



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis HEARING DATE: DECEMBER 10, 2015

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* December 3, 2015  
*Case Nos.:* **2014-003164DRP (referred to as 2014-003164DRP-01)**  
**2014-003164DRP-02**  
**2014-003164DRP-03**  
*Project Address:* **2545 GREENWICH STREET**  
*Permit Application:* 2013.09.17.7050  
*Zoning:* RH-2 (Residential, House, Two-Family) District  
40-X Height and Bulk District  
*Block/Lot:* 0944/021A  
*Project Sponsor:* Rae Cheng and Mark Ong  
c/o David Silverman  
Reuben, Junius & Rose  
One Bush Street, Suite 600  
San Francisco, CA 94104  
*Staff Contact:* Mary Woods - (415) 588-6315  
[mary.woods@sfgov.org](mailto:mary.woods@sfgov.org)  
*Recommendation:* **Do not take DR and approve as revised**

### PROJECT DESCRIPTION

The project site contains a two-story over garage, two-unit building. The project is proposing to: (1) partially infill a two-story light well on the west façade from approximately 7 feet deep by 10 feet wide to 3 feet deep by 10 wide; (2) construct a horizontal addition at the rear of the second floor (approximately 4 feet deep by 25 feet wide) that will align with the rear wall on the first floor; (3) construct a new third floor with a roof deck above. The new third floor (approximately 44 feet in length) will be set back approximately 12 feet from the front building wall, behind the existing sloped roof structure; 26 feet from the rear property line, and 3 feet from the east property line (except for the elevator enclosure). The rear wall of the new third floor will align with the rear wall on the lower floors; and (4) interior remodel for a new elevator behind the ground floor garage/crawl space extending to the living space on the third floor (not above the roof line).

### SITE DESCRIPTION AND PRESENT USE

The existing two-unit building is located on the south side of Greenwich Street between Scott and Divisadero Streets. The site has approximately 25 feet of lot frontage with a lot depth of 82 feet, containing approximately 2,050 square feet in lot area. The upsloping lot contains a three-story (including a garage level on the ground floor) circa 1940 building that occupies approximately 68 percent of the site. The front building wall is at the front property line while the rear building wall is set back approximately 26 feet from the rear property line.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located near the eastern edge of the Presidio in the Marina/Cow Hollow neighborhood. The topography of the area generally slopes upward from north to south, as in the case of the subject building. The immediate neighborhood contains buildings that range from three to four stories tall, and includes a mix of single-family residences, two-unit buildings, and multi-unit apartment buildings. Buildings on the subject block range from three to four stories tall, while buildings on the facing block are predominantly three stories tall. Immediately to the east (2537 Greenwich Street) is a three-story over garage, single-family residence, and immediately to the west (2551 Greenwich Street) is a two-story over garage, three-unit building.

## BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	2/9/2015 to 3/11/2015	3/10/2015 & 3/11/2015	12/10/2015	274 days
Amended 311 Notice	30 days	7/22/2015 to 8/21/2015	None	N/A	N/A

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	November 30, 2015	November 30, 2015	10 days
Mailed Notice	10 days	November 30, 2015	November 30, 2015	10 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbors	X	X	
Other neighbors on the block or directly across the street		X	
Neighborhood group(s)		X	

Since the Discretionary Review requests were filed, the Department has received seven letters (see Exhibit F of the Project Sponsor's DR Response submittal) in support of the project. The Department has received a letter from the Cow Hollow Association in opposition to the proposed project.

## DR REQUESTORS

- (a) Lincoln and Christina Isetta, owners of a single-family residence at 2537 Greenwich Street, immediately east of the project site (DR Case No. 2014-003164DRP-02);



- (b) Yuvraj Singh, owner of a condominium unit at 2531 Greenwich Street, second building to the east of the project site (DR Case No. 2014-003164DRP; referred to as 2014-003164DRP-01); and
- (c) Peter and Lisa Cella, owners of a condominium unit at 2533 Greenwich Street, second building to the east of the project site (DR Case No. 2014-003164DRP-03).

## DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

Please refer to the attached *Applications for Discretionary Review (DR)*, received on March 10-11, 2015.

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

Please refer to the attached *Response to Discretionary Review (DRP)*, dated November 18, 2015.

## ENVIRONMENTAL REVIEW

On November 23, 2015, the project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this project (Case No. 2014.1017E; a copy of the determination is attached).

## RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) found that the proposed project meets the standards of the Cow Hollow Design Guidelines and does not represent any exceptional or extraordinary circumstances.

The RDT finds that the project will not create an unusual adverse effect on the DR Requestors' properties to the east of the project site in that (1) the proposed third floor vertical addition is set back approximately 12 feet from the front building wall, behind the existing sloped roof structure; 26 feet from the rear property line, and 3 feet on the east property line; (2) the stair penthouse on the roof in the original proposal has been eliminated; and (3) the elevator penthouse on the roof in the original proposal has been eliminated.

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

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

Parcel/Zoning Map

Sanborn Map

Aerial Photo

Zoning Map

Environmental Determination

Section 311 Notice

Amended Section 311 Notice

Applications for DR (Case Nos. 2014-003164DRP/01, 02 & 03) received on 3/10/15 and 3/11/15

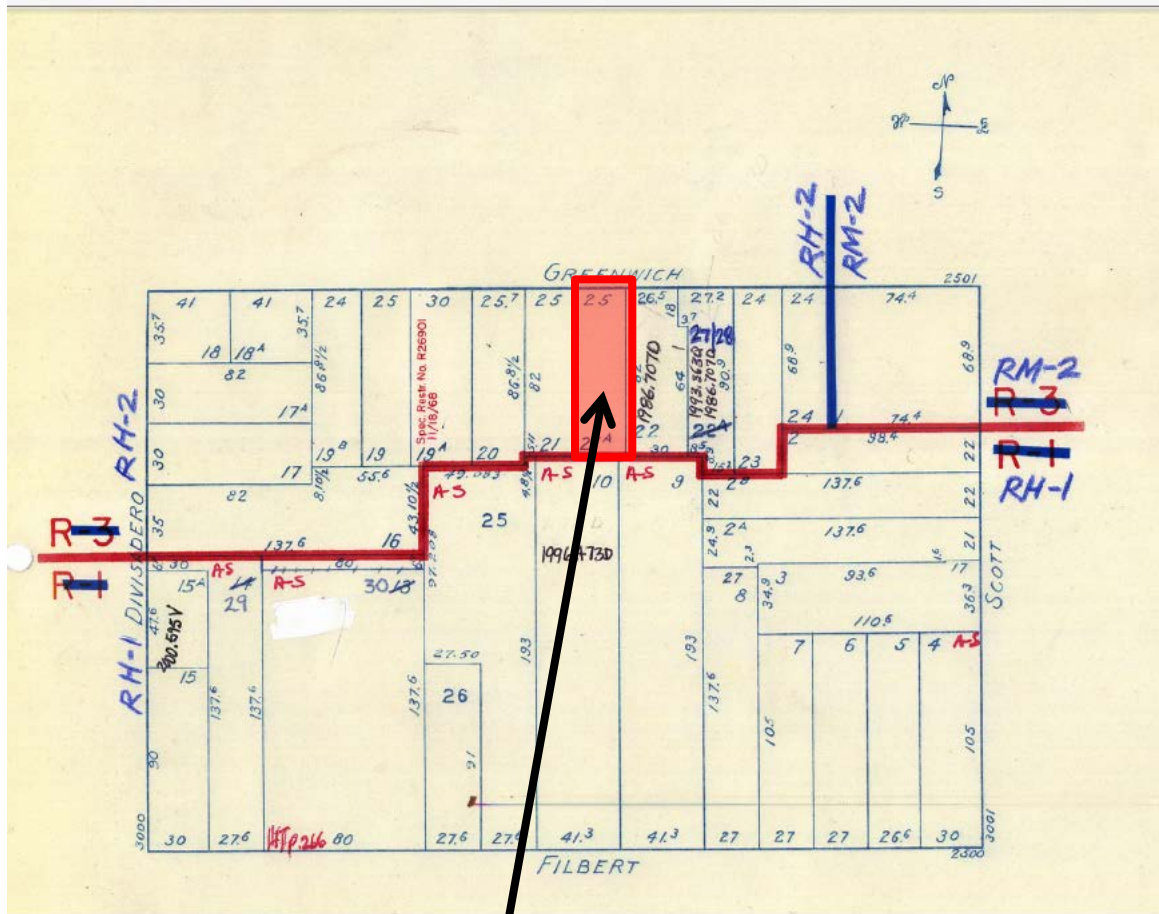
Cow Hollow Association Letter dated 11/23/15

Project Sponsor's Submittal:

- Response to Discretionary Review (DRP) dated 11/18/15
- Reduced Plans dated 11/20/15
- Photos

*mw:G:\Documents\DR\2545 Greenwich\DR AbvAnalysis.doc*

# Parcel/Zoning Map



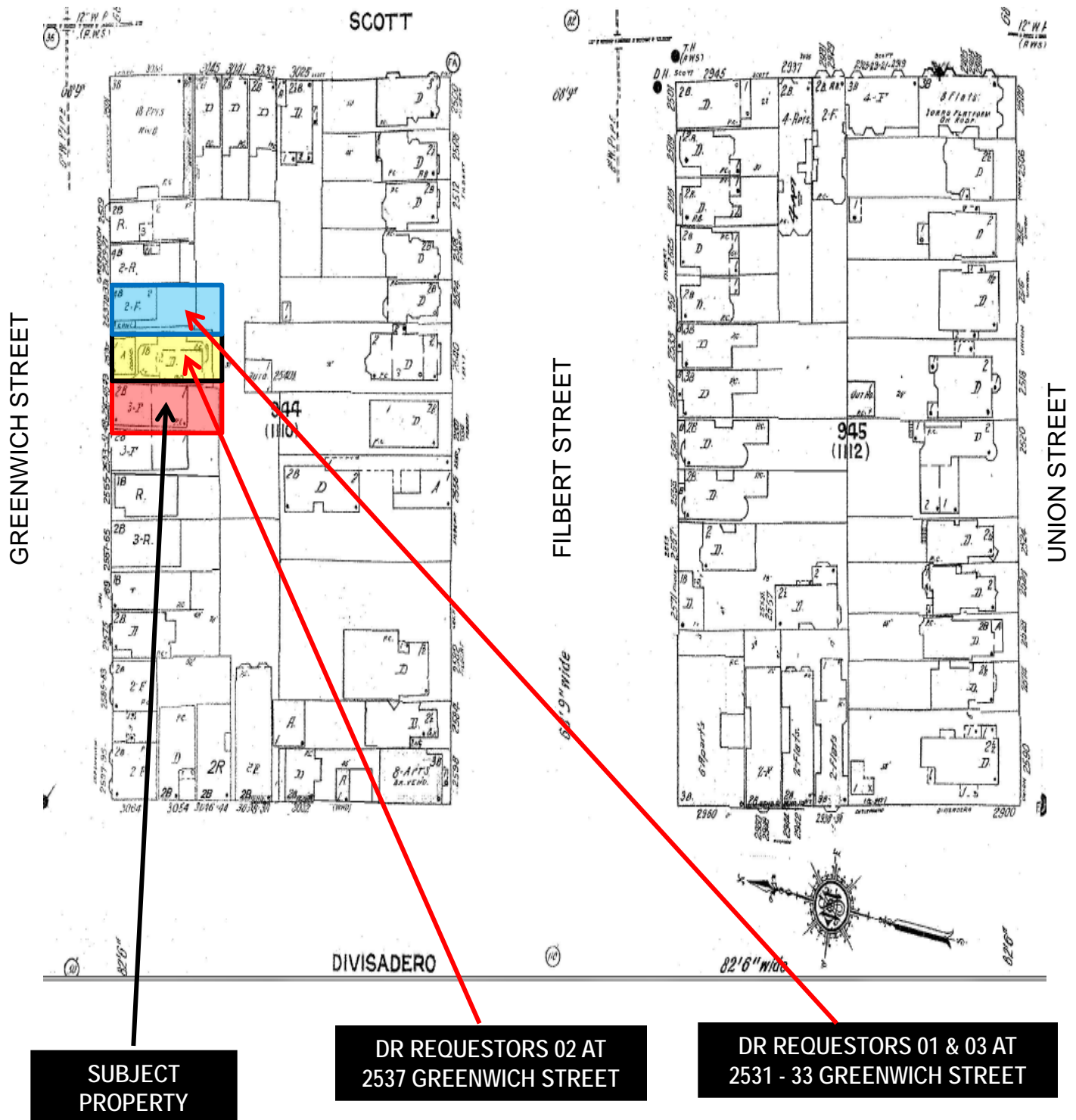
SUBJECT PROPERTY



Discretionary Review Hearing  
Case Numbers 2014-003164DRP01, 02 & 03  
2545 Greenwich Street

# Sanborn Map\*

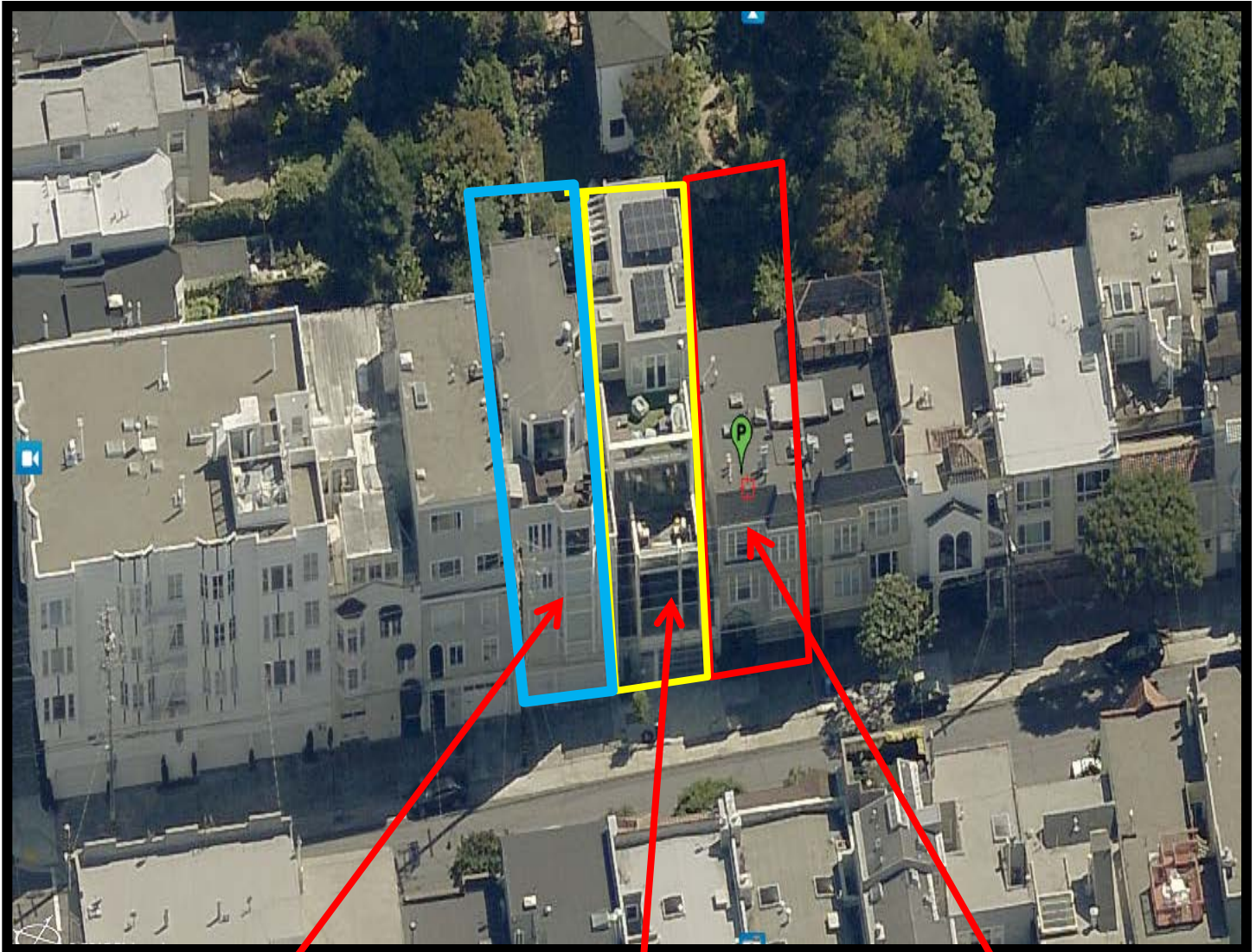
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Numbers 2014-003164DRP01, 02 & 03  
2545 Greenwich Street



# Aerial Photo



DR REQUESTORS 01 & 03 AT  
2531 - 33 GREENWICH STREET

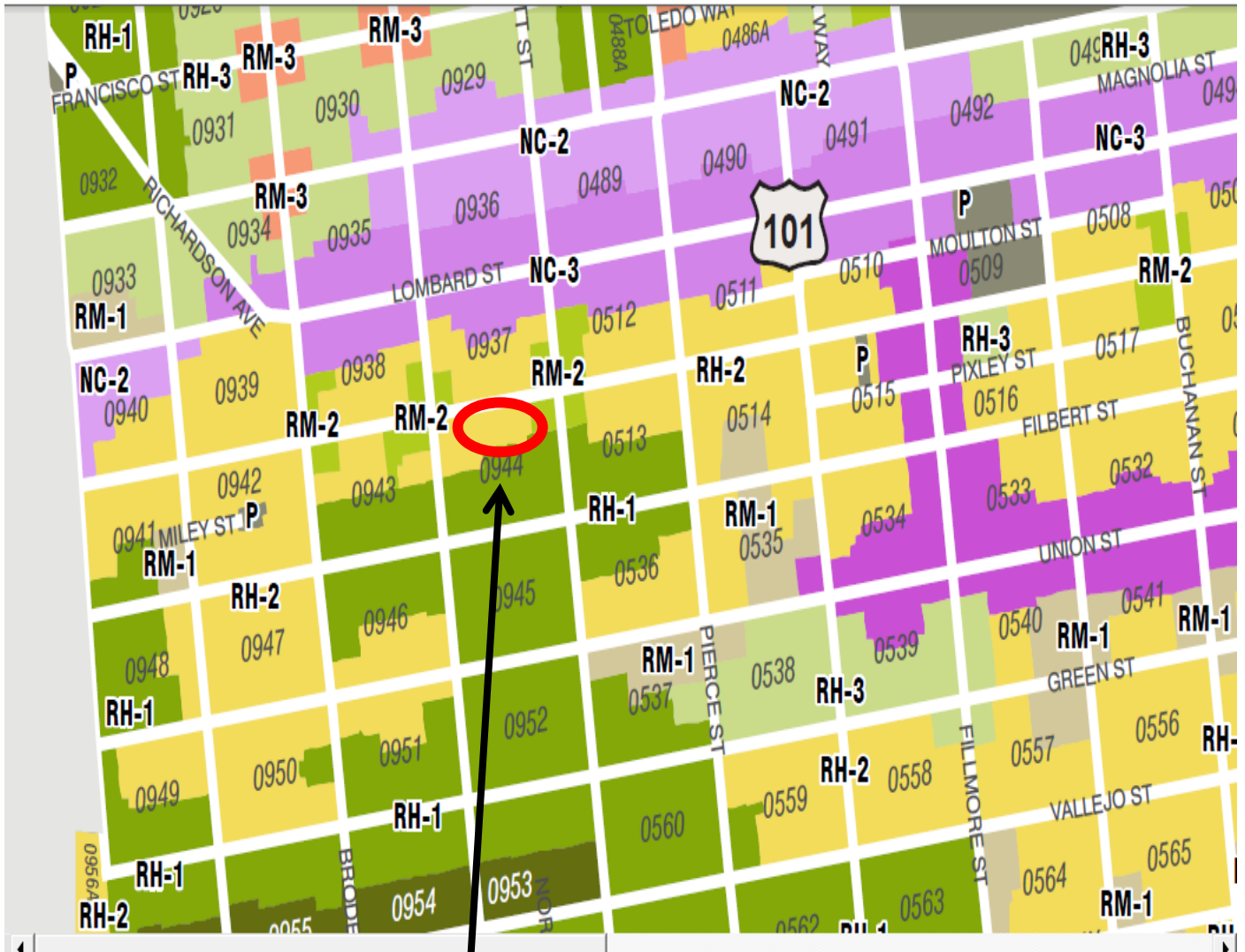
DR REQUESTORS 02 AT  
2537 GREENWICH STREET

SUBJECT  
PROPERTY



Discretionary Review Hearing  
Case Numbers 2014-003164DRP01, 02 & 03  
2545 Greenwich Street

# Zoning Map



PROJECT SITE



Discretionary Review Hearing  
Case Numbers 2014-003164DRP01, 02 & 03  
2545 Greenwich Street



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2545 Greenwich St.		0944/021A	
Case No.	Permit No.	Plans Dated	
2014.1017E	201309177050	4/1/2014	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. HORIZONTAL & VERTICAL ADDITION. NEW DECK.			

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

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

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 50 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 50 years of age). <b>GO TO STEP 6.</b>



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

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

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

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

<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input checked="" type="checkbox"/>	9. <b>Reclassification of property status</b> to Category (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR dated 8/12/2014. See attached.
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
<b>Preservation Planner Signature:</b> Alexandra Kirby <div style="font-size: 0.8em; margin-top: 2px;"> <small>Digitally signed by Alexandra Kirby  DN: cn=Alexandra Kirby, o=San Francisco Planning Department, email=Alexandra.Kirby@sfgov.org  Date: 2014.11.13 17:07:10Z</small> </div>	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	<b>Planner Name:</b> <u>Jeannie Poling</u>  <b>Project Approval Action:</b> <u>Select One Building Permit</u> <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	<b>Signature or Stamp:</b>  <div style="font-size: 1.5em; text-align: center;"> <u>Jeannie Poling</u>  11/23/15 </div>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

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

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

### PROPERTY INFORMATION/PROJECT DESCRIPTION

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

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



# SAN FRANCISCO PLANNING DEPARTMENT

## 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**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	8/12/2014
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<b>PROJECT INFORMATION:</b>		
<b>Planner:</b>	<b>Address:</b>	
Alexandra Kirby	2545 Greenwich Street	
<b>Block/Lot:</b>	<b>Cross Streets:</b>	
0944/021A	Divasadero and Scott Streets	
<b>CEQA Category:</b>	<b>Art. 10/11:</b>	<b>BPA/Case No.:</b>
B	N/A	2014.1017E

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

<b>DATE OF PLANS UNDER REVIEW:</b>	06/02/2014
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<b>PROJECT ISSUES:</b>	
<input 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: Environmental Evaluation Application (10/25 /2013) prepared by applicant.	
Proposal is to construct third and fourth floor additions, and a redesign of the primary facade.	

<b>PRESERVATION TEAM REVIEW:</b>				
Historic Resource Present		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
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:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

<p><b>PRESERVATION TEAM COMMENTS:</b></p> <p>2545 Greenwich Street was constructed in 1940 by an unknown builder for realtor William Traner. The subject property is a two-story-over-garage, wood frame, three-unit building that shares a party wall with both neighboring properties. The primary facade features stucco siding at the ground and second stories and vertical tongue-in-groove wood siding at the third story. A bay projects from the second and third stories at the west half of the building. The main entrance is recessed beneath classical entablature. The roof features a false mansard roof parapet with a scalloped detail beneath. The double-hung windows have been replaced with vinyl sash windows with false divided lites. The building retains a moderate degree of integrity.</p> <p>Based on historic research conducted by the applicant and Preservation planning staff, 2545 Greenwich Street does not appear to be individually eligible for the California Register under criteria 1 (Events), 2 (Persons), or 3 (Architecture). The subject property is not associated with any known significant events. Owners Bradford and Vera Wells resided at the property from 1950 through 1988. Bradford is listed as a field examiner for the National Labor Relations Board. No other known occupants or owners appear to be of historic significance within the region, state, or nation. The design of the building is eclectic and vernacular, mixing elements from various styles. Additionally, no architect or builder is known for the property. Therefore, the subject building does not appear to be of historic significance under criterion 3 (Architecture).</p> <p>The subject block is highly eclectic in style and periods of construction, ranging from 1900 - 1993. there does not appear to be an eligible historic district in the immediate vicinity.</p> <p>Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.</p>
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Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9 - 8 - 2014





# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On September 17, 2013, the Applicant named below filed Building Permit Application No. 2013.09.17.7050 with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>2545 Greenwich Street</b>	Applicant:	<b>Rae Cheng</b>
Cross Street(s):	<b>Scott and Divisadero Streets</b>	Address:	<b>c/o Yakuh Askew, Architect</b>
Block/Lot No.:	<b>0944/021A</b>	City, State:	<b>777 Florida Street, Suite 306</b>
Zoning District(s):	<b>RH-2 / 40-X</b>	Telephone:	<b>San Francisco, CA 94110</b>
			<b>(415) 920-1839</b>

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

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

PROJECT SCOPE		
<input 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 checked="" type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	0 feet	No change
Side Setbacks	None	No change
Building Depth	56 feet	No change
Rear Yard	26 feet	No change
Building Height	35 feet	40 feet
Number of Stories	2 over garage	3 over garage
Number of Dwelling Units	2	No change
Number of Parking Spaces	2	No change
PROJECT DESCRIPTION		
<p>The proposal includes: (1) partial infill of a two-story light well on the west façade from approximately 7 feet deep by 10 feet wide to 3 feet deep by 10 wide; (2) horizontal expansion at the rear of the second floor (approximately 4 feet deep by 25 feet wide) in order to align with the rear wall on the first floor; (3) construction of a new fourth floor level with a roof deck above. The new fourth floor will be setback approximately 12 feet from the front property line and 26 feet from the rear property line. The rear wall of the new fourth floor will align with the rear wall on the lower floors; and (4) interior remodel for a new elevator behind the ground floor garage/crawl space extending to the roof/elevator penthouse. Other interior and exterior improvements are also proposed. See attached plans.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

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

Planner: Mary Woods

Telephone: (415) 558-6315

E-mail: [mary.woods@sfgov.org](mailto:mary.woods@sfgov.org)

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

Notice Date: 2/09/2015

Expiration Date: 3/11/2015

# GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

**Incomplete applications will not be accepted.**

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

## BOARD OF APPEALS

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

## ENVIRONMENTAL REVIEW

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

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





# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (AMENDED SECTION 311)

On **September 17, 2013**, the Applicant named below filed Building Permit Application No. **2013.09.17.7050** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>2545 Greenwich Street</b>	Applicant:	<b>Rae Cheng</b>
Cross Street(s):	<b>Scott and Divisadero Streets</b>	Address:	<b>c/o Yakuh Askew, Architect</b>
Block/Lot No.:	<b>0944/021A</b>	City, State:	<b>777 Florida Street, Suite 306</b>
Zoning District(s):	<b>RH-2 / 40-X</b>	Telephone:	<b>San Francisco, CA 94110</b>
			<b>(415) 920-1839</b>

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

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

PROJECT SCOPE		
<input 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 checked="" type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	0 feet	No change
Side Setbacks	None	No change
Building Depth	56 feet	No change
Rear Yard	26 feet	No change
Building Height (to top of roof)	32 feet	40 feet
Number of Stories	2 over garage	3 over garage
Number of Dwelling Units	2	No change
Number of Parking Spaces	2	No change
PROJECT DESCRIPTION		
The proposal includes: (1) partial infill of a two-story light well on the west façade from approximately 7 feet deep by 10 feet wide to 3 feet deep by 10 wide; (2) horizontal expansion at the rear of the second floor (approximately 4 feet deep by 25 feet wide) in order to align with the rear wall on the first floor; (3) construction of a new fourth floor level with a roof deck above. The new fourth floor will be setback approximately 12 feet from the front property line, 26 feet from the rear property line, and 3 feet from the east property line (except for the elevator enclosure). The rear wall of the new fourth floor will align with the rear wall on the lower floors; and (4) interior remodel for a new elevator behind the ground floor garage/crawl space extending to the fourth floor. Other interior and exterior improvements are also proposed. See attached plans.		
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: Mary Woods

Telephone: (415) 558-6315

E-mail: [mary.woods@sfgov.org](mailto:mary.woods@sfgov.org)

**Notice Date: 7/22/2015**

**Expiration Date: 8/21/2015**

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

# GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

**Incomplete applications will not be accepted.**

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

## BOARD OF APPEALS

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

## ENVIRONMENTAL REVIEW

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

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

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME:

Yuvraj Singh

DR APPLICANT'S ADDRESS:

2531 Greenwich Street

ZIP CODE:

94123

TELEPHONE:

(415) 519-5879

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

Rae Cheng

ADDRESS:

2545 Greenwich Street

ZIP CODE:

94123

TELEPHONE:

( )

CONTACT FOR DR APPLICATION:

Same as Above ☒

ADDRESS:

ZIP CODE:

TELEPHONE:

( )

E-MAIL ADDRESS:

## 2. Location and Classification

STREET ADDRESS OF PROJECT:

2545 Greenwich Street

ZIP CODE:

94123

CROSS STREETS:

Scott X Divisadero

ASSESSORS BLOCK/LOT:

0944

LOT DIMENSIONS:

/ 021A

LOT AREA (SQ FT):

ZONING DISTRICT:

RH-2 / 40-X

HEIGHT/BULK DISTRICT:

40-X

## 3. Project Description

Please check all that apply

Change of Use ☐Change of Hours ☐New Construction ☐Alterations ☒Demolition ☐Other ☐

Additions to Building:

Rear ☒Front ☐Height ☒Side Yard ☐SIDE ☒

Residential

Present or Previous Use:

Residential

Proposed Use:

Building Permit Application No. 2013.09.17.7050

Date Filed: 09/17/2013

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

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

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

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

I did not have enough time to mediate. The main architect was traveling for the first 10+ days after I received the 311 notice and thereafter the window to mediate and to make changes before the March 11 deadline had effectively come and gone.

## Discretionary Review Request

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

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

I have received conflicting information related to the current height of the structure, the proposed vertical height increase and the final height of the structure. The 3-1-1 notice states the current height is 35 feet and that the vertical addition is 5 feet. On Tue Feb 24 Paul Wang of YA Studios stated in an in-person meeting that the proposed vertical addition was approx 9 ft 3 inches. The next day Mr. Wang sent an email stating the vertical addition was in fact 8 ft 10.5 inches. The planning commission has stated in an email that the vertical addition is actually 10 feet. I would like to understand what is the true current height of the structure & the true vertical addition - a current survey of the property does not exist which is what was requested.

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 Cow Hollow Neighborhood Design Guidelines which have been approved by the Planning Commission states on page 65 that its guidelines are intended to be an absolute and that no roof appurtenances such as parapets, elevators and stairway penthouses are permitted. I would like to understand the significance of the elevator shaft / penthouse and how it can be approved given that the Neighborhood Guidelines do not permit it.

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?

If I am provided the true current height of the building along with its true proposed vertical addition and if the information provided is verified as unbiased, the third story addition & roof deck are not a concern. What are the alternatives to the elevator shaft / penthouse on the roof? Its construction runs contrary to the neighborhood's design guidelines - is there an alternative that doesn't violate Cow Hollow' design guidelines?

## 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: \_\_\_\_\_

*Yuvraj Singh*

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

*3/10/15*

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

Yuvraj Singh

☒ Owner ☐ Authorized Agent (circle one)

# Discretionary Review Application Submittal Checklist

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

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

## NOTES:

☐ Required Material.

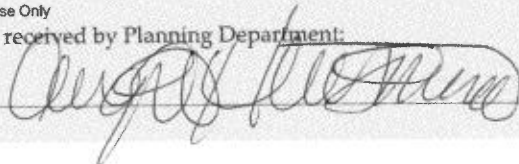
☒ Optional Material.

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

For Department Use Only

Application received by Planning Department:

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



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

3/24/15

rec'd

3/11/15

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: Lincoln and Christina Isetta		
DR APPLICANT'S ADDRESS: 2537 Greenwich Street	ZIP CODE: 94123	TELEPHONE: ( 415 ) 576-2186
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Rae Cheng		
ADDRESS: 2545 Greenwich Street	ZIP CODE: 94123	TELEPHONE: ( 415 ) 920-1839
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( 646 ) 408-4658
E-MAIL ADDRESS: CDuss26@gmail.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 2545 Greenwich Street		ZIP CODE: 94123
CROSS STREETS: Scott and Divisadero		
ASSESSORS BLOCK/LOT: 0944 / 021A	LOT DIMENSIONS: 80	LOT AREA (SQ FT): 2050
ZONING DISTRICT: RH-2		HEIGHT/BULK DISTRICT: 40-X

## 3. Project Description

Please check all that apply

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

Present or Previous Use:

Proposed Use: Residential

Building Permit Application No. 2013.09.17.7050

Date Filed: 09/17/2013



4. Actions Prior to a Discretionary Review Request *- please see attached.*

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

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

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

We plan to submit proposed changes at a later time.

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

- We have discussed this project with the architect who is the point of contact on the notice.
- We have discussed this project with the planner via email correspondence.

## Discretionary Review Request

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

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

Please see the attached.

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

Please see the attached.

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

We plan to submit alternatives and/or changes to the proposed project at a later time.

## Discretionary Review Request

- What are the reasons for requesting Discretionary Review?

(1) The 311 notice is incorrect because it does not accurately explain the change in height; we recently purchased our property and as a result, we were not a part of the initial neighborhood meetings. Since the neighborhood meetings occurred a long time ago, there may be other neighbors who did not have the opportunity to learn about the project from the architect. The 311 notice's inaccurate description of the height change may have misled others into believing the project's scale is less than actually proposed. (2) construction noise will adversely affect our young children; (3) the fourth floor and deck will impair our light, air and privacy; and (4) the overall height and scale of the addition and elevator shaft is inconsistent with the Cow Hollow neighborhood.

How does this project conflict with the Residential Design Guidelines?

The calculation of the existing height on the notice is inconsistent with the way height is measured under the Planning Code. Height is measured to the top of the roof, not the top of a parapet. In addition, the proposed height changes conflict with the Residential Design Guidelines and established neighborhood character with the Cow Hollow Neighborhood Policy [page 65 attached] for this area which is defined as: *The overriding policy established in these Cow Hollow Neighborhood Design Guidelines is a 35 foot height for RH-1(D), RH-1 and RH-2. Height policies stated in the Cow Hollow Neighborhood Design Guidelines are intended to be absolute, meaning that no roof appurtenances such as parapets, elevator and stairway penthouses are permitted.*

- Please explain how this project would cause unreasonable impacts and how the property of the neighborhood would be adversely affected.

Of the ten buildings on the same side of block as 2545 Greenwich [excluding the large apartment buildings at each corner], seven of the ten are of a similar existing height or lower height than 2545. Three of these seven of a similar height or lower height are three unit dwellings. On the opposite side of Greenwich, there are twelve buildings [excluding the larger apartments at the corners]. Ten of the twelve buildings are a similar height or lower (i.e. 2 stories). We are extremely concerned about the health impact a project of this scale and noise level could have on the development of our two young children during critical formative years. The current proposed changes will have a dramatic adverse impact to our access to light, privacy and air in an area where no side yards exist. The elevator shaft and addition are not in line with the character of the neighborhood.

### D.3 Height

These Neighborhood Design Guidelines generally include lower building heights as compared with what is permitted under existing zoning requirements.

