



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JULY 6 2017

Continued from the March 16, 2017 and April 13, 2017 Hearings

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: June 29, 2017
Case No.: **2015-007062DRP-02**
Project Address: **752 Elizabeth Street**
Permit Application: 2015.07.17.1767
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 2805/018
Project Sponsor: William Pashelinsky
1947 Hayes Street
San Francisco, CA 94117
Staff Contact: Jeff Horn – (415) 575-6925
jeffrey.horn@sfgov.org
Recommendation: **Take DR and Approve with Modifications**

BACKGROUND

On March 16, 2017, without a public hearing, the project was continued to April 13, 2017, and then to July 6, 2017, to allow the Project Sponsor additional time to work with the DR Requestors on project modifications.

PROJECT MODIFICATIONS

The revised proposal incorporates the following changes to the original plan, per an agreement between the parties:

Front Deck

- Set back the front deck 7'-6" from front building wall.

Rear Deck at 2nd Floor

- Maintain a three foot set back from the deck railing on both sides and construct the railing with non-transparent wall a minimum 4'-6" in height.
- Provide landscaping in setback areas.

Rear Bedroom

- Remove the vertical windows and replace with transom windows on the west and east elevations.

Rear Deck at 3rd Floor

- Maintain a 2 foot set back from the deck railing on both sides and construct the railing with non-transparent wall minimum 4'-6" in height.

3rd Floor Setback on the 748 Elizabeth Street side

- Set back the 3rd (top) floor a total of six feet from the floor below.

Front Elevation

- Architectural style and materials updated per attached plans

REQUIRED COMMISSION ACTION

In order for the project to proceed per the agreement that has been reached between the Project Sponsor and the DR Requestors, the Commission must take DR and approve the project with modifications, specifically per the attached revised plans.

BASIS FOR RECOMMENDATION

- The project with modifications is agreeable to both the Project Sponsor and DR requestor.
- The project does not create any exceptional or extraordinary circumstances.
- The project complies with all applicable provisions of the Planning Code and is consistent with the General Plan.
- Taking DR and approving the project with the modifications as specified in the attached plan set will allow it to be heard on the consent calendar.

RECOMMENDATION: Take DR and Approve with Modifications
--

Attachments:

Terms to Remove DRs, dated March 29, 2017
Perspective Rendering
Revised Plans

Terms To Remove DRs

March 29, 2017

Front Deck

Make the deck shallower (set back from front wall 7.5 feet)

Back Deck 2nd Floor

Keep the railings 3 feet back from the sides with non transparent wall (4-6" high)

Provide landscaping in setback areas

Back bedroom

West wall-- Remove the vertical windows and replace with a transom window higher up on the wall

East wall- -- Remove the vertical windows and replace with a transom window higher up on the wall

Back Deck 3rd Floor

Keep the railings 2 feet back from the sides

Non transparent glass 4-6"

