



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis HEARING DATE: AUGUST 6, 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:* August 6, 2015  
*Case No.:* **2015-000685DRP**  
*Project Address:* **548 RHODE ISLAND STREET**  
*Permit Application:* 2015.01.16.5908  
*Zoning:* RH-2 (Residential House, Two-Family)  
40-X Height and Bulk District  
*Block/Lot:* 4009/001H  
*Project Sponsor:* Seth Pare-Mayer  
1349 Spruce Street  
Napa, CA 94559  
*Staff Contact:* Chris Townes – (415) 575-9195  
[Chris.Townes@sfgov.org](mailto:Chris.Townes@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

### PROJECT DESCRIPTION

The project proposal is to construct a one-story vertical and a two-story rear addition to an existing single family residence. The alterations include a rear expansion of the first floor that will project 20'-8" off the rear façade, a rear expansion of the second floor that will project 17'-3" off the rear façade, a new third story with front deck that wraps along the side yard, façade and front stair renovations, and interior alterations. The building height will increase a total of 8'-9" from 23'-11" to 32'-8".

### SITE DESCRIPTION AND PRESENT USE

The project site is a rectangular-shaped lot located on the west side of Rhode Island Street between 18<sup>th</sup> Street and Mariposa Street in the Potrero Hill neighborhood. The lot is located near the middle of the block and measures approximately 25 feet in width and 100 feet in length with a total lot area of 2,500 sf. The subject property is an upsloping lot while the street frontage along Rhode Island Street is laterally sloping upwards towards 18<sup>th</sup> Street.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Potrero Hill neighborhood within the RH-2 (Residential House, Two-Family) and 40-X Height and Bulk District. The surrounding properties are largely composed of single residences. The neighborhood architectural character is mixed and buildings are typically two to three stories in height. Surrounding properties to the east, west, north and south are similarly zoned RH-2 and are within the 40-X Height and Bulk District.

## BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	March 23, 2015 – April 22, 2015	April 21, 2015	August 6, 2015	107 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	July 27, 2015	July 27, 2015	10 days
Mailed Notice	10 days	July 27, 2015	July 24, 2015	13 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Individual (builder and real estate developer) – location not specified		X	
Adjacent neighbor - located at 542 Rhode Island St- immediately adjacent to the north			X
Other neighbors on the block or directly across the street			X
Other neighbor - located at 536 Rhode Island St- two parcels north of the subject property	X		
Other neighbor – located at 566 Kansas Street within the Potrero Hill Neighborhood	X		
Other neighbors (3 total) - located at 803 Vermont Street within the Potrero Hill Neighborhood	X		
Other individuals (2 total) - location not specified	X		
Neighborhood groups			X

An individual, a local builder and real estate developer, has submitted a letter in opposition to the project citing numerous issues, including but not limited to the following: incompatibility with the Residential Design Guidelines, negative impact to natural light of the DR Requestor's residence, and the interruption of a series of architecturally significant Victorian homes along the block face. In his letter, the opponent requests that the Planning Commission exercise discretionary review to: 1) Lower the height of the building to preserve the light to the DR requestor's windows, 2) Set the upper floor back 15'-0", and 3) Remove one floor of the rear yard extension (see attached letter for further detail). The other adjacent neighbors, to the north and across Rhode Island Street, have issued no position on the project. The neighbor's located at 536 Rhode Island (two parcels north) and at 566 Kansas Street are in full support of the project. Three other neighbors located at 803 Vermont Street within the Potrero Hill neighborhood



have issued letters of full support citing the project as a quality design that fits well into the neighborhood. Two additional individuals whose location was not specified in their letters are also in full support of the project citing the same reasons provided by the 803 Vermont Street neighbors. The support letters received cite the appropriateness of the single family use, the side setback from both side property lines provided for the rear addition, and support for the scale, articulation and composition of the front façade. In all, the Planning Department has received one letter in opposition and seven letters in support.

## **DR REQUESTOR**

Peter Putt, Trustee for the Charles and Glenna Campbell Trust, is the DR Requestor representing the property ownership of 554 Rhode Island Street. The property at 554 Rhode Island Street is located immediately south (uphill) of the subject property and contains a three-level single family residence.

## **DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES**

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

## **PROJECT SPONSOR'S RESPONSE TO DR APPLICATION**

See attached *Response to Discretionary Review*, dated June 15, 2015.

## **ENVIRONMENTAL REVIEW**

The Department has determined that the proposed project is exempt 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). Although the existing building is listed as a potential historic resource in the City's Property Information Map (PIM), historic preservation staff, upon reviewing the Historic Resource Evaluation prepared by Tim Kelley Consulting on behalf of the Project Sponsor, concluded that the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district. More detailed preservation staff comments associated with the exemption are included in the *CEQA Categorical Exemption Determination* document attached.

## **RESIDENTIAL DESIGN TEAM REVIEW**

A meeting with the Residential Design Team (RDT) was held on July 22, 2015 to re-evaluate the project as 311 noticed in relation to the Residential Design Guidelines and in light of the DR Requestor's concerns. The RDT concluded that the design and neighborhood compatibility concerns raised by the DR Requestor are neither exceptional nor extraordinary in nature. The RDT reaffirmed the Department's original stance that the proposed project:

- Is architecturally compatible with the surrounding neighborhood;
- Successfully responds to the site's topography;
- Has a front and rear setback whose associated mass and scale relates well to the neighborhood context;
- Maintains adequate light and air to adjacent properties in a manner that is consistent with the Residential Design Guidelines; and,

- Proposes a building height that is appropriate because the building height steps down from the corner, transitioning to the lower scale adjacent building along the laterally sloping Rhode Island Street.

While the RDT recognizes that the Residential Design Guidelines do not protect property-line windows or skylights, the RDT strongly encourages the Project Sponsor to remove, relocate or provide a fire-rated skylight at the south side of the top floor, above the stairway, to eliminate the need for a parapet that partially obstructs the DR Requestor's artist studio roof level window as a neighborly gesture.

**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 proposed</b>
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**Attachments:**

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photographs

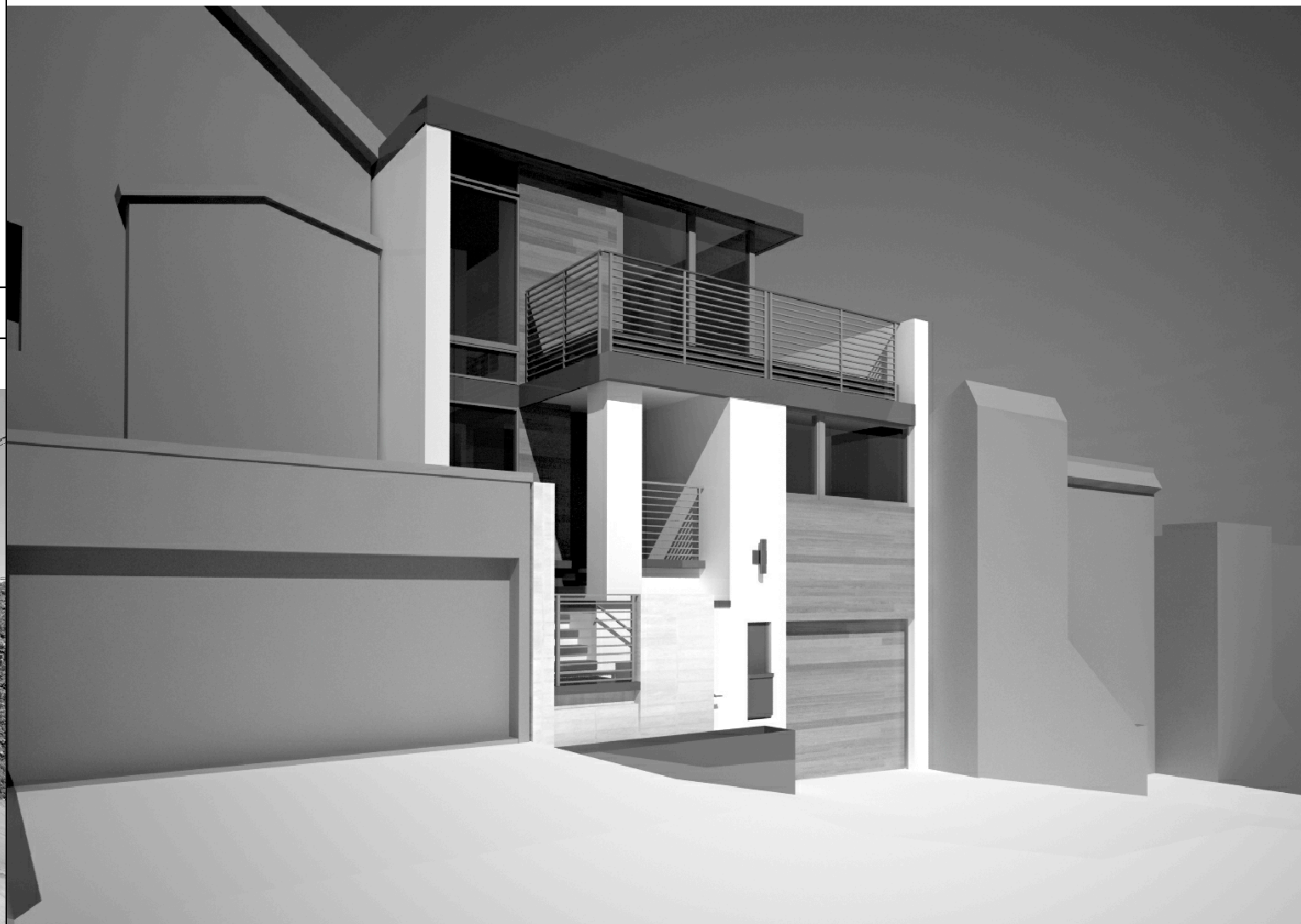

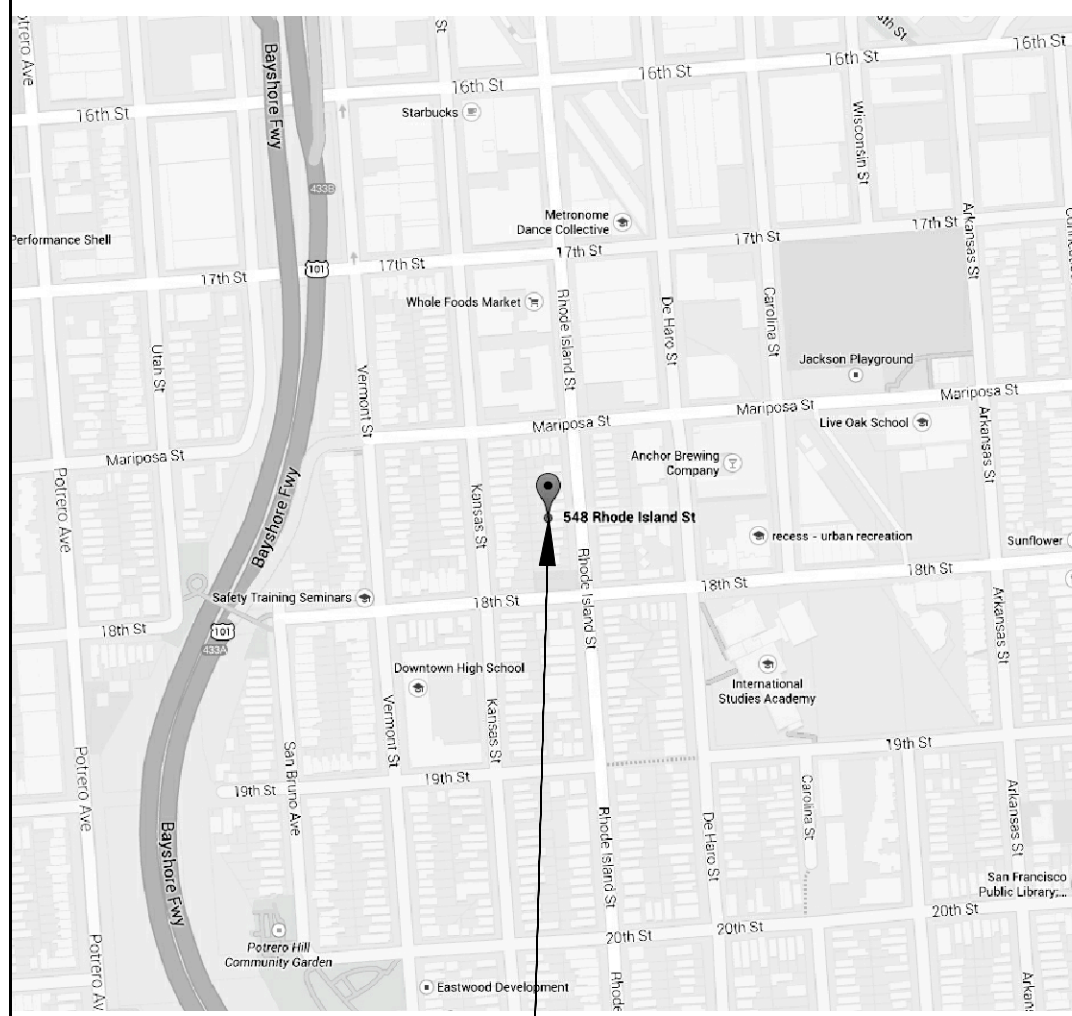
Section 311 Notice

DR Application

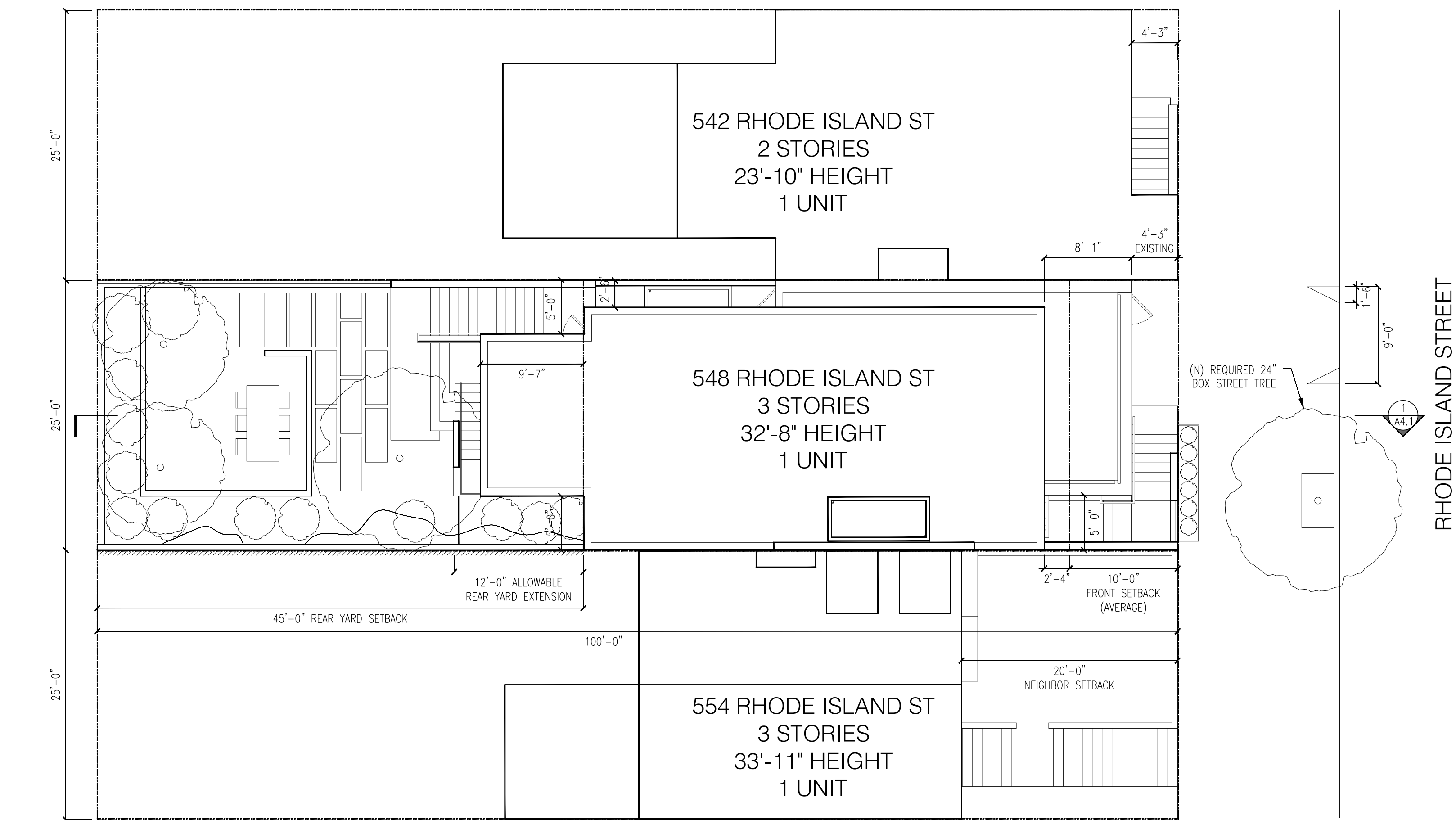
Response to DR Application dated June 15, 2015

Reduced Plans

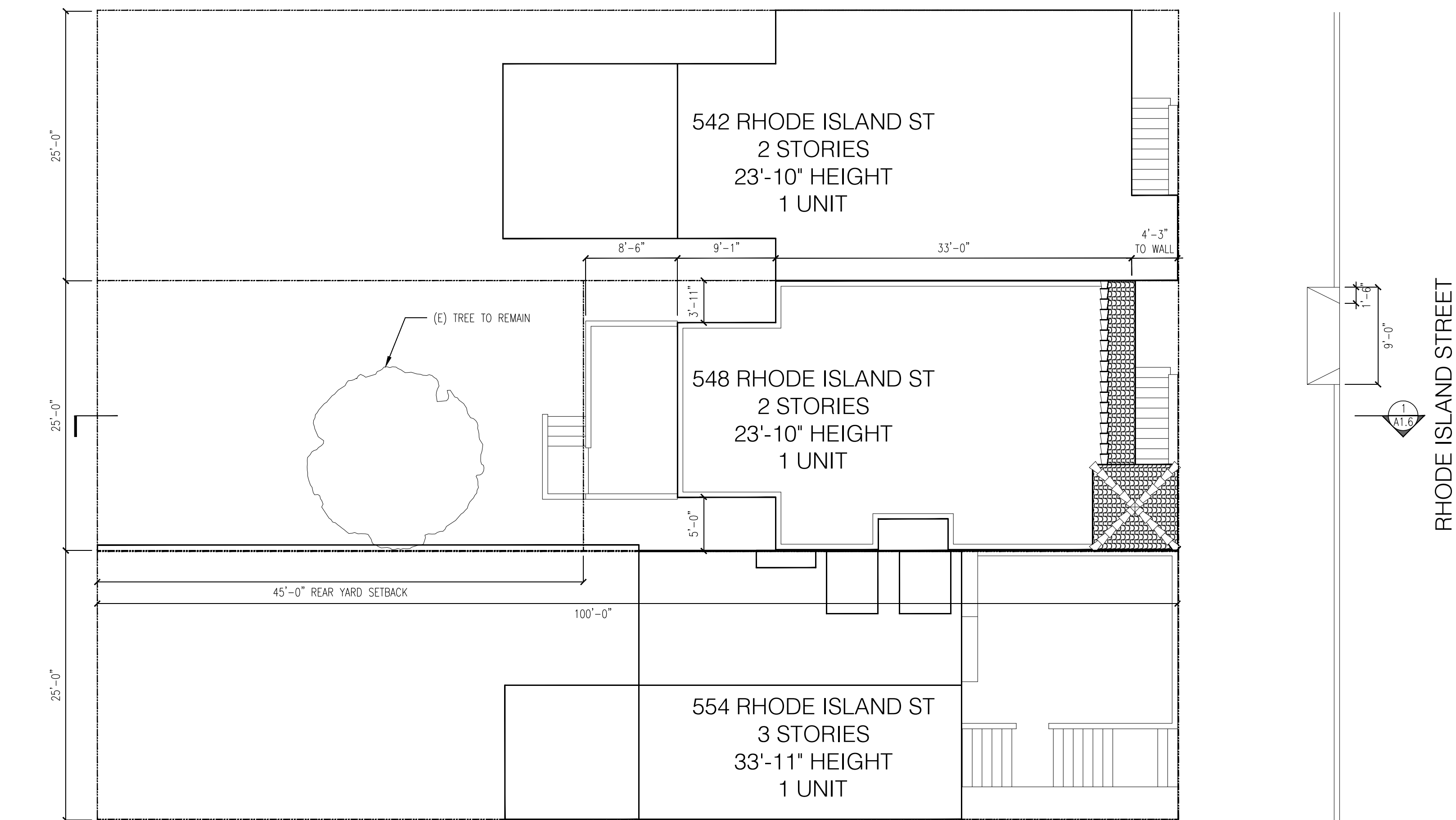


548 RHODE ISLAND ST - DISCRETIONARY REVIEW HEARING - 08-06-2015							dJA																			
ABBREVIATIONS		SYMBOLS		DEMO CALCS.	PROJECT DATA		INDEX OF DRAWINGS		DE JESUS AND ALATORRE ARCHITECTS 4415 Cowell Rd. Suite 230 Concord, CA 94518 888.352.2721 info@dja-arc.com www.dja-arc.com																	
<div>CL CENTERLINE</div> <div>Ø DIAMETER OR ROUND</div> <div>(E) EXISTING</div> <div>(N) NEW</div> <div>A.B. ANCHOR BOLT</div> <div>AB. ABOVE</div> <div>ACOUS. ACOUSTICAL</div> <div>ADJ. ADJUSTABLE</div> <div>A.F.F. ABOVE FINISH FLOOR</div> <div>APP. APPROXIMATE</div> <div>ARCH. ARCHITECTURAL</div> <div>BD. BOARD</div> <div>BLDG. BUILDING</div> <div>B.O. BY OTHERS/BY OWNER</div> <div>C.M.U. CONCRETE MASONRY UNIT</div> <div>CAB'T. CABINET</div> <div>CLG. CEILING</div> <div>CL. CLOSET</div> <div>CLR. CLEAR</div> <div>CONC. CONCRETE</div> <div>CONT. CONTINUOUS</div> <div>CTR. CENTER</div> <div>DBL. DOUBLE</div> <div>DIA. DIAMETER</div> <div>DIM. DIMENSION</div> <div>DN. DOWN</div> <div>DTL. DETAIL</div> <div>DWG. DRAWING</div> <div>EA. EACH</div> <div>ELEC. ELECTRICAL</div> <div>ELEV. ELEVATION</div> <div>EQ. EQUAL</div> <div>EXT. EXTERIOR</div> <div>FIN. FINISH</div> <div>FIXT. FIXTURE</div> <div>FL. FLOOR</div> <div>FT. FOOT OR FEET</div> <div>FTG. FOOTING</div> <div>GA. GAUGE</div> <div>GL. GLASS</div> <div>GND. GROUND</div> <div>GR. GRADE</div> <div>GWB GYPSUM WALL BOARD</div> <div>GYP. GYPSUM</div> <div>H.B. HOSE BIB</div> <div>HDWD. HARDWOOD</div> <div>HGT. HEIGHT</div> <div>HORIZ. HORIZONTAL</div> <div>HR. HOUR</div> <div>IN. INCH</div> <div>INSUL. INSULATION</div> <div>INT. INTERIOR</div> <div>JT. JOINT</div> <div>KIT. KITCHEN</div> <div>LAV. LAVATORY</div> <div>MAT. MATERIAL</div> <div>MAX. MAXIMUM</div> <div>MECH. MECHANICAL</div> <div>MEMB. MEMBRANE</div> <div>MTL. METAL</div> <div>MFR. MANUFACTURER</div> <div>MIN. MINIMUM</div> <div>MISC. MISCELLANEOUS</div> <div>N.I.C. NOT IN CONTRACT</div> <div>N.T.S. NOT TO SCALE</div> <div>NOM. NOMINAL</div> <div>N/A NOT APPLICABLE</div> <div>O.D. OUTSIDE DIAMETER</div> <div>O.H. OPPOSITE HAND</div> <div>OPP. OPPOSITE</div> <div>PL. PLATE</div> <div>PLYWD. PLYWOOD</div> <div>PT. POINT</div> <div>PTD. PAINTED</div> <div>QTY. QUANTITY</div> <div>RAD. RADIUS</div> <div>R.O. ROUGH OPENING</div> <div>REC. RECESSED</div> <div>RECT. RECTANGULAR</div> <div>REF. REFERENCE/ REFRIGERATOR</div> <div>REINF. REINFORCED</div> <div>REQ'D. REQUIRED</div> <div>RM. ROOM</div> <div>S.A.D. SEE ARCH. DRAWING</div> <div>S.C. SOLID CORE</div> <div>S.E.D. SEE ELECTRICAL DRAWING</div> <div>S.M.D. SEE MECHANICAL DRAWING</div> <div>S.S.D. SEE STRUCTURAL DRAWING</div> <div>SCHED. SCHEDULE</div> <div>SECT. SECTION</div> <div>SHWR. SHOWER</div> <div>SHT. SHEET</div> <div>SIM. SIMILAR</div> <div>SPEC. SPECIFICATION</div> <div>SPKR. SPEAKER</div> <div>SQ. SQUARE</div> <div>STAG. STAGGERED</div> <div>STD. STANDARD</div> <div>ST. STL. STAINLESS STEEL</div> <div>STL. STEEL</div> <div>STND. STAINED</div> <div>STOR. STORAGE</div> <div>STRL. STRUCTURAL</div> <div>SYM. SYMMETRICAL</div> <div>T.&amp;G. TONGUE AND GROOVE</div> <div>T.O.W. TOP OF WALL</div> <div>T.V. TELEVISION</div> <div>TEL. TELEPHONE</div> <div>TEMP. TEMPERED</div> <div>THK. THICK</div> <div>THRES. THRESHOLD</div> <div>TYP. TYPICAL</div> <div>U.O.N. UNLESS OTHERWISE NOTED</div> <div>V.I.F. VERIFY IN FIELD</div> <div>VENT. VENTILATION</div> <div>VERT. VERTICAL</div> <div>W.C. WATER CLOSET</div> <div>W.P. WATER PROOFING</div> <div>W.S. WEATHER STRIPPING</div> <div>W/ WITH</div> <div>WD. WOOD</div> <div>WP. WATERPROOF</div> <div>WT. WEIGHT</div> <div>X TIMES OR BY (2 X 4)</div> <div>YD. YARD</div>		<div><div><div><div><div><div></div></div><div>EARTH</div></div><div><div><div></div></div><div>BRICK</div></div><div><div><div></div></div><div>GRAVEL OR CRUSHED ROCK</div></div><div><div><div></div></div><div>CONCRETE BLOCK</div></div><div><div><div></div></div><div>WATER PROOFING</div></div><div><div><div></div></div><div>WOOD BLOCKING</div></div><div><div><div></div></div><div>CERAMIC TILE</div></div><div><div><div></div></div><div>METAL</div></div><div><div><div></div></div><div>FIRE RATED CONSTRUCTION</div></div><div><div><div></div></div><div>PROPERTY LINE</div></div></div><div><div><div><div>DOOR NUMBER</div><div><div><div>1</div><div>2</div></div></div><div>FIRST DIGIT IS FLOOR LEVEL</div></div></div><div><div><div><div>WINDOW NUMBER</div><div><div><div>1</div><div>2</div></div></div><div>FIRST DIGIT IS FLOOR LEVEL</div></div></div><div><div><div><div>ELEVATION</div><div><div><div>A3.1</div><div>1</div></div></div><div>ELEVATION IDENTIFICATION SHEET IDENTIFICATION</div></div></div><div><div><div><div>SECTION</div><div><div><div>1</div><div>A6</div></div></div><div>SHEET WHERE SECTION IS DRAWN SECTION IDENTIFICATION</div></div></div><div><div><div><div>DETAIL</div><div><div><div>3</div><div>A9.1</div></div></div><div>DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN AREA SHOWN ON LARGE SCALE DETAIL OR ELEVATION</div></div></div><div><div><div><div>CEILING OR SOFFIT HEIGHT</div><div><div><div>8'-0"</div><div>(PLAN)</div></div></div><div>(ELEVATION)</div></div></div></div></div></div></div></div></div></div></div>		MOVED TO SHEET A0.3		<div><div>SITE LOCATION</div><div>548 RHODE ISLAND STREET SAN FRANCISCO, CA 94107</div></div> <div><div>ASSESSOR'S PARCEL #</div><div>4009/001H</div></div> <div><div>NEIGHBORHOOD</div><div>POTRERO HILL</div></div> <div><div>YEAR BUILT</div><div>1938</div></div> <div><div>OCCUPANCY TYPE</div><div>R-3</div></div> <div><div>ZONING</div><div>RH-2</div></div> <div><div>HEIGHT/BULK DIST.</div><div>40-X</div></div> <div><div>LOT AREA</div><div>2,500 SF</div></div> <div><div>CONSTRUCTION TYPE</div><div>V (WOOD FRAME)</div></div> <div><div>PROPOSED PROJECT</div><div>PROPOSING A ONE-STORY VERTICAL AND A TWO-STORY REAR ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE. THE ALTERATIONS INCLUDE A REAR EXPANSION OF THE FIRST FLOOR THAT WILL PROJECT 20'-8" OFF THE REAR FACADE, A REAR EXPANSION OF THE SECOND FLOOR THAT WILL PROJECT 17'-3" OFF THE REAR FACADE, A NEW THIRD STORY WITH FRONT/SIDE DECK, FACADE/STAIR RENOVATIONS, AND INTERIOR ALTERATIONS. THE BUILDING HEIGHT WILL INCREASE A TOTAL OF 8'-9" FROM 23'-11" TO 32'-8".</div></div> <div><div>CODE USED</div><div>PROJECT SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE &amp; ALL APPLICABLE SAN FRANCISCO AMENDMENTS. PROJECT SHALL COMPLY WITH 2013 ENERGY CODE.</div></div>		<div>ARCHITECTURAL</div> <div>A0.1 COVER SHEET</div> <div>A0.2 EXISTING &amp; PROPOSED PLOT PLANS</div> <div>A0.3 DEMO DIAGRAMS</div> <div>A0.4 PROJECT RENDERINGS</div> <div>A0.5 PROJECT RENDERINGS</div> <div>A0.6 PROJECT RENDERINGS</div> <div>A1.1 EXISTING 1ST FLOOR PLAN</div> <div>A1.2 EXISTING 2ND FLOOR PLAN</div> <div>A1.3 EXISTING ROOF PLAN</div> <div>A1.4 EXISTING FRONT EXTERIOR ELEVATION</div> <div>A1.5 EXISTING REAR EXTERIOR ELEVATION</div> <div>A1.6 EXISTING LONGITUDINAL BUILDING SECTION</div> <div>A1.7 EXISTING CROSS BUILDING SECTION</div> <div>A2.1 PROPOSED 1ST FLOOR PLAN</div> <div>A2.2 PROPOSED 2ND FLOOR PLAN</div> <div>A2.3 PROPOSED 3RD FLOOR PLAN</div> <div>A2.4 PROPOSED ROOF PLAN</div> <div>A3.1 PROPOSED FRONT (EAST) EXTERIOR ELEVATION &amp; WINDOW DETAIL</div> <div>A3.2 PROPOSED NORTH ELEVATION</div> <div>A3.3 PROPOSED REAR (WEST) EXTERIOR ELEVATION</div> <div>A3.4 PROPOSED SOUTH EXTERIOR ELEVATION</div> <div>A4.1 PROPOSED BUILDING LONGITUDINAL SECTION</div> <div>A4.2 PROPOSED BUILDING CROSS SECTION</div>		STAMP		DESIGNER/ PROJECT CONTACT atelier KS														
		PROPOSED FRONT RENDERING		GROSS FLOOR AREA		PROJECT DIRECTORY		1349 SPRUCE ST NAPA, CA 94559 415.644.5203																		
		SEE SHEETS A0.4 – A0.6 FOR ADDITINAL RENDERINGS		<table><tr><th>FLOOR</th><th>EXISTING</th><th>PROPOSED</th></tr><tr><td>1</td><td>400 SF</td><td>980 SF</td></tr><tr><td>2</td><td>948 SF</td><td>1150 SF</td></tr><tr><td>3</td><td>–</td><td>910 SF</td></tr><tr><td>TOTAL</td><td>1,348 SF</td><td>3,040 SF (125% INCREASE)</td></tr></table> <div>NOTE: ALL AREAS PROVIDED CONSISTENT WITH GROSS FLOOR AREA AS DEFINED IN PLANNING CODE SECTION 102</div>		FLOOR	EXISTING	PROPOSED	1	400 SF	980 SF	2	948 SF	1150 SF	3	–	910 SF	TOTAL	1,348 SF	3,040 SF (125% INCREASE)	<div>OWNER</div> <div>548 RHODE ISLAND STREET, LLC 1635 JONES STREET #32 SAN FRANCISCO, CA 94109 415.341.0473</div>		<div>ARCHITECT OF RECORD</div> <div>DE JESUS &amp; ALATORRE ARCHITECTS 4415 COWELL RD. SUITE 230 CONCORD, CA 94518 888.352.2721 ATTN: TIM ALATORRE</div>		DRAWING	
FLOOR	EXISTING	PROPOSED																								
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2	948 SF	1150 SF																								
3	–	910 SF																								
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STREET VIEW				<table><tr><th>FLOOR</th><th>EXISTING</th><th>PROPOSED</th></tr><tr><td>1</td><td>400 SF</td><td>980 SF</td></tr><tr><td>2</td><td>948 SF</td><td>1150 SF</td></tr><tr><td>3</td><td>–</td><td>910 SF</td></tr><tr><td>TOTAL</td><td>1,348 SF</td><td>3,040 SF (125% INCREASE)</td></tr></table> <div>NOTE: ALL AREAS PROVIDED CONSISTENT WITH GROSS FLOOR AREA AS DEFINED IN PLANNING CODE SECTION 102</div>		FLOOR	EXISTING	PROPOSED	1	400 SF	980 SF	2	948 SF	1150 SF	3	–	910 SF	TOTAL	1,348 SF	3,040 SF (125% INCREASE)	<div>DESIGNER OF RECORD</div> <div>otelier KS 1349 SPRUCE STREET NAPA, CA 94559 415.644.5203 ATTN: SETH PARE-MAYER</div>		<div>STRUCTURAL ENGINEER</div> <div>SEMCO ENGINEERING INC. 360 LANGTON STREET SUITE 304 SAN FRANCISCO, CA 94103 415.553.8810</div>		COVER SHEET	
FLOOR	EXISTING	PROPOSED																								
1	400 SF	980 SF																								
2	948 SF	1150 SF																								
3	–	910 SF																								
TOTAL	1,348 SF	3,040 SF (125% INCREASE)																								
				BUILDING HEIGHT		LOCATION MAP		ISSUE																		
				<div>EXISTING 23'-11"</div> <div>PROPOSED 32'-8" (INCREASE OF 8'-9")</div> <div>NOTE: BUILDING HEIGHT AS DEFINED IN PLANNING CODE SECTION 260</div>		 <div>PROJECT SITE 548 RHODE ISLAND STREET SAN FRANCISCO, CA 94110</div>		<div><div>NO.</div><div>DATE</div></div> <div><div>DESIGN MEETING</div><div>11.18.14</div></div> <div><div>NEIGHBOR OUTREACH</div><div>11.19.14</div></div> <div><div>DESIGN REV.1</div><div>11.25.14</div></div> <div><div>DESIGN REV.2</div><div>12.01.14</div></div> <div><div>PROGRESS SET</div><div>12.05.14</div></div> <div><div>DESIGN REV.3</div><div>12.08.14</div></div> <div><div>PLANNING MEETING</div><div>12.14.14</div></div> <div><div>UPDATE</div><div>01.06.15</div></div> <div><div>SITE PERMIT</div><div>01.12.15</div></div> <div><div>SITE PERMIT</div><div>02.17.15</div></div> <div><div>DR. HEARING</div><div>07.24.15</div></div> <div><div>DATE</div><div>07.24.15</div></div> <div><div>SCALE</div><div>AS NOTED</div></div> <div><div>SHEET</div><div>A0.1</div></div>		Copyright © 2015 atelier KS All Rights Reserved																





PROPOSED PLOT PLAN  
1/8" = 1'-0"



EXISTING PLOT PLAN  
1/8" = 1'-0"

dJA

DE JESUS AND  
ALATORRE  
ARCHITECTS  
4415 Cowell Rd.  
Suite 230  
Concord, CA 94518  
888.352.2721  
info@dja-arc.com  
www.dja-arc.com

STAMP

DESIGNER/  
PROJECT CONTACT

atelier  
KS

1349 SPRUCE ST  
NAPA, CA 94559  
415.644.5203

RHODE ISLAND  
RESIDENCE  
548 RHODE ISLAND STREET  
SAN FRANCISCO, CA 94107

DRAWING

EXISTING &  
PROPOSED PLOT  
PLANS

ISSUE

NO. DATE

DESIGN MEETING	11.18.14
NEIGHBOR OUTREACH	11.19.14
DESIGN REV. 1	11.25.14
DESIGN REV. 2	12.01.14
PROGRESS SET	12.05.14
DESIGN REV. 3	12.08.14
PLANNING MEETING	12.14.14
UPDATE	01.06.15
SITE PERMIT	01.12.15
SITE PERMIT	02.17.15
DR HEARING	07.24.15

