #2 was not even complied with. This required the applicant to "reduce the proposed 3rd floor to align with the west edge of the existing 3rd floor roof deck of 2825 Pierce Street." This addition would extend 10 feet beyond the adjacent building into the mid-block open space. One of the mainstays of the Cow Hollow Guidelines is the preservation of the mid-block open space. Once one neighbor is allowed to encroach, it only encourages other neighbors to follow suit.

Another aspect important to the Cow Hollow Guidelines is the issue of air, light and privacy. The proposed 4th story addition would significantly affect air, light, and privacy of the surrounding buildings in a very impactful way. In the case of 2823 Pierce Street, to name just one DR requestor, their small unit would be negatively impacted by the partial loss of their light well, loss of northern exposure to light on their deck, loss of privacy on their deck and so on.

I have read the letter sent by the Cow Hollow Neighborhood Association, and agree with their points as follows to suggest the following alterations in the proposed project:

1. Reduce the size of the 4th floor to conform to the existing topography.
2. Reduce the rear horizontal extension to match the existing line of development.
3. 4th floor south facing windows: Change the windows to respect the privacy of the neighbors.
4. Remove the variance for the wall height at the front of the building.

I would also ask that the Planning Commission request that the homeowner put up story poles.

Sincerely, Carlos & Louise Bea

From: Tim Macauley <timmacsf@gmail.com>
Sent: Wednesday, October 24, 2018 8:09 PM
To: richhillissf@gmail.com
Cc: Stefani, Catherine (BOS); Secretary, Commissions (CPC); Winslow, David (CPC)
Subject: 2831-2833 Pierce Street, San Francisco, CA: :Building Permit Application No. 2018.04.26.7450

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Re: 2831-2833 Pierce Street, San Francisco, CA: :Building Permit Application No. 2018.04.26.7450

Dear Mr. Hillis,

My wife and I own and reside in 2839 Pierce Street, Unit 2 (Middle level of three unit building) and I am writing to express our deep concern related to the negative impact we believe the proposed project at 2831-2833 Pierce Street will have to our property and to the immediate neighborhood.

Our property is located adjacent and due west of 2381-2833 Pierce Street. My wife and I have owned and resided in the property for 16 years, with the addition of our 11 year old daughter and 8 year old son along the way who both attend St. Vincent de Paul school nearby in Cow Hollow.

As 30+ year residents of the Cow Hollow neighborhood, we are hopeful the Planning Commission will consider the concerns shared here by our family along with the concerns expressed by other longtime neighbors.

Our specific concerns:

Building Height:

The proposed height of the new structure has a significant negative impact to our property's vista view, light and privacy.

Below is the current vista view from our unit looking East directly towards 2831-2833 Pierce (2831/33 is the building in center of picture with "shed" on roof). This is our only vista view and a source of significant light.

The proposed height of the new building obliterates this vista view and light.

Related, the proposer submitted renderings to neighbors that are clearly out of scale, do not accurately reflect the height nor location of our property and surrounding properties relative to theirs. The renderings also misrepresent our unit's window locations and number of windows. These shared renderings inaccurately depicted the view, light and privacy impact and the proposer has been unwilling to erect requested story poles/similar.



Building's rear extension towards our property:

The proposed expansion in building depth to the west greatly exceeds the depth of all adjacent buildings on the same block. This expansion negatively impacts our property's privacy and light. It also includes decks directly facing our property which will come with an increase in noise and greatly reduce existing privacy. It also greatly reduces the current mid-block open space.

Scale of building and removal of two rent controlled units for one large single family home:

The proposed project converts 2 units of approximately 2000 square feet each with an 8000 square foot structure. Despite the proposer's claims, the proposed structure appears intended for use as a single family home. This is apparent from even a layman's review of their plans. This is out of character with the neighborhood and effectively drops a "McMansion" into an immediate neighborhood consisting primarily of modestly sized 1000-2000 square foot units or single family homes consistent in size with the existing structure they intend to double in size. It also removes needed housing stock from the neighborhood.

I have attended multiple meetings with the proposers of this project and expressed my concerns. In conjunction with multiple neighbors, we have asked them to consider modifications to their plans. To date they have been unwilling to do so.

Thank you for your consideration as you evaluate this project.

Sincerely,
Tim Macauley
2839 Pierce Street
Unit 2
San Francisco, CA 94123
timmacs@gmail.com

cc: Jonas Ionin, David Winslow, Supervisor Catherine Stefani

From: Geri Bergantino <Geri_Bergantino@hmsa.com>
Sent: Thursday, October 04, 2018 10:46 PM
To: Winslow, David (CPC)
Subject: 2831-33 Pierce Street Renovation

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Mr. Winslow,

I am one of the many residents living in the vicinity of the property at 2831 Pierce Street in San Francisco for which major renovations are pending. I have lived at 2445 Union Street #412 since 1980 and have enjoyed living in this charming, bucolic enclave which feels more rural than urban. Like many of my neighbors, I am extremely concerned about the proposed 'renovation' of 2831 Pierce Street. If this renovation is completed as planned, it will adversely affect dozens of residents in this area. The owners of this property wish to live in a mansion, rather than the type of homes which surround their property. It is my opinion that the proposed changes are completely out of scale. This renovation will remove a significant amount of open space, blocking light and scenery for many residents, drastically changing the area in a negative manner for all residents (except the property owners of 2831 Pierce Street).

If anyone simply walks up the driveway towards 2839 Pierce Street they can see how egregiously the proposed renovations will affect the neighbors. From what I understand of these changes, the roof property adjacent to the south (2823 Pierce) will become entombed by the renovated property and the buildings adjacent to the north (2845 Pierce) and northwest (2435 Union) will have many units facing the renovated property rather than the open space they now enjoy.

I expect there are laws in San Francisco that prevent development that would result in reduced property values for neighbors. As this proposed renovation would affect 2823 Pierce Street, I am sure this would be the case. If the proper authorities review this proposed renovation, I believe they will see it is detrimental to many residents and will not allow this renovation to be completed as planned.

Thank you for your attention to this matter.

Geri Lynn Bergantino
BSDI Membership Consultant
Hawaii Medical Service Association
Blue Cross Blue Shield of Hawaii

An Independent Licensee of the Blue Cross and Blue Shield Association
818 Keeaumoku Street Honolulu, HI 96814
415-902-9513 (cell) 415-931-2846 (home)
Geri_Bergantino@hmsa.com

If you have any questions, please reply to this email or [contact us](#) in another way that's convenient to you. You can also learn more about our plans and get information on our wellness programs at hmsa.com.

