



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: SEPTEMBER 17, 2015

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

Reception:
415.558.6378

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Planning
Information:
415.558.6377

Date: September 4, 2015
Case No.: **2014.1265DRP**
Project Address: **2829-2831 BAKER STREET**
Permit Application: 2014.0218.8666
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 0941/005
Project Sponsor: Lawson Willard
2147 Union Street
San Francisco, CA 94123
Staff Contact: Laura Ajello – (415) 575-9142
laura.ajello@sfgov.org
Recommendation: **Do not take DR and approve as revised**

PROJECT DESCRIPTION

The unusually deep subject property is currently occupied by three separate structures – a two-and-a-half story two-unit building at the street frontage, a one-story storage structure in the center of the lot and a one-story garage structure at the rear of the lot. The garage is accessed via an easement to the south of the subject property. The proposal is to demolish the rearmost portion of the storage structure and incorporate the remainder of the structure into the residential building by way of a horizontal addition and to construct a vertical addition above the residential building. The new third story would be set back 8 feet from the existing front building wall. Other modifications include façade alterations, bay projections and various roof decks. The project will add approximately 3,600 square feet of space. The detached garage structure at the rear of the lot would remain as is.

The rear addition to the residential building, including the incorporated one-story storage structure, would extend approximately 46 feet from the existing main rear wall of the residential building at the first story, approximately 18 feet from the existing main rear wall at the second story and approximately 12 feet from the existing main rear wall at the new third story. The new third story's rear wall would approximately align with the main rear wall of the building to the north, owned by the DR requestor.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the west side of Baker Street between Greenwich Street and Filbert Streets in the Cow Hollow neighborhood. The subject parcel measures approximately 25 wide by 175 feet deep with an area of 5,313 square feet. The lot contains a two-story two-unit structure constructed in 1906, a detached storage building located behind the main building and a garage at the rearmost portion of the lot.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This portion of the Cow Hollow neighborhood is characterized by single and two-family homes with a smattering of apartment buildings, typically located on corner lots. The houses on this block of Baker Street differ in massing, styles and lot sizes. As viewed from the street, the subject building appears to be the smallest structure on the block. To the north of the subject property is a circa 1923 four-story, two-unit building owned by the DR requestor. To the south of the subject property is a circa 1928 four-story, 12-unit apartment building which extends very deep into its lot. The Presidio is located one block to the west.

BUILDING PERMIT NOTIFICATION

| TYPE | REQUIRED PERIOD | NOTIFICATION DATES | DR FILE DATE | DR HEARING DATE | FILING TO HEARING TIME |
|----------------|-----------------|-------------------------------|--------------|-----------------|------------------------|
| 311/312 Notice | 30 days | April 21, 2015 – May 21, 2015 | May 21, 2015 | Sept. 17, 2015 | 118 Days |

HEARING NOTIFICATION

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|---------------|-----------------|----------------------|--------------------|---------------|
| Posted Notice | 10 days | September 7, 2015 | September 7, 2015 | 10 days |
| Mailed Notice | 10 days | September 4, 2015 | September 7, 2015 | 13 days |

PUBLIC COMMENT

| | SUPPORT | OPPOSED | NO POSITION |
|--|---------|------------------|-------------|
| Adjacent neighbor(s) | -- | 1 (DR requestor) | -- |
| Other neighbors on the block or directly across the street | -- | -- | -- |
| Neighborhood groups | -- | -- | -- |

No other neighborhood comments have been received regarding this project.

DR REQUESTOR

William Triggs, owner of 2837 Baker Street, adjacent to the north side property line of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated May 21, 2015.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated July 6, 2015.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

Prior to the initiation of neighborhood notification, the project twice underwent Residential Design Team (RDT) review, resulting in revisions that reduced the horizontal addition's massing and extension into the mid-block open space and ultimately found the project to be appropriately scaled and consistent with the Cow Hollow Neighborhood Design Guidelines. On July 16, 2015, the RDT again reviewed the project in light of the request for Discretionary Review and requested two further modifications to the project to address scale and massing concerns raised by the DR requestor – specifically to reduce the depth of the second and third floors by a minimum of three feet each and to substitute visually open materials, such as glass or open railings for the proposed solid deck railings. In response, the project sponsor revised the project to reduce the depth of the second and third floors by three feet each and substituted tempered glass railings for the solid parapets around the various decks. The plans in the Commission's packets reflect these revisions.

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.

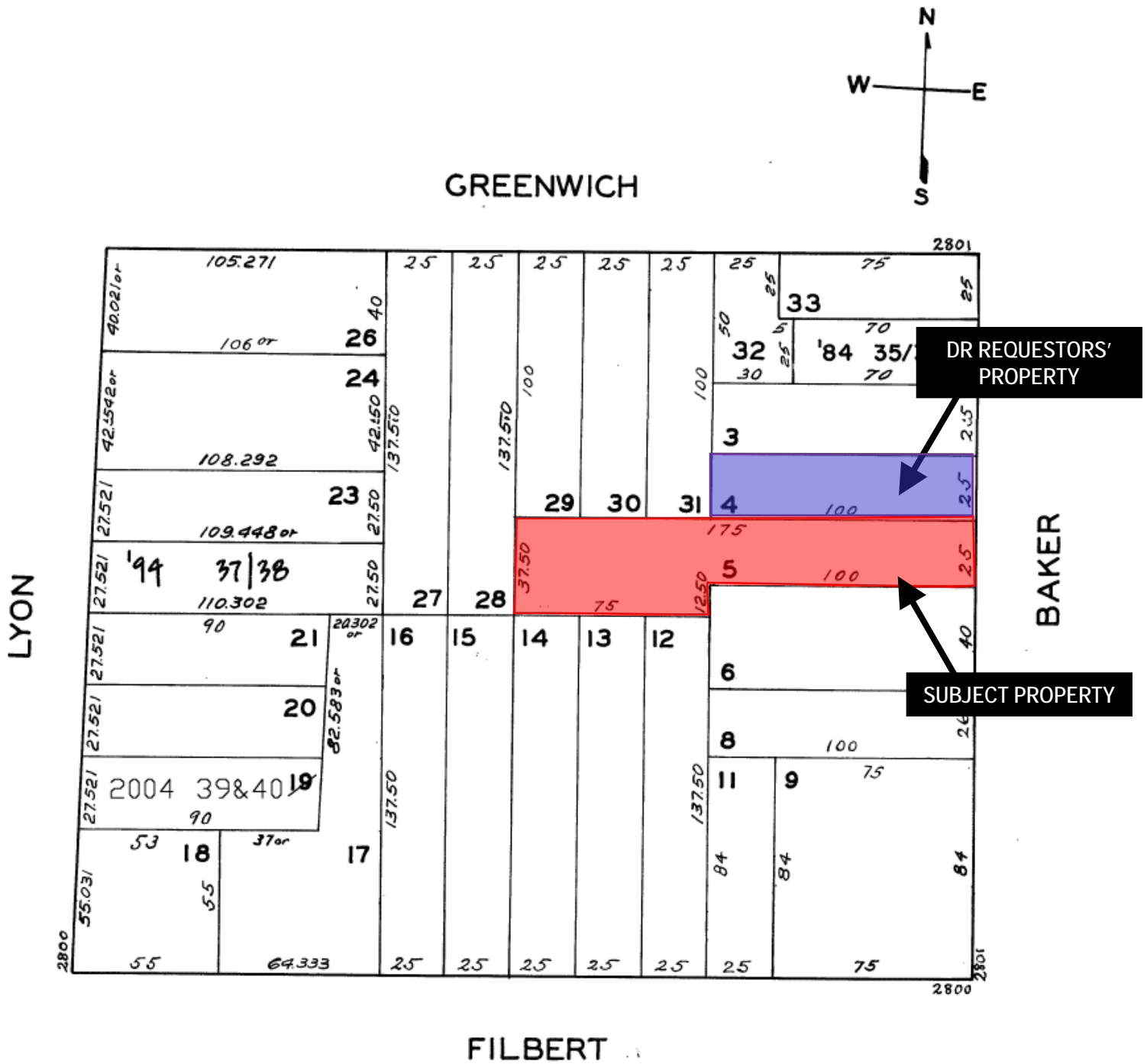
| | |
|------------------------|--|
| RECOMMENDATION: | Do not take DR and approve project as revised |
|------------------------|--|

Attachments:

Block Book Map
Sanborn Map
Aerial Photographs
Zoning Map
Context Photograph
Section 311 Notice
DR Application
Response to DR Application dated July 6, 2015
Reduced Plans

LA: G:\Cases\2014.1265DRP 2829 Baker\PC packet 9-17\DR - Abbreviated Analysis.doc

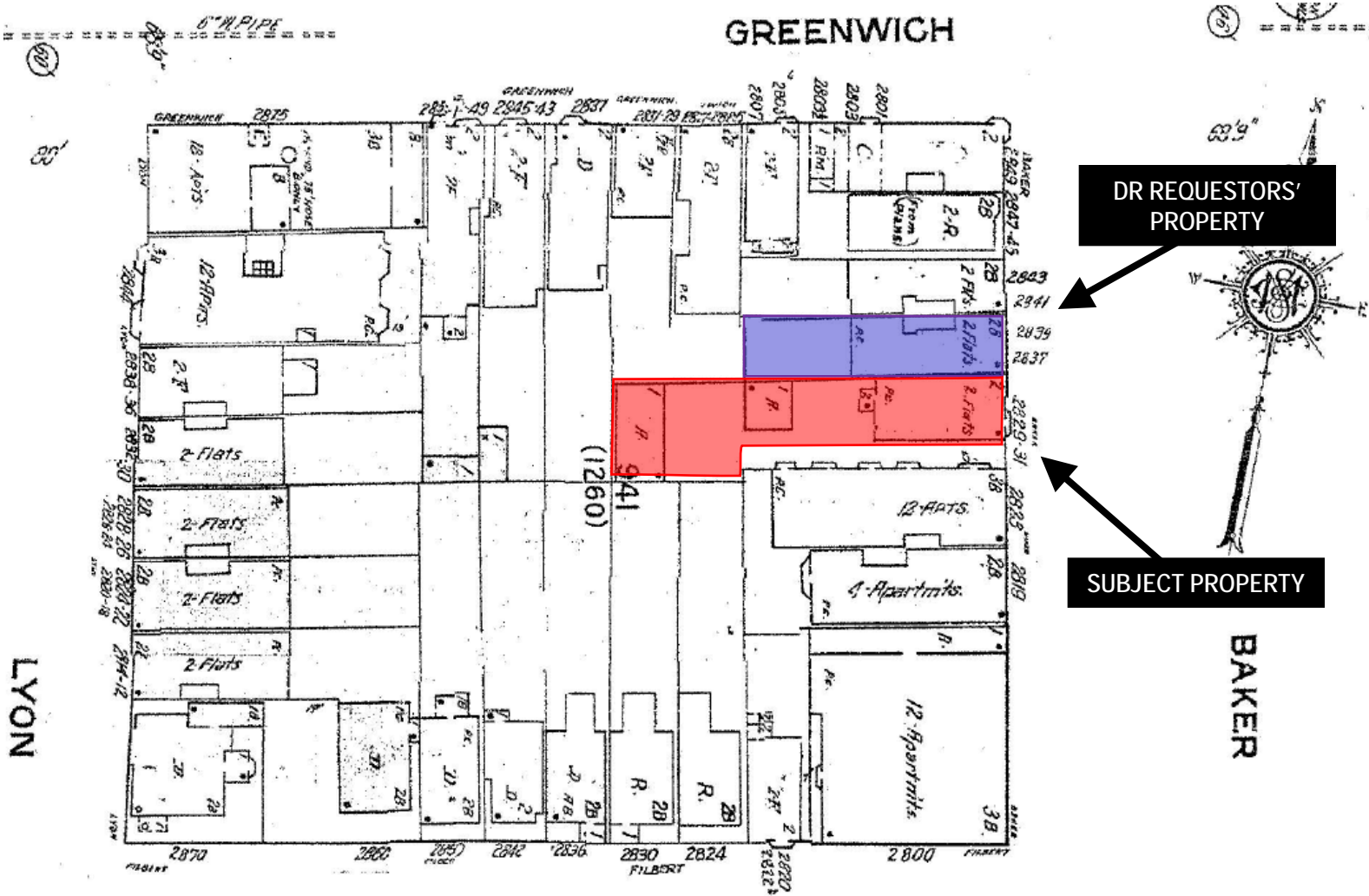
Parcel Map



Discretionary Review Hearing
Case Number 2014.1265DRP
2829 Baker 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 Number 2014.1265DRP
 2829 Baker Street