DATE

07.24.15

SCALE

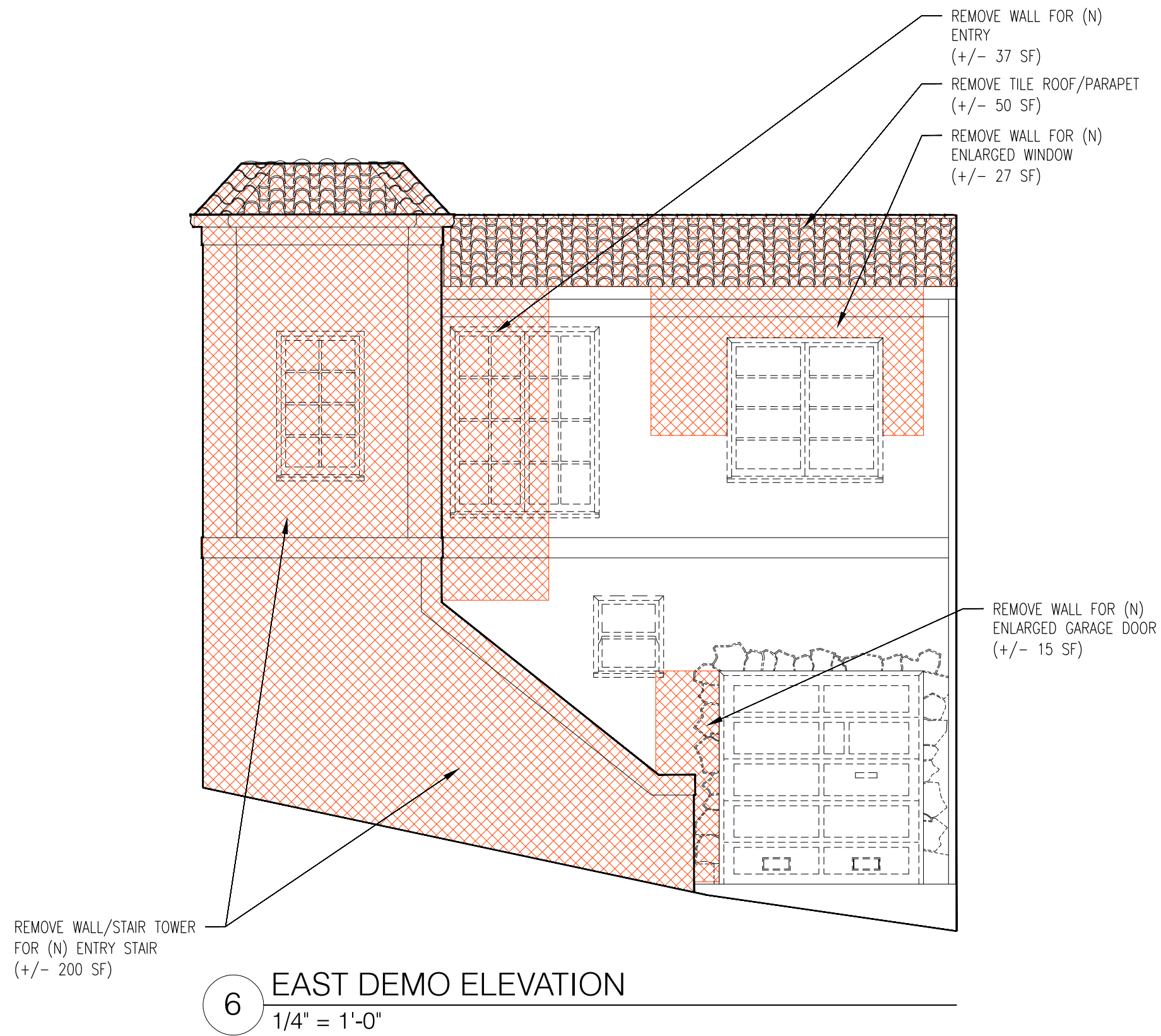
AS NOTED

SHEET

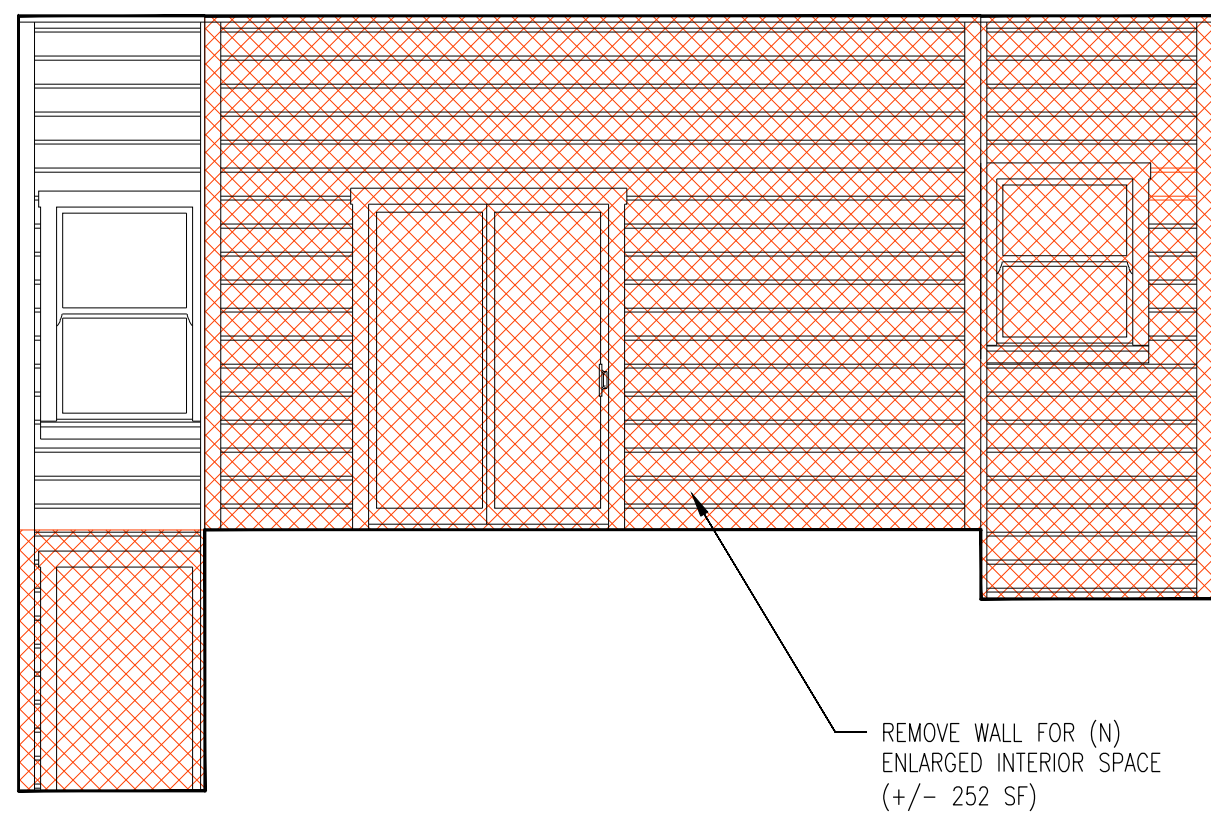
A0.2

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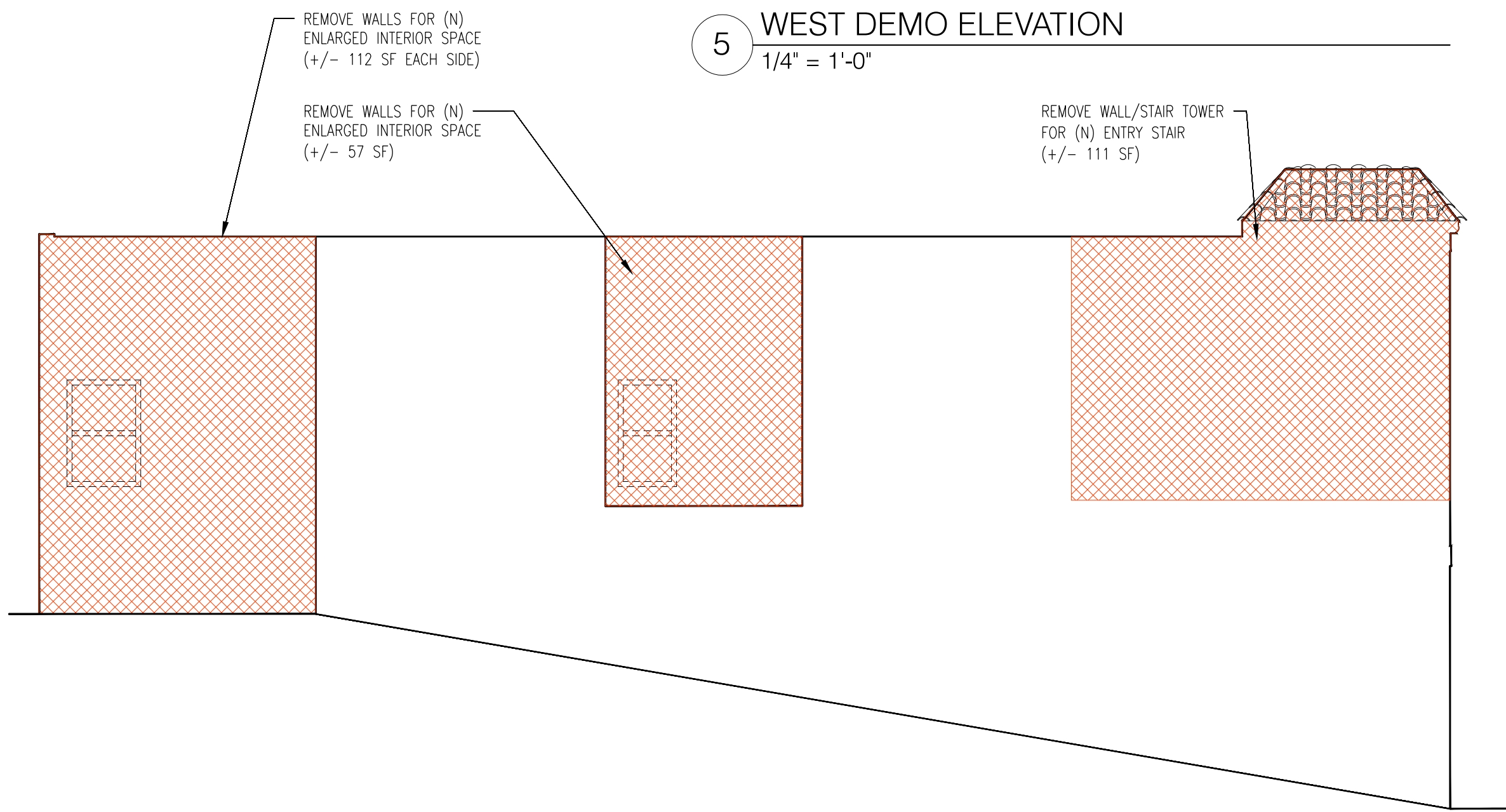




6 EAST DEMO ELEVATION  
1/4" = 1'-0"



5 WEST DEMO ELEVATION  
1/4" = 1'-0"



4 SOUTH DEMO ELEVATION  
1/4" = 1'-0"

#### DEMO CALCS

PLANNING CODE SECTION 317(B)

FRONT FACADE TOTAL = 29'  
FRONT FACADE LENGTH TO REMAIN = 25' (9%)  
FRONT FACADE LENGTH TO BE REMOVED = 4' (91%)  
REAR FACADE TOTAL = 43'  
REAR FACADE LENGTH TO REMAIN = 4' (9%)  
REAR FACADE LENGTH TO BE REMOVED = 39' (100%)

TOTAL FRONT/REAR FACADE TO BE REMOVED = 43' (60%) > 50% MAX

FOUNDATION LEVEL SUM OF ALL EXTERIOR WALLS = 148'  
LENGTH TO REMAIN = 89' (60%)  
LENGTH TO BE REMOVED = 59' (40%)

TOTAL EXTERIOR WALLS AT FOUNDATION LEVEL TO BE REMOVED = 59' (40%) < 65% MAX

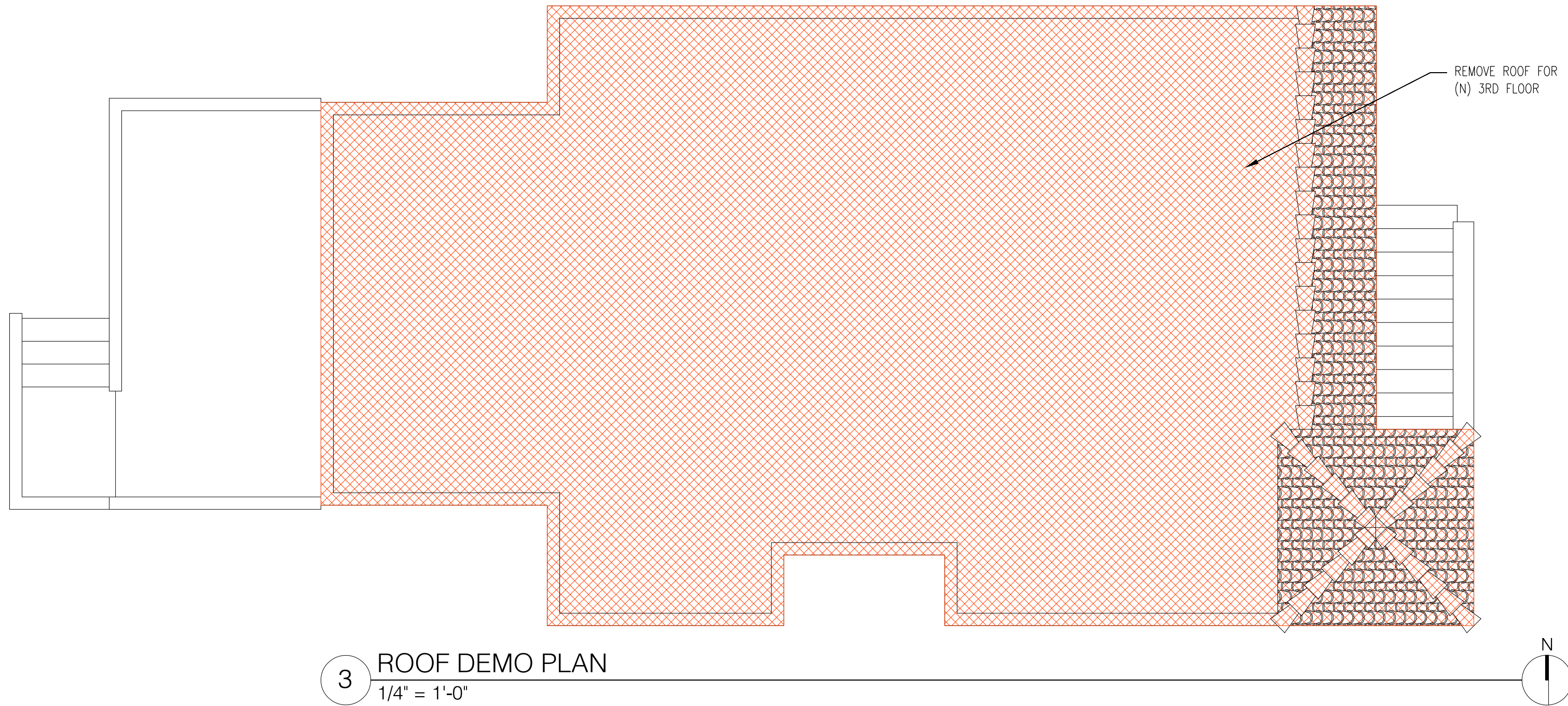
PLANNING CODE SECTION 317(C)

VERTICAL ELEMENTS TO BE REMOVED  
FRONT FACADE AREA TOTAL = 550 SF  
FRONT FACADE AREA TO REMAIN = 200 SF (36%)  
FRONT FACADE AREA TO BE REMOVED = 330 SF (64%)  
REAR FACADE AREA TOTAL = 547 SF  
REAR FACADE AREA TO REMAIN = 41 SF (0%)  
REAR FACADE AREA TO BE REMOVED = 506 SF (100%)  
SOUTH SIDE FACADE AREA TOTAL = 890 SF  
SOUTH SIDE AREA TO REMAIN = 610 SF (82%)  
SOUTH SIDE AREA TO BE REMOVED = 160 SF (18%)  
NORTH SIDE FACADE AREA TOTAL = 730 SF  
NORTH SIDE AREA TO REMAIN = 730 SF (100%)  
NORTH SIDE AREA TO BE REMOVED = 0 SF (0%)

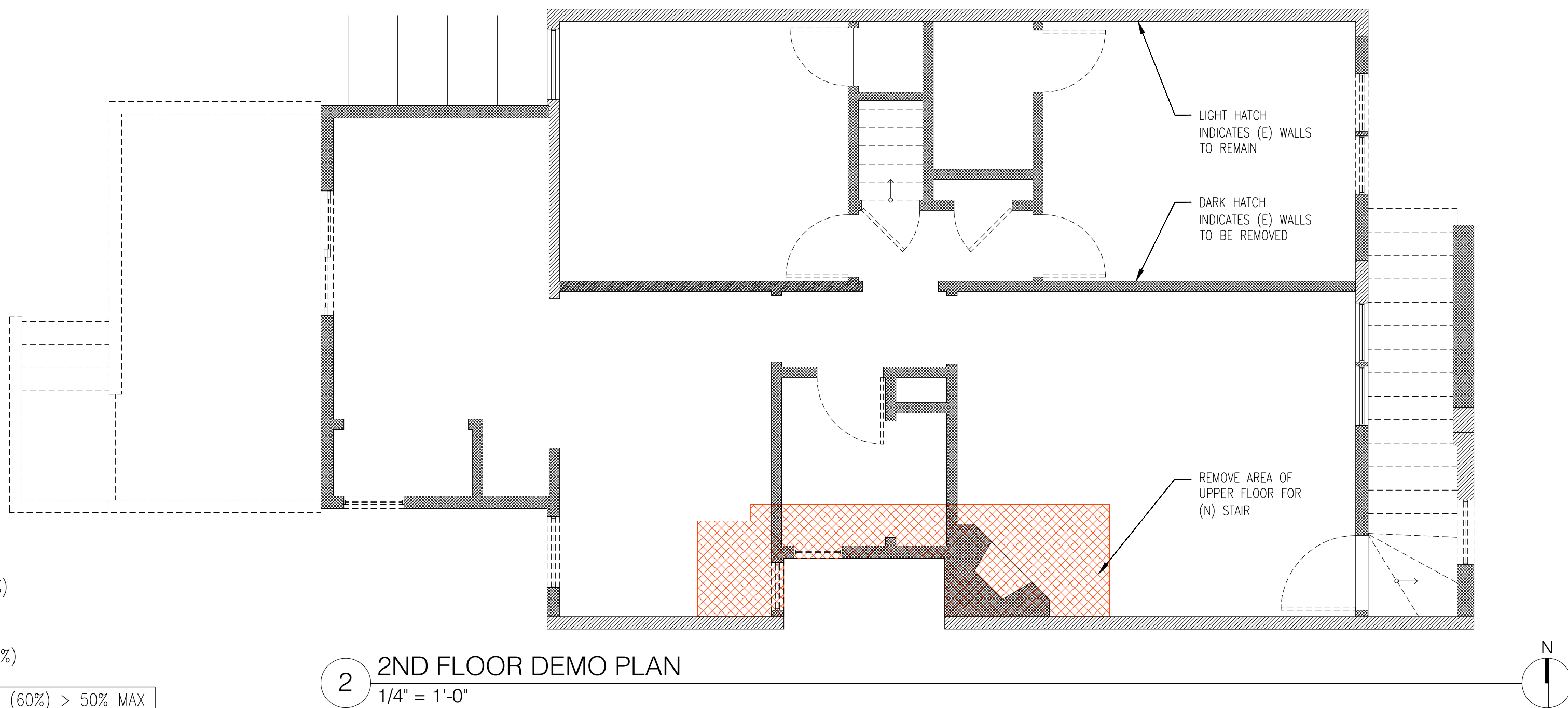
TOTAL VERTICAL ELEMENTS TO BE REMOVED = 996 SF (36%) < 50% MAX

HORIZONTAL ELEMENTS TO BE REMOVED  
UPPER FLOOR AREA TOTAL = 965 SF  
UPPER FLOOR AREA TO REMAIN = 900 SF (91%)  
UPPER FLOOR AREA TO BE REMOVED = 65 SF (9%)  
ROOF AREA TOTAL = 987 SF  
ROOF AREA AREA TO REMAIN = 0 SF (0%)  
ROOF AREA AREA TO BE REMOVED = 987 SF (100%)

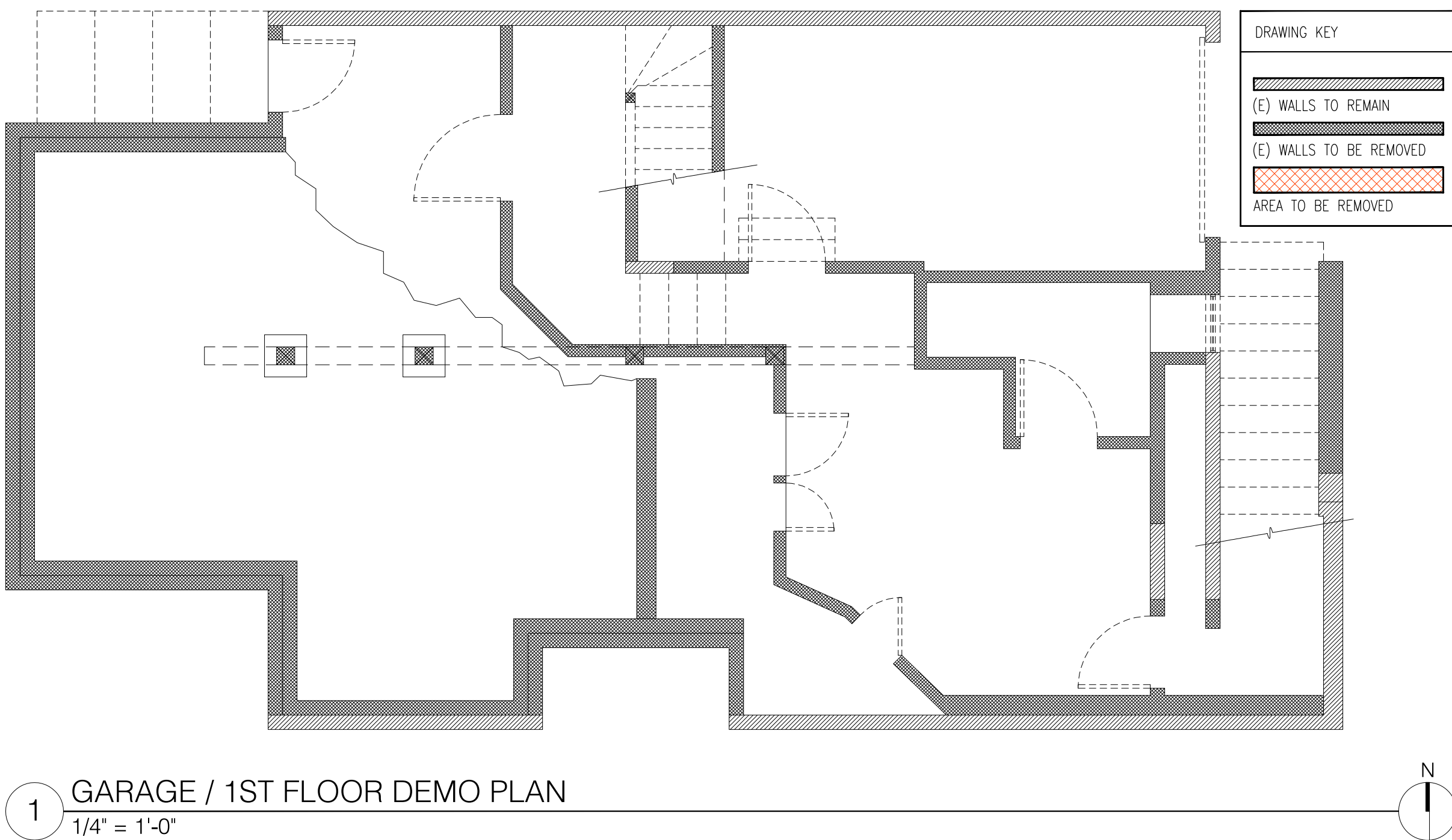
TOTAL HORIZONTAL ELEMENTS TO BE REMOVED = 1,052 SF (54%) > 50% MAX



3 ROOF DEMO PLAN  
1/4" = 1'-0"



2 2ND FLOOR DEMO PLAN  
1/4" = 1'-0"



1 GARAGE / 1ST FLOOR DEMO PLAN  
1/4" = 1'-0"

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Concord, CA 94518  
888.352.2721  
info@dja-arc.com  
www.dja-arc.com

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DESIGNER/  
PROJECT CONTACT  
atelier  
KS  
1349 SPRUCE ST  
NAPA, CA 94559  
415.644.5203

RHODE ISLAND  
RESIDENCE  
548 RHODE ISLAND STREET  
SAN FRANCISCO, CA 94107

DRAWING

DEMO DIAGRAMS

ISSUE

NO.	DATE
DESIGN MEETING	11.18.14
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SITE PERMIT	02.17.15
DR. HEARING	07.24.15

DATE

07.24.15

SCALE

1/4" = 1'-0"

SHEET

A0.3

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PROPOSED FRONT RENDERING (VIEW FROM SIDEWALK IN FRONT OF 554 RHODE ISLAND)



PROPOSED FRONT RENDERING



PROPOSED REAR RENDERING



PROPOSED REAR RENDERING

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PROJECT  
RENDERINGS

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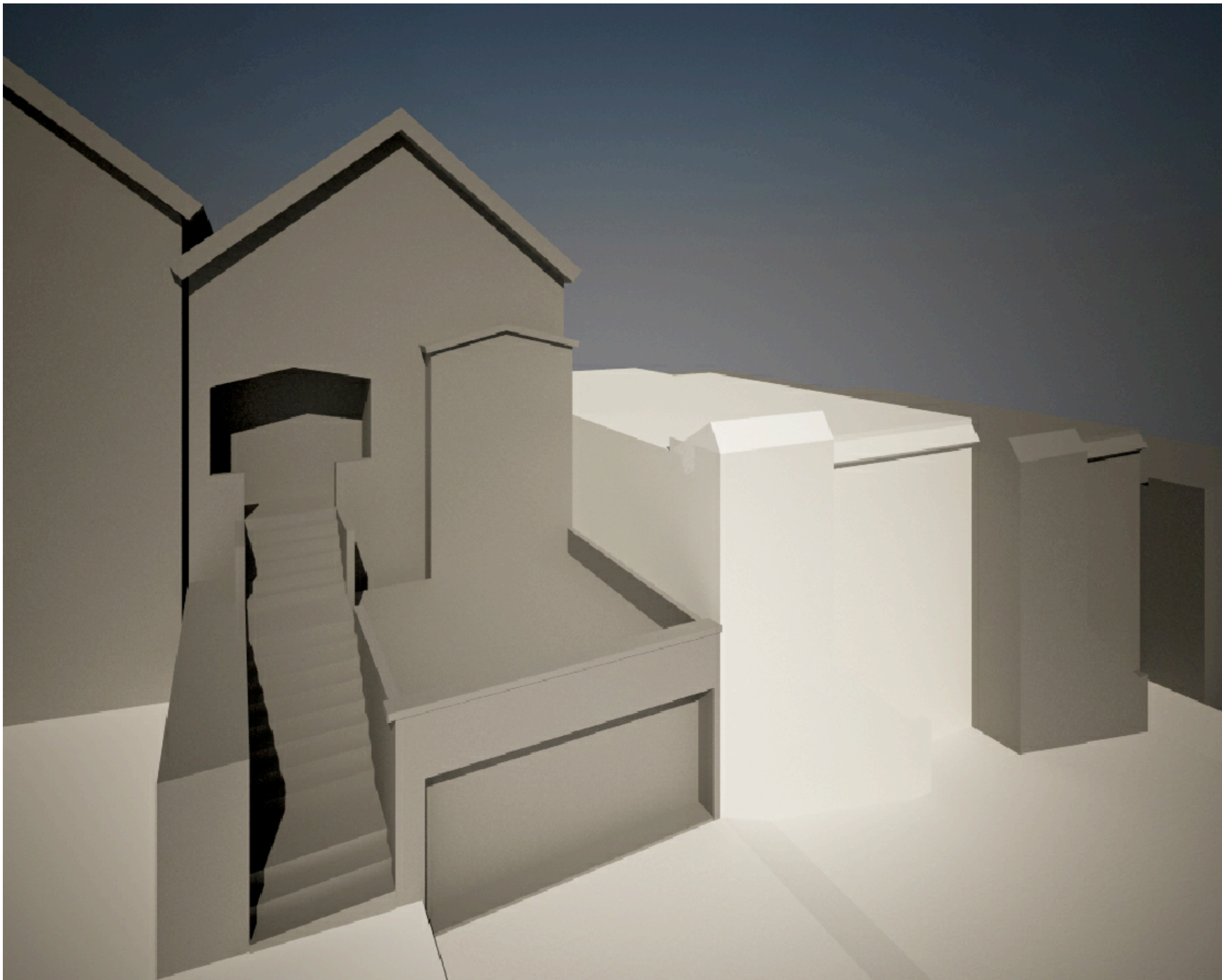
AS NOTED

SHEET

A0.4

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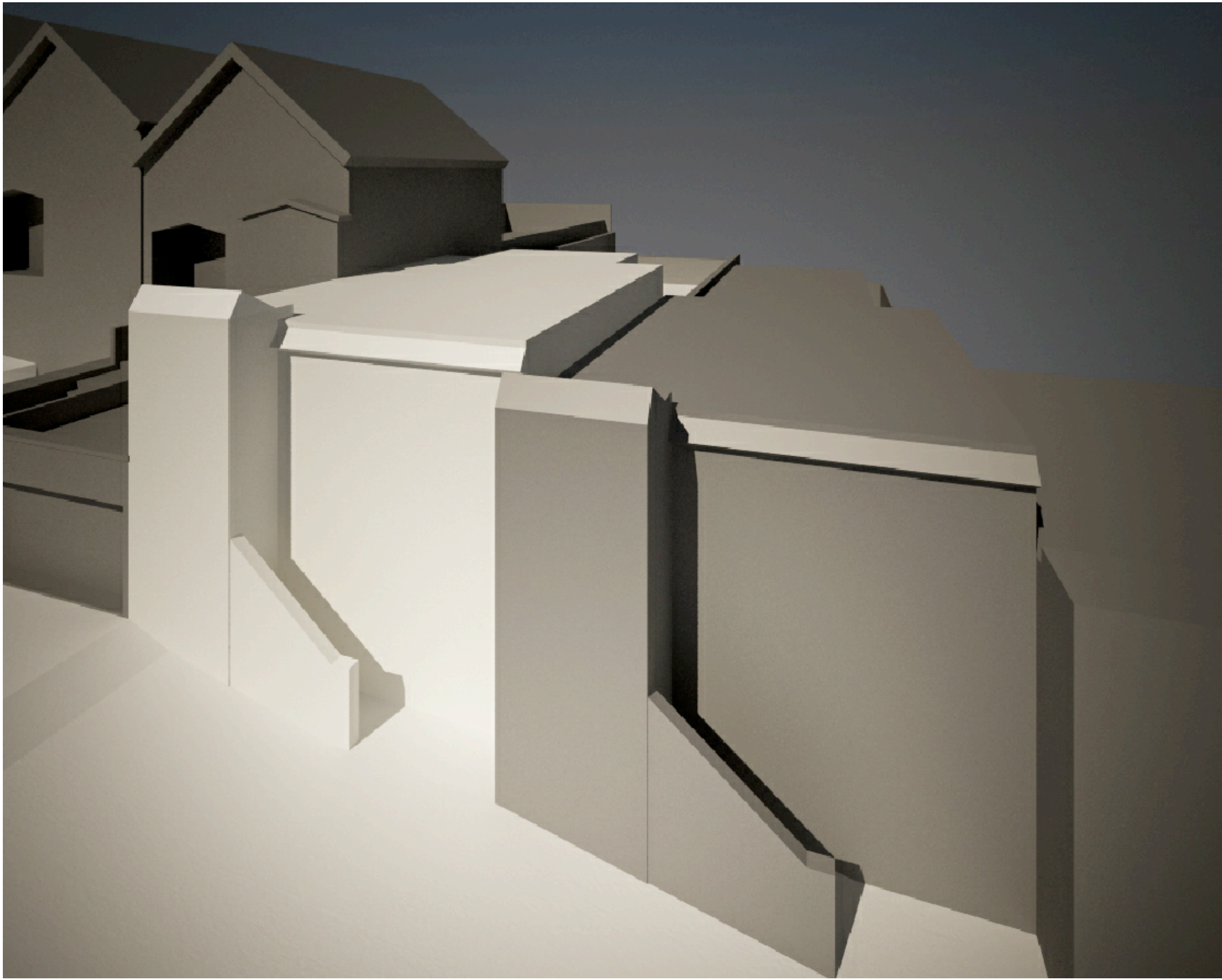




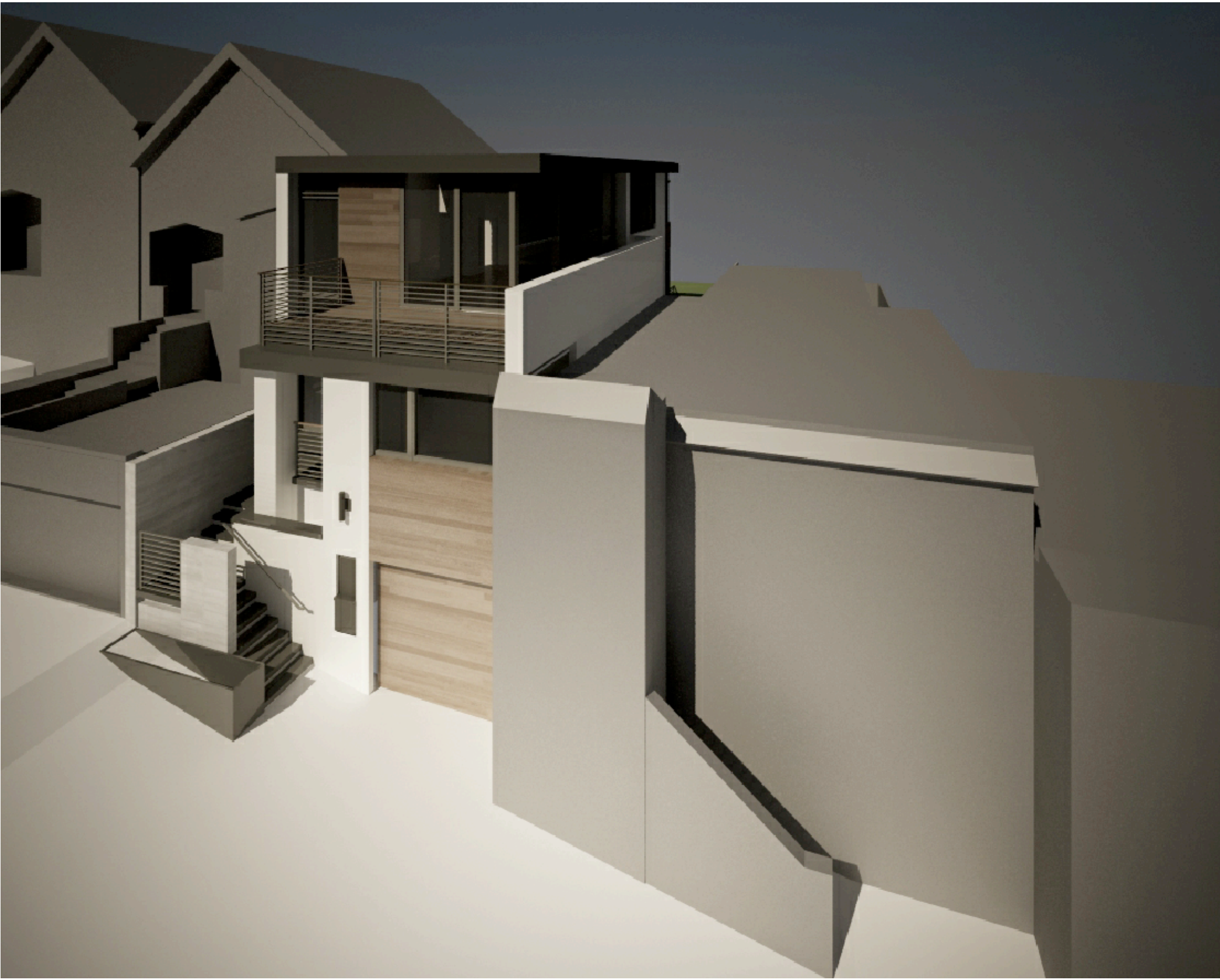
EXISTING MASSING (VIEW FROM SOUTH-EAST)



PROPOSED MASSING (VIEW FROM SOUTH-EAST)



EXISTING MASSING (VIEW FROM NORTH-EAST)



PROPOSED MASSING (VIEW FROM NORTH-EAST)

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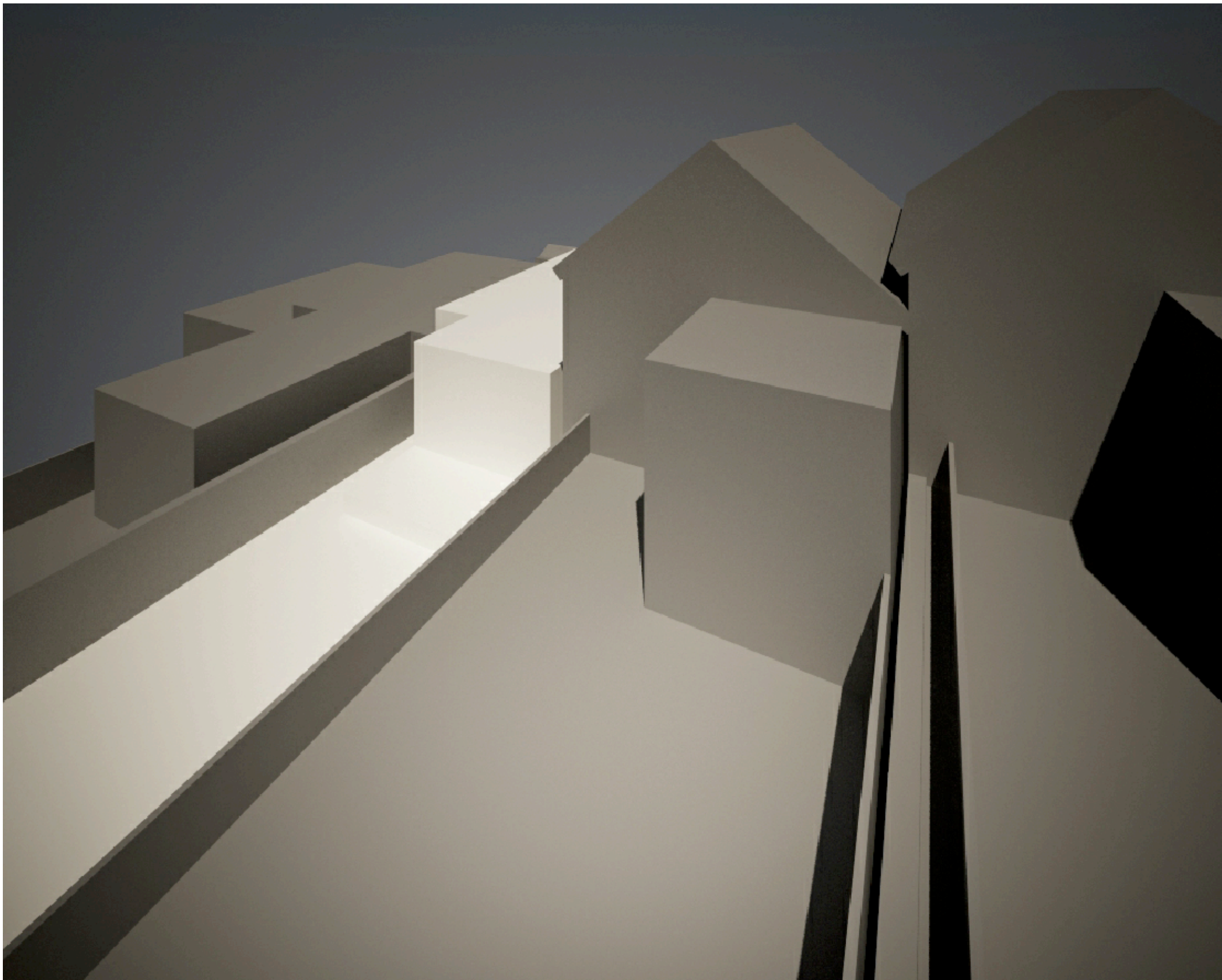
AS NOTED