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From: Zach Trap <ztrap14@gmail.com>
Sent: Tuesday, October 23, 2018 4:03 PM
To: richhillissf@gmail.com
Cc: Stefani, Catherine (BOS); Secretary, Commissions (CPC); Winslow, David (CPC)
Subject: 2831-33 Pierce St. Project

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Dear Mr. Hillis,

(Cc: Jonas Ionin, Catherine Stefani, David Winslow)

My name is Zachary Trap and I live at 2839 Pierce St Unit #1 (Lower Level). My building is located behind 2831-33 due south west. I want to express my concern over the project and how I believe the project as currently proposed will negatively impact my unit. After review of the project documents, it has become clear that the future building as designed will dramatically decrease the already minimal amount of natural light my unit receives. This is troublesome not only for my day-to-day lifestyle, but also from a financial aspect as I believe this will severely decrease my property value. An additional concern I have is the amount of privacy my unit will have after the project is complete. The extension of the building west will put the rear of the building fearfully close to my front porch/entrance. This raises concerns of high noise levels, intrusion, visibility, odor, artificial light pollution, and access. The reduced privacy again strikes fears of reduced property value as the secluded nature of my unit is what drew me to purchase it in the first place.

I hope you take my concerns into consideration as you make your decision on the project.

Thank you,

Zachary Trap

Via Email

October 25, 2018

President Rich Hillis
San Francisco Planning Commission
1650 Mission Street, #400
San Francisco, CA 94103

Re: 2831 Pierce Street Discretionary Review – November 8, 2018 Hearing

Dear President Hillis and Commissioners:

I am writing on the behalf of three DR requestors with units located adjacent to the proposed project site -- 2831 Pierce Street. The aerial photo on the following page shows the project site parcel and those of the DR requestors. While three separate DRs were filed, and there are some differences in the impacts and requests for project modifications, the neighbors have come together to try to simplify the most significant issues for the Planning Commission and because their most important concerns are the same: the proposed project is too big for the site, it extends too far into the rear yard, disrupting the established mid-block open space pattern, and is too tall for the site.

This letter is meant to highlight and summarize the concerns of the following three DR requestors:

- Peter Michael at 2839 Pierce Street, representing the three-unit building located west of the project site;
- Ruth Malone and Terry Sayre at 2423-27 Pierce Street, representing the three-unit building located adjacent and south of the project site, and the two other households in their building; and
- Bill and Shelley Mainzer, at 2345 Pierce Street, representing the 12-unit apartment building located adjacent and north of the project site.



Project Site History. The two-unit, rent controlled building at 2831-33 (aka 2829-31) Pierce Street was purchased almost two years ago by the project sponsor. Upon buying the building, one tenant moved out and the project sponsor evicted the family living in the other unit under an owner move-in eviction.

Proposed Project. The first plan that the project sponsor applied to undertake was demolition of the 4,393 square foot duplex and construction of a new 7,368 square foot structure (see Attachment A). Based on feedback from Planning, the project sponsor submitted a new application for essentially the same project, but one that avoided complete demolition and proposed to create a 7,974 square foot home.

Loss of Moderately-Priced Rent Controlled Units. While the application materials state that the project would maintain two rent-controlled units, the architectural plans included as Attachment B, strongly suggest that this would not be two units, but one large home that would be up to ten times the size of some of the units in adjoining properties.

Both units share a common entrance from Pierce Street. The theoretical “first unit” would occupy the first two floors of the building. The first floor of this unit

would include a garage, two relatively small bedrooms, two small bathrooms, a laundry room, mechanical area, and two sitting/media rooms. Please note that it appears that the two bedrooms are below grade as is the case for the rest of the rooms on the first floor. Some rooms on this floor appear to have no windows and others only have one or two very small windows.

The second floor of the first unit would contain a large formal living area with a foyer, entry hall, large living room, dining room, small "prep kitchen," china vault, large main kitchen, study, and storage, and mechanical room. So, one would need to believe that this unit has a grand, capacious living and dining area, but only two small below grade bedrooms, and no master bedroom.

The theoretical "second unit" would occupy the third and fourth floors. The third floor would contain a large master bedroom and bathroom, a large master closet, a nursery, one additional large bedroom, and another smaller bedroom, two bathrooms, and storage and mechanical rooms. The fourth floor would contain a relatively small kitchen and living room, "flex room," one bathroom, small mechanical and storage rooms, and two large roof decks. There is no access from the second unit to the back yard. Again, one would need to believe that this unit would have the sumptuous bedrooms and bathrooms on the third floor combined with the small kitchen and living room on the fourth floor, but no access to the dining room, "china vault," or large main kitchen,.

It strains reason to believe that these units would really function as independent viable homes, and they certainly would not preserve the existing, relatively moderate-priced rent-controlled duplex units. The reality is that this the project would convert these two modest units into one almost 8,000 square-foot, high-end home.

The project design is unresponsive to neighbor impacts and is inconsistent with Planning Department Requirements, RRDs, and CHNDGs. As detailed in the three DR Applications, the DR requestors and other neighbors object not only to the impact of this project on the City's vanishing supply of moderately-priced, rent-controlled, tenant-occupied units, but also to the insensitive design. The design significantly impacts the DR applicants' homes, as well as many other neighbors who will lose light, air, and mid-block open space. Many of these neighbors have written to the Planning Department voicing their opposition to the project. We hope you have received these statements in your packet or under separate cover. Also, a fourth DR request was filed by another neighbor, Peter Wilton, who has many of the same concerns that our clients have.

While the project sponsor held Pre-Application meetings and attended a meeting on October 5, 2018 hosted by David Winslow with some of the DR requestors to try to reach a compromise, to date, no changes have been made to the plans in response to the DR requestors' concerns. The project sponsor has not even complied with the Planning Department's requirements outlined in the NOPDR Letter #2, and reconfirmed by David Winslow at the October 5, 2018 meeting, to reduce the proposed rear-yard extension of the building so that it extends no further back than the 2823-27 Pierce Street building adjacent and to the south of the project. (See Attachment C.)

Please note that because the project does not comply with key aspects of the San Francisco Residential Design Guidelines or Cow Hollow Neighborhood Design Guidelines, on October 4, 2018, the Cow Hollow Association (CHA) voted to support the neighbors' DR requests, story pole erection, and modifications to the project. (See their letter, Attachment D.)

Why you should take DR. Discretionary Review by the Planning Commission is warranted when there are exceptional and extraordinary circumstances. As detailed in the four DR Applications, the insensitive project design, potential loss of a housing unit, and unwillingness of the project sponsor to even comply with the Planning Department's requirements outlined in the NOPDR Letter #2 to reduce the proposed rear yard extension of the building, justify Discretionary Review of the project.

These DR requestors have asked for several changes to the project which are detailed in the three applications. The four most important changes to the project jointly requested by the neighbors are as follows:

- Comply with NOPDR Letter #2 (as clarified by David Winslow) to reduce the rear yard extension to be consistent with the rear yard pattern to the south by limiting the extension so that it exceeds no further than the western edge of the building to the south (2823-27 Pierce). The NOPDR letter highlights pulling back floors three and four. However, the second floor would need to be pulled back as well in order to protect the existing mid-block open space pattern.
- Reduce the building's proposed height by approximately 4.5 feet, which can be accomplished by minimal reductions in the generous proposed ceiling heights at each floor (finished floor heights are proposed to be 9'8" at the first floor and 10' at floors two through four). Please note that the

ceiling heights of the units in the three DR requestors' adjoining buildings are 8'3" or lower, so a small reduction in the proposed project ceiling heights would be consistent with surrounding buildings.