**Cow Hollow Neighborhood Policy: The overriding policy established in these Cow Hollow Neighborhood Design Guidelines is a 35 foot height for RH-1(D), RH-1 and RH-2.**

Height policies include lower heights for some lot configurations, where appropriate to help preserve neighborhood views, and access to light and air. Diagrams are included for clarification of the neighborhood height policy for level lots, steep up-sloping lots, and steep down-sloping lots in RH-1(D), RH-1 and RH-2 zoning districts.

The figures included in the following pages diagram level, steep down-sloping, and steep up-sloping height requirements for RH-1(D), RH-1 and RH-2 zoning districts.

Height policies stated in the Cow Hollow Neighborhood Design Guidelines are intended to be absolute, meaning that no roof appurtenances such as parapets, elevator and stairway pent-houses are permitted.

**Neighborhood Height Policy Table**

District	Slope/Elevation Difference	Height Policies	
		Front Height	Rear Height
RH-1(D), RH-1, and RH-2 districts with a mapped height of 40 feet or less	<b>Level Lots:</b> gently up-sloping & down-sloping: less than 10' elevation difference	35 ft.	35 ft.
	<b>Steep Down-Sloping Lots:</b> average ground elevation at rear yard setback line is lower by 10 ft. or more than elevation at front lot line	30 ft.	30 ft.
	<b>Steep Up-Sloping Lots:</b> average ground elevation at rear yard setback line is higher by 10 ft. or more than elevation at front lot line	30 ft.	25 ft.

Note: See diagrams for complete neighborhood height policies for level, up-sloping and down-sloping lots.

## 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: Christina M. Isalta

Date: 03/11/15

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

owner  
Owner / Authorized Agent (circle one)

# Discretionary Review Application Submittal Checklist

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

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

## NOTES:

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

For Department Use Only

Application received by Planning Department:

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



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

 3/24/15  
 rec'd 3/11/15

I, Lincoln Isetta, authorize my wife, Christina Isetta to submit our application for a Discretionary Review on my behalf.

Lincoln Isetta

date

A handwritten signature in dark ink, appearing to read "Lincoln Isetta", written in a cursive style.

03/11/15



# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: <b>Peter &amp; Lisa Cella</b>		
DR APPLICANT'S ADDRESS: <b>2533 Greenwich St San Francisco</b>	ZIP CODE: <b>94123</b>	TELEPHONE: <b>(925) 818-7446</b>
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: <b>Rae Cheng c/o Yakun Asker</b>		
ADDRESS: <b>777 Florida St, Ste 306 San Francisco</b>	ZIP CODE: <b>94110</b>	TELEPHONE: <b>(415) 920-1839</b>
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS: <b>lcella2@comcast.net</b>		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: <b>2545 Greenwich St San Francisco</b>		ZIP CODE: <b>94123</b>
CROSS STREETS: <b>Scott &amp; Divisadero</b>		
ASSESSORS BLOCK/LOT: <b>0944 1021A</b>	LOT DIMENSIONS:	LOT AREA (SQ FT):
ZONING DISTRICT: <b>RH-2 / 40-X</b>		HEIGHT/BULK DISTRICT:

## 3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☐

Additions to Building: Rear ☒ Front ☐ Height ☒ Side Yard ☒

Present or Previous Use: Residential

Proposed Use: Residential

Building Permit Application No. 2013.09.17.7050

Date Filed: Sept. 17, 2013

RECEIVED

MAR 10 2015

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
P/C

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

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

\* we discussed the proposed project with Paul Wang, a representative with the architect firm currently handling the project.

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

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

N/A

## Discretionary Review Request

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

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

The proposed project exceeds the maximum height allowance of 40 feet for a block zoned RH(2). Please see attached for details.

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 addition of the 4th floor addition and roof deck would significantly impact the light coming into our primary living space at 2533 Greenwich St. in addition to impacting our privacy. Please see attached for further comments.

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?

It is important to comply with the Cow Hollow Design Guidelines with a maximum height of 40 feet but with a preference of 35 feet to maintain the character of the neighborhood and the historical character of Cow Hollow as stated in the city's Historic Preservation program.



**1. What are the reasons for requesting a Discretionary Review?**

The proposed project exceeds the maximum height allowance of 40 feet for a block zoned RH(2) . The proposed project is requesting an addition of a 4<sup>th</sup> floor living space, roof deck and elevator as well as excavation for a basement level and expansion of the rear and side yard. The current building height is *recorded at 35 feet on the Notice of Buidling Permit Application (Section 311)*. The maximum height limit is 40 feet per the RH-2 guidelines. The proposed additions to height of **the property** is approximately 10 feet for the 4<sup>th</sup> floor living space, approximately 4 feet for the roof deck and approximately 15-20 feet for the **top** of the elevator shaft. The additions of the 4<sup>th</sup> floor and roof deck is approximately 15 feet which exceeds the allowed maximum height of 40 feet. The current height of the building is 35 feet as listed on the Section 311 form. In additon, the Cow Hollow Neighborhood Design Guidleines has a preferernce of a maximum building height of 35 feet in order to preserve neighborhood character.

**2. How would this project cause unreasonable impacts .**

The addition of the 4<sup>th</sup> floor and **roof** deck would significantly impact the light coming in to our primary living space at 2533 Greenwich in addition to impacting our privacy. The proposed 4<sup>th</sup> floor and roof deck would allow those to look down into our primary living space. The proposed project exceeds the maximum allowed height which will impact the "neighborhood character" and also restrict the mid-block open space enjoyment that is allowed as set forth in the Cow Hollow Neighborhood Design Guidelines page 15 "the character of San Francisco is defined by the visual quality of its neighborhood. A single building out of context with its surroundings can have a remarkably disruptive effect on the visual character of the place". *This would also impact the Historic Preservation of the character of the Cow Hollow neighborhood by exceeding the maximum allowed height.* There is also concern regarding the proposed excavation for a basement and how that considerable excavation would impact the stability of the property surrounding the project site. **We are** not aware of a recent survey to address this issue. Another concern is how close the addition of the 4<sup>th</sup> floor and elevator shaft is the property at 2537 Greenwich and the impact the project will have on them with regards to privacy, light and proximity to that property and the precedent it can set for future projects and the lack of "mid-block open space" and neighborhood preservation. Additonal neighbors may be negatively impacted by this proposed project but we are *not aware of any neighborhood meetings or discussions related to this project that may have been held other than the discussion we had with our immediate neighbors at 2537 Greenwich and 2531 Greenwich when we were first made aware of the proposed project after receiving the Section 311 notice in mid-Febraury 2015.*

# Discretionary Review Application Submittal Checklist

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

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

NOTES:

☐ Required Material.

☐ Optional Material.

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

For Department Use Only

Application received by Planning Department:

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

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


3/24/15  
rec'd 3/11/15

## 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:

 Lisa Cella

Date:

3/10/15

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

Peter Cella      Lisa Cella

Owner / Authorized Agent (circle one)

I, Peter Cella, authorize my spouse, Lisa ~~Sholl~~ Cella to act as my agent with regards to the filing of the Discretionary Review ~~we~~ are submitting jointly relating to the proposed project located at 2545 Green~~wich~~ Street, San Francisco. My wife and I are the joint owners of the property located ~~at~~ 2533 Greenwich Street, San Francisco.



Dated 3/10/15



Thanks to the early efforts of the Improvement Club, residents today continue to enjoy the first and only park in the neighborhood, Cow Hollow Playground, which is hidden in the center of the block bounded by Filbert, Greenwich, Baker and Broderick streets. With only a handful of grandfathered commercial establishments Cow Hollow remains today an exclusively residential and historic neighborhood.

## DEFINING NEIGHBORHOOD CHARACTER

Ultimately, the concern to preserve neighborhood character extends beyond individual neighborhoods to the well-being of the City as a whole. As the San Francisco Residential Design Guidelines point out, "...to a large degree the character of San Francisco is defined by the visual quality of its neighborhoods. A single building out of context with its surroundings can have a remarkably disruptive effect on the visual character of a place. It affects nearby buildings, the streetscape, and if repeated often enough, the image of the City as a whole."

Concern for the visual quality of the neighborhoods gave rise, in part, to the November 1986 voter initiative known as Proposition M, which...established as a priority policy, "that existing neighborhood character be conserved and protected." With respect to specific neighborhoods, the San Francisco Residential Design Guidelines define particular criteria and guidelines that will be described and made specific to Cow Hollow in this and the next section. Neighborhood character is first defined, as follows.

### What is the Neighborhood?

In assessing whether the physical characteristics and visual appearance of a building expansion or construction of a new one conserves the existing neighborhood character, neighborhood is considered at two levels:

*The broader context.* Here the concern is how the building relates to the character and scale created by the collection of other buildings in the general vicinity. The buildings on both sides of the street in which the project is located are particularly relevant.

*The immediate context.* Here the concern is how the building relates to its adjacent buildings or, in the case of an enlargement, how the addition relates to the existing structure and how the form of the new or enlarged building impacts the adjacent buildings.

### What is the Block Face?

The Block Face is defined as the row of facades for the length of one block. The topography of Cow Hollow shows a significant drop from a ridge running along Pacific Avenue; as a result of this the public perception of buildings is not limited to their front facades, but includes the



rear facades when visible from lower streets or from public areas. In consideration to this, the Block Face consists of two facets: a) the Exterior Block Face, defined by the row of front facades facing the street, and b) the Interior Block Face, defined by the row of rear facades facing the mid-block open space.

### **What is the Mid-Block Open Space?**

The Mid-Block Open Space is the open area in the center of a block, formed by the sum of the rear yards of the properties within the block. The Mid-Block Open Space in the Cow Hollow neighborhood, contributes to the broader cityscape of San Francisco, particularly when seen from the adjacent neighborhoods, the shoreline, the Bay, and the Presidio. Due to the inclined slopes of the upper parts of the neighborhoods, the rear facades of buildings play a very important role because they contribute to the image of the City, while the vegetation in the Mid-Block Open Space, in general, softens the building edges and creates a balance between nature and the built environment. The Mid-Block Open Space adds to the quality of life for the immediate residents .

## **RESPECT OR IMPROVE UPON THE CONTEXT: FLEXIBILITY IN DESIGN**

In certain neighborhoods, the visual character will be so clearly defined that there is relatively little flexibility to deviate from established patterns. However, in the majority of cases there will be greater leeway in design options.

Building patterns and rhythms which help define the visual character should be respected. A street may have a pattern and a rhythm which unify the rows of buildings on either side. A sudden change in this pattern, an over-sized bay window or a blank facade among more detailed ones, for example, can appear disruptive and visually jarring.

In many areas, architectural styles are mixed or significant demolition and redevelopment have already occurred. Other areas show little visual character and seem to be awaiting better definitions. Here, design should go beyond compatibility with the existing context; it should take the opportunity to help define a more desirable future neighborhood character.

The following discussion is intended to help clarify the restrictions and opportunities presented by a particular neighborhood context and to understand the degree of design flexibility that exists.

### **Clearly Defined Visual Character**

On some block faces, existing building patterns and architectural styles will strictly define the options for new development. A predominant visual character is clear in the strong repetition of forms and building types in the following drawing.



A small deviation in this neighborhood pattern would draw a great deal of attention to a new structure—attention that is damaging to the existing street character, as shown below.



*ABOVE FIGURE – SIMULATION FOR ILLUSTRATIVE PURPOSES*

## Complex Situations

In other situations, building forms and structures are more varied, yet the row still ‘works’ and the buildings share a strong, unified sense of character. Patterns in building siting, form, proportion, texture, detail, and image are strong but more subtle than in the previous example. Consider the following example.

---

The two distinct subareas include the **Upper Elevation Sub-Area** consisting of lots zoned for single family detached homes, and the **Lower Elevation Sub-Area**, consisting of predominately lots zoned for single and two-family dwellings.

The Upper Elevation Sub-Area of Cow Hollow includes the general area bounded by Pacific, Lyon, Vallejo, and Scott. This Upper Elevation Sub-Area is characterized by larger homes on larger lots. There are, however, some blocks within the Upper Elevation Sub-Area that are not zoned for single family detached homes. These exceptions include the block of single family homes bounded by Broadway, Divisadero, Vallejo, and Scott, and the southern half of the Pacific, Baker, Broadway, and Broderick block. These two areas are therefore not included in the Upper Elevation Sub-Area.

The Lower Elevation Sub-Area of the Cow Hollow Neighborhood consists primarily of single and two-family homes. **The Lower Elevation Sub-Area includes** the general area bounded by Green, Lyon, Greenwich, and Pierce. The need for consistency of scale in this lower elevation sub-area is a primary focus of these Neighborhood Design Guidelines. The fact that single and two-family residences are interspersed throughout the majority of the neighborhood demonstrates the need for a consistent scale and building dimensions across zones.



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## SECTION 3

# RESIDENTIAL DESIGN GUIDELINES

### THE DESIGN PROCESS

For current Cow Hollow residents and future residents considering building a new home or adding to or otherwise making building modifications or expansions to their homes, it is important to identify those features or elements that give the building its visual character. A two-step approach can be useful in identifying the design elements that contribute to the visual and neighborhood character of a building. This approach involves:

- (1) examining the building from afar to understand its overall setting, architectural context and siting characteristics; then,
- (2) moving up close to appreciate the building's design details, materials and the craftsmanship and surface finishes evident in these materials.

Step one is to identify the overall character of the building, which involves looking at its distinguishing physical aspects without focusing on its details. The main contributors to the building's overall character are its setting, shape, roof and roof features, projections (such as bay windows, eaves, and balconies) recesses, voids, window and doorway openings, and the various exterior materials.

Step two involves looking at the building at arms length to see the surface qualities of materials, such as their decoration, building materials, and texture, or evidence of craftsmanship and age. In some instances, the visual character is the result of the juxtaposition of materials that contrast in their size and texture. A great variety of surface materials, texture, and finishes contribute to a building's character, which is fragile and easily lost when these materials are replaced with inappropriate substitutes.

The following sections give details on the elements of design and the design guidelines that are relevant to maintaining the neighborhood character of Cow Hollow.

---

## ELEMENTS OF DESIGN

Following are the six basic elements of residential design, most of which have components. For each element, we will give a definition, a series of questions emphasizing the design issues related to the element, and a series of guidelines to follow to ensure that the new design is compatible with existing ones, i.e., with the neighborhood character of Cow Hollow.

### 1. Siting

- Location of a project site, and its topography
- Setback of the building from the front property line
- Rear Yard, i.e., the setback of the building from the rear property line
- Side Yard, i.e. spacing between buildings and light wells

### 2. Building Envelope

- Roofline: the profile a building makes against the sky, and the organization of projections above the roofline
- Volume and Mass as expressed by the visible facades

### 3. Scale (Height, Width & Depth)

- Dimensions of the elements which make up the building's facades
- Proportions of the building, and of the elements of its façade

### 4. Texture and Detailing

- Materials and Colors used to finish the surface of the building
- Ornamentation used, including the amount, quality, and placement

### 5. Openings

- Entryways -The pedestrian entries into the buildings
- Windows -How they are articulated and used in the façade
- Garage Doors -The vehicular entries into the building

### 6. Landscaping

- Tree Pruning for the Retention of Mid-Block Open Space
- Tree Selection and Placement

---

## 1. SITING

The topography and location of the project lot and the position of the building on that site guide the most basic decisions about design. The Location, Front Setbacks, Rear Yards, and Side Spacing will be particularly important to the adjacent neighbors and for maintaining or creating rhythm along the exterior and the interior block face, and maintaining a sense of common open space in the interior of the block.

### A. Location

*Location* refers both to the topography of the site (is it on a hill, in a valley, or along a slope?) and to its position in relation to other buildings and significant urban features.

- ***Does the site draw attention to itself because of its topography or position on the block?***
- ***Will the project be competing for attention with neighboring structures?***

#### Respect the Topography of the Site

New buildings should not disregard or significantly alter the existing topography of a site. The context should guide the manner in which new structures fit into the streetscape, particularly along slopes and on hills and in relation to mid-block open space.

The following drawing shows a harmonious streetscape typical of Cow Hollow, in which the buildings respect the topography and the architectural context, stepping down the hill.





From the ridge following Pacific Avenue parallel to the Bay shore, Cow Hollow generally slopes downward toward the San Francisco Bay. The topographic map and profiles in Section 2 of this document show the overall topography of the neighborhood.

The significance of this topography with regard to neighborhood character is that there are few level lots in Cow Hollow. Regardless of where a lot is located in the neighborhood, neighbors may be located above or below the elevation of any subject property. Sensitivity to topography is extremely important in this neighborhood environment.

In the following drawing, the new building (the building in the middle) disregards the topography of the site: it has been built to the same level as the first building from the left, so that its elevation seems forced and the pattern of buildings stepping up the hill is broken.



ABOVE FIGURE – SIMULATION FOR ILLUSTRATIVE PURPOSES

For houses on slopes, terracing allows each successive residence to gain light, air, private and shared open space, and, in many cases, full or partial views. This terracing is important to adjacent neighbors in block faces with significant slope parallel to the street. Terracing in this arrangement preserves lateral access to light and views. Terracing is equally important to up- and down-slope neighbors located on block faces with slopes perpendicular to the street frontage. Terracing in this arrangement preserves light and views from the front and rear of hillside homes. Many of the hillside homes in Cow Hollow use a reverse plan, with large picture windows at the rear, in their living and dining rooms, while the homes behind and downhill from them are carefully designed to be below the line of sight from the homes above. The strength of this design, which takes full advantage of available views, will be undermined if the relation of the structure to the topography is not respected.

---

## B. Topography and Views

The siting of the homes in Cow Hollow is one of the most important factors defining neighborhood character. As described in the Neighborhood Character of the Cow Hollow discussion in Section 2 of this document, the majority of the buildings are on terraces that follow the slope.

Thus, in Cow Hollow, the most important features that emerge from the integration of architecture and topography is harmony between the terrain and the built environment and views available from many of the homes and from their rear yards. There is ample precedent in Bay Area communities for the preservation of existing views, as described in Appendix F, which should be consulted for details of view preservation ordinances and guidelines in the Hiller Highlands, Berkeley, and Tiburon. Although to some extent the assessment of the impact of an addition to an existing structure on views from the surrounding homes is subjective, the ordinances and guidelines of these Bay Area communities show that it is possible to make these subjective assessments fair to both holders of existing views and to those wishing to build. It is also possible to formulate objective criteria to minimize obstruction of existing views. These communities endorse a combination of such objectives measures and professional judgement by planning staff, to evaluate the effects of vertical additions on views.

In the hillside community of Cow Hollow, preservation of the views resulting from the relation of the topography to the existing architecture is a consideration when remodeling is planned or a new home is to be built. In many areas the streets are so steeply terraced (with steep slope between streets) that a vertical addition to a home in the lower street will be well below the line of sight from windows and yards of uphill homes, and therefore, obstruction of views by such addition will not be a major concern. In other areas, terracing is more shallow (in the Lower Elevation Sub-Area of the neighborhood) such that the uphill homes do not presently have views, so a vertical addition would not deprive the uphill home from a view. However, there are areas in which the depth of terracing of the streets is intermediate, so the addition of a story on a downslope home would impact the views from an upslope home.

It is in these moderately terraces areas that the criteria such as those used by the Hiller Highlands, Tiburon, and Berkeley can be applied. Various solutions to minimize view impact in these situations may pertain, as shown below.

These principles can be integrated into both new construction and building expansions in Cow Hollow. For example, as in the following drawing, on a home downslope from another, instead of a vertical addition (right), a rear addition one story lower than the existing structure should be considered (left), provided that it does not encroach within the required open area, to minimize interference with the view from the up-slope home.



### D.3 Height

These Neighborhood Design Guidelines generally include lower building heights as compared with what is permitted under existing zoning requirements.

**Cow Hollow Neighborhood Policy:** The overriding policy established in these Cow Hollow Neighborhood Design Guidelines is a 35 foot height for RH-1(D), RH-1 and RH-2.

Height policies include lower heights for some lot configurations, where appropriate to help preserve neighborhood views, and access to light and air. Diagrams are included for clarification of the neighborhood height policy for level lots, steep up-sloping lots, and steep down-sloping lots in RH-1(D), RH-1 and RH-2 zoning districts.

The figures included in the following pages diagram level, steep down-sloping, and steep up-sloping height requirements for RH-1(D), RH-1 and RH-2 zoning districts.

Height policies stated in the Cow Hollow Neighborhood Design Guidelines are intended to be absolute, meaning that no roof appurtenances such as parapets, elevator and stairway penthouses are permitted.

**Neighborhood Height Policy Table**

		Front Height	Rear Height
RH-1(D), RH-1, and RH-2 districts with a mapped height of 40 feet or less	<b>Level Lots:</b> gently up-sloping & down-sloping; less than 10' elevation difference	35 ft.	35 ft.
	elevation at rear yard setback line is lower by 10 ft. or more than elevation at front lot line	30 ft.	30 ft.
	<b>Steep Up-Sloping Lots:</b> average ground elevation at rear yard setback line is higher than elevation at front lot line		

Note: See diagrams for complete neighborhood height policies for level, up-sloping and down-sloping lots.

# COW HOLLOW ASSOCIATION INC.

Box 471136, San Francisco, CA 94147

November 23, 2015

President Rodney Fong  
Planning Commissioners  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2479  
[Commissions.Secretary@sfgov.org](mailto:Commissions.Secretary@sfgov.org)

## **REVISED LETTER**

**RE: 2545 Greenwich Street**  
**Case No: 2014-003164DRP**

Dear President Fong and Commissioners:

The Cow Hollow Association (CHA) represents the interests of approximately 1,100 homeowners in the area bounded by Lyon, Pierce, Greenwich, and Pacific. Our Association is dedicated to the preservation of the residential character of the Cow Hollow neighborhood. The ***Cow Hollow Neighborhood Design Guidelines*** (CHNDG)\* serve to define the existing neighborhood character, patterns, setbacks, and the significance of the mid-block open space in Cow Hollow.

The CHA was present at the 9/14/12 Pre-Application Meeting and our focus was directed at the proposed elevator penthouse (measuring 50' in height from the midpoint of the curb) to access the upper level roof deck on the added 3rd floor (4<sup>th</sup> story). We expressed concern for the proposed elevator penthouse, a consistent position of the CHA, and along with neighborhood input, it was removed from the plans. DR Applicants Christina and Lincoln Isetta at 2537 Greenwich directly East of the subject property did not own their home at the time of the Pre-Application Meeting.

In February 2015, the Isettas contacted the CHA to gain some general information on the CHA and the proposed project after they had received the Section 311 Notice, which was their first official notification since purchasing their home. We met with them a number of times and with the other DR Applicants to discuss their concerns, attended a meeting at their home with Planner Mary Woods to review the inaccurate Section 311 plans, met with the Architect, and met with the DR Applicant and Project Sponsor with their Architect on two occasions to seek a compromise solution. To date, the only revision from the Project Sponsor since the Isettas purchased the adjacent property was an offer to replace the door to the upper level roof deck on the added 3rd floor (4<sup>th</sup> story) with a sliding hatch.

The **Cow Hollow Neighborhood Design Guidelines** (CHNDG) were adopted by the Planning Commission in 2001 to assist in determining whether the renovation or expansion of an existing building...is visually and physically compatible with the neighborhood character of Cow Hollow. In the Adopted Section under **2. BUILDING ENVELOPE, A. Roofline** (Adopted Section: pgs. 36-37), it states:

... Roofline also refers to the perception of roofs as seen from higher elevations ... As important as the pattern of rooflines seen from the street level, is the perception of the roofs of buildings as seen from higher places.

The concerns of the DR Applicants center on improper notification, and privacy, light, air, and vista impacts. On October 3, the DR Applicants proposed revisions to the project that would address their concerns and the need for DR, but to date have not received any offer from the Project Sponsor to modify the proposed plans.

**To mitigate these impacts, the CHA recommends the following revisions to the proposed plans:**

**1. Remove 3' side setback on East side**

DR Applicants: Mitigates privacy concerns

Subject Property: Adds square footage to 3<sup>rd</sup> floor addition (4<sup>th</sup> story)

**2. Pull back 3rd floor (4<sup>th</sup> story) front building wall 12 additional feet to the North side of existing West-side lightwell**

DR Applicants: Mitigates light, air and vista concerns

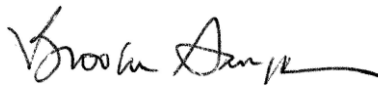
Subject Property: Adds square footage to 3<sup>rd</sup> floor front (North) deck

**3. Eliminate upper level roof deck on added 3rd floor (4<sup>th</sup> story)**

DR Applicants: Mitigates privacy concerns

Subject Property: 3<sup>rd</sup> floor front (North) deck increased in size with No.s 1 and 2 above

Thank you for your consideration,



Brooke Sampson  
CHA Zoning Committee  
Cow Hollow Association, Inc.

cc: Mary Woods (CPC) [mary.woods@sfgov.org](mailto:mary.woods@sfgov.org)  
Rae Cheng, Project Sponsor [rae.cheng@sbcglobal.net](mailto:rae.cheng@sbcglobal.net)  
Yakuh Askew, Architect [yakuh@ya-studio.com](mailto:yakuh@ya-studio.com)  
Christina Isetta, Lead DR Applicant [cduss26@gmail.com](mailto:cduss26@gmail.com)

\* The Cow Hollow Neighborhood Design Guidelines (CHNDG) were adopted by the Planning Commission in 2001 "to assist in determining whether the renovation or expansion of an existing building...is visually and physically compatible with the neighborhood character of Cow Hollow." Following the Design Guidelines would ensure that proposed projects adhere to the pattern of existing buildings, minimize impacts on adjacent property owners in terms of privacy, light, air, and views, and preserve the neighborhood character.

**RESPONSE TO**  
**DISCRETIONARY**  
**REVIEW (DRP)**



**San Francisco**  
**Planning**

SAN FRANCISCO PLANNING DEPARTMENT  
1000 WASHINGTON STREET, SUITE 400  
SAN FRANCISCO, CALIFORNIA 94109  
MARK: (415) 359-4675    SPPLANNING@SFO

---

**Project Information**

Property Address: **2545 Greenwich Street**

Zip Code: **94123**

Building Permit Application(s): **2013.09.17.7050**

Record Number:

Assigned Planner: **Mary Woods**

---

**Project Sponsor**

Name: **Mark Ong and Rae Cheng**

Phone:

Email: **markong@itrsf.com, rae.cheng@sbcglobal.net**

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**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.)

**See response to concerns, Section F of Submittal**

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.

**See good neighbor gestures, Section E of Submittal**

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.

**See Introduction, Section A; Response to Concerns, Section F, and Letters of Support from Neighbors, Section H of Submittal**

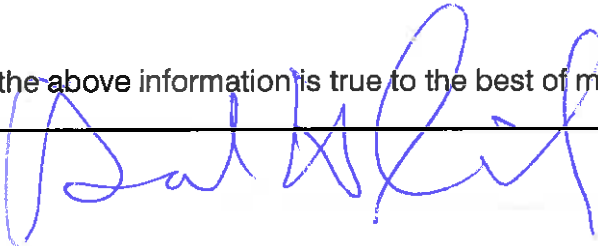
## Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	2	No Change
Occupied Stories (all levels with habitable rooms)	2	3
Basement Levels (may include garage or windowless storage rooms)	1	No Change
Parking Spaces (off-street)	2	No Change
Bedrooms	Unit 1 - 1 Unit 2 - 3	No Change 4
Height	32'	40'
Building Depth	56'	No Change
Rental Value (monthly)	Occupied by Daughter	
Property Value	Unknown	Unknown

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

Signature:



Printed Name: David Silverman

Date:

11-18-15

- ☐ Property Owner  
☒ Authorized Agent

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

**Before the  
San Francisco Planning Commission**

**PROJECT SPONSORS' SUBMITTAL IN OPPOSITION TO  
APPLICATIONS FOR DISCRETIONARY REVIEW REGARDING  
TWO -FAMILY HOME ADDITION**

**2545 Greenwich Street**

**Project Sponsors:**

**Mark Ong and Rae Cheng**

**Building Permit Application 2013.09.17.7050**

**Hearing Date: December 10, 2015**

***Attorneys for Project Sponsors:***

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**REUBEN, JUNIUS & ROSE, LLP**

One Bush Street, Suite 600, San Francisco, CA 94104  
t] 415 567 9000 f] 415 399 9480

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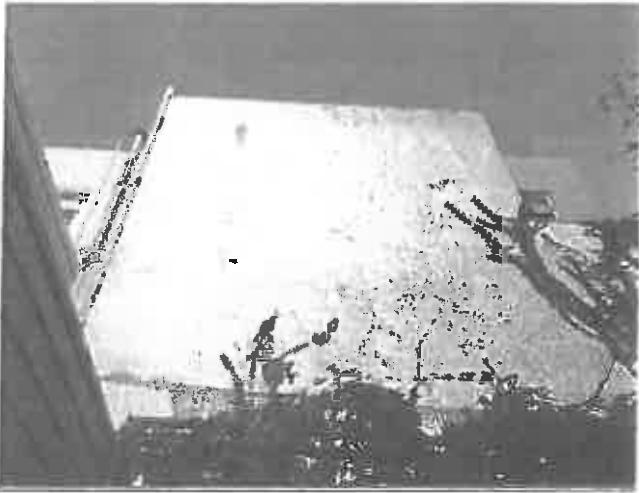
A.	INTRODUCTION .....	1
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**A. INTRODUCTION**

Rae Cheng and Mark Ong (“Project Sponsors”) propose to alter a two-family home (“Project”) at 2545 Greenwich Street (“Project Site”) to add a new upper story that will be set back 12 feet 6 inches from the front of the house. The Project Sponsors have also provided a side setback. The increase in height for this addition will be only 8 feet. The building’s depth will not be expanded at all. The proposed addition is in context with the other homes on the block, and is permitted as of right by the Planning Code. The adjacent contiguous homes to the east at 2515, 2519, 2537 (Isetta), and 2531-33 (Cella and Singh) all have substantially the same height and larger massing than the proposal. The adjacent home at 2551 Greenwich has received its Building Permit for a very similar vertical addition (See Exhibit H). Therefore, in a contiguous row of seven homes, the Project Site stands out as being one story shorter than the rest and having a significantly larger rear yard. The larger rear yard will remain unchanged.

**But for the DR Applicant’s application for discretionary review, this addition would have been administratively approved. The Residential Design Team (“RDT”) has reviewed and approved the proposed Project. Further, the RDT, Planning staff and management are presenting the DR request to the Commission as an abbreviated DR, indicating that they find the DR request to be without merit.**

It is noteworthy that the DR Applicants have 40 foot tall homes that are larger than the proposed Project and both are located to the east, blocking substantial light and air to the Project Site. Even with the proposed improvements, the DR Applicants’ homes will continue to be larger and bulkier homes. Below is a photo of the lead DR Applicant’s (Isettas) west facing wall as seen from Project Sponsors’ backyard.



**B. SITE INFORMATION**

Street Address: 2545 Greenwich Street  
Cross Streets: Scott and Divisadero Streets  
Neighborhood : Cow Hallow



Assessor's Block/Lot: 0944/021A  
Zoning District: RH-2 (Residential – two-family)  
Height and Bulk District: 40-X  
Proposed Use: Residential, two-family  
Proposed Addition: Vertical addition of 8 feet

**C. THE DR APPLICANT HAS FAILED TO SATISFY THE MINIMUM STANDARD OF REVIEW - THERE ARE NO EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES THAT JUSTIFY DISCRETIONARY REVIEW**

The Planning Commission's authority to review permits on a case-by-case basis under "Discretionary Review" (Municipal Code of the City and County of San Francisco, Part III, Section 26(a)<sup>1</sup> must be carefully exercised. In 1943, the California Supreme Court held that the San Francisco Board of Permit Appeals, pursuant to the above-referenced Section 26(a), had the authority to exercise its "sound discretion" in granting or denying building permits (See *Lindell Co. v. Board of Permit Appeals* (1943) 23 Cal.2d 303). In 1954, then San Francisco City Attorney Dion R. Holm issued Opinion No. 845, in which he opined that the Planning Commission has similar discretion to grant or deny building permits. However, the City Attorney cautioned the Planning Commission with respect to the judicious exercise of this discretion. In his opinion, the City Attorney stated as follows:

"I think it is entirely plain, on the authority of the above-enunciated general principles, that the reservation of authority in the present ordinances to deal in a special manner with exceptional cases is unassailable upon constitutional grounds . . . this is, however, a sensitive discretion and one which must be exercised with the utmost restraint."

(City Attorney Opinion No. 845, p. 8, emphasis in original).

The discretionary review handout provided to the public by the Planning Department reiterates this underlying foundation of the discretionary review power. That publication provides that "discretionary review is a special power of the Commission, outside the normal building permit application approval process. It is supposed to be used only when there are exceptional and extraordinary circumstances associated with a proposed project. The Commission has been advised by the City Attorney that the Commission's discretion is sensitive and must be exercised with utmost constraint." In this case, the Planning Commission should exercise such constraint by approving the Project.

---

<sup>1</sup> Section 26(a) provides that "[I]n the granting or denying of any permit, or the revoking or the refusing to revoke any permit, the granting or revoking power may take into consideration the effect of the proposed business or calling upon surrounding property and upon its residents and inhabitants thereof; and in granting or denying said permit, or revoking or refusing to revoke a permit, may exercise its sound discretion as to whether said permit should be granted, transferred, denied or revoked."

There are no exceptional and extraordinary circumstances in this case that would justify the Planning Commission's exercise of its discretionary review powers. Each of the issues raised by the DR Applicant is meritless. The professional planning staff (Residential Design Team or "RDT") has approved the project twice.

#### **D. NEIGHBORHOOD OUTREACH**

The Project Sponsors and the Project Architect, Yakuh Askew, have conducted intensive neighborhood outreach meetings that began in November 2014, and have offered significant good-neighbor gestures in an attempt to accommodate neighbor concerns. Unfortunately, an agreement was not reached with the DR Applicants, who own the largest homes on the block. It is noteworthy that the DR Applicants are relative newcomers. The Project Sponsors have lived in their home for over 14 years. The Isettas (2537 Greenwich adjacent to the east) arrived on December 4, 2013; Cella and Singh (2531-33 Greenwich two doors down to the east) on February 2, 2013 and June 24, 2010. The Isettas' house is non-conforming in that it occupies the entire lot, including a fourth floor that extends nearly to the rear property line. The Cella/Singh house is similar in height and bulk to the Isetta house, with non-conforming lot coverage and a fourth floor which extends into the rear yard. The DR applications do not identify any project details that would constitute an exceptional or extraordinary circumstance, and are meritless.

The Isettas were formally notified in writing of the proposed Project and were provided with a copy of the Project plans prior to their purchase of their adjacent property. (See Exhibit G attached) Therefore, the Isettas knew of the proposed addition before they purchased their house. The adjacent neighbor to the west, at 2551 Greenwich, who was also notified of the Project Sponsors' proposed addition before she purchased her home in 2013, does not oppose the Project. As described below, the Project Sponsors have provided the Isettas with a 3 foot side setback as a good neighbor gesture, and also eliminated all penthouses

#### **E. GOOD NEIGHBOR GESTURES**

The Project Sponsors have made the following good neighbor gestures for the benefit of the DR Requesters:

- 1) Set back the vertical addition by 12 feet, 6 inches from the front façade.
- 2) Included a 3 foot side setback from 2537 Greenwich Street (Isettas home).
- 3) Eliminated the elevator penthouse.
- 4) Eliminated the stair penthouse.
- 5) Included a lightwell matching that of 2551 Greenwich Street.
- 6) The rear depth has been kept in line with the adjacent house at 2551 Greenwich Street and is approximately 18 feet short of the adjacent home at 2537 Greenwich Street. In contrast, the Project Site has, and will maintain, a rear-yard of 25 feet. The Project Site contributes more to the mid-block open space than most of the other homes on the block.