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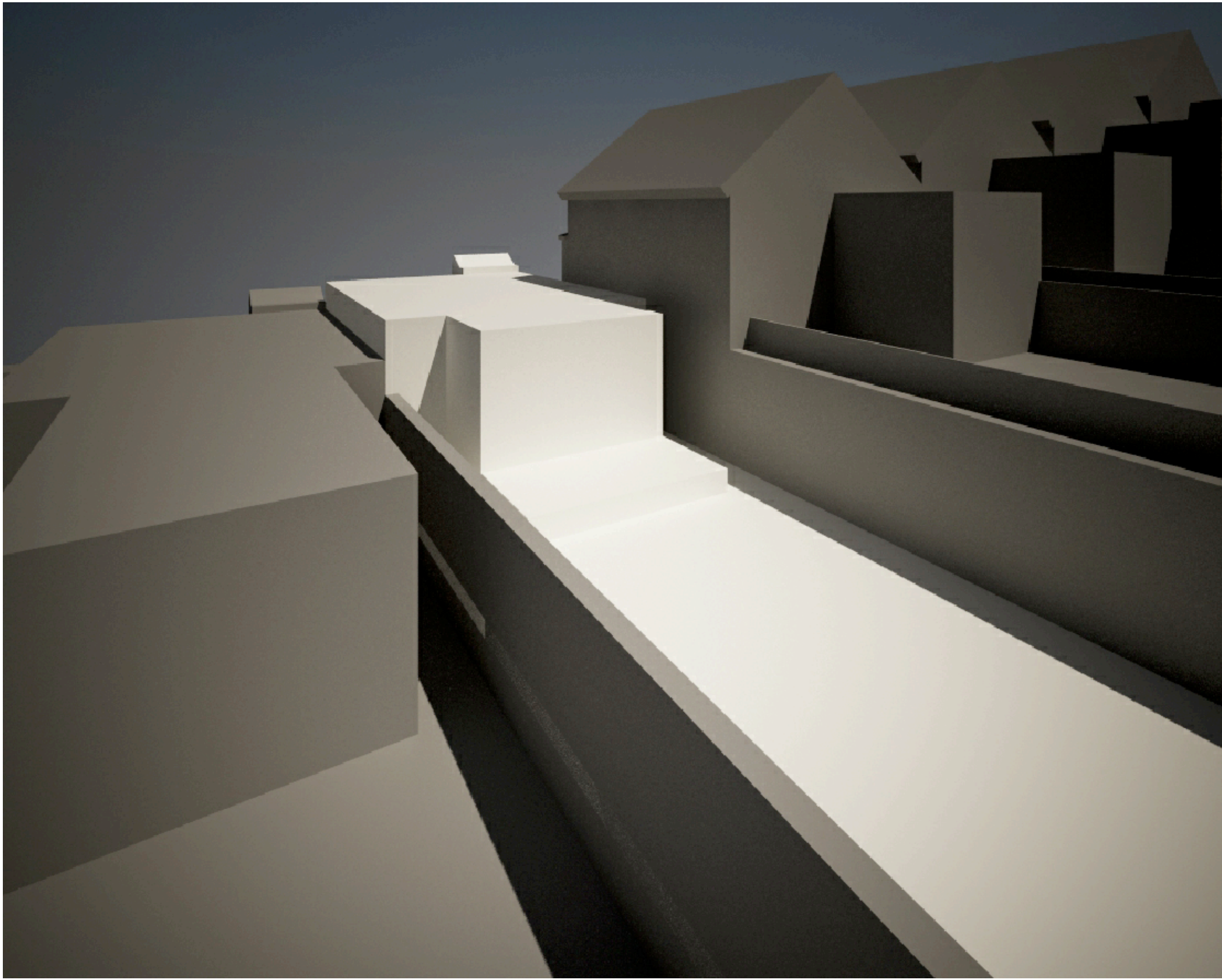




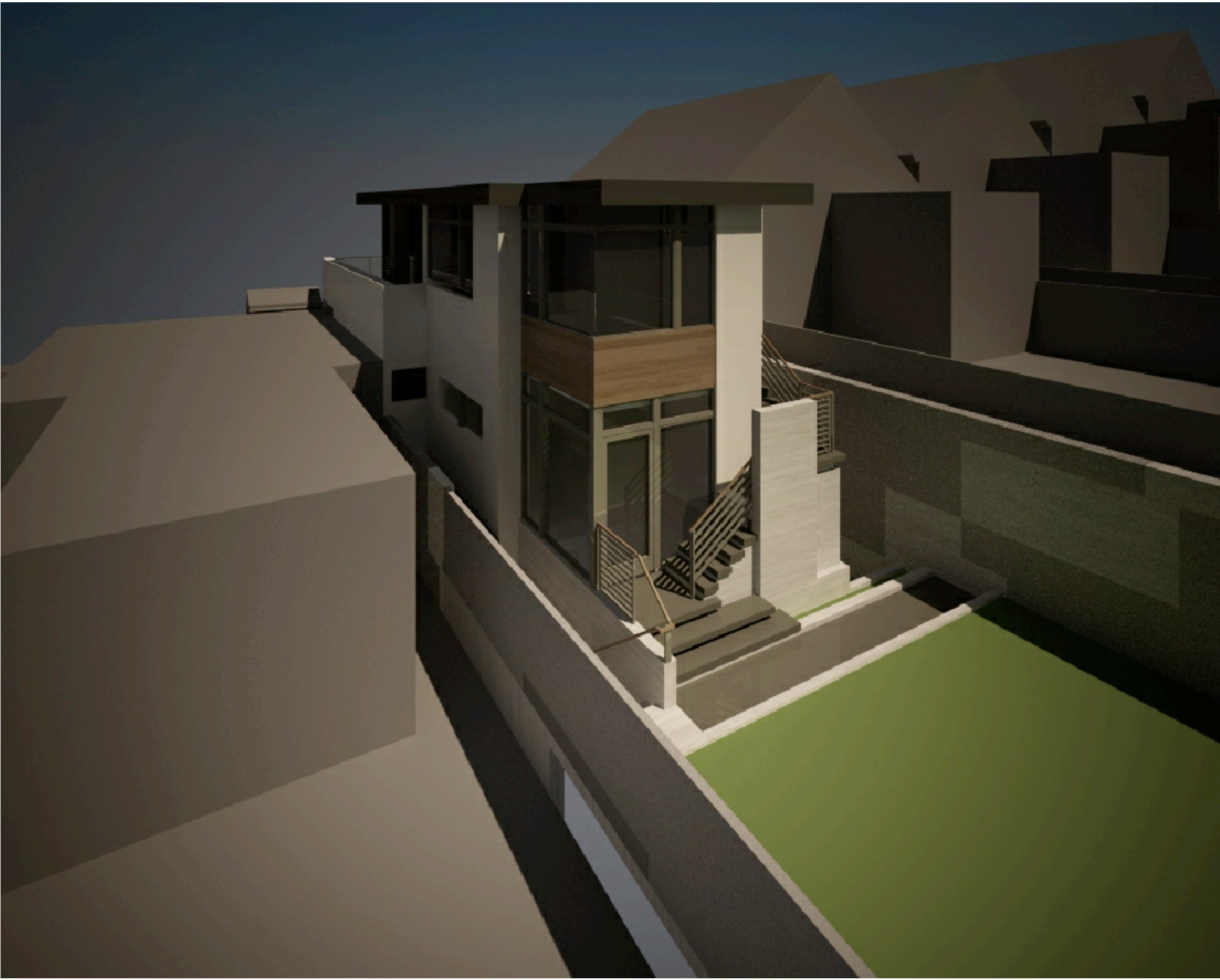
EXISTING MASSING (VIEW FROM SOUTH-WEST)



PROPOSED MASSING (VIEW FROM SOUTH-WEST)



EXISTING MASSING (VIEW FROM NORTH-WEST)



PROPOSED MASSING (VIEW FROM NORTH-WEST)

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SCALE

AS NOTED

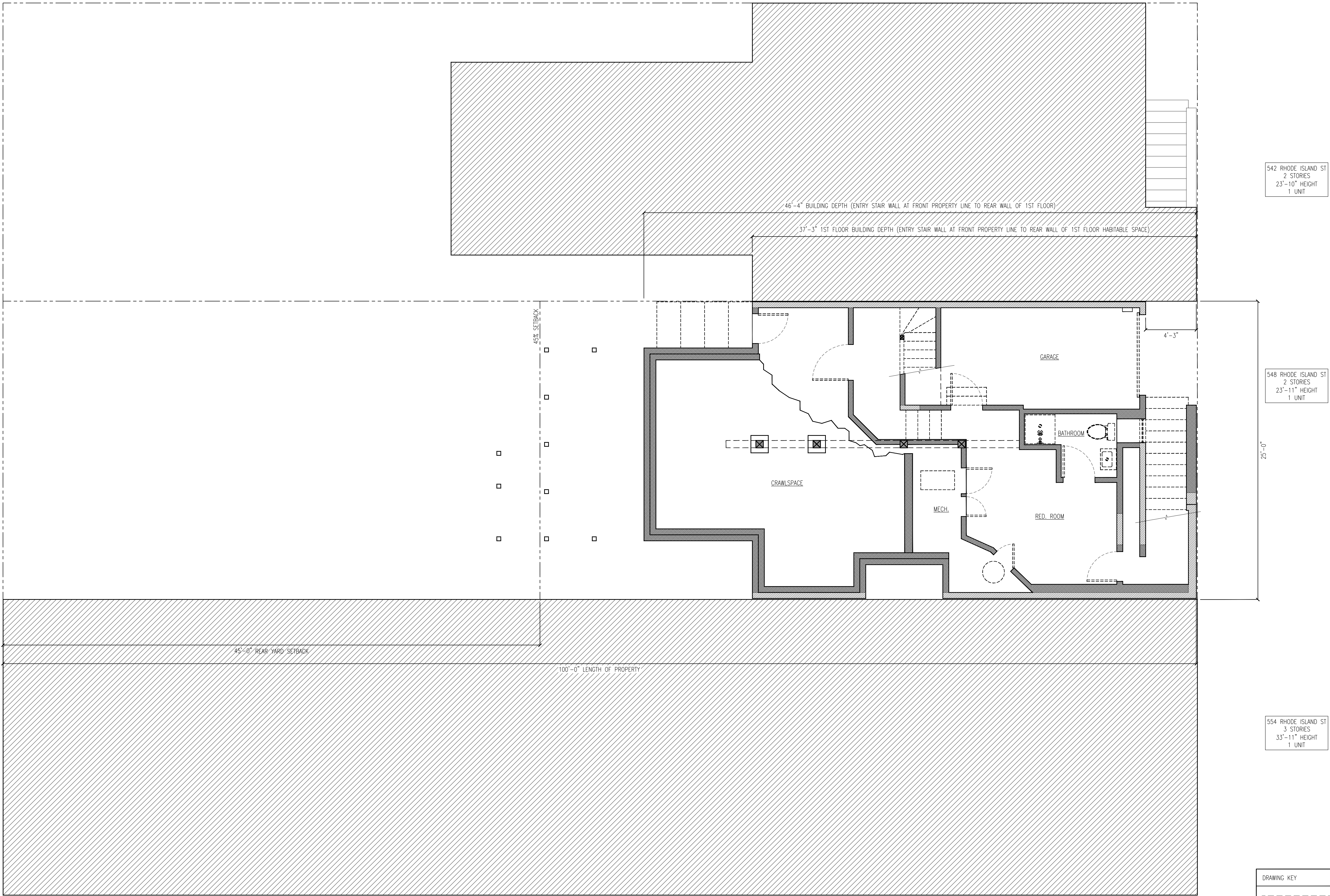
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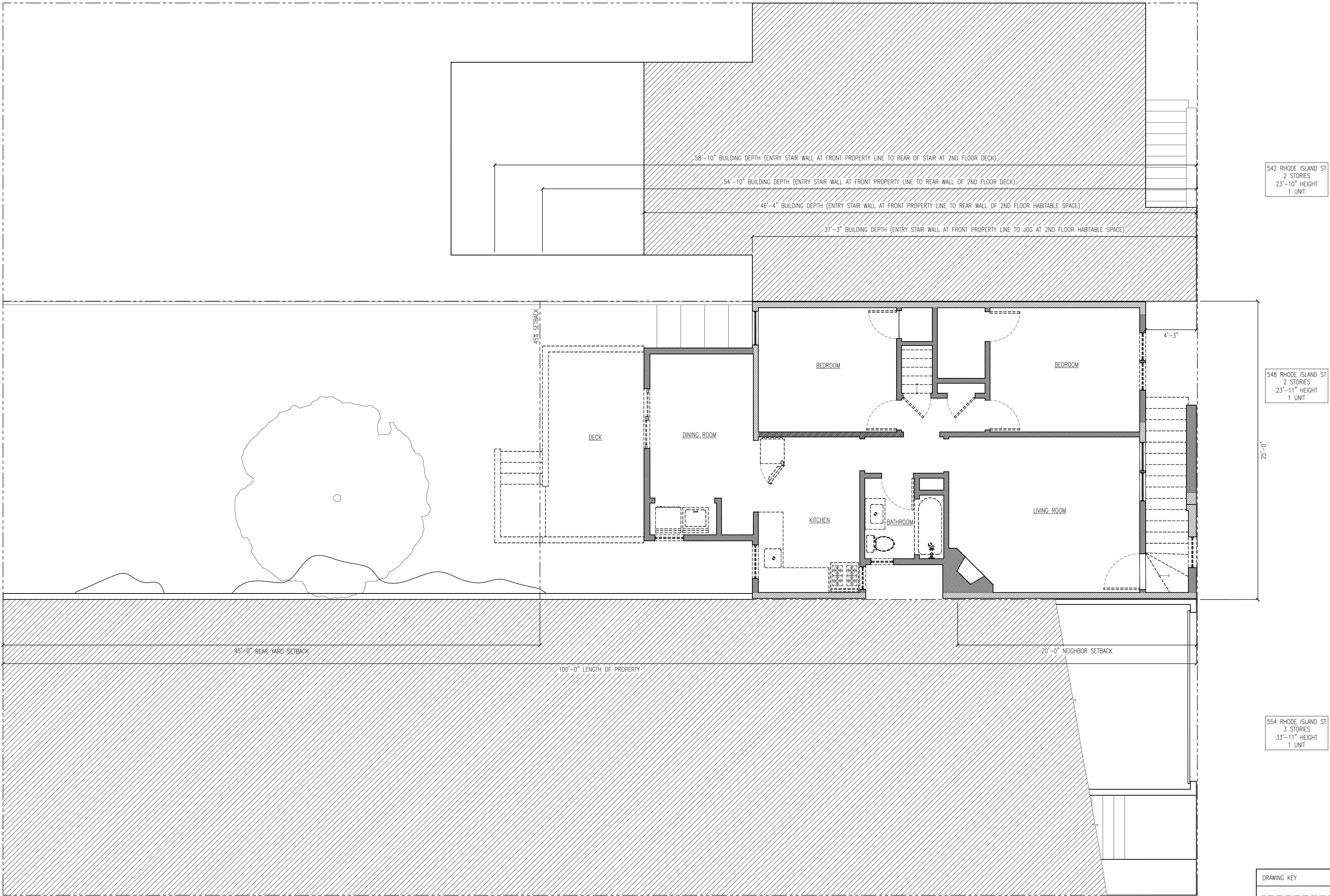
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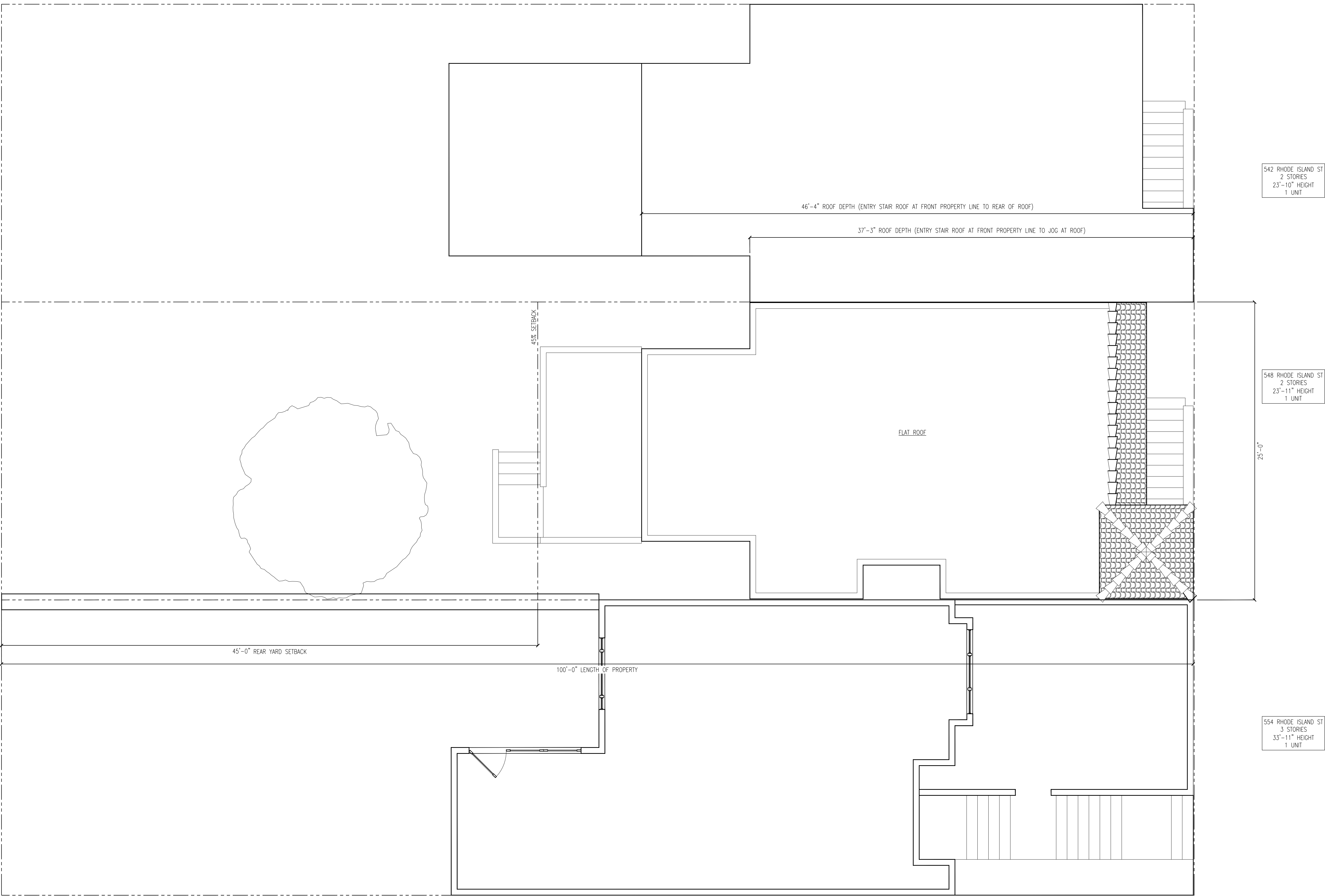


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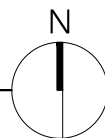


1 EXISTING 2ND FLOOR PLAN  
1/4" = 1'-0"

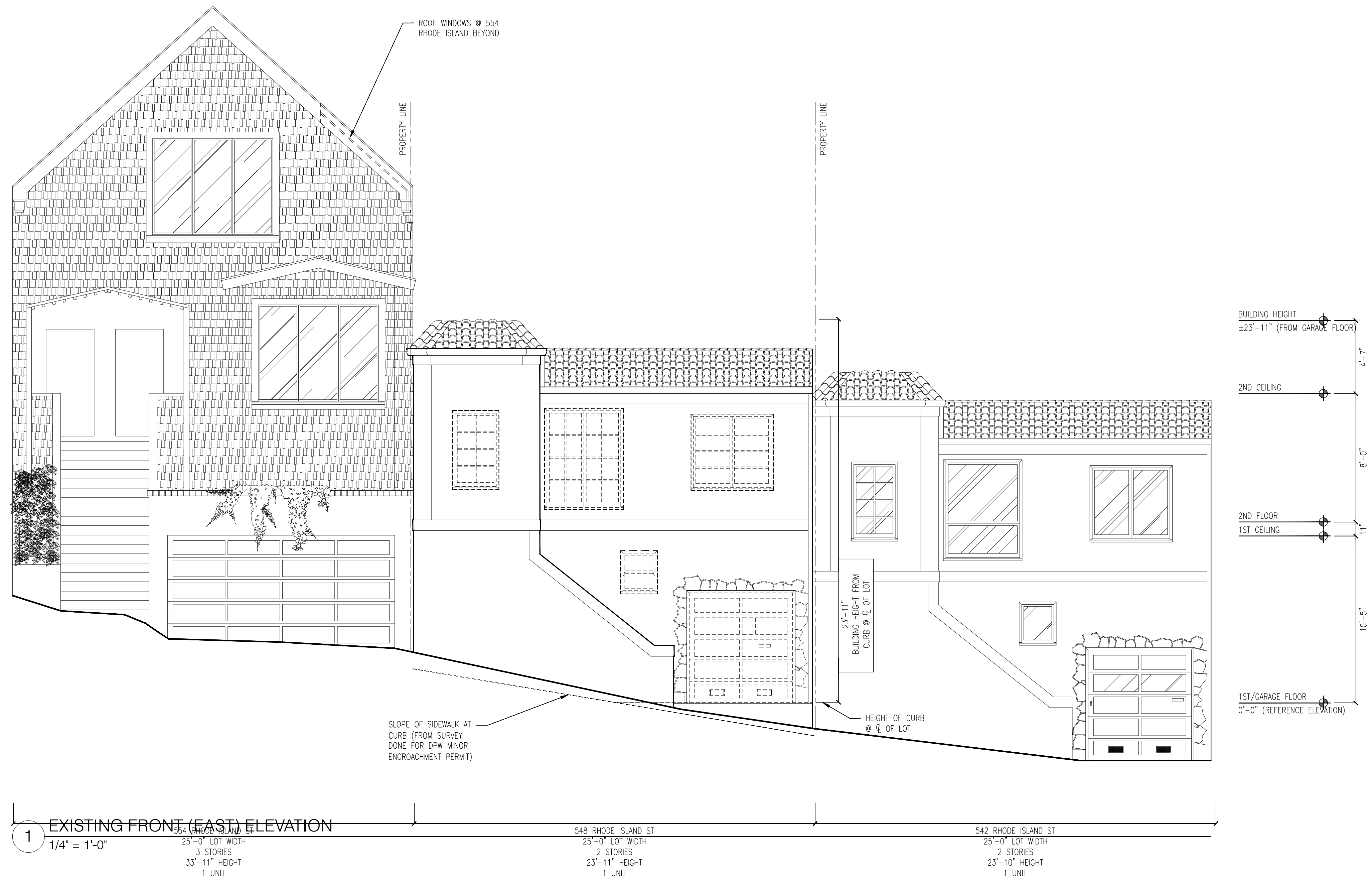




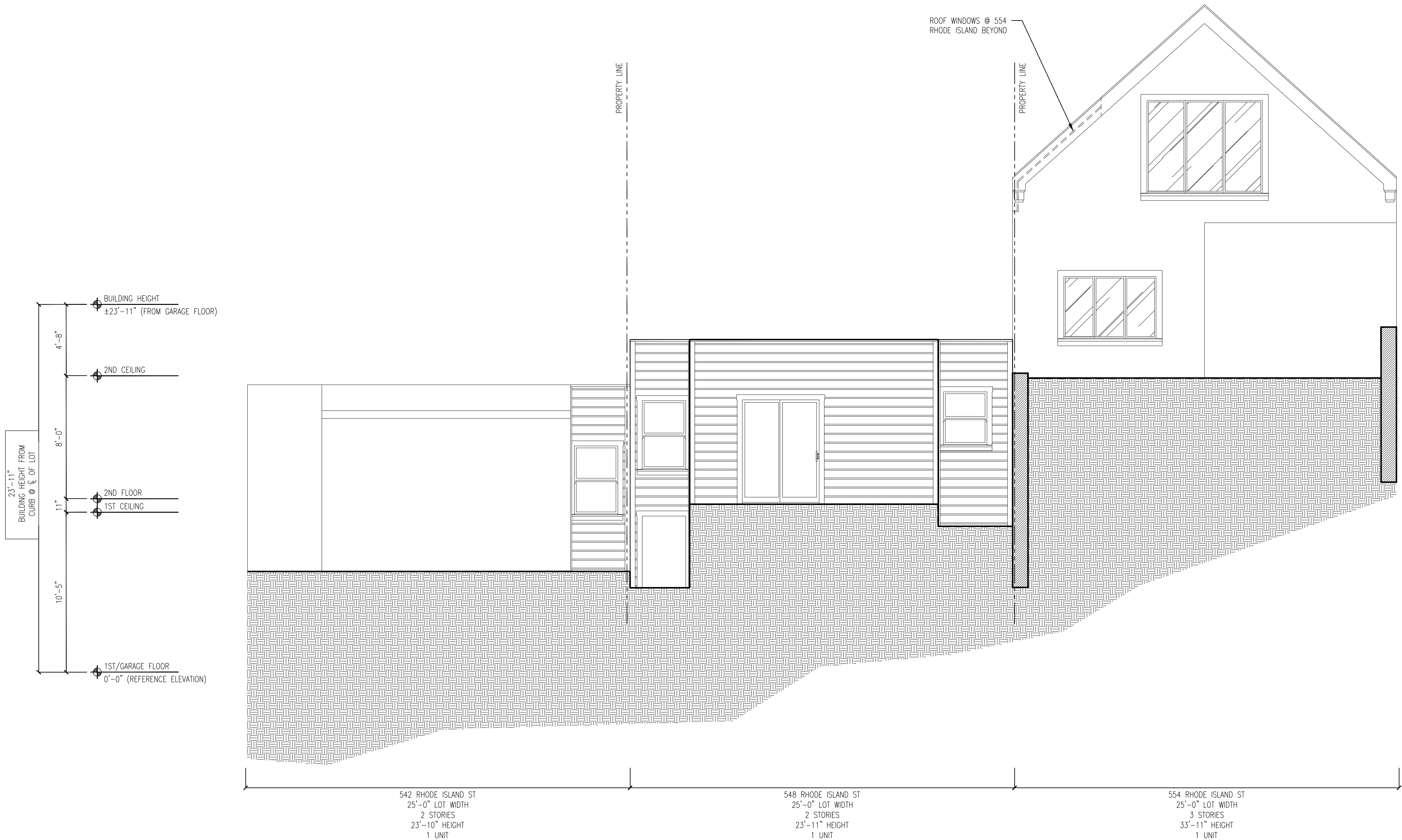
1 EXISTING ROOF PLAN  
1/4" = 1'-0"



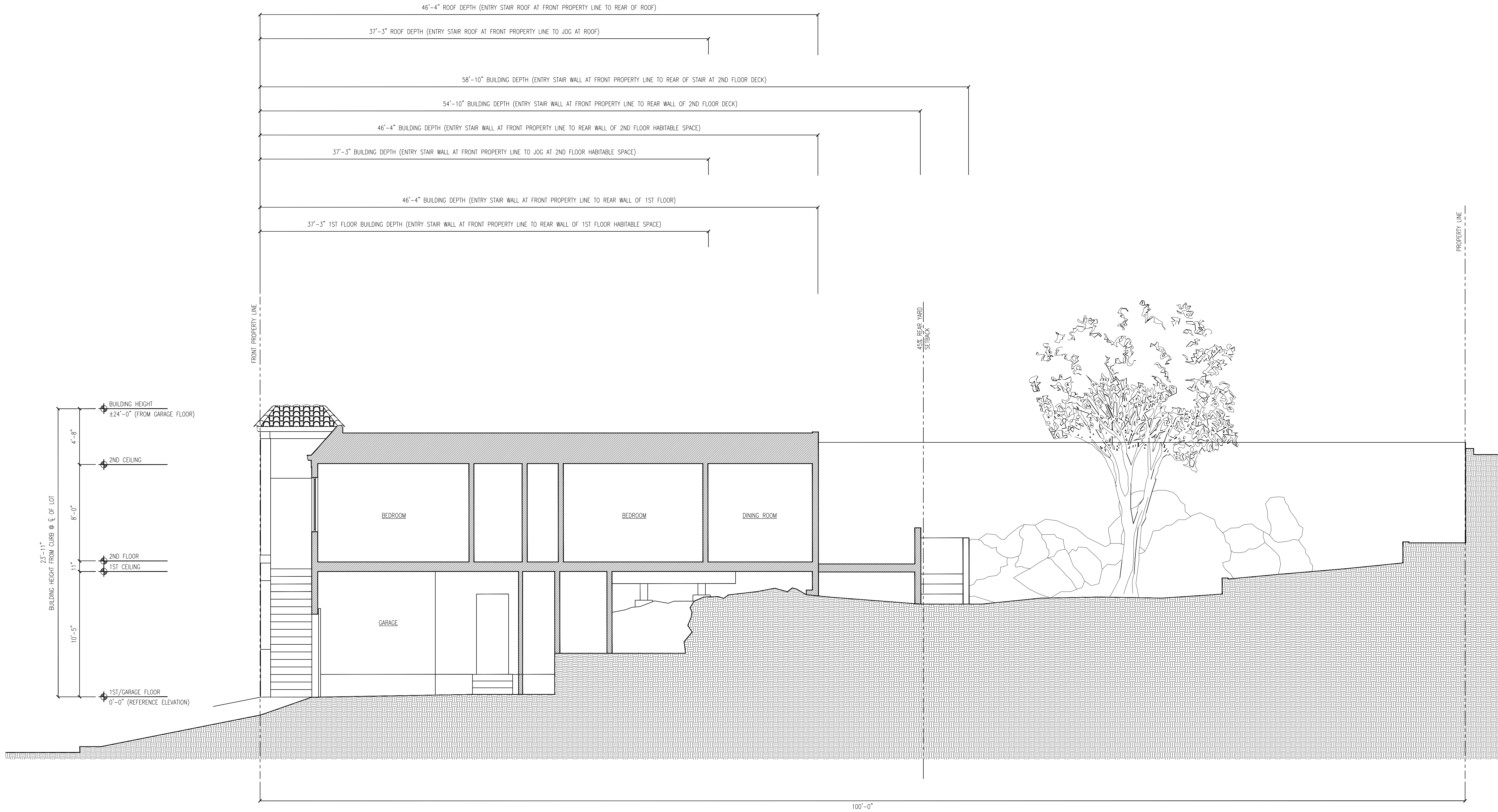
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1 EXISTING REAR (WEST) ELEVATION  
1/4" = 1'-0"



1 EXISTING LONGITUDINAL SECTION  
1/4" = 1'-0"

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DRAWING

EXISTING  
LONGITUDINAL  
SECTION

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SCALE

1/4" = 1'-0"

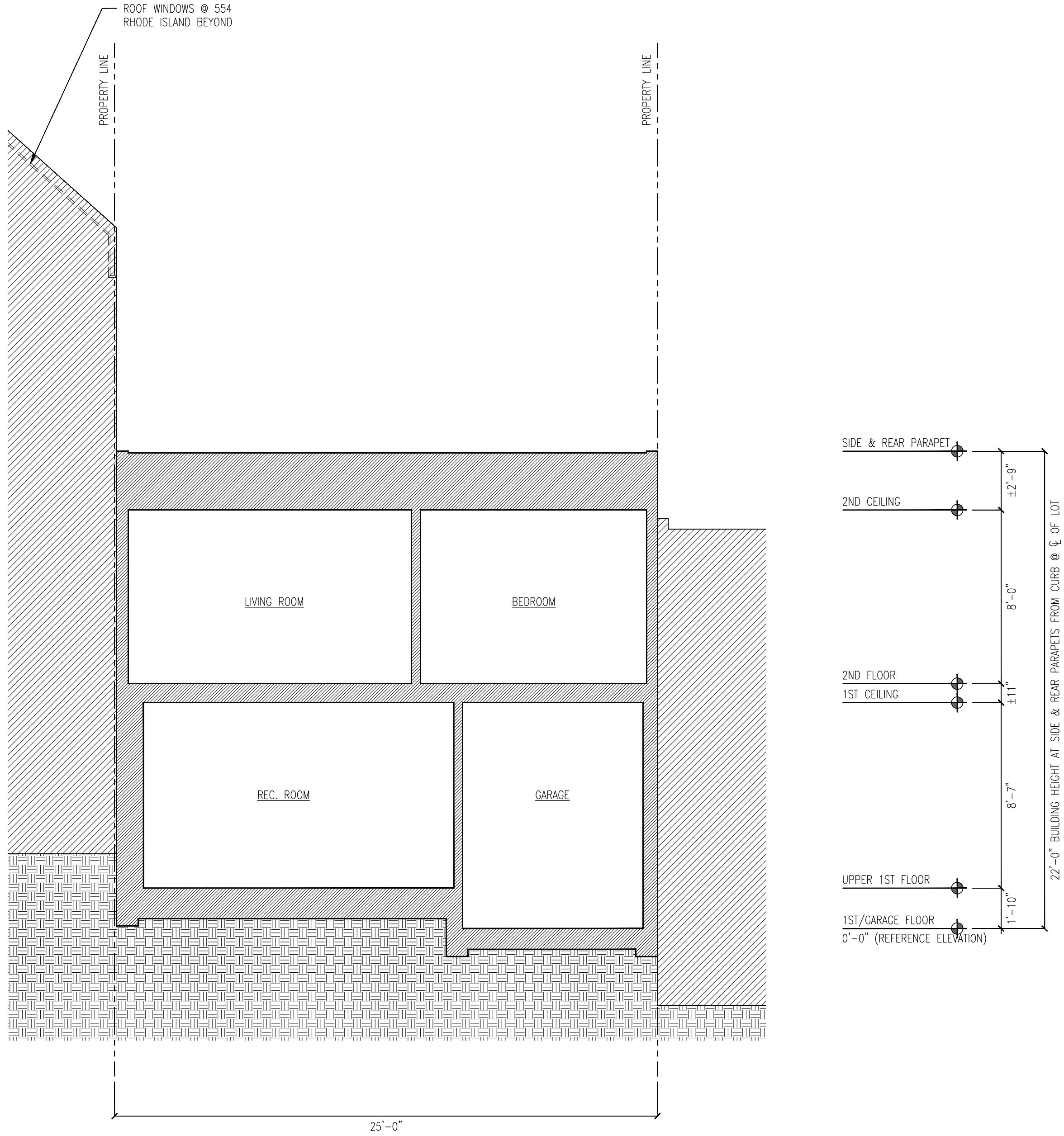
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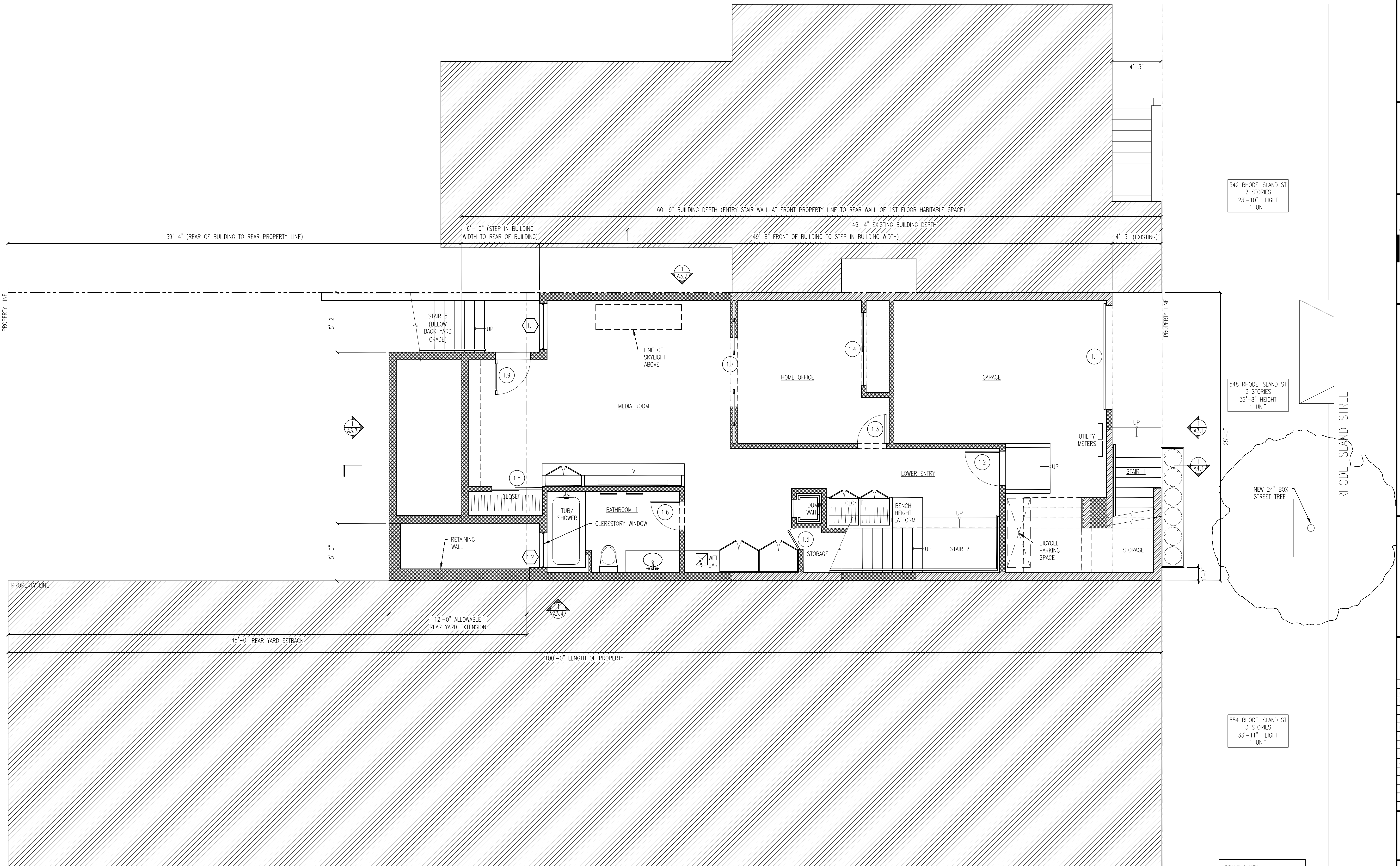