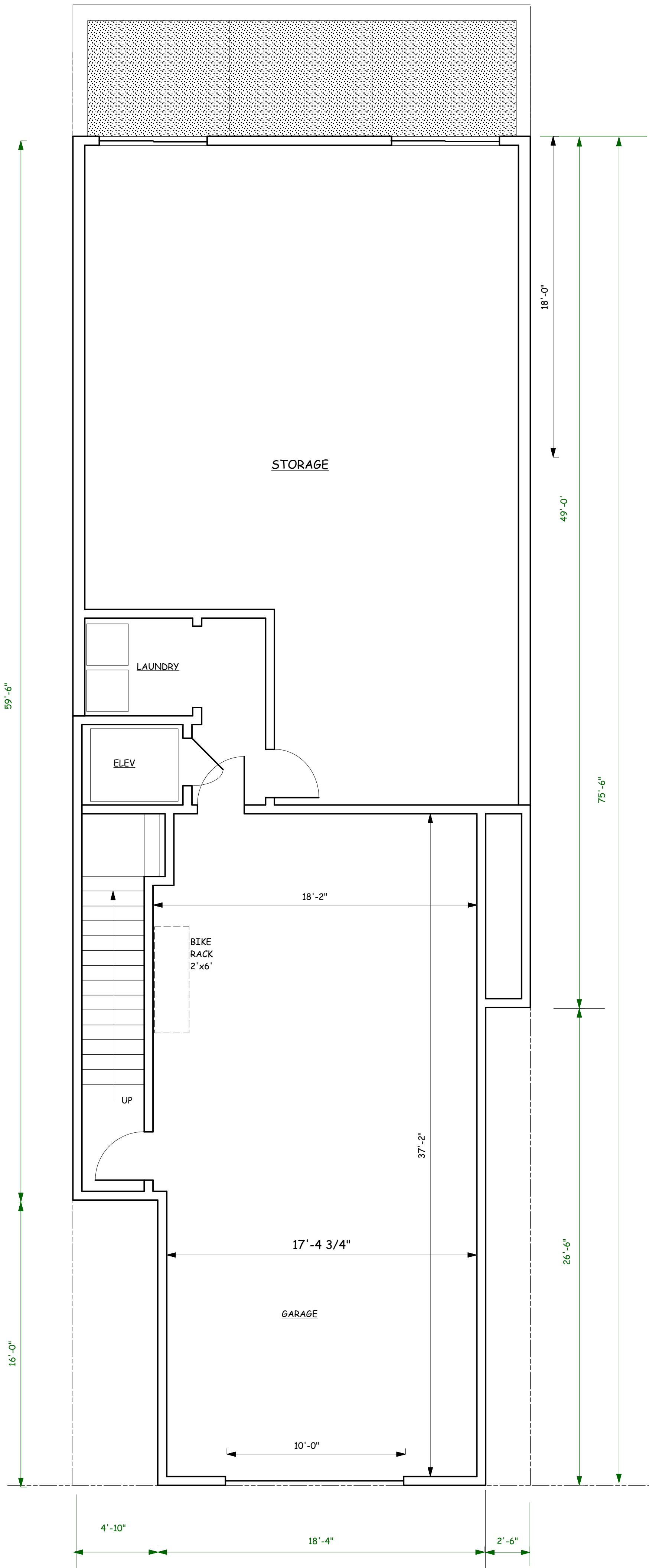
3d Floor Setback on the (748 Elizabeth Street side)

Revise the plans so that the 3d (top floor) is set back an extra foot (new setback will be 6')