- Lower and pull back the front roof deck, so it respects the established pattern of stepping down the street among all the houses along Pierce and modify the deck railing to preserve existing north vistas for 2823 Pierce by creating a stepdown railing or a see-through metal railing.
- Reduce the rear top three stories of glazing and fourth floor south side façade glazing to protect the privacy of surrounding neighbors and limit intrusive nighttime light from the project.

Compliance with NOPDR Letter #2 will make the project "fit" with the other buildings on the block, protect the mid-block open space enjoyed by the many residents of adjoining buildings, and minimize privacy impacts.



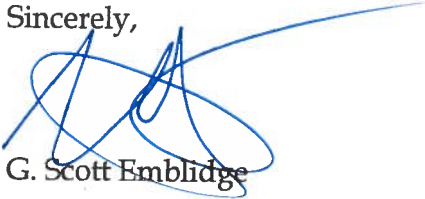
The red line in the aerial photograph shows requested limit of rear yard extension to maintain the mid-block open space pattern and protect surrounding residents.

Pres. Hillis and Commissioners
October 25, 2018
Page 6

A modest height reduction will preserve some light and air to upper floor windows and decks of neighboring properties.

Please take Discretionary Review and require changes to the proposed design to protect the many neighbors that will be harmed by this project.

Sincerely,



G. Scott Emblidge

cc: Member of the Planning Commission
David Winslow
Elizabeth Gordon-Johnckheer
Chris May
Jonas Ionin
Hon. Catherine Stefani

ATTACHMENT A
ORIGINAL CU APPLICATION

CASE NUMBER:
For Staff Use only

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: KENT AND REAGAN PENWELL	
PROPERTY OWNER'S ADDRESS: 2831-2833 PIERCE STREET	TELEPHONE: (415) 235-6151
	EMAIL: kent.penwell@db.com

APPLICANT'S NAME: RODRIGO SANTOS		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS: 2451 HARRISON STREET	TELEPHONE: (415) 642-7722	
	EMAIL: rsantos@santoswrrueta.com	

CONTACT FOR PROJECT INFORMATION:		Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE: ()	
	EMAIL:	

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):		Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE: ()	
	EMAIL:	

2. Location and Classification

STREET ADDRESS OF PROJECT: 2831-2833 PIERCE STREET		ZIP CODE: 94123
CROSS STREETS: GREEN STREET AND UNION STREET		
ASSESSORS BLOCK/LOT: 0537 10014	LOT DIMENSIONS: 136'-0" x 28'-0"	LOT AREA (SQ FT): 3808
ZONING DISTRICT: RH-3	HEIGHT/BULK DISTRICT: 40-X	

3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: TWO-FAMILY DWELLING	
		PROPOSED USE: TWO-FAMILY DWELLING	
		BUILDING APPLICATION PERMIT NO.: 201611042062 - (N) BLDG 201611042068 - DEMO	DATE FILED: 11/04/2016 11/04/2016

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	2	0	2	2
Hotel Rooms	0	0	0	0
Parking Spaces	2	0	2	2
Loading Spaces	0	0	0	0
Number of Buildings	1	0	1	1
Height of Building(s)	31.5'	0	40' ABOVE GRADE	40' ABOVE GRADE
Number of Stories	3	0	4	4
Bicycle Spaces	0	0	0	0
GROSS SQUARE FOOTAGE (GSF)				
Residential	3501	0	6783	6783
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <small>Production, Distribution, & Repair</small>	0	0	0	0
Parking	424	0	585	585
Other (Specify Use)	N/A	N/A	N/A	N/A
TOTAL GSF	3925	0	7368	7368

Please describe any additional project features that are not included in this table:
 (Attach a separate sheet if more space is needed)

5. Action(s) Requested (Include Planning Code Section which authorizes action)

Planning Code Section 317 requires Conditional Use authorization for approval of a permit for residential demolition.

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

The proposed use is consistent with the current use and is appropriate and permitted in an RH-3 district. Proposed features and materials can be found on other buildings on the street (e.g. divided light wood windows, colored stucco, etc.), and the street height of the structure is consistent with its immediately adjacent neighbor. Additionally, the proposed layout is consistent with all setback requirements set forth in the Planning Code. Given the facts that the use is not changing, the proposed building is aesthetically similar to others on the same street, and that the design adheres to the Planning Code, there is no argument that the proposed plan will adversely affect the neighborhood character or Master Plan.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

Not applicable. The building is a two-family dwelling with no proposed change in use. No neighborhood-serving retail uses will be impacted by this project.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed stucco and divided light windows can both be found up and down the block. The proposed building is taller than the existing, but more consistent with the neighbors on either side. Given that the proposed aesthetics, heights, and lot coverage are all consistent with the neighborhood, the project will not impact the neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

Both the existing two units and the proposed two units are market-rate units. The affordable housing stock will not be impacted.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

Commuter traffic will not be impacted by the project, and the number of off-street parking spaces provided on-site is the same before and after construction.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

A new two-unit residential building is consistent with the RH-3 district in which the property is zoned. There is no commercial office development, and there is no impact on the industrial or service sectors.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

A new building will be required to be built in accordance with current seismic safety standards. Thus, this project will result in a building that is as well-prepared for an earthquake as it can be.

7. That landmarks and historic buildings be preserved; and

Though the building's historic status is still being evaluated by the Planning Department, all preliminary research commissioned by the client (a Supplemental Determination performed in 2016) indicates that the building is not of historic importance. Thus, demolishing it should not harm a landmark or historic building.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

No parks or public open spaces will be adversely affected by this project.