## **F. RESPONSE TO DISCRETIONARY REVIEW APPLICANT CONCERNS**

The proposed Project is sensitively designed, and will significantly improve the living space, the interior design, and the structural integrity of the home. No variances have been requested. The proposed Project is consistent with the policies and objectives of the General Plan and the Planning Code. The Project will upgrade the home to comply with current Building Code standards, and add livable space at the top.

The proposed Project meets the standards of the Residential Design Guidelines, per Planning Department RDT Review. No changes are proposed to the front of the property. Nothing in the proposed Project is extraordinary or has an extraordinary impact on anyone.

The DR Applicants assert that the Project does not meet the Residential Design Guidelines with regard to access to light. In fact, the proposed addition will bring the Project Sponsors' home to a smaller size than the adjacent home at 2537 Greenwich (DR Isetta) and approximately equal in size to the adjacent home at 2551 Greenwich Street will be shortly, as it has already been approved for a vertical addition substantially the same as the proposal (Building Permit No. 2013.1206.3534) (See approved plans attached as Exhibit H). There is nothing out of scale about the proposed Project, and there is no material impact to the DR Applicants.

Slight and reasonable impacts to neighbors are to be expected for any building or alteration project. Any impacts to neighbors would be ordinary and acceptable in an urban environment.

The DR Applicant's concerns regarding light and privacy are unfounded. At the request of the DR Applicant, the Project Sponsors constructed story poles. (See photographs below) The photo on the left shows the three foot side set back. The blue tape depicts the top of the proposed addition. The top of the proposed addition reaches only 1/3 of the height of the Isetta's window and doors. The photo on the right was taken from the neighbor's roof and at the same level as the proposed addition (note the blue tape that designates the top of the proposed addition). The photos demonstrate that the top of the proposed addition reaches only 1/3 of the height of the Isettas' windows and doors facing north and west.



During the Project Sponsors' last meeting with the Isettass, they were willing to give up the three foot side set back as long as the entire addition was moved back. The message is plain. The Isettass are not concerned with light and privacy, as they allege in their DR application. Rather, they are concerned with their views.

#### **G. COW HALLOW ASSOCIATION**

The officers of Cow Hallow Association's (CHA) zoning committee have advised that they will speak in support of the DR Applicant at the hearing. Their efforts are based on their belief that the proposed project is in alleged violation of an appendix to the Cow Hallow Design Guidelines (CHDG).

As noted by the Planning staff, there is a difference between the CHDG and the Appendix of the CHDG. The officers from CHA had concerns with Project Sponsors' design not because it is not in compliance with the CHDG, but because it is allegedly not in compliance with the Appendix of CHDG. However, the Appendix of CHDG was not adopted by Planning Commission Resolution No. 16147 (2001), and is for information purposes only. (See Page 3 of the CHDG).

#### **"THE APPENDIX**

This publication includes an Appendix, separate from the Neighborhood Design Guidelines, that includes specific discussion and analysis of rear yard coverage and building height, Cow Hollow Association policies on rear yard setbacks and open space, rear yard extensions, height, and tree pruning techniques, shadow study (not included yet) and height ordinances from other Bay Area communities for informational purposes."

According to CHA: "CHA, acting through its Zoning Committee, does not oppose projects that are within the criteria set forth in the Guidelines, but does get involved when a proposal is inconsistent with the Guidelines."

(Source <http://cowhollowassociation.org/about/#whatspermissible>)

The CHA position proves to be the opposite or misguided at the least.

The irony is that should the CHA officers truly believe the CHDG Appendix should be followed, it is the DR Applicant's home that would be in actual violation of the Appendix: The Appendix states the height limit is 35 ft., whereas the Isettass' home is well over 40 ft. The Appendix states that the rear yard coverage should be 45%, whereas the Isettass' home occupies nearly their entire lot.

In summary, the CHA arguments against the Project are based solely on alleged violation of a portion of an appendix which was not adopted by the Planning Commission.

## **H. LETTERS OF SUPPORT FROM NEIGHBORS**

Attached as Exhibit F are letters of support for the Project from neighbors Joan Szarfinsky at 2551 Greenwich Street (Adjacent), Joan Chen and Dr. Peter Hui at 2601 Filbert (at rear of Project Site), Shirley Davis at 2550 Filbert Street (at rear of Project Site), and Sharon Purewal at 2551 Greenwich Street.

## **I. CONCLUSION**

The Project Sponsors' proposed alterations are allowed as a matter of right by the Planning Code, are appropriately sized, are in context with the block, and will improve the design and functionality of the two-family home. The Project will upgrade the home to comply with current Building Code standards, and to add livable space at the top of the home. But for the applications for discretionary review, the Project would have been approved administratively. The front façade of the home will be preserved as is.

The DR Applicants have failed to demonstrate any exceptional or extraordinary circumstances that would justify discretionary review. The additions will bring the Project Sponsors' home to approximately the same height as the five adjacent homes. The massing of the Project Sponsors' home will be substantially smaller than those homes. There will not be any material impact to the DR Applicants.

Accordingly, the Project Sponsors respectfully request that the Planning Commission deny the requests for discretionary review.

Thank you for your consideration.

Respectfully Submitted,

REUBEN, JUNIUS & ROSE, LLP

By: 

David Silverman, Attorneys for Project Sponsors  
Mark Ong and Rae Cheng

Dated: November 5, 2015

### Exhibit List

- A. Project Plans and Renderings.
- B. Photographs of Existing Structure.
- C. Context Photos
- D. Residential Design Guidelines Study
- E. Drawings of Project Sponsors' Good Neighbor Gestures and Concessions
- F. Letters in Support of Project from Neighbors
- G. Project Information and Plans provided to the Isettas (DR Applicant) prior to their purchase of 2537 Greenwich in December 2013 (Adjacent to the east).
- H. Approved plans for vertical addition at 2551 Greenwich Street (Adjacent to the west). The Owner does not oppose the Project.
- I. Isettas' Roof Deck (Adjacent to the east, 2637 Greenwich Street)

# Exhibit A





DR REQUESTER  
SINGH & CELLA: 2531-2533 GREENWICH STREET

DR REQUESTER  
ISETTA: 2537 GREENWICH STREET

PROJECT SPONSOR  
2545 GREENWICH STREET





DR REQUESTER  
SINGH & CELLA: 2531-2533  
GREENWICH STREET

DR REQUESTER  
ISETTA: 2537 GREENWICH STREET

PROJECT SPONSOR  
2545 GREENWICH STREET

DR REQUESTER  
SINGH & CELLA 2531-2533  
GREENWICH STREET

DR REQUESTER  
ISETTA 2537  
GREENWICH  
STREET

PROJECT SPONSOR  
2545 GREENWICH  
STREET







DR REQUESTER  
SINGH & CELLA 2531-2533  
GREENWICH STREET

DR REQUESTER  
ISETTA 2537  
GREENWICH  
STREET

PROJECT SPONSOR:  
2545 GREENWICH STREET





DR REQUESTER  
ISETTA: 2537 GREENWICH  
STREET

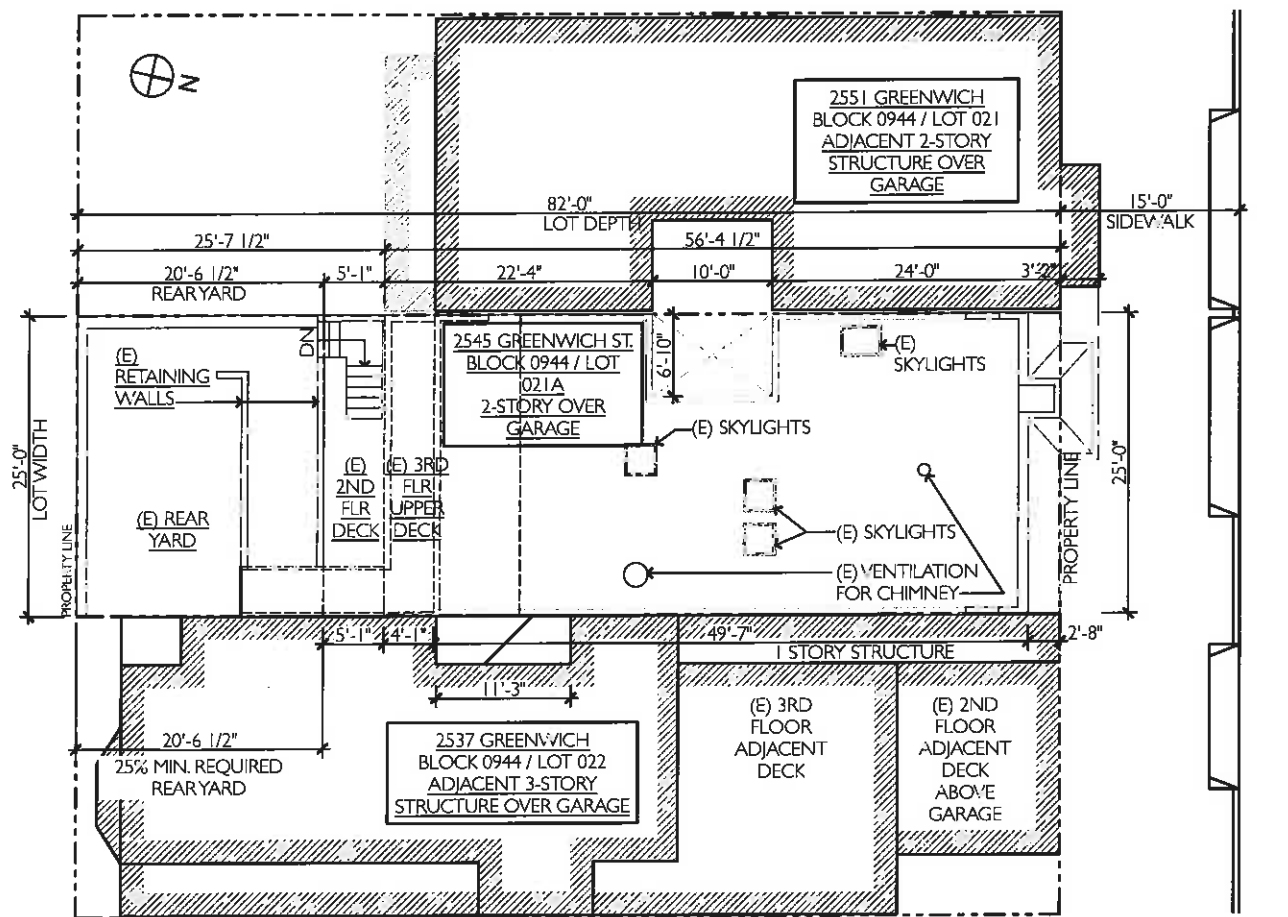
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2545 GREENWICH  
STREET

DR REQUESTER  
SINGH & CELLA 2531-2533  
GREENWICH STREET



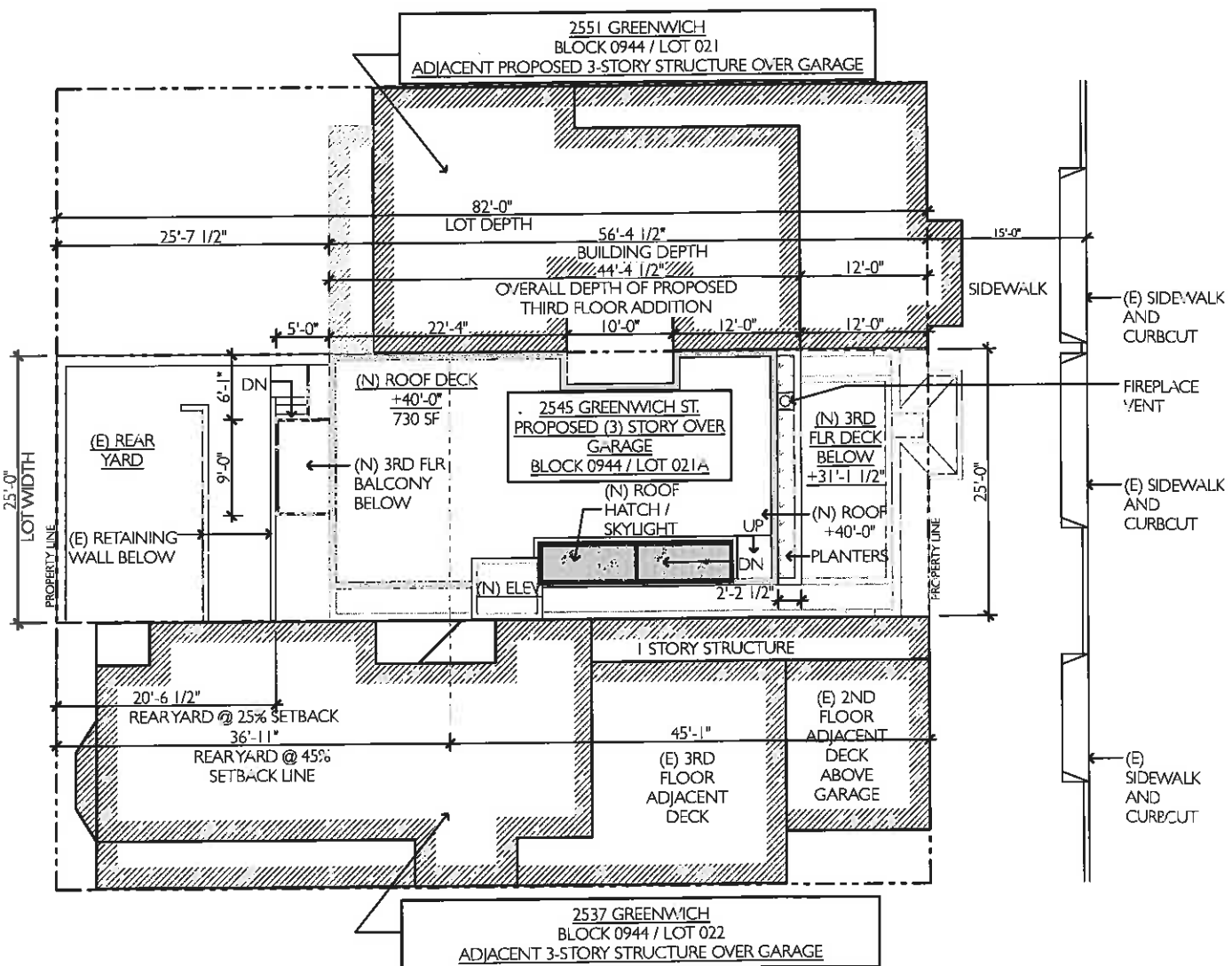
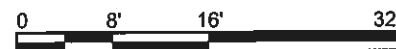
DR. REQUESTER  
SINGH & CELLA: 2531-2533  
GREENWICH STREET

DR. REQUESTER  
SINGH & CELLA: 2531-2533  
GREENWICH STREET



**2** EXISTING SITE PLAN

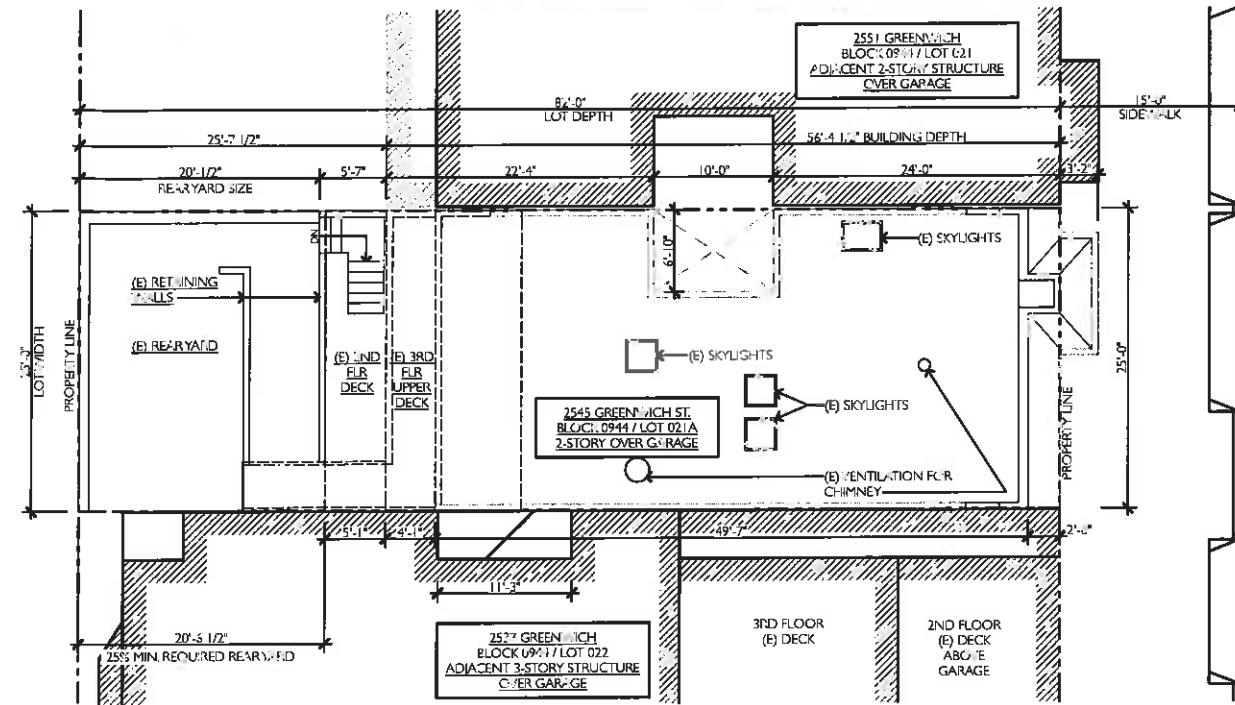
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**1** PROPOSED SITE PLAN

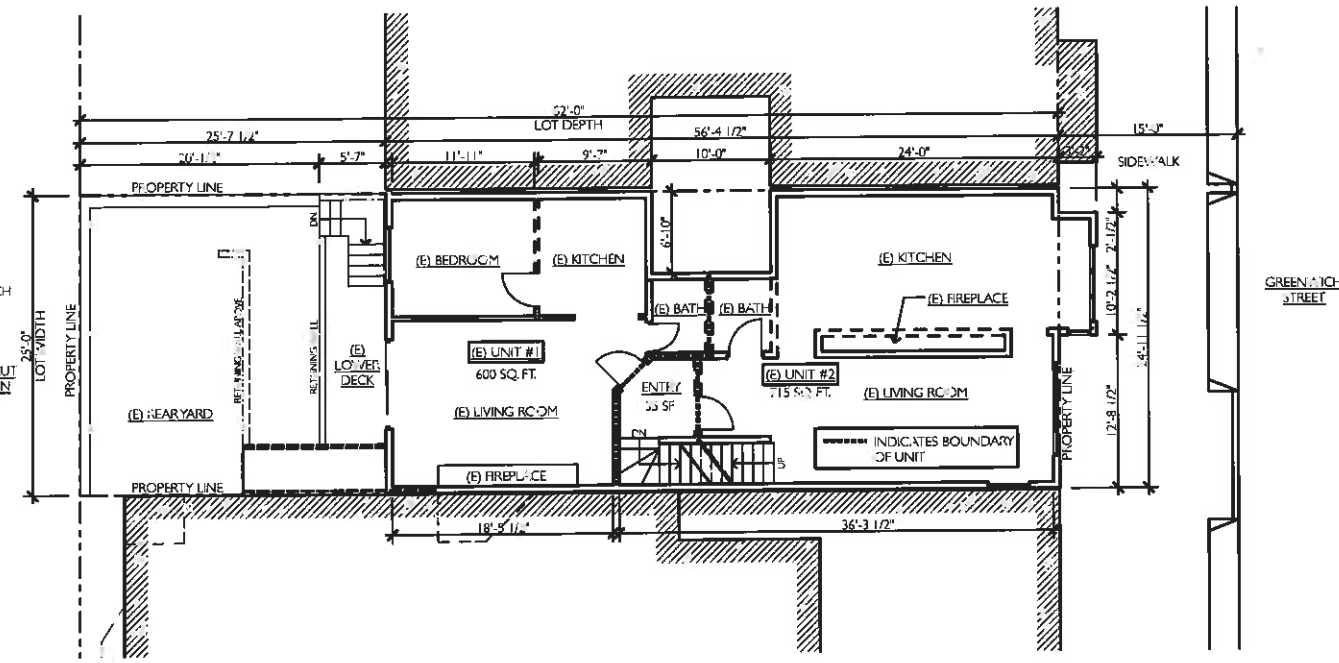
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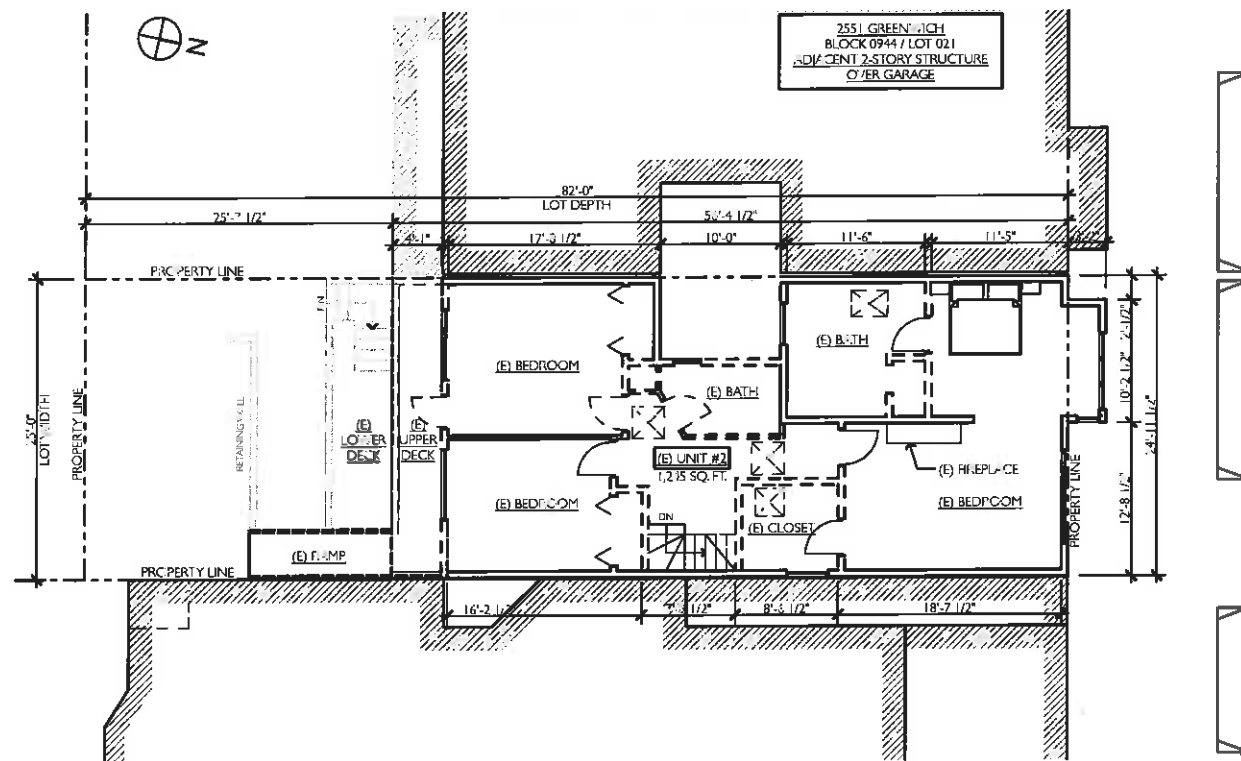
#### 4 EXISTING ROOF PLAN

SCALE: 1/16" = 1'-0"



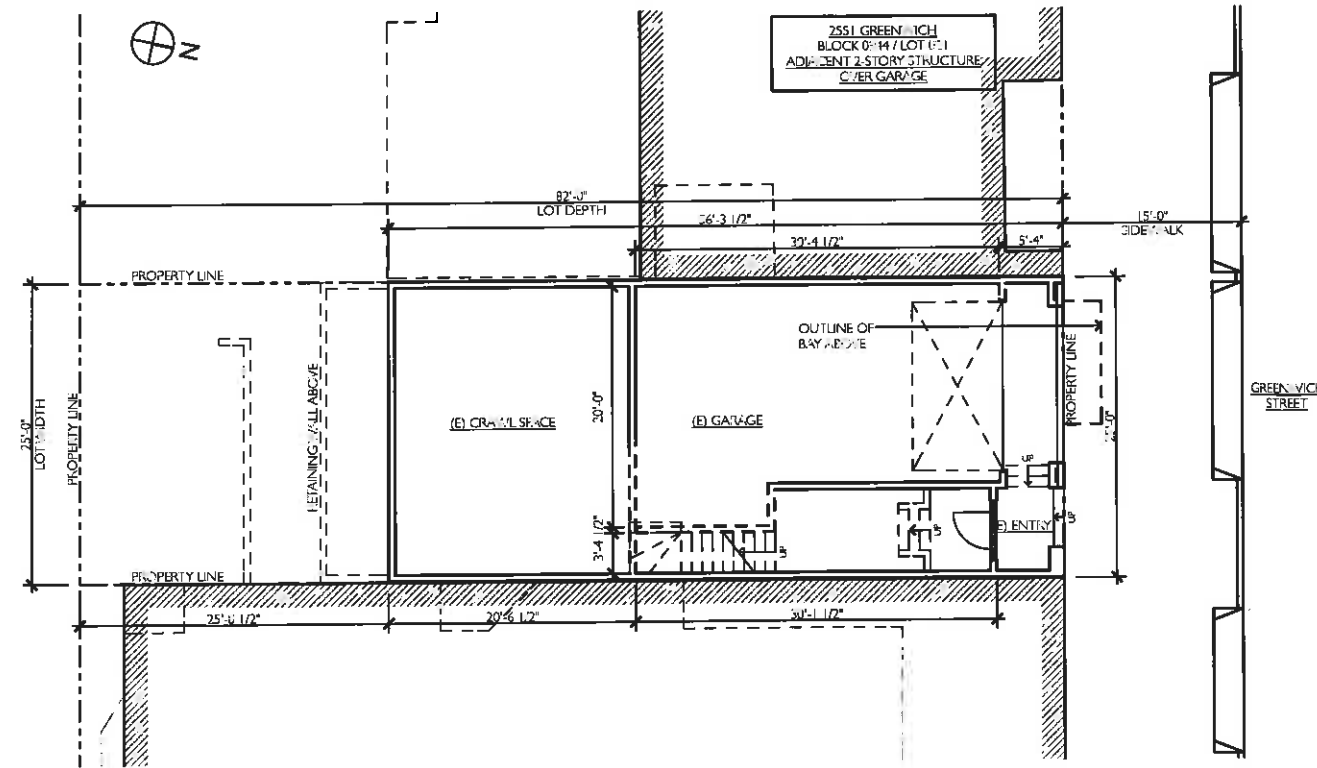
#### 2 EXISTING FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0" (E) FIRST FLOOR INT. SQ. FT.: 1,350 SQ. FT.  
(E) UNIT 1: 600 SQ. FT.  
(E) ENTRY: 35 SQ. FT.  
(E) UNIT #2, FIRST FLOOR: 715 SQ. FT.



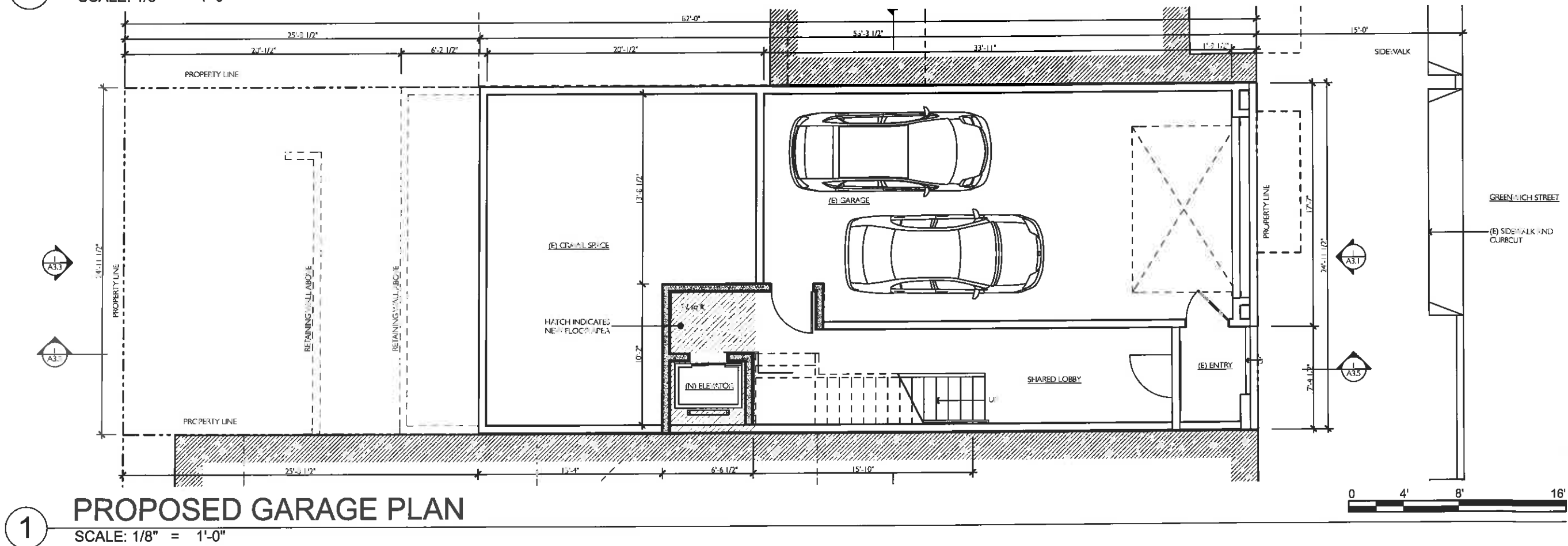
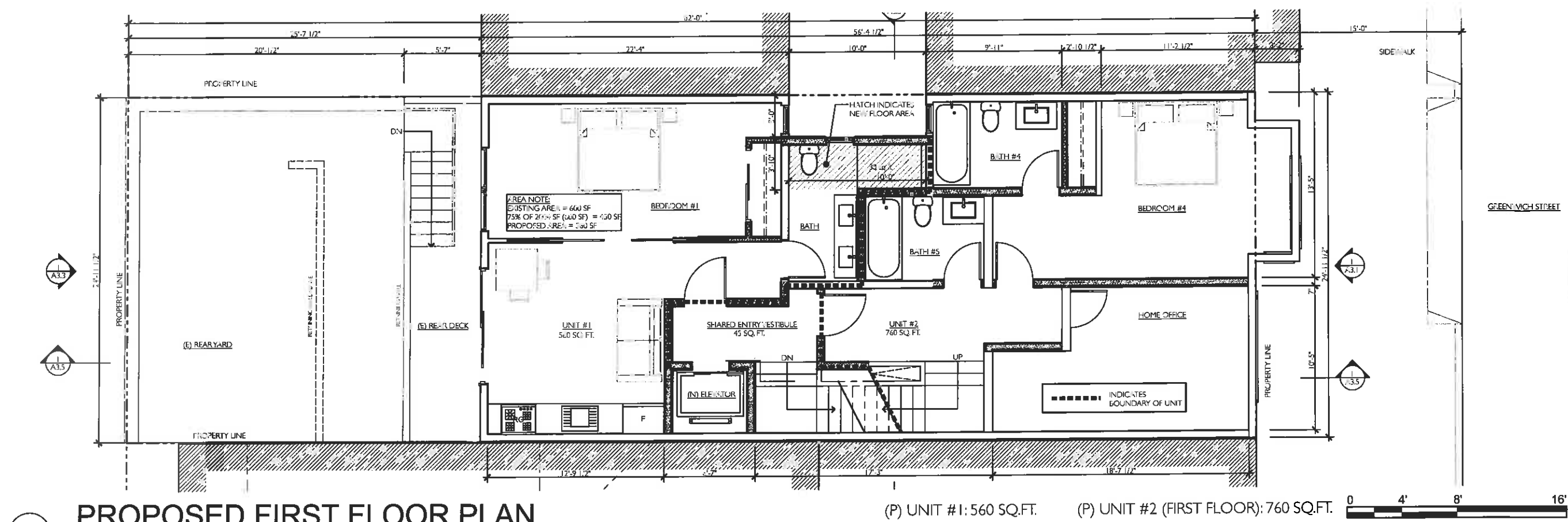
#### 3 EXISTING SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0" (E) UNIT #2, SECOND FLOOR: 1,245 SQ. FT.  
(E) UNIT #2 TOTAL INT. SQ. FT. (COMBINED 1&2 FLOORS): 1960 SQ. FT.



#### 1 EXISTING GARAGE FLOOR PLAN

SCALE: 1/16" = 1'-0" (E) GARAGE: 576 SQ. FT.