Aerial Photo 1



SUBJECT PROPERTY

DR REQUESTORS'
PROPERTY



SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review Hearing
Case Number 2014.1265DRP
2829 Baker Street

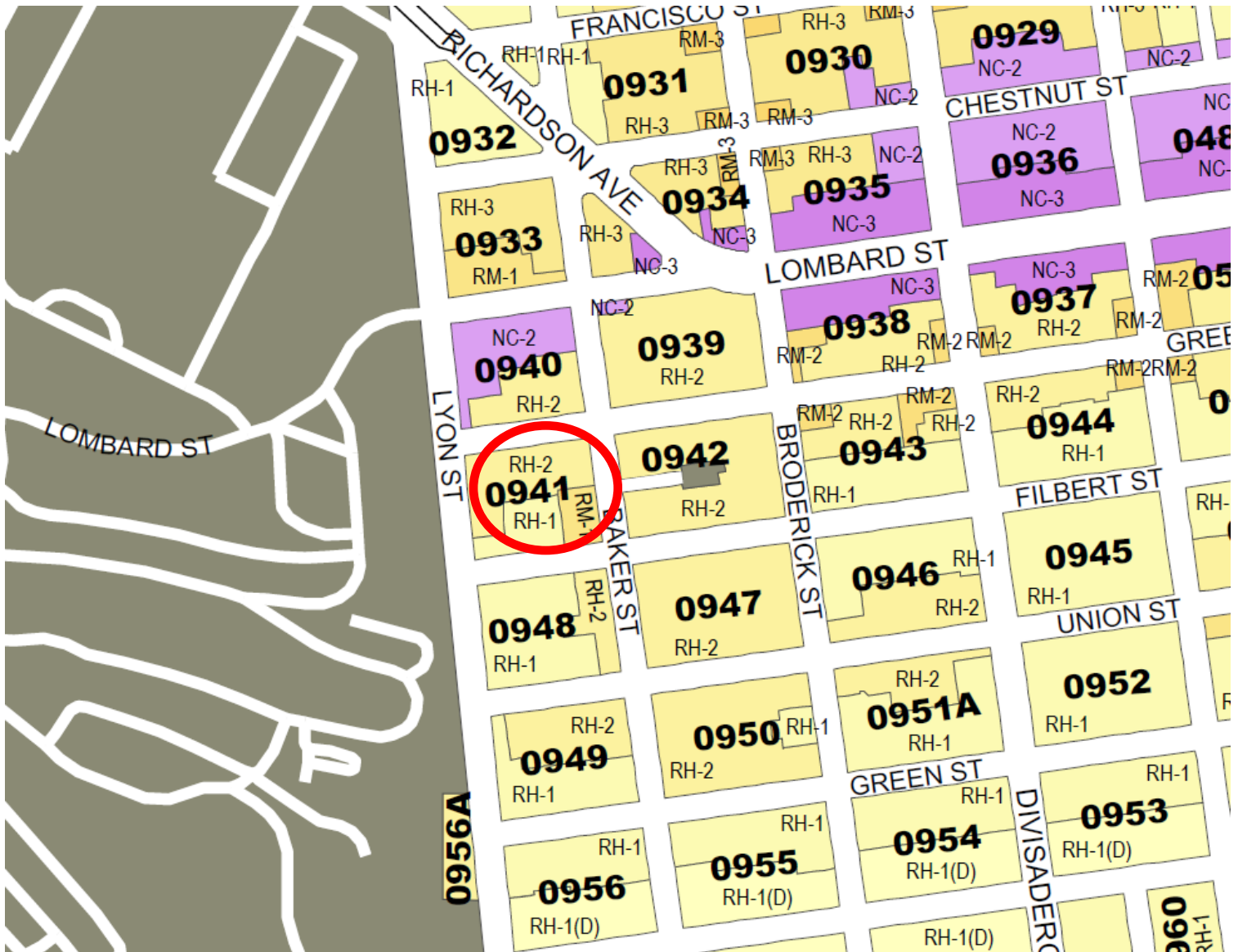
Aerial Photo 2

DR REQUESTORS'
PROPERTY

SUBJECT PROPERTY



Zoning Map



Discretionary Review Hearing
Case Number 2014.1265DRP
2829 Baker Street

Site Photo

SUBJECT PROPERTY



DR REQUESTORS'
PROPERTY



Discretionary Review Hearing
Case Number 2014.1265DRP
2829 Baker Street

RECEIVED

MAY 21 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P.O.

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

| | | |
|--|--------------------|------------------------------|
| DR APPLICANT'S NAME: William Triggs | | |
| DR APPLICANT'S ADDRESS: 2837 Baker Street | ZIP CODE: 94123 | TELEPHONE: (415) 509-0226 |
| PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Lawson Willard | | |
| ADDRESS: 2147 Union Street, SAN FRANCISCO CA 94123 | ZIP CODE: 94123 | TELEPHONE: (415) 674-1102 |
| CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/> | | |
| ADDRESS: | ZIP CODE: | TELEPHONE: () |
| E-MAIL ADDRESS: | | |

2. Location and Classification

| | | |
|--|--------------------------|-------------------------------|
| STREET ADDRESS OF PROJECT: 2839-31 Baker St | | ZIP CODE: 94123 |
| CROSS STREETS: Filbert / Greenwich | | |
| ASSESSORS BLOCK/LOT: 0941/005 | LOT DIMENSIONS: 1R2eq | LOT AREA (SQ FT): 5,312. |
| ZONING DISTRICT: RH2 | | 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 ☒

Present or Previous Use: no change

Proposed Use: no change

Building Permit Application No. 2014.02.18.8666

Date Filed: 2/18/2014

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.

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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.

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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 type="checkbox"/> | <input checked="" 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 have asked the applicant to design a rebuild that does not extend beyond our building (2837-39 Baker Street.) We also requested that he remove his middle garage in exchange for concessions on building size. No concessions were made.

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: W. T. Triggs

Date: 5-15-15

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

William Triggs, Owner
Owner / Authorized Agent (circle one)

**Discretionary Review Application for 2829-31 Baker Street, permit application
201402188666**

QUESTION 1.

We are requesting Discretionary Review because the proposed building is too deep relative to the neighboring homes to the north, it violates the pattern of mid-block open space currently in existence between 2829-31, 2837-39 and 2841-43 Filbert Street, it will block natural light and air to my property (at 2837 Baker Street) and it will disturb privacy to my neighbors that live below me and in nearby properties on both Filbert and Greenwich Streets.

The Discretionary Review standard of "exceptional and extraordinary circumstances" is met by virtue of the subject property's 175-foot lot depth adjacent to standard lots of 100-foot depth. It is the unusual lot depth that results in a 45% rear yard line that is within 3 feet of my and my neighbors' rear property lines and permits an almost 100-foot deep building under Code rules written for 100-foot long lots. It is also "exceptional and extraordinary" because there are three separate existing buildings on the lot.

The proposal violates the following Residential Design Guidelines:

(BUILDING SCALE) GUIDELINE: *Design the scale of the building to be compatible with the height and depth of surrounding buildings* (p.23).

The project proposes to both expand the depth of the existing building significantly and also to connect it with one of two other buildings on its lot, resulting in a building that is almost 100 feet deep. The Planning Code allows this from a quantitative standpoint because the subject lot is 175 feet deep. Surrounding lots are the standard 100 feet deep, however. See Exhibit A (tax assessor's map) and Exhibit B (Sanborn Map). My property, which is immediately adjacent to the north, and the next two homes to the north, have rear walls which all line up with each other leaving large open rear yards on our 100-foot deep lots. My top floor is set back from the floor below by four feet. As proposed, the project will dwarf my building in depth at all levels. See Exhibit C (project elevation with my home superimposed). Consequently it will also break the swath of open space currently formed by the open yards behind 2829 -31, 2837-39, 2841-43 and 2845-47 Baker. See Exhibit B open space swath in green. One of the purposes of the Residential Design Guidelines is to compensate for extraordinary lot situations to ensure that proposed building scales relate to "the height and depth of surrounding buildings" and not only be based on the quantitative Code rules, which in this case are skewed because of the subject property's extraordinarily long lot size.

The adjacent building to the south is a non-complying and nonconforming apartment building, covering much of its 100-feet deep lot; however, the apartment building is separated from the subject property by an alley-like driveway, having much the same visual impact as an alley. This results in the cluster of buildings north of the alley -- the subject

property, my property and property at 2841 Baker -- defining the open space pattern relevant to our corner of the block.

(REAR YARD) GUIDELINE: *Articulate the building to minimize impacts on light and privacy to adjacent properties* (p. 16).

Although the proposed building is stepped at the rear, because all of those steps surpass the rear walls of all of the other homes on this block north of the subject property, the articulation as proposed not only does not minimize light and privacy impacts, it magnifies the privacy impacts by placing the rear decks deep into the area that is currently mid-block open space. See Exhibits B for current open space and Exhibit C for proposed building outline relative to my home and note all remaining homes north of mine have the same rearmost building wall. The proposed stepped walls go so far back into the lot relative to my and my neighbors' lots they will cast shadow on and affect privacy on my and my neighbors' decks and yards.

The proposal also violates the following Cow Hollow Design Guidelines:

***"The volume and mass of a new building or an addition to an existing building must be compatible with that of surrounding buildings"* (p. 38).** The volume at rear is not compatible with 2837-39 Baker, 2841-43 Baker, 2845-47 Baker and 2845-47 Baker, all of which have rear building walls that line up with each other and will be dwarfed by the project. (See also guideline below.)

***"The design of a new building or an addition must be consistent with the existing pattern of building depth that prevails in Cow Hollow"* (p. 42).** The pattern of building depth in Cow Hollow, as explained in the Guidelines, is 55% depth on 100 foot lots. Other projects in Cow Hollow that have had lots longer than immediately adjacent lots have been analyzed by the Commission not in a vacuum, but in direct relation to the length of adjacent lots and to the length of adjacent buildings. Although the Commission has applied this perspective, staff have not.

PLEASE NOTE THE COW HOLLOW ASSOCIATION HAS FOUND THIS PROJECT TO VIOLATE REAR YARD PATTERNS AND MID-BLOCK OPEN SPACE. See the checklist and text submitted by the Cow Hollow Association to the Planning Department, labeled EXHIBIT D.

QUESTION 2.

I have two (south side) property line windows that will be blocked by the project (shown on Exhibit C); there will be a 4' wide light well in the project adjacent to these windows. I consider this an unfortunate but still reasonable impact. What is not reasonable is that the project proposes a depth of almost 100 feet next to all homes north of it that are about 60

feet. It takes unreasonable advantage of the unusual 175-foot lot depth to ignore the otherwise unbroken rear wall of the homes to the north. There is currently a substantial open space between the existing building fronting on Baker and the second (of three) buildings on the subject lot. Filling in that open space with new construction that varies from one to three stories in height (See Exhibit C) not only breaks the pattern of rear building walls to the north but also removes the swath of open space (See Exhibit B) that characterizes our (NE) corner of this block. The resulting new and massive profile will block the afternoon sun and cast shadow on my and my neighbors' yards and decks and introduce privacy impacts from the proposed project decks that will overlook all neighboring yards and decks from what has been part of the mid-block open space.