Estimated Construction Costs

TYPE OF APPLICATION: DEMOLITION AND NEW CONSTRUCTION (TWO PERMIT APPLICATIONS)	
OCCUPANCY CLASSIFICATION: R-3	
BUILDING TYPE: V-A	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 7368	BY PROPOSED USES: GTB3 - CONDITIONED SBS - GARAGE
ESTIMATED CONSTRUCTION COST: \$1,050,000.00	
ESTIMATE PREPARED BY: RODRIGO SANTOS	
FEE ESTABLISHED:	

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: 04/07/2017

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

ANDREW SZARIK
Owner (Authorized Agent (circle one))

Application Submittal Checklist

Applications listed below 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 and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input type="checkbox"/>
Floor Plan	<input type="checkbox"/>
Elevations	<input type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input type="checkbox"/>
Historic photographs (if possible), and current photographs	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Original Application signed by owner or agent	<input 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. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception

1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**

FAX: **415 558-6409**

WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)

1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

ATTACHEMNT B
311 PLANS DATED 6-26-18



5 Artist Rendering - Rear
N.T.S.



4 Artist Rendering - Front
N.T.S.

PROJECT DIRECTORY:

ARCHITECT:
MCMAHON ARCHITECTS+STUDIO
4111 18TH STREET, SUITE 6
SAN FRANCISCO, CA, 94114
415.626.5300
CA. REG. C-22982

CODES APPLIED:

2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA RESIDENTIAL CODE (CRC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA ENERGY CODE

BUILDING/LOT INFO:

2829/2831 PIERCE ST
SAN FRANCISCO, CA, 94123
APN: 0537/001H
OCCUPANCY: R-3
ZONING: RH-3
UNITS: 2 EXISTING / 2 PROPOSED
BUILDING TYPE: V-A

DRAWING INDEX:

ARCHITECTURAL DRAWINGS:

- A0.0 - COVER SHEET
- A1.0 - FLOOR PLANS
- A1.1 - FLOOR PLANS
- A1.2 - FLOOR PLANS
- A1.3 - FLOOR PLANS
- A2.0 - ELEVATIONS
- A2.1 - ELEVATIONS
- A2.2 - ELEVATIONS
- A2.3 - ELEVATIONS

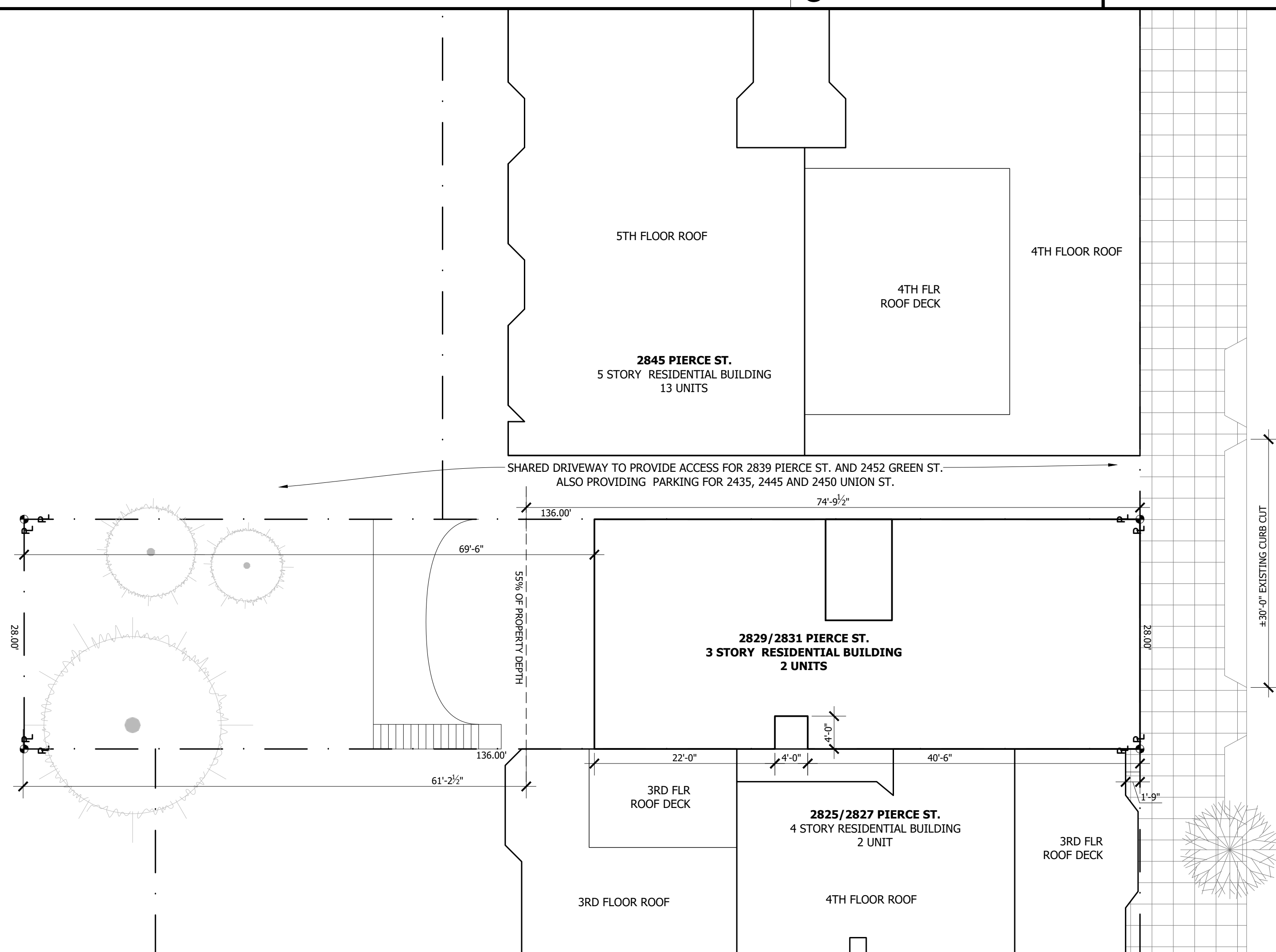
EXISTING UNIT AREA:
LOWER 2829: 1,661 SQ. FT.
UPPER 2831: 1,832 SQ. FT.
Common Space: 900 SQ. FT.
(+450 per unit for gross area)

PROPOSED UNIT AREA:
LOWER 2829: 3,541 SQ. FT.
UPPER 2831: 3,582 SQ. FT.
Common Space: 851 SQ. FT.
(+425.5 per unit for gross area)