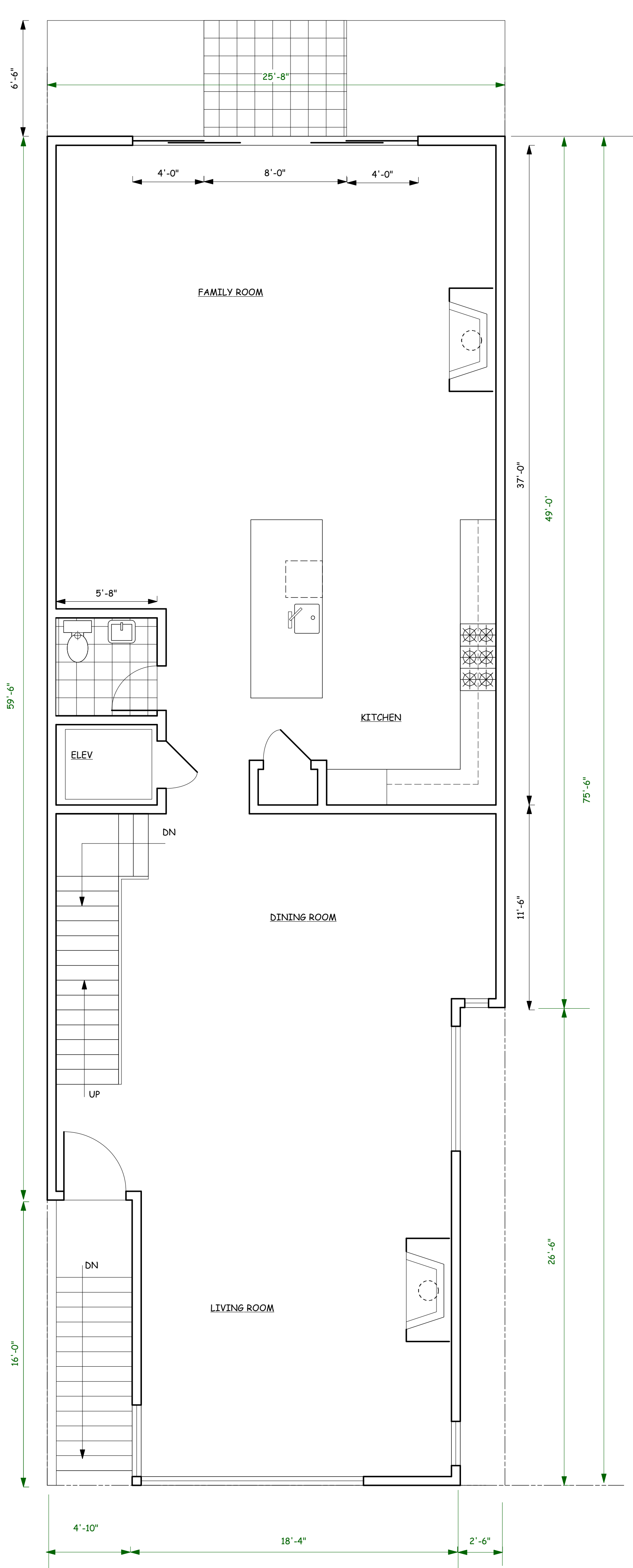
Front Elevation

The project sponsor agrees to update the submitted plans with the newly shown front elevation presented at today's meeting.





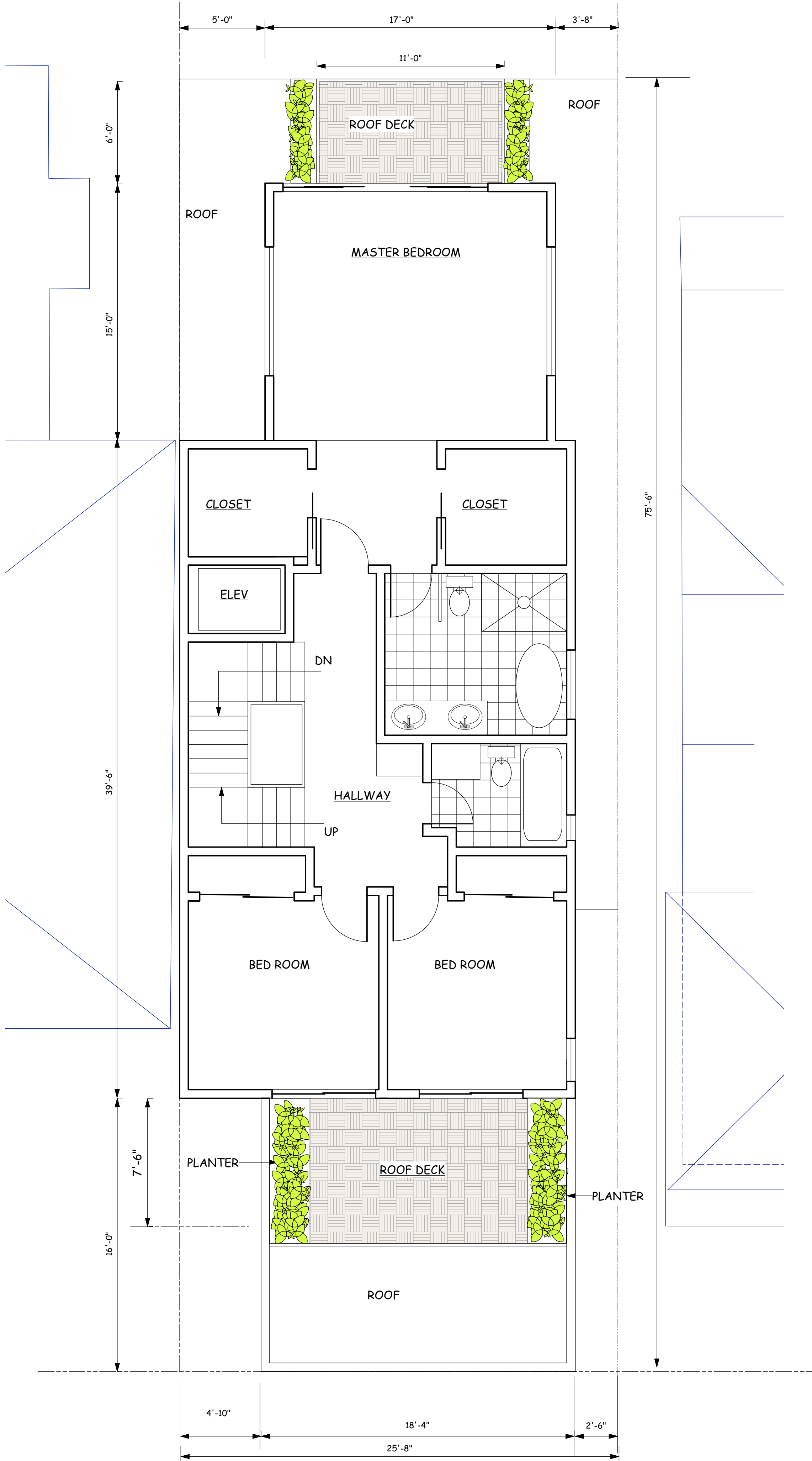
BASEMENT PLAN (N)
1/4"=1'-0"