QUESTION 3.

We have suggested designing a building that matches the unbroken line of two-story rear walls north of the project site and matching my inset top floor rear wall on the project's third floor. This is consistent with the Cow Hollow Design Guidelines.

3

2800

2800

FILBERT

BAKER 2829 Baker

EXHIBIT D (p. 1 of 3)

COW HOLLOW NEIGHBORHOOD - PRE-APP CHECKLIST DATE:

11/14/2013 +
12/21/2013 +
1/25/14

Address: 2829-30 Baker Street

Submitted By: CHA

| QUESTION | REFERENCE OR COMMENTS | YES | NO | SOME | NA |
|--|---|-----|----|------|----|
| A. NEIGHBORHOOD ON-SITE PRE-APP MEETING | | | | | |
| Pre-App Meeting Notice received by neighbors in Project Area? DR Reform 2009 | No Pre-App notices were USPS mailed to neighbors - all hand delivered | X | | | |
| Notice of Meeting mailed. (Minimum 14 days in advance). DR Reform 2009 | | | X | | |
| Was CHA notified of Pre-App Meeting? | No Pre-App notices were mailed to CHA - 12.16.13 email notification (less than 2 weeks) with date and time only, no project description | X | | | |
| List created of those in attendance with email/phone? DR Reform 2009 | | X | | | |
| Were Design Phase plans available for viewing at meeting? | | X | | | |
| Did Project Sponsor or Architect ask for comments or suggestions from neighbors? List Made? | | X | | | |
| Did Project Sponsor or Architect offer ways to possibly mitigate concerns of neighbors (i.e. "Good Neighbor" gestures) or the CHA? | Concern(s): 1) Mass of proposed rear horizontal extension up to existing non-conforming garage/storage structure - PS's Agent requested ideas to reduce massing; consensus to match building to N on upper 2 floors and review other options; 2) Height of proposed vertical building extension and impact on Apartments to S - no one from Apartment building present; 3) Extension of proposed roof deck onto existing non-conforming garage/storage structure - Agent requested ideas to reduce impact; consensus to limit proposed roof deck to new addition and not onto non-conforming structure; 4) Neighbors requested reviewing removal of non-conforming garage/storage structure as garage already exists in rear yard | | | X | |
| Prior to this meeting, did the Project Architect review the CHNDG (Neighborhood Guidelines) to determine how the proposed project may be affected, limited or restricted by the Guidelines? CHNDG Section 1, Section 3 | | X | | | |
| Has the Project Sponsor met with the CHA Zoning Committee to discuss the project? | At site meeting on 11/14/13, 12/21/13, and 1/25/14. Last architectural plans received were dated 1/24/14. | X | | | |
| Would an additional Pre-App meeting be helpful in resolving significant issues of concern? | | | X | | |
| B. NEIGHBORHOOD CHARACTER & SITING | | | | | |
| Block-face character: Clearly Defined ___ Complex _X_ or Mixed | | | | | |
| Does the building respect the topography of the site (on hill, valley, slope) to preserve natural light for nearby residents? Location (pgs. 11-12, 21-27) | | X | | | |

EXHIBIT D (p. 2 of 3)

Yes/No/Some N/A

Does the position of the building on the block relate to other buildings and other significant urban features? Location (pgs. 21-25)

Unique as there are 3 separate structures on lot: residential building, garage/storage, garage; Apartment building to S with open space to N

Does the building design respect the pattern of building setbacks? Setback (pgs. 25-28)

Somewhat, but apartment building to S exceeds rear yard pattern and should not be used to determine length of proposed rear extension

Does the building design respect rear yard patterns and mid-block open space? Rear Yards (pgs. 28-29)

Proposed rear extension will exceed envelope of N neighbor with light and privacy impacts; Apartments to S with light, privacy and vista impacts; Neighbors on Greenwich with privacy, noise impacts with deck on non-conforming structure.

Comment Box: The proposed front exterior in the 1/24/14 designs is not in keeping with the neighborhood. CHNDG (Guidelines) promote building revisions that respect the "look and feel" of the surrounding buildings. This proposed boxed window treatment is a departure from those found on the streetscape and we would encourage a front facade that better adheres to the prevailing rhythm.

Yes/No/Some N/A

| QUESTION | REFERENCE OR COMMENTS | YES | NO | SOME | N/A |
|---|--|-----|----|------|-----|
| Does the building design respect the pattern of side spacing between buildings? Side Spacing (pgs. 30-31) | | X | | | |
| Does the building design adequately incorporate "good neighbor" gestures? | | | | X | |
| Do the "good neighbor" gestures significantly address the concerns of the neighbors? | | | | X | |
| C. BUILDING ENVELOPE | | | | | |
| Is the building roofline compatible with the pattern of the rooflines on the block-face? Roofline (pgs. 32-33) | | | | X | |
| Is the buildings volume and mass compatible with that of the surrounding buildings? Volume & Mass (pgs. 34-36) | Mass of proposed rear horizontal extension up to existing non-conforming garage/storage structure impacts N neighbor | | | X | |
| D. SCALE | | | | | |
| Are the building's dimensions (length, width and height) compatible with neighboring buildings? Dimensions (pgs. 37-39) | | | | X | |
| Are the buildings overall vertical and horizontal proportions compatible with the patterns along the block-face? | | | | X | |
| E. NEIGHBOR'S LIGHT AND VIEW | | | | | |
| Does the building scale preserve the natural light and views for nearby residents? Light and View (pgs. 11, 27, 35, 42) | Height of proposed vertical building extension and impact on Apartments to S | | | X | |

F. TEXTURE AND DETAILING

EXHIBIT D (p. 3 of 3)

Yes No N/A

Do the building's materials compliment those used in the surrounding area? Exterior Materials (pgs.40-41)

Are finished materials used on all exposed facades of the building?

Does the building respect the amount and level of detail and ornamentation on surrounding buildings?

| |
|--|
| |
| |
| |

| | | | |
|--|--|--|---|
| | | | X |
| | | | X |
| | | | X |

G. OPENINGS

Does the building respect the pattern of entryways along the block-face?

Is the building's entry compatible in size, placement and details with surrounding buildings?

| |
|--|
| |
| |

| | | | |
|---|--|--|--|
| X | | | |
| X | | | |

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

Are the buildings windows compatible with the proportion size and detailing of windows of surrounding buildings?

Is the width of the garage door compatible with adjacent garage doors on the block-face?

Does the proposed garage door compliment the style and the design of the rest of the building?

| |
|--|
| |
| |
| |

| | | | |
|--|--|---|---|
| | | X | |
| | | | X |
| | | | X |

H. LANDSCAPING

Is the area designated for landscaping in the front setback area of appropriate size and shape? Landscaping (p. 48)

| |
|--|
| |
|--|

| | | | |
|--|--|--|---|
| | | | X |
|--|--|--|---|

I. PERSPECTIVE, STORY POLES

Has Applicant submitted a Perspective, Model, or erected Story Poles to show scale as requested by Planning Staff or Neighbors? DR Reform 2009

CHA recommends use of story poles once base design is negotiated.

| | | | |
|--|---|--|--|
| | X | | |
|--|---|--|--|

J. HISTORICAL SIGNIFICANCE

Is the subject property more than 50 years old?

Is the subject property part of any historical survey? (REF:2626 Filbert St. HRER 2007)

Are there historically significant aspects of the building: association with significant events, persons, architecture, or history?

Was a Cat Ex from Environmental Review issued with no limiting concerns?

Located in "potential California Register-eligible Pacific Heights/Cow Hollow historic district...between Greenwich and Jackson Street and Lyon and Steiner Streets" (2626 Filbert St HRER 2007)

| | | | |
|---|--|---|---|
| X | | | |
| | | X | |
| | | | X |
| | | | X |

Additional Comments: CHA Zoning Committee suggested to the project sponsor that a gate be installed between their home and the adjoining apartment building. The gate would provide safety to all homes to which the subject property's back yard leads. The project sponsor would need to seek permission from the apartment owner and input on the gate design.



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **February 18, 2014**, the Applicant named below filed Building Permit Application No. **2014.02.18.8666** with the City and County of San Francisco.

| PROPERTY INFORMATION | | APPLICANT INFORMATION | |
|----------------------|--------------------------|-----------------------|--------------------------------|
| Project Address: | 2829-31 Baker St | Applicant: | Lawson Willard |
| Cross Street(s): | Filbert/Greenwich | Address: | 2147 Union Street |
| Block/Lot No.: | 0941/005 | City, State: | San Francisco, CA 94123 |
| Zoning District(s): | RH-2/ 40-X | Telephone: | (415) 674-1102 |

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

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

| PROJECT SCOPE | | |
|--|--|---|
| <input type="checkbox"/> Demolition | <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Alteration |
| <input type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> Façade Alteration(s) | <input type="checkbox"/> Front Addition |
| <input checked="" type="checkbox"/> Rear Addition | <input type="checkbox"/> Side Addition | <input checked="" type="checkbox"/> Vertical Addition |
| PROJECT FEATURES | EXISTING | PROPOSED |
| Front Setback | N/A | None |
| Side Setbacks | N/A | None |
| Building Depth | 57 feet (main house) | 80 feet, 6 inches |
| Rear Yard | 118 feet (exclude accessory structures) | 94 feet, 6 inches |
| Building Height (at front from curb) | 28 feet (mid-pitch) | 33 feet, 6 inches |
| Number of Stories | 2 | 3 |
| Number of Dwelling Units | 2 | No Change |
| Number of Parking Spaces | 2 | No Change |
| PROJECT DESCRIPTION | | |
| The proposal is to partially remove the existing detached storage structure and to construct a two-story horizontal rear expansion that will incorporate the detached structure to the main house; and to construct a new third story vertical addition that is setback 8 feet from the existing front building wall. The existing garage structure at the rear of the property will not be altered. Other modifications include façade alterations, bay projection, and roof decks. This project will add approximately 3,600 square feet of space. 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: Sharon Lai
Telephone: (415) 575-9087
E-mail: sharon.a.lai@sfgov.org

Notice Date: **4/21/2015**
Expiration Date: **5/21/2015**

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 for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

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

Incomplete applications will not be accepted.

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: _____

Building Permit No.: 2014.02.18.8666

Address: 2829-2831 Baker Street

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: Tony Riley / Lawson Willard

Telephone No.: 650 245 4523 (for Planning Department to contact)

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.

Please see attached.

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. Indicate whether the changes were made before filing your application with the City or after filing the application.

Please see attached

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. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Please see attached

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.

Concern # 1: The proposed addition is blocking light and ventilation

Our project has been designed to have minimal or no impact to light and ventilation for the following reasons:

- a) The multi-family apartment building to the south is far larger than any building on the block and is responsible for blocking the southern exposure. Our proposed expansion is dwarfed by the apartment building to the south.*
- b) The DR requestor's property has several large westerly facing French doors offering plenty of light and ventilation to their living areas that are unaffected by our rear expansion.*
- c) There are very tall bamboo plants growing along the property line, in the back yard of the DR requestor. These existing bamboo plants are much higher than the proposed height of our expansion. Any impact of light would be due to these pre-existing bamboo trees.*
- d) In response to concerns previously expressed by the DR requester, the proposed design was modified to add a 4'-0" x 30'-0" light well on the North edge of the building giving light and ventilation to his property.*

Concern # 2: Privacy concerns

There is minimal impact on privacy for the following reasons:

- a) The existing bamboo plants maintained by the DR requester along the property line in his backyard substantially block the view between the two properties.*
- b) There will also be a 6'-0" fence running the length of the 30'-0" light well. This will further block views from the proposed first floor media room to the DR requester's property.*
- c) There will be a 42" parapet wall built on the top of the existing mid-lot structure (currently used as a garage). There are proposed planters running along the edges of*

the decks facing the DR requester's property. These will further block the view of sight between the properties. In addition, the added plantings will visually enhance the mid-block open space by replacing the industrial-style bitumen roof of the existing mid-lot structure with a wonderful green and eco-friendly roof top garden.