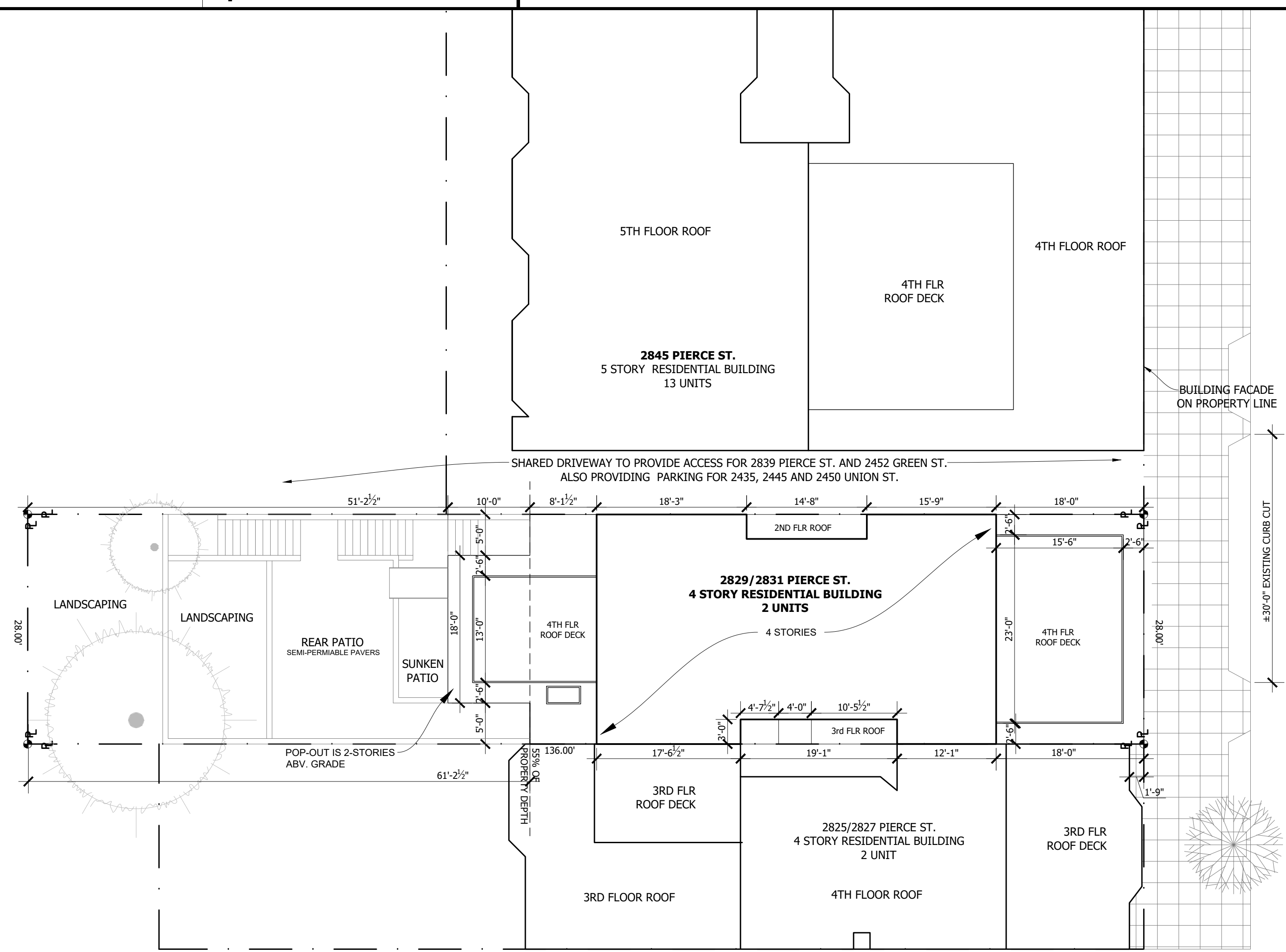
EXISTING UNIT GROSS AREA:
LOWER 2829: 2,111 SQ. FT.
UPPER 2831: 2,282 SQ. FT.

PROPOSED UNIT GROSS AREA:
LOWER 2829: 3,966.5 SQ. FT.
UPPER 2831: 4,007.5 SQ. FT.

TOTAL PROPOSED BUILDING AREA:
7,974 SQ. FT. (+3,581 SQ. FT.)



3 EXISTING SITE PLAN
N.T.S.



2 PROPOSED SITE PLAN
N.T.S.



2829/2831 Pierce St.
AKA: 2831/2833 Pierce St.
San Francisco, CA

REVISIONS:
06.26.18

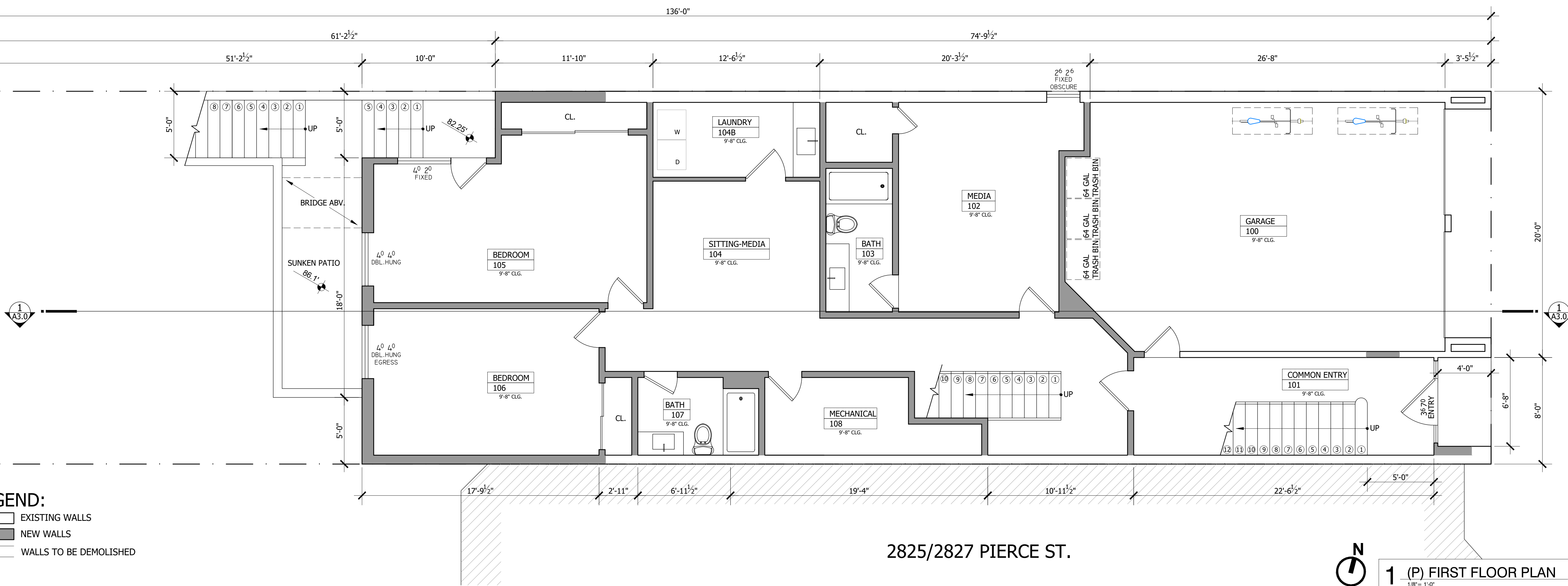
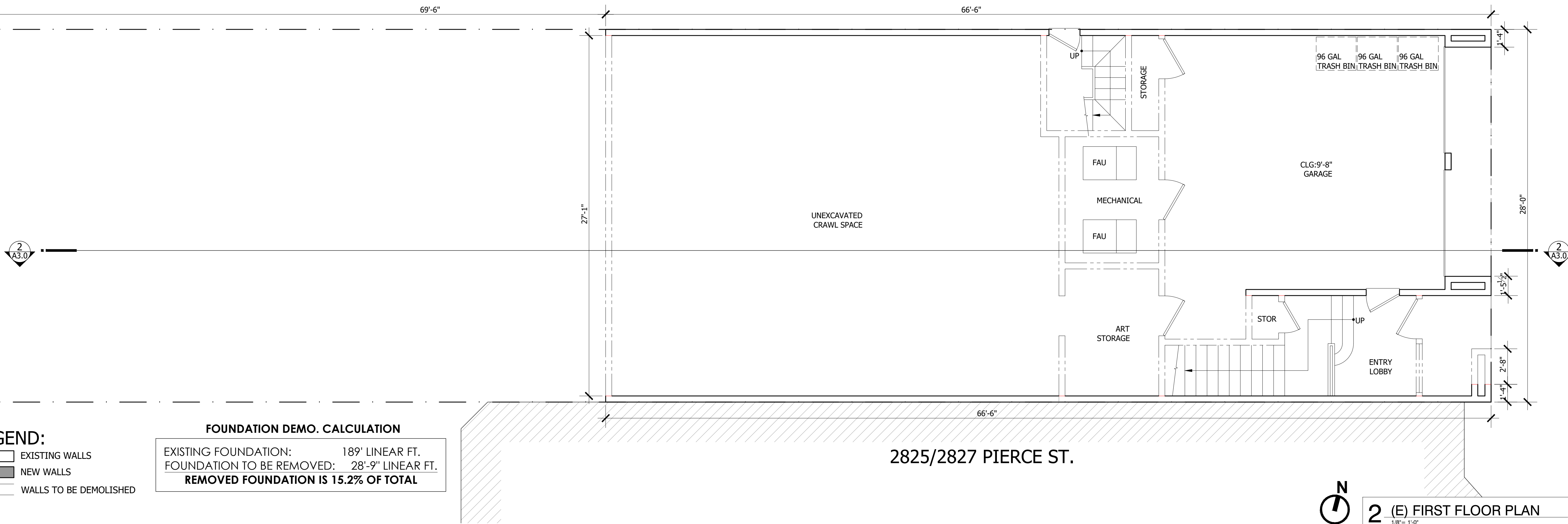
DATE: 6.18.2018