**Y.A. studio**

**PROJECT**  
 RESIDENTIAL REMODEL AND ADDITION  
 2545 GREENWICH, SAN FRANCISCO, CA  
 BLOCK/LOT: 0944 / 021A

**TITLE:**  
 PROPOSED BASEMENT AND FIRST FLOOR

**REV. PRINTING:**  
 CLIENT REVIEW  
 SITE PERMIT

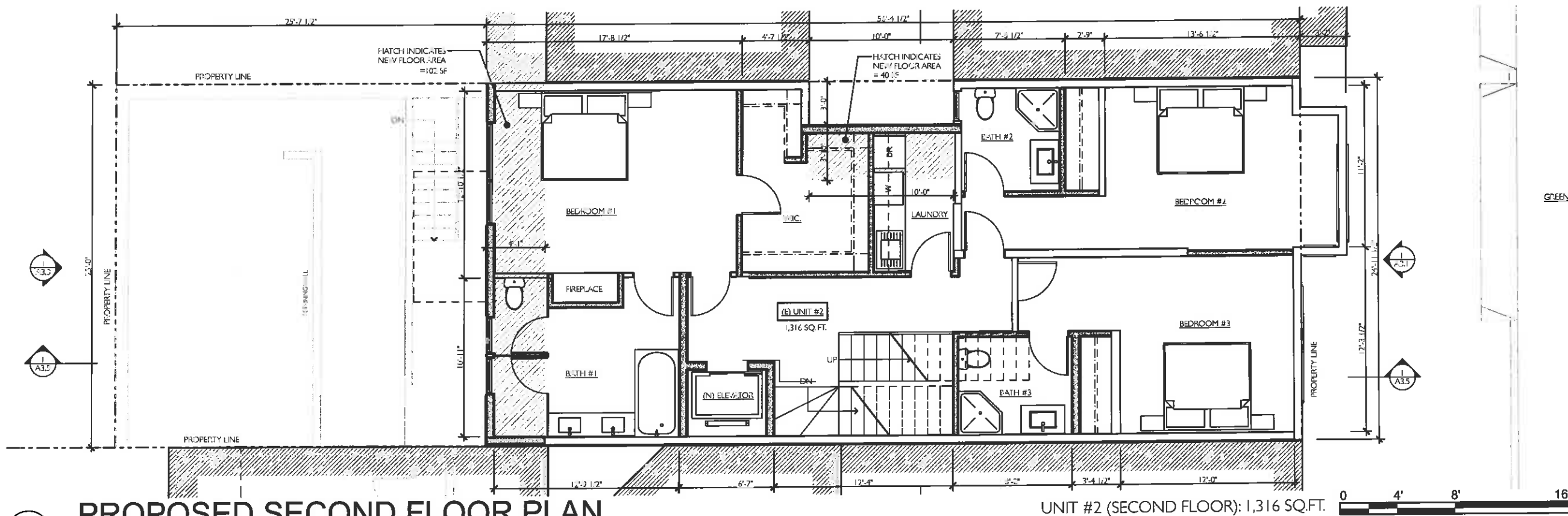
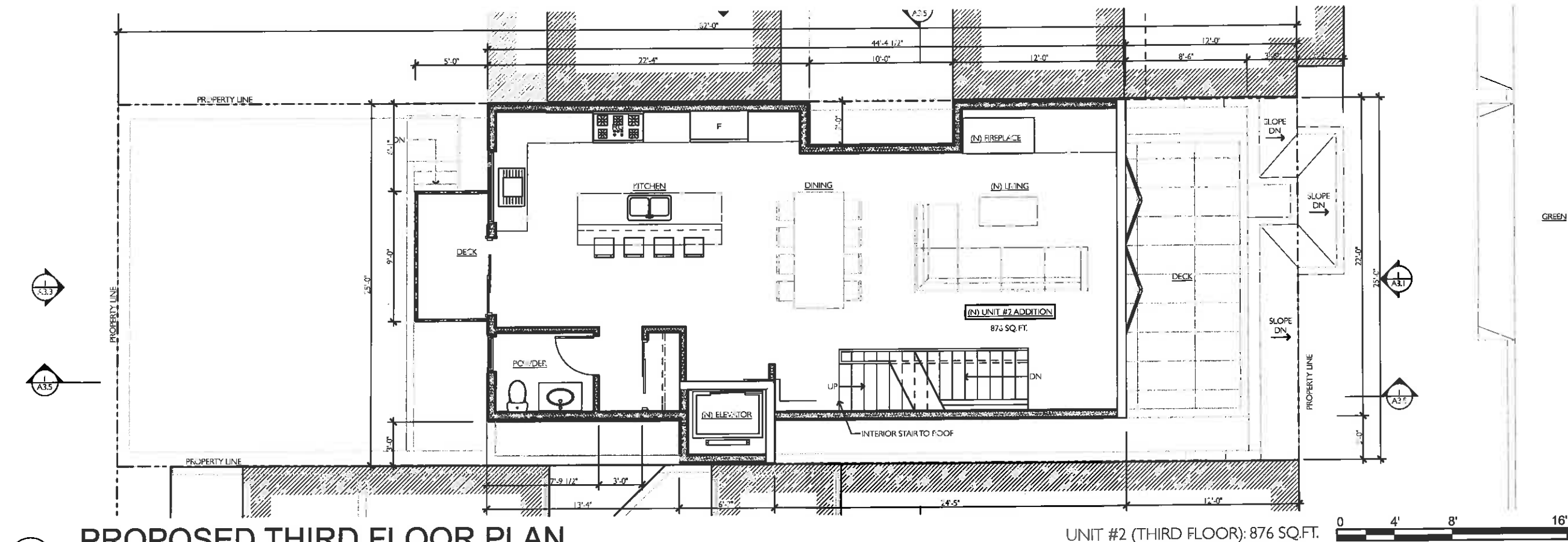
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 11.24.14

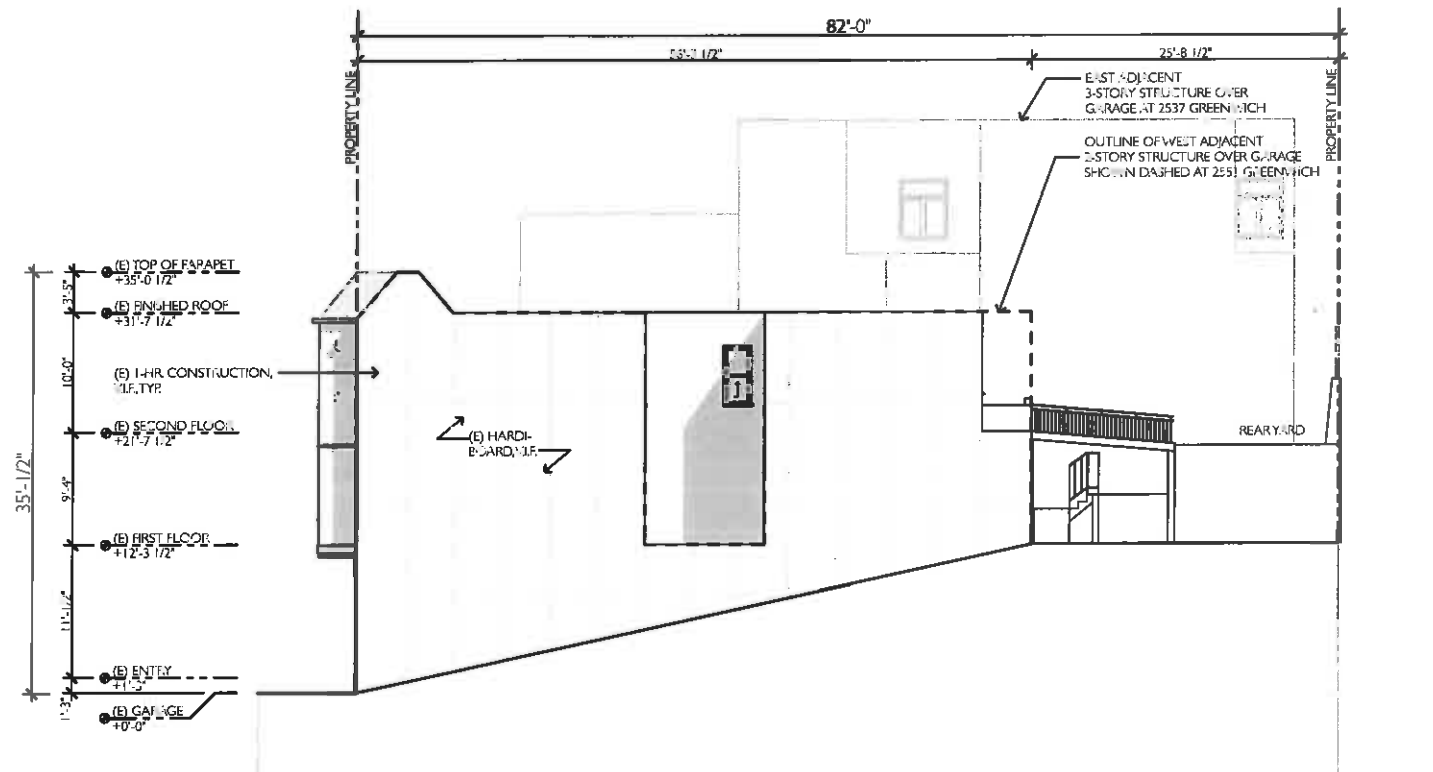
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**CHECKED BY:** Y.A.  
**PRINTED:** 06.19.15  
**SHEET:**

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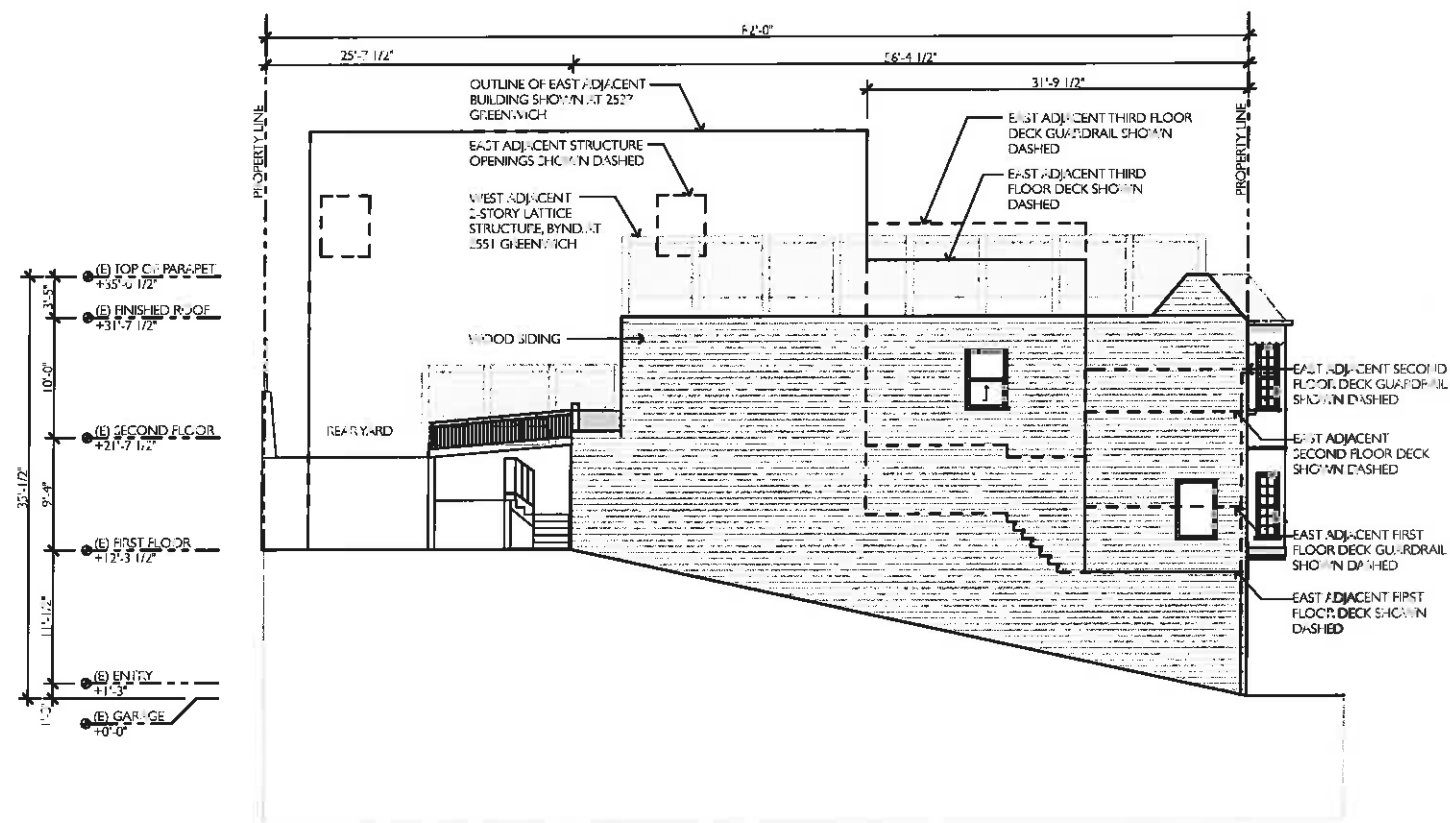
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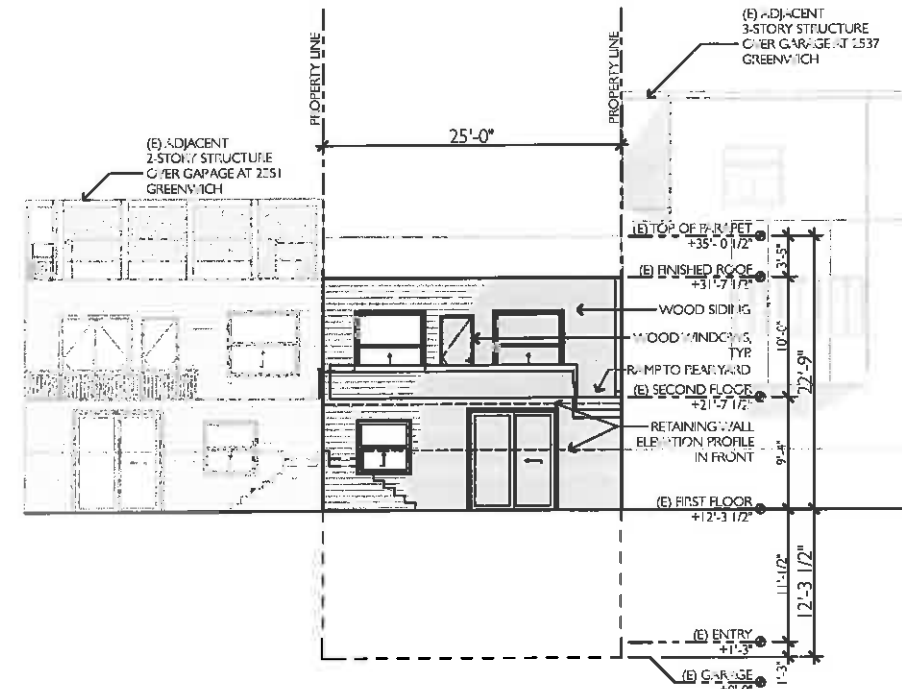




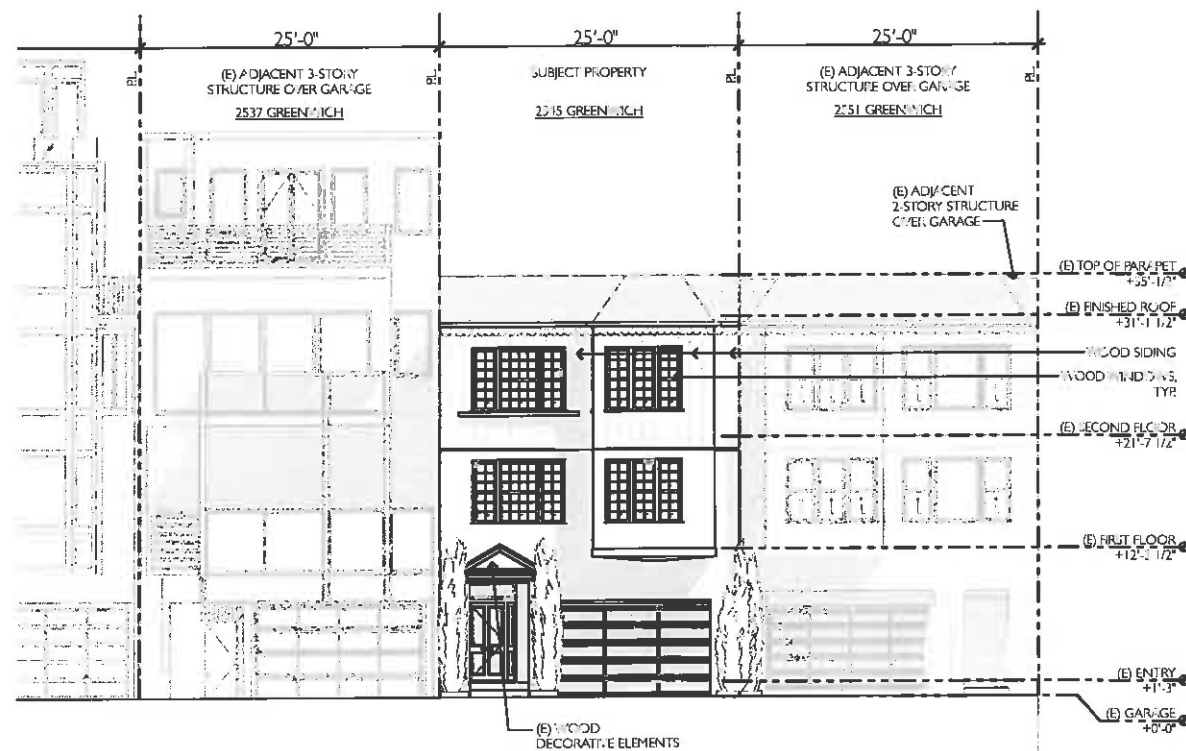
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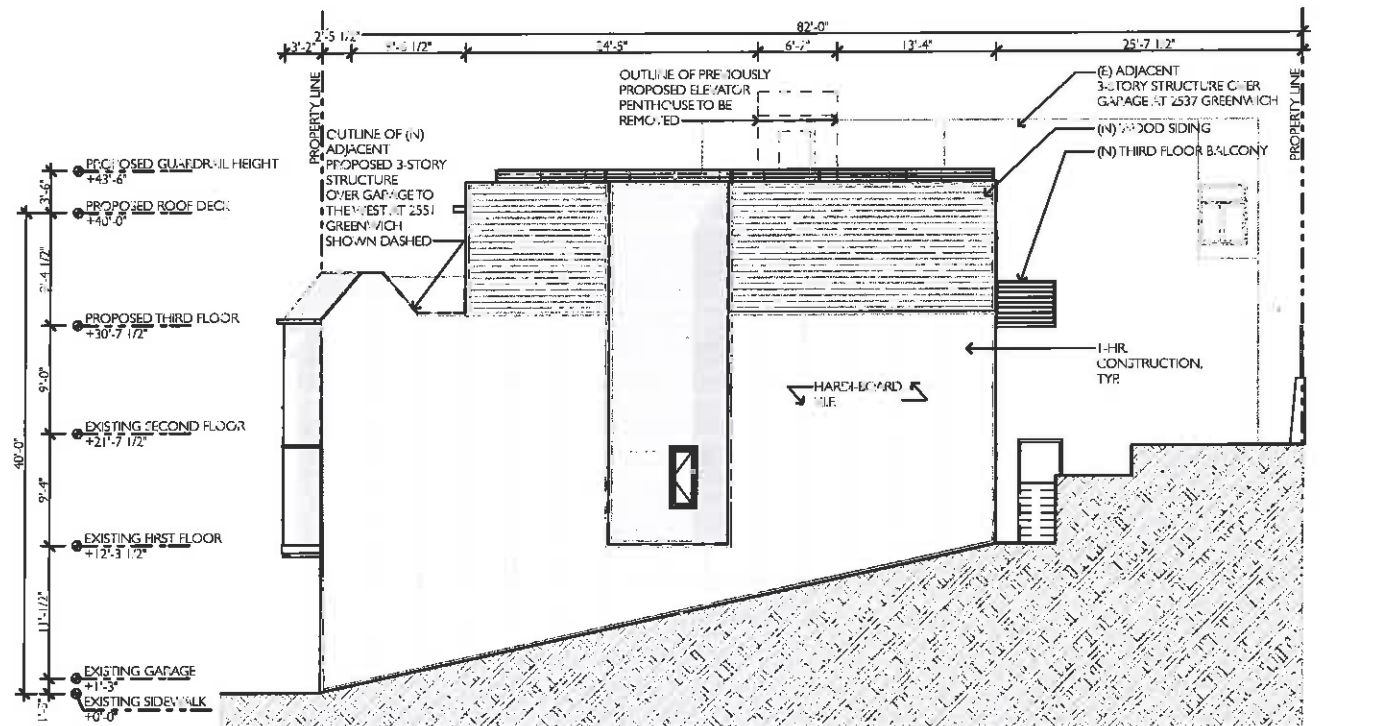
3 (E) EAST ELEVATION  
SCALE: 1/16" = 1'-0"



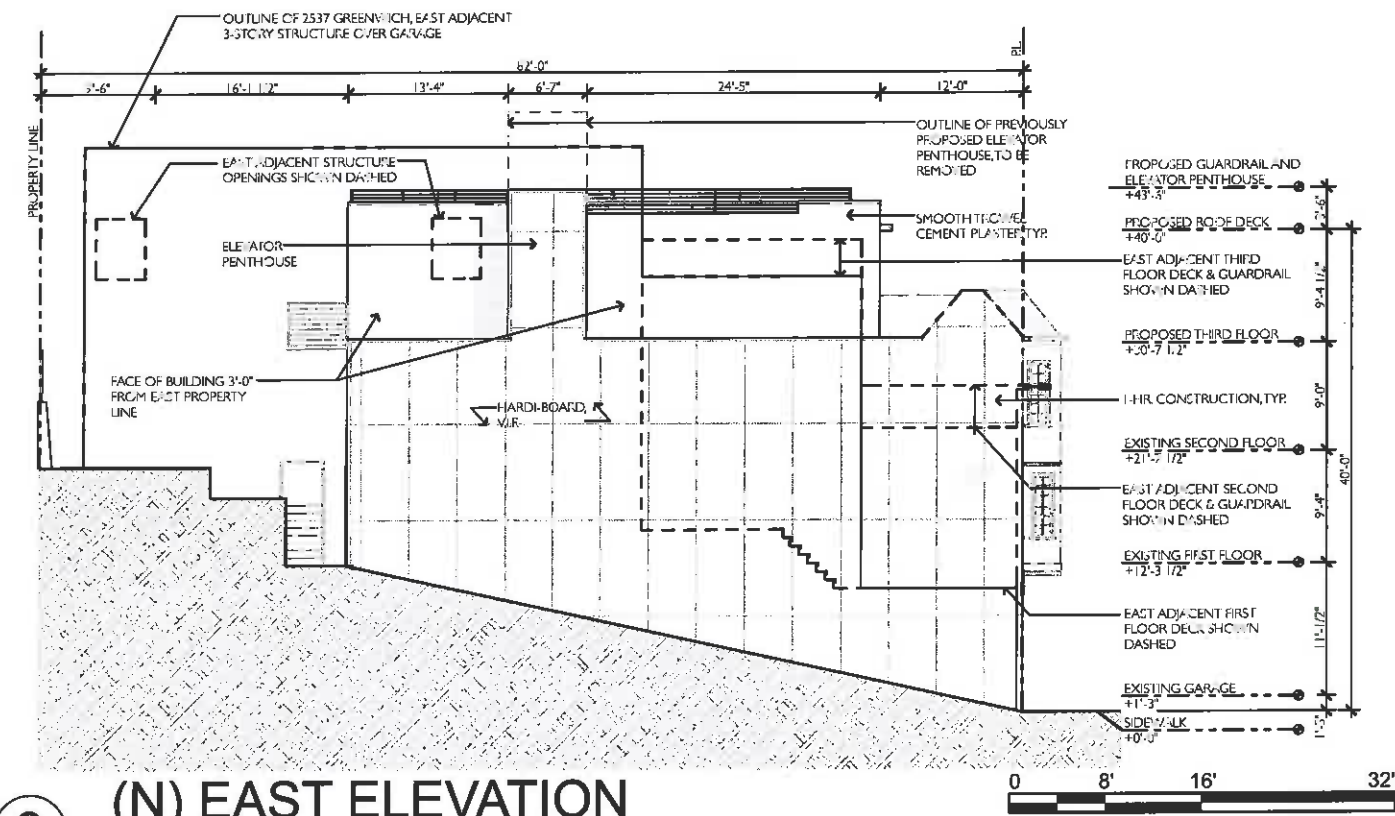
2 (E) SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



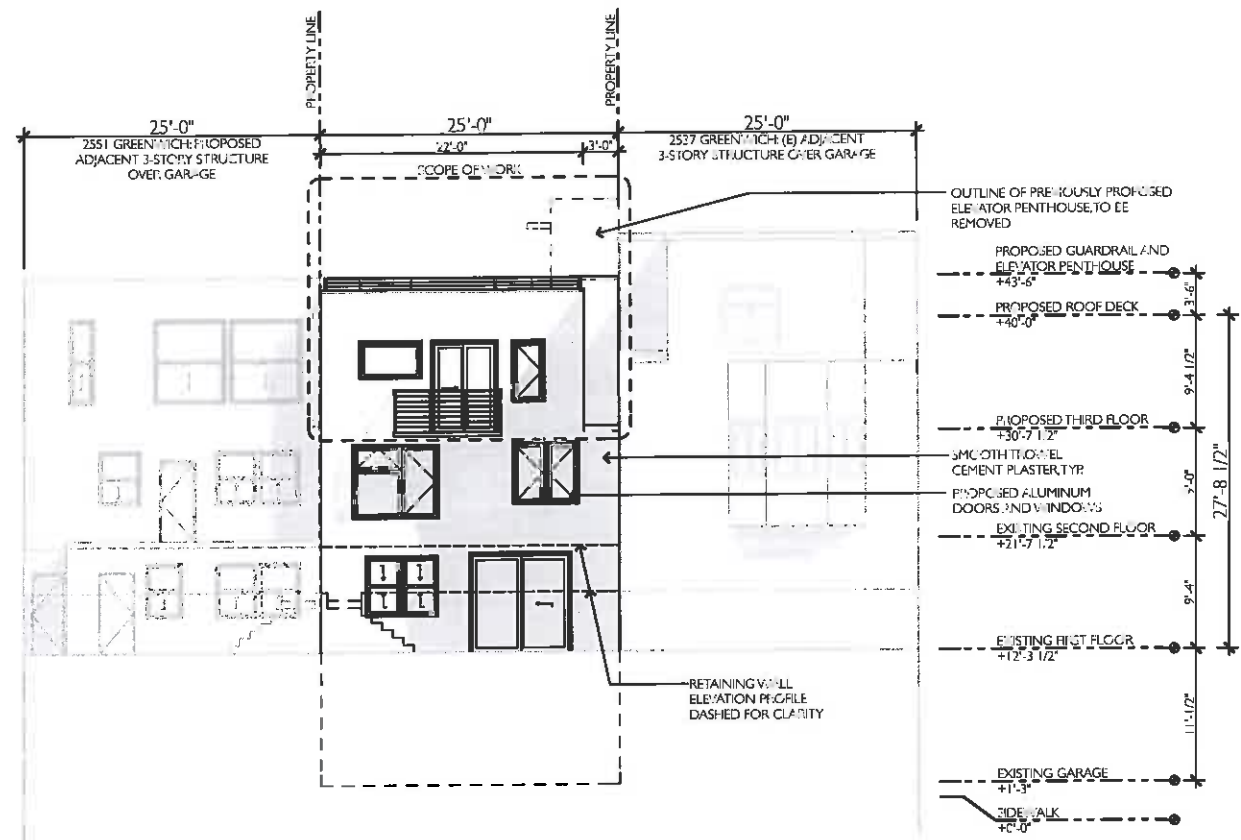
1 (E) NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



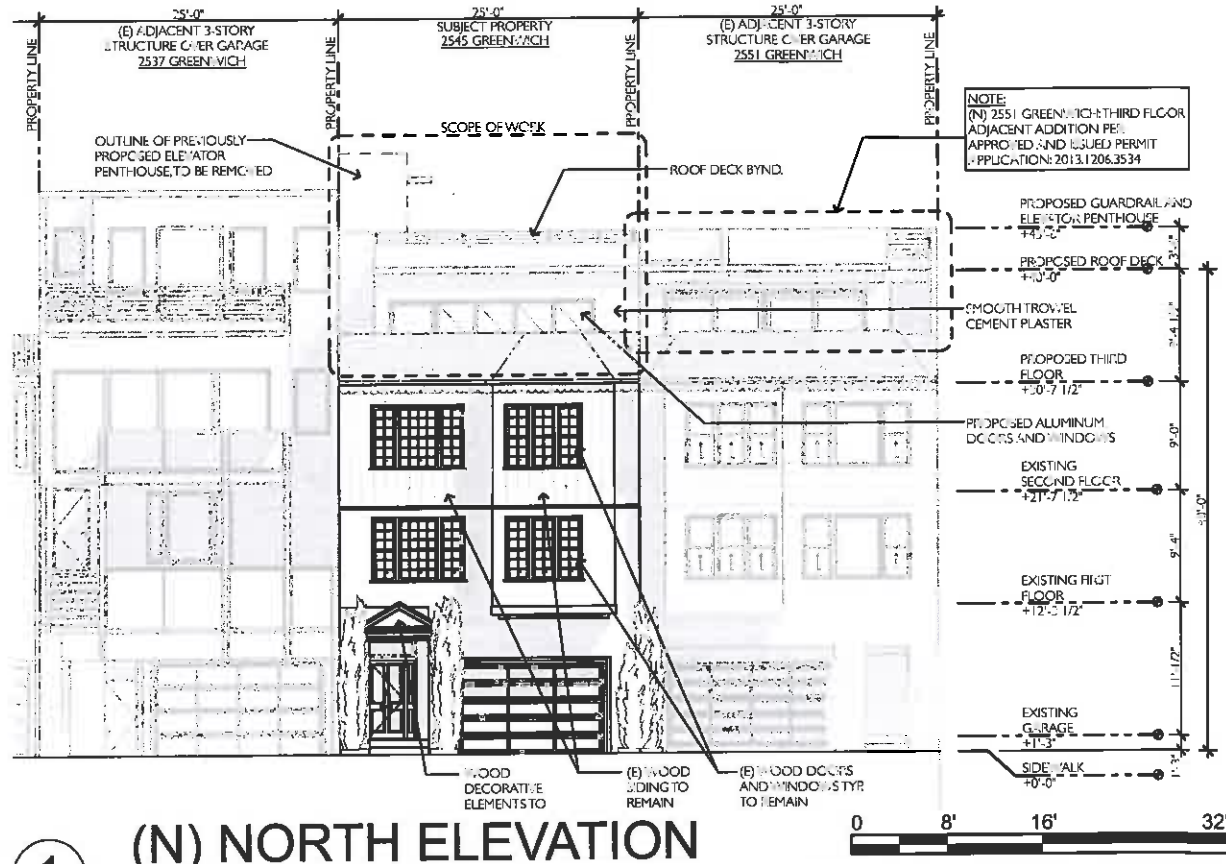
4 (N) WEST ELEVATION  
SCALE: 1/16" = 1'-0"



3 (N) EAST ELEVATION  
SCALE: 1/16" = 1'-0"



2 (N) SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



1 (N) NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

# Exhibit B



## CONTEXT PHOTOS



DR REQUESTER ISETTA:  
2537 GREENWICH STREET  
SECOND LARGEST BUILDING ON THE  
BLOCK

DR REQUESTER SINGH & CELLA:  
2531-2533 GREENWICH STREET  
LARGEST BUILDING ON THE BLOCK

PROJECT SPONSOR:  
2545 GREENWICH STREET

2551 GREENWICH STREET  
THIRD FLOOR ADJACENT ADDITION  
PER APPROVED AND ISSUED PERMIT  
APPLICATION: 2013.1206.3534

2545 GREENWICH STREET - TWO FAMILY RESIDENTIAL REMODEL

DR HEARING, 2014-003164 DRP  
PERMIT APP. # 2013.0917.7050

4/19/15  
Y.A. studio

# Exhibit C

## CONTEXT PHOTOS



DR REQUESTER SINGH & CELLA:  
2531-2533 GREENWICH STREET  
LARGEST BUILDING ON THE BLOCK

DR REQUESTER ISETTA:  
2537 GREENWICH STREET  
SECOND LARGEST BUILDING ON THE BLOCK

PROJECT SPONSOR:  
2545 GREENWICH STREET

2545 GREENWICH STREET - TWO FAMILY RESIDENTIAL REMODEL

DR HEARING, 2014-003164 DRP  
PERMIT APP. # 2013.0917.7050

4/19/15  
Y.A. studio



## CONTEXT PHOTOS



DR REQUESTER ISETTA:  
2537 GREENWICH STREET  
ALTHOUGH VIEWS ARE NOT PROTECTED  
UNDER THE PLANNING CODE, VIEW OF  
GOLDEN GATE BRIDGE AND MARIN  
HEADLANDS FROM DECK TO REMAIN  
UNOBSTRUCTED

2545 GREENWICH STREET - TWO FAMILY RESIDENTIAL REMODEL

DR HEARING, 2014-003164 DRP  
PERMIT APP. # 2013.0917.7050

4/19/15  
Y.A. studio

## CONTEXT PHOTOS



DR REQESTER ISETTA:  
2537 GREENWICH STREET  
ALTHOUGH VIEWS ARE NOT  
PROTECTED UNDER THE PLANNING  
CODE, VIEW OF NORTH BAY, FROM  
MASTER BEDROOM TO REMAIN  
UNOBSTRUCTED

2545 GREENWICH STREET - TWO FAMILY RESIDENTIAL REMODEL  
DR HEARING, 2014-003164 DRP  
PERMIT APP. # 2013.0917.7050

4/19/15  
Y.A. studio

# Exhibit D

# RESIDENTIAL DESIGN GUIDELINES

PAGE 24-25:

GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the street.

NOTES:  
1. PROPOSAL IS SMALLER THEN BOTH DR REQUESTERS.  
2. PROPOSED THIRD FLOOR ADDITION IS SET BACK 12'-6"

FINDINGS:  
1. PROPOSED THIRD FLOOR ADDITION IS COMPATIBLE WITH  
ADJACENT PROPERTIES.

DR REQUESTOR  
SINGH

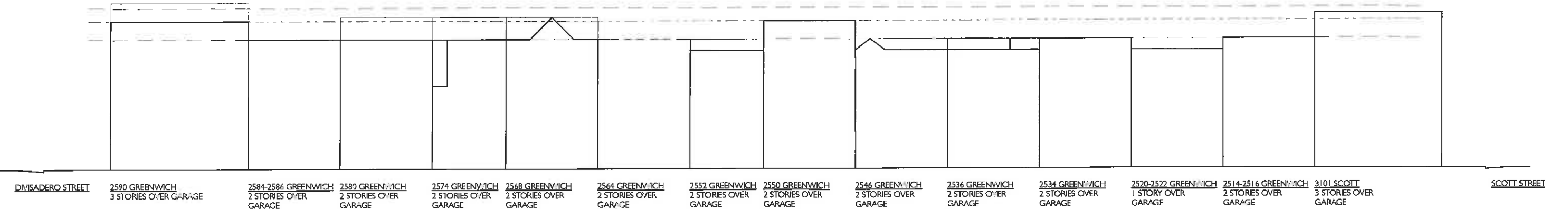
DR REQUESTOR  
ISSETTA

SUBJECT PROPERTY  
2545 GREENWICH  
PROPOSED 3 STORIES  
OVER GARAGE

DR REQUESTOR  
CELLA



GREENWICH STREET LOOKING SOUTH



GREENWICH STREET LOOKING NORTH

## 2545 GREENWICH STREET - TWO FAMILY RESIDENTIAL REMODEL

DR HEARING, 2014-003164 DRP  
PERMIT APP. # 2013.0917.7050

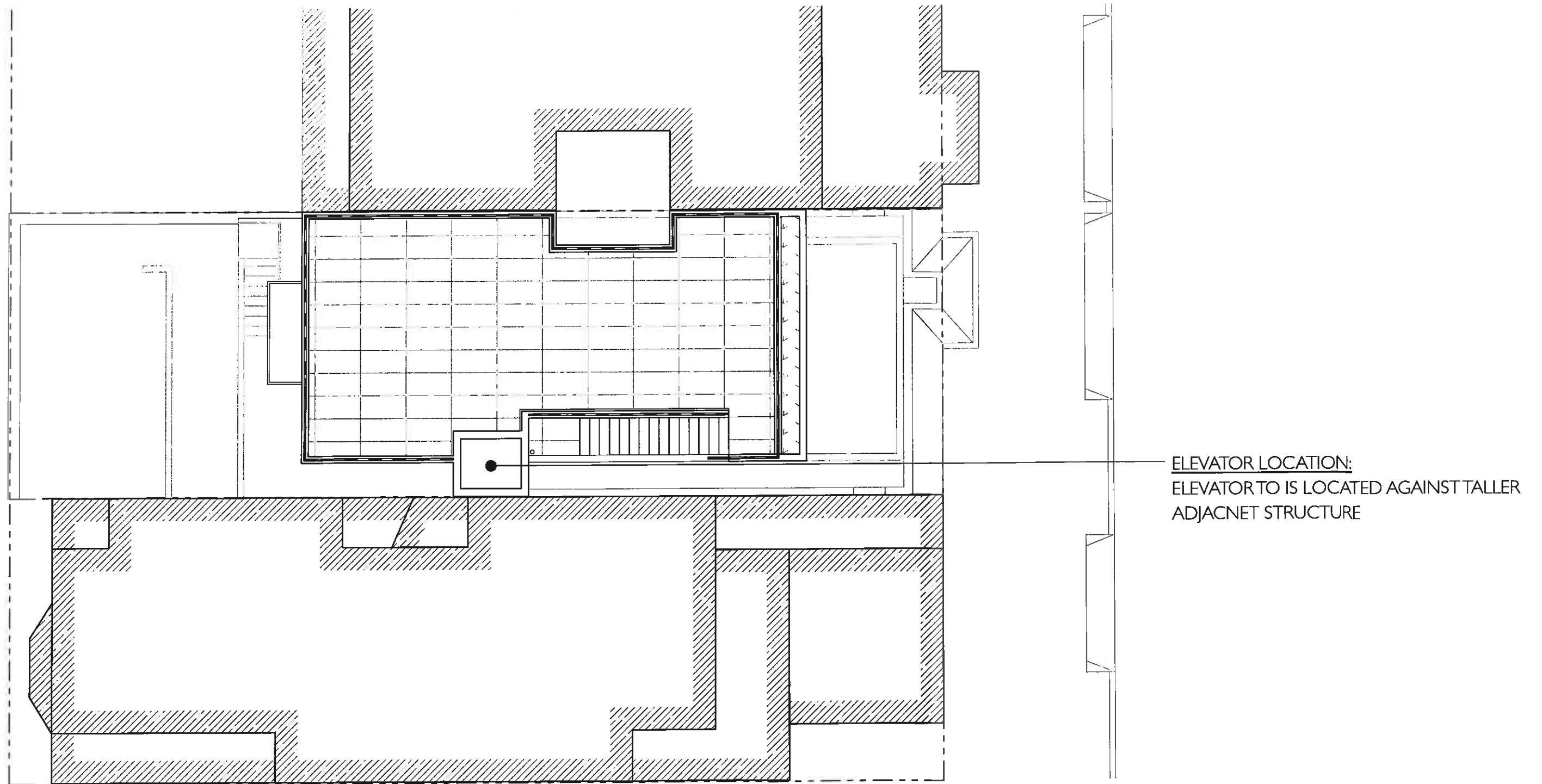
4/19/15  
Y.A. studio

# RESIDENTIAL DESIGN GUIDELINES

PAGE 38-39:

ROOFTOP ARCHITECTURAL FEATURES:

GUIDELINE: Sensitive locate and screen rooftop features so they do not dominate the appearance of a building.