It should be noted that the DR requester's own property has three large existing decks that all look down upon our and everyone else's property and impacts everyone's privacy.

Concern # 3: Mid-Block Open Space

The multi- family apartment building to the South extends in the rear substantially beyond our property and consequently determines the average setback line between the South and North neighbors for the second and third floor of the proposed design.

The depth of the existing mid-lot structure will be reduced by 3'-9" to comply with the RH-2 zoning rear yard setback requirements. The design at the rear yard incorporates the existing mid-lot structure and steps back at the second and third levels to further reduce the impact on light and ventilation.

The proposed design is on a 175'-0" lot that allows a long first storey. The design fills in the small space between the existing mid-lot structure with the existing house by joining them together to create a unified structure which is visually much more appealing than the pre-existing disjointed and unconnected structures.

Concern # 4: Cow Hollow Association design guidelines

Based on several meetings that we have had with them, the CHA has found the project to be within their design guidelines.

The proposed design dramatically enhances the mid-block open space by providing new landscaping both in the rear yard and on each of the rear decks. The roof of the existing mid-lot structure will be converted to a roof top garden which will be a wonderful green area for plants and flowers compared with the existing industrial style bitumen roof covering which is an eyesore. Our proposal is visually much more appealing, more eco-friendly and is a dramatic improvement over the pre-existing structure.

The current design meets the San Francisco Residential Guidelines by stepping back the second and third floor additions. The very large North light well provides additional light and ventilation for the DR requester's property. The proposed vertical addition is at 40'-0" which is allowed by RH-2 Zoning. It should be noted that the proposed project will be 3'-9" shorter than the DR Requestor's building and will have one less storey. The DR requester's building is 4 storey's tall while the proposed project will be only 3 stories.

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. Indicate whether the changes were made before filing your application with the City or after filing the application.

We have already made numerous concessions prior to filing the application with the City. These concessions were based on feedback from the DR requester and neighbors and include the following:

- 1) The depth of the existing mid-lot structure (garage) has been reduced 3'-9".*
- 2) We added a large 4'-0" x 30'-0" light-well on the North edge of the proposed project to increase the light and ventilation to the DR requester's property.*
- 3) We did not add a proposed roof deck so that the height of the proposed project would remain below the height of the DR requester's building.*
- 4) We significantly reduced the size of the deck on the second floor.*
- 5) We reduced the size of the proposed project by about 400 square feet.*
- 6) We agreed to remove the bitumen on top of the existing mid-lot structure that DR requester felt was an eyesore. We agreed to replace it with a roof top garden with plants and flowers to make it visually more attractive and eco-friendly.*
- 7) We changed the style of the front windows of the proposed project because the DR requester preferred a more modern look.*

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. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

As mentioned above, we have already made numerous concessions in response to feedback and concerns from the DR requester. We have repeatedly reached out to the DR requestor for further dialogue. I even invited him to my house to discuss the proposed project. I received no response.

Our project will dramatically improve the existing structure. Currently, the DR requester's view looks out upon an unsightly bitumen garage roof. The proposed project will replace that view with a roof top garden with plants, and flowers that is much more eco-friendly and visually attractive.

The pre-existing structure is the most run-down structure in the block and has a lot of deferred maintenance. This is a chance to build a structure that is of similar size and condition to the existing structures on the block. It is the chance to have a unified and coherent design that integrates the pre-existing mid-lot structure.

4. Please supply the following information about the proposed project and the existing improvements on the property.

*Dwelling units (only one kitchen per unit -additional kitchens count as additional units **2 Units***

*Occupied stories (all levels with habitable rooms) **3 Stories***

*Basement levels (may include garage or windowless storage rooms **0 basement***

*Parking spaces (Off-Street) **3 Parking spaces***

*Bedrooms = **Lower unit has 2 bedrooms & upper unit has 3***

*Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas = **3, 3631 sf***

*Height = **the new parapet is 40'-0"***

*It should be noted that the DR requestor's building has 4 stories and will be taller than the proposed project.

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

4. Please supply the following information about the proposed project and the existing improvements on the property.

| <u>Number of</u> | <u>Existing</u> | <u>Proposed</u> |
|---|-----------------|-----------------|
| Dwelling units (only one kitchen per unit –additional kitchens count as additional units) | <u>2</u> | <u>2</u> |
| Occupied stories (all levels with habitable rooms) ... | <u>2</u> | <u>3</u> |
| Basement levels (may include garage or windowless storage rooms) | <u>0</u> | <u>0</u> |
| Parking spaces (Off-Street) | <u>3</u> | <u>3</u> |
| Bedrooms | <u>4</u> | <u>4</u> |
| Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas.... | | <u>≈ 4,500</u> |
| Height | <u>28'</u> | <u>< 40'</u> |
| Building Depth | <u>57'</u> | <u>80'</u> |
| Most recent rent received (if any) | <u>0</u> | |
| Projected rents after completion of project | | <u>—</u> |
| Current value of property | <u>2.5M</u> | |
| Projected value (sale price) after completion of project (if known) | | <u>4.0M</u> |

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

| | | |
|-------------|---------------|---------------------|
| <u>TJ P</u> | <u>7/6/15</u> | <u>TONY RILEY</u> |
| Signature | Date | Name (please print) |

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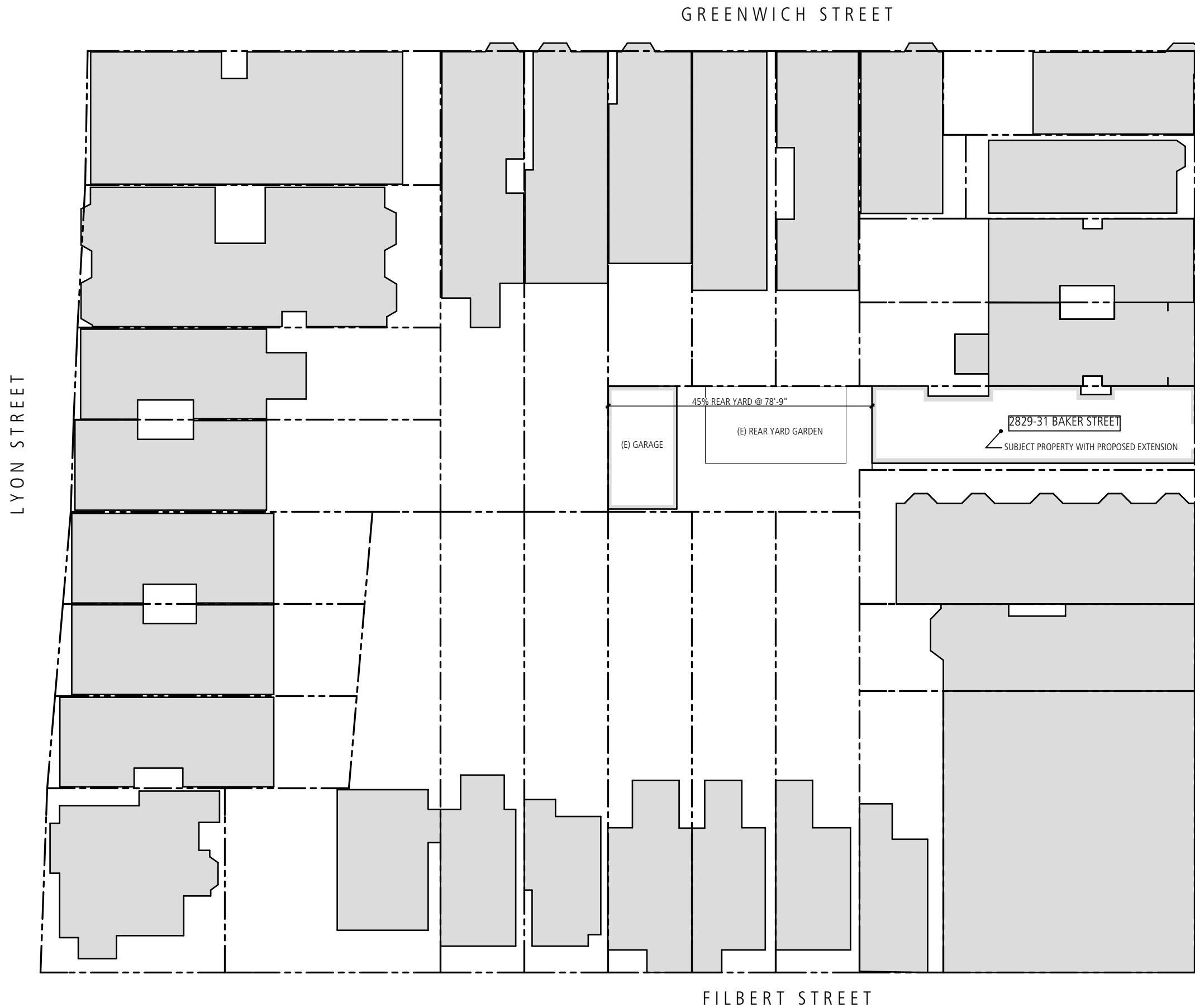
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VICINITY PLAN

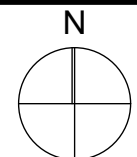


Lawson Willard Architecture

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San Francisco, CA 94123
415.674.1102