DRAWN: CM

SCALE: AS NOTED

COVER SHEET

A0.0

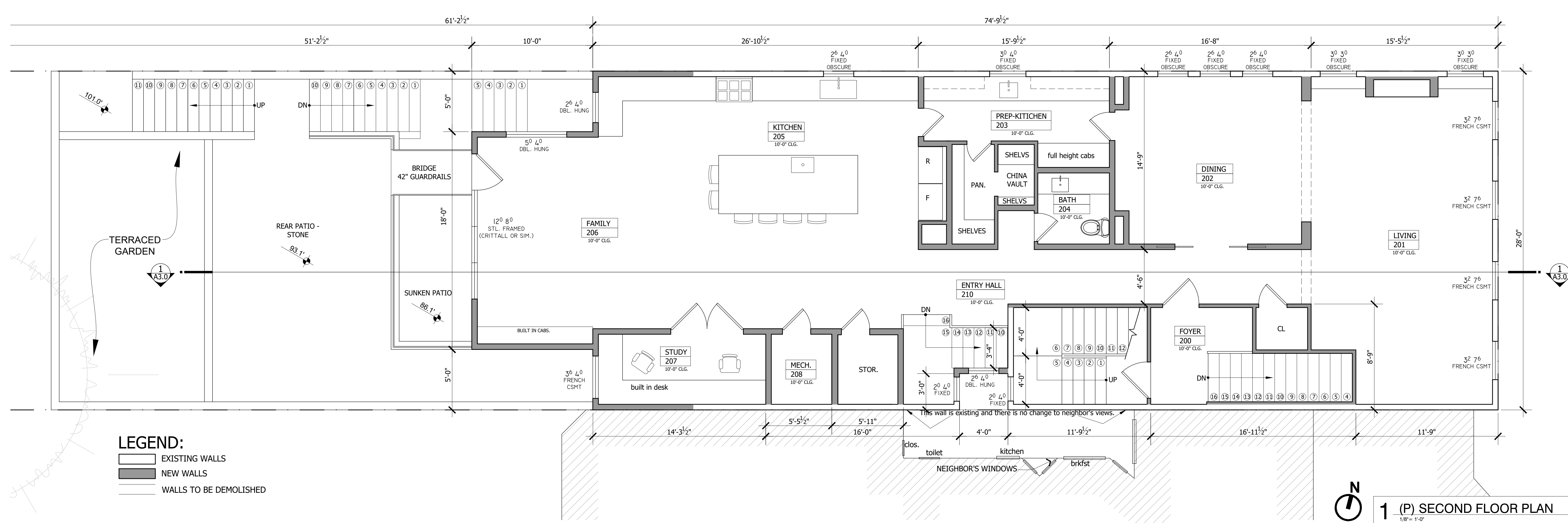
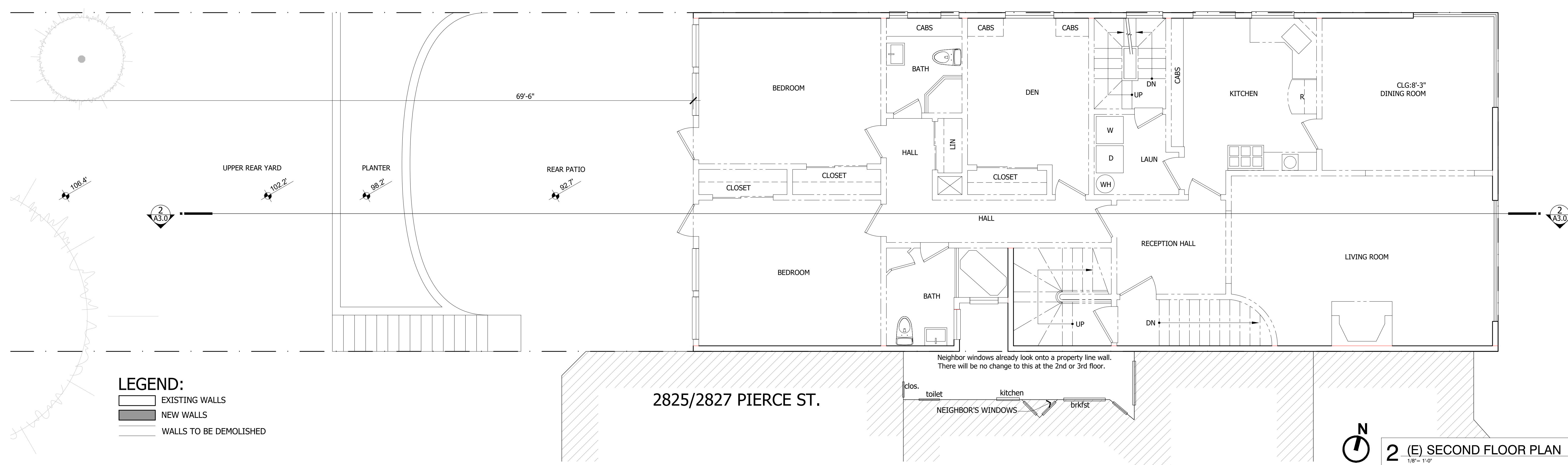