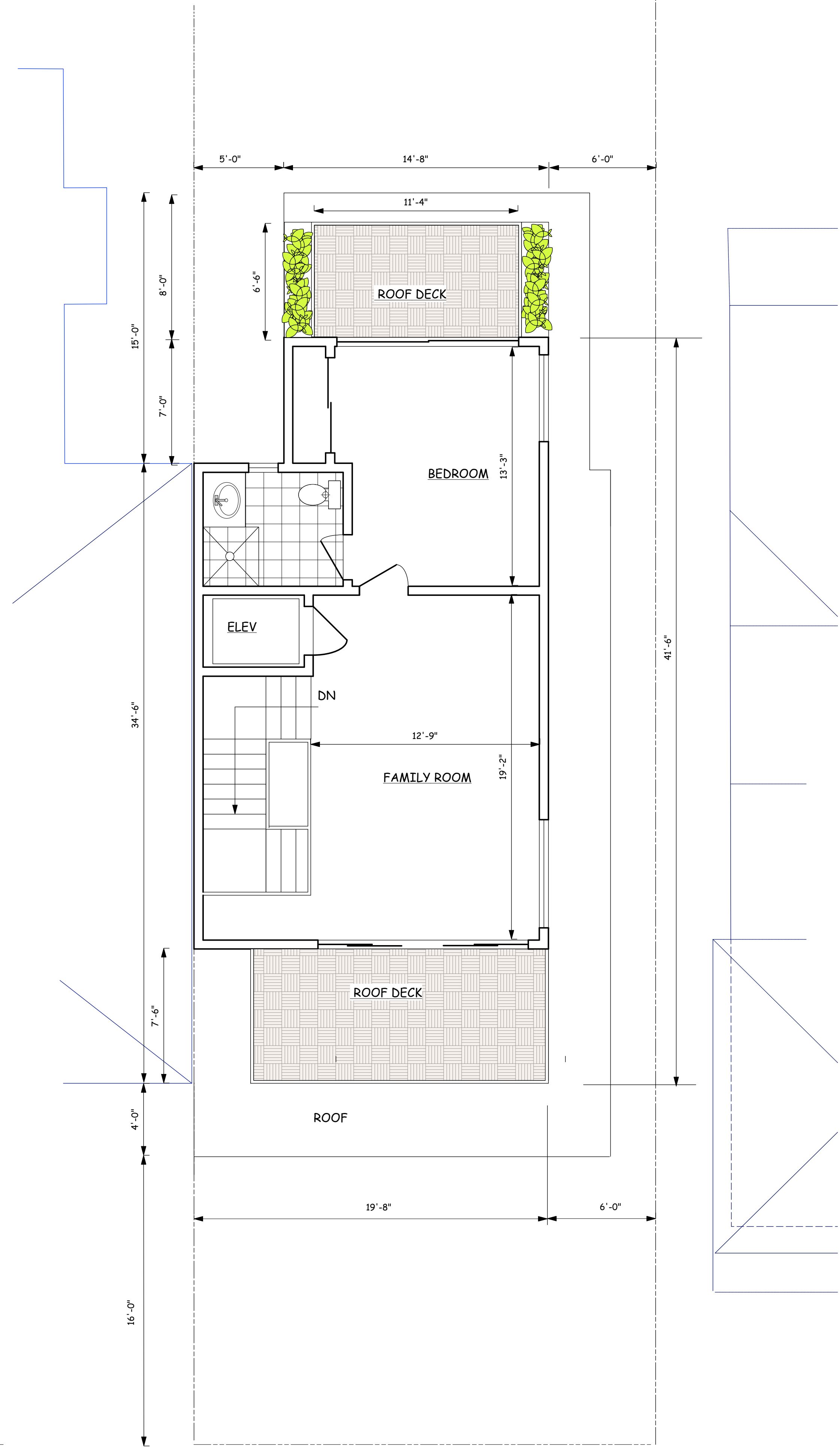
1ST FLOOR PLAN (N)
1/4"=1'-0"