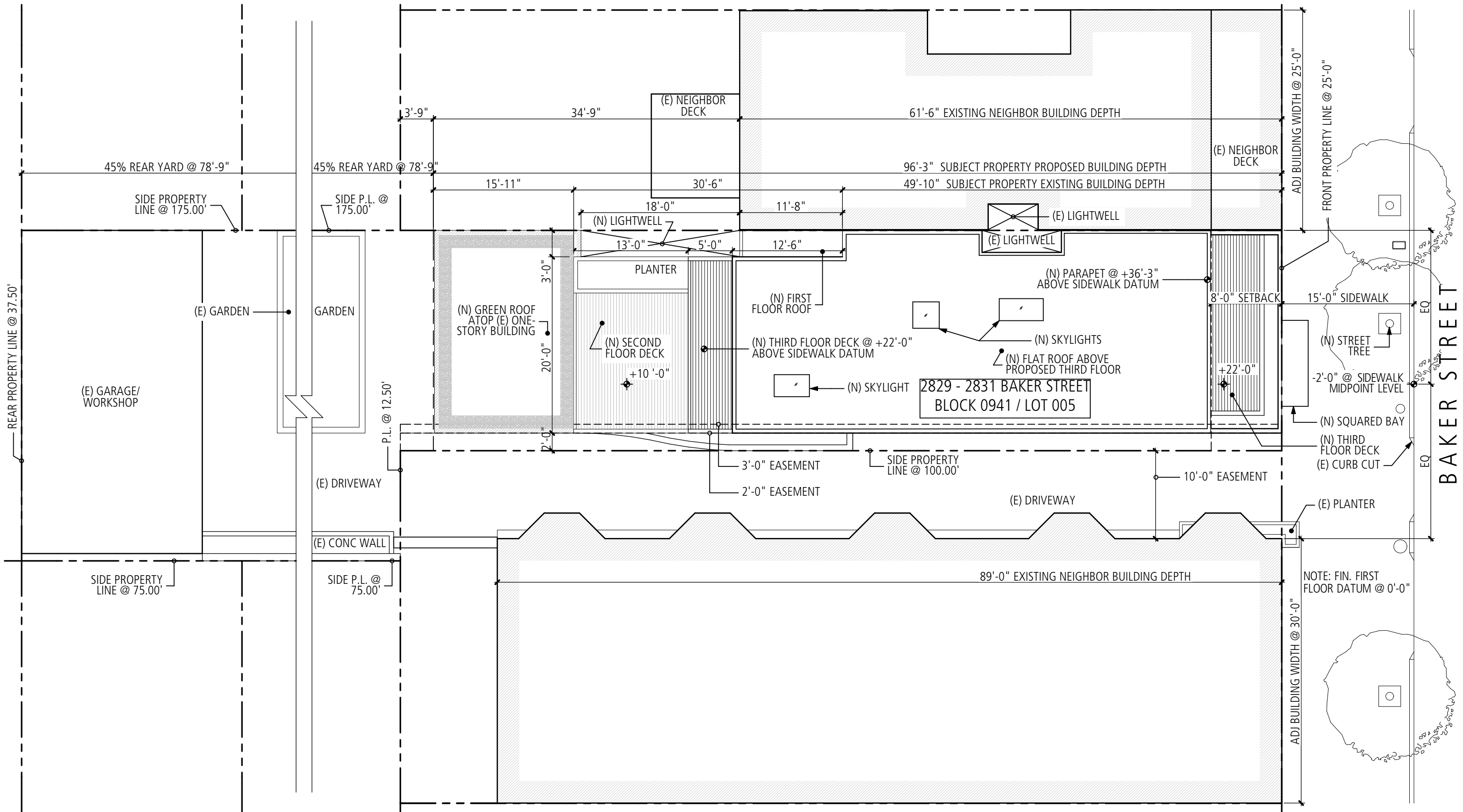
2829-31 BAKER STREET

2829-2831 Baker Street
San Francisco, CA 94123

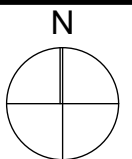


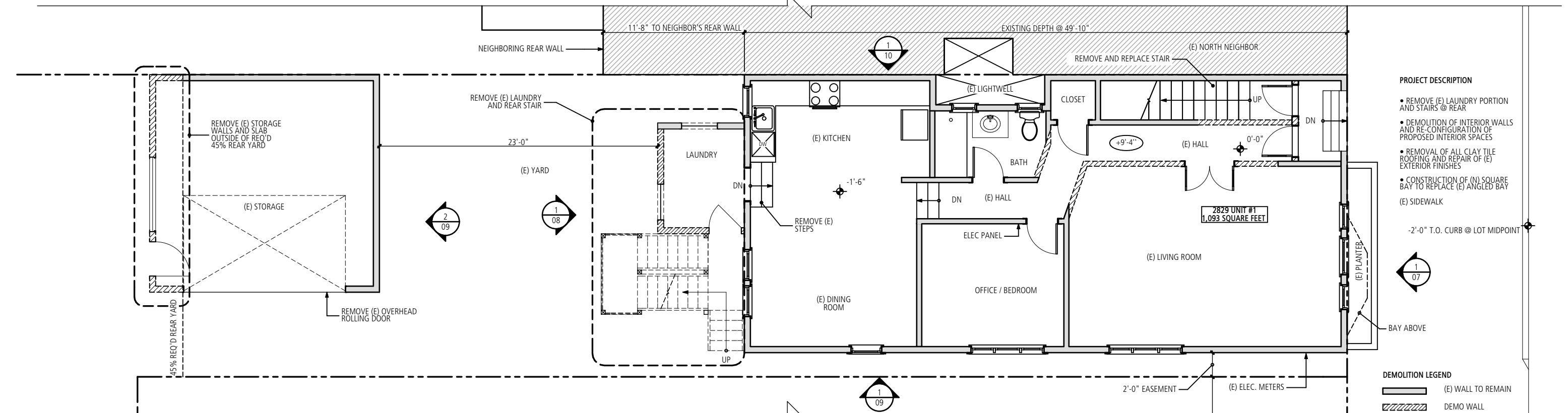
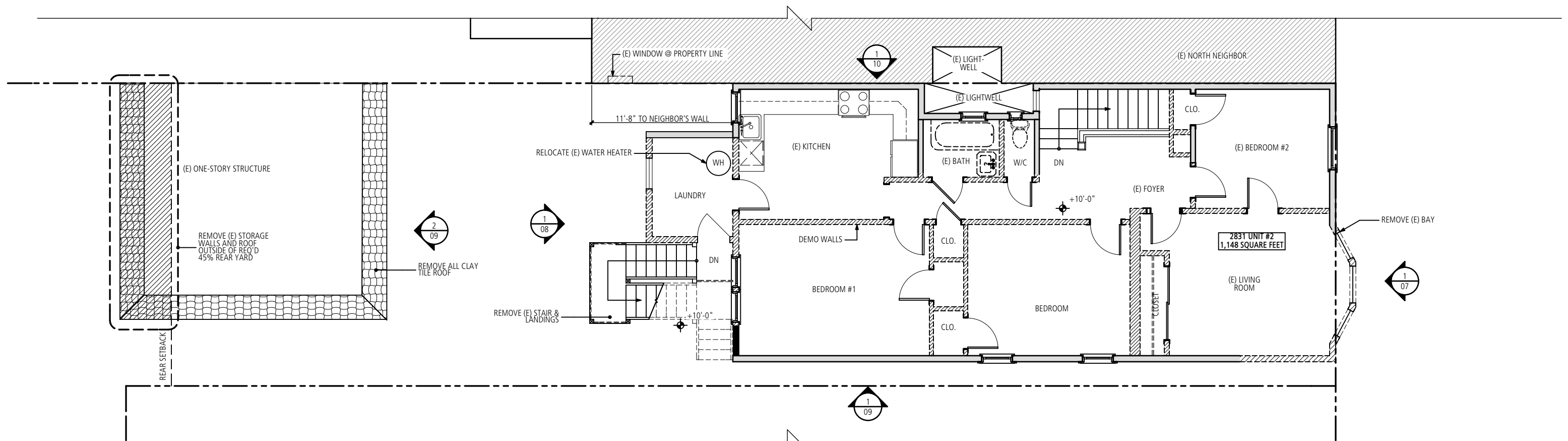
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01



PROPOSED SITE PLAN





FIRST FLOOR DEMOLITION PLAN

FIRST AND SECOND FLOOR DEMOLITION PLANS

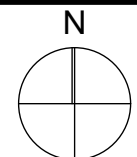


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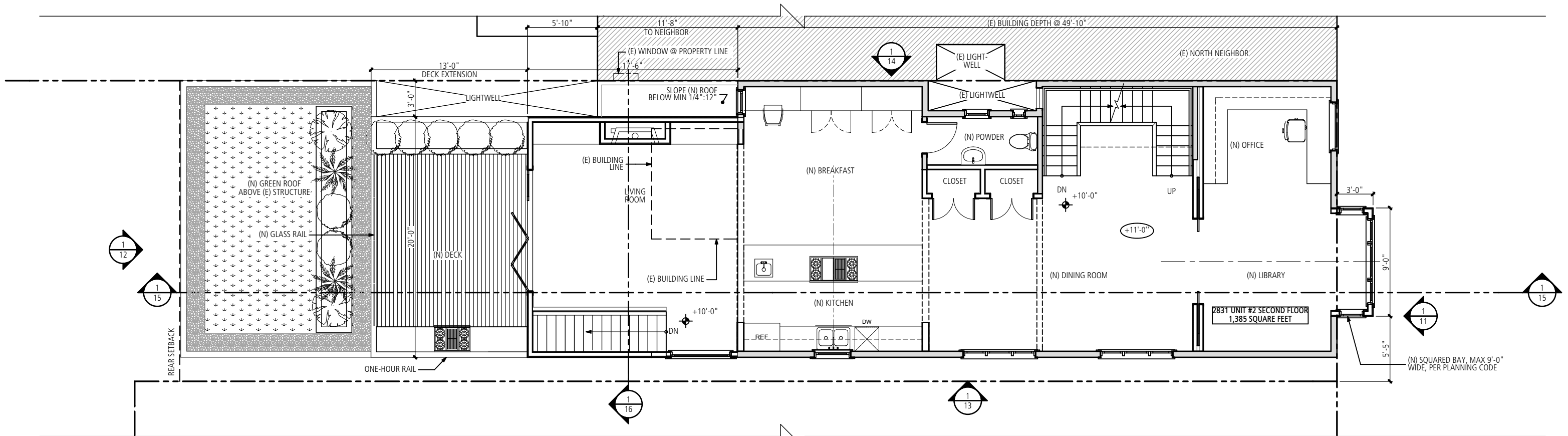
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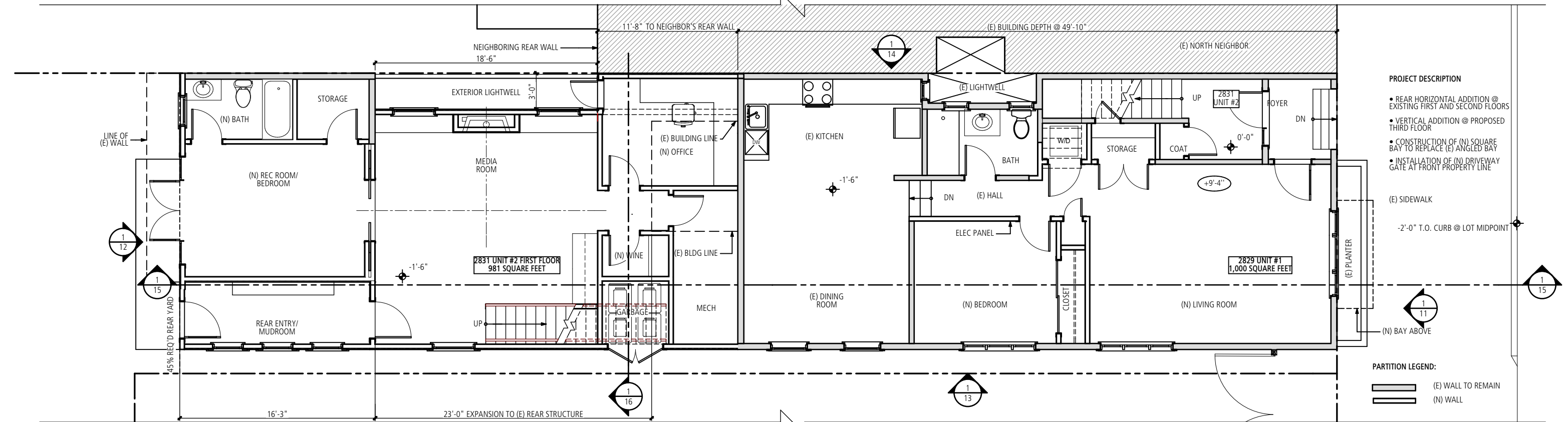


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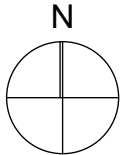