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1 EXISTING CROSS SECTION  
1/4" = 1'-0"

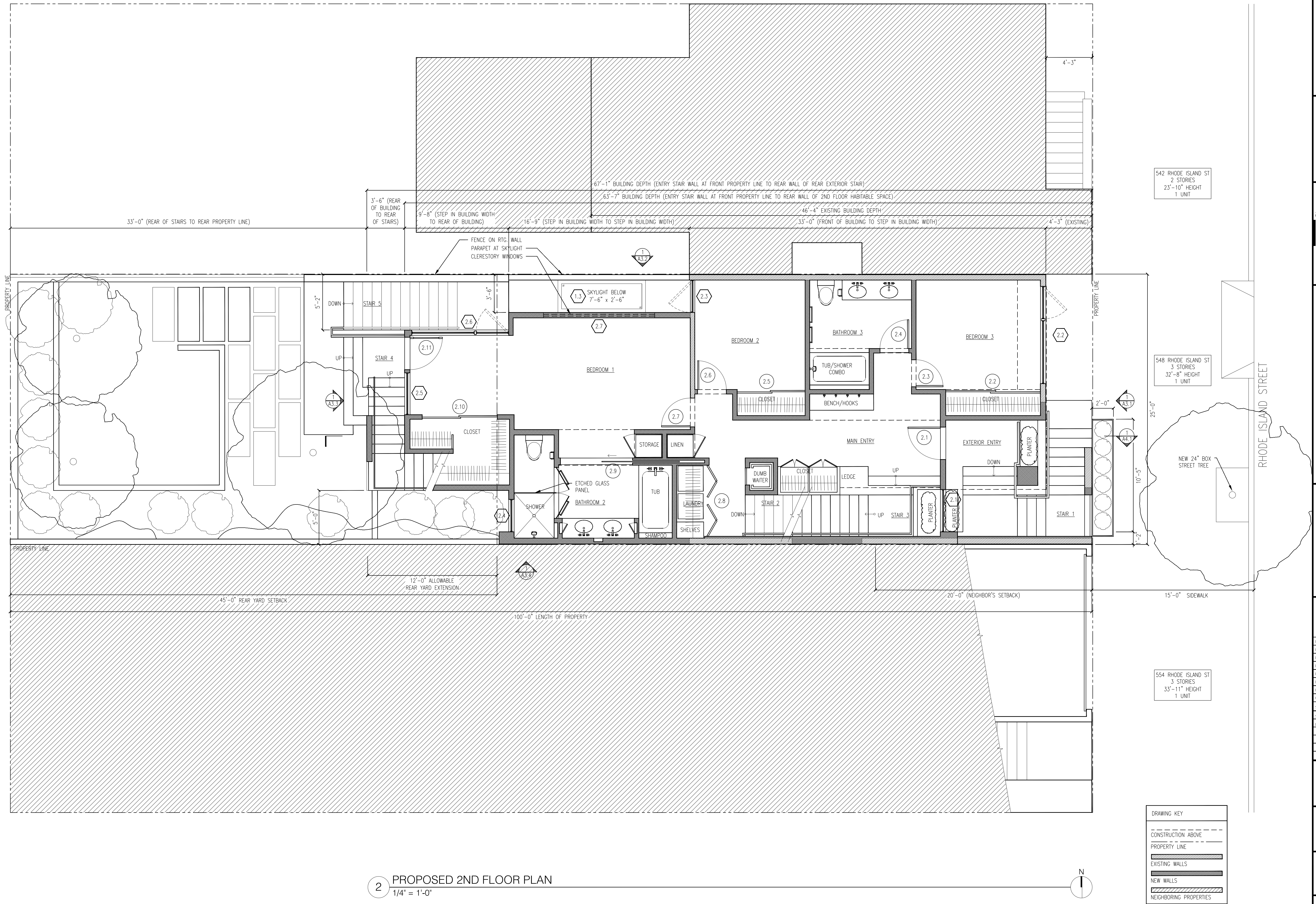
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1 PROPOSED GARAGE / 1ST FLOOR PLAN  
 $\frac{1}{4}" = 1'-0"$



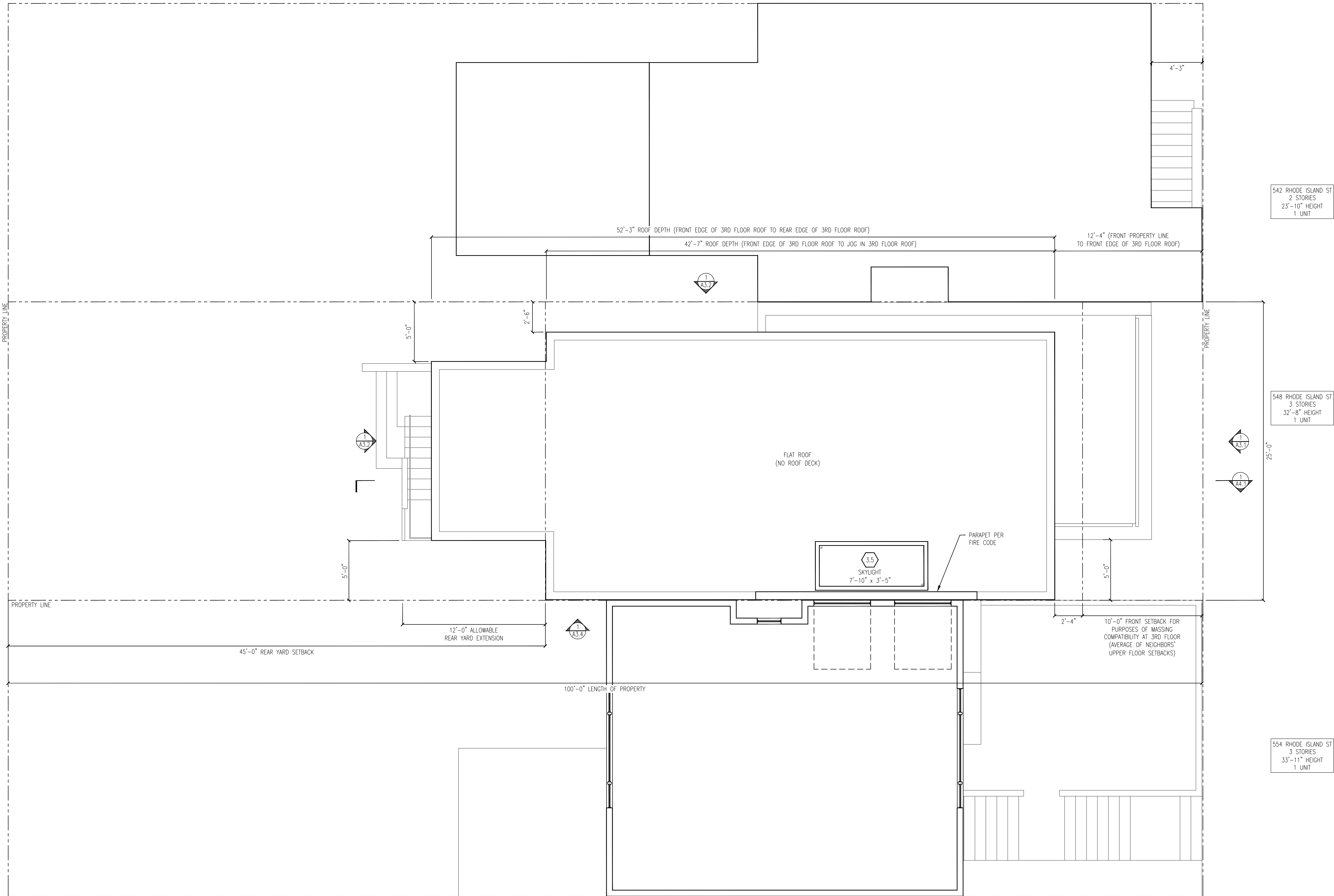
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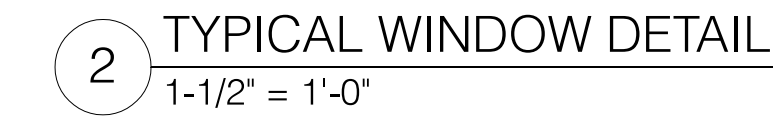




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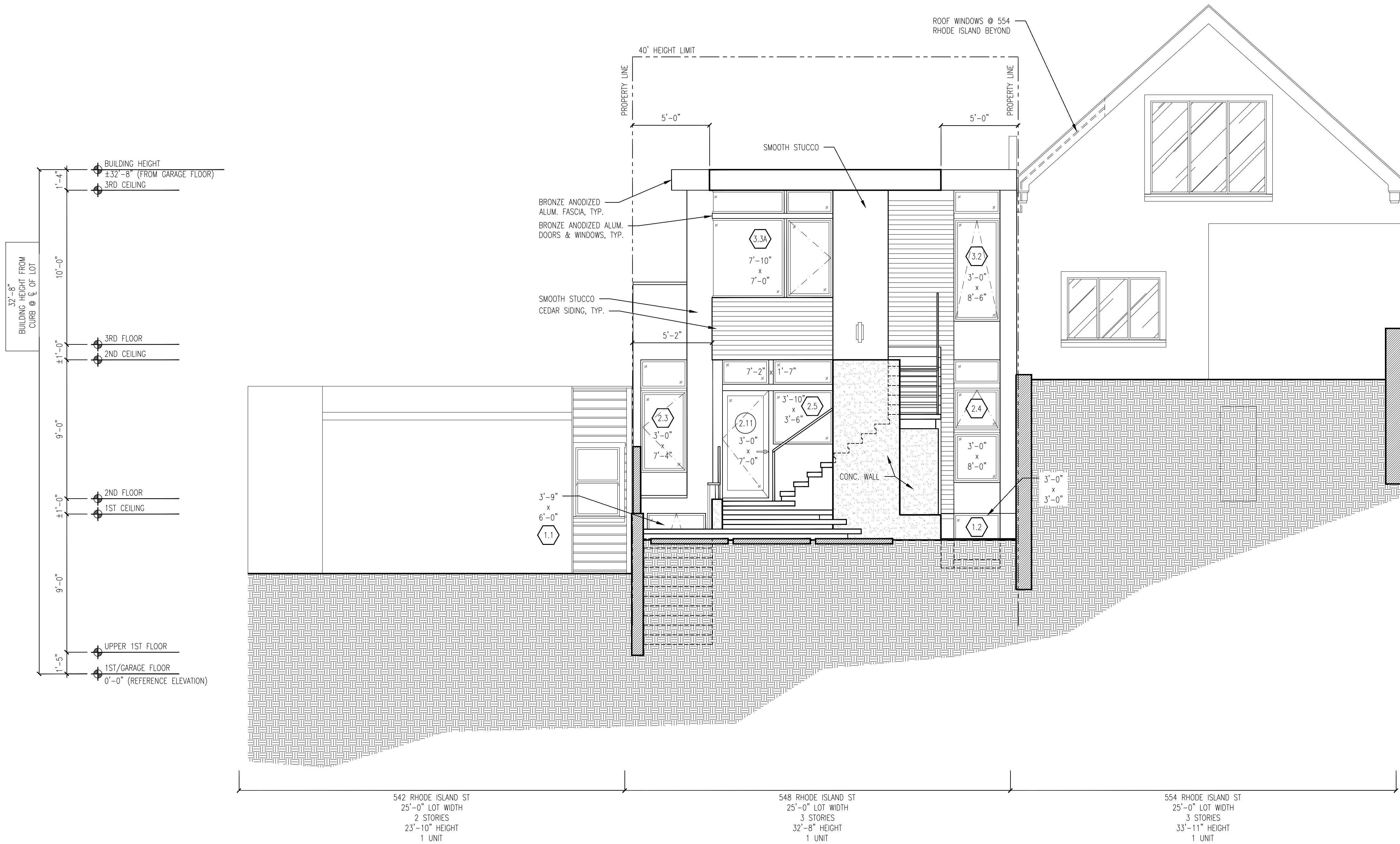
2 PROPOSED ROOF PLAN  
1/4" = 1'-0"



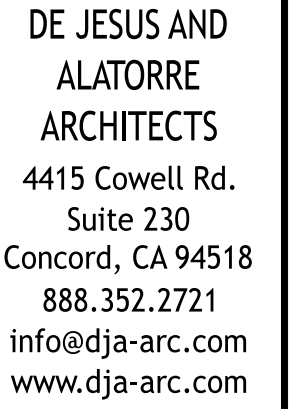





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1 PROPOSED REAR (WEST) ELEVATION  
1/4" = 1'-0"



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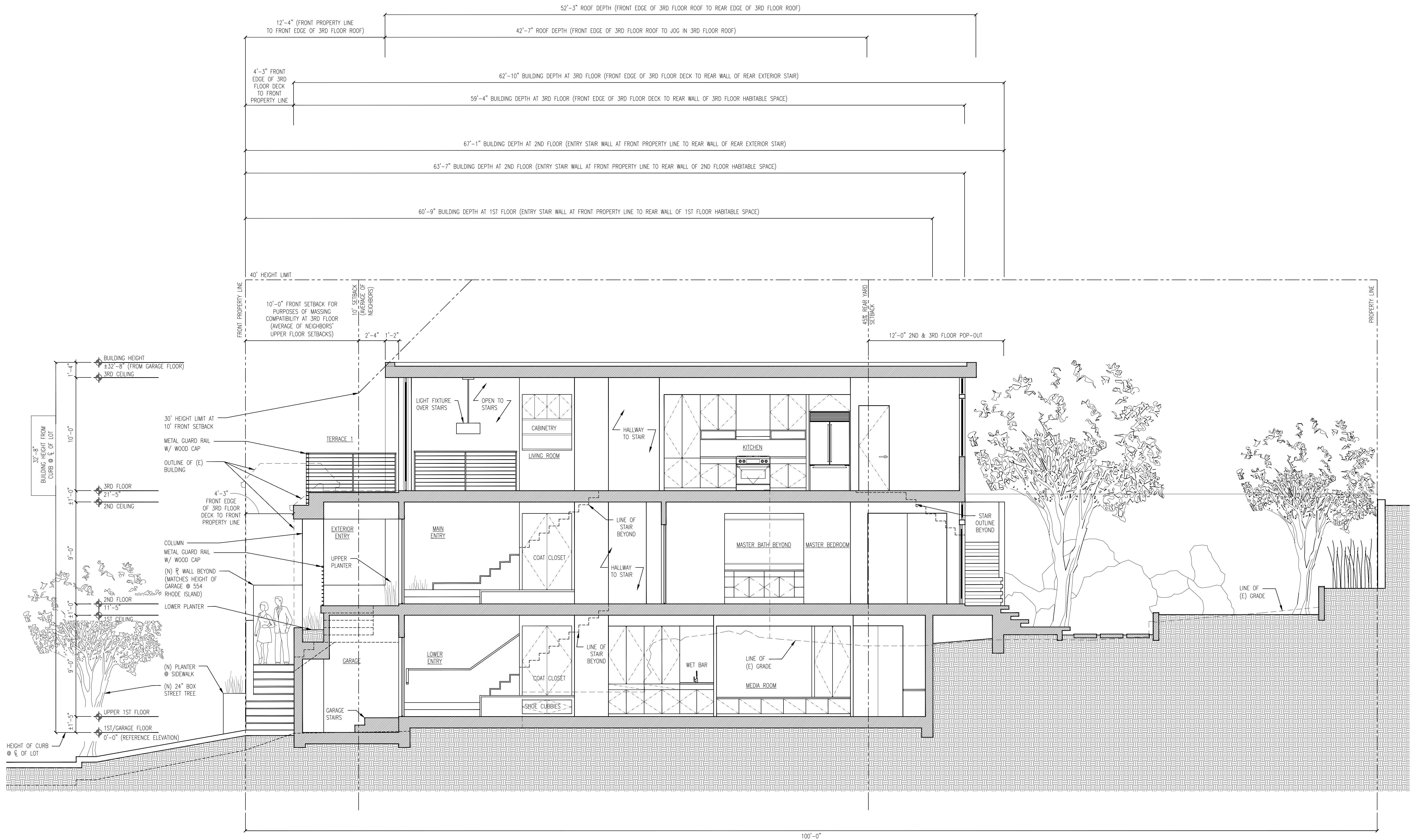
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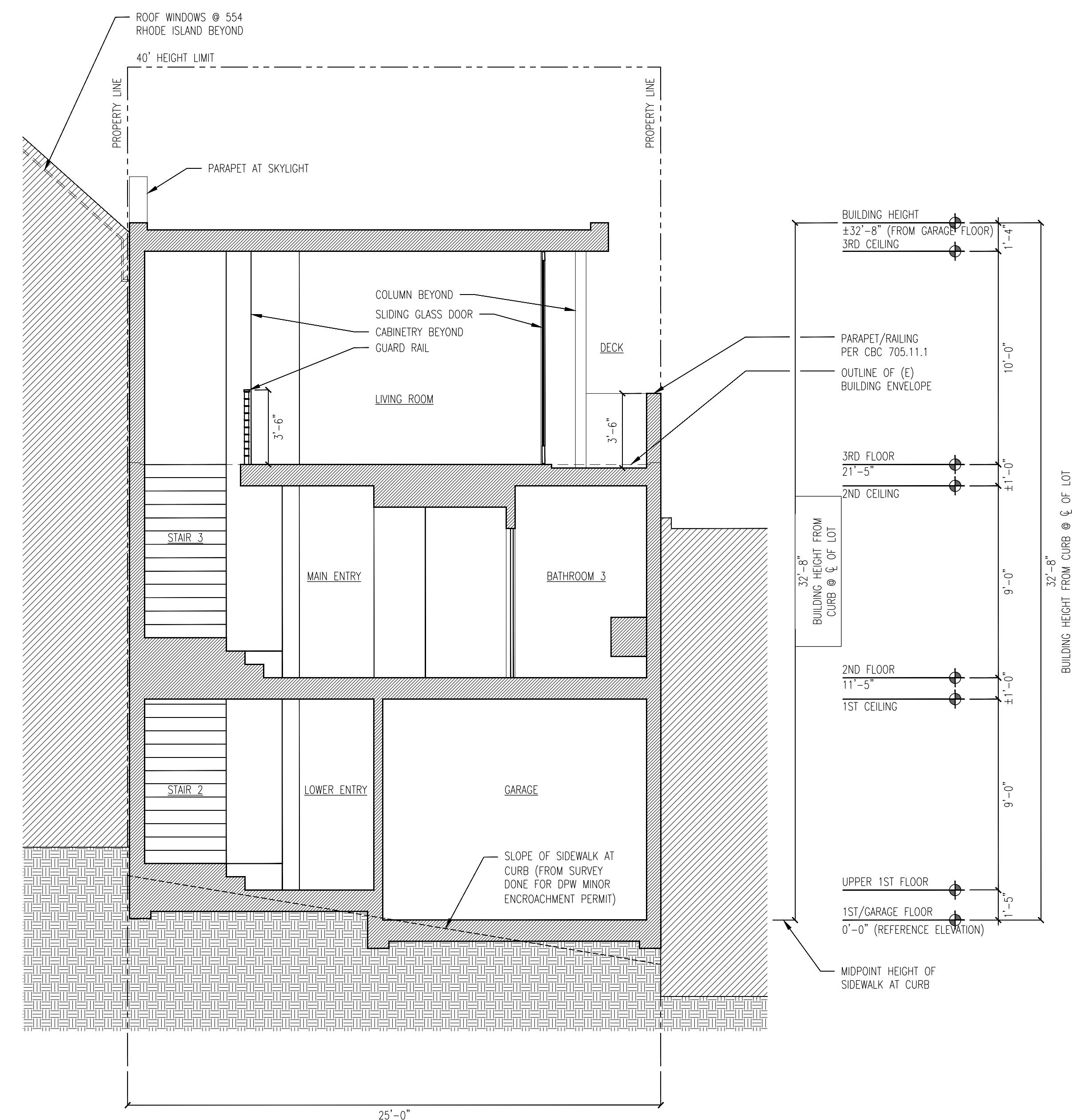


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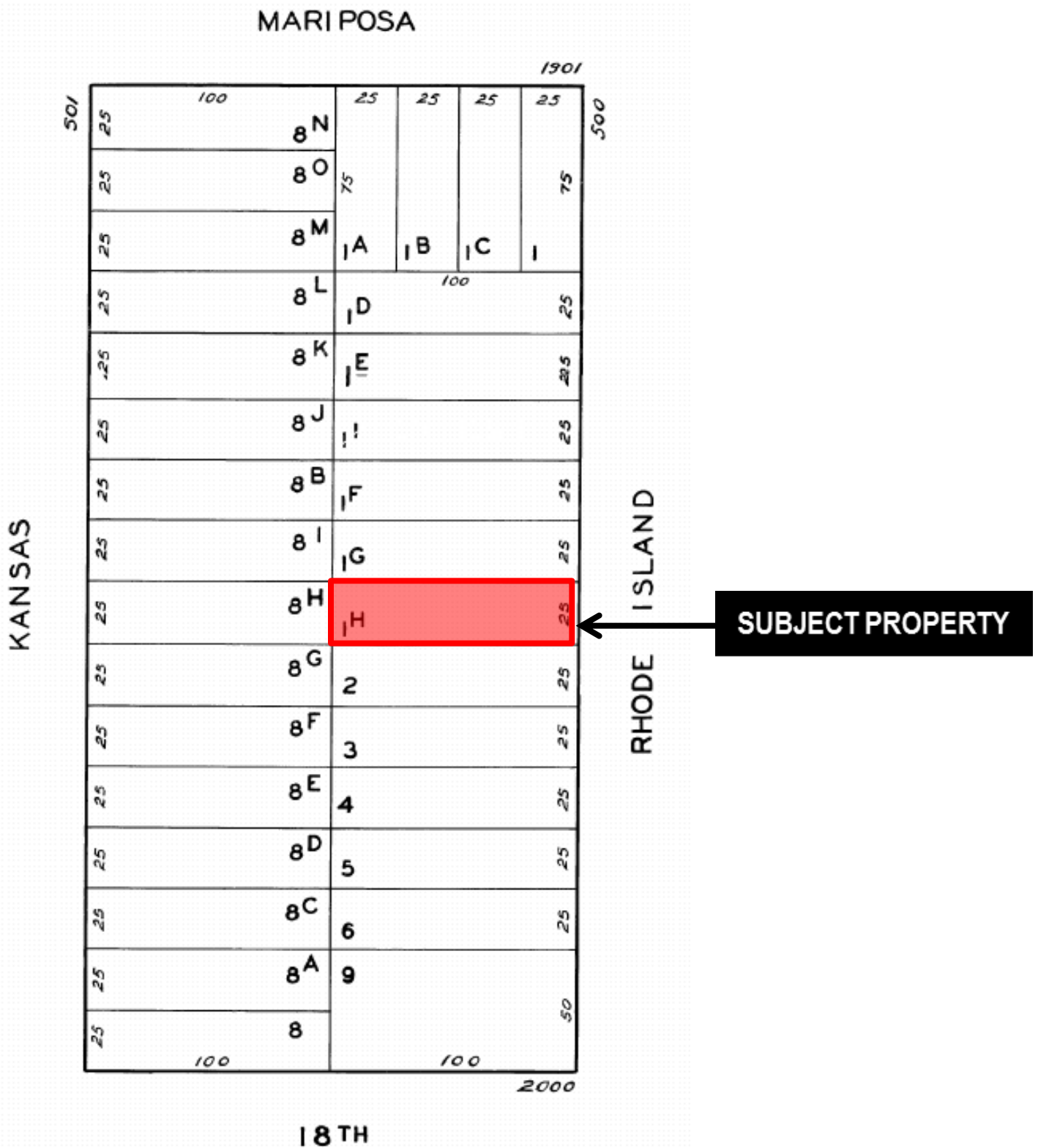
1 PROPOSED LONGITUDINAL SECTION  
 $\frac{1}{4}" = 1'-0"$





1 PROPOSED CROSS SECTION  
1/4" = 1'-0"

# Parcel Map



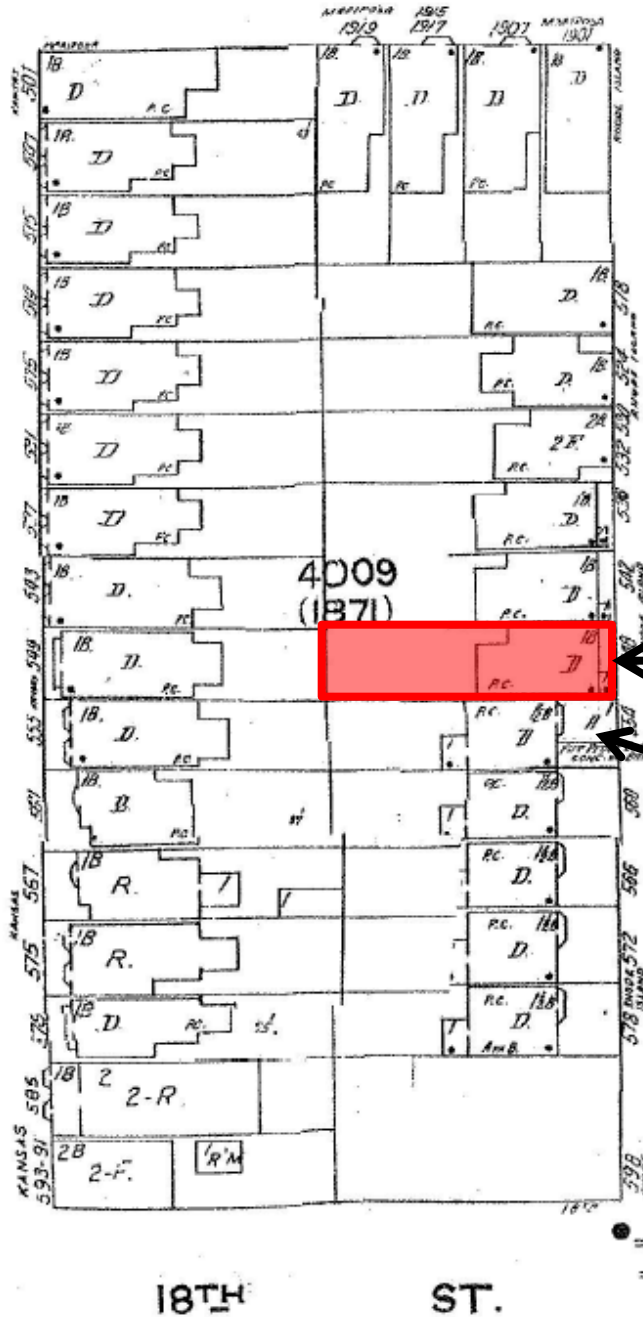
Discretionary Review Hearing  
**Case Number 2015-000685DRP**  
 Remodel/Addition to Existing SFR  
 548 Rhode Island Street

# Sanborn Map\*

MARIPOSA

KANSAS

RHODE ISLAND



SUBJECT PROPERTY

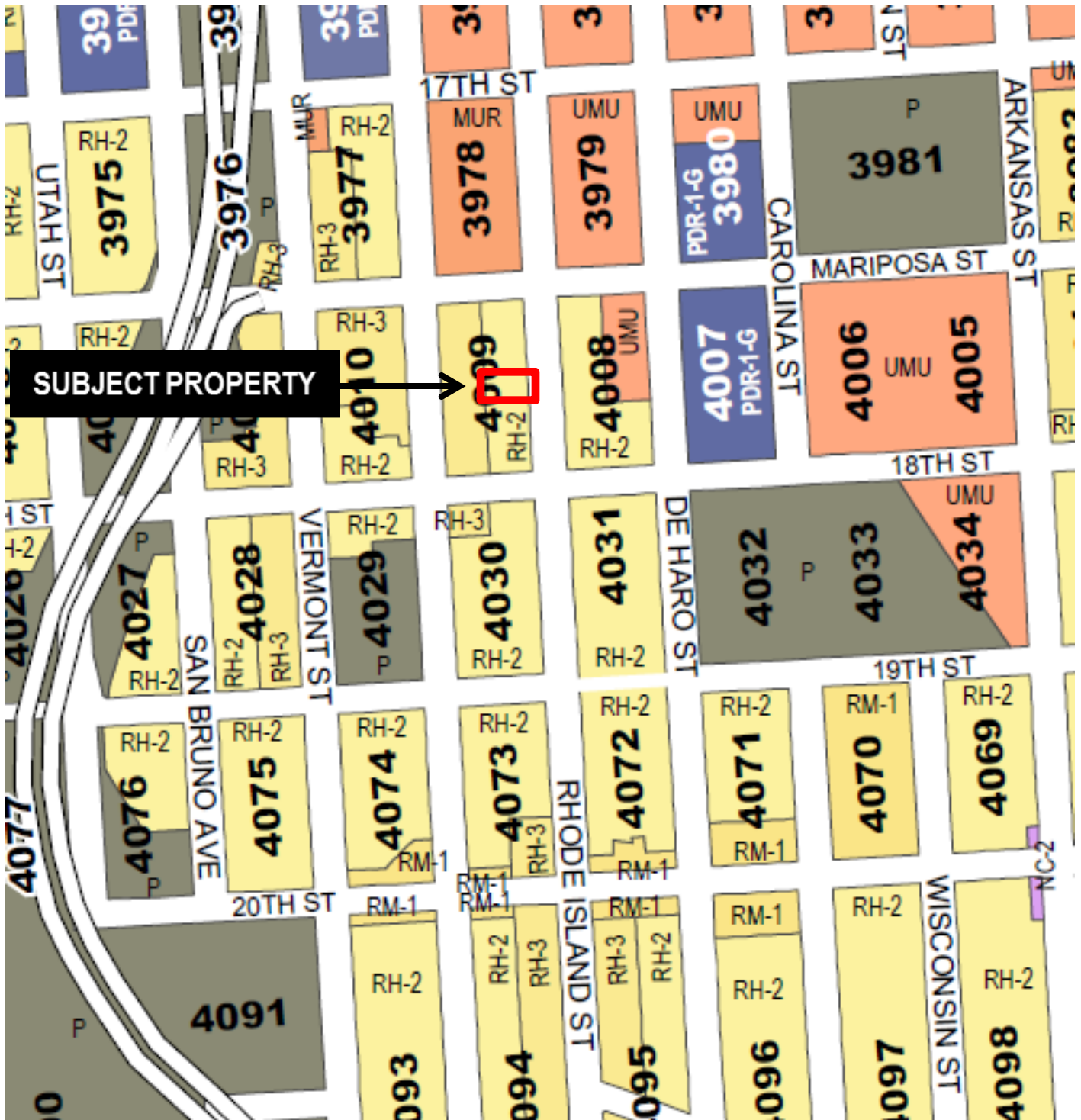
DR REQUESTOR  
(554 Rhode Island St)

\*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 2015-000685DRP  
Remodel/Addition to Existing SFR  
548 Rhode Island Street

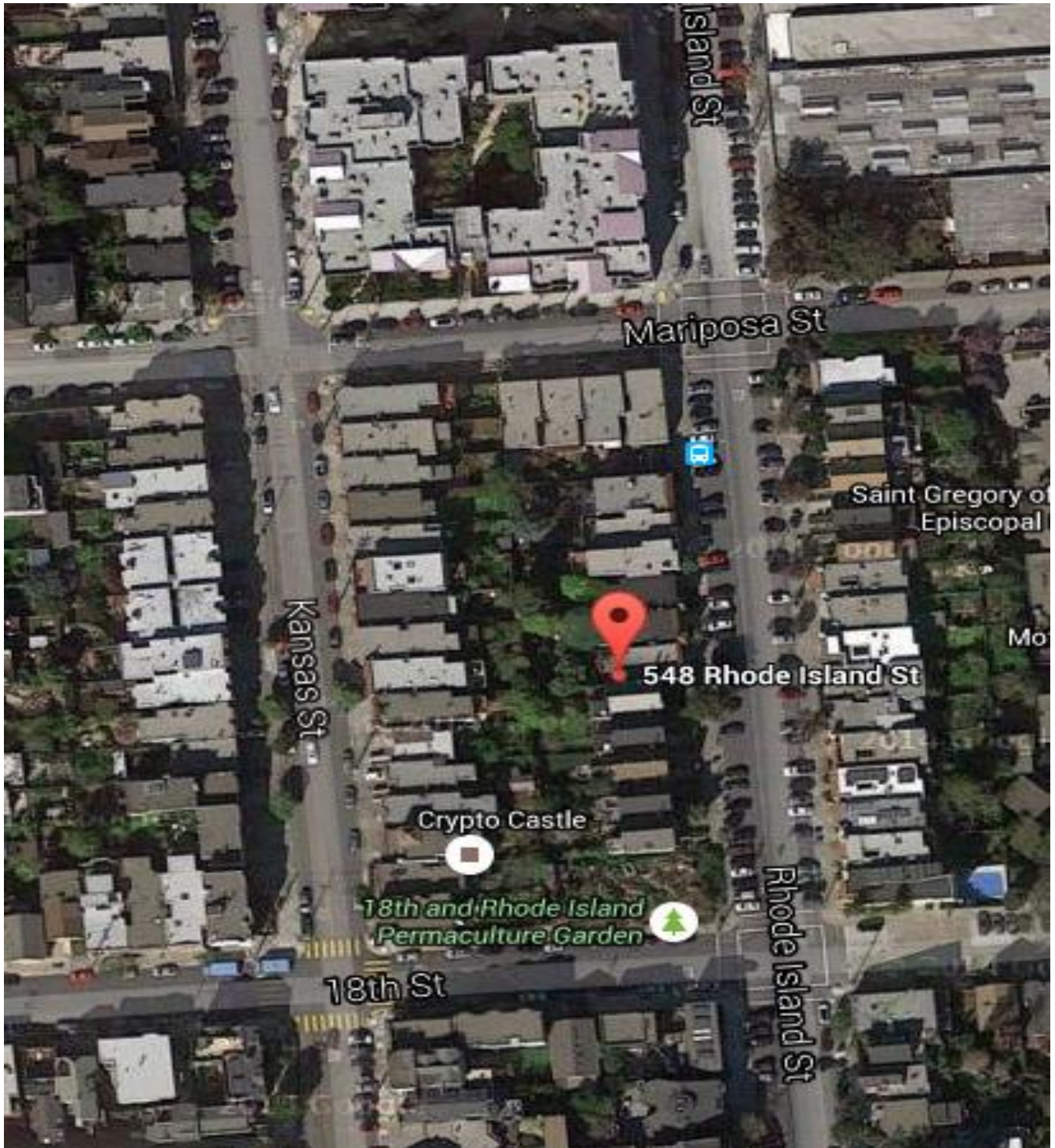
# Zoning Map



Discretionary Review Hearing  
Case Number 2015-000685DRP  
Remodel/Addition to Existing SFR  
548 Rhode Island Street



# Aerial Photo





# Site Photos



Discretionary Review Hearing  
Case Number 2015-000685DRP  
Remodel/Addition to Existing SFR  
548 Rhode Island Street



# Site Photos



View North along Rhode Island Street



View South along Rhode Island Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On January 16, 2015, the Applicant named below filed Building Permit Application No. 2015.01.16.5908 with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	548 Rhode Island Street	Applicant:	Seth Pare-Mayer
Cross Street(s):	Mariposa and 18th	Address:	1349 Spruce Street
Block/Lot No.:	4009/001H	City, State:	Napa, CA 94559
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 644-5203

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"/> Facade 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	No Change
Front Setback	4 feet 3 inches	No Change
Side Setbacks	3 feet 11 inches	3 feet 6 inches
Building Depth	46 feet 4 inches	62 feet 9 inches
Rear Yard	58 feet 8 inches	33 feet
Building Height	23 feet 11 inches	32 feet 8 inches
Number of Stories	2	3
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
The proposal is to alter the building facade, add a third story, fill in side setbacks on the south side of the building at the rear; add an addition at the rear. The rear addition projects approximately 21 feet from the existing rear building wall.		

For more information, please contact Planning Department staff:

Planner: Isolde Wilson  
Telephone: (415) 558-9186  
E-mail: Isolde.Wilson@sfgov.org

Notice Date:  
Expiration Date:

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.