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OF PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF WILLIAM PASHELINSKY ARCHITECT.

NO.	DATE	DESCRIPTION
1	12/31/15	PLANNING REV
2	04/08/16	PLANNING REV
3	09/18/16	PLANNING REV



2ND FLOOR PLAN (N)
1/4"=1'-0"



3RD FLOOR PLAN (N)
1/4"=1'-0"

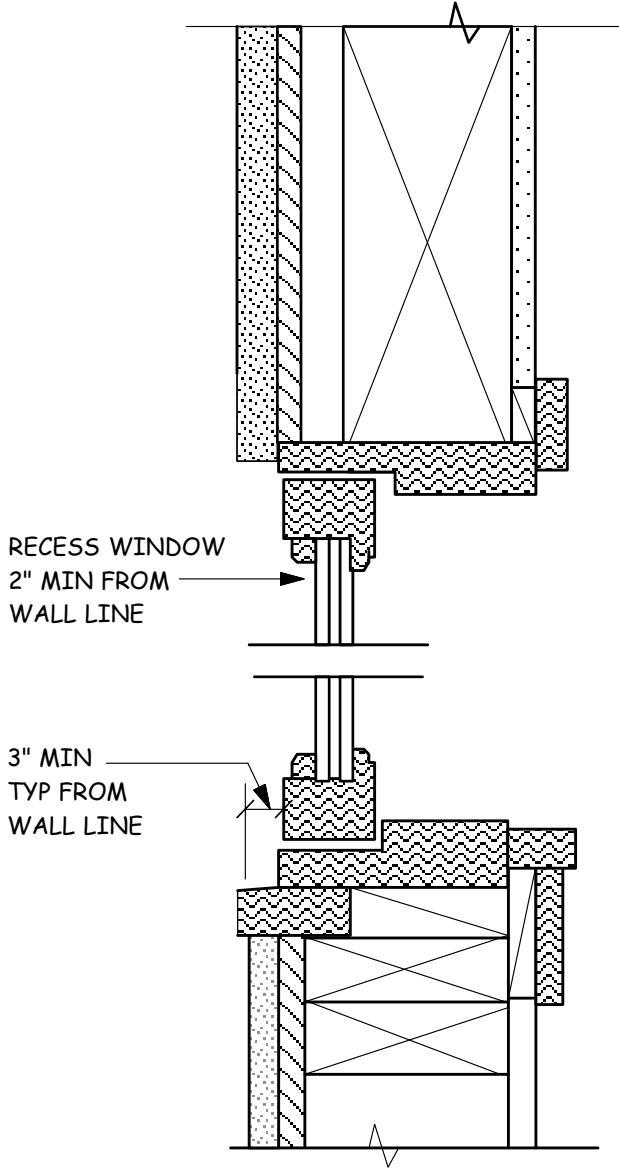
**WILLIAM PASHELINSKY
ARCHITECT**
1937 HAYES STREET
SAN FRANCISCO, CA 94117
415 379 3676
billpash@gmail.com