SECOND FLOOR PARTITION PLAN



FIRST FLOOR PARTITION PLAN

PROPOSED FIRST AND SECOND FLOOR PLANS





EXISTING EAST EXTERIOR ELEVATION



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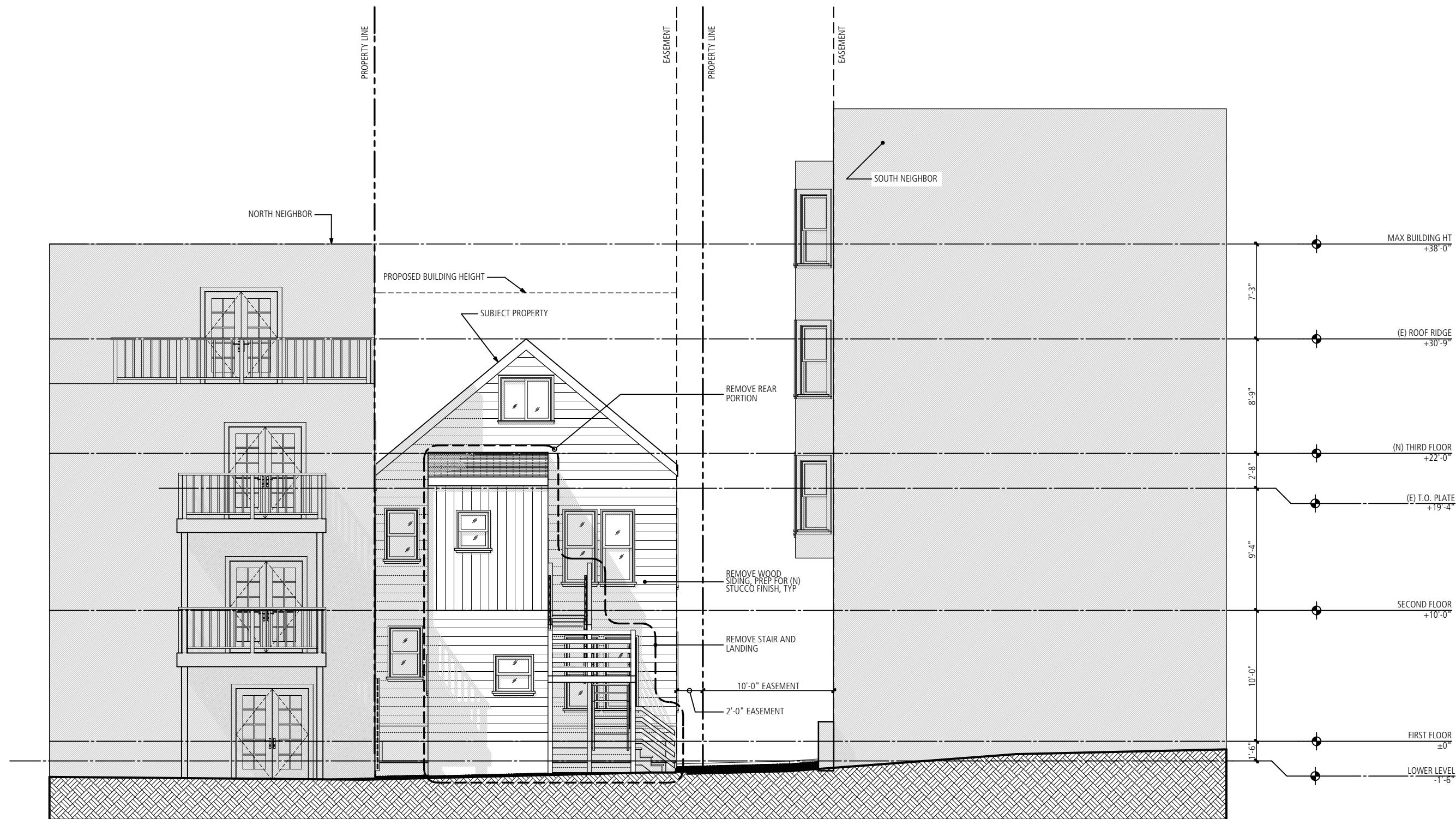
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EXISTING WEST EXTERIOR ELEVATION

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

EXISTING WEST EXTERIOR ELEVATION



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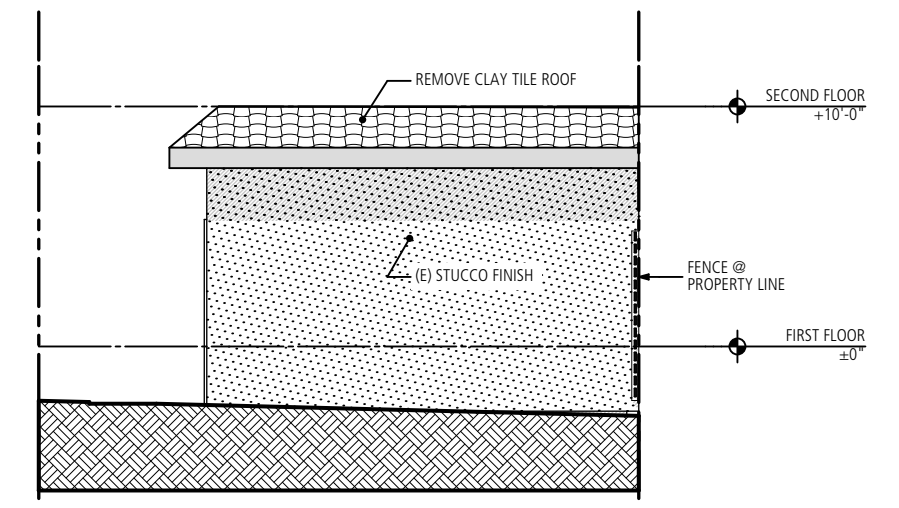
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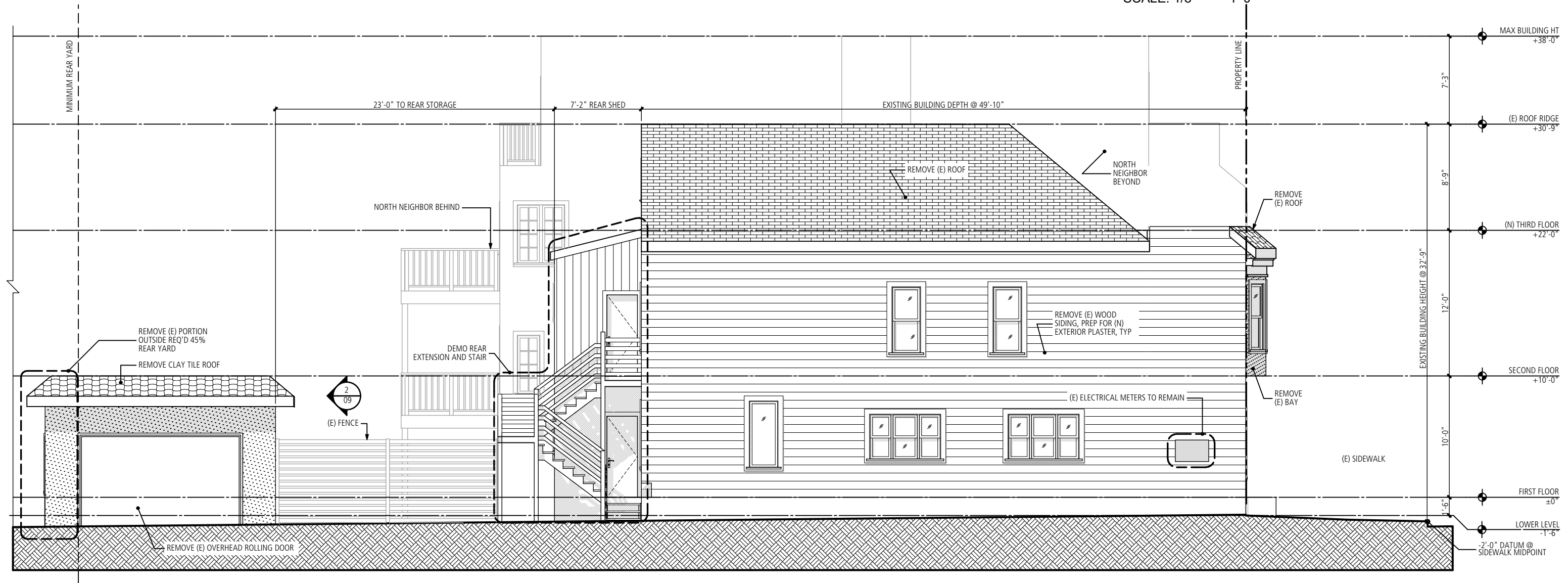
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EXISTING STORAGE EAST EXTERIOR ELEVATION

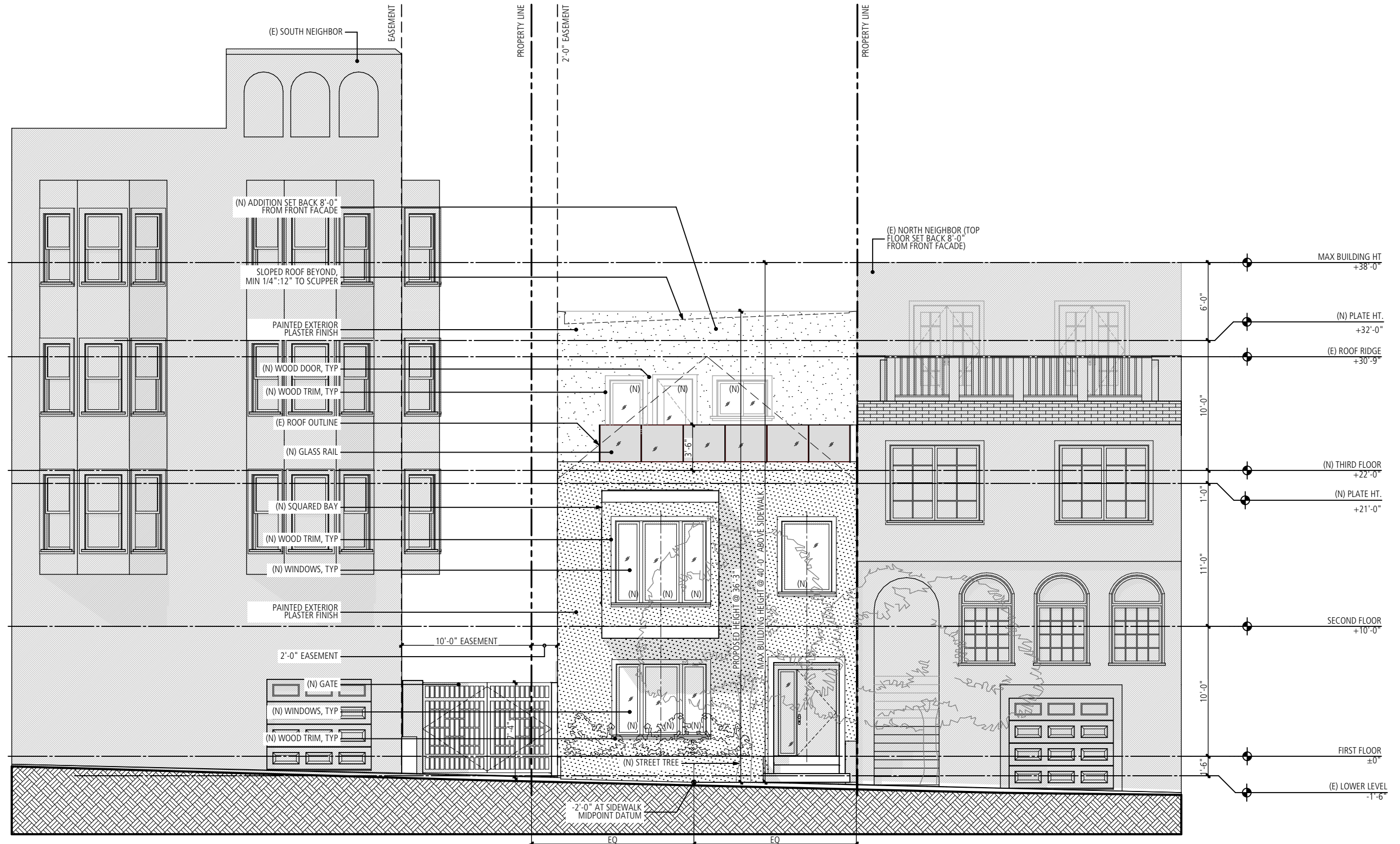
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EXISTING SOUTH EXTERIOR ELEVATION