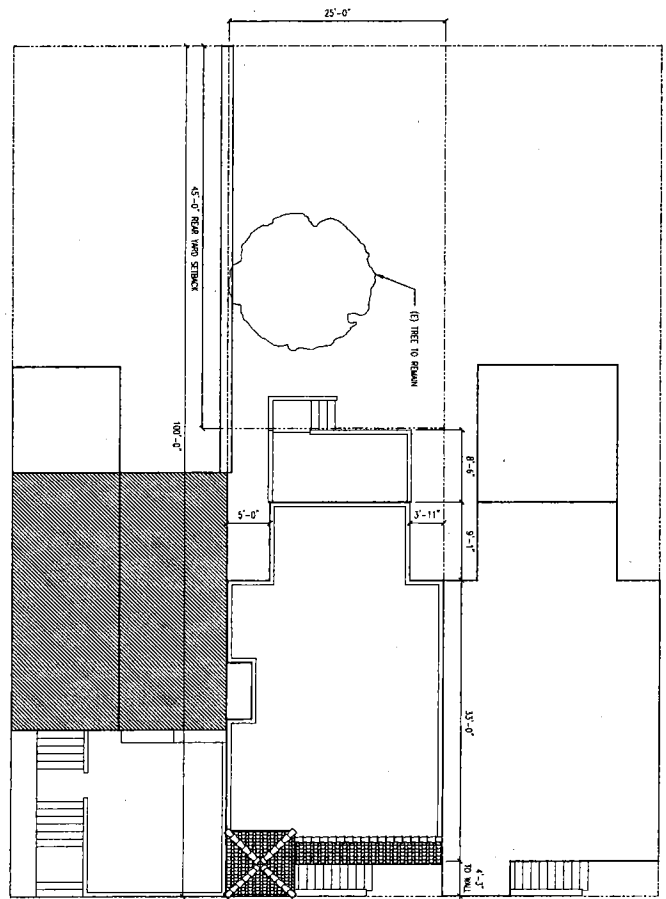


DE. BIDA AND  
ASSOCIATES  
ARCHITECTS  
1000 CALIFORNIA STREET  
SUITE 200  
SAN FRANCISCO, CA 94107  
415.774.1100  
www.dja.com

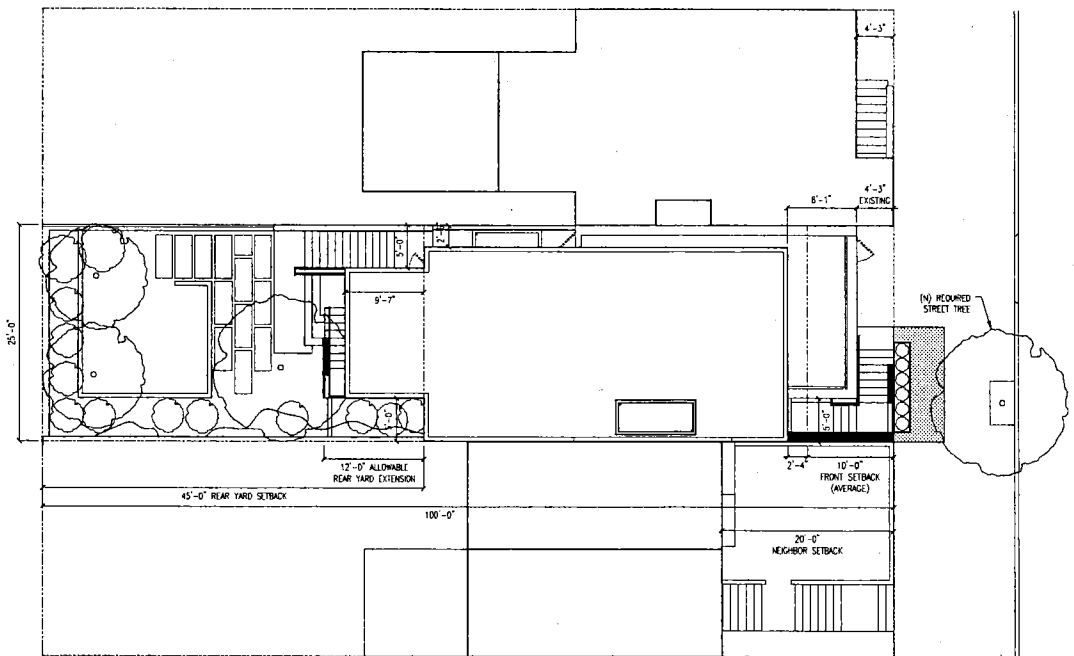
PROJECT LOCATION  
808 11th St  
SAN FRANCISCO, CA 94107

RHODE ISLAND  
RESIDENCE  
540 RHODE ISLAND STREET  
SAN FRANCISCO, CA 94107

NO.	DATE	DESCRIPTION
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99	02.11.15	EXISTING SITE PLAN
100	02.11.15	EXISTING SITE PLAN



1 EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



1 PROPOSED SITE PLAN  
3/02" = 1'-0"



**dja**

DR. JESUS AND  
ALVARO  
ARCHITECTS  
4411 COWLEY BL.  
SUITE 120  
COSTA MESA, CA 92626  
949.261.2221  
www.dja-arc.com  
www.alvaroarc.com

STAMP

DESIGNER/PROJECT CONTACT  
**KEITH E. ELLIOTT**  
1348 SPRUCE ST  
WALTON, CA 94593  
415.944.3303

**RHODE ISLAND  
RESIDENCE**  
SAN FRANCISCO, CA 94107

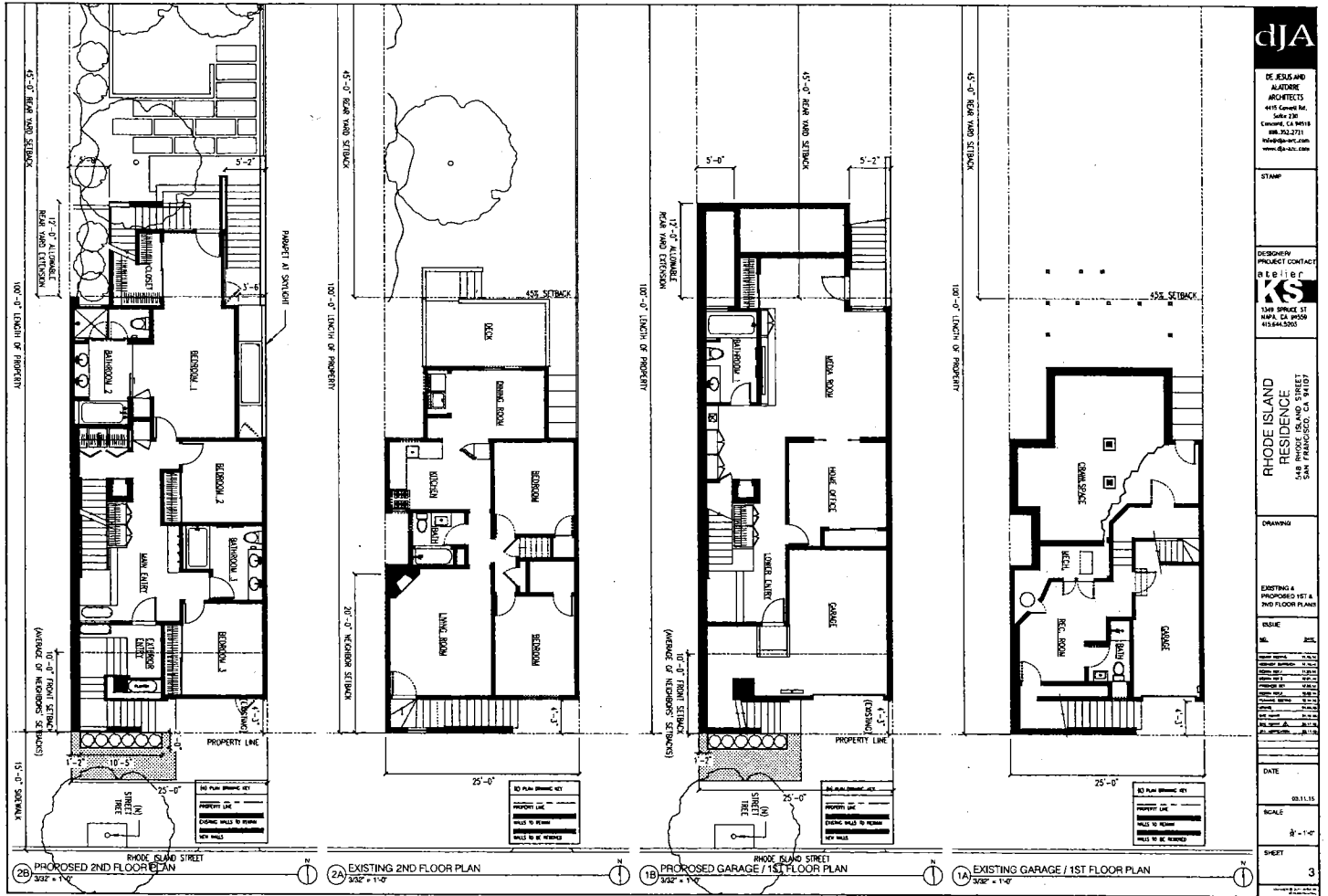
DRAWING

PROPOSED SITE  
PLAN

ISSUE

DATE	02.11.16
SCALE	3/02" = 1'-0"
SHEET	2





DE JESUS AND  
ALVARADO  
ARCHITECTS  
4415 Camino del  
Sur, Suite 200  
Camarillo, CA 93608  
805.362.2771  
info@dja-arch.com  
www.dja-arch.com

STAMP

DESIGNER/PROJECT CONTACT

**KS**

1049 SPRUCE ST  
SUITE 100  
SAN FRANCISCO, CA 94109  
415.644.5505

**RHODE ISLAND RESIDENCE**

1049 SPRUCE STREET  
SAN FRANCISCO, CA 94109

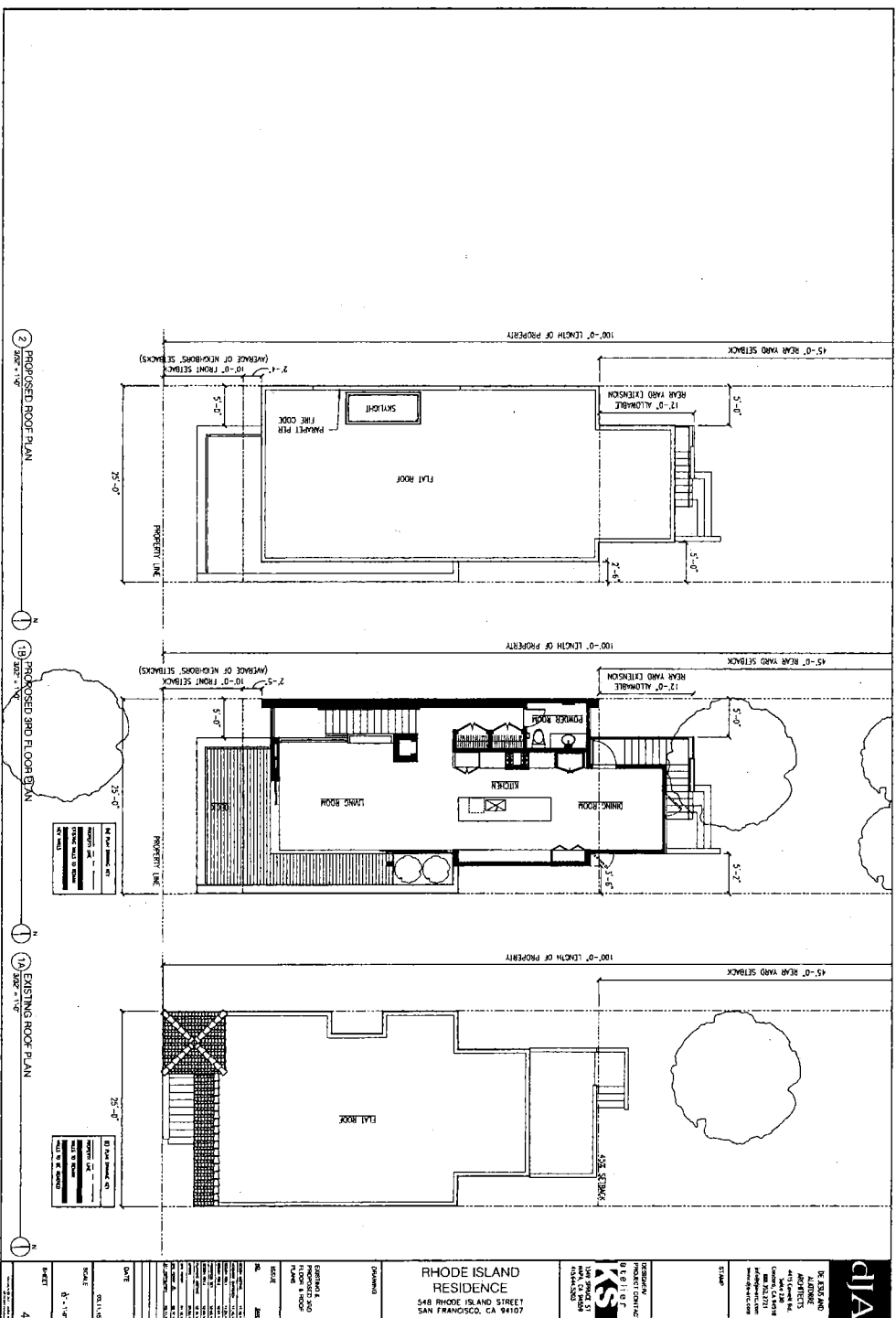
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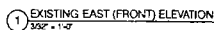
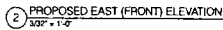
EXISTING & PROPOSED 1ST & 2ND FLOOR PLANS

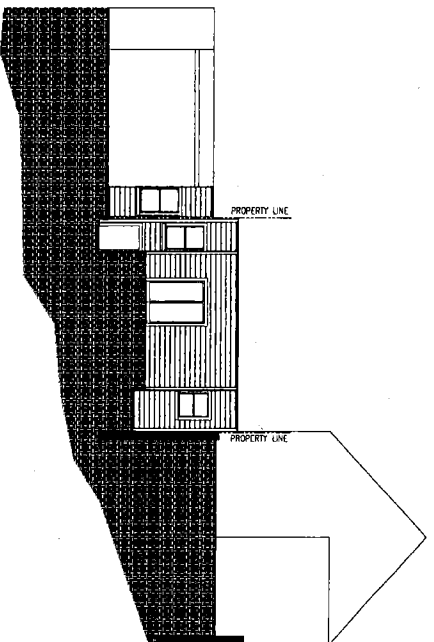
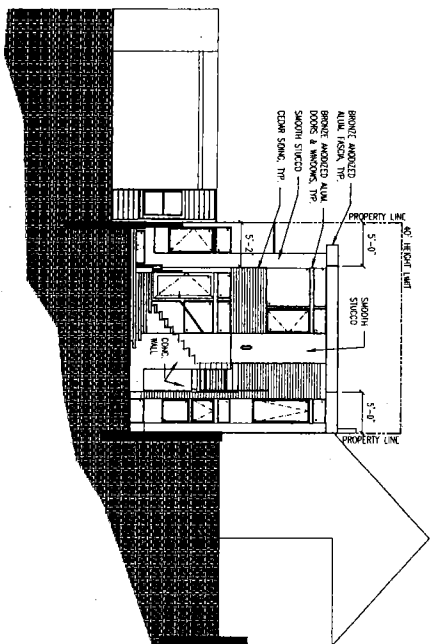
DATE: 03.11.15

SCALE: 3/32" = 1'-0"

SHEET: 3





[illegible]



# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: <b>PETER PUTT, TRUSTEE FOR THE CHARLES AND GLENNA CAMPBELL TRUST</b>		
DR APPLICANT'S ADDRESS: <b>224 DUFOUR STREET, SANTA CRUZ, CA</b>	ZIP CODE: <b>95060</b>	TELEPHONE: <b>(831 )901-4287</b>

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: <b>SETH PARE-MAYER</b>		
ADDRESS: <b>1349 SPRUCE STREET, NAPA CA</b>	ZIP CODE: <b>94559</b>	TELEPHONE: <b>(415 ) 644-5203</b>

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE:
		( )
E-MAIL ADDRESS: <b>seth@atelier-ks.com</b>		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: <b>548 RHODE ISLAND STREET, SAN FRANCISCO</b>	ZIP CODE: <b>94107</b>
CROSS STREETS: <b>MARIPOSA</b>	

ASSESSORS BLOCK/LOT: <b>4009 /001H</b>	LOT DIMENSIONS: <b>25 X 100</b>	LOT AREA (SQ FT): <b>2500</b>	ZONING DISTRICT: <b>RH-2/40-X</b>	HEIGHT/BULK DISTRICT: <b>40</b>
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## 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 ☒  
SFR

Present or Previous Use: \_\_\_\_\_

Proposed Use: **SFR**Building Permit Application No. **2015.01.16.5908** Date Filed: **JAN 16, 2015**

#### 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.

NONE AT THIS TIME

# 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 ATTACHMENT 'A'

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 ATTACHMENT 'A'

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?

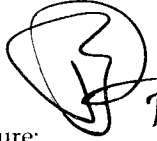
SEE ATTACHMENT 'A'

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



Trustee of the Charles & Lenore Campbell Trust

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

4/19/15

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: Isoken Omokaro

Date: 4-21-15





SAN FRANCISCO  
PLANNING  
DEPARTMENT

**FOR MORE INFORMATION:**

Call or visit the San Francisco Planning Department!

**Central Reception**

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

TEL: **415.558.6378**

FAX: **415 558-6409**

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

**Planning Information Center (PIC)**

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

TEL: **415.558.6377**

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

## **ATTACHMENT 'A'**

This document is an attachment to the Discretionary Review Application dated April 19, 2015 and is intended to address the three fact finding questions as part of the Application Packet.

### **REASONS FOR REQUESTING DISCRETIONARY REVIEW:**

#### **A. PROJECT SCOPE AS PER 311 NOTICE:**

- a. The 311 notice states that the scope of this project is limited to Rear Addition, Façade Alteration(s), Alteration and Vertical Addition only.
- b. It appears that this is NOT a remodel at all, but a full demolition and new construction as we don't see anything much of even the front elevation remaining. This also includes changes to the front stairs.
  - i. If this is indeed the case, the current project does not confirm to existing setback rules and regulations.
- c. The project appears to have at least 10 to 11 foot ceiling heights but there are no elevation notes to confirm this.

#### **B. NEIGHBORHOOD CHARACTER**

- a. There is a defined neighborhood visual character of the entire block with an architecturally historical building directly adjacent to the proposed project. This new project is not in keeping with the overall building scale in helping to maintain the block's visual character.

#### **C. TOPOGRAPHY**

- a. As per the Residential Design Guidelines: December 2003, Page 12, "The proposed building does not respond to the topography and front setback patterns because it does not have any of the stepping or articulation found in surround buildings" especially in the rear yard.

#### **D. SETBACKS**

##### **a. FRONT SETBACK**

- i. Proposed front setback seems to meet Section 132 with regards to the averaging of adjacent buildings, however is not in alignment with architecturally significant buildings which are set back further than the requested 10 feet as per Residential Design Guidelines document page 13.
  - 1. If indeed this is demolition and new construction, then this project does not comply with current building ordinances.
- ii. The Guidelines on Page 25 state "The recommended setback for additions is 15 feet from the front building wall."

**E. REAR YARD**

- a. The building is not articulated to minimize impact on light to adjacent property and is in contradiction to neighborhood characteristics of allowing one-story above grade rear additions.
- b. It is also noted in the Residential Design Guidelines that when expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must also be considered which has not incurred in this case.

**F. LIGHT AND AIR**

- a. Planning Code Section 101 states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco.
  - i. Specific issues of the proposed project include no consideration for the northern adjacent property.
    - 1. Existing plans show the elimination of an existing light well in addition to the third story vertical addition. Elevations show roof height at or above the gutter line of 554 Rhode Island St which will effectively block off all natural lighting and airflow in the bathroom area as well as significantly impact the lighting within the artist's studio.

**G. BUILDING SCALE AND FORM**

- a. See Rear Yard section E.b above and Page 27 of the Residential Design Guidelines

**EXPLANATION OF HOW THIS PROJECT WILL CAUSE UNREASONABLE IMPACTS:**

**A. 554 RHODE ISLAND STREET, LOCATED ADJACENT AND JUST SOUTH OF PROPOSED PROJECT**

- a. Existing Proposal is too tall and blocks out most of the interior lighting to our home. The lighting in the bathroom will be totally eliminated, the artist's studio will have more than 90% of the north facing window wall blocked out, and the rear yard addition will block out air and lighting to not only our rear yard area but also the dining room and kitchen areas. The living room in front of our home will also be impacted by the three story addition moving out towards Rhode Island Street.

**B. SURROUNDING NEIGHBORS**

- a. Certainly we are directly affected in 554 Rhode Island Street, but the surrounding neighbors are also adversely affected due to the proposed change to the entire neighborhood character which has historical significance on Potrero Hill.

**C. CHARACTER OF THE STREET AND NEIGHBORHOOD**

- a. The existing five houses immediately to the south of the proposed project were built soon after the 1906 earthquake. They are small Victorian homes with less than 2,000 square feet of living space. The proposed remodel – although it seems to qualify more as a new construction project – has more than triple the square footage of the existing homes. All homes south of the proposed project, as well as all homes on Rhode Island Street between 18<sup>th</sup> and 19<sup>th</sup> Streets, have the same set back, creating reasonable pedestrian access to the street. The proposed project is in direct conflict with this approach to foot traffic. By significantly extending more than halfway into the pedestrian thoroughfare, it interrupts the harmonious relationship of all the other houses on the street. Such discord takes away from not only the harmony of the block, but its charm and appeal, as well.

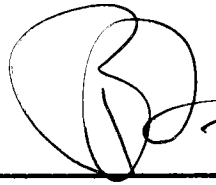
**PROPOSED ALTERNATIVES OR CHANGES:**

- A. 20' front set back of the vertical addition to align with the defined character of existing three level buildings.
- B. Limit rear addition to single story above grade for the same reason even if extending further back into the rear yard.
- C. Hold third story overall height to 18" below gutter line of 554 Rhode Island Street. This will resolve light and air issues to our needs. This may be easily resolved by holding interior ceiling heights to 8 feet. Nine feet might even work but we have no idea as to the current plan as dimensions are not included.
- D. Eliminate the skylight parapet as it blocks off all of the natural north light to the artist's studio. Suggest a fireproof skylight or its relocation.

April 19, 2015

To whom it may concern:

This letter authorizes Mr. Henry Shapiro to act on my behalf with regards to submitting all documents and related materials for a Design Review process for application number 2015.01.16.5908 regarding the property located at 548 Rhode Island Street, San Francisco, CA.

A handwritten signature in black ink, appearing to be 'P. Putt', written over a horizontal line.

Trustee for the Charles and Glenna Campbell Trust

Peter Putt, Trustee for the Charles and Glenna Campbell Trust

Owners of the adjacent property located at 554 Rhode Island Street, San Francisco, CA 94107

If you have any questions, feel free to contact me at:

Tel: (831) 901-4287

or

Email: [peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)

## **ATTACHMENT 'A'**

This document is an attachment to the Discretionary Review Application dated April 19, 2015 and is intended to address the three fact finding questions as part of the Application Packet.

### **REASONS FOR REQUESTING DISCRETIONARY REVIEW:**

#### **A. LACK OF PRE-APPLICATION NOTICE AND SITE MEETING**

- a. In speaking with the neighbors it seems that no one received notice of the Pre-Application meeting as per statute. In a conversation with the applicant there was no one present at that meeting which would lend proof that no notice was sent out.
- b. The 'Fast Track' status that has been given this project is contradictory to all precedence that has been previously set with regards to other recent projects on the block, and seems to have moved forward without proper neighborhood input or concerns being addressed.

#### **B. PROJECT SCOPE AS PER 311 NOTICE:**

- a. The 311 notice states that the scope of this project is limited to Rear Addition, Façade Alteration(s), Alteration and Vertical Addition only.
- b. It appears that this is NOT a remodel at all, but a full demolition and new construction as we don't see anything much of even the front elevation remaining. This also includes changes to the front stairs.
  - i. If this is indeed the case, the current project does not confirm to existing setback rules and regulations.
- c. The project appears to have at least 10 to 11 foot ceiling heights but there are no elevation notes to confirm this.

#### **C. NEIGHBORHOOD CHARACTER**

- a. There is a defined neighborhood visual character of the entire block with an architecturally historical building directly adjacent to the proposed project. This new project is not in keeping with the overall building scale in helping to maintain the block's visual character.
- b. There is real San Francisco history associated with the neighboring property located at 554 Rhode Island, which has been the home of Charles and Glenna Campbell for more than 50 years. Charles was instrumental in the fostering of the San Francisco Art and Jazz scene from the beginning, and entertained such greats as Wayne Tiebaud, Richard Diebenkorn, Art Tatum, Burt Bales, Turk Murphy and a host of others. The art studio within this home is so adversely affected by this project as currently proposed as to render it completely useless.



#### D. TOPOGRAPHY

- a. As per the Residential Design Guidelines: December 2003, Page 12, "The proposed building does not respond to the topography and front setback patterns because it does not have any of the stepping or articulation found in surround buildings" especially in the rear yard.

#### E. SETBACKS

##### a. FRONT SETBACK

- i. Proposed front setback seems to meet Section 132 with regards to the averaging of adjacent buildings, however is not in alignment with architecturally significant buildings which are set back further than the requested 10 feet as per Residential Design Guidelines document page 13.
  - 1. If indeed this is demolition and new construction, then this project does not comply with current building ordinances.
- ii. The Guidelines on Page 25 state "The recommended setback for additions is 15 feet from the front building wall."

#### F. REAR YARD

- a. The building is not articulated to minimize impact on light to adjacent property and is in contradiction to neighborhood characteristics of allowing one-story above grade rear additions.
- b. It is also noted in the Residential Design Guidelines that when expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must also be considered which has not occurred in this case.

#### G. LIGHT AND AIR

- a. Planning Code Section 101 states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco.
  - i. Specific issues of the proposed project include no consideration for the northern adjacent property.
    - 1. Existing plans show the elimination of an existing light well in addition to the third story vertical addition. Elevations show roof height at or above the gutter line of 554 Rhode Island St which will effectively block off all natural lighting and airflow in the bathroom area as well as significantly impact the lighting within the artist's studio.

#### H. BUILDING SCALE AND FORM

- a. See Rear Yard section E.b above and Page 27 of the Residential Design Guidelines

### **EXPLANATION OF HOW THIS PROJECT WILL CAUSE UNREASONABLE IMPACTS:**

#### A. 554 RHODE ISLAND STREET, LOCATED ADJACENT AND JUST SOUTH OF PROPOSED PROJECT

- a. Existing Proposal is too tall and blocks out most of the interior lighting to our home. The lighting in the bathroom will be totally eliminated, the artist's studio will have more than 90% of the north facing window wall blocked out, and the rear yard addition will block out air and lighting to not only our rear yard area but also the dining room and kitchen areas. The living room in front of our home will also be impacted by the three story addition moving out towards Rhode Island Street.

#### B. SURROUNDING NEIGHBORS

- a. Certainly we are directly affected in 554 Rhode Island Street, but the surrounding neighbors are also adversely affected due to the proposed change to the entire neighborhood character which has historical significance on Potrero Hill.

#### C. CHARACTER OF THE STREET AND NEIGHBORHOOD

- a. The existing five houses immediately to the south of the proposed project were built soon after the 1906 earthquake. They are small Victorian homes with less than 2,000 square feet of living space. The proposed remodel – although it seems to qualify more as a new construction project – has more than triple the square footage of the existing homes. All homes south of the proposed project, as well as all homes on Rhode Island Street between 18<sup>th</sup> and 19<sup>th</sup> Streets, have the same set back, creating reasonable pedestrian access to the street. The proposed project is in direct conflict with this approach to foot traffic. By significantly extending more than halfway into the pedestrian thoroughfare, it interrupts the harmonious relationship of all the other houses on the street. Such discord takes away from not only the harmony of the block, but its charm and appeal, as well.

**PROPOSED ALTERNATIVES OR CHANGES:**

- A. Hold third story overall height to 18" below gutter line of 554 Rhode Island Street. This will resolve light and air issues to our needs. This may be easily resolved by holding interior ceiling heights to 8 feet. Nine feet might even work but we have no idea as to the current plan as dimensions are not included.
- B. Eliminate the skylight parapet as it blocks off all of the natural north light to the artist's studio. Suggest a fireproof skylight or its relocation.
- C. 20' front set back of the vertical addition to align with the defined character of existing three level buildings.
- D. Limit rear addition to single story above grade for the same reason even if extending further back into the rear yard.



# SAN FRANCISCO PLANNING DEPARTMENT

## RESPONSE TO DISCRETIONARY REVIEW

Case No.: 2015-000685DRP

Building Permit No.: 2015.01.16.5908

Address: 548 Rhode Island 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: Christopher Neukermans

Telephone No.: 650-533-2291 (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.

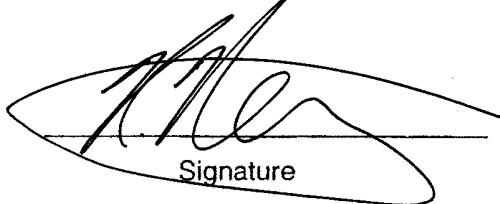
Please See Attached

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>1</u>	<u>1</u>
Occupied stories (all levels with habitable rooms) ...	<u>2</u>	<u>3</u>
Basement levels (may include garage or windowless storage rooms) .....	<u>1</u>	<u>1</u>
Parking spaces (Off-Street) .....	<u>1</u>	<u>1</u>
Bedrooms .....	<u>2</u>	<u>3+</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>1,025 SF</u>	<u>3,124 SF</u>
Height .....	<u>23' 1"</u>	<u>32' 4"</u>
Building Depth .....	<u>46' 3"</u>	<u>67' (inclusive of rear stairwell)</u>
Most recent rent received (if any) .....	<u>0</u>	<u>0</u>
Projected rents after completion of project .....	<u>0</u>	<u>0</u>
Current value of property .....	<u>\$1,050,000</u>	<u>\$2,500,000</u>
Projected value (sale price) after completion of project (if known) .....	_____	_____

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

  
Signature

6/15/15  
Date

Chris Neukermans  
Name (please print)

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

We met with the DR Requester and other concerned parties several times in the hopes of understanding and addressing their concerns. The main concern voiced by these parties was that we were affecting the light and air of the adjacent southern neighbor. In fact, all of the concerns voiced directly to us in meetings and emails related to views from that property, and we will address the issues in their filing one-by-one:

**A) Project Scope**

- a. The project is considered a remodel by planning standards and conforms to all planning codes. The project does not qualify as a demolition.

**B) Neighborhood Character**

- a. As seen in Exhibit A, the 'character' of the block the DR Requestor mentions is already broken by the existing structure, and is further broken by the homes on the side of the street to the North. There is not much consistency to the homes from the subject property northward.
- b. Likewise, none of the homes to the South of the property, nor the subject property, nor the neighborhood have been designated as historic resources. A historic report was commissioned and a determination was made by Planning that the subject property is not a historic resource.
- c. As far as the massing of the subject property, it is in keeping with planning code as well as the homes on the block. All of the homes to the South and several of the homes to the North have third floors. As with the project going on at 560 Rhode Island (one of the concerned parties), we are expanding the basement level and adding into the rear yard.
- d. There are other homes with contemporary architecture in the neighborhood. One half block to the South, at the corner of Rhode Island and 18<sup>th</sup> Street there is a modern home that integrates well into the older homes in the neighborhood.

**C) Topography and D) Front Setback**

- a. The proposed project is perfectly in line with Planning Code as well as the ways in which planners attempt to blend new structures into an existing neighborhood landscape.
- b. On the front façade of the home, we are keeping the existing plane of the façade on the 1<sup>st</sup> and 2<sup>nd</sup> floor, even removing a section that currently blocks the adjacent neighbor's views of downtown. As the DR Requestors requests, we are specifically stepping back the façade on the 3<sup>rd</sup> floor to better harmonize the transition from the Southerly neighbor to the

Northerly neighbor. Planning code does this by averaging the adjacent neighbors, which we are following (See Exhibit B). The setback on the façade is 4' 3", and the setback on the DR Requestors property (Southerly neighbor) is 20'. Our setback on the third floor averages these two at 12' 4"

- c. As mentioned above, we are removing a section of the front façade which even further enhances the articulation at the front of the property (See Exhibit C). A rendering can be seen in Exhibit D.

#### E) Rear Yard

- a. Planning code allows a 12' 2-floor pop-out from grade in the 45% setback, so long as it is set 5' off the property line. In this case, contrary to the DR Requestors statements, the mass of the building in the rear setback was **specifically designed** to try and reduce its impact on the adjacent neighbor. While we originally designed a pop-out to occupy the 12' setback, we reduced the massing by wrapping the exit stairs within the allowable building space. Therefore, in addition to the 5' side setback proscribed by planning, we are giving an additional 3' 6" to the massing of the building from the side setback. We are likewise reducing massing from the rear setback by 3' 6" on both floors. (See Exhibit E)
- b. As regards light to the rear yard, the subject property is to the North of the DR requestor. Not only is the massing of the building set more than 8' off the property line, the sun at all times of the year is the South of the DR Requestor, on the opposite side of their property. This means that we will in no way impede their access to direct sunlight. Likewise, the majority of light to the DR Requestor's rear yard is blocked by their own trees.
- c. As regards privacy, on the 3<sup>rd</sup> floor, the only floor that might affect privacy of the DR Requestors yard, there are zero (0) windows that face the DR Requestor's property in the rear yard. (See Exhibit E and rendering in Exhibit F)

#### F) Light and Air

- a. The room mentioned by the DR requester at the front of their building, concerns what would now be considered an illegal lot line window that none of the other Southerly neighbors have. This window continues extensively beyond the gutter line and along the roof (Exhibit H). The project roofline would only obstruct a small portion of the bottom of that window up to the gutter line. In addition, this window is not used for ventilation nor is it the only source of light to the room. The bedroom (artists room) in question has large operable windows facing the street that are the primary light source and source of ventilation to this room (Exhibit G, 1<sup>st</sup> photo).
- b. In the rear of the building of the proposed project, we have already reduced the massing of the building from the proposal made at the neighborhood outreach meeting (Drawings dated 11/19/14). This reduction was a full 3'6" from the allowable rear-yard and side yard extensions. The extension at the rear is only two floors from grade and conforms to all the code requirements. Likewise the massing of the

building on the 3<sup>rd</sup> floor (the floor visible from the DR Requestors property) is a full 8' off the property line. This is 3' 6" more than required by Planning Code (See Exhibits E&F).

- c. At all times of the year, the path of the sun is parallel to or South of the DR Requestors property. This means that we will have ZERO impact on their access to direct light, and will cast no shadows on the property.
- d. Finally, we feel that the use of "light and air" by the DR Requestor is disingenuous and in bad faith. They are aware that Planning Code does not protect views and are using these terms to obfuscate their concerns. We have emails from them to us (Exhibit L, pg. 62) that explicitly state that they are trying to protect their views. Even understanding this, we have tried to work with them on a compromise, and they have been unwilling to reach an agreement.



## **2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR Requestor and other concerned parties?**

We believe that we have made very reasonable accommodations to the neighbors in attempting to build a structure that is stepped and articulated into the existing neighborhood. As a Green Point 150 rated home, we feel that our project is an enhancement to the neighborhood and is well within Planning Code and presents no extraordinary circumstances and should be approved as is. As a concession, we would be willing to consider removing the parapet wall above the skylight (required by building code) and look at other options. We would gladly use a skylight that does not require a parapet if feasible.

Though this is our belief, we have made substantial efforts to reach a negotiated compromise with the neighbors. Not one of the neighbors attended the Outreach Meeting and there is no one living at the DR Requestor's property to reach out to. Proof of mailing is attached in Exhibit K.

Prior to the filing of the DR request, we made several changes to the plans. As we were unable to contact the immediate neighbors, we anticipated that there would be some concerns about the massing at the rear yard, and so we consequently reduced the massing on the 3<sup>rd</sup> Floor by pulling it back 3'6" from the allowable rear-yard setback, and 3'6" from the required 5' side-yard setback (Exhibit E). We also reduced the height of the building by about 6".

However, when the DR Requestor reached out to us, they had several more concerns. We promptly sent them plans, to which they did not respond for several weeks until the 311 notice was about to expire. In an attempt to avoid this process, we sent a proposal of a few modifications that the DR Requestor ignored and never addressed, and filed a request for DR before meeting with us.

We arranged a meeting at the DR Requestors house during which time we met several more Southerly neighbors. We mentioned that we would be taking notes so that we could better remember the discussion and all could have a record of what we discussed. At this time, they brought up two specific concerns: their views from the rear-yard as well as the views from the 'Artist's Room' (top floor-street facing). After this meeting, we sent out our notes recognizing their concerns, which they promptly refused to review, making our ability to understand their concerns more difficult (Exhibit L, pgs. 45-51).

Even though their concerns related to views, we tried to address them and reach a compromise to avoid a lengthy and costly delay. Exhibits L, pg. 25, pg. 60, pg. 72 were formal compromises we extended to them in the attempts to reach an agreement, including work on their property at our expense. Though we feel our project is fine as is, we are incurring substantial carrying costs and felt that in order to avoid those costs, we would be willing to negotiate on a number of items, but only if an agreement could be reached in a timely manner. After our initial offer was ignored, we made a 2<sup>nd</sup> offer. As we had not reached an agreement by the time the offer expired, we extended our offer deadline to a date several weeks later, a date proposed by the DR Requestor (Exhibit L,

pgs. 57, 61) The DR Requestor indicated that they would be ok with the agreement (Exhibit L, pg 57) but then declined to remove the DR request as their proposed offer date expired. At that point, after several months of negotiations, we did not feel that we would be able to reach a compromise with them.

We ask the Planning Board to recognize our attempts to design a contemporary home fitting in to its surroundings by its articulation and scale. We ask that the Board to also recognize our attempts to reach out and negotiate a compromise in a timely and fair fashion, during which time the DR Requestors agreed to but failed to act on that proposal.

We ask that we not be twice penalized, for the cost incurred to us by having such a substantial delay, and again on the design of the building that already conforms to all Planning Codes.

**3. If you are not willing to change the proposed project to pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding parties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR Requestor.**

As mentioned before, we would be willing to consider removing the parapet wall over the skylight if we are able to find an appropriately rated skylight that meets building codes for such a location.

In general, the house as planned fits well within planning code and a removal of massing on the 3<sup>rd</sup> floor would require that we go back to the drawing board and redesign the entire home. We have chosen to build a Green Point 150 rated home, a priority encouraged by the city of San Francisco at additional time and expense to ourselves. This means that what might seem like a “simple” redesign in fact requires substantial time and cost, and redesign of the entire home systems and energy considerations.

Even apart from the Green Build concerns, we are well within planning code and not pushing the envelope on any level. We are not close to the 40’ height limit, the roofline of our home steps down in just the same fashion as the homes up and down the hill (Exhibit I), and we have stepped the massing along the front to integrate into the neighborhood (Exhibit D).

We do not understand which of the DR Requestor’s concerns qualify as extraordinary circumstances. The DR Requestors statement that they will be ‘in a cave’ and that we are cutting off “90% of their interior light” is beyond a gross exaggeration and factually inaccurate:

- 1) As evidenced in the 3D rendering, we will be opening up massing at the front of the house relative to the current condition (Exhibits D & E).
- 2) The path of the sun at all times of the year travels parallel to or to the South of the property line. This means that at no point will we ever impair their access to direct sunlight
- 3) In the rear-yard, the massing of the 3<sup>rd</sup> floor (the only floor really visible from the DR Requestor’s property) will be a full 8’6” off the property line. This means that on a 25’ wide lot, we have given them a side-yard setback equivalent to nearly 1/3 of the lot (Exhibits E & F).
- 4) The affect of the ‘Artist’s Room’ is also not nearly as dramatic as described. As seen in the photos in Exhibit H, the majority of the area of the windows in on the roof. Our roofline would only obscure the very bottom portion of this window, leaving the majority of the window, and the view, unaffected.
- 5) The DR Requestor’s has many windows facing the rear-yard as well as street facing. Planning code does not provide for priority of lot-line windows if air and light are provided by alternative means.
- 6) No one lives in the DR Requestor’s home, and they have described to us their plans to keep it uninhabited (Exhibit L, pg. 47).
- 7) We have previously offered, at our expense, to install skylights in the DR Requestors home. (Exhibit L, pg. 60)

- 8) This process also did not stop the DR Requestor from asking us to use his solar company to install the solar panels planned for our rooftop (Exhibit L, pg. 69).

The DR Requestor's concerns are related to views (Exhibit L, pg. 62). Even though these are not protected, we have tried to be sympathetic to their concerns, offering multiple concessions and offers. We hope that our desire to have a functioning layout, and the substantial investment and coordination required in design a Green Point Rated home should not necessarily be trumped by the DR Requestor's refusal to accept any impaired views.