**ADDITION AND
ALTERATIONS**
752 ELIZABETH STREET
SAN FRANCISCO, CA

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OF PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER SO EVER WITHOUT THE WRITTEN PERMISSION OF WILLIAM PASHELINSKY ARCHITECT

NO.	DATE	DESCRIPTION
1	12/31/15	PLANNING REV
2	04/08/16	PLANNING REV
3	09/18/16	PLANNING REV
5	03/03/17	PLANNING REV

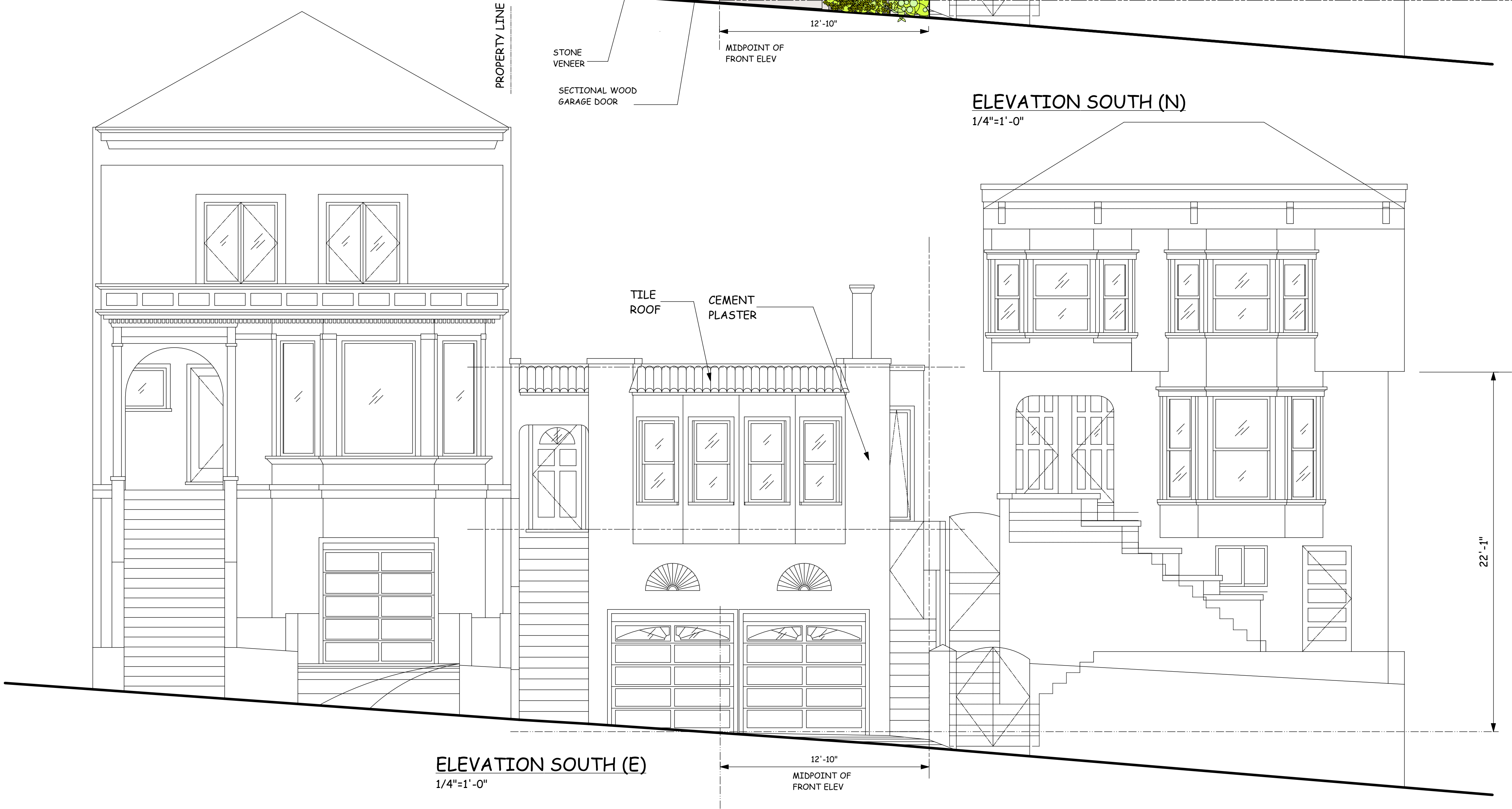
PROJECT NO. 2015.12
SHEET



1 TYP WINDOW DETAIL



ELEVATION SOUTH (N)
1/4"=1'-0"



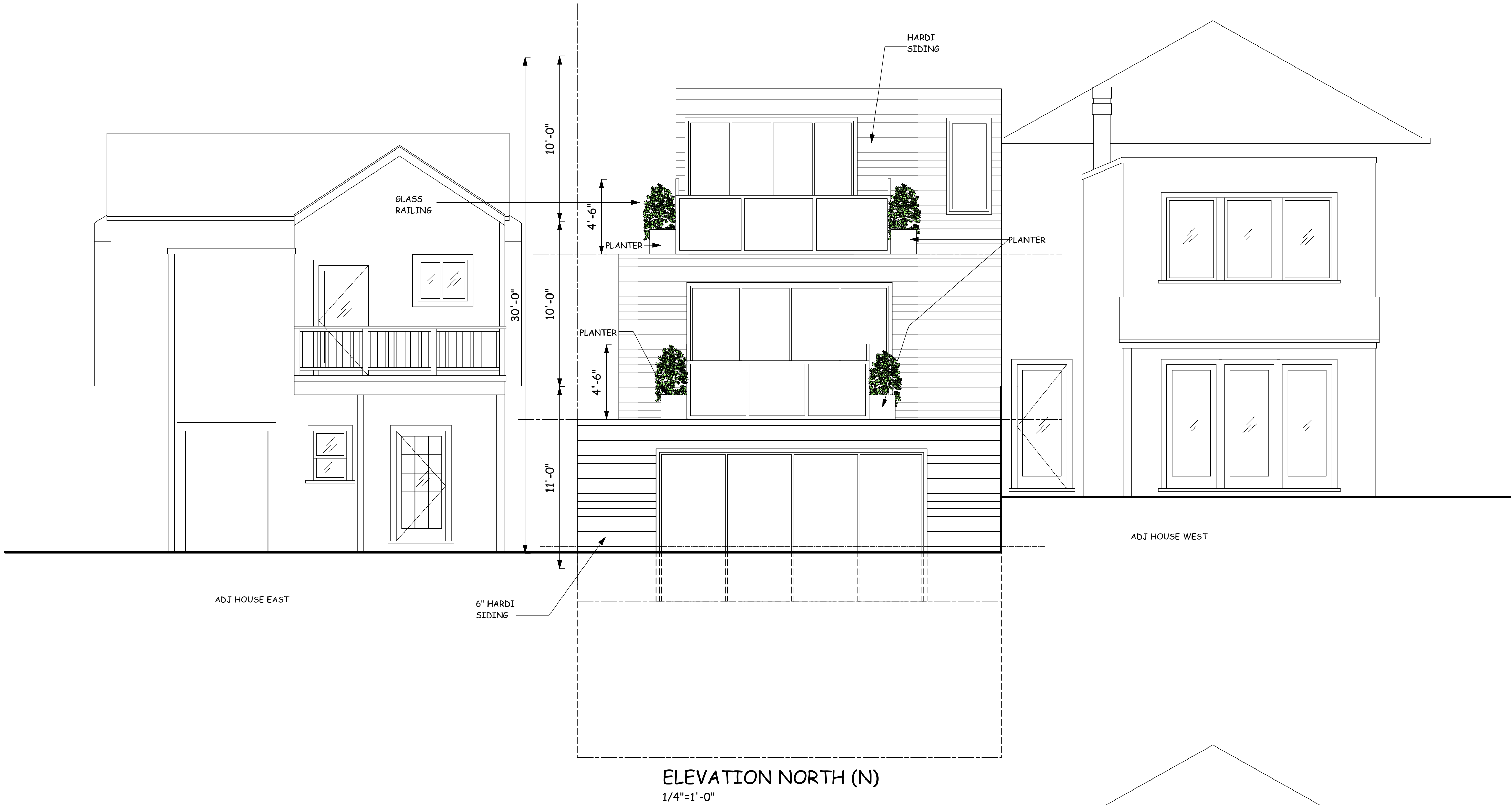
ELEVATION SOUTH (E)
1/4"=1'-0"