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

EXISTING SOUTH EXTERIOR ELEVATION



PROPOSED EAST EXTERIOR ELEVATION

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

PROPOSED EAST EXTERIOR ELEVATION



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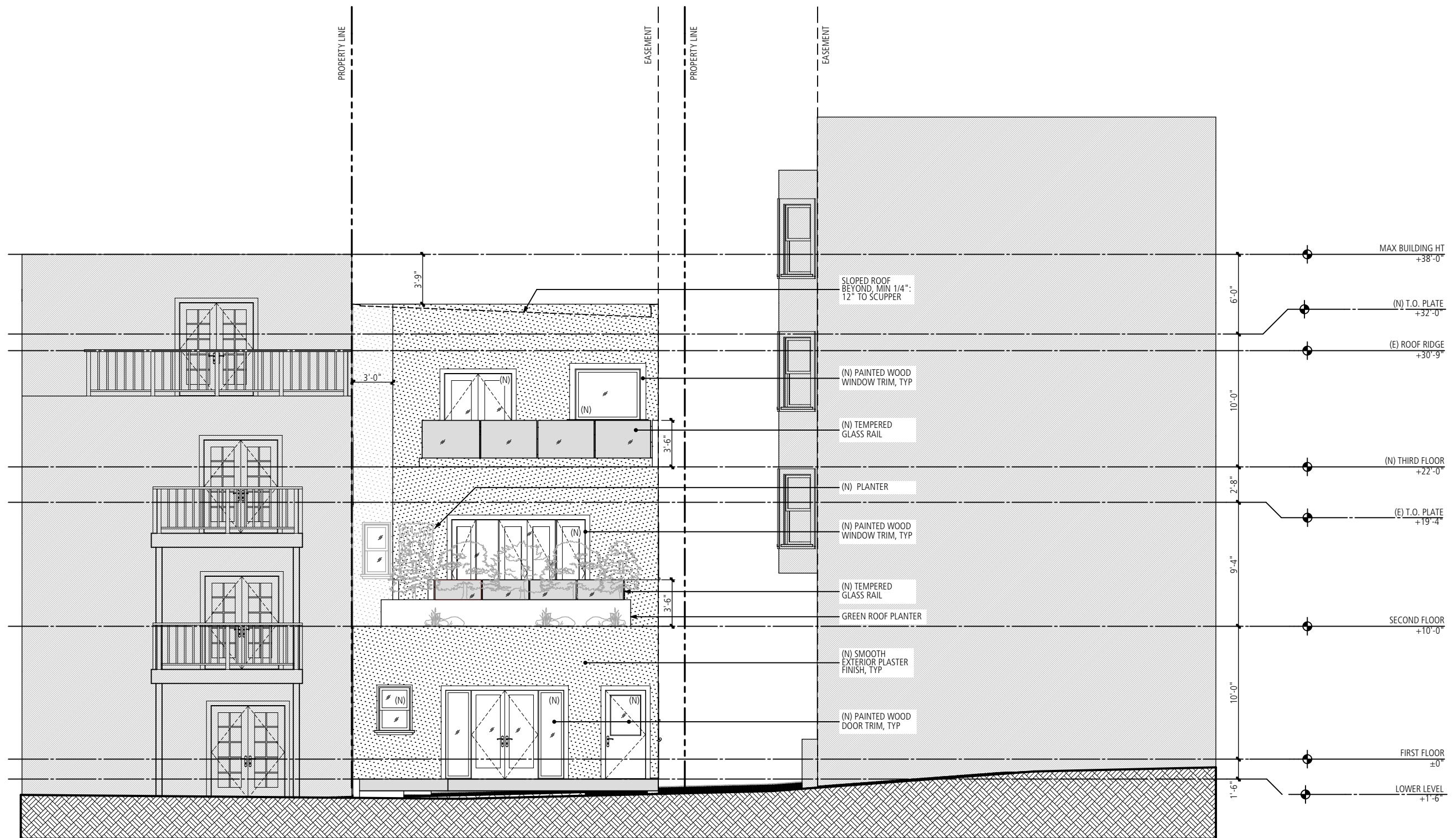
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PROPOSED WEST EXTERIOR ELEVATION

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

PROPOSED WEST EXTERIOR ELEVATION



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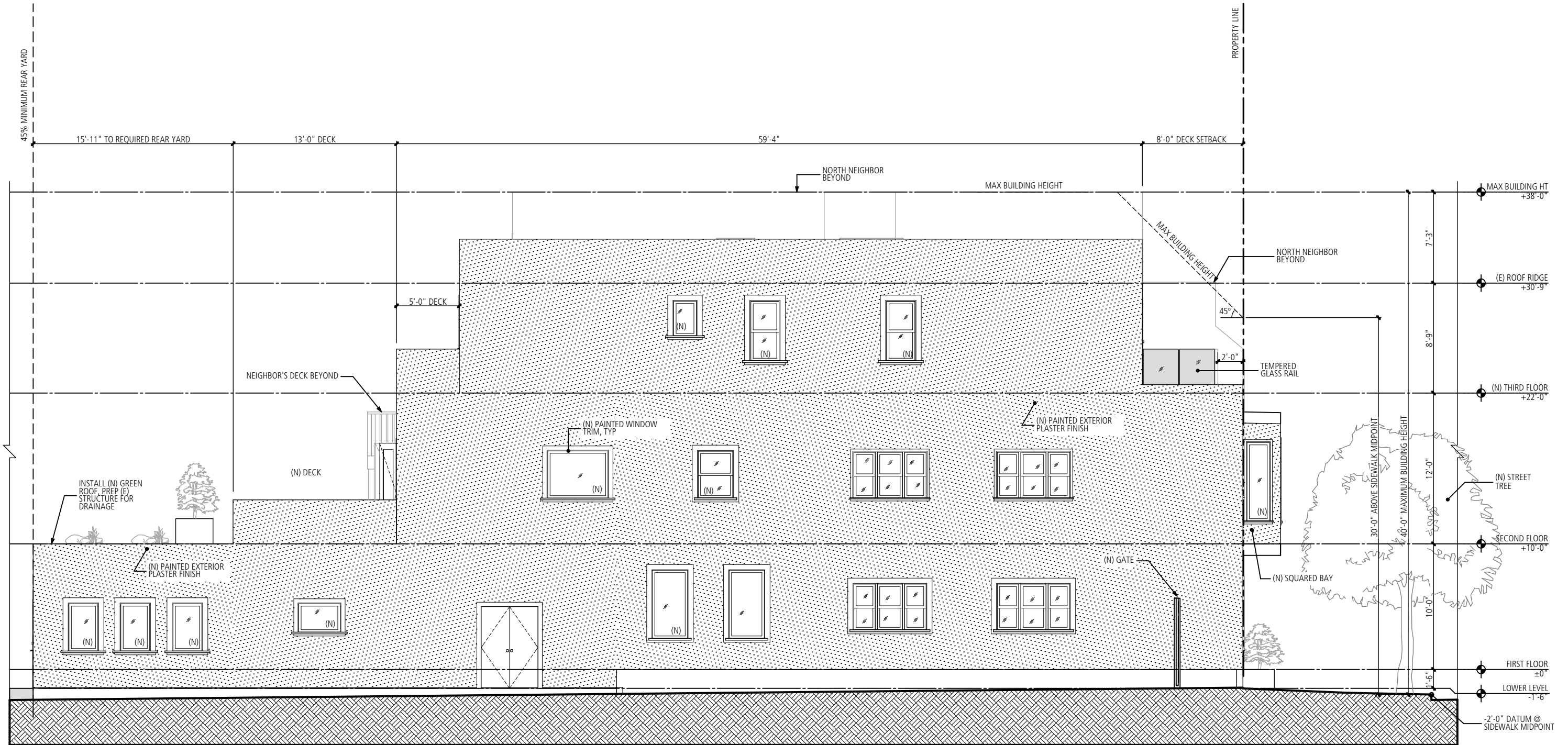
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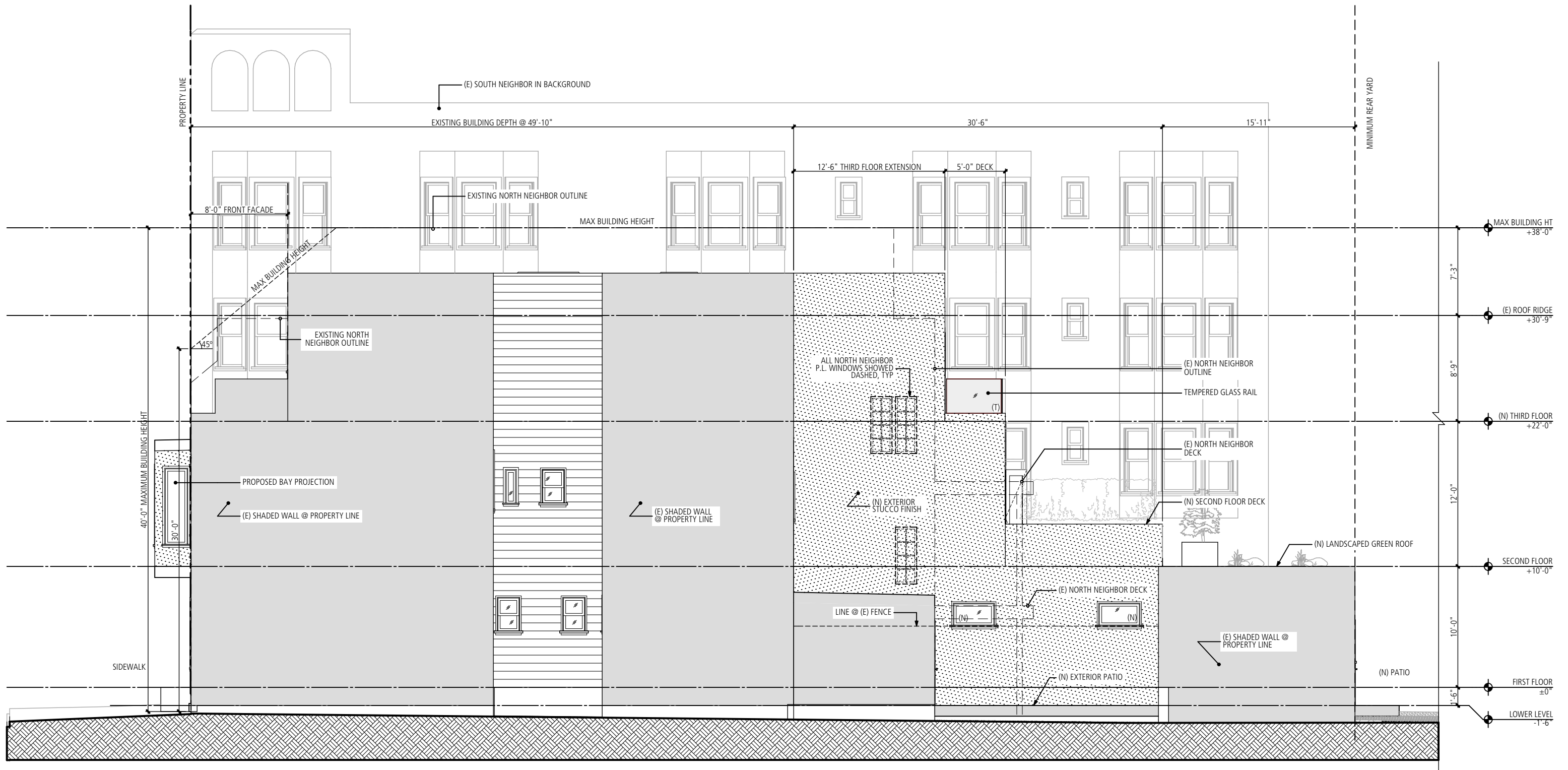
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PROPOSED SOUTH EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