2829/2831 Pierce St.
 AKA: 2831/2833 Pierce St.
 San Francisco, CA

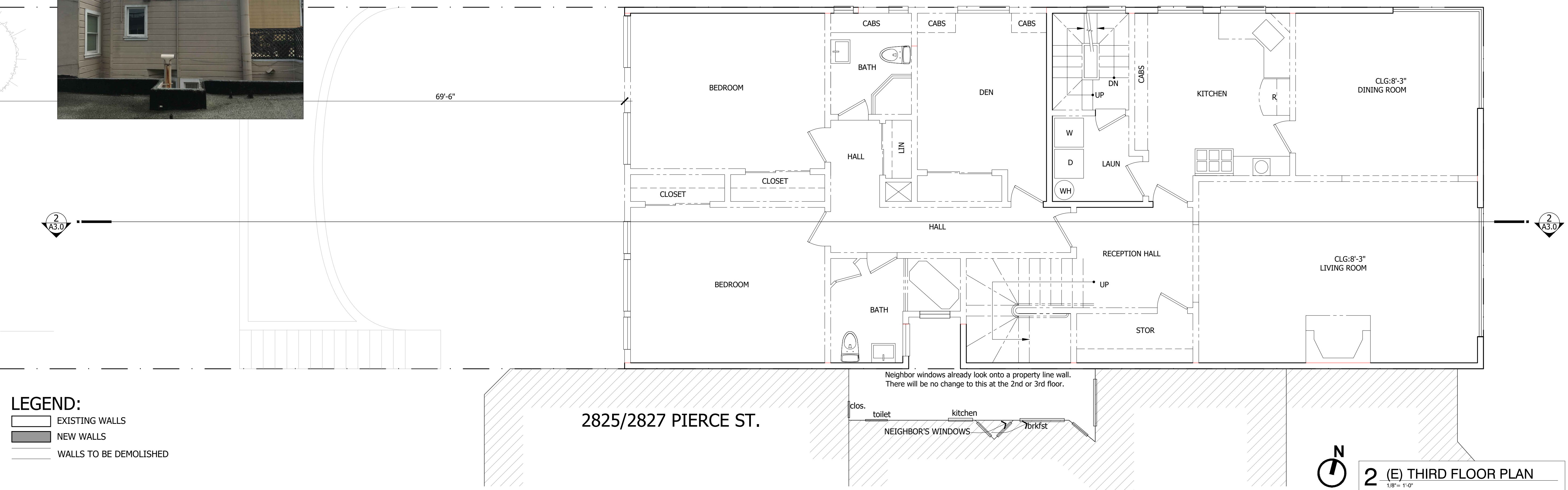
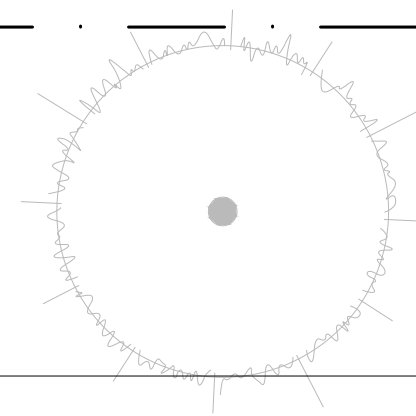
REVISIONS:
 06.26.18

DATE: 6.18.2018
 DRAWN: CM
 SCALE: AS NOTED

FLOOR PLANS

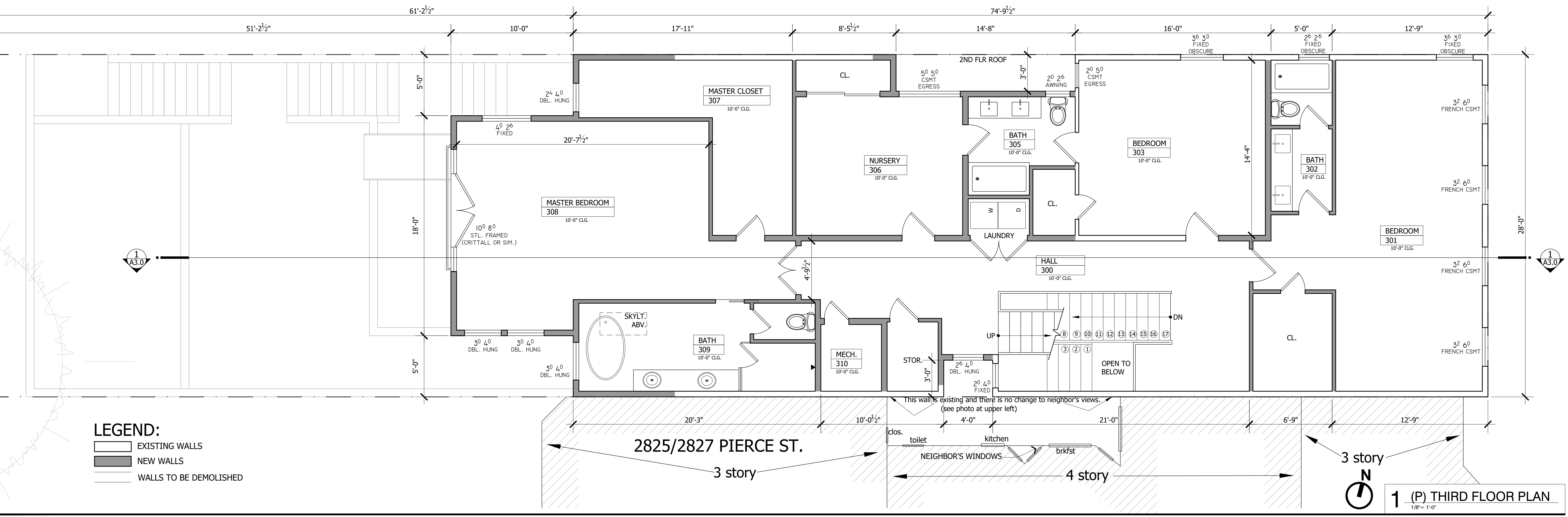


2829/2831 Pierce St.
 AKA: 2831/2833 Pierce St.
 San Francisco, CA



LEGEND:
 [Symbol] EXISTING WALLS
 [Symbol] NEW WALLS
 [Symbol] WALLS TO BE DEMOLISHED

2 (E) THIRD FLOOR PLAN
 1/8" = 1'-0"



LEGEND:
 [Symbol] EXISTING WALLS
 [Symbol] NEW WALLS
 [Symbol] WALLS TO BE DEMOLISHED

1 (P) THIRD FLOOR PLAN
 1/8" = 1'-0"