Finally, other similar, if more dramatic, projects in the neighborhood have already been approved in the neighborhood. Exhibit J shows the street view of 708 Vermont Street, just a block or so away from the proposed project. This project was subject to a DR Request and hearing, but the project was approved with no DR taken by this very body. In this case, similar concerns were voiced about light and air. Though our exterior design is similar, you will notice that that articulation of our project relative to this one is much better with more consideration to the adjoining shapes and volumes. If this project was approved, we hope that you see our proposal in significantly less impactful, with the added benefit of bringing Green Design to the neighborhood.

Exhibit A. Streetscape on East side of Rhode Island Street, looking South to North  
The consistency of architecture is already broken by the existing structure and shows even less consistency farther down the block.



Exhibit B: Overhead view of the Articulation of the Proposed Project.

Facades on the 2<sup>nd</sup> and third floors are highlighted in green.

The red lines indicate the measurements of the various setbacks used in the averaging of the 3<sup>rd</sup> floor. The 4' 3" to the façade + 20' to the façade of the DR Requestor averages to our proposed 12' 4" setback on the 3<sup>rd</sup> floor.

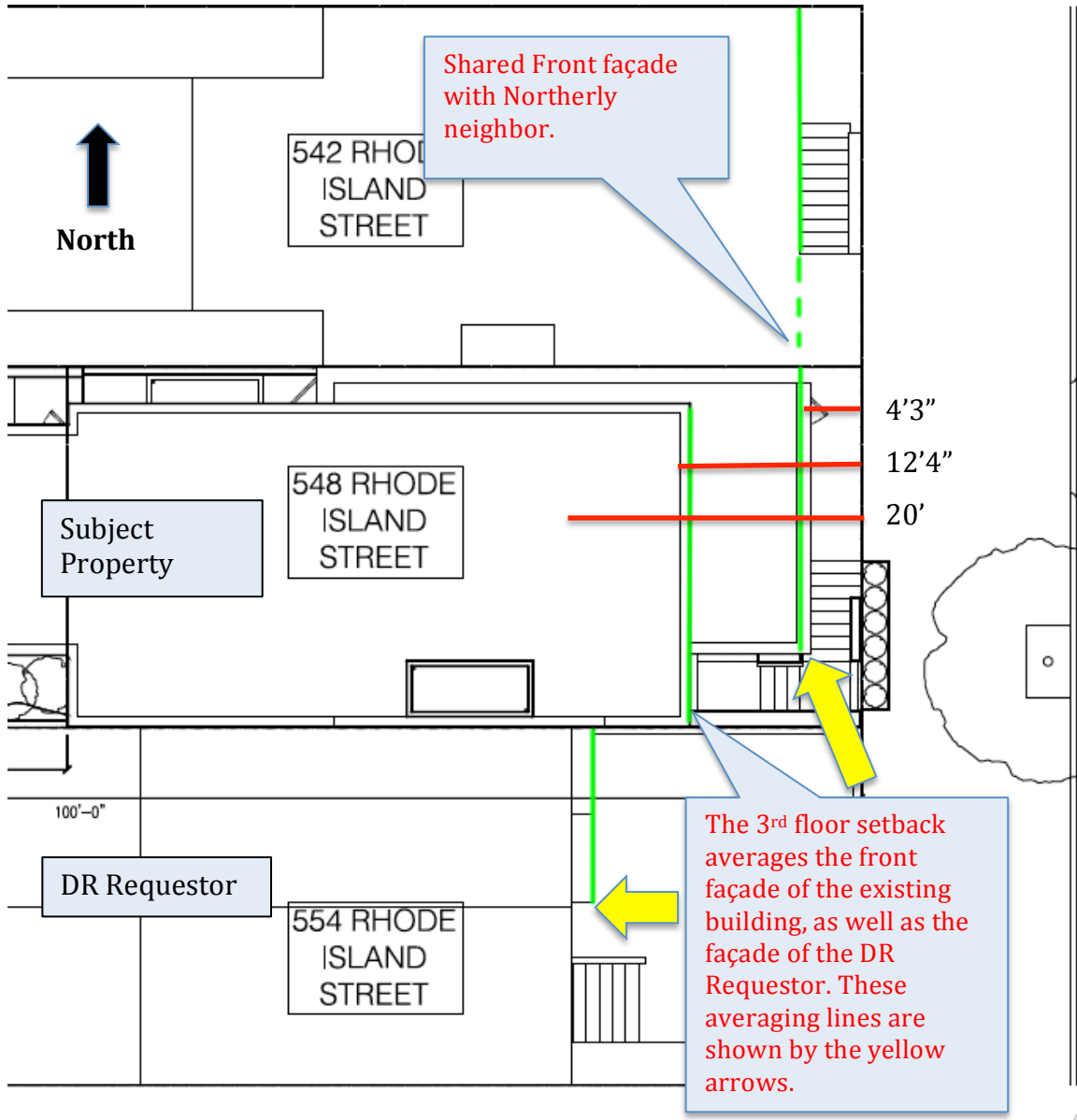


Exhibit C. Overhead view of existing and proposed project massing.  
 Removal of massing at the front of the subject property (highlighted in yellow) at all levels, enhancing the articulation of the building into neighborhood environment.

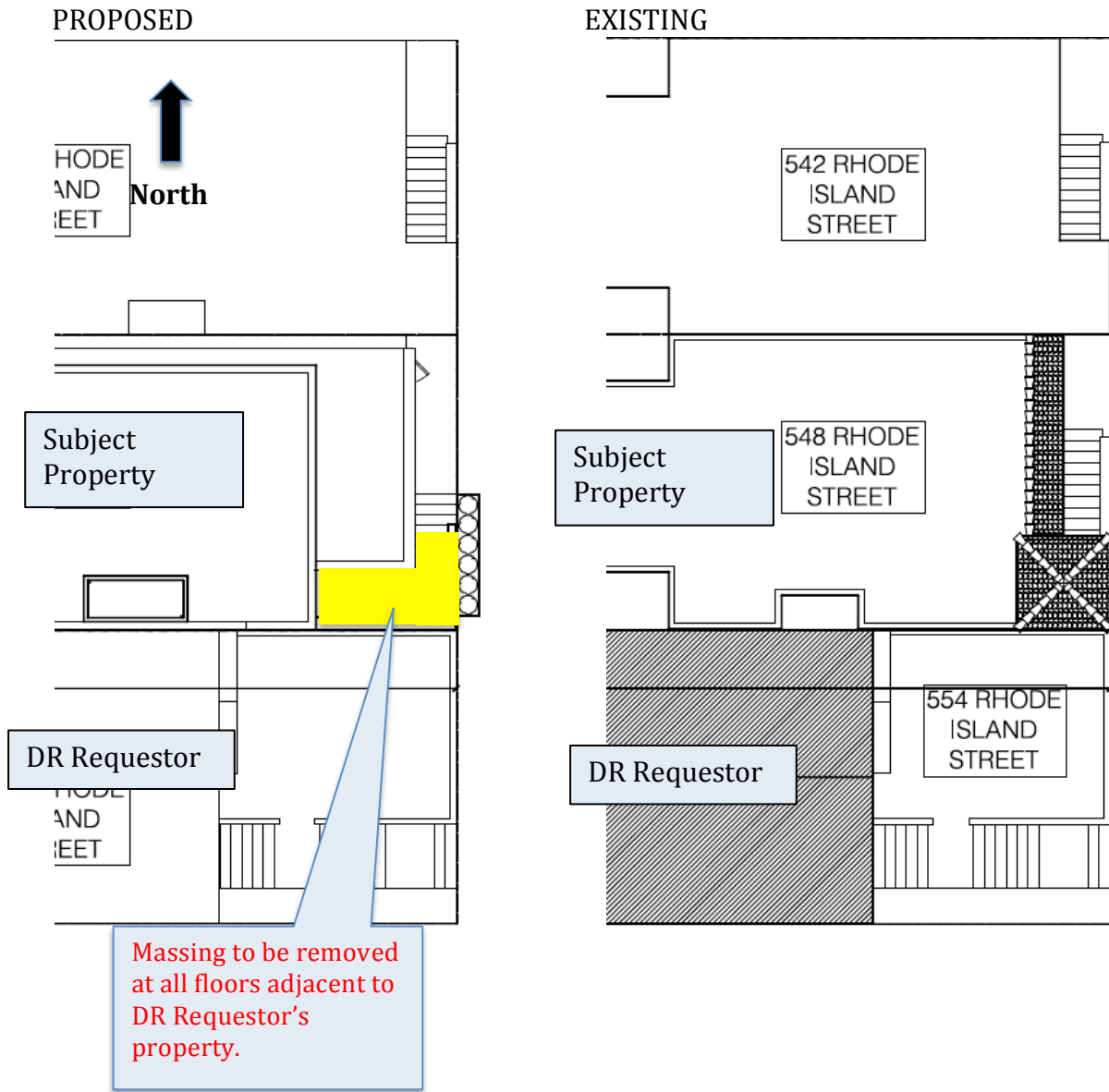
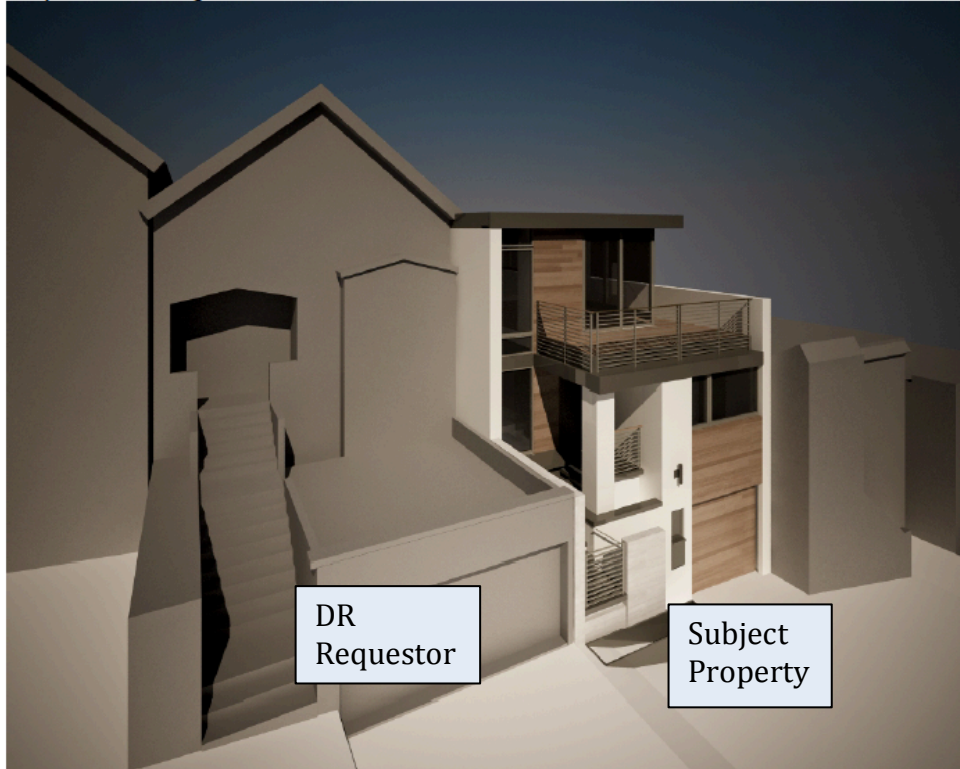


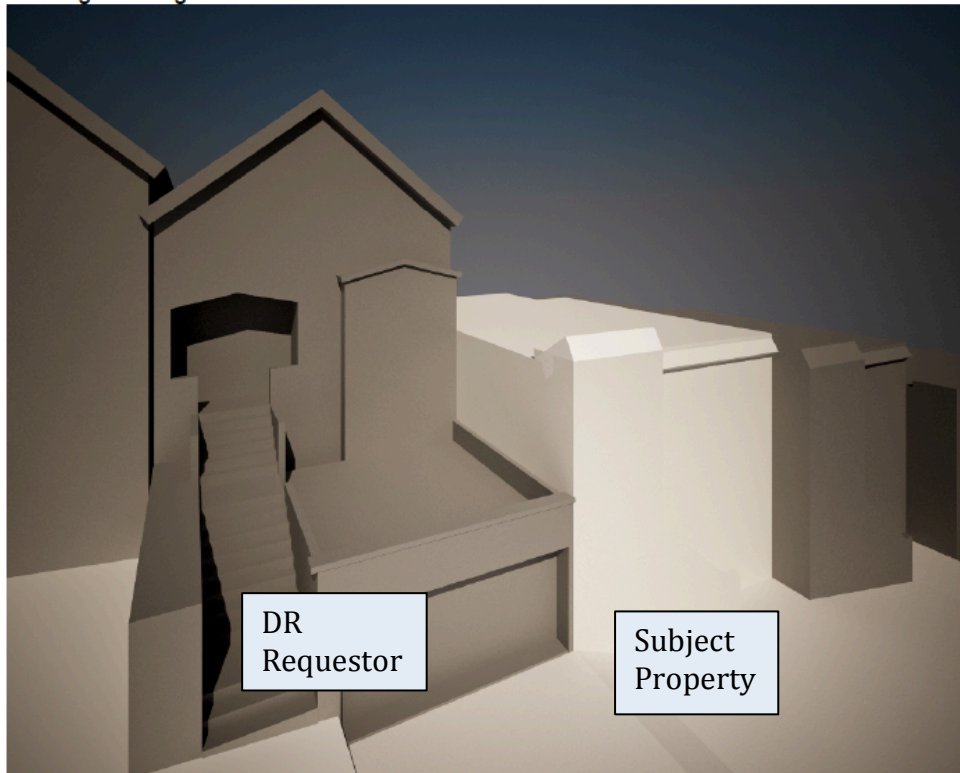


Exhibit D. Massing at the front of the Subject Property

Proposed Massing - View from South-East



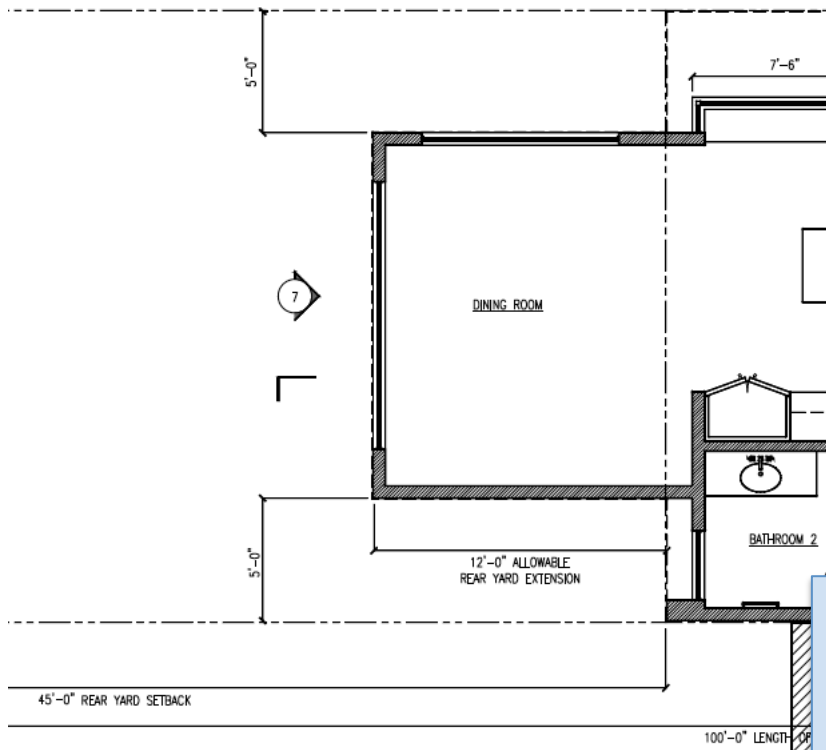
Existing Massing - View from South-East





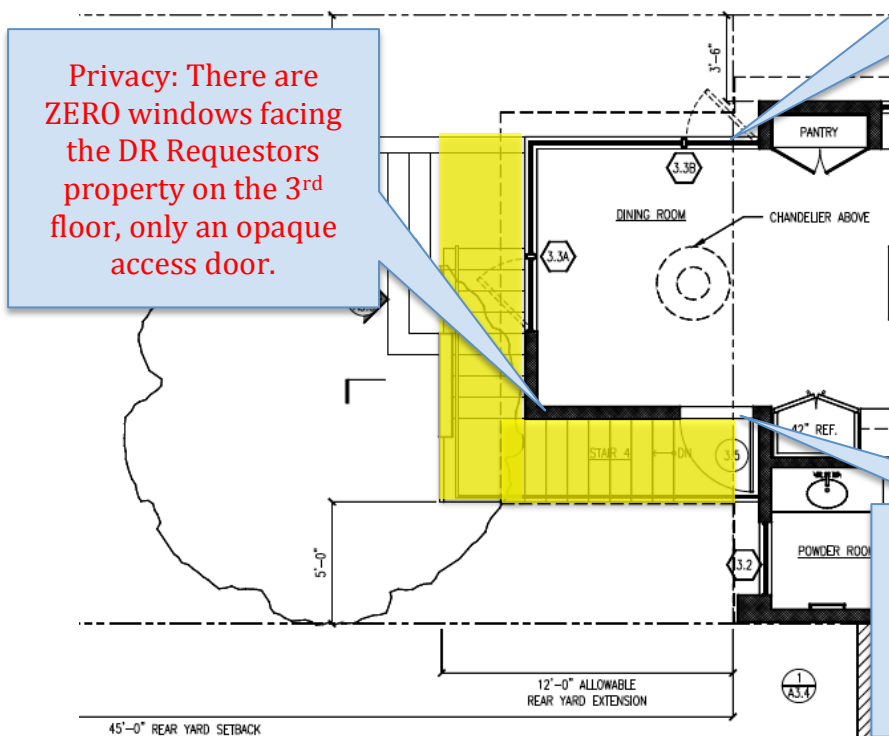
As mentioned above, the rear yard massing was reduced to specifically address concerns that might arise from neighbors.

Original Proposal (Pre-Application design, dated 11/19/14)



Yellow shading represents where massing of building was already reduced from original plan, though allowed under Planning Code

Current Proposal (311 mailing design, dated 1/12/15)



Privacy: There are ZERO windows facing the DR Requestors property on the 3<sup>rd</sup> floor, only an opaque access door.

Side setback: Massing on the 3<sup>rd</sup> floor was pushed back an additional 3' 6" from the property line, beyond the required 5'

Exhibit F: 3D Rendering of rear-yard massing

Proposed Massing - View from South-West

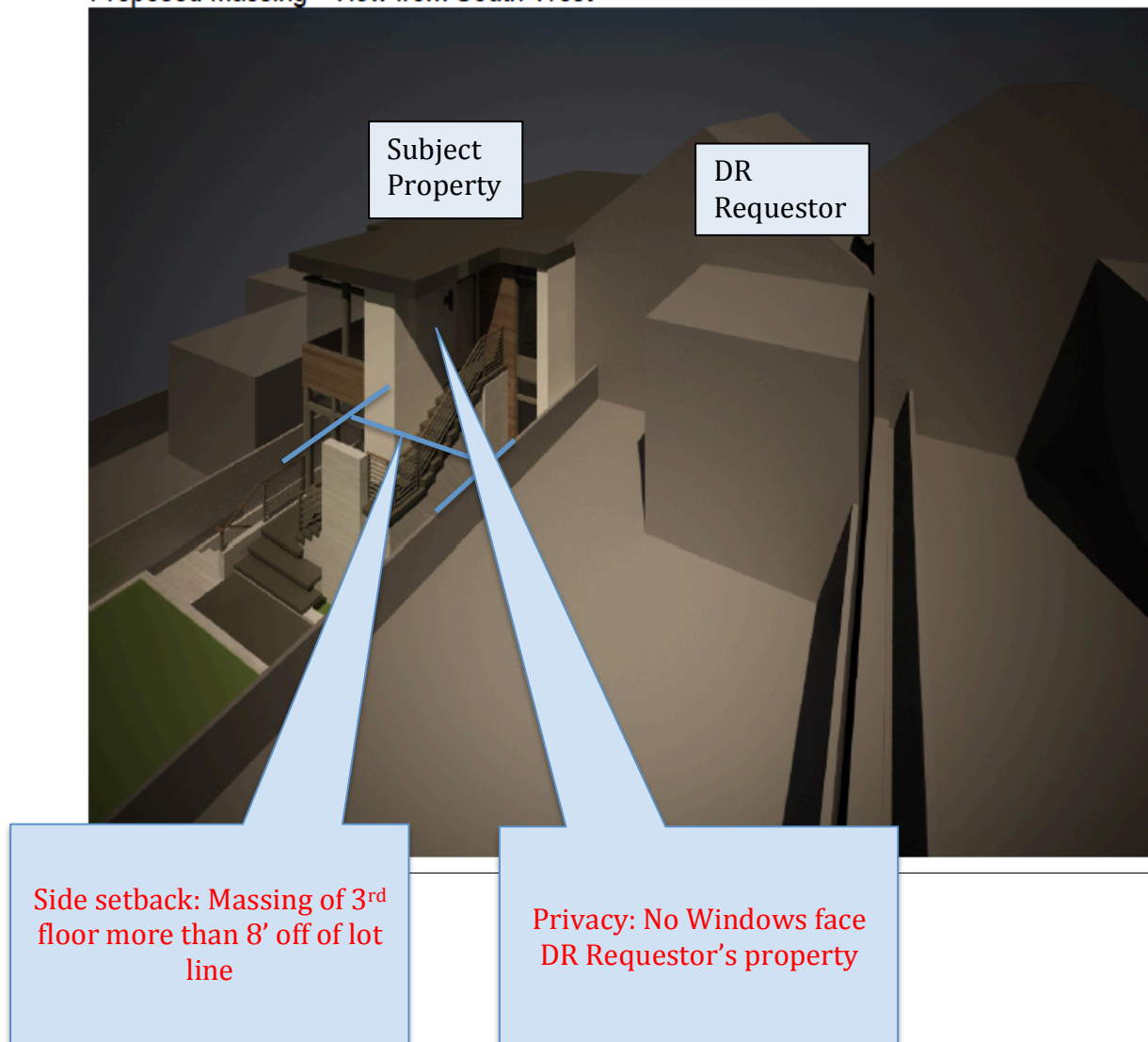
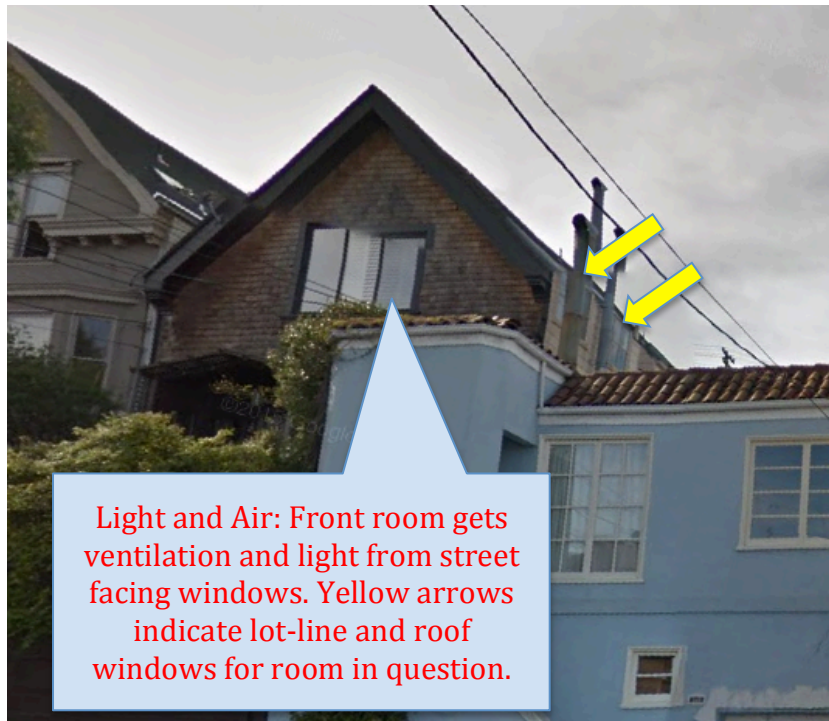


Exhibit G. 'Artists Room' at front of DR Requestors Property

View West from Rhode Island Street



View East from Subject Property Rear Yard





Exhibit H. 'Artists Room' at front of DR Requestors Property

View South of Property Line windows. Windows Extend well above gutter line along roof.



View North from interior of DR Requestor's 'Artists Room'. Only the first two rows would be obstructed.



Additional street-facing windows sit along this wall out of view, facing East (direct sunlight)

$$(2) \quad 1 - 1/2^2 = 1 - 0 = 1$$

Exhibit J: 708 Vermont Street  
Project approved by Planning Commission



Exhibit K: Outreach Meeting Mailing  
Proof of mailing provided by architect.



## Exhibit L: All Written Communications with DR Requestor

Rhode Island Residence >> March 27th 2015 >> Page 1 of 1



1349 Spruce Street  
Napa, CA 94559  
415.644.5203  
www.atelier-ks.com  
seth@atelier-ks.com

March 27th, 2015

Peter Putt  
224 Dufour Street  
Santa Cruz, CA 95060  
831.901.4287  
peter@sunsupsolar.com

Re: 548 Rhode Island St Renovation, San Francisco

Mr. Putt.

Per your request I've enclosed printed copies of the plans for the renovation project at 548 Rhode Island St. in San Francisco. There are two sets of drawings included. The first set, dated 11-19-14, was sent out for the pre-application meeting. The second set, dated 03-11-15, was sent out for the 311 notification.

Please note that the envelope of the building shown in the 311 notification set has been reduced from the original design shown in the pre-application meeting set. In order to accommodate an exterior stair from the 3rd floor to the rear yard, the extent of the rear of the building has been pulled back (toward the front of the property) by 3'-6" and the south wall of the building has been pulled back (to the north, away from your property) by 3'-6".

Please let me know if you have any questions.

Thank you.

Seth Paré-Mayer

atelier KS >> 1349 Spruce St. Napa, CA 94559 >> 415.644.5203



**From:** "Peter Putt" <[peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)>  
**Date:** April 18, 2015 at 2:14:07 PM PDT  
**To:** <[seth@atelier-ks.com](mailto:seth@atelier-ks.com)>  
**Subject: 548 Rhode Island Street**  
Seth

I have received the packet you mailed to me with the current plans as submitted to the City of San Francisco for the proposed alterations to 548 Rhode Island Street postmarked Mar 27, 2015

As we spoke of by phone the other day, we were completely unaware that this project was even in the making until informed by a neighbor at which point I immediately reached out to you

Obviously, we never received notice of the Pre-Application meeting that was supposedly held in November

The effect your project will have on our property will be disastrous!

The proposed scale and height will basically remove 90% of our interiors natural lighting effectively turning our home into a cave

Is there any reason you can't go down rather than up like the neighbor above us is doing?

I look forward to your response...

As always...

*Have a Sunny Day!*

*Follow us on Facebook!!*

Keep it Green and leave it on the screen!!

**From:** [peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)  
**Date:** April 20, 2015 at 6:27:26 PM PDT  
**To:** [seth@atelier-ks.com](mailto:seth@atelier-ks.com)  
**Cc:** [peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)  
**Subject:** 548 Rhode Island Street

Seth

Thanks for returning my call earlier, it's appreciated

I have attached a document listing our concerns with regards to the project and look forward to opening a dialog with you and the property owners to hopefully resolve these issues to everyone's satisfaction.

You also need to be aware that the deadline to file a Discretionary Review application is this coming Wednesday, and given the short time frame we will be filing for the DR as well to protect our position as we all move forward together

Feel free to send this on to the owners and you should all know that I am open and available to speak or meet as needed

As always...

*Have a Sunny Day!*

*Follow us on Facebook!!*

*Keep it Green and leave it on the screen!!*

DOCUMENT EMAILED BY PETER PUTT

Re: 548 Rhode Island Street April 20, 2015

Issues:

#### NOTICE OF THE PRE-APPLICATION MEETING

Though most likely no fault of yours, none of the neighborhood received any required notice of the Pre-

App meeting as required by ordinance. This is obvious to the fact that no one showed up at the meeting as you had described. I realize that you use an outside agency and that stuff happens. That's water under the bridge and I'm glad we've opened up discussions regarding obtaining our input and trying to mediate my concerns.

#### OVERALL HEIGHT / NATURAL LIGHTING AND AIRFLOW

Existing Proposal is too tall and blocks out most of the interior lighting to our home. The lighting in the bathroom will be totally eliminated, the artist's studio will have more than 90% of the north facing window wall blocked out, and the rear yard addition will block out air and lighting to not only our rear yard area but also the dining room and kitchen areas. The living room in front of our home will also be impacted by the three story addition moving out towards Rhode Island Street.

#### SUGGESTIONS

Hold third story overall height to 18" below gutter line of 554 Rhode Island Street. This will resolve light and air issues to our needs. This may be easily resolved by holding interior ceiling heights to 8 feet. Nine feet might even work but we have no idea as to the current plan as dimensions are not included.

Eliminate the skylight parapet as it blocks off all of the natural north light to the artist's studio.

Suggest a fireproof skylight or its relocation.

Limit rear addition to single story above grade for the same reason even if extending further back into the rear yard.

#### FRONT YARD SETBACK

While it appears that you are averaging the front yard setbacks which would be acceptable to Planning given this is a renovation, the truth is that this is a demolition and new construction project. Seeing how the neighborhood is up in arms with regards to the encroachment into/over the sidewalk area as not being consistent with the entire block, holding the front to 20' would bring much peace and cooperation from others.

#### CONTACT INFORMATION:

Peter Putt, Trustee for the Charles and Glenna Campbell Trust

224 Dufour Street, Santa Cruz, CA 95060

Tel: (831) 901-4287

Email: peter@sunsupsolar.com

Subject: Re: 548 Rhode Island Street  
From: "Seth Paré-Mayer" <[seth@atelier-ks.com](mailto:seth@atelier-ks.com)>  
Date: 4/21/15 11:52 am  
To: [peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)  
Cc: [lucas.eastwood@gmail.com](mailto:lucas.eastwood@gmail.com), "CPC Wilson" <[isolde.wilson@sfgov.org](mailto:isolde.wilson@sfgov.org)>

Good morning Peter.

Thank you for your email regarding your concerns over the renovation at 548 Rhode Island St. I have spoken with the property owners and we would like to work together to try and mitigate your concerns. Please see the attached letter for more explanation.

Respectfully.

seth paré-mayer

atelier KS  
[415 . 644 . 5203](tel:415.644.5203)  
[www.atelier-ks.com](http://www.atelier-ks.com)

atelier  
**KS**  
1349 Spruce Street  
Napa, CA 94559  
415.644.5203

April 21st, 2015

Re: Reply to Letter from Peter Putt

Mr. Putt.

Thank you for your email regarding your concerns over the renovation at 548 Rhode Island Street. I have spoken with the property owners and we would like to work together to try and mitigate your concerns as best as possible contingent on the removal of any discretionary reviews filed with the San Francisco Planning Department.

We recognize your concerns regarding the parapet wall at the skylight and we will endeavor to find a fire rated skylight that satisfies the San Francisco Building Department's requirements and thereby eliminate the need for the parapet.

Additionally, we are amenable to lowering the ceiling the height in the third floor from 10'-0" as currently planned to 9'-6" to help resolve light and air issues to your studio and bathroom.

The proposed rear yard addition (as shown in the 311 notification drawings dated 03-11-15) has been scaled back from the originally proposed maximum allowable size (as shown in the pre-application neighbor outreach drawings dated 11-19-15). We reduced the size of the rear addition to reduce the impact on your rear yard and the rear of your building. The current proposed design has an 8'-6" setback from our shared property line (at the north of your property) and has been reduced 3'-6" in depth (the rear of the building has been pulled toward Rhode Island Street).

We are averaging our adjacent neighbors to determine the front setback. In fact, the massing at the front of the building is being reduced at the first and second level while the third floor is pulled back in response to the setback and height limits. The proposed mass of the building is within the existing mass of the building from the front property line to the front setback. The reduced massing of the first and second floors is actually opening up the front of your building to light, air and views as illustrated in the attached renderings.

I'm unclear what you are referring to in regards to encroaching into/over the sidewalk. The only portion of the project that encroaches into the sidewalk is a proposed planter that is being required to mitigate the steep slope created by your driveway.

We look forward to furthering the conversation. Please let us know if we can provide any additional information.

Respectfully,  
Seth Paré-Mayer

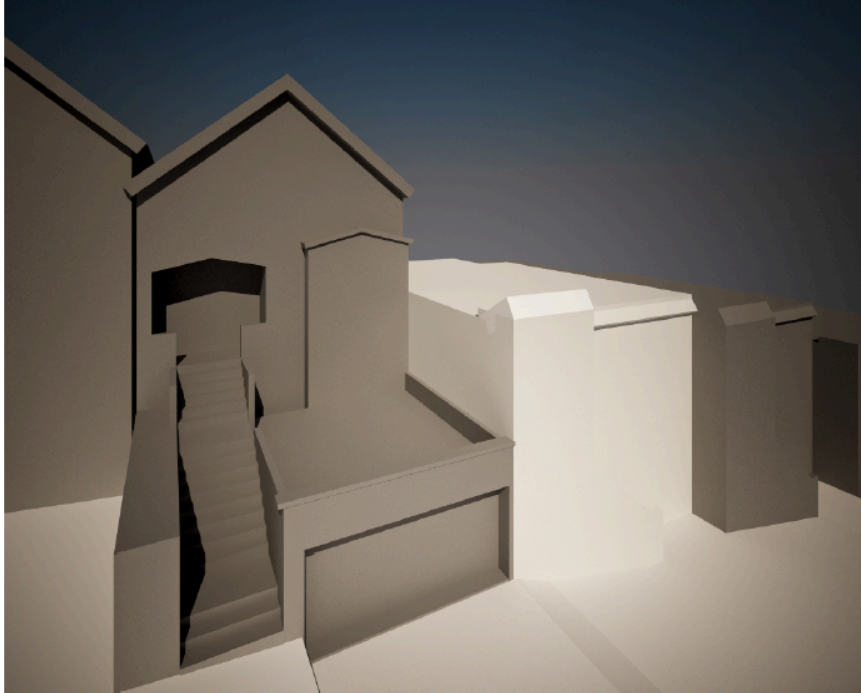
cc: Lucas Eastwood, property owner  
Isolde Wilson, assigned project planner

attachements: 8 renderings illustrating existing versus proposed massing

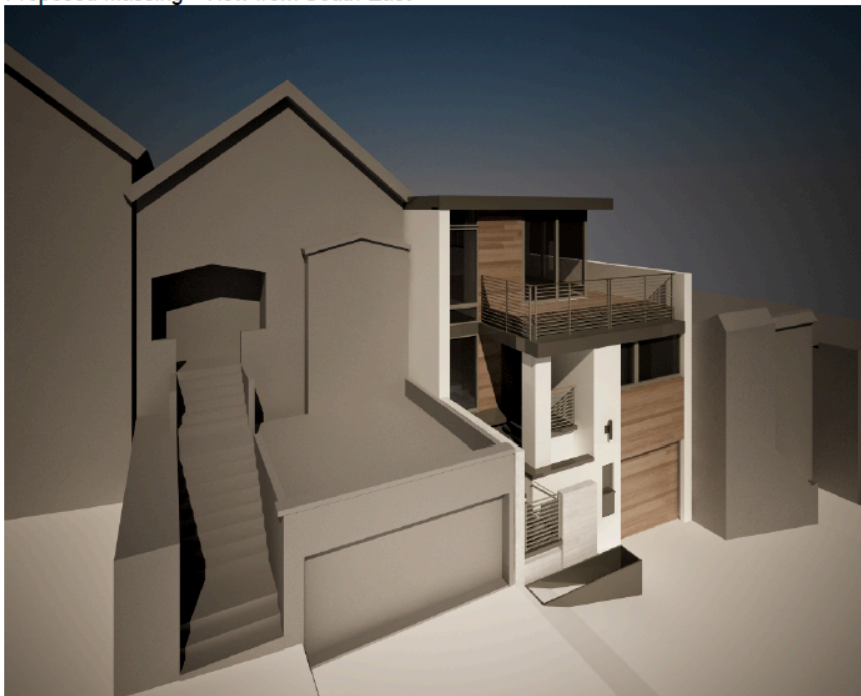
atelier KS >> 1349 Spruce St. Napa, CA 94559 >> 415.644.5203



Existing Massing - View from South-East

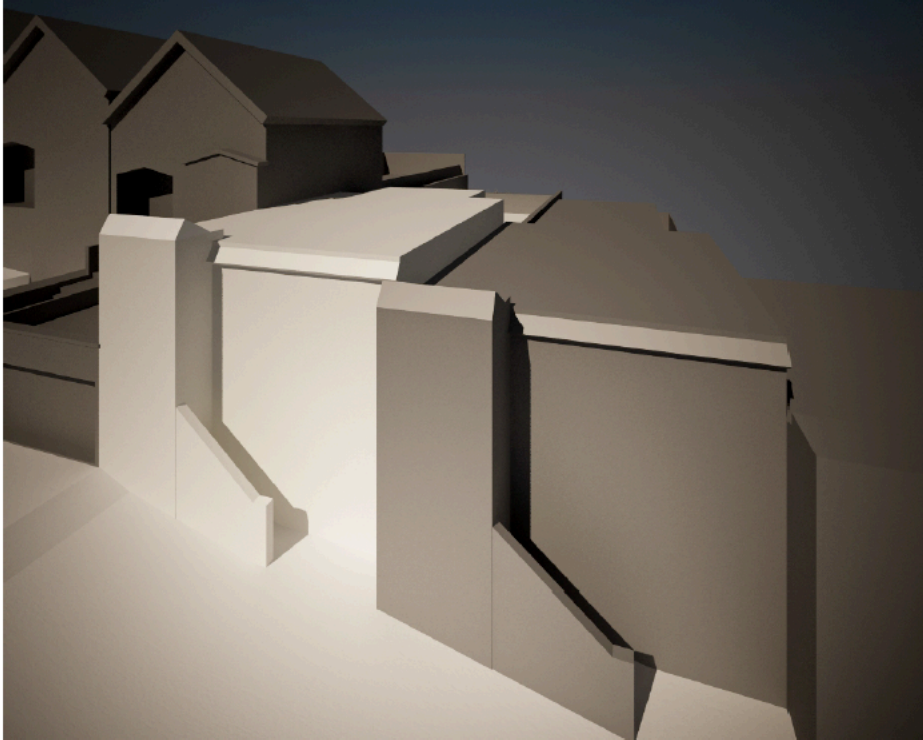


Proposed Massing - View from South-East

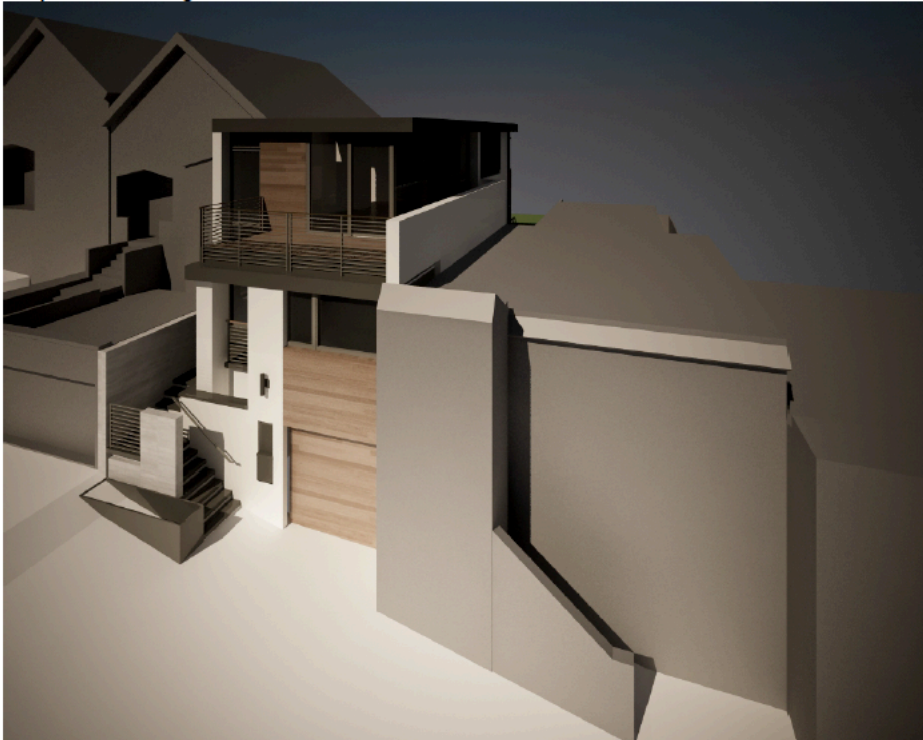


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Existing Massing - View from North-East