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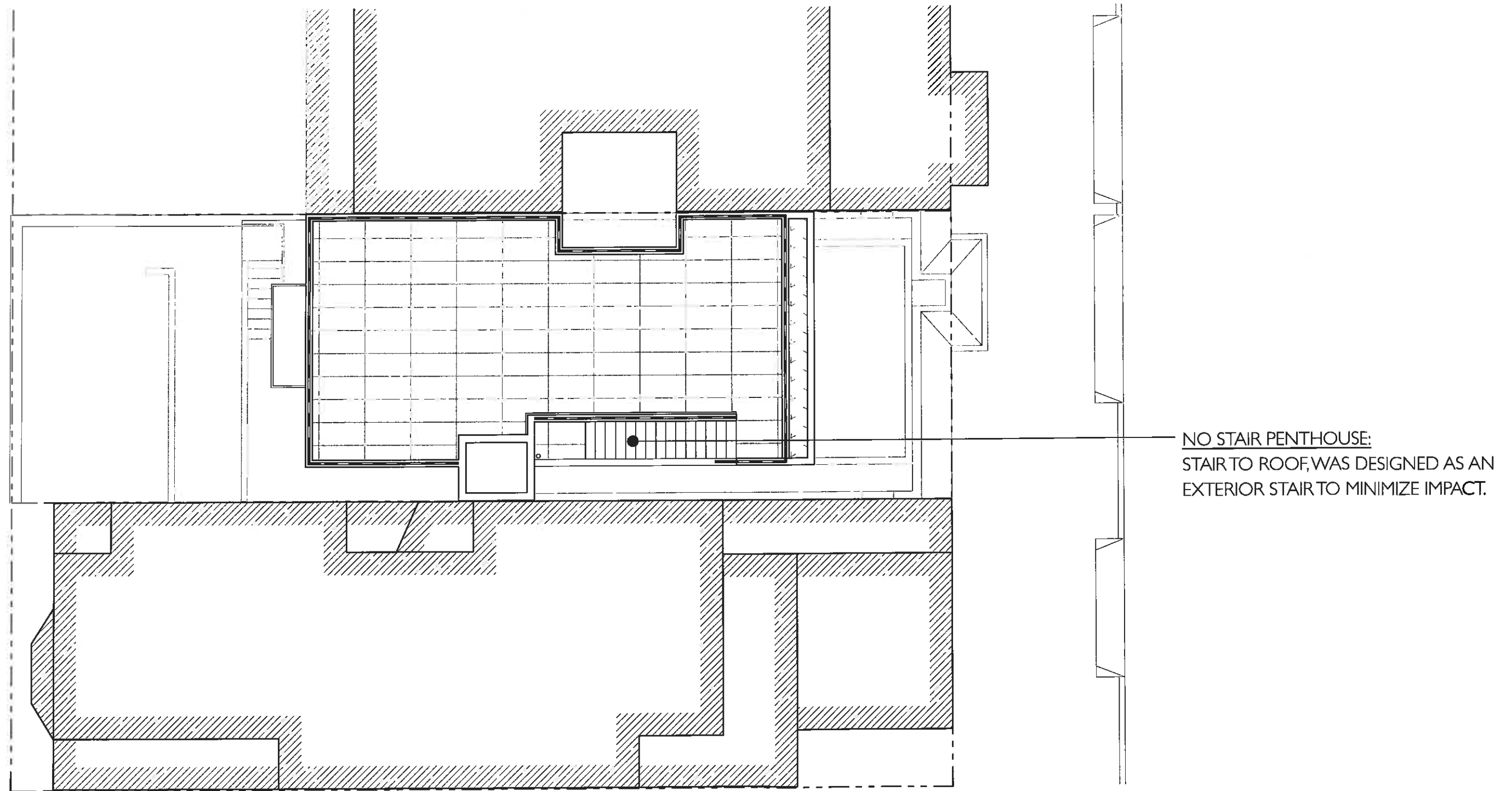


# RESIDENTIAL DESIGN GUIDELINES

PAGE 38-39:

STAIR PENTHOUSES:

GUIDELINE: Design stair penthouses to minimize their visibility from the street.



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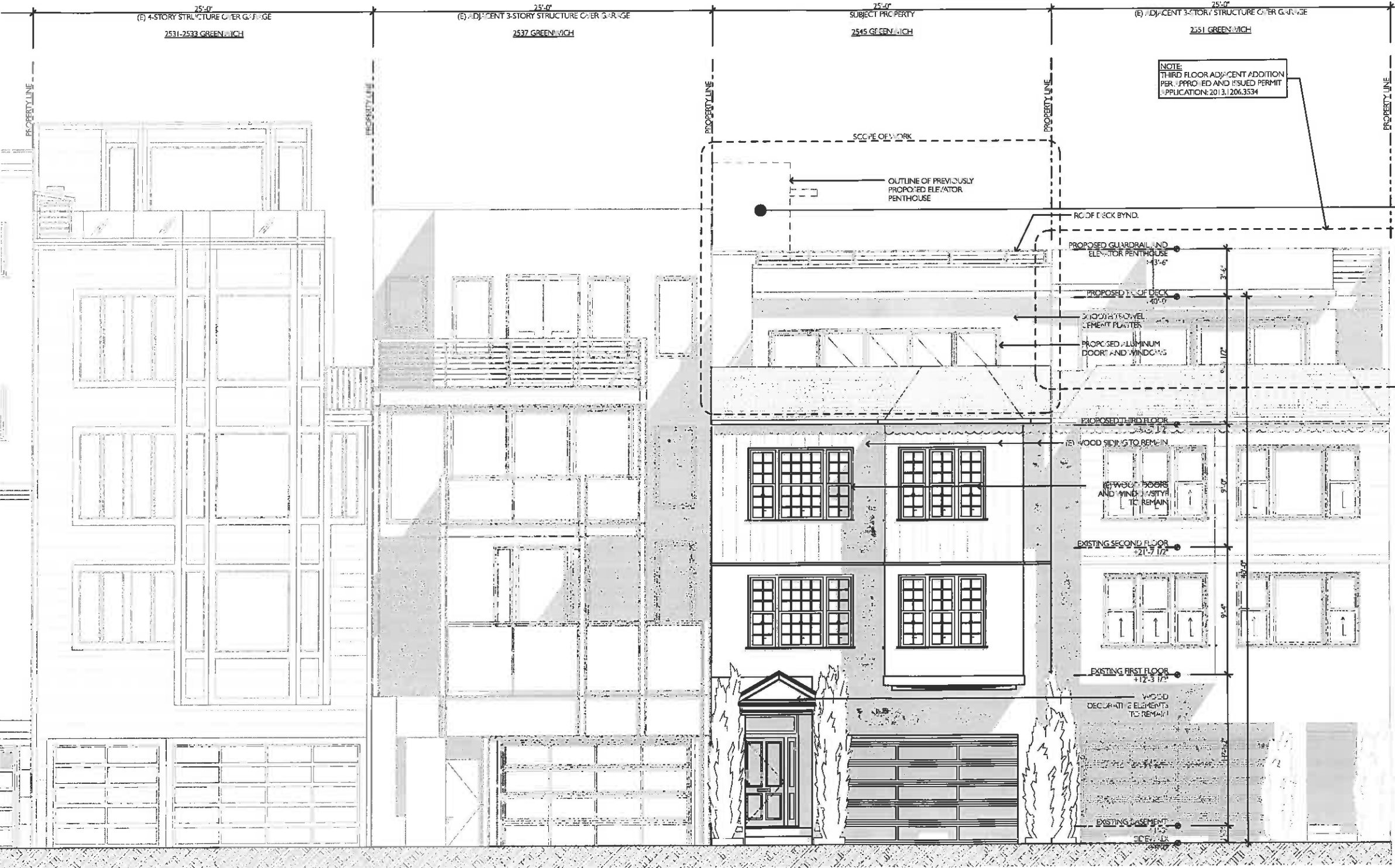
4/19/15

Y.A. studio

# Exhibit E



PROJECT SPONSOR CONCESSIONS:  
DESIGN MODIFICATIONS VOLUNTEERED BY PROJECT SPONSOR



**ELEVATOR PENTHOUSE:**  
ELEVATOR ACCESS TO ROOF WAS  
ELIMINATED TO MINIMIZE IMPACT  
ON ADJACENT PROPERTIES.

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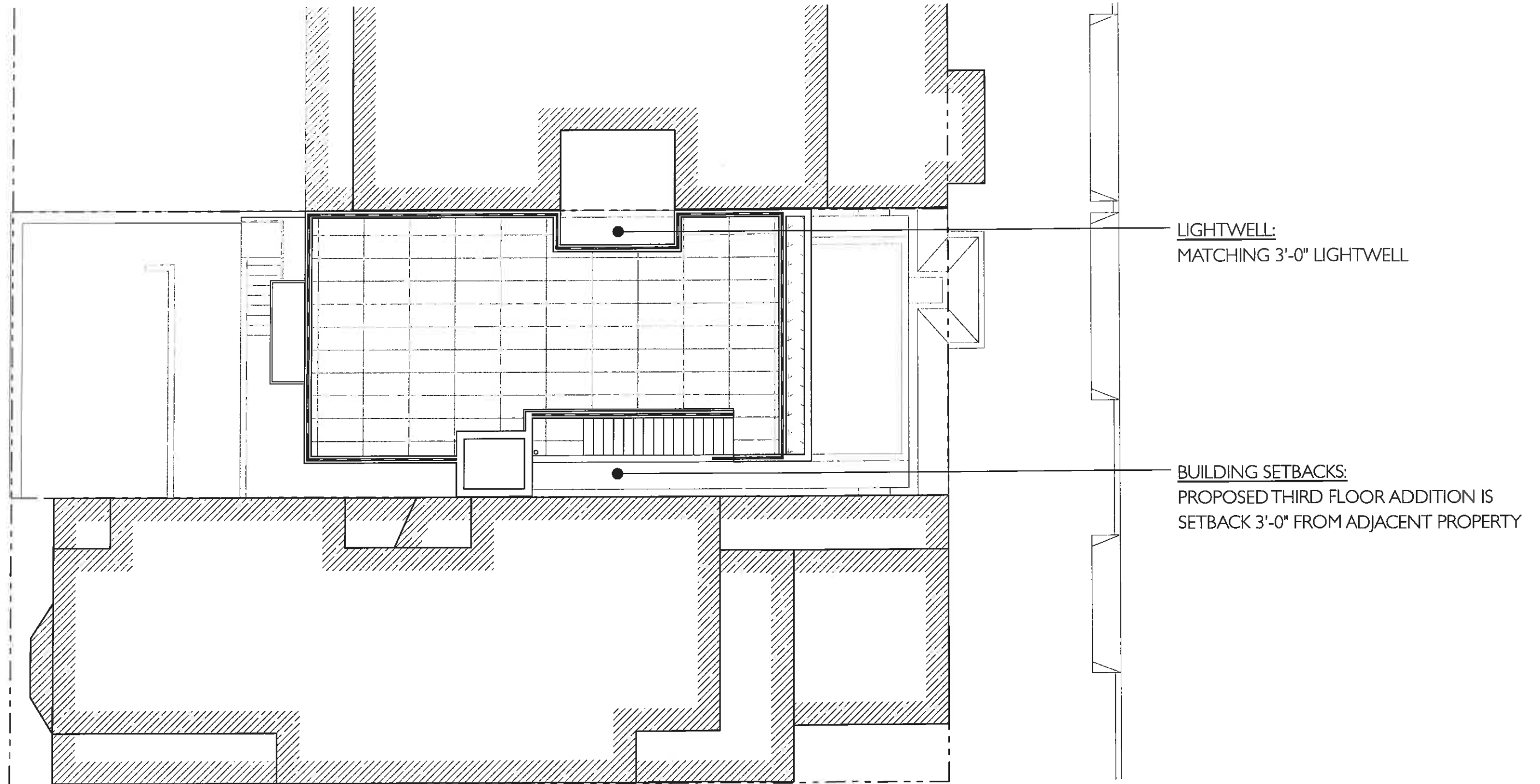
# RESIDENTIAL DESIGN GUIDELINES

PAGE 16-17:

## REAR YARD

GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties.

\* COW HOLLOW RESIDENTIAL  
DESIGN GUIDELINES  
PAGE 35  
Incorporate "Good Neighbor" Gestures



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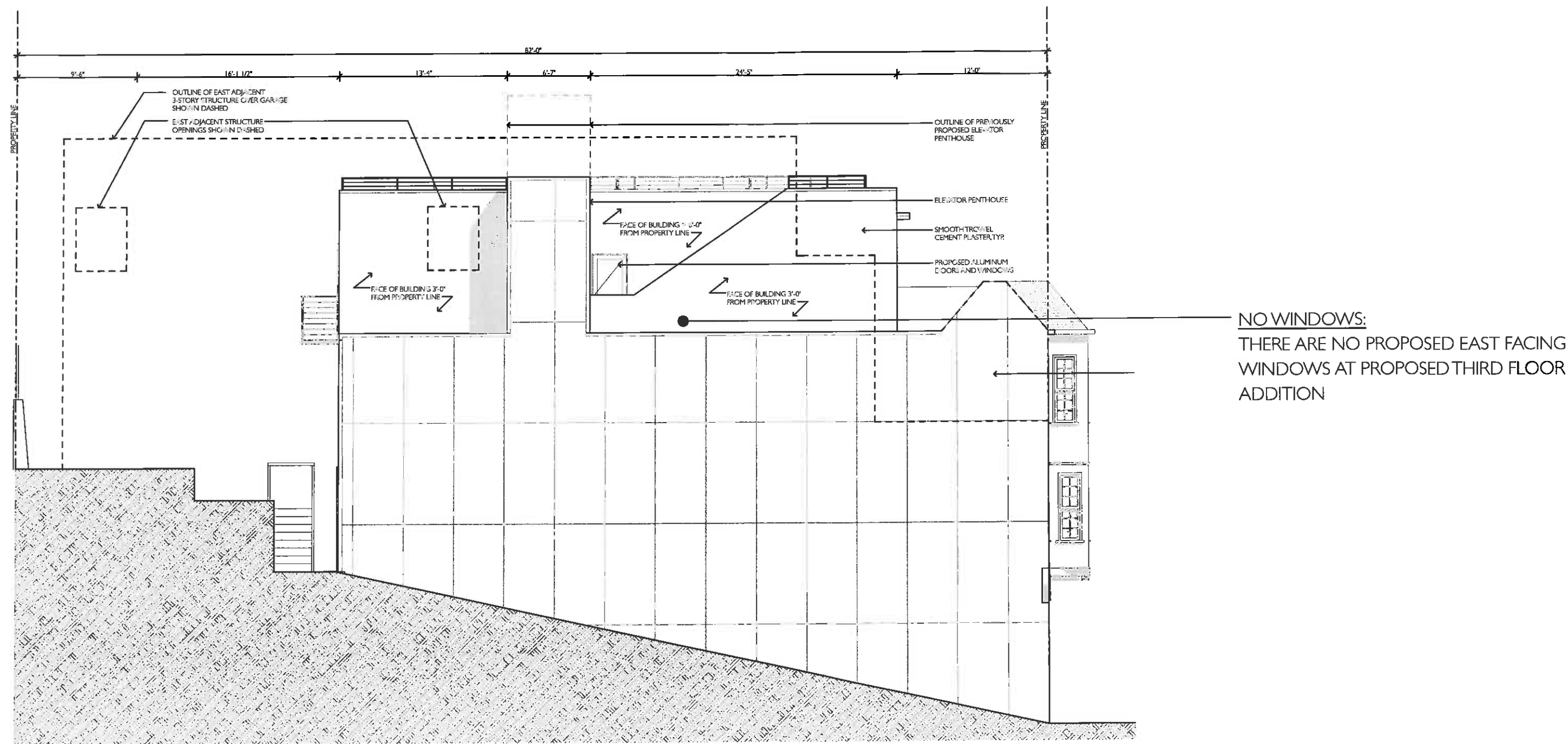
RESIDENTIAL DESIGN GUIDELINES

PAGE 17:

PRIVACY

GUIDELINE: Use translucent glazing such as glass block or frosted glass on windows and doors facing openings on abutting structures.

\* COW HOLLOW RESIDENTIAL  
DESIGN GUIDELINES  
PAGE 35  
Incorporate "Good Neighbor" Gestures



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4/19/15  
Y.A. studio

# Exhibit F

September 27, 2015

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

Re: Proposed vertical addition of 2545 Greenwich St.

Dear Members of the Planning Commission,

I am writing in support of the vertical addition proposed by my next door neighbors at 2545 Greenwich Street.

The Chengs and I have been in touch about their project since I bought the adjacent building in 2012. In fact, they made sure I knew about their prospective project before I even purchased my property by ensuring that the details were outlined in the property disclosure agreement. I know the same was done when the building on the other side (2537 Greenwich St) went on the market in 2013. Out of consideration for anyone purchasing this property, the Chengs again ensured that the details of their project were outlined in the property disclosure agreement.

The Chengs have been great neighbors and have lived in this location for a number of years – they raised their family here. I believe they should have every right to expand their property as requested.

Thank you for your consideration of my comments.

Sincerely Yours,

A handwritten signature in black ink, appearing to read "Sharon Purewal". The signature is fluid and cursive, with the first name "Sharon" being more prominent than the last name "Purewal".

Sharon Purewal  
2551 Greenwich St.  
San Francisco, CA 94123

Shirley Davis

Hello,  
We are your neighbors,  
directly above you (2550  
Filbert St).  
Your new building will not  
interfere with our view.  
We hope your addition to your  
home will be an easy one.

Best,  
Shirley Davis

18, April 2015



J. SZARFINSKI  
2551 GREENWICH ST #1  
SAN FRANCISCO, CA 94123

APRIL 6, 2015

SAN FRANCISCO PLANNING COMMISSION  
1650 MISSION STREET, SUITE 400  
SAN FRANCISCO, CA 94103

RE: CASE #2014-003164 DRP-02

DEAR MEMBERS OF THE PLANNING COMMISSIONS

I AM WRITING IN SUPPORT OF THE DESIGN PROPOSED  
BY MY NEXT-DOOR NEIGHBORS, MARK ONG & RAE CHENG.

AFTER DISCUSSING THEIR PLANS WITH THEM, I UNDER-  
STAND THEY ARE WITHIN THE CITY CODE & ALL ELSE  
IS WITHIN THE GUIDELINES OF THE CODE. I HAVE  
NO PROBLEM WITH THIS ADDITION TO THEIR HOME.

WE HAVE ENJOYED BEING NEIGHBORS FOR OVER 10 YEARS  
AND AM SATISFIED THAT THIS PROJECT IS WORTHY.

Sincerely Yours,

Joan Szarfinski

2601 Filbert Street  
San Francisco, CA 94123

April 2, 2015

San Francisco Planning Commission  
1650 Mission Street, suite 400  
San Francisco, CA 94103

Re: Proposed addition at 2545 Greenwich Street  
Case # 2014-003164DRP-02

Dear Members of the planning Commission,

We are writing in strong support of the vertical addition proposed by our neighbors, Rae Cheng and Mark Ong. We have known them since our children were little, and have truly enjoyed having them as neighbors.

We understand that their proposed addition has complied with Planning Department's guidelines, they have also done their best to mitigate the impact the addition may have on the neighbors.

The addition will provide them with the much needed out door space and sun light, that are currently lacking and the extra living space they needed.

We believe it is important to the health of our community to support families living in San Francisco.

We strongly urge you to support and approve the proposed addition. Thank you for your consideration of our comments.

Sincerely



Joan Chen and Dr. Peter Hui

Joan Moresi-Crabtree  
2000 Greenwich Street  
San Francisco, CA 94123

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

Re: DR Case # 2014-003164DRP

Dear Members of the Planning Commission,

I am writing in support of my neighbors Rae and Mark Ong for their application to add living space on top of their two-story home at 2545 Greenwich Street.

I have lived in this neighborhood for 50+ years. We want to see more friendly families like them as neighbors.

I strongly support their permit application for changing their home to better fit their needs in the future. As of now, their home does not get as much sun and natural light as it could. The addition will give them more light and air. They also proposed an addition that will minimize impact on their immediate neighbors in the least way possible.

Thank you for considering my comments as a long time Cow Hollow resident. I strongly urge you to give them the opportunity to make their home better.

Sincerely,

A handwritten signature in black ink that reads "Joan Moresi-Crabtree". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Joan Moresi-Crabtree

Marla Moresi-Valdes

3142-44 Buchanan St.  
San Francisco, CA 94123

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

Re: Support for 2545 Greenwich Street vertical addition (Case # 2014-003164DRP)

Dear Commissioners,

I would like to express my support for the proposed vertical addition by Rae and Mark Ong at 2545 Greenwich Street.

All of us have been long time residents of the Cow Hollow neighborhood. Rae and Mark have lived in their current house for about 15 years now. They love their home and have raised their daughter there. Their proposed remodel and addition will better fit their family's need. Mark has arthritis and the condition is deteriorating. The proposed re-configuration and addition will offer more sensible and practical living arrangement and basic comfort for access the different floors and sunlight.

Rae and Mark have been good members of the neighborhood community. They have also exercised extensive consideration during the initial design and subsequent changes toward their neighbors.

I strongly urge you to approve their permit application.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Moresi-Valdes", with a stylized flourish at the end.

Marla Moresi-Valdes

Sandy Schwab  
2518 Filbert Street  
San Francisco, CA 94123

Nov. 12, 2015

San Francisco Planning Commission  
1650 Mission Street, suite 400  
San Francisco, CA 94103

Re: Vertical addition at 2545 Greenwich Street - case # 2014-003164DRP-02

Dear Commissioners,

The permit applicants Mark and Rae have lived in their current home for more than fifteen years now. They have raised their daughter in this home and have loved the neighborhood. However, they have struggled with the fact that their current home gets poor lighting due to the large building to their east. The new addition will allow them the additional living space with much more natural light, and the much needed outdoor space.

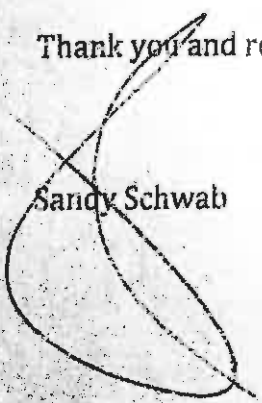
The project applicants have been very responsive meeting with the neighbors, answering their questions, erecting story poles, and discussing design options. I'm confident that their design has taken great care to mitigate the impact to their neighbors.

I have also been a long time resident in the neighborhood. I strongly believe that this addition is good for the health of the community, because it will not only provide more equitable distribution of light, air and view, but also improve the quality of life for a long time neighborhood family.

I strongly urge you to approve their request.

Thank you and regards.

Sandy Schwab



# Exhibit G





**DISCLOSURE PACKAGE: 2537 GREENWICH STREET**

**LISTING AGENT:** Matthew Pouliot: 415 265 7020 & Erica Elsner: 415 505 7313  
**EMAILS:** Matthew Pouliot: [Matthew.Pouliot@pacunion.com](mailto:Matthew.Pouliot@pacunion.com) & Erica Elsner: [Erica.Elsner@pacunion.com](mailto:Erica.Elsner@pacunion.com)  
**ESCROW OFFICE:** Fidelity National Title Company, 1388 Sutter St. Suite 1200 **Phone:** (415)563 3500  
**ESCROW OFFICER:** Sylvia Wong Email: [SWong@fnf.com](mailto:SWong@fnf.com) **ESCROW#: FSFM--303130249**

- Property Statement
- Tax record
- MLS printout
- Sellers Advisory
- Real Estate Agency Relationship signed by Seller
- Real Estate Agency Relationship for Selling Agent and Buyer to sign
- Information for sellers concerning multiple offers
- Disclosure & Consent for Representation of More Than One Buyer or Seller (seller)
- Disclosure & Consent for Representation of More Than One Buyer or Seller (buyer)
- Buyer's Inspection Advisory
- Advisory to buyers re online info
- Disclosure an Acknowledgement of Lead Based-Paint Hazard
- Real Estate Transfer Disclosure Statement
- Listing Agent's Inspection Disclosure **THIS IS PG ATTACHMENT**
- Seller's Supplement to the Real Estate TDS
- General Information for Buyers and Sellers: Sellers
- General Information for Buyers and Sellers: Buyers
- Statewide Buyers and Seller Advisory
- Natural Hazard Disclosure Report/Statutory property tax report
- Recommendation for Professional Sces & Attorney Referral List (PU only)
- Disclosure of Adjacent Industrial Uses
- Notice re:FIRPTA
- Carbon Monoxide disclosure
- Preliminary Title Report #FSFM-3031300249: Fidelity National Title
- SF Affordable Housing Disclosure
- 3R (✓)
- Notice Concerning Information in 3R
- Underground Tank Disclosure
- General Info Statement for Res Energy/Water Ordinance
- Water Conservation Requirements Brochure
- Recorded H2O Compliance (by COE)
- Recorded Energy Compliance (by COE)
- Water Heater and Smoke Detector Statement of Compliance
- Receipt for Earthquake & Environmental Hazards Guide
- Residential Earthquake Hazards Report
- Floor Plans
- Markoff Wood Destroying Pests and Organisms Inspection Report Dated 10-16-13

Please return signed disclosure packet...IN THE ORDER RECEIVED...With offer  
I/We HAVE READ AND UNDERSTAND THE DISCLOSURES ATTACHED

BUYER	DATE	BUYER	DATE
-------	------	-------	------

Property Address: 2537 Greenwich Street  
San Francisco, CA 94123 Date: November 3 2013

Other Room: \_\_\_\_\_

Other: \_\_\_\_\_

Other: \_\_\_\_\_

Other: Agent received attached email from neighbor indicating intent for construction.  
See attached architectural plans for 2551 & 2545 Greenwich.

Garage/Parking (excluding common areas): \_\_\_\_\_

Exterior Building and Yard - Front/Sides/Back: Cracks on concrete in front sidewalk

Other Observed or Known Conditions Not Specified Above: Home recently re-painted and floors recently  
re-finished. May be marks on walls when painting are removed. Seller/listing  
agent has not verified the square footage.

This disclosure is based on a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of the Property on the date specified above.

Real Estate Broker (Firm who performed the inspection): Pacific Union

By Erica Elmer Matthew Pouliot Date 11/5/2013  
4AA7A13BE4BF475 (Signature of Associate Licensee or Broker)

Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

Date 11/6/2013 DocuSigned by: David Bilsker Date \_\_\_\_\_  
SELLER 90DEF555AE844A0 SELLER \_\_\_\_\_

Date \_\_\_\_\_ Date \_\_\_\_\_  
BUYER \_\_\_\_\_ BUYER \_\_\_\_\_

Real Estate Broker (Firm Representing Seller): Pacific Union

By Erica Elmer Matthew Pouliot Date 11/5/2013  
4AA7A13BE4BF475 (Signature of Associate Licensee or Broker)

Real Estate Broker (Firm Representing Buyer): \_\_\_\_\_

By \_\_\_\_\_ Date \_\_\_\_\_  
(Associate Licensee or Broker Signature)

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**SELLER'S SUPPLEMENT TO THE  
REAL ESTATE TRANSFER DISCLOSURE STATEMENT**  
(Includes additional questions for Condominiums/Cooperatives/Other Associations and Income Property)  
**SAN FRANCISCO ASSOCIATION OF REALTORS® STANDARD FORM**  
This form is intended for use primarily in San Francisco and the northern peninsula.

PROPERTY ADDRESS: 2537 Greenwich San Francisco CA

SELLER'S NAME(S): David Bilsker

Under California law (Civil Code §1102, et seq.), most sellers of real property containing one to four residential units are required to furnish prospective buyers with a completed Real Estate Transfer Disclosure Statement (TDS). This Supplement is intended to expand the disclosures made by sellers in the TDS to include matters not covered by that document but of general concern to buyers. Sellers should regard this Supplement as an opportunity to tell buyers about items which might affect the value or desirability of the Property. Think about what you would like to know if you were buying the Property today. Consider that items you do not think are material or significant may be viewed differently by a buyer. Buyers should be aware that sellers can only disclose what they actually know; however, buyers should request clarification of the answers below, particularly those answered "Don't Know." The TDS and this Supplement are not substitutes for professional inspections to determine the condition of the Property being offered for sale. It is strongly recommended that buyers arrange to have any property they are considering purchasing inspected by professional inspectors and that they provide the inspectors with a copy of the TDS and this or any other Supplement to refer to while conducting their inspections. Buyers are advised to accompany the inspectors on their inspections.

A. Specific Information Regarding the Property and the Neighborhood	Yes	No	Don't Know
1. Is the sale of the Property subject to court confirmation (e.g., a probate sale)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you involved in bankruptcy proceedings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are there any loans secured by the Property which have not yet been recorded?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are there any loans secured by the Property for which a notice of default has been recorded?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Are there any liens, other than for property taxes or loans, recorded against the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the Property or any part of it currently leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Does anyone have a right of first refusal or an option to buy or lease the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is the Property an unreinforced masonry building or on San Francisco's UMB list?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Have there been any of the following in the neighborhood:			
(a) Flooding, drainage or grading problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Settling, slippage, sink holes, landslides or other soil problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Unusual odor problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Contaminated soil or ground water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Is the Property zoned for, or affected by, any of the following:			
(a) Manufacturing, commercial, industrial, or airport uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Pending real estate developments (e.g., planned unit developments, subdivisions, or property intended for commercial, industrial, sports, educational or religious use)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Sewage treatment plants, gravel pits, refuse processing, dump or disposal sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Are there any disputes, claims or litigation (past, present or anticipated) regarding the Property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, please identify parties to the dispute(s), and any court and case number(s) below.			
12. Are there any current or potential unrecorded easements or liens?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Are there any existing or anticipated plans or proposals to close, construct or otherwise alter public utilities, roadways, or public or private facilities, etc.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Are there any planned or anticipated changes in neighboring properties that could impact the Property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Has there been any criminal activity on the Property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Has there been any criminal activity in the neighborhood?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Has the Property been the subject of an insurance claim, or inquiry, in the past five years for such things as fire, water intrusion, mold damage, or any other reason?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is yes, please explain. (Attach additional sheets, if necessary.)

12) Was litigation with prior neighbors to the east regarding encroachment and easements? Party names: Robert Solodow, Janet Haley, 2531-33 Greenwich St Property Assn, David Bilsker. Litigation settled by neighbors building new support structure in their garage and agreeing to new recorded easements.

14) Two neighbors to the west, 2545 & 2551 Greenwich have stated that they will seek to add a story onto their homes. Received preliminary plans from 2545 a year ago and no longer have those plans. Check with city planning dept. for status.

San Francisco Association of REALTORS®  
Pacific Union, 60 Belvedere Dr., Mill Valley, CA 94941  
Phone: 415-265-7020 Fax: 415-634-2406

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(Rev. 12/12)

Matthew Pouliot

2537 Greenwich

15) Car taken from street. Garage opened with opener. Alarm then installed.