2829/2831 Pierce St.
 AKA: 2831/2833 Pierce St.
 San Francisco, CA

REVISIONS:
06.26.18

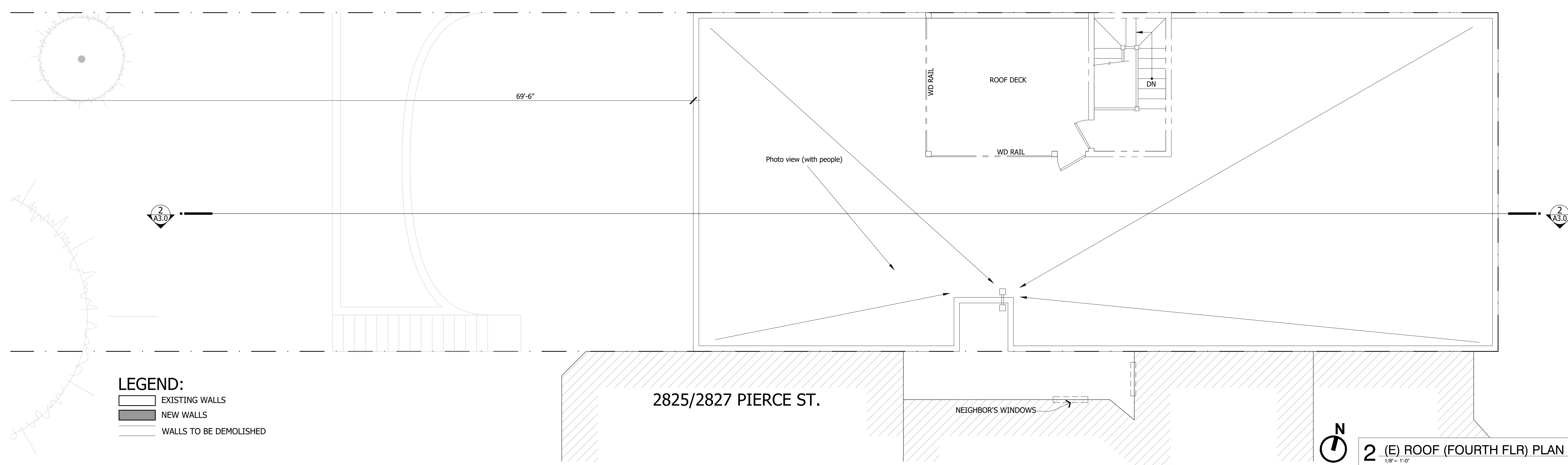
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DRAWN: CM

SCALE: AS NOTED

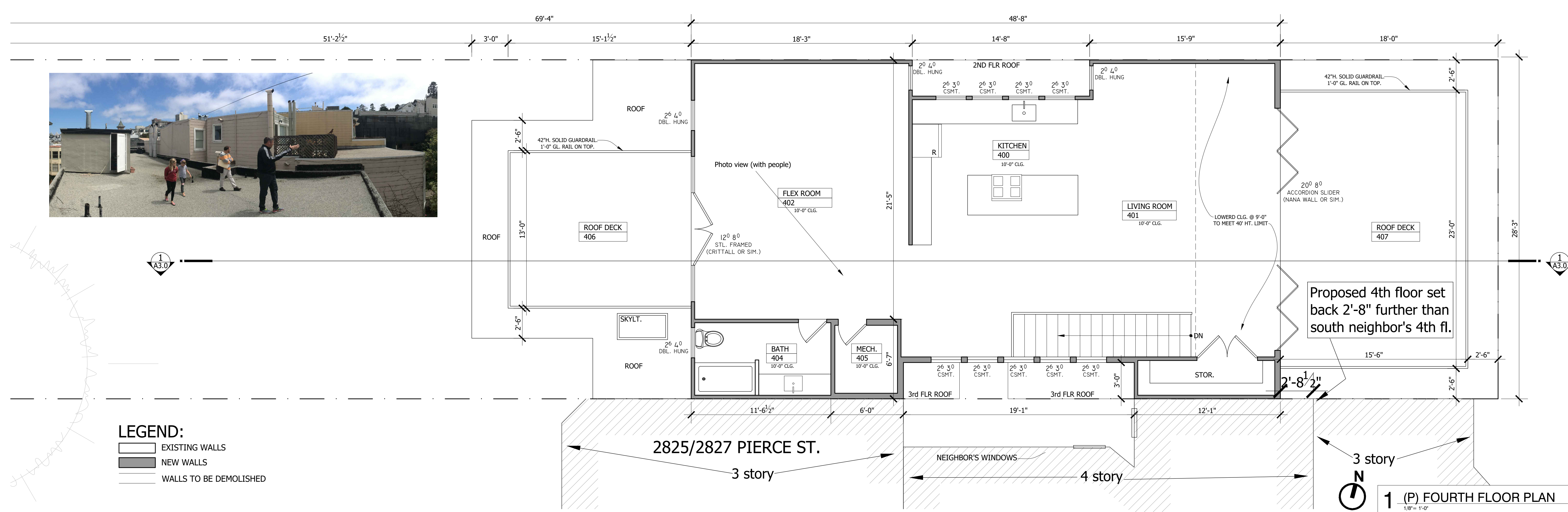
FLOOR PLANS

A1.2



LEGEND:
 [Line style] EXISTING WALLS
 [Line style] NEW WALLS
 [Line style] WALLS TO BE DEMOLISHED

2 (E) ROOF (FOURTH FLR) PLAN
 1/8" = 1'-0"



LEGEND:
 [Line style] EXISTING WALLS
 [Line style] NEW WALLS
 [Line style] WALLS TO BE DEMOLISHED

1 (P) FOURTH FLOOR PLAN
 1/8" = 1'-0"



2829/2831 Pierce St.
 AKA: 2831/2833 Pierce St.
 San Francisco, CA

REVISIONS:
06.26.18

DATE: 6.18.2018

DRAWN: CM

SCALE: AS NOTED

FLOOR PLANS

A1.3

LEGEND:

- ① LIMESTONE COLORED STUCCO
- SMOOTH FINISH
- ② WOOD MOLDINGS
- ③ WOOD SASH WINDOWS/DOORS
- PAINTED BLACK
- ④ FIRE RATED PROPERTY LINE WINDOWS
- PAINTED BLACK
- ⑤ STEEL WINDOWS/DOORS
- BLACK FRAME
- ⑥ 8'-0"w. WOOD GARAGE DOOR
- PAINTED BLACK
- ⑦ FRAMELESS GLASS RAILING
- 1'-0"h. (TOTAL GUARDRAIL 54" H)
- ⑧ CONCRETE RETAINING WALL
- ⑨ 42"h. MTL. GUARDRAIL
- ⑩ METAL JULIET BALCONY



2829/2831 Pierce St.
 AKA: 2831/2833 Pierce St.
 San Francisco, CA

REVISIONS:
06.26.18

DATE: 6.18.2018

DRAWN: CM

SCALE: AS NOTED

FRONT ELEVATIONS

A2.0