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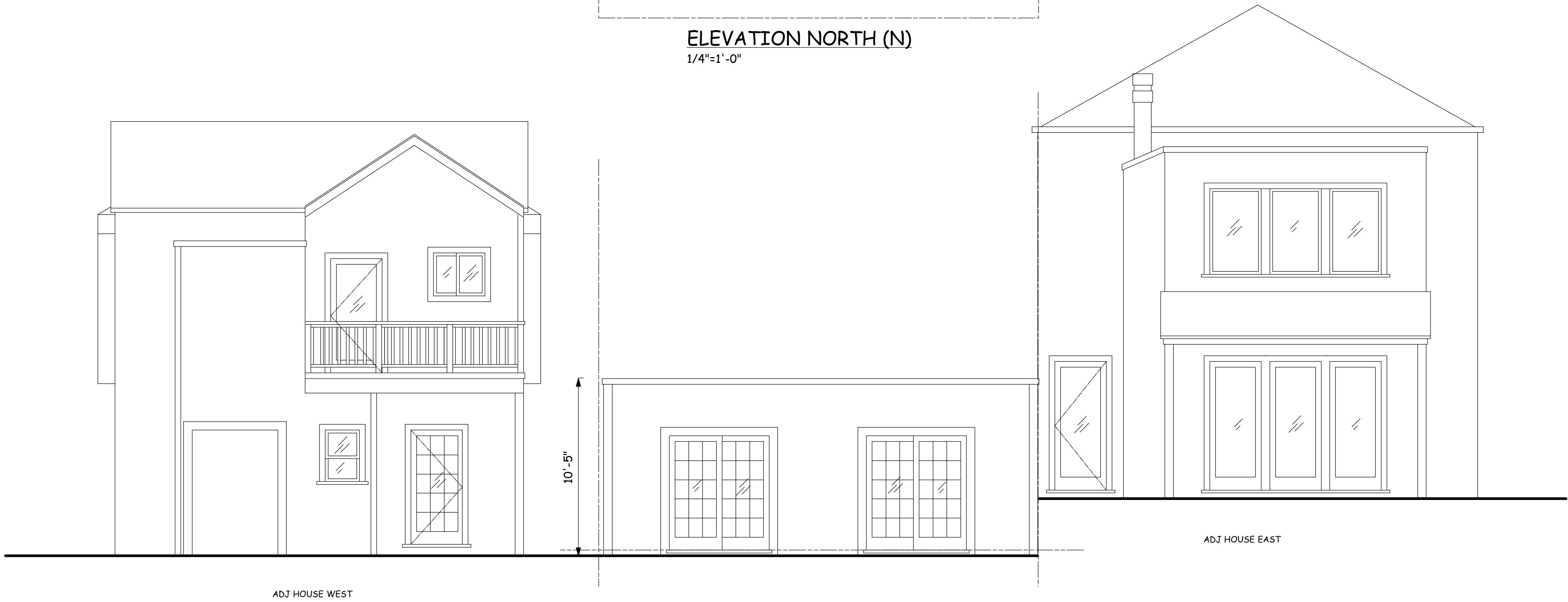
NO.	DATE	DESCRIPTION
1	12/31/15	PLANNING REV
2	04/08/16	PLANNING REV
3	06/01/16	PLANNING REV
4	09/16/16	PLANNING REV
5	03/03/17	PLANNING REV

ADDITION AND
ALTERATIONS

752 ELIZABETH STREET
SAN FRANCISCO, CA.