Property: 2537 Greenwich, San Francisco

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

2. Are you aware of any inspections, reports or plans that pertain to any neighborhood property or condition which may affect the value or desirability of the Property? If yes, please explain: Neighbors to the West have stated a desire to add story to their house. Yes ☒ No ☐
3. Are you aware of any architectural plans or drawings relating to the Property? If yes, please identify: Architectural & Engineering plans for remodel exist. Yes ☒ No ☐

**D. Condominiums/Cooperatives/Common Ownership or Neighborhood Associations**

If this Property is part of a condominium, cooperative, co-ownership or neighborhood association, please answer the following questions:

1. Type: ☐ Condominium ☐ Cooperative ☐ Tenancy-in-Common (TIC) ☐ Other (please specify) \_\_\_\_\_
2. Name of Association: \_\_\_\_\_
3. Who manages the Association (e.g., owners, management company)? \_\_\_\_\_
- Name and phone number of management contact: \_\_\_\_\_

**FOR CONDOMINIUMS**

- |   | Yes                      | No                       | Don't Know               |
|---|--------------------------|--------------------------|--------------------------|
| 4. Are there covenants, conditions and restrictions (CC&Rs)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Are there bylaws?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Are there articles of incorporation?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Is sale of the unit and/or maximum price allowed controlled by low/moderate buyer income limits? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Is a license required (e.g., business license for live/work unit)?                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**FOR COOPERATIVES**

- |   |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|
| 9. Are there bylaws?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Is there a stock cooperative proprietary lease? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**FOR TENANCIES-IN-COMMON**

- |  |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|
| 11. How many separate ownership interests have been, or are being, created?                            | _____                    |                          |                          |
| 12. How many of those ownership interests are currently on the market?                                 | _____                    |                          |                          |
| 13. What percentage ownership interest is being offered with this sale?                                | _____                    |                          |                          |
| 14. Is there an existing TIC agreement?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, please supply the date first signed by individual owners:                                      | _____                    |                          |                          |
| 15. If no TIC agreement currently exists, is one in the course of being prepared?                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, who is preparing the agreement?  | _____                    |                          |                          |
| 16. For a TIC with five or more dwelling units, has a Public Report been issued?                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, please supply the date the report was issued:  | _____                    |                          |                          |
| 17. Is there an existing loan on the Property, to which a qualified buyer may be added or substituted? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, please supply the amount and terms of the loan for this ownership interest:                    | _____                    |                          |                          |
| 18. Are there any fractional interest loans secured by the Property?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, please supply the names of lenders who have approved the TIC agreement:                        | _____                    |                          |                          |

**FOR ALL**

- |   |                                     |                                     |                          |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 19. Does the sale require approval by any governing board or group?                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Are there house rules in addition to the CC&Rs, Cooperative bylaws or TIC agreement?                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 21. Is a budget available for this fiscal year?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 22. Is a financial statement available for the last fiscal year?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 23. Are minutes available for meetings held in the past year?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 24. Are there any insurance policies on the building?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| (a) Name of the carrier(s): <u>State Farm</u>   |                                     |                                     |                          |
| (b) Name and phone number of the agent or broker: <u>Amanda Martin 650.856.0880</u>                       |                                     |                                     |                          |
| (c) Is earthquake coverage included? <u>yes</u>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 25. Are regular assessments or dues levied against the Property? <u>\$100/mo. gas meter encroachment</u>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| If yes, please give amounts and frequency:  | _____                               |                                     |                          |
| 26. Are there any approved or anticipated increases in regular assessments or dues?                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 27. Are there any approved or anticipated special assessments?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 28. Are you in violation, or are you aware of others in violation, of the legal documents or house rules? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 29. Are there any pet limitations for the Property?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 30. Are there any other restrictions, limitations or rules affecting the use of this Property?            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 31. Are there any parking spaces designated for the unit? If yes, please give locations: <u>garage</u>    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 32. Are there any limitations on the parking (e.g., tandem, rotational, low clearance, small car only)?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 33. Are there any storage spaces designated for the unit? If yes, please give locations:                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Seller's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

DB / \_\_\_\_\_

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Page 3 of 5  
(Rev. 12/12)

2537 Greenwich

Property: 2537 Greenwich, San Francisco, Date: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

G. Additional Information  
In addition to the disclosure statements contained in this Supplement, the following facts, which may affect the value or desirability of the Property, now or in the future, are known or suspected to exist. (Attach additional sheets, if necessary.)  
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As the Seller of the Property described herein, I have answered the foregoing questions in an effort to fully disclose all material facts relating to the Property and hereby certify that the information provided is true and correct to the best of my knowledge. I am aware that more details concerning local laws may be found in the *General Information for Buyers and Sellers of Real Property* booklet published by the San Francisco Association of REALTORS®.

Seller  David Bilsker Date 10/10/13  
Seller \_\_\_\_\_ Date \_\_\_\_\_

As the Buyer, I hereby certify that I have read and understood all pages of this Seller's Supplement to the Real Estate Transfer Disclosure Statement and any additional sheets attached to it.

Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Buyer \_\_\_\_\_ Date \_\_\_\_\_

BROKERS/AGENTS CAN ADVISE ON REAL ESTATE TRANSACTIONS ONLY. FOR LEGAL OR TAX ADVICE, CONSULT A QUALIFIED ATTORNEY OR CPA.



Avid Attachment

Elsner, Erica

From: Sharon Purewal  
Sent: Tuesday, October 29, 2013 9:34 AM  
To: Pouliot, Matthew  
Cc: Elsner, Erica  
Subject: 2537 Greenwich St

Hi Matthew,

You and I met on Sunday at the Greenwich open house. I own the property at 2551 Greenwich – 2 doors down from your listing. I would love to take a look at the disclosure packet you are sending out.

As I mentioned on Sunday, I am definitely moving forward with the upper construction on my building, as are my neighbors at 2545 Greenwich. When I bought my building last year, the disclosure packet included details on 2545's construction, including elevation diagrams. So it was very clear what I was getting into. If you'd like, I can provide the same information to you for your packet.

I just don't want there to be any surprises for the new buyers of your listing.

Thank you,  
Sharon

Sharon Purewal | Partner



Read and Received

DocuSigned by:  
David Bilsker  
90DEF555AE844A0  
11/6/2013

RECEIVED, PAGE(S) 5  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



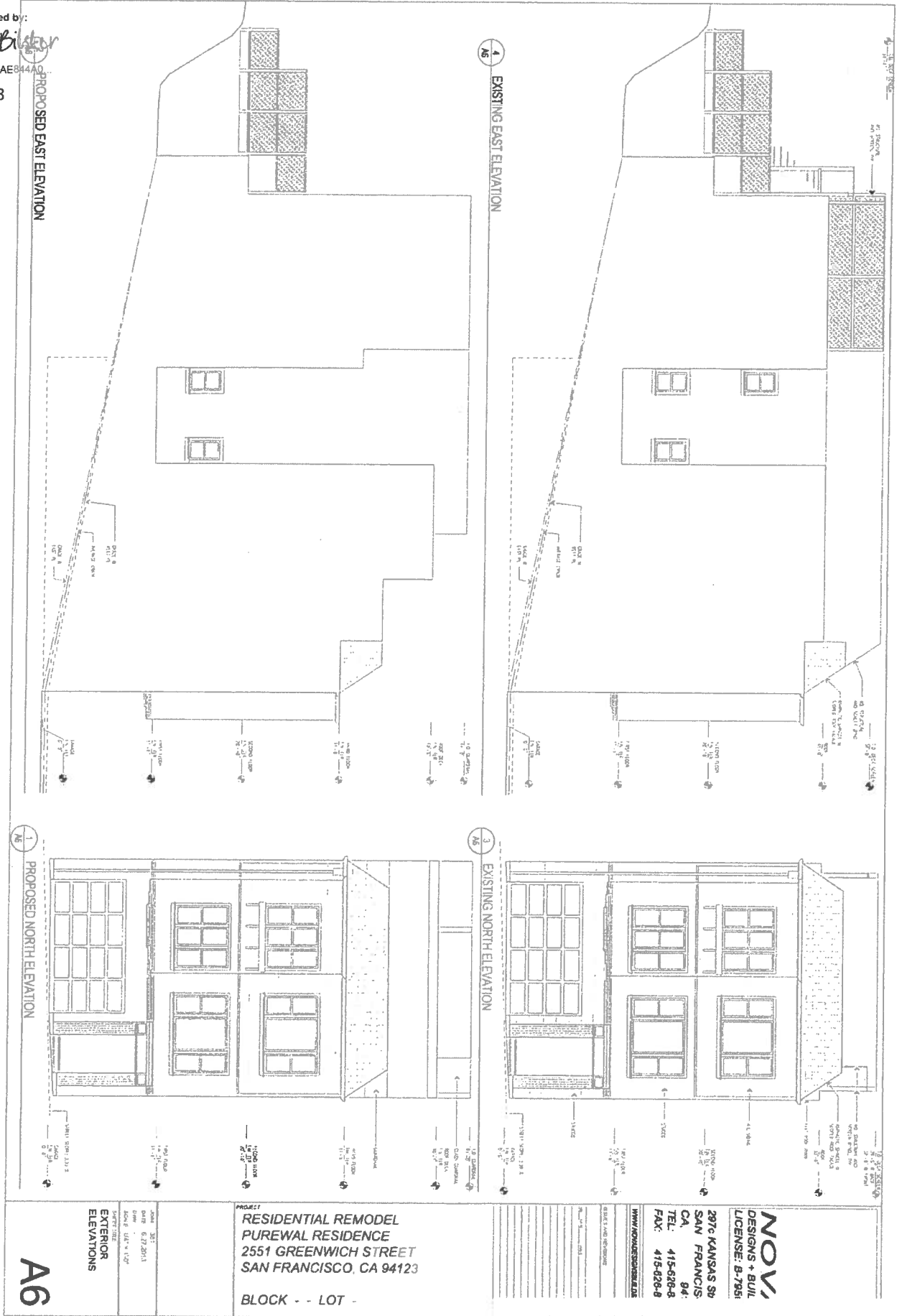


\* PRIMARY DR REQUESTOR PURCHASED THE PROPERTY ON 12/4/2013. PAGE 3 OF AGENT VISUAL INSPECTION DISCLOSURE STATES: AGENT RECEIVED ATTACHED EMAIL FROM NEIGHBOR INDICATING INTENT FOR CONSTRUCTION. SEE ATTACHED ARCHITECTURAL PLANS FOR 2551 AND 2545 GREENWICH.

THE EMAIL FROM OWNER OF 2551 STATES IN PART: AS I MENTIONED TO YOU ON SUNDAY, I AM DEFINITELY MOVING FORWARD WITH THE UPPER CONSTRUCTION ON MY BUILDING. AS ARE MY NEIGHBOR AT 2545 GREENWICH. WHEN I BOUGHT MY BUILDING LAST YEAR, THE DISCLSURE PACKAGE INCLUDED DETAILS ON 2545'S CONSTRUCTION, INCLUDING ELEVATION DIAGRAMS. SO IT WAS VERY CLEAR WHAT I WAS GETTING INTO. IF YOU'D LIKE, I CAN PROVIDE THE SAM INFORMATION TO YOU...

# Exhibit H

DocuSigned by:  
**David Bister**  
9DDEF555AE844A0  
11/6/2013



A6

RESIDENTIAL REMODEL  
PUREWAL RESIDENCE  
2551 GREENWICH STREET  
SAN FRANCISCO, CA 94123

NOV,  
DESIGNS + BUIL  
LICENSE: B-7951

2076 KANSAS ST  
SAN FRANCISCO, CA 94115  
TEL: 415-628-8  
FAX: 415-628-8

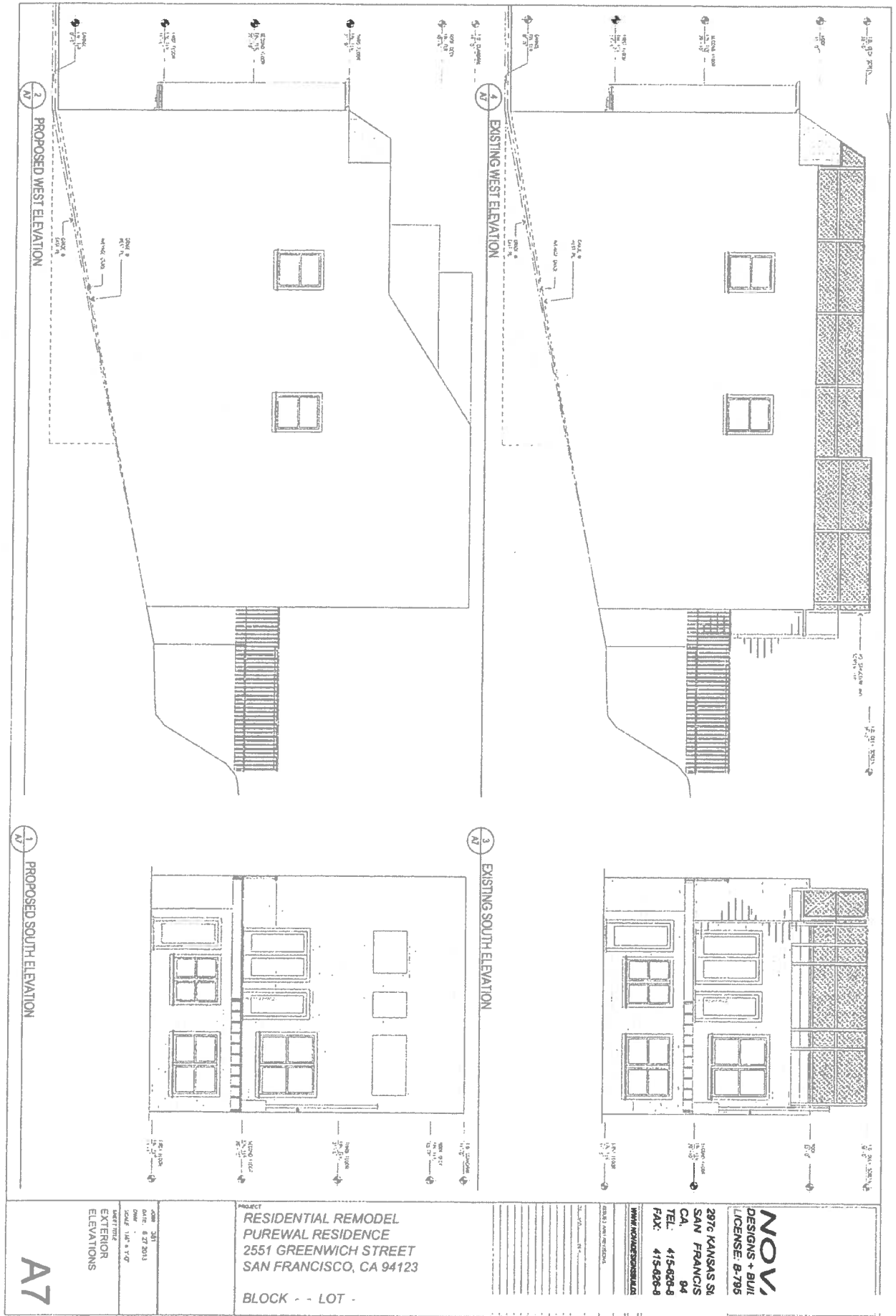
WWW.NOVDIGNS.COM

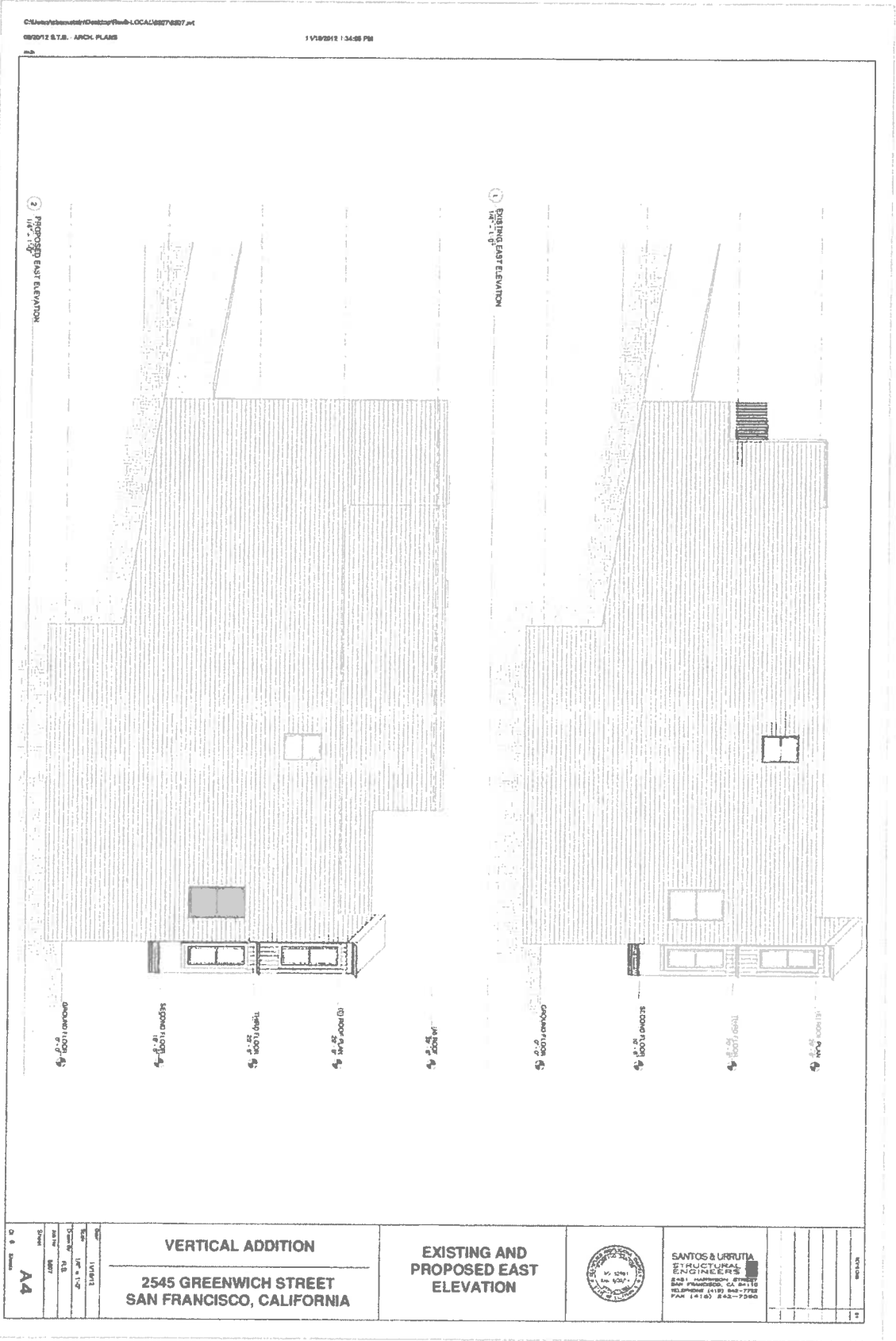
PROJECT  
RESIDENTIAL REMODEL  
PUREWAL RESIDENCE  
2551 GREENWICH STREET  
SAN FRANCISCO, CA 94123

BLOCK - - LOT -

DATE: 6.27.2013  
SCALE: 1/8" = 1'-0"

EXTERIOR  
ELEVATIONS









# Exhibit I

# 2537 Greenwich Street

Cow Hollow, San  
Francisco

Home

Video Tour

About Property

Floor Plan

Agents

Isetta - Adjacent to the East - Roof deck



ISETTA

PROJECT DATA:

BLOCK / LOT: 0944 / 021A  
NEIGHBORHOOD: MARINA  
ZONING: RH-2  
ZONING HEIGHT LIMIT: 40-X  
LOT SIZE: 2,000 SQ. FT.  
LOT DIMENSIONS: 25' X 80'  
EXISTING USE / OCCUPANCY: R-3 (TWO FAMILY DWELLING)  
U (GARAGE)  
PROPOSED USE / OCCUPANCY: R-3 (TWO FAMILY DWELLING)  
U (GARAGE)  
EXISTING CONSTRUCTION: V (NON-SPRINKLERED)  
PROPOSED CONSTRUCTION: V-A (FULLY SPRINKLERED)  
NFPA 13R

PROJECT CALCS:

EXISTING:	SUBTOTAL:	
(E) BASEMENT:	771 SQ.FT.	
COMMON ENTRY:		195 SQ.FT.
EXISTING GARAGE:		576 SQ.FT.
(E) FIRST FLOOR:	1,310 SQ.FT.	
COMMON ENTRY:		35 SQ.FT.
UNIT #1:		600 SQ.FT.
UNIT #2:		715 SQ.FT.
(E) SECOND FLOOR:	1,245 SQ.FT.	
UNIT #2		1,245 SQ.FT.

TOTAL EXISTING CONDITIONED:	2,560 SQ.FT.	
UNIT #1:	600 SQ.FT.	
UNIT #2:	1,960 SQ.FT.	

PROPOSED:	SUBTOTAL:	
BASEMENT:	850 SQ.FT.	
PROPOSED GARAGE:		520 SQ.FT.
COMMON ENTRY:		330 SQ.FT.
FIRST FLOOR:	1,290 SQ.FT.	
COMMON ENTRY:		45 SQ.FT.
UNIT #1:		560 SQ.FT.
UNIT #2:		760 SQ.FT.
SECOND FLOOR:	1,316 SQ.FT.	
UNIT #2:		1,316 SQ.FT.
THIRD FLOOR:	876 SQ.FT.	
UNIT #2:		876 SQ.FT.

TOTAL PROPOSED CONDITIONED:	3,512 SQ.FT.	
UNIT #1:	560 SQ.FT.	
UNIT #2:	2,952 SQ.FT.	
TOTAL ADDITION:	952 SQ.FT.	

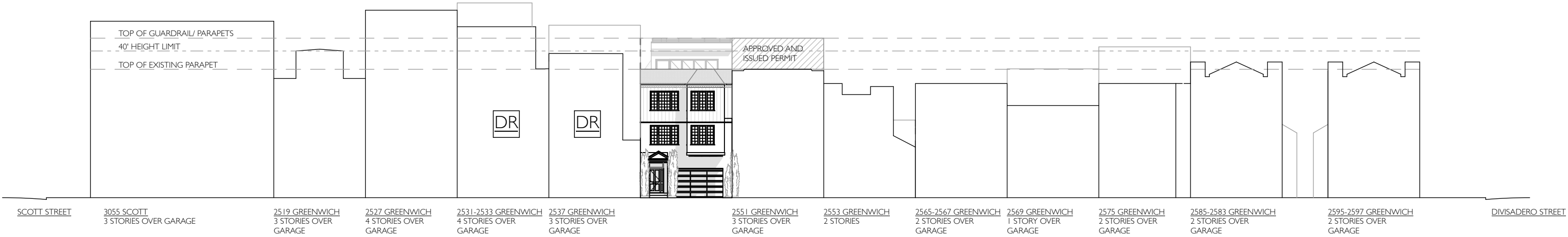
# RESIDENTIAL DESIGN GUIDELINES

PAGE 24-25:

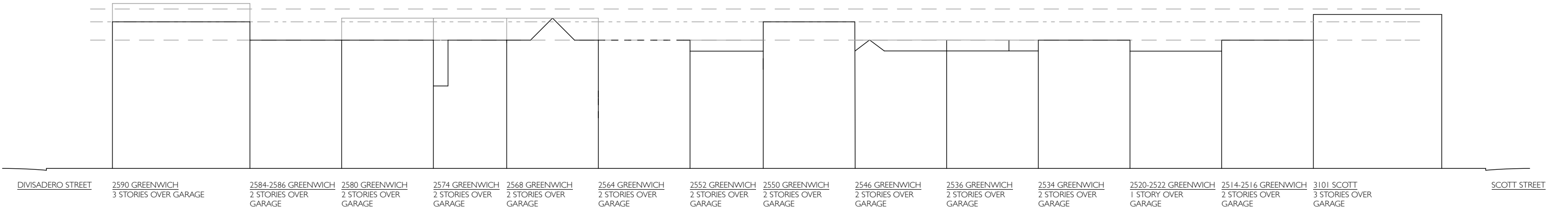
GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the street.

NOTES:  
1. PROPOSAL IS SMALLER THEN BOTH DR REQUESTERS.  
2. PROPOSED THIRD FLOOR ADDITION IS SET BACK 12'-6"

FINDINGS:  
1. PROPOSED THIRD FLOOR ADDITION IS COMPATIBLE WITH  
ADJACENT PROPERTIES.



GREENWICH STREET LOOKING SOUTH



GREENWICH STREET LOOKING NORTH

## 2545 GREENWICH STREET - TWO FAMILY RESIDENTIAL REMODEL

DR HEARING, 2014-003164 DRP  
PERMIT APP. # 2013.0917.7050

11/20/15  
Y.A. studio



# RESIDENTIAL DESIGN GUIDELINES

PAGE 24-25:

GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the street.

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## 2545 GREENWICH STREET - TWO FAMILY RESIDENTIAL REMODEL

DR HEARING, 2014-003164 DRP  
PERMIT APP. # 2013.0917.7050

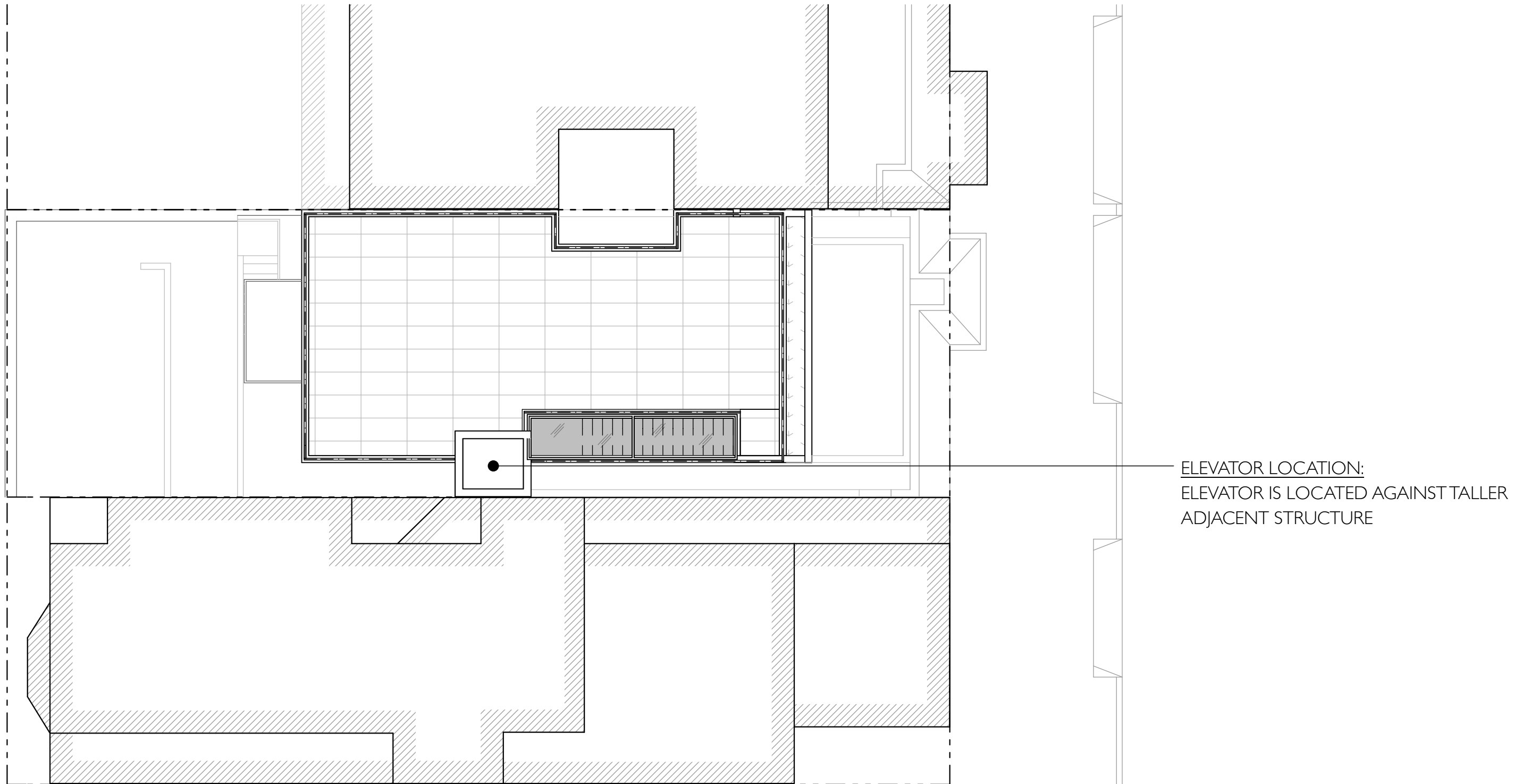
11/20/15  
Y.A. studio

# RESIDENTIAL DESIGN GUIDELINES

PAGE 38-39:

ROOFTOP ARCHITECTURAL FEATURES:

GUIDELINE: Sensitive locate and screen rooftop features so they do not dominate the appearance of a building.



2545 GREENWICH STREET - TWO FAMILY RESIDENTIAL REMODEL

DR HEARING, 2014-003164 DRP

PERMIT APP. # 2013.0917.7050

11/20/15

Y.A. studio

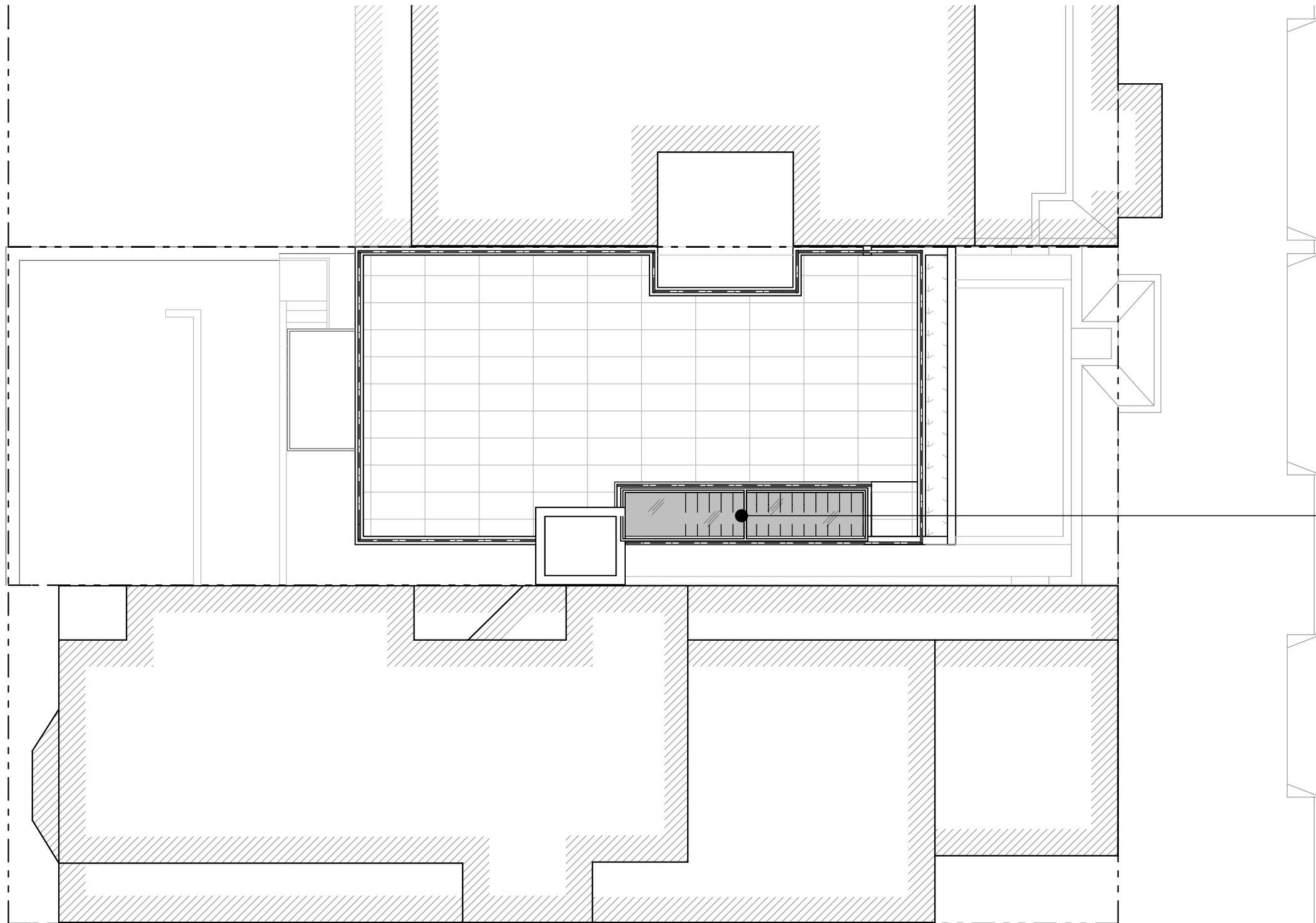


# RESIDENTIAL DESIGN GUIDELINES

PAGE 38-39:

STAIR PENTHOUSES:

GUIDELINE: Design stair penthouses to minimize their visibility from the street.



NO STAIR PENTHOUSE:  
STAIR TO ROOF, IS PROPOSED AS AN  
INTERIOR STAIR AND ROLLING ROOF  
HATCH / SKYLIGHT TO MINIMIZE VISUAL  
IMPACT FROM STREET, AND IMPACT ON  
ADJACENT PROPERTIES.