PROPOSED SOUTH EXTERIOR ELEVATION



PROPOSED NORTH EXTERIOR ELEVATION

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

PROPOSED NORTH EXTERIOR ELEVATION

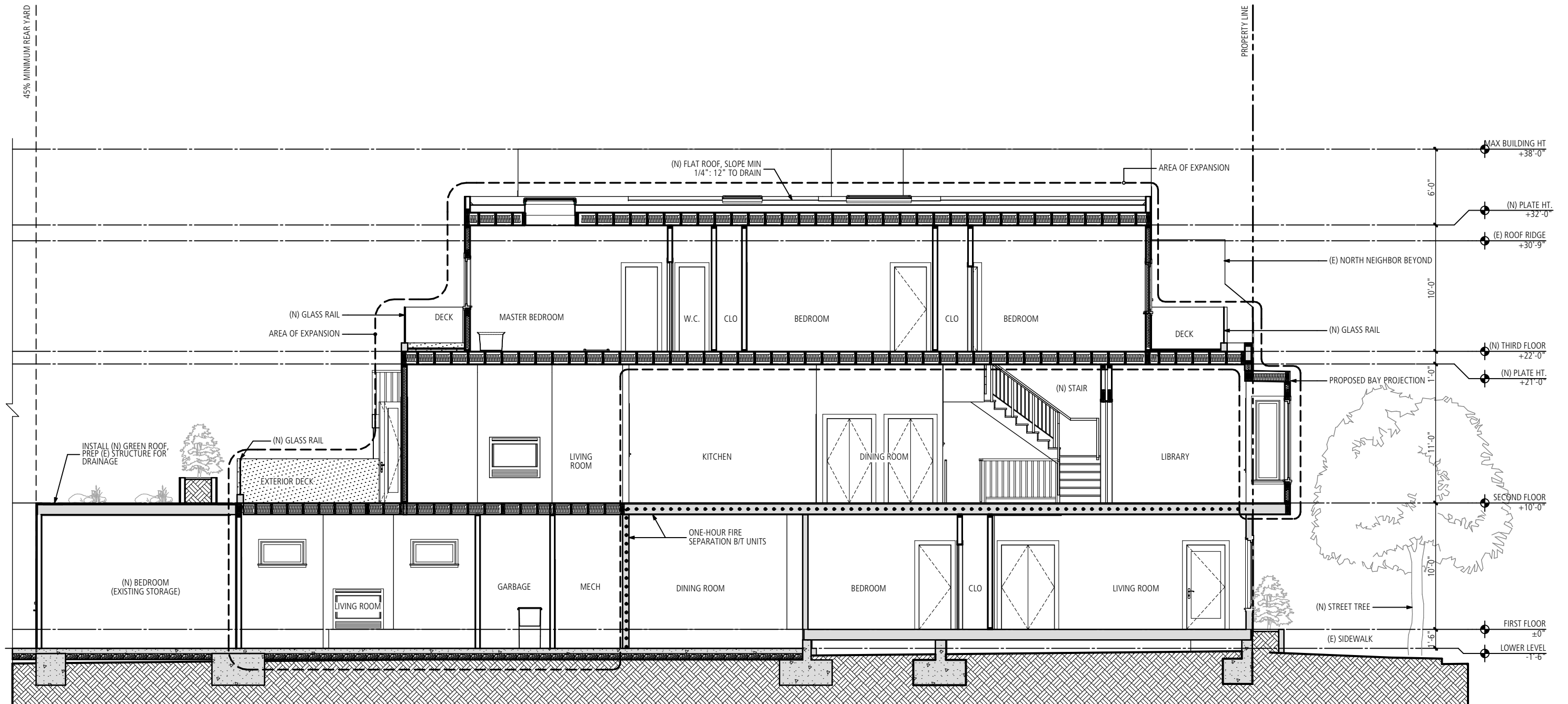


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LONGITUDINAL BUILDING SECTION

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

PROPOSED BUILDING SECTION-LONGITUDINAL



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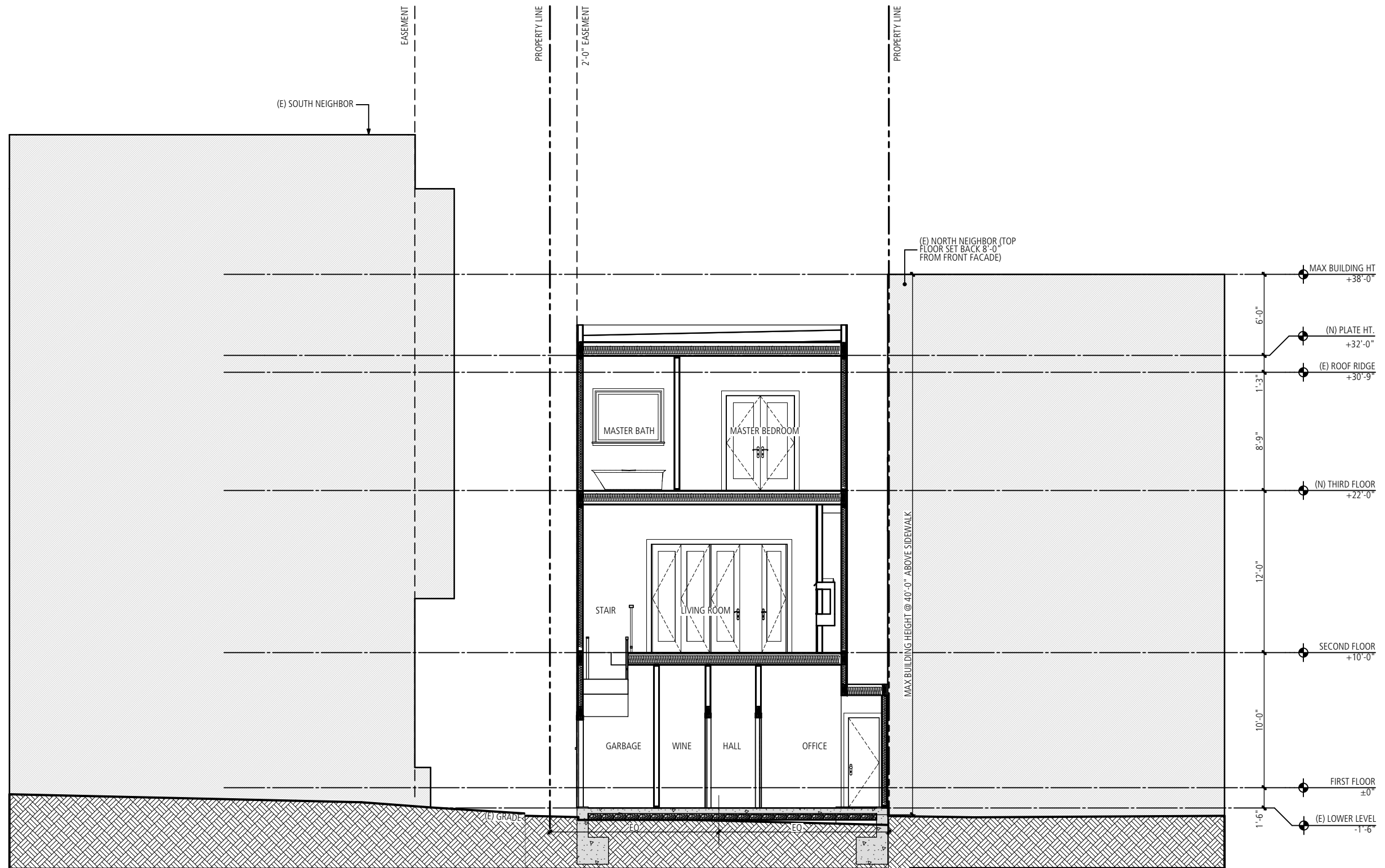
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LATITUDINAL BUILDING SECTION
 SCALE: 1/8" = 1'-0"

PROPOSED BUILDING SECTION-LATITUDINAL



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 San Francisco, CA 94123
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REAR FACADE



FRONT FACADE

EXISTING SITE PHOTOS-1



REAR GARAGE AND STORAGE

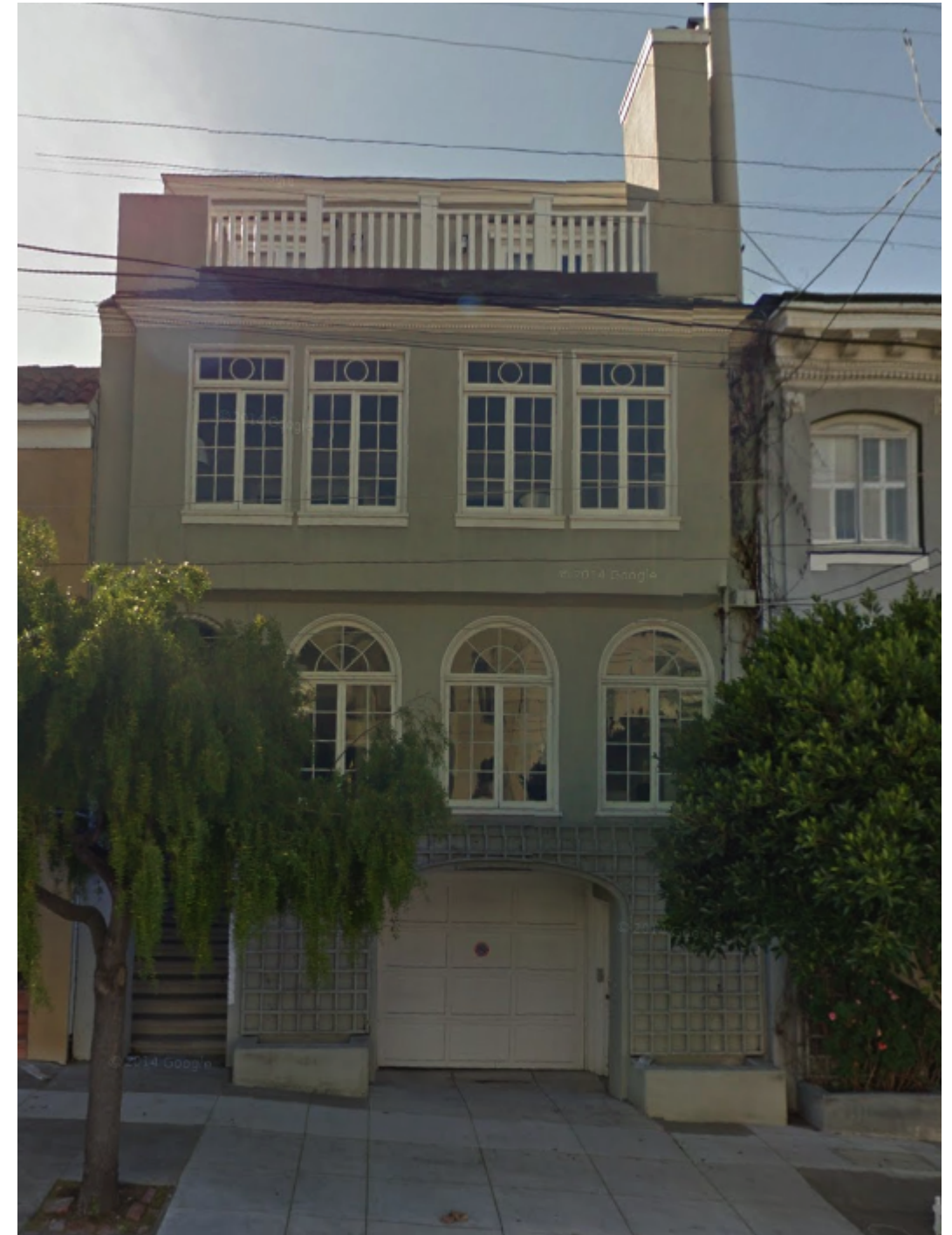


SOUTH NEIGHBOR @ REAR

EXISTING SITE PHOTOS-2



2831 BAKER-SOUTH NEIGHBOR



2837 BAKER - NORTH NEIGHBOR

EXISTING SITE PHOTOS-3



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PROPOSED EXTERIOR PERSPECTIVE @ FRONT FACADE-1

EXISTING EXTERIOR PERSPECTIVE - EAST FACADE



Lawson Willard Architecture

2147 Union Street
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2829-31 BAKER STREET

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Scale:
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PROPOSED EXTERIOR PERSPECTIVE @ FRONT FACADE-1

PROPOSED EXTERIOR PERSPECTIVE - EAST FACADE



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EXISTING EXTERIOR PERSPECTIVE @ REAR FACADE-1

EXISTING EXTERIOR PERSPECTIVE-REAR ADDITION



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PROPOSED EXTERIOR PERSPECTIVE @ REAR FACADE-1

PROPOSED EXTERIOR PERSPECTIVE-REAR ADDITION



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