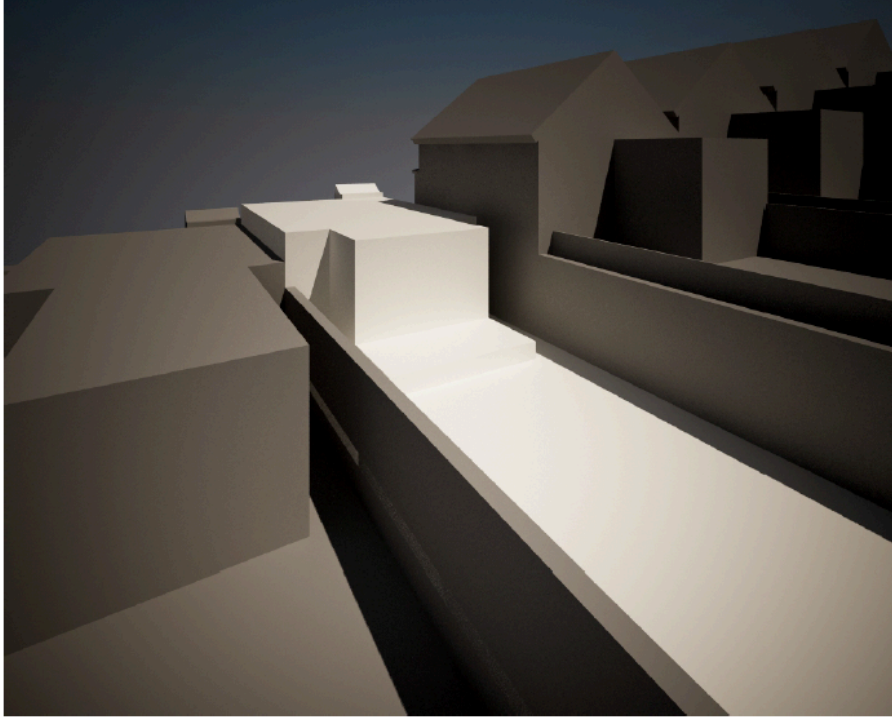


Proposed Massing - View from North-East

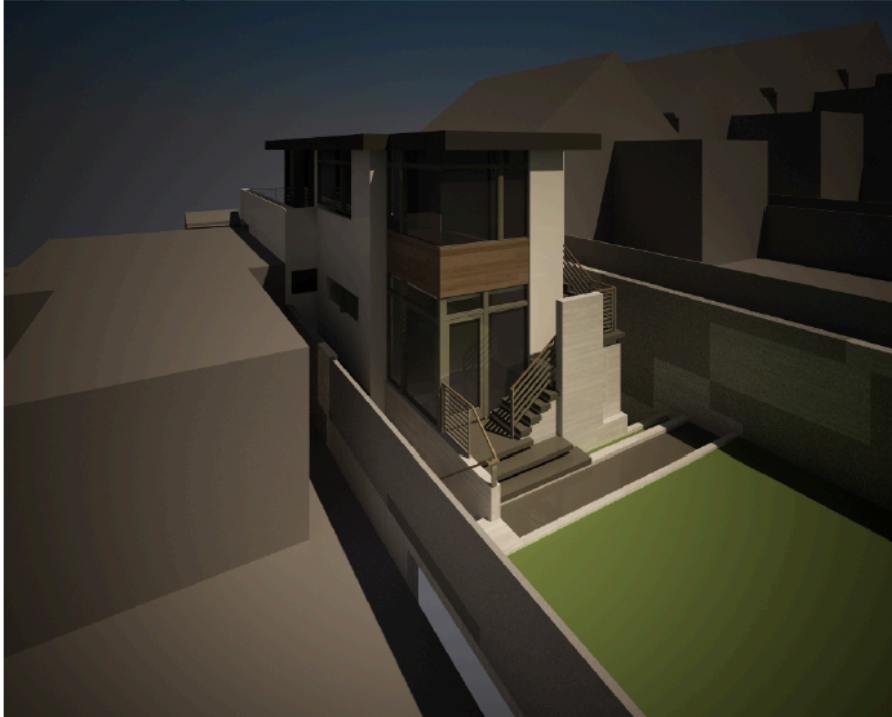


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Existing Massing - View from North-West



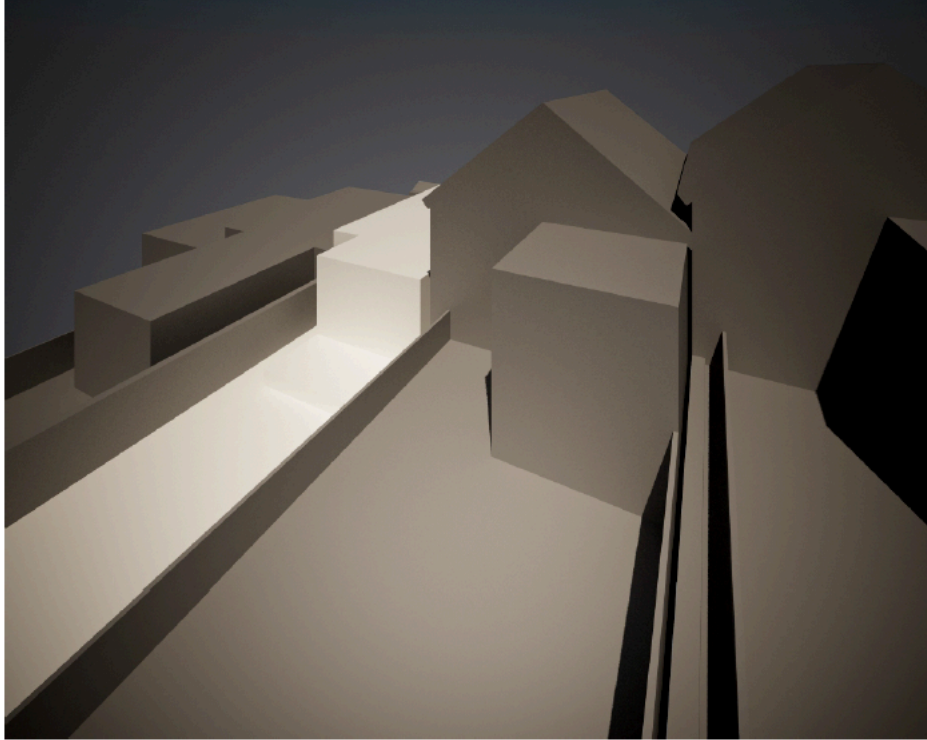
Proposed Massing - View from North-East



atelier KS >> 1349 Spruce St. Napa. CA 94559 >> 415.644.5203



Existing Massing - View from South-West



Proposed Massing - View from South-West



atelier KS >> 1349 Spruce St. Napa. CA 94559 >> 415.644.5203

**From:** [peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)

**Subject:** RE: Re: 548 Rhode Island Street

**Date:** April 21, 2015 6:37:55 PM PDT

**To:** Seth Paré-Mayer <[seth@atelier-ks.com](mailto:seth@atelier-ks.com)>  
**Cc:** [lucas.eastwood@gmail.com](mailto:lucas.eastwood@gmail.com), "CPC Wilson" <[isolde.wilson@sfgov.org](mailto:isolde.wilson@sfgov.org)>, "Jerry\  
McCann" <[McCann@interpeace.org](mailto:McCann@interpeace.org)>, "Liz & Jerry McCann"  
<[mccann4190@hotmail.com](mailto:mccann4190@hotmail.com)>

Good evening all

We appreciate your willingness to work with us to come to some sort of neighborly resolution

I think it would be best if we could all meet at our home at 554 so you can see for yourselves the impact the proposed design has on our interior lighting and ventilation

That would go a very long way in your understanding how we're being affected

I do look forward to working with you all to resolve this situation the best way possible

As always...

*Have a Sunny Day!*

*Follow us on Facebook!!*

Keep it Green and leave it on the screen!!

**atelier KS** <seth@atelier-ks.com>

Fri, Apr 24, 2015 at 11:42 AM

To: "peter@sunsupsolar.com" <peter@sunsupsolar.com>

Cc: "lucas.eastwood@gmail.com" <lucas.eastwood@gmail.com>, CPC Wilson  
<isolde.wilson@sfgov.org>, Jerry McCann <McCann@interpeace.org>, Liz & Jerry  
McCann <mccann4190@hotmail.com>

Good morning Peter.

We feel it would be wise to meet in person to discuss your concerns. We're amenable to meeting at your home as you suggested. Are you available this coming Tuesday the 28th? Perhaps in the late afternoon or early evening?

Thanks.

**seth par  -mayer**

**atelier KS**

[415.644.5203](tel:415.644.5203)

www.

[atelier-ks.com](http://atelier-ks.com)



**Seth Paré-Mayer** <seth@atelier-ks.com>

Mon, Apr 27, 2015 at 2:38 PM

To: Peter Putt <peter@sunsupsolar.com>

Cc: lucas.eastwood@gmail.com, CPC Wilson <isolde.wilson@sfgov.org>, Jerry McCann <McCann@interpeace.org>, Liz & Jerry McCann <mccann4190@hotmail.com>, Kristof Neukermans <kristofn@gmail.com>

Good afternoon Peter.

I didn't hear back from you regarding upcoming weekdays that might work with your schedule. Do you have any feedback regarding this possibility?

Alternately, there is the possibility of meeting this weekend with the property owners, though I am not available this weekend. Would you like to schedule a time this weekend?

Thanks.

**seth paré-mayer**

**atelier KS**

[415.644.5203](tel:415.644.5203)

www.

[atelier-ks.com](http://atelier-ks.com)

On Apr 24, 2015, at 12:19 PM, Peter Putt <[peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)> wrote:

Hi Seth

Weekend mid mornings or early afternoons work best for me

I live in Santa Cruz and typically have very busy work weeks

Yes, I believe meeting on site would be most helpful

Thanks, and as always...

*Have a Sunny Day!*

<image001.jpg>

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On Apr 24, 2015, at 2:33 PM, atelier KS <[seth@atelier-ks.com](mailto:seth@atelier-ks.com)> wrote:

Peter.

I cannot attend meetings on weekends as I too live out of town. Please let me know if there is an upcoming weekday that works for you.

Thanks.

**seth paré-mayer**

**atelier KS**

[415 . 644 . 5203](tel:415.644.5203)

[www.atelier-ks.com](http://www.atelier-ks.com)



**Peter Putt** <peter@sunsupsolar.com>

Mon, May 4, 2015 at 10:33 AM

To: Seth Paré-Mayer <seth@atelier-ks.com>

Cc: lucas.eastwood@gmail.com, CPC Wilson <isolde.wilson@sfgov.org>, Jerry McCann <McCann@interpeace.org>, Liz & Jerry McCann <mccann4190@hotmail.com>, Kristof Neukermans <kristofn@gmail.com>

Seth et al

Sorry for the delay in getting back to you but other personal matters have had my undivided attention as of late

I am out of town this coming weekend from Thursday thru Sunday

Possibly Wed, Thurs or Fri of next week may work out but it's a bit too early to be sure

Would this schedule work for you all?

Thanks, and as always...

*Have a Sunny Day!*

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Keep it Green and leave it on the screen!!

**Lucas Eastwood** <lucas@eastwoodsf.com>

Mon, May 4, 2015 at 1:00 PM

To: Peter Putt <peter@sunsupsolar.com>

Cc: Seth Paré-Mayer <seth@atelier-ks.com>, CPC Wilson <isolde.wilson@sfgov.org>, Jerry McCann <McCann@interpeace.org>, Liz & Jerry McCann <mccann4190@hotmail.com>, Kristof Neukermans <kristofn@gmail.com>, chris.townes@sfgov.org

Peter,

Any one of those days will work for us. Please let us know as soon as possible.

Lucas

---

**Peter Putt** <peter@sunsupsolar.com>

Tue, May 5, 2015 at 8:10 AM

To: Lucas Eastwood <lucas@eastwoodsf.com>

Cc: Seth Paré-Mayer <seth@atelier-ks.com>, CPC Wilson <isolde.wilson@sfgov.org>, Jerry McCann <McCann@interpeace.org>, Liz & Jerry McCann <mccann4190@hotmail.com>, Kristof Neukermans <kristofn@gmail.com>, chris.townes@sfgov.org

Good morning Lucas (et al)

How about next Wednesday, May 13<sup>th</sup> at 10:30?

As always...

*Have a Sunny Day!*

*Follow us on Facebook!!*

Keep it Green and leave it on the screen!!



**atelier KS** <seth@atelier-ks.com>

Tue, May 5, 2015 at 9:36 AM

To: Peter Putt <peter@sunsupsolar.com>

Cc: Lucas Eastwood <lucas@eastwoodsf.com>, CPC Wilson <isolde.wilson@sfgov.org>, Jerry McCann <McCann@interpeace.org>, Liz & Jerry McCann <mccann4190@hotmail.com>, Kristof Neukermans <kristofn@gmail.com>, "<chris.townes@sfgov.org>" <chris.townes@sfgov.org>

I am available then.

**seth par  -mayer**

**atelier KS**

[415 . 644 . 5203](tel:415.644.5203)

[www.atelier-ks.com](http://www.atelier-ks.com)

**Lucas Eastwood** <lucas@eastwoodsf.com>

Tue, May 5, 2015 at 8:39 PM

To: Peter Putt <peter@sunupsolar.com>

Cc: Seth Paré-Mayer <seth@atelier-ks.com>, CPC Wilson <isolde.wilson@sfgov.org>, Jerry McCann <McCann@interpeace.org>, Liz & Jerry McCann <mccann4190@hotmail.com>, Kristof Neukermans <kristofn@gmail.com>, "<chris.townes@sfgov.org>" <chris.townes@sfgov.org>

Peter,

May 13th at 10:30 will work for us, see you then.

Lucas

**Seth Paré-Mayer** <seth@atelier-ks.com>

Tue, May 12, 2015 at 1:58 PM

To: Peter Putt <peter@sunupsolar.com>

Cc: Lucas Eastwood <lucas@eastwoodsf.com>, CPC Wilson <isolde.wilson@sfgov.org>, Jerry McCann <McCann@interpeace.org>, Liz & Jerry McCann <mccann4190@hotmail.com>, Kristof Neukermans <kristofn@gmail.com>, chris.townes@sfgov.org

Good afternoon all.

I'm writing to confirm our meeting tomorrow morning at 10:30a at 554 Rhode Island St. PLEASE CONFIRM.

See you all tomorrow.

Thanks.

**seth paré-mayer**

**atelier KS**

[415 . 644 . 5203](tel:415.644.5203)

WWW.

[atelier-ks.com](http://atelier-ks.com)



**Kristof Neukermans** <kristofn@gmail.com>

Tue, May 12, 2015 at 2:00 PM

To: Seth Paré-Mayer <seth@atelier-ks.com>

Cc: Peter Putt <peter@sunsupsolar.com>, Lucas Eastwood <lucas@eastwoodsfs.com>, CPC Wilson <isolde.wilson@sfgov.org>, Jerry McCann <McCann@interpeace.org>, Liz & Jerry McCann <mccann4190@hotmail.com>, chris.townes@sfgov.org

I am confirmed. Thank you Seth.

**Lucas Eastwood** <lucas@eastwoodsf.com>

Tue, May 12, 2015 at 2:00 PM

To: Seth Paré-Mayer <seth@atelier-ks.com>

Cc: Peter Putt <peter@sunsupolar.com>, CPC Wilson <isolde.wilson@sfgov.org>, Jerry McCann <McCann@interpeace.org>, Liz & Jerry McCann <mccann4190@hotmail.com>, Kristof Neukermans <kristofn@gmail.com>, "<chris.townes@sfgov.org>" <chris.townes@sfgov.org>

Confirmed.

Lucas

[415-374-0669](tel:415-374-0669)

**peter@sunsupsolar.com** <peter@sunsupsolar.com>

Tue, May 12, 2015 at 5:15 PM

To: Seth Paré-Mayer <seth@atelier-ks.com>

Cc: Lucas Eastwood <lucas@eastwoodsfc.com>, CPC Wilson <isolde.wilson@sfgov.org>, Jerry McCann <McCann@interpeace.org>, Liz & Jerry McCann <mccann4190@hotmail.com>, Kristof Neukermans <kristofn@gmail.com>, chris.townes@sfgov.org

Confirming Wednesday, I'll be there

Thank you all

*Have a Sunny Day!*

*Follow us on Facebook!!*

*Keep it Green and leave it on the screen!!*



**peter@sunsupsolar.com** <peter@sunsupsolar.com>

Tue, May 12, 2015 at 5:43 PM

To: Seth Paré-Mayer <seth@atelier-ks.com>

Cc: Lucas Eastwood <lucas@eastwoodsf.com>, CPC Wilson <isolde.wilson@sfgov.org>, Jerry McCann <McCann@interpeace.org>, Liz & Jerry McCann <mccann4190@hotmail.com>, Kristof Neukermans <kristofn@gmail.com>, chris.townes@sfgov.org

Hello again

Just to let you know there will likely be a couple other neighbors showing up at our meeting tomorrow and I didn't want you to be 'blind-sided' if that occurs

I do know that Jerry McCann, one of the co-owners at 554 will definitely be present

I'm looking forward to meeting you all

As always...

*Have a Sunny Day!*

*Follow us on Facebook!!*

*Keep it Green and leave it on the screen!!*

## 548 Rhode Island - Meeting Summary 5/13/15

9 messages

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**Sarah Akkoush** <sarah@eastwoodsf.com>

Thu, May 14, 2015 at 4:04 PM

To: peter@sunsupsolar.com, McCann@interpeace.org, mccann4190@hotmail.com, seth@atelier-ks.com

Cc: Lucas Eastwood <lucas@eastwoodsf.com>, kristofn@gmail.com, isolde.wilson@sfgov.org, chris.townes@sfgov.org

Hi All,

Thanks for taking the time to meet yesterday.

Attached, please find our summary of the items discussed. We hope you will find it a concise and accurate representation of our meeting; It was our best effort to fairly summarize the discussion points. We are certainly open to your comments and feedback, so please let us know if there's anything you'd like to add.

Best,  
Sarah

--

**Sarah Akkoush**

Eastwood Development, Inc.

LIC. B-959948

660 York St. Suite #3

San Francisco, CA 94110

[415.323.6545](tel:415.323.6545) [c]

[sarah@eastwoodsf.com](mailto:sarah@eastwoodsf.com)

[www.eastwoodsf.com](http://www.eastwoodsf.com)



**548 Rhode Island Meeting\_5-13-15\_v2.docx**

126K

Notes for Meeting:

May 13, 2015  
554 Rhode Island Street  
San Francisco, CA 94107

Neighborhood Meeting: 554 Rhode Island Street, 10:30am

Subject: Construction plans for 548 Rhode Island Street and neighbor concerns.

Attendees:

- Peter Putt: Owner/trustee of 554 Rhode Island Street (adjacent neighbor)
- Jerry McCann: Owner/trustee of 554 Rhode Island Street (adjacent neighbor)
- Eric Schultz: Owner, 560 Rhode Island Street (non-adjacent neighbor)
- Libby Silverman: Owner, 568 Rhode Island Street (non-adjacent neighbor)
- Seth Paré-Mayer: Architect for 548 Rhode Island Street, atelier KS
- Lucas Eastwood: Owner, 548 Rhode Island Street
- Christopher Neukermans: Owner, 548 Rhode Island Street
- Sarah Akkoush: Assistant General Manager, Eastwood Development

Primary concerns voiced by Peter Putt:

- Size/scope of project at 548 Rhode Island is out of line with the character of the neighborhood
- Did not see notice related to pre-app neighborhood outreach notice
- Elevations received didn't include all measurements and lacked detail; Only select elevations are shown; forced to guess on plan specifics
- Does not feel that the renderings showed the true impact of the home, and were selected to get through planning
- Air and light concerns
  - Feels that project would be obstructing light and view through North facing property line window from top floor bedroom at the front (east) side of the house, as well as the window into the bathroom on this level
  - In the rear yard, believes that the rear addition to 548 Rhode Island will impede access to light and air as relates to North side of the property.
- Believes that the parapet over the skylight on the third story of 548 RI could creep 6 or 8" higher and go unnoticed
- Proposed new construction will be built up to property line, directly blocking third floor lot-line windows
- Concerns over the bump-out on the front of 548 Rhode Island and obstruction of light
- Father-in-law (Charles Campbell, former owner of 554 Rhode Island) was a prominent figure in the San Francisco art/music scene. Important for the historic nature of 554 Rhode Island to be respected and preserved.

Primary concerns voiced by Jerry McCann:



- Does not feel that enough neighborhood outreach before moving forward with plans.
- Does not feel that anything about their lot (554 Rhode Island) was considered in the construction plans for the neighboring lot (548 Rhode Island)
- Would like to preserve the feel of 554 RI as family is still trying to decide what to do with the home, unlikely to be inhabited, trying to decide how best to respect Mr. Campbell's legacy and artwork.

Primary concerns voiced by Eric Schultz:

- Size/scale of home will set precedent in the neighborhood for larger and larger homes
- As a courtesy, there should have been more consideration for the neighbors (ie on Eric's house, they went down instead of up, put a glass railing on deck to be mindful of neighbors' views, etc)

Primary concerns voiced by Libby Silverman:

- Everything in the neighborhood should be in proportion; new construction might disrupt balance
- Constructing a new building (548 Rhode Island) right against windows of an existing building (554 Rhode Island) is offensive

Main points/responses by Lucas Eastwood/ Kristof Neukermans:

- Initial neighborhood notice was sent (with records to confirm this) and unfortunately no one showed up to the meeting. Not sure why it was not received, and that unfortunately it was sent just at the time that the former owner of 554 Rhode Island passed away. Likewise, as owner Mr. Campbell had passed, there was no one at the house to contact.
- When we were contact by Mr. Putt in March, we immediately sent him copies of the original and revised plans.
- Happy to provide any elevations, measurements or renderings Mr. Putt would like. The renderings were provided as a courtesy to try and help understand the scope of the project and were not used in the planning application.
- In effort to show consideration for adjacent neighbors, after they could not be reached, design changes were already been made after the neighborhood outreach meeting (ie reducing the height down, stepping back and reducing the massing on the rear of the property, removing the parapet at the front of the house opening up views for 554 Rhode Island at the front of the house)
- The only visible change to the massing of the property is an addition of a 3<sup>rd</sup> floor (as is consistent with all of the homes uphill of 548 RI) and extension to the rear yard. We are extending down as suggested by Mr. Schultz as well.
- The path of the sun at all times of the year is parallel with the property line or south of the property line between 554 and 548 Rhode Island, consequently the project will cast no new shadows on 554 Rhode Island.

- We have received considerable support from other neighbors
- In rear of property, 548 Rhode Island has a large side setback (8'3") to the massing of the top floor (the only floor that is effectively visible to 554 Rhode Island), more than 5' than is required. Can't do more than this to accommodate programming requirements in new space at 548 Rhode Island.
- Will look into alternatives for third floor lot-line walls adjacent to third floor lot-line windows of 554 Rhode Island.

**Jerry McCann** <mccann@interpeace.org>

Fri, May 15, 2015 at 7:52 AM

To: Sarah Akkoush <sarah@eastwoodsf.com>, "peter@sunsupsolar.com" <peter@sunsupsolar.com>, "mccann4190@hotmail.com" <mccann4190@hotmail.com>, "seth@atelier-ks.com" <seth@atelier-ks.com>

Cc: Lucas Eastwood <lucas@eastwoodsf.com>, "kristofn@gmail.com" <kristofn@gmail.com>, "isolde.wilson@sfgov.org" <isolde.wilson@sfgov.org>, "chris.townes@sfgov.org" <chris.townes@sfgov.org>

Dear Sarah,

We have not reviewed your notes as our intention of the meeting was not to establish a written record but to share our concerns in the spirit of seeing what might be possible in terms of any design changes. Our understanding as you were departing is that Eastwood Development would relook at the design with your architect and see if there were any adjustments you were willing to make. At this point we are simply looking for Eastwood Development to share any proposed modifications to the design you have shared with us.

Thank you,

Jerry McCann / Peter Putt



**Lucas Eastwood** <lucas@eastwoodsf.com>

Fri, May 15, 2015 at 8:08 AM

To: Jerry McCann <mccann@interpeace.org>

Cc: Sarah Akkoush <sarah@eastwoodsf.com>, "peter@sunsupsolar.com" <peter@sunsupsolar.com>, "mccann4190@hotmail.com" <mccann4190@hotmail.com>, "seth@atelier-ks.com" <seth@atelier-ks.com>, "kristofn@gmail.com" <kristofn@gmail.com>, "isolde.wilson@sfgov.org" <isolde.wilson@sfgov.org>, "chris.townes@sfgov.org" <chris.townes@sfgov.org>

Jerry,

Again, thank you for taking the time to meet with us. I can assure you that we are in the process of reviewing the design to see if there are any modifications that may mitigate some of your concerns while still preserving the integrity of our project.

The meeting summary that Sarah provided is simply a tool for everyone to use as we go forward and wish to recall items from previous discussion.

We will be in touch very soon.

Many Thanks,  
Lucas Eastwood  
[415-374-0669](tel:415-374-0669)

From: **Jerry McCann** <[mccann@interpeace.org](mailto:mccann@interpeace.org)>  
Date: Fri, May 15, 2015 at 8:17 AM  
To: Lucas Eastwood <[lucas@eastwoodsrf.com](mailto:lucas@eastwoodsrf.com)>  
Cc: "[peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)" <[peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)>, "[mccann4190@hotmail.com](mailto:mccann4190@hotmail.com)" <[mccann4190@hotmail.com](mailto:mccann4190@hotmail.com)>

Dear Lucas,

It is a common courtesy when formally documenting what was intended as an informal meeting, to let all participating know your intention of taking minutes of what was said. It is also professional courtesy that if you wanted our review for accuracy, you would have sought that without copying in the city who was not in attendance.

We appreciate your efforts to revisit the design process, which was the motivation we had in coming together. The follow-up by Sarah suggests something very different. If Eastwood Development prefers we pursue this through the formal channels, as your approach to our meeting follow-up suggests, we are comfortable doing so.

Jerry

On May 17, 2015, at 8:26 PM, Jerry McCann <[mccann@interpeace.org](mailto:mccann@interpeace.org)> wrote:

Hi Lucas,

Peter and I can be available on Tuesday at 11am at 554 Rhode Island. Please confirm you can make it over at that time.

Thanks,

Jerry

From: **Lucas Eastwood** <[lucas@eastwoodsf.com](mailto:lucas@eastwoodsf.com)>  
Date: Sun, May 17, 2015 at 8:30 PM  
To: Jerry McCann <[mccann@interpeace.org](mailto:mccann@interpeace.org)>  
Cc: "[peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)" <[peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)>, "[mccann4190@hotmail.com](mailto:mccann4190@hotmail.com)" <[mccann4190@hotmail.com](mailto:mccann4190@hotmail.com)>

Hi Jerry,

I can make that work, see you then.

Thank you,  
Lucas  
[415-374-0669](tel:415-374-0669)



From: **Jerry McCann** <[mccann@interpeace.org](mailto:mccann@interpeace.org)>  
Date: Sun, May 17, 2015 at 8:35 PM  
To: Lucas Eastwood <[lucas@eastwoodsrf.com](mailto:lucas@eastwoodsrf.com)>

Thanks Lucas. Not sure if you have my number, it is [415-335-0356](tel:415-335-0356). See you Tuesday.

Jerry

**From:** Lucas Eastwood [<mailto:lucas@eastwoodsrf.com>]  
**Sent:** Sunday, May 17, 2015 10:43 PM  
**To:** Jerry McCann  
**Cc:** [peter@sunsupsolar.com](mailto:peter@sunsupsolar.com); [mccann4190@hotmail.com](mailto:mccann4190@hotmail.com)  
**Subject:** Re: 548 Rhode Island - Meeting Summary 5/13/15

Jerry,

I do have an offer for you and Peter that will require your approval (or rejection) this week. Given the nature of your understandable reaction to actions that I've taken thus far, I'd be willing to meet with you off the record to discuss the proposal. No records will be kept of this meeting and it will just be between you two and myself.

However, unfortunately whether you choose to accept or reject my proposal, I will have to send something in writing outlining the proposal by Wednesday. This is simply a formality that I must adhere to as Chris Townes, the planner assigned to your DR, case has specifically this requested of me.

My hope is to meet Tuesday or Wednesday. Please let me know if this is something that's agreeable to you both. I look forward to a productive meeting in the next couple days.

Many Thanks,

Lucas Eastwood

[415-374-0669](tel:415-374-0669)

**From:** Lucas Eastwood [<mailto:lucas@eastwoodsrf.com>]  
**Sent:** Thursday, May 21, 2015 8:27 AM  
**To:** Jerry McCann  
**Cc:** [peter@sunsupsolar.com](mailto:peter@sunsupsolar.com); [mccann4190@hotmail.com](mailto:mccann4190@hotmail.com)  
**Subject:** Re: 548 Rhode Island - Meeting Summary 5/13/15

Hi Jerry,

I did not hear from you today as we discussed on Tuesday, I'd like to go ahead and send out my offer letter tomorrow morning but I figured I'd check in with you prior. If I don't hear back from you guys I'll fire it out tomorrow morning.

Thanks again for taking the time to meet.

Best,  
Lucas

[415-374-0669](tel:415-374-0669)

**From:** Jerry McCann <[mccann@interpeace.org](mailto:mccann@interpeace.org)>  
**Subject:** RE: 548 Rhode Island - Meeting Summary 5/13/15  
**Date:** May 21, 2015 at 4:14:21 AM PDT  
**To:** Lucas Eastwood <[lucas@eastwoodsf.com](mailto:lucas@eastwoodsf.com)>  
**Cc:** "[peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)" <[peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)>, "[mccann4190@hotmail.com](mailto:mccann4190@hotmail.com)" <[mccann4190@hotmail.com](mailto:mccann4190@hotmail.com)>

Hi Lucas,

Sorry for the delay as I got caught up in my day job...

Thank you for taking the time to come over and share with us your draft letter stating proposed changes Eastwood Development is willing to take. Before you formally send out the letter, we would like you to consider the following changes to the letter/revised design, which we believe are in the spirit of the conversation today:

- As agreed, please remove the concept of the skylight completely from the design as it will remain an impediment that reduces the positive effect made by removing the parapet and dropping the height.
- You had indicated a +/- 2" from the 15" you are proposing as the rooftop height below the property line vertical window (at the bend to the sloping window). Please revise your letter from +/- 3" to +/- 2".
- Please revise the date for removing the discretionary review from the 15th of May, as it is stated (already passed) to the 29th of May, which will ensure we have the time to communicate with our neighbors and build the consensus on the way forward that we would like to include those that raised the initial concerns. We will strive to remove the DR even sooner but would appreciate a little flexibility in getting the neighbors on board.

All other aspects of the letter are fine from our side.

Thank you,

Jerry and Peter



From: **Lucas Eastwood** <[lucas@eastwoodsf.com](mailto:lucas@eastwoodsf.com)>  
Date: Thu, May 21, 2015 at 8:04 AM  
To: Jerry McCann <[mccann@interpeace.org](mailto:mccann@interpeace.org)>  
Cc: "[peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)" <[peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)>, "[mccann4190@hotmail.com](mailto:mccann4190@hotmail.com)" <[mccann4190@hotmail.com](mailto:mccann4190@hotmail.com)>

Hi Jerry,

I completely understand, thank for you the response. I will run these changes by Kristof and send out a revised letter later today.

Thanks again,  
Lucas

**Eastwood Development, Inc.**  
LIC. B-959948  
660 York St. Suite 3, SF, CA 94110  
c. [415-374-0669](tel:415-374-0669)  
o. [415-341-0473](tel:415-341-0473)  
f. [415-373-4576](tel:415-373-4576)  
[lucas@eastwoodsf.com](mailto:lucas@eastwoodsf.com)  
[www.eastwoodsf.com](http://www.eastwoodsf.com)

On May 21, 2015, at 8:57 AM, Lucas Eastwood <[lucas@eastwoodsrf.com](mailto:lucas@eastwoodsrf.com)> wrote:

Hello Jerry and Peter,

Thank you again for taking the time to meet and voice your concerns over the project. As we have discussed, I've gone back to my building design and would like to propose several changes in an attempt to alleviate most of your concerns. I've attached a letter outlining a proposal describing these changes, please review this letter and let me know if it is acceptable to you. Upon your approval and removal of the DR, I will alter the design documents and submit a formal revision.

Many Thanks,  
Lucas Eastwood  
[415-374-0669](tel:415-374-0669)

<548\_RI\_DR\_concessions\_v2.pdf>

May 21, 2015

Hi Jerry and Peter,

We'd first like to start out by apologizing that we were unable to connect prior to the neighborhood notification period. It was nice to meet you and to see and hear your concerns. In light of what we discussed at Wednesday's meeting we would be willing to make the following changes to our project:

1. Lower our combined ceiling heights by 18".
2. Eliminate the skylight and parapet on the 3<sup>rd</sup> floor roof.
3. Add a manually operable (2'x3') skylight to your 3<sup>rd</sup> floor bathroom at our sole expense.

These alterations will net a 15" +/- 2" differential from the top of your property line window to the top of our roof.

As for the rear pop out, we do believe that a 5' setback with an additional 3'3" for the stairs will certainly result in no impact to the light and air concerns that you expressed. Secondly, the fact that we are significantly reducing the massing at the front of our structure will equal a net positive to you in terms of views and northern exposure.

We believe these changes are fair and that they will work to alleviate your concerns regarding light, air and views. Additionally, this project is approved as a green point rated structure, which is something that we elected to do despite the additional time and expense. Therefore this home will have a very positive impact on the community and world environment as a whole. Our hope is to set a precedent for more projects of its kind from an energy efficiency standpoint.

We are willing to make these changes and only these changes if you agree to remove the discretionary review by Friday, May 29, 2015. Additionally, we ask that you agree to fully cooperate with any shared property line retaining wall / foundation related construction or shoring that might be required. This will be done at our expense and anything that is required will be done with the utmost care for your structure and will require an independent 3<sup>rd</sup> party to verify that the work does not damage or alter your structure in any way.

If you would like to meet onsite once again to discuss these proposals, we are more than happy to do so.

Many Thanks,  
Lucas Eastwood and Kristof Neukermans

**Jerry McCann** <mccann@interpeace.org>

Thu, May 21, 2015 at 9:03 AM

To: Lucas Eastwood <lucas@eastwoodsf.com>

Cc: Sarah Akkoush <sarah@eastwoodsf.com>, "peter@sunsupsolar.com" <peter@sunsupsolar.com>, "mccann4190@hotmail.com" <mccann4190@hotmail.com>, "seth@atelier-ks.com" <seth@atelier-ks.com>, Kristof Neukermans <kristofn@gmail.com>, "isolde.wilson@sfgov.org" <isolde.wilson@sfgov.org>, "chris.townes@sfgov.org" <chris.townes@sfgov.org>

Dear Lucas,

We are in receipt of your letter and appreciate your efforts to reconsider your design. We will take a closer look at your proposal and confer with the neighbors who also raised concerns. We acknowledge this offer is time bound and is conditional on us withdrawing our DR to the City of San Francisco by the 29th of this month.

Jerry McCann and Peter Putt



From: **Jerry McCann** <[mccann@interpeace.org](mailto:mccann@interpeace.org)>  
Date: Thu, May 21, 2015 at 11:01 AM  
To: Lucas Eastwood <[lucas@eastwoodsf.com](mailto:lucas@eastwoodsf.com)>  
Cc: "[peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)" <[peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)>, "[mccann4190@hotmail.com](mailto:mccann4190@hotmail.com)" <[mccann4190@hotmail.com](mailto:mccann4190@hotmail.com)>

Hi Lucas,

Thanks for incorporating our suggested changes into your letter. One thing we all felt was not necessary to bring into the conversation as the owner will do what they want at later stages anyway was the issue of the solar panels. In the spirit of trying to keep those panels from blocking the views we are trying to preserve, we wanted to reiterate Peter's readiness to support your efforts to think through the design and layout of the panels. Peter is available (with reasonable flexibility given his busy schedule) to give that support as you get to that point in the design/construction.

Thanks,

Jerry

On May 21, 2015, at 7:40 PM, Jerry McCann <[mccann@interpeace.org](mailto:mccann@interpeace.org)> wrote:

Hi Lucas,

Any chance you could send us an updated set of plans? We are trying to work with the neighbors to ensure this has full support and it will be easier if we can share with them the latest drawings?

Thanks for your support on this.