2545 GREENWICH STREET - TWO FAMILY RESIDENTIAL REMODEL

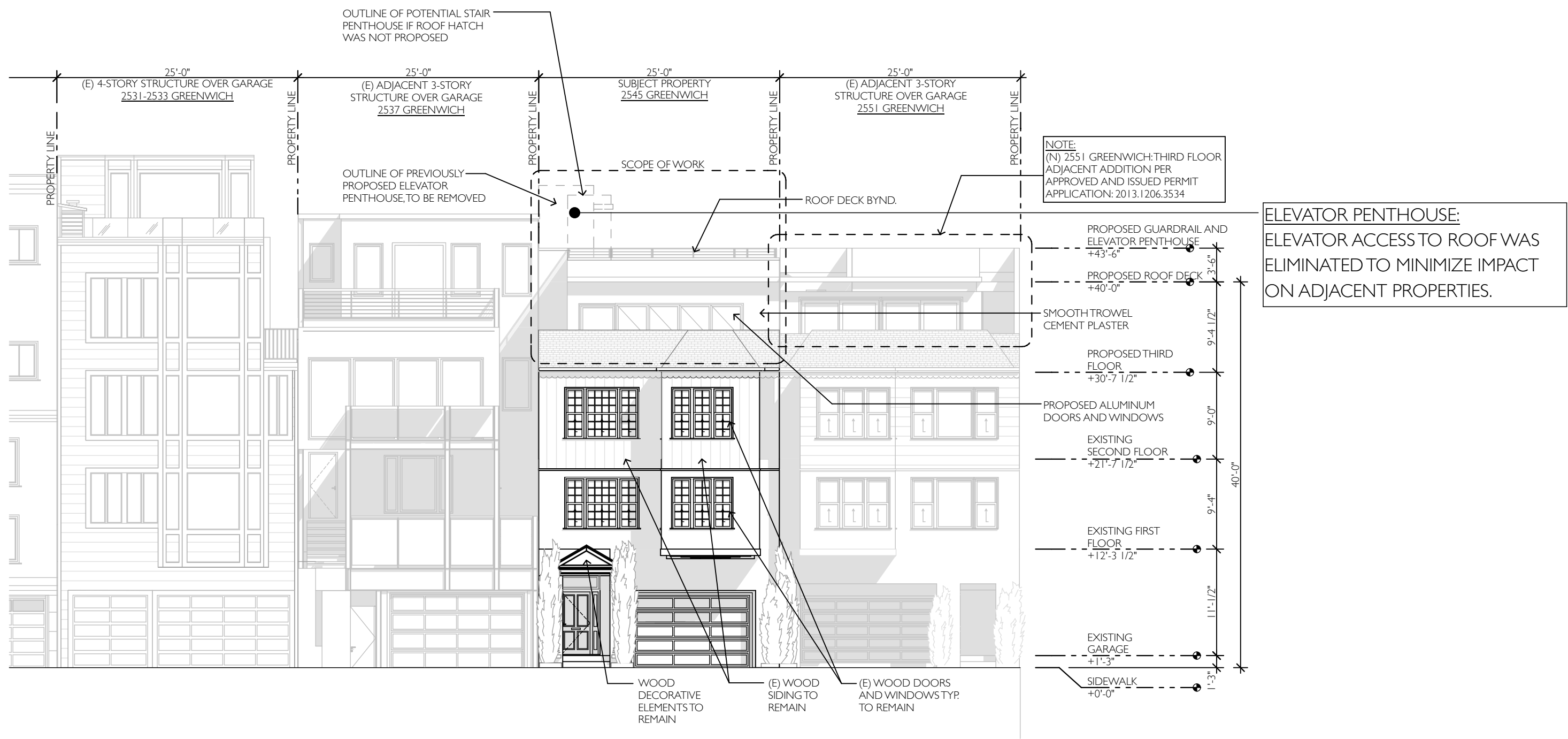
DR HEARING, 2014-003164 DRP

PERMIT APP. # 2013.0917.7050

11/20/15

Y.A. studio

PROJECT SPONSOR CONCESSIONS:  
DESIGN MODIFICATIONS VOLUNTEERED BY PROJECT SPONSOR



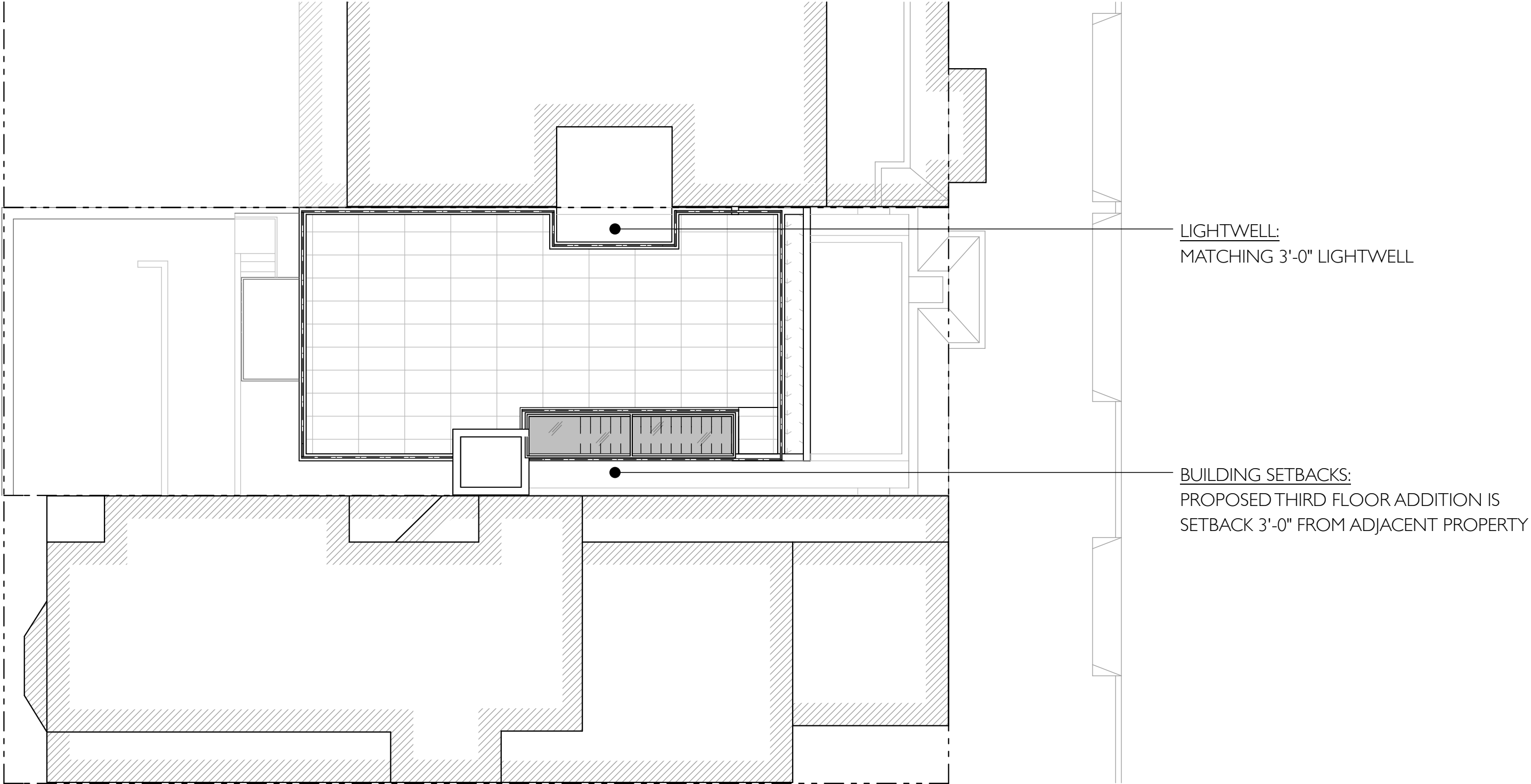
# RESIDENTIAL DESIGN GUIDELINES

PAGE 16-17:

**REAR YARD**

GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties.

\* COW HOLLOW RESIDENTIAL  
DESIGN GUIDELINES  
PAGE 35  
Incorporate “Good Neighbor” Gestures



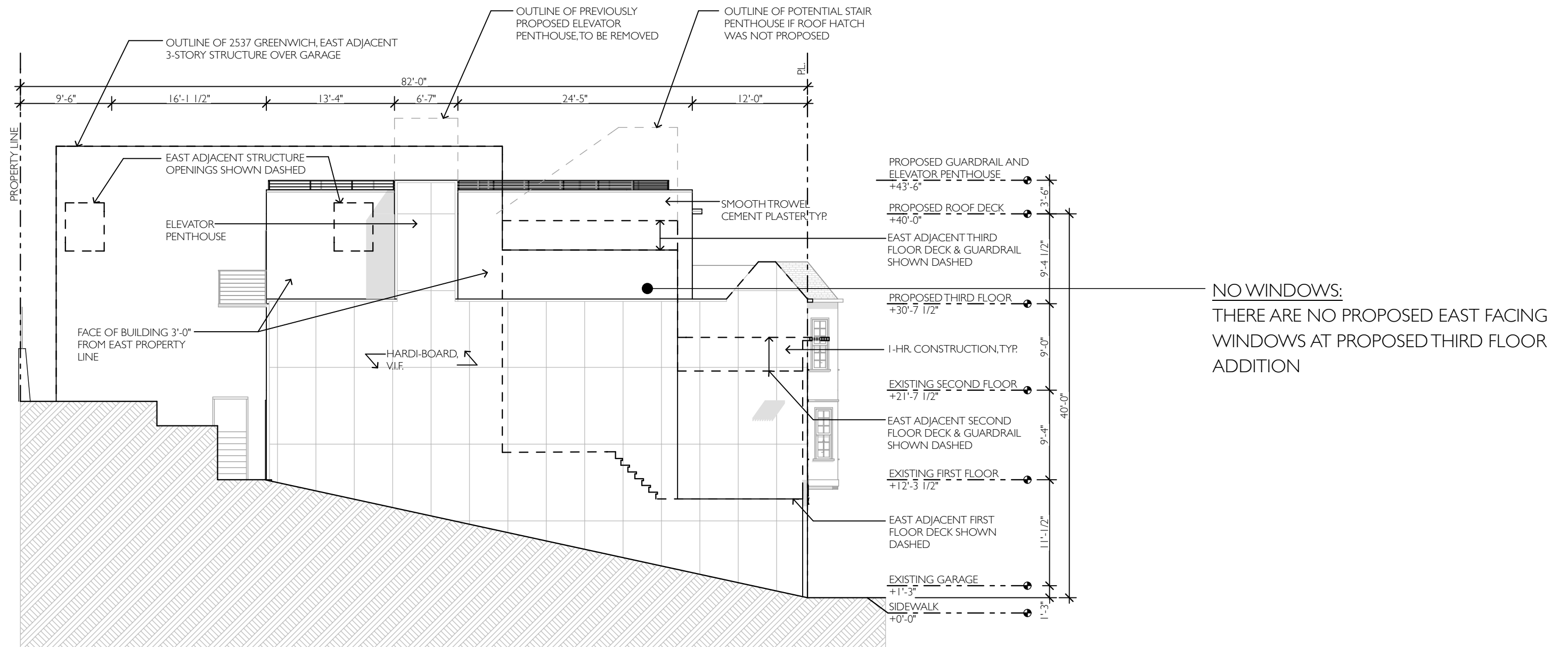
# RESIDENTIAL DESIGN GUIDELINES

PAGE 17:

## PRIVACY

GUIDELINE: Use translucent glazing such as glass block or frosted glass on windows and doors facing openings on abutting structures.

\* COW HOLLOW RESIDENTIAL  
DESIGN GUIDELINES  
PAGE 35  
Incorporate "Good Neighbor" Gestures



2545 GREENWICH STREET - TWO FAMILY RESIDENTIAL REMODEL

DR HEARING, 2014-003164 DRP

PERMIT APP. # 2013.0917.7050

11/20/15

Y.A. studio

## CONTEXT PHOTOS



DR REQUESTER ISETTA:  
2537 GREENWICH STREET  
SECOND LARGEST BUILDING ON THE  
BLOCK

DR REQUESTER SINGH & CELLA:  
2531-2533 GREENWICH STREET  
LARGEST BUILDING ON THE BLOCK

PROJECT SPONSOR:  
2545 GREENWICH STREET

2551 GREENWICH STREET  
THIRD FLOOR ADJACENT ADDITION  
PER APPROVED AND ISSUED PERMIT  
APPLICATION: 2013.1206.3534

### 2545 GREENWICH STREET - TWO FAMILY RESIDENTIAL REMODEL

DR HEARING, 2014-003164 DRP  
PERMIT APP. # 2013.0917.7050

11/20/15  
Y.A. studio



## CONTEXT PHOTOS



DR REQUESTER SINGH & CELLA:  
2531-2533 GREENWICH STREET  
LARGEST BUILDING ON THE BLOCK

DR REQUESTER ISETTA:  
2537 GREENWICH STREET  
SECOND LARGEST BUILDING ON THE BLOCK

PROJECT SPONSOR:  
2545 GREENWICH STREET

2545 GREENWICH STREET - TWO FAMILY RESIDENTIAL REMODEL

DR HEARING, 2014-003164 DRP  
PERMIT APP. # 2013.0917.7050

11/20/15  
Y.A. studio



## CONTEXT PHOTOS



DR REQUESTER ISETTA:  
2537 GREENWICH STREET  
ALTHOUGH VIEWS ARE NOT PROTECTED  
UNDER THE PLANNING CODE, VIEW OF  
GOLDEN GATE BRIDGE AND MARIN  
HEADLANDS FROM DECK TO REMAIN  
UNOBSTRUCTED

2545 GREENWICH STREET - TWO FAMILY RESIDENTIAL REMODEL

DR HEARING, 2014-003164 DRP  
PERMIT APP. # 2013.0917.7050

11/20/15  
Y.A. studio



## CONTEXT PHOTOS

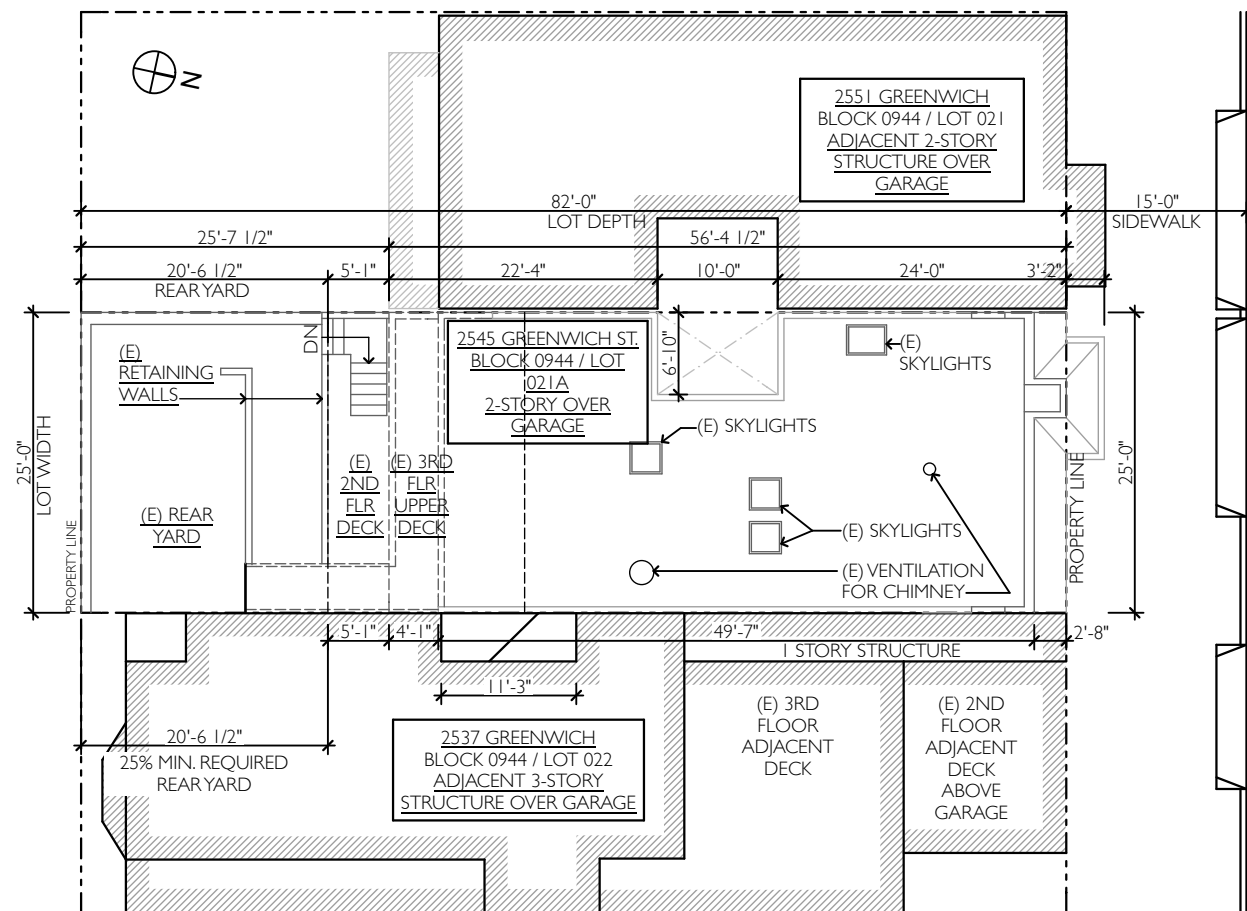


DR REQUESTER ISETTA:  
2537 GREENWICH STREET  
ALTHOUGH VIEWS ARE NOT  
PROTECTED UNDER THE PLANNING  
CODE, VIEW OF NORTH BAY, FROM  
MASTER BEDROOM TO REMAIN  
UNOBSTRUCTED

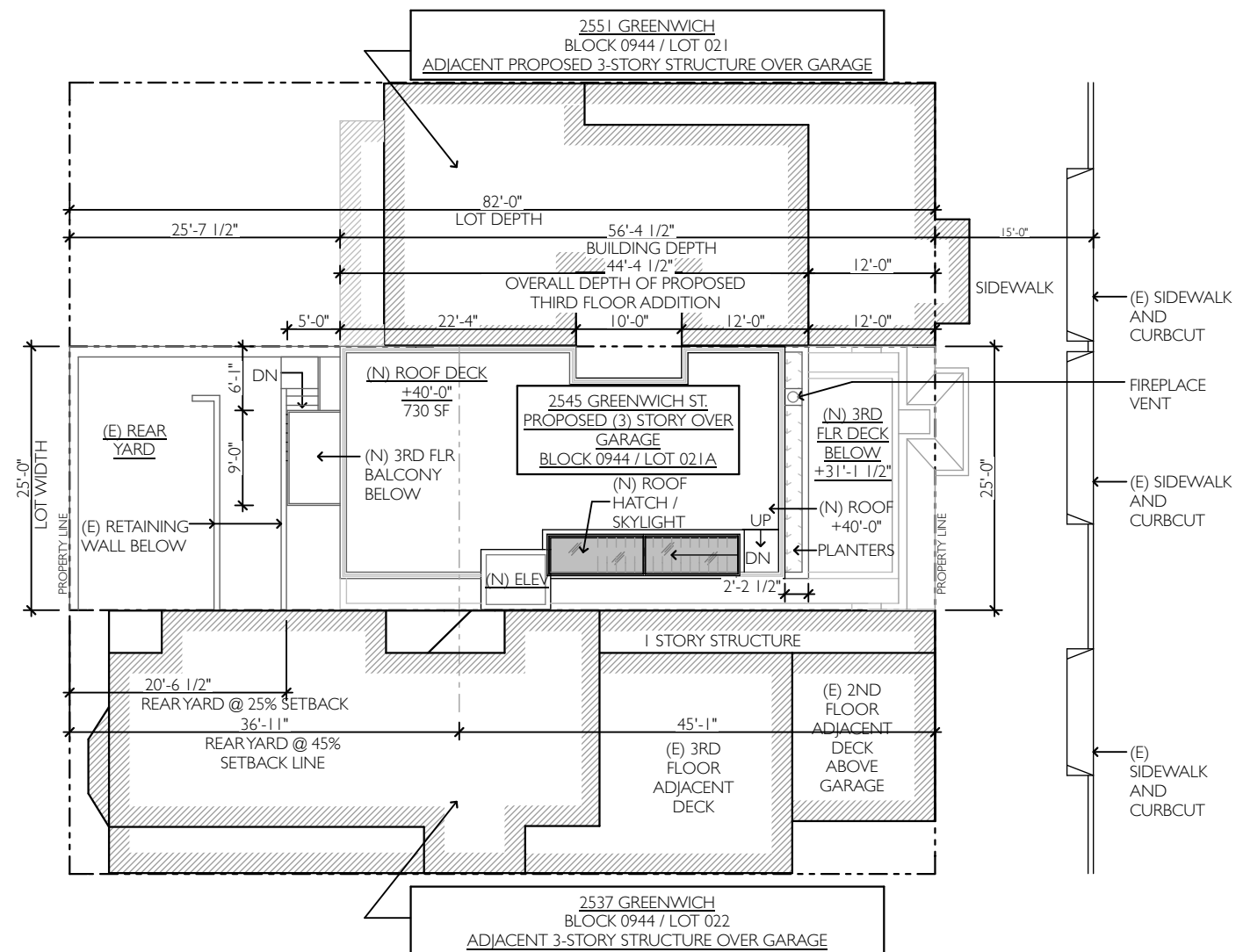
2545 GREENWICH STREET - TWO FAMILY RESIDENTIAL REMODEL

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PERMIT APP. # 2013.0917.7050

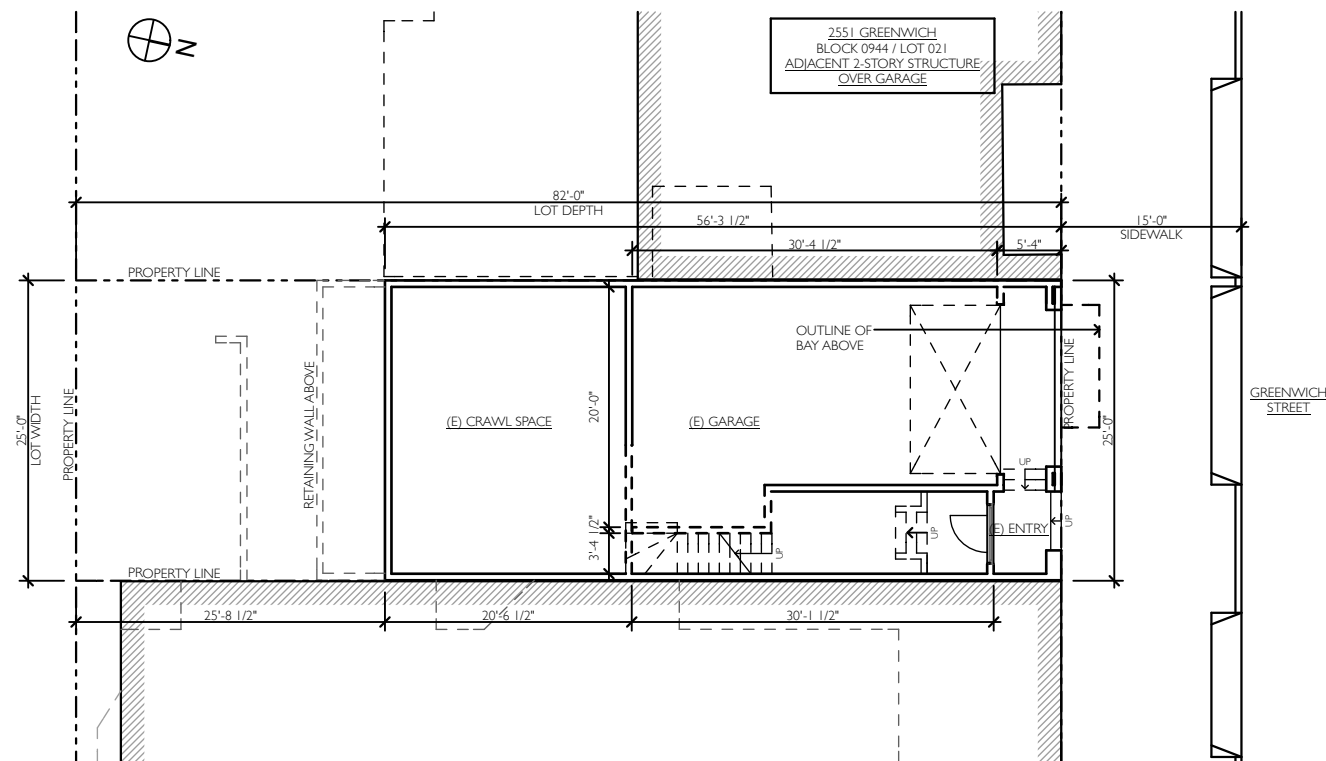
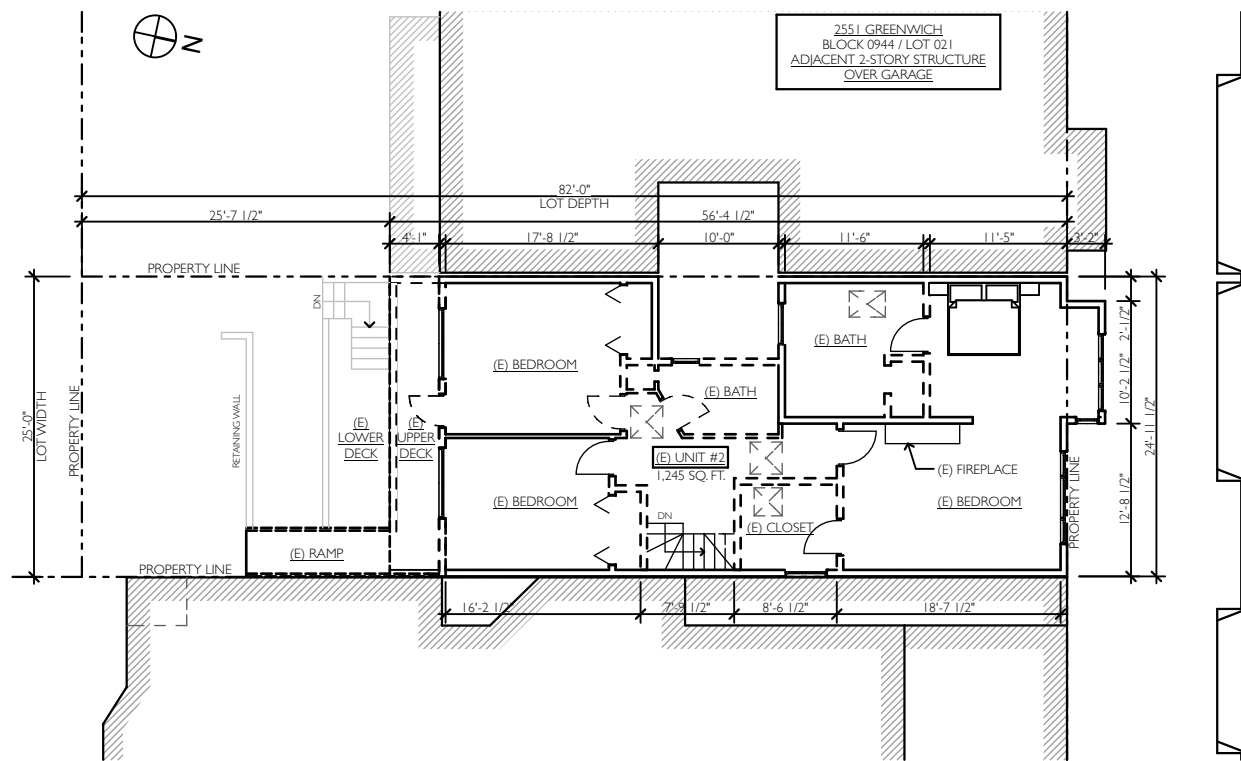
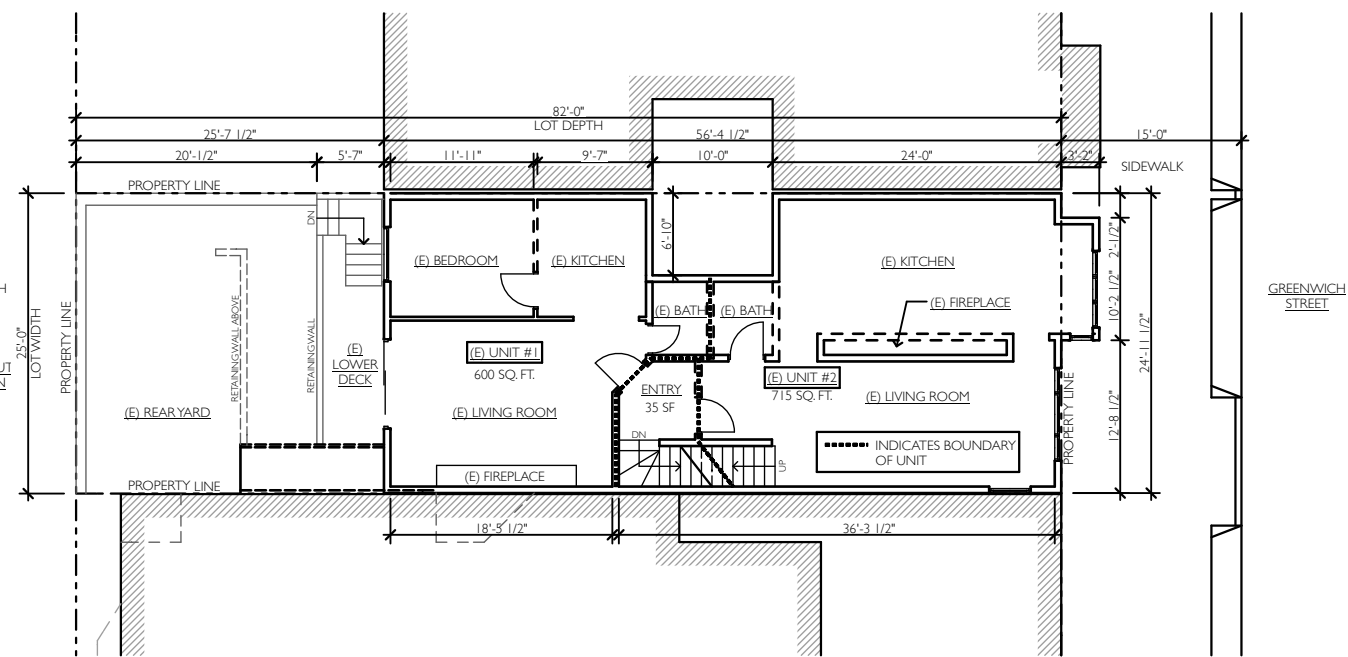
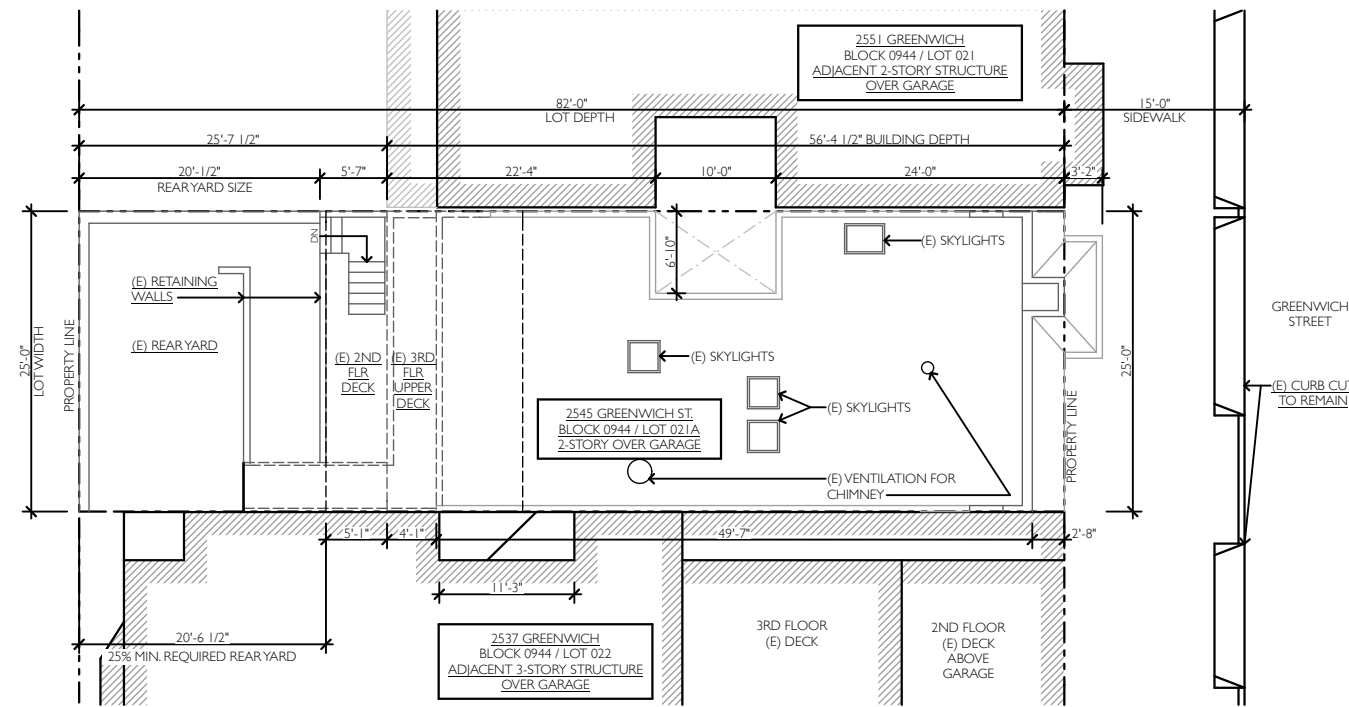
11/20/15  
Y.A. studio

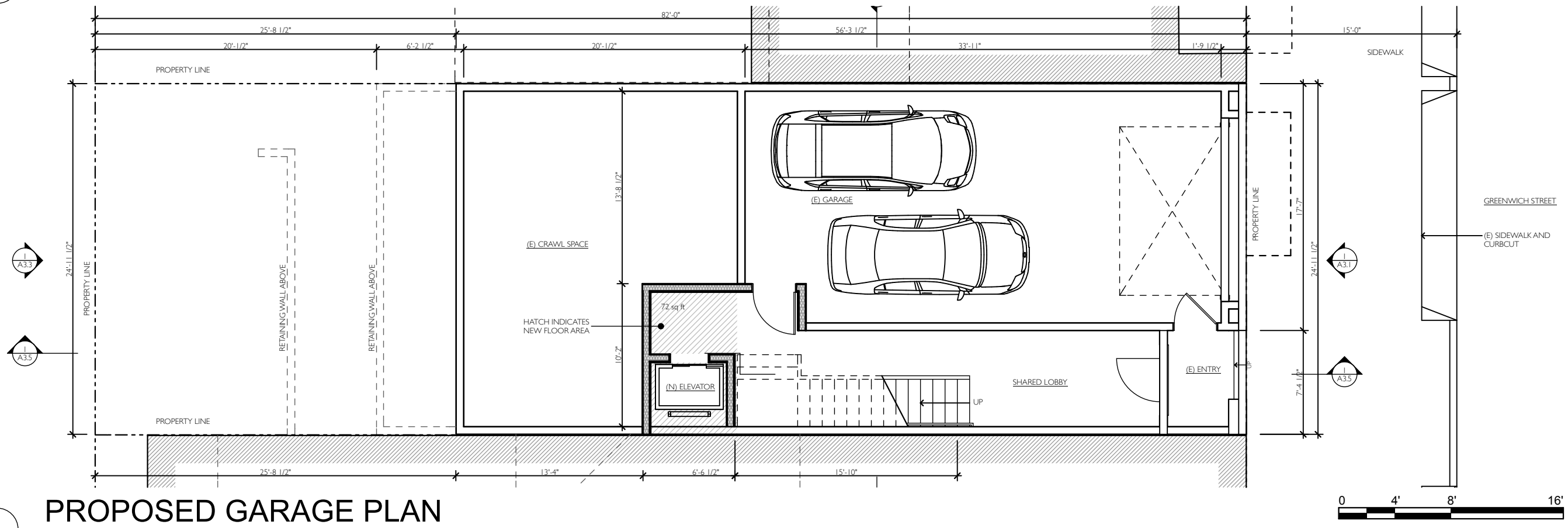
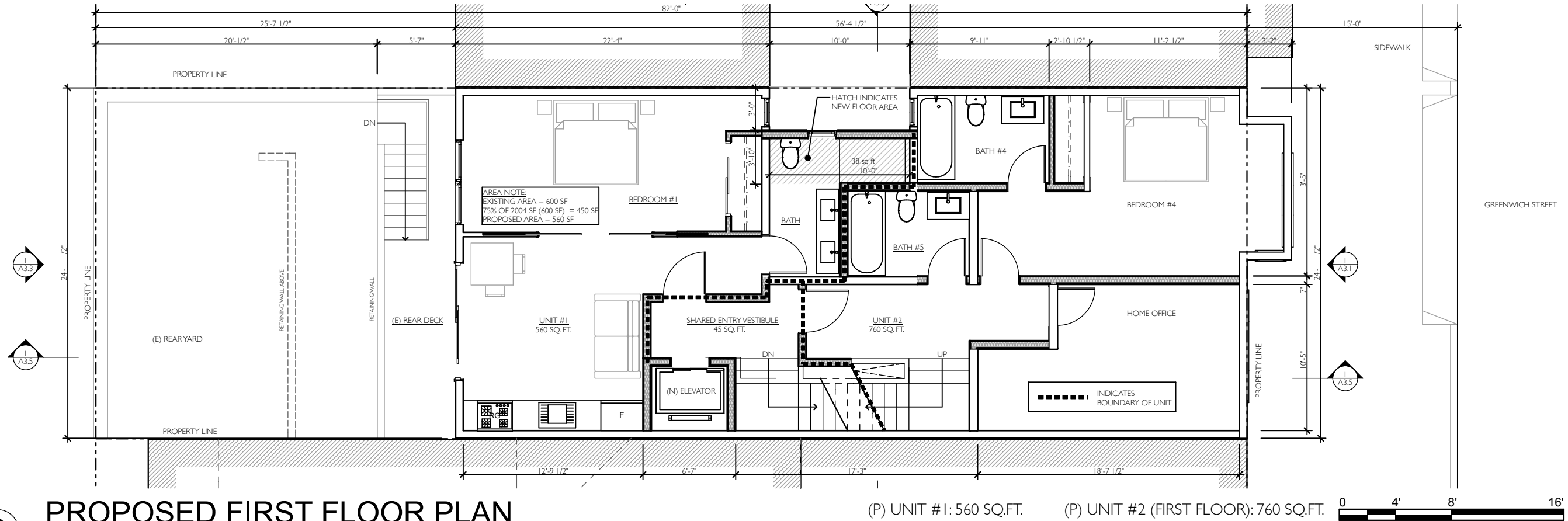


2 EXISTING SITE PLAN  
SCALE: 1/16" = 1'-0"

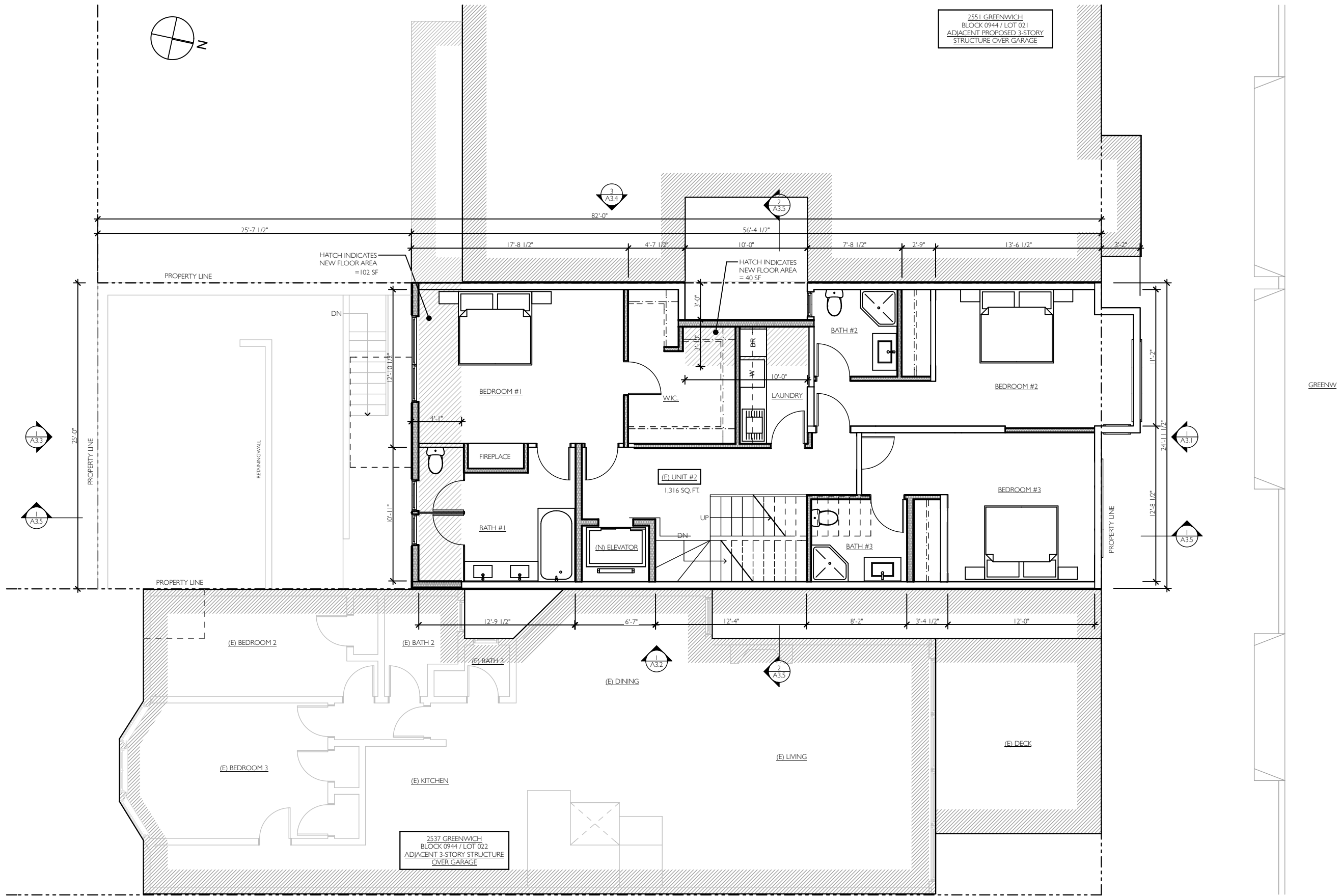


1 PROPOSED SITE PLAN  
SCALE: 1/16" = 1'-0"







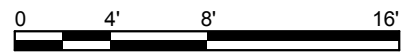


1

# PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

UNIT #2 (SECOND FLOOR): 1,316 SQ.FT.



PROJECT  
RESIDENTIAL REMODEL AND  
ADDITION

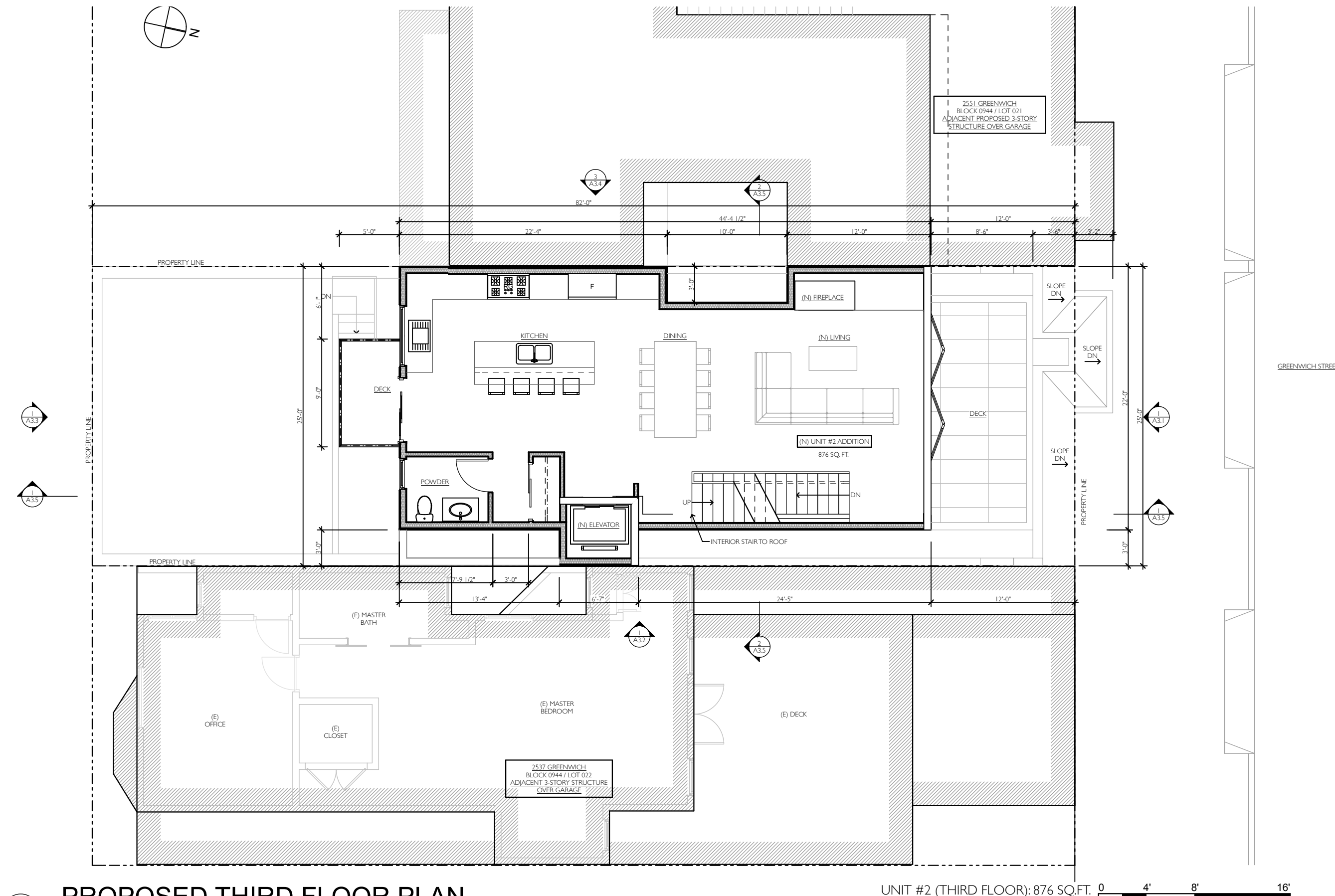
2545 GREENWICH, SAN FRANCISCO, CA  
BLOCK/LOT: 0944 / 021A

TITLE:  
PROPOSED  
SECOND FLOOR

REV:	PRINTING:	DATE:
—	CLIENT REVIEW	11.11.14
—	SITE PERMIT	11.24.14


JOB NO: 14027 - GREENWICH  
DRAWN BY: J.E.J.  
CHECKED BY: Y.A.  
PRINTED: 06.19.15  
SHEET:

4



**1** PROPOSED THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

UNIT #2 (THIRD FLOOR): 876 SQ. FT.



PROJECT  
**RESIDENTIAL REMODEL AND ADDITION**

2545 GREENWICH, SAN FRANCISCO, CA  
BLOCK/LOT: 0944 / 021A

STAMP:

TITLE:  
**PROPOSED THIRD FLOOR PLAN**

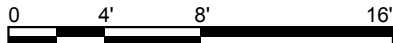
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—	SITE PERMIT	11.24.14
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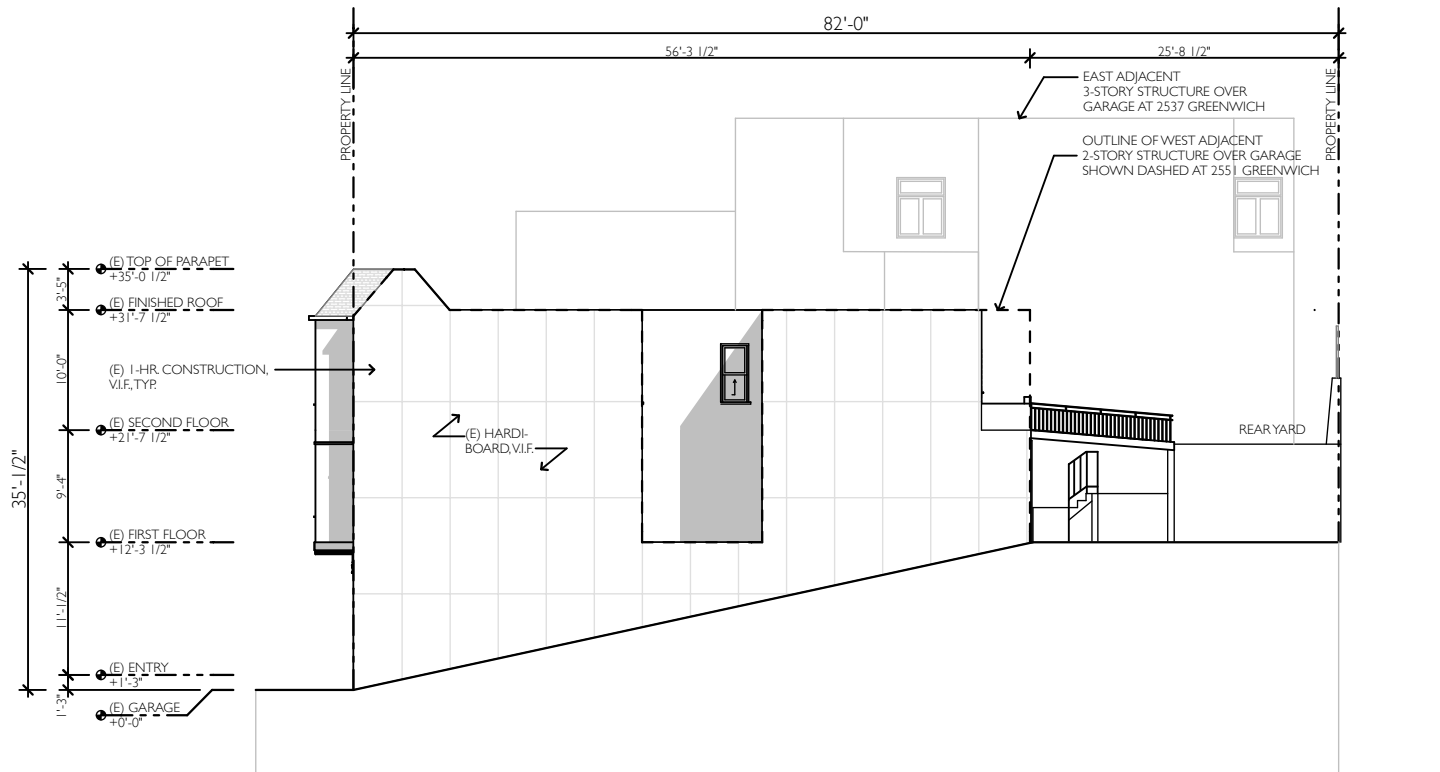
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DRAWN BY:	J.E.J.
CHECKED BY:	Y.A.
PRINTED:	06.19.15
SHEET:	

**5**

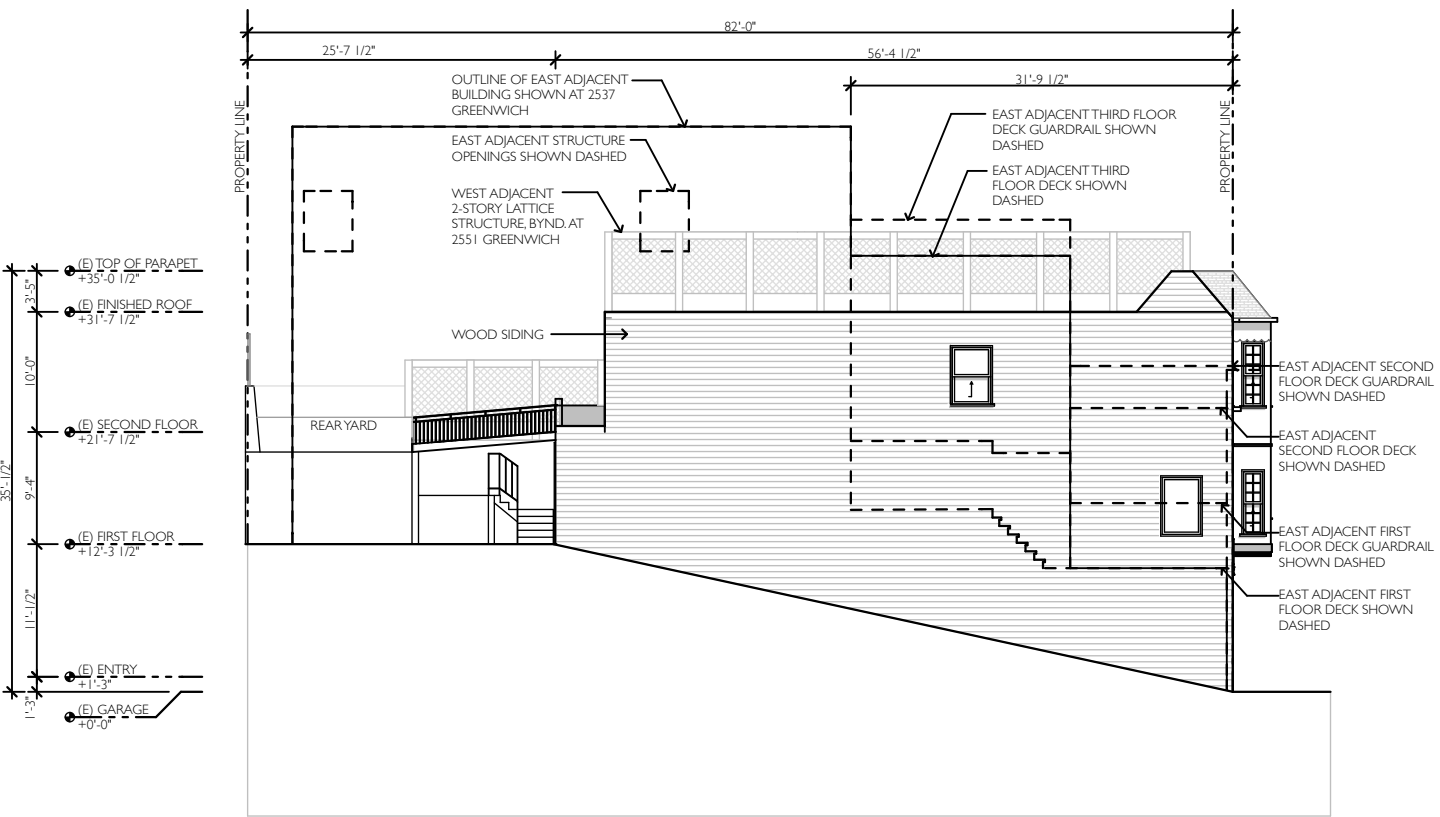
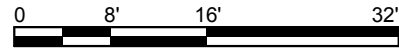
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www.ya-studio.com

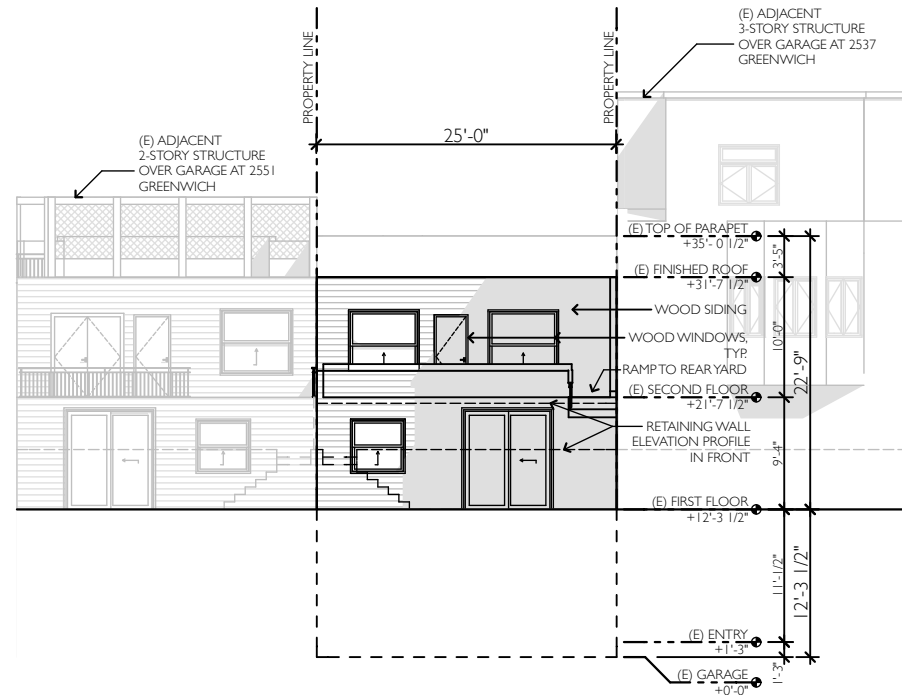




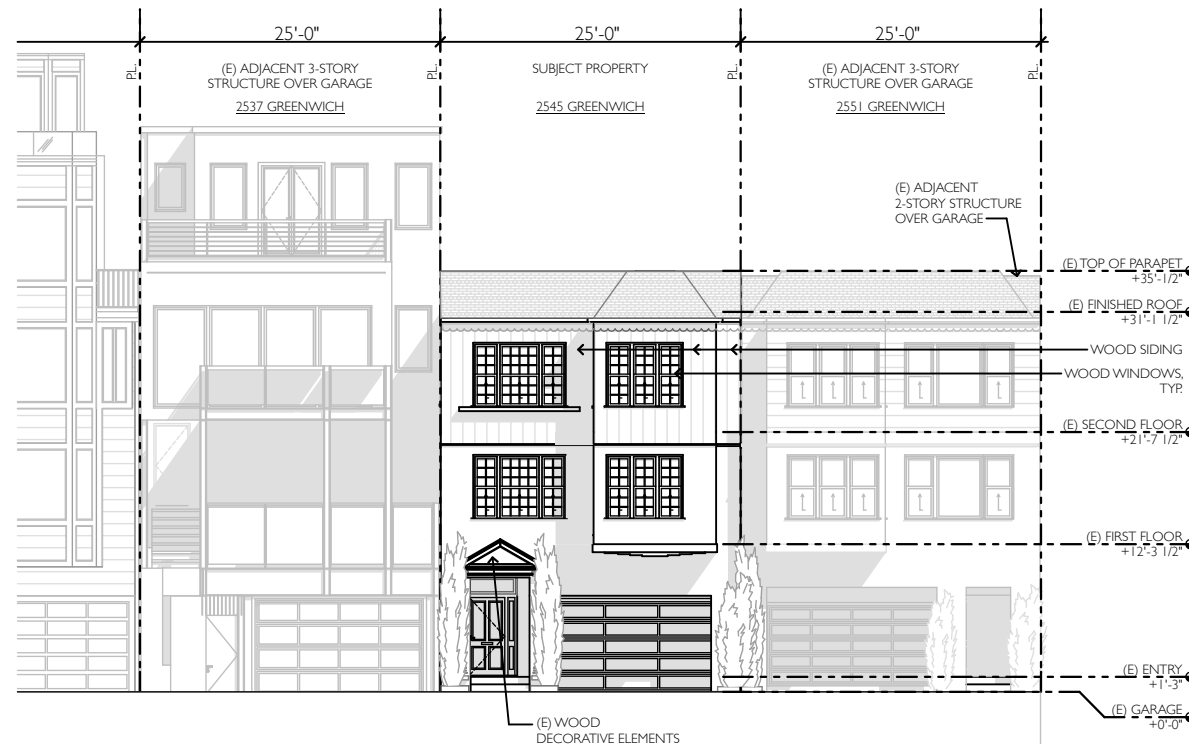
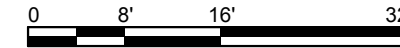
4 (E) WEST ELEVATION  
SCALE: 1/16" = 1'-0"



3 (E) EAST ELEVATION  
SCALE: 1/16" = 1'-0"

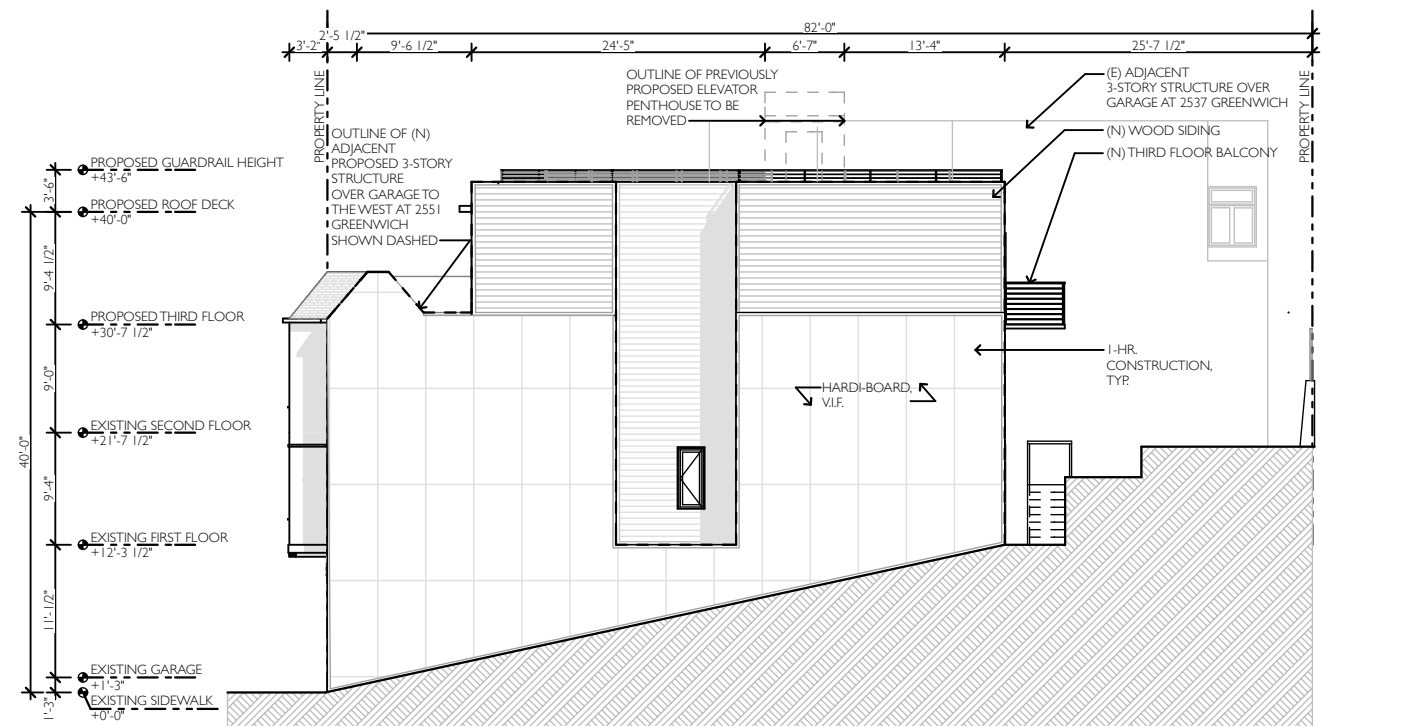


2 (E) SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

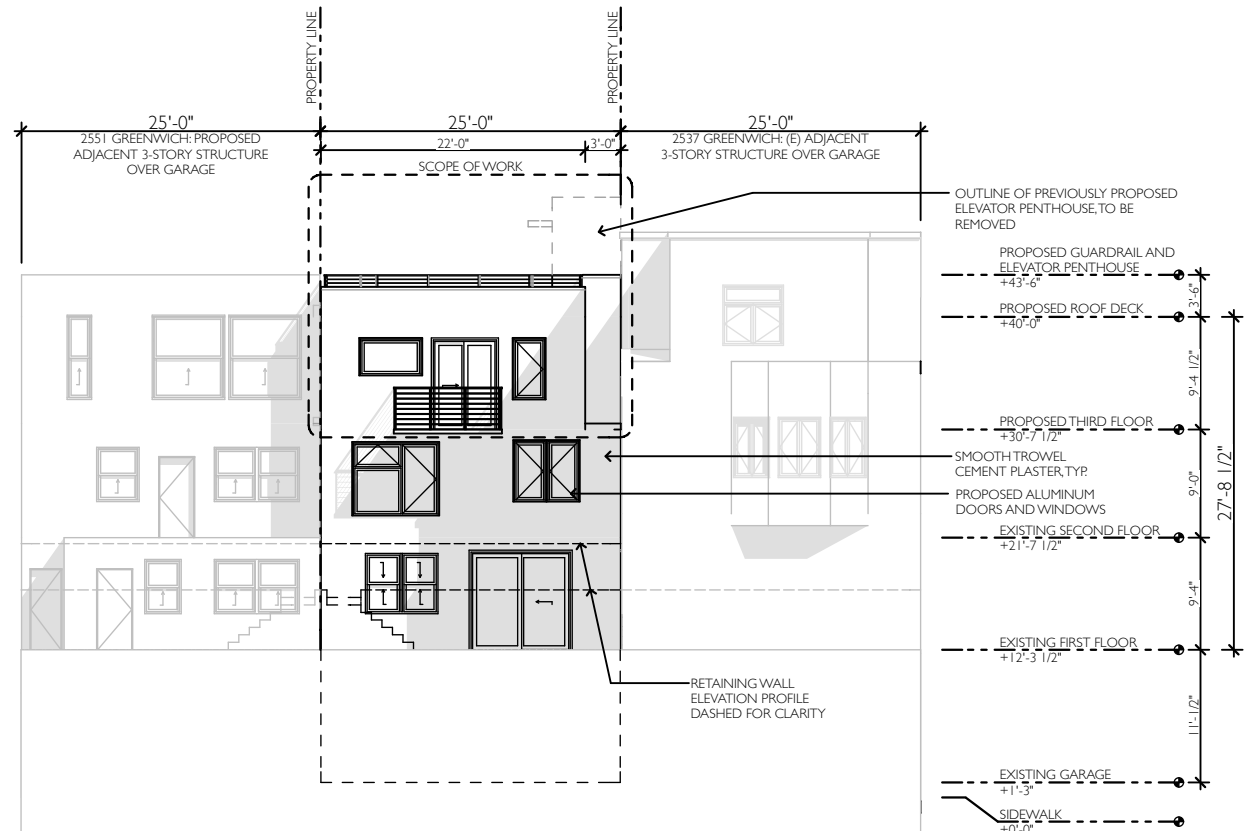


1 (E) NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

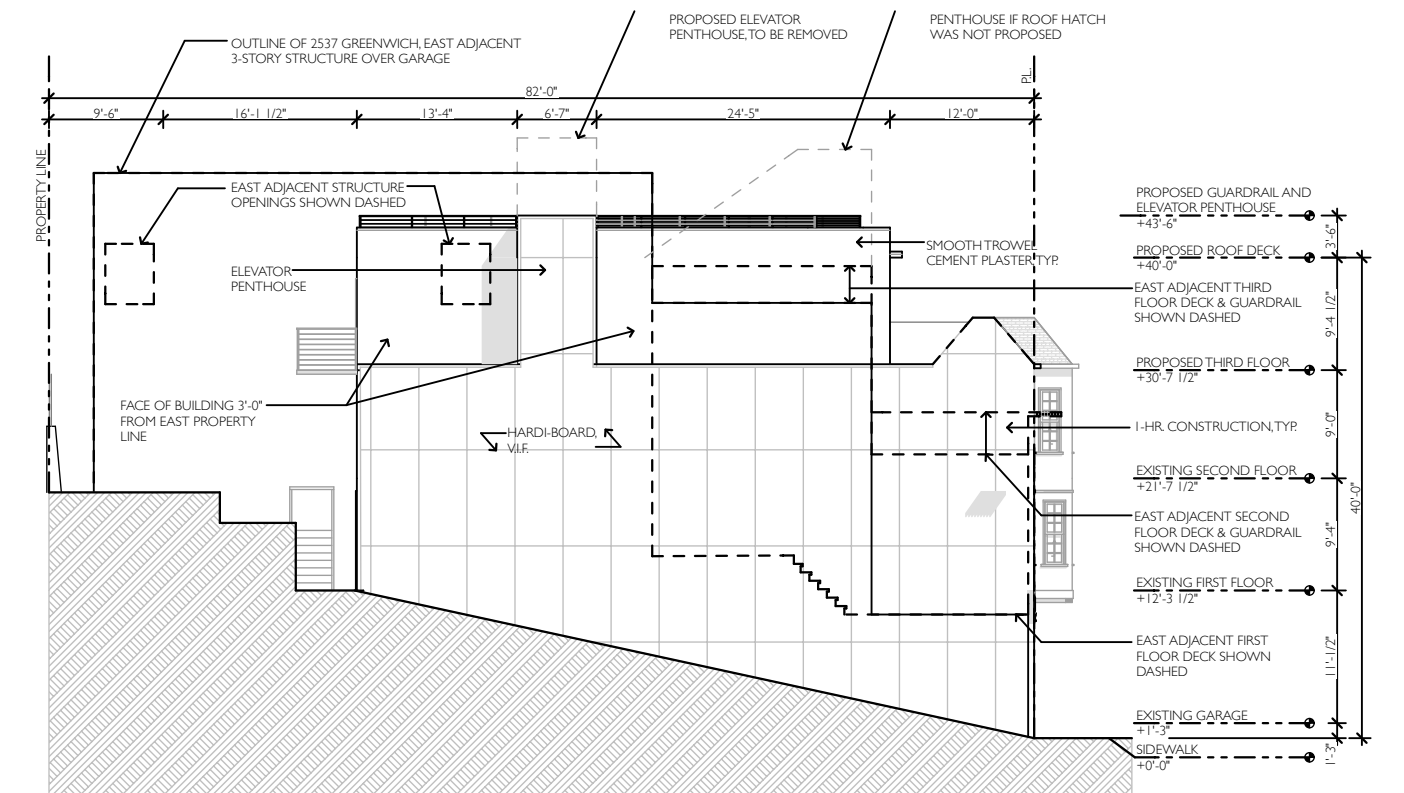




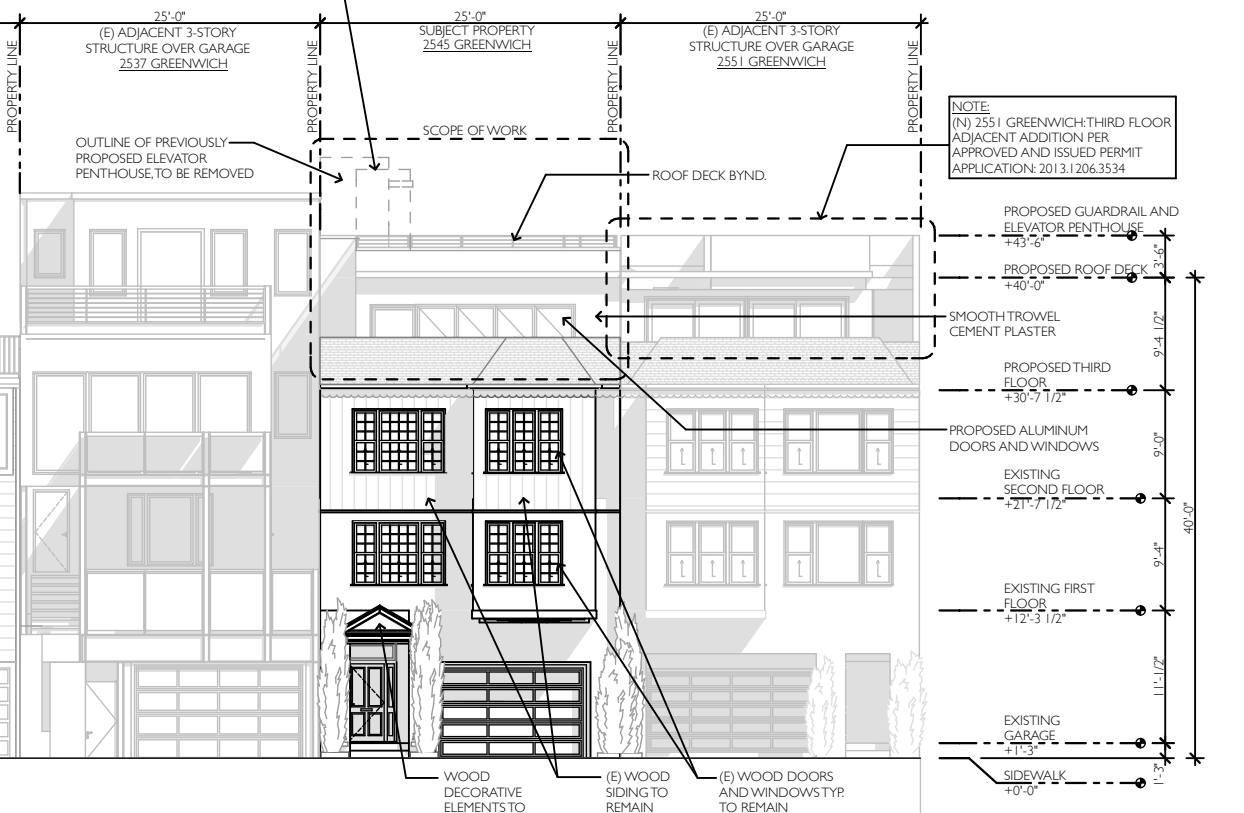
4 (N) WEST ELEVATION  
SCALE: 1/16" = 1'-0"



2 (N) SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



3 (N) EAST ELEVATION  
SCALE: 1/16" = 1'-0"



1 (N) NORTH ELEVATION  
SCALE: 1/16" = 1'-0"