Jerry

<image001.jpg>

**Jerry McCann**  
**Deputy Director-**  
**General**  
**M: + 254 733700689**  
**(Kenya)**

**Interpeace**  
**Operations**  
**M : +1 415 335 0356 (USA/Abroad)**

[www.interpeace.org](http://www.interpeace.org)

[mccann@interpeace.org](mailto:mccann@interpeace.org)

<image002.png> [Like us on](#)

[Facebook](#)

<image003.jpg> [Follow us on Twitter](#)

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**P Before printing this e-mail, remember you will be using paper and ink. Protect the environment.**

On May 21, 2015, at 7:44 PM, Lucas Eastwood <[lucas@eastwoodsrf.com](mailto:lucas@eastwoodsrf.com)> wrote:

(adding Seth)

Seth,

Can you send Jerry updated drawings that reflect the lowered ceiling heights and skylight elimination?

Thanks,  
Lucas

From: **Jerry McCann** <[mccann@interpeace.org](mailto:mccann@interpeace.org)>

Date: Thu, May 21, 2015 at 7:45 PM

To: Lucas Eastwood <[lucas@eastwoodsf.com](mailto:lucas@eastwoodsf.com)>, Seth Paré-Mayer <[seth@atelier-ks.com](mailto:seth@atelier-ks.com)>

Thanks Lucas.



From: **Lucas Eastwood** <[lucas@eastwoodsrf.com](mailto:lucas@eastwoodsrf.com)>  
Date: Thu, May 21, 2015 at 7:55 PM  
To: Jerry McCann <[McCann@interpeace.org](mailto:McCann@interpeace.org)>  
Cc: "[peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)" <[peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)>, "[mccann4190@hotmail.com](mailto:mccann4190@hotmail.com)" <[mccann4190@hotmail.com](mailto:mccann4190@hotmail.com)>

Hi Jerry, Peter,

I have been putting some thought and research into this, based on what I've heard from my energy consultant I think that the western portion of the roof will be more than adequate to reach a 40% energy offset which is what I have planned.

Thank you for your willingness to help. One thing that might help sooner than later is to recommend a local installer and panel retailer if you know anyone. I'd like to get the ball rolling on this asap. If you know someone local to refer I'll reach out to them next week and get started on the design.

Thanks,  
Lucas

**From:** atelier KS [mailto:[seth@atelier-ks.com](mailto:seth@atelier-ks.com)]  
**Sent:** Friday, May 22, 2015 6:34 AM  
**To:** Lucas Eastwood  
**Cc:** Jerry McCann  
**Subject:** Re: Updated plans

I will get that sent out first thing in the morning.

**seth paré-mayer**

**atelier KS**  
[415 . 644 . 5203](tel:415.644.5203)  
[www.atelier-ks.com](http://www.atelier-ks.com)

On May 22, 2015, at 9:41 AM, Jerry McCann <[mccann@interpeace.org](mailto:mccann@interpeace.org)> wrote:

Dear Seth,

Appreciate your ability to get this to me this morning.

Jerry

From: **Peter Putt** <[peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)>

Date: Fri, May 22, 2015 at 10:43 AM

To: Lucas Eastwood <[lucas@eastwoodsrf.com](mailto:lucas@eastwoodsrf.com)>, Jerry McCann <[McCann@interpeace.org](mailto:McCann@interpeace.org)>

Cc: [mccann4190@hotmail.com](mailto:mccann4190@hotmail.com)

Hi Lucas

**I'd be interested in doing the design and installation for your solar system at 548**

The only issue I have at the moment would be with regards to any conflict of interest accusations that could come from our neighbors prior to having their consensus with regards to the DR removal

Hopefully by the end of the holiday weekend everyone is 'on board' but it's too early to tell without getting all their responses in

Having said that, I would still be willing to do your design criteria even for an RFQ to send to others at no charge  
What I would need to do that would be a copy of at least the roof plan and target energy offset in kWhrs for the system

With regards to our ongoing conversations with the neighbors, it would be helpful if you could email us a current plan set in electronic format

I believe that would be helpful in developing the final consensus

In the meantime, have a wonderful weekend and thanks again for your willingness to work with us as well

*Have a Sunny Day!*

*Follow us on Facebook!!*

Keep it Green and leave it on the screen!!



**Seth Paré-Mayer** <seth@atelier-ks.com>

Fri, May 22, 2015 at 11:31 AM

To: Jerry McCann <mccann@interpeace.org>, Peter Putt <peter@sunsupsolar.com>

Cc: Lucas Eastwood <lucas@eastwoodsf.com>, Kristof Neukermans <kristofn@gmail.com>

Good morning.

I am working thru the drawings and will have them sent out to everyone within the next couple hours.  
Sorry for the delay.

Thanks.

**seth paré-mayer**

**atelier KS**

[415 . 644 . 5203](tel:415.644.5203)

[www.](http://www.atelier-ks.com)

[atelier-ks.com](http://atelier-ks.com)

From: **Jerry McCann** <[mccann@interpeace.org](mailto:mccann@interpeace.org)>  
Date: Fri, May 22, 2015 at 5:08 PM  
To: Seth Paré-Mayer <[seth@atelier-ks.com](mailto:seth@atelier-ks.com)>  
Cc: "[peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)" <[peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)>, "[mccann4190@hotmail.com](mailto:mccann4190@hotmail.com)" <[mccann4190@hotmail.com](mailto:mccann4190@hotmail.com)>, Lucas Eastwood <[lucas@eastwoodsrf.com](mailto:lucas@eastwoodsrf.com)>

Dear Seth,

Thank you for this. We will be back to Lucas with any issues arising after further consulting with the neighbors.

Jerry

**From:** Seth Paré-Mayer [mailto:[seth@atelier-ks.com](mailto:seth@atelier-ks.com)]  
**Sent:** Friday, May 22, 2015 11:20 PM  
**To:** Lucas Eastwood  
**Cc:** Jerry McCann; Sarah Akkoush; [peter@sunsupsolar.com](mailto:peter@sunsupsolar.com); [mccann4190@hotmail.com](mailto:mccann4190@hotmail.com); Kristof Neukermans; [isolde.wilson@sfgov.org](mailto:isolde.wilson@sfgov.org); [chris.townes@sfgov.org](mailto:chris.townes@sfgov.org)  
**Subject:** 548 Rhode Island - Revised Drawings Based on Meeting Summary 5/13/15

Good afternoon all.

I've attached revised drawings based upon Lucas's letter dated 05-21-2015. I included a cross section to illustrate the conditions at the southern neighbor's attic level wall/roof windows.

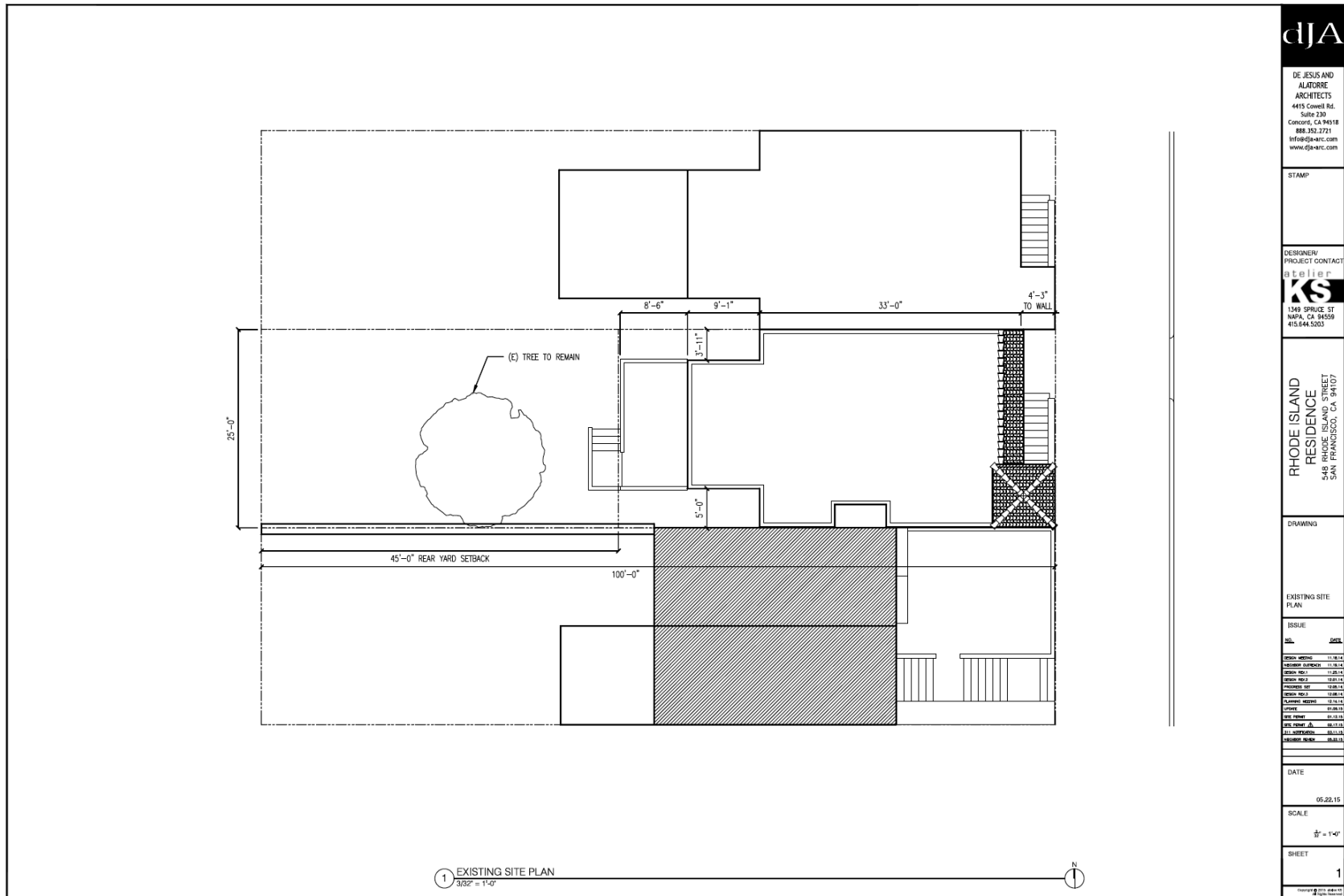
The changes are as follows:

1. We removed the skylight from the 3rd floor roof (over the stairs).
2. There is no longer the need for a parapet at the south property line since the skylight has been removed. The parapet has been removed.
3. The overall height of the building has been reduced by +/-18" from the height indicated in the pre-application meeting drawings (dated 11-19-2014). We are aiming to have our finished roof at the southern property line be +/-15" lower than the spring point of the southern neighbor's attic level wall/roof windows. This height change was accomplished by reducing the 2nd floor ceiling height from 9'-6" to 8'-6" and the 3rd floor ceiling height from 10'-0" to 9'-6" (these numbers are again a comparison between the pre-application meeting drawings (dated 11-19-2014) and the current proposal .

Thank you for your input and cooperation. Please review the attached drawings and let me know if you have any questions or comments.

**seth paré-mayer**

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[atelier-ks.com](http://atelier-ks.com)



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STAMP

DESIGNER/  
PROJECT CONTACT

**KS**  
1349 SPRUCE ST  
NAPA, CA 94559  
415.644.5203

RHODE ISLAND  
RESIDENCE  
548 RHODE ISLAND STREET  
SAN FRANCISCO, CA 94107

DRAWING

EXISTING SITE  
PLAN

ISSUE

NO.	DATE
001	05.14.15
002	05.14.15
003	05.14.15
004	05.14.15
005	05.14.15
006	05.14.15
007	05.14.15
008	05.14.15
009	05.14.15
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015	05.14.15
016	05.14.15
017	05.14.15
018	05.14.15
019	05.14.15
020	05.14.15

DATE

05.22.15

SCALE

1/8" = 1'-0"

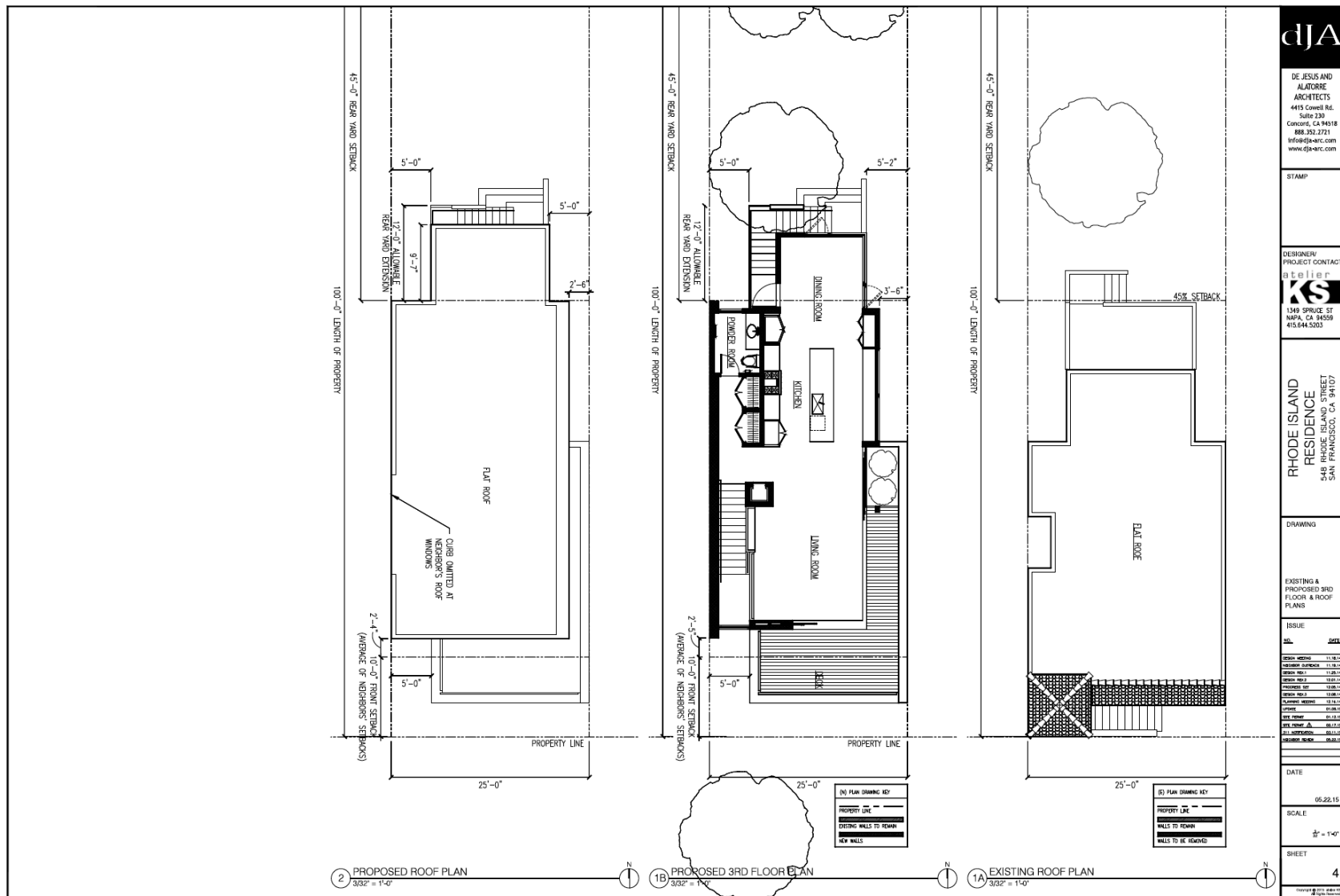
SHEET

1

















On May 23, 2015, at 9:01 AM, Jerry McCann <[mccann@interpeace.org](mailto:mccann@interpeace.org)> wrote:

Dear Lucas and Seth,

One of the biggest concerns of the neighbors is the significant projection your design has in the front and some of the openness that will take away for not only our house but all those above it. Would it be possible, even if it is a simple line profile, to get us an elevation of the side (south facing) with the lines off our building highlighted so we can see the orientation of your building projection in the front compared to ours. Given your point that by removing the false façade the front will actually improve the openness, it would be great if we could demonstrate this in an elevation drawing (even showing the existing lines as well). Given the significant concern that continues to raise, we hope you will be amenable to helping us demonstrate how your building projects forward (and as you say, will not have a negative impact).

Noting the deadline you have given us for response, and our keen interest to ensure the neighbors are on board with proposed changes, the sooner we can get this, the better.

Jerry

**From:** Seth Paré-Mayer [<mailto:seth@atelier-ks.com>]  
**Sent:** Saturday, May 23, 2015 8:12 PM  
**To:** Jerry McCann  
**Cc:** Lucas Eastwood; [peter@sunsupsolar.com](mailto:peter@sunsupsolar.com) Putt; Kristof Neukermans; [isolde.wilson@sfgov.org](mailto:isolde.wilson@sfgov.org) Wilson; [mccann4190@hotmail.com](mailto:mccann4190@hotmail.com) Jerry McCann; [chris.townes@sfgov.org](mailto:chris.townes@sfgov.org) Townes; Sarah Akkoush  
**Subject:** Re: 548 Rhode Island - Revised Drawings Based on Meeting Summary 5/13/15  
**Importance:** Low

Good morning.

Per your request I've updated the set of drawings I sent yesterday with the addition of sheet 8-South Elevation. Sheets 1-7 have not been changed.

In the south elevation I've indicated the existing outline of 548 Rhode Island as well as the outline of 554 Rhode Island (including the shared rear yard retaining wall, 554 roof peak and attic studio window outlines).

Thank you and have a lovely weekend.

**seth paré-mayer**

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RHODE ISLAND  
RESIDENCE  
548 RHODE ISLAND STREET  
SAN FRANCISCO, CA 94107

DRAWING

PROPOSED  
SOUTH ELEVATION

ISSUE

NO.	DATE
001	01.18.15
002	01.18.15
003	01.18.15
004	01.18.15
005	01.18.15
006	01.18.15
007	01.18.15
008	01.18.15
009	01.18.15
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019	01.18.15
020	01.18.15

DATE

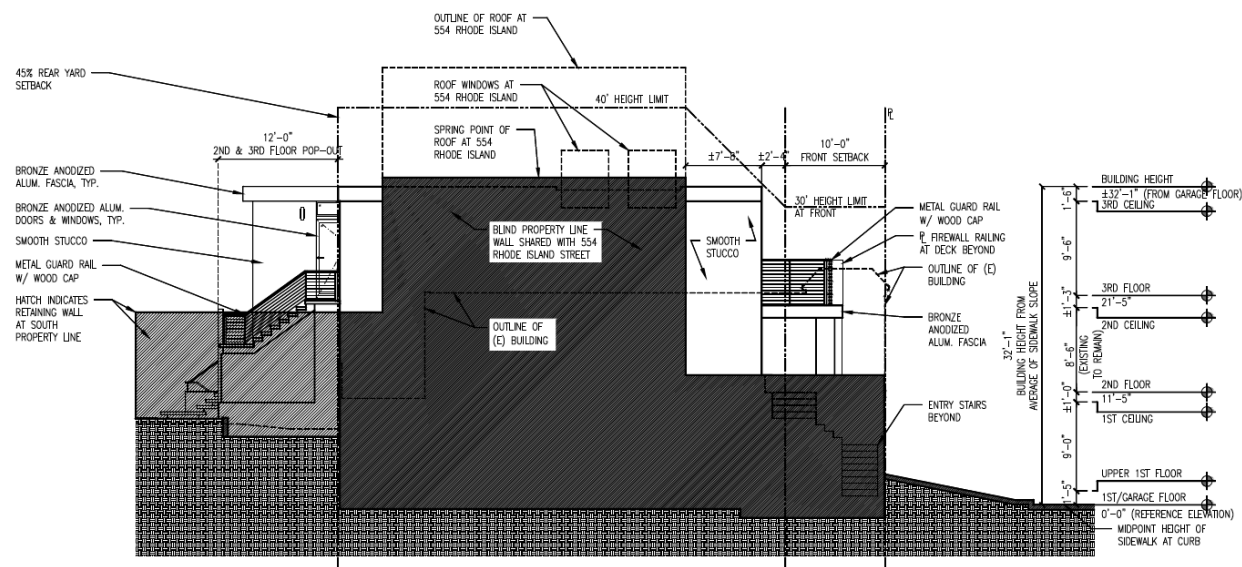
06.25.15

SCALE

1/8" = 1'-0"

SHEET

8



PROPOSED SOUTH ELEVATION  
3/32" = 1'-0"

On May 25, 2015, at 4:36 AM, Jerry McCann <[mccann@interpeace.org](mailto:mccann@interpeace.org)> wrote:

Dear Lucas,

Unfortunately, the neighbors are still resistant to accepting the proposed adjustments to the design. We are in the middle of trying to see what they would be willing to accept and then for Peter and I to weigh between our commitment to the neighbors when we collectively went together in submitting this DR, and considering your proposal, which addresses some of our most urgent concerns.

It is my hope that you will appreciate that given this was a holiday weekend, I was not able to get face to face time with the neighbors and as I am leaving for Geneva tomorrow, I am hoping you will allow us time to discuss with the neighbors early the week of the 1<sup>st</sup> of June. At this point, if this is not acceptable, and the deadline you have set for pulling your proposal off the table is rigid, there is not much Peter and I can do as we do not want to breach the trust our neighbors have placed in us as the lead in this DR process.

I am available tomorrow afternoon, after 4pm when I am at the airport (day is completely booked before then) if you want to discuss further. Peter has a very hectic schedule this coming week and will be largely unreachable.

Look forward to an accommodating response, noting we truly do want to get to an agreement that works for all affected parties.

Jerry

**From:** Lucas Eastwood [<mailto:lucas@eastwoodsrf.com>]

**Sent:** Tuesday, May 26, 2015 7:31 AM

**To:** Jerry McCann

**Cc:** [peter@sunsupsolar.com](mailto:peter@sunsupsolar.com); [mccann4190@hotmail.com](mailto:mccann4190@hotmail.com)

**Subject:** Re: 548 Rhode Island - Revised Drawings Based on Meeting Summary 5/13/15

Hi Jerry,

While I do understand the situation that you're in, I unfortunately am not willing to extend our offer deadline as we have already extended the deadline before and made several changes. With respect your neighbors, I understand your desire to meet their approval but they are not officially party to the DR, all of the complaints that were sighted in the report come directly from you and our project has no affect on them. The offer that I sent is still on the table until May 29th. However, after that it is likely that we will pursue the project as it is currently approved. I hope that you understand that this is the least desirable outcome for me. I do appreciate you're willingness to try and work through this, but I am simply unwilling to negotiate with unaffected parties. My sincere desire is that whatever the outcome here we can continue to communicate and maintain a good working relationship.

Many Thanks and Safe Travels.

Lucas

On May 29, 2015, at 6:18 AM, Jerry McCann <[mccann@interpeace.org](mailto:mccann@interpeace.org)> wrote:

Dear Lucas,

It is unfortunate that our efforts to try to bring consensus among neighbors may not be accommodated by Eastwood Development. This is not a ploy to delay the decision but simply our inability to get the neighbors together before I had to leave for Geneva (largely because the holiday weekend had people out of town). As we have shared with you, while you believe this should be about the immediate concerns we have raised, our commitment to our neighbors and the community is as important as our interests in the direct impact of the design on our property. Because of that, we will not be able to provide you with a decision until we are able to meet with the neighbors early next week. If that is unacceptable to Eastwood, we respect your right to withdraw your offer for design change and go into the DR with your previous design. My sense is by end of the day Tuesday, 29 May, we can give you our final feedback based on the discussions with our neighbors.

We hope you will be more favorable to our honest request to slightly delay. I am in Geneva until Saturday morning and back in the San Francisco late on Saturday. I could discuss this further with you on Sunday or Monday if that would be helpful.

Thanks,

Jerry

From: **Lucas Eastwood** <[lucas@eastwoodsfs.com](mailto:lucas@eastwoodsfs.com)>  
Date: Fri, May 29, 2015 at 7:01 AM  
To: Jerry McCann <[mccann@interpeace.org](mailto:mccann@interpeace.org)>  
Cc: "[peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)" <[peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)>, "[mccann4190@hotmail.com](mailto:mccann4190@hotmail.com)" <[mccann4190@hotmail.com](mailto:mccann4190@hotmail.com)>

Hi Jerry,

I am certainly not trying to do anything other than protect my interest by not negotiating with the unaffected parties. I do appreciate what you're trying to do and will always be open to hearing a counter offer from you between now and the hearing date of August 6, 2015. All I was saying is that our offer is off the table and we will begin preparing for the hearing. If you come back to me with something that's reasonable, I'm always open to entertaining it.

Many Thanks,  
Lucas



From: **Jerry McCann** <[mccann@interpeace.org](mailto:mccann@interpeace.org)>  
Date: Fri, May 29, 2015 at 7:07 AM  
To: Lucas Eastwood <[lucas@eastwoodsf.com](mailto:lucas@eastwoodsf.com)>  
Cc: "[peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)" <[peter@sunsupsolar.com](mailto:peter@sunsupsolar.com)>, "[mccann4190@homail.com](mailto:mccann4190@homail.com)"  
<[mccann4190@homail.com](mailto:mccann4190@homail.com)>

Dear Lucas,

Fair enough.

Jerry

July 26, 2015

Henry Shapiro  
Northpoint Builders  
3331 Harrison Street  
San Francisco, CA 94110  
415 254-7348  
CA Lic. B436269

President Fong and Planning Commissioners

My name is Henry Shapiro and I have been a Builder and Real Estate Developer in San Francisco for over 3 decades. Neighbors of 548 Rhode Island are clients and friends of mine.

I have my own projects that go before Planning Department Staff every year, and I have yet to have a project approved that only met the minimum standards of the Planning Code, as this project does, without any guidance from the Residential Design Guidelines.

548 Rhode Island is THE transitional building between a row of graceful Victorians and a row of simple mid-century modern houses. It deserves your attention!

548 Rhode Island was the last Single Family House reviewed under the expedited LEED program, and I believe Staff erred in their haste and approved an inappropriate project.

This building should have been determined a demolition by Planning Staff. (Sec 317 of the Planning Code) The entire roof, entry area at living room and ground floor are removed for well over 50% of the horizontal structure. Nearly 75 perimeter lineal feet of the existing 135 are removed, and all perimeter walls are reframed to raise ceiling heights from 8 feet to 11 feet. **Every bit of perimeter structure is replaced with 2x6 framing for added insulation under LEED**

The over 300 cubic yards of removed debris and earth generated by this project should also have disqualified it for an expedited LEED review, and the planning requirements for a new building should have been in place. That is what I've come to expect from Planning Staff.

As a NEW building the required front building setback would be 12 feet, with the upper floor set back again as well. That would make this building the transition needed for the remainder of the block. It's a big loophole for this to be an addition that triples this building's envelope.

Since the adoption of the Residential Design Guidelines 12 years ago, none of the dozens of story additions that I have been involved with have been required to have any less of an upper floor setback than 15 feet (as outlined on page 25 of the RDG) ...EXCEPT this project.

Planning certainly would not have approved one of my projects that thoughtlessly blocked a set of legally permitted and installed lot line windows, (Permit App# 8808470) and then add a 30" high parapet above that, without requiring an adjoining light-well, again recommended under the Residential Design Guidelines. (Page 16)

As regards the rear yard extension, the structural engineer for this very project sponsor, a colleague of mine, was forced to get a zoning variance for the code complying 2 story rear yard extension on his own house in Bernal Heights, because it was not in keeping with the rear yard pattern, according to Planning Staff's interpretation of the Residential Guidelines. (Pages 26-27)

Yet 2 owners in this row of architecturally significant Victorians adjacent to 548 Rhode Island have been ordered by Planning Staff not to even change their front doors without an expensive, time consuming environmental review.

The building the Sponsor's cite as a precedent (708 Vermont Street) doesn't meet the average setback requirements of the Planning Code, and has a front bay window in obvious violation of the Planning Code (10' wide rectangular maximum) however it may have had the "addition" loophole as well as a better lawyer at your hearing.

The Project Sponsors have claimed that the objection to their building is all about views and nothing else.

In my opinion the design is all about **the Sponsor's views**. The same square footage (tripling of the building living space from 1100 to 3100 S.F.) could have been accomplished by the Sponsor in much more sensitive ways, except that they are maximizing their views and light at their neighbor's expense.

This Commission should lower the height of this building to preserve the light to the DR requester's windows, set the upper floor back the 15 feet required of everyone else citywide adding a new story, and remove one floor of the rear yard extension, in keeping with the rear yard pattern, and all this footage is easily replaced by infilling the northerly side setbacks on the sponsor's building.

Sincerely Yours,

Henry Shapiro

July 21, 2015

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Subject: 548 Rhode Island Street – Proposed Renovation and Addition**

Dear Planning Department,

The purpose of this letter is to formally voice my support for the proposed project (renovation and addition) located at 548 Rhode Island Street, based on the design and drawings created by DJA Architects, dated 11 March 2015. I feel that the Owner and Architect have developed a quality design and one that will fit quite well into the neighborhood.

I would like to comment specifically on some of the elements that I feel are particularly thoughtful: 1) the proposed single-family use; as opposed to a two-unit residence that is allowed by its current zoning, 2) the stepping back of the rear-yard mass on both side-yards, and 3) the scale, articulation, and composition of the front façade.

To reiterate, I am in full support of the proposed project.

Sincerely,

Signature:



(Print) Name:

Michael Palecek

Date:

7/27/15

Address:

566 Kansas St, SF, CA 94107

July 14, 2015

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Subject: 548 Rhode Island Street – Proposed Renovation and Addition**

Dear Planning Department,

The purpose of this letter is to formally voice my support for the proposed project (renovation and addition) located at 548 Rhode Island Street, based on the design and drawings created by DJA Architects, dated 11 March 2015. I feel that the Owner and Architect have developed a quality design and one that will fit quite well into the neighborhood.

I would like to comment specifically on some of the elements that I feel are particularly thoughtful: 1) the proposed single-family use; as opposed to a two-unit residence that is allowed by its current zoning, 2) the stepping back of the rear-yard mass on both side-yards, and 3) the scale, articulation, and composition of the front façade.

To reiterate, I am in full support of the proposed project.

Sincerely,

Signature:

*John C. Weston*

(Print) Name:

John C. Weston

Date:

7/14/15

Address:

807 VERMONT ST.  
SAN FRANCISCO, CALIF. 94107



# ANNE SYMON INTERIORS

July 13, 2015

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Subject: 548 Rhode Island Street- Proposed Renovation and Addition

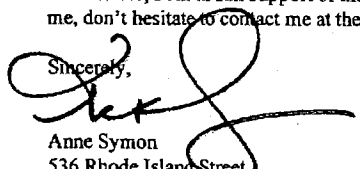
Dear Planning Department,

The purpose of this letter is to formally voice my support for the proposed project (renovation and addition) located at 548 Rhode Island Street. This support is based on the design and drawings created by DJA Architects, dated March 11, 2015. As a long time neighbor to the project, I care deeply about what transpires on our block and the integrity of this remodel will be an asset to our block.

I would like to comment specifically on some of the elements that I feel are particularly thoughtful: 1) the single family use, as opposed to a two unit residence that is allowed by current zoning 2) the stepping back of the rear yard mass on both side-yards and lastly 3) the scale of the home, viewed from the street.

To reiterate, I am in full support of the proposed project. Should you need anything more from me, don't hesitate to contact me at the number below.

Sincerely,



Anne Symon  
536 Rhode Island Street  
SF, CA 94107

2100 Eighteenth Street San Francisco CA 94107  
Phone (415) 701-1735 Fax (415) 701-1736

June 6, 2015

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Subject: 548 Rhode Island Street – Proposed Renovation and Addition**

Dear Planning Department,

The purpose of this letter is to formally voice my support for the proposed project (renovation and addition) located at 548 Rhode Island Street, based on the design and drawings created by DJA Architects, dated 11 March 2015. I feel that the Owner and Architect have developed a quality design and one that will fit quite well into the neighborhood.

I would like to comment specifically on some of the elements that I feel are particularly thoughtful: 1) the proposed single-family use; as opposed to a two-unit residence that is allowed by its current zoning, 2) the stepping back of the rear-yard mass on both side-yards, and 3) the scale, articulation, and composition of the front façade.

To reiterate, I am in full support of the proposed project.

Sincerely,

Signature: Robert Ault

(Print) Name: Robert Ault

Date: 7/20/16

Address: 803 Vermont St.

June 6, 2015

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Subject: 548 Rhode Island Street – Proposed Renovation and Addition**

Dear Planning Department,

The purpose of this letter is to formally voice my support for the proposed project (renovation and addition) located at 548 Rhode Island Street, based on the design and drawings created by DJA Architects, dated 11 March 2015. I feel that the Owner and Architect have developed a quality design and one that will fit quite well into the neighborhood.

I would like to comment specifically on some of the elements that I feel are particularly thoughtful: 1) the proposed single-family use; as opposed to a two-unit residence that is allowed by its current zoning, 2) the stepping back of the rear-yard mass on both side-yards, and 3) the scale, articulation, and composition of the front façade.

To reiterate, I am in full support of the proposed project.

Sincerely,

Signature: Harry Ault

(Print) Name: Harry Ault

Date: 7/7/15

Address: 803 Vermont St SF 94107

June 6, 2015

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Subject: 548 Rhode Island Street – Proposed Renovation and Addition**

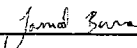
Dear Planning Department,

The purpose of this letter is to formally voice my support for the proposed project (renovation and addition) located at 548 Rhode Island Street, based on the design and drawings created by DJA Architects, dated 11 March 2015. I feel that the Owner and Architect have developed a quality design and one that will fit quite well into the neighborhood.

I would like to comment specifically on some of the elements that I feel are particularly thoughtful: 1) the proposed single-family use; as opposed to a two-unit residence that is allowed by its current zoning, 2) the stepping back of the rear-yard mass on both side-yards, and 3) the scale, articulation, and composition of the front façade.

To reiterate, I am in full support of the proposed project.

Sincerely,

  
Signature: \_\_\_\_\_

\_\_\_\_\_  
(Print) Name: JAMAL BARA

Date: 06/08/2015

\_\_\_\_\_  
Address: 548 Rhode Island St – San  
Francisco, CA 94107

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June 6, 2015

San Francisco Planning  
Department City and County of  
San Francisco 1650 Mission  
Street, Suite 400  
San Francisco, CA 94103

**Subject: 548 Rhode Island Street – Proposed Renovation and Addition**

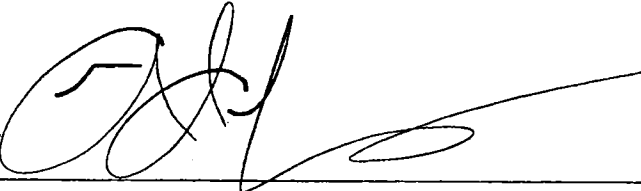
Dear Planning Department,

The purpose of this letter is to formally voice my support for the proposed project (renovation and addition) located at 548 Rhode Island Street, based on the design and drawings created by DJA Architects, dated 11 March 2015. I feel that the Owner and Architect have developed a quality design and one that will fit quite well into the neighborhood.

I would like to comment specifically on some of the elements that I feel are particularly thoughtful: 1) the proposed single-family use; as opposed to a two-unit residence that is allowed by its current zoning, 2) the stepping back of the rear-yard mass on both side-yards, and 3) the scale, articulation, and composition of the front façade.

To reiterate, I am in full support of the proposed project.

Sincerely, Andrew deLaunay

Signature: 

---

(Print) Name: Andrew deLaunay

Date: 06/08/2015





# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
548 Rhode Island Street		4009/001H	
Case No.	Permit No.	Plans Dated	
2015-000779ENV		1/12/2015	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Vertical and horizontal alteration of existing single-family residence. Includes the construction of new third story with a roof deck, rear expansion of the first- and second-floors, façade renovations, and internal alterations.			

### 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.
<input type="checkbox"/>	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class__

### 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 Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<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</i>

	<i> 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. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <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. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <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. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required</b>
<input checked="" 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. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Serpentine)</i>
<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> Jenny Delumo <small>San Francisco Planning Department          101 Montgomery Street, Suite 1000          San Francisco, CA 94104          Phone: (415) 376-2000          Fax: (415) 376-2001          Email: jenny.delumo@sfdph.org</small> <small>Construction activities are subject to the Dust Control Ordinance requirements contained in SF Health Code Article 22B and SF Building Code Sec. 106.A.3.2.6. Requirements of the Dust Control Ordinance include, but are not limited to, watering to prevent dust from becoming airborne, sweep or vacuum sidewalks, and cover inactive stockpiles of dirt. These measures ensure that serpentine does not become airborne during construction.</small>	

### 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 45 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 45 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"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <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"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <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"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

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

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

<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input checked="" type="checkbox"/>	10. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): <i>per PTR form dated 2/20/2015</i>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature:	

## STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	Planner Name: <i>Gretchen A. Hilgard</i>	Signature: <i>Gretchen A. Hilgard</i> <i>2/23/2015</i>
	<b>Project Approval Action:</b> Select One <i>Building Permit</i> <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	
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?
<b>If at least one of the above boxes is checked, further environmental review is required</b>	
<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> 2/18/2015
--	--

<b>PROJECT INFORMATION:</b>		
<b>Planner:</b> Gretchen Hilyard	<b>Address:</b> 548 Rhode Island Street	
<b>Block/Lot:</b> 4009/001H	<b>Cross Streets:</b> Mariposa and 18th Streets	
<b>CEQA Category:</b> B	<b>Art. 10/11:</b> n/a	<b>BPA/Case No.:</b> 2015-000779ENV

<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> 1/12/2015
--

<b>PROJECT ISSUES:</b>	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes: Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (November 2014).  Proposed project: Vertical and horizontal alteration of existing single-family residence. Includes the construction of new third story with a roof deck, rear expansion of the first- and second-floors, façade renovations, and internal alterations.	

<b>PRESERVATION TEAM REVIEW:</b>				
<b>Historic Resource Present</b>		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
<b>Individual</b>		<b>Historic District/Context</b>		
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 type="radio"/> Yes	<input checked="" 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.


**PRESERVATION TEAM COMMENTS:**

According to the information provided in the Historic Resource Evaluation prepared by Tim Kelley Consulting (dated November 2014) and information in the Planning Department files, the subject property at 548 Rhode Island contains a one-story-over-basement, wood frame, single-family residence constructed in 1937 in a Vernacular style with Mission Revival influences. The property was originally owned and built by Joe Higgins, a contractor. The property is located on a sloped parcel in the Potrero Hill neighborhood of San Francisco. Permit records did not reveal any exterior changes to the building over time.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building has undergone little to no alterations over time and is an intact example of a contractor-built vernacular single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the northwestern corner of the Potrero Hill neighborhood on a block that exhibits a variety of architectural styles and construction dates ranging from 1906 to 1940. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings

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

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2-20-2015

# HISTORICAL RESOURCE EVALUATION PART 1

RHODE ISLAND STREET  
SAN FRANCISCO, CALIFORNIA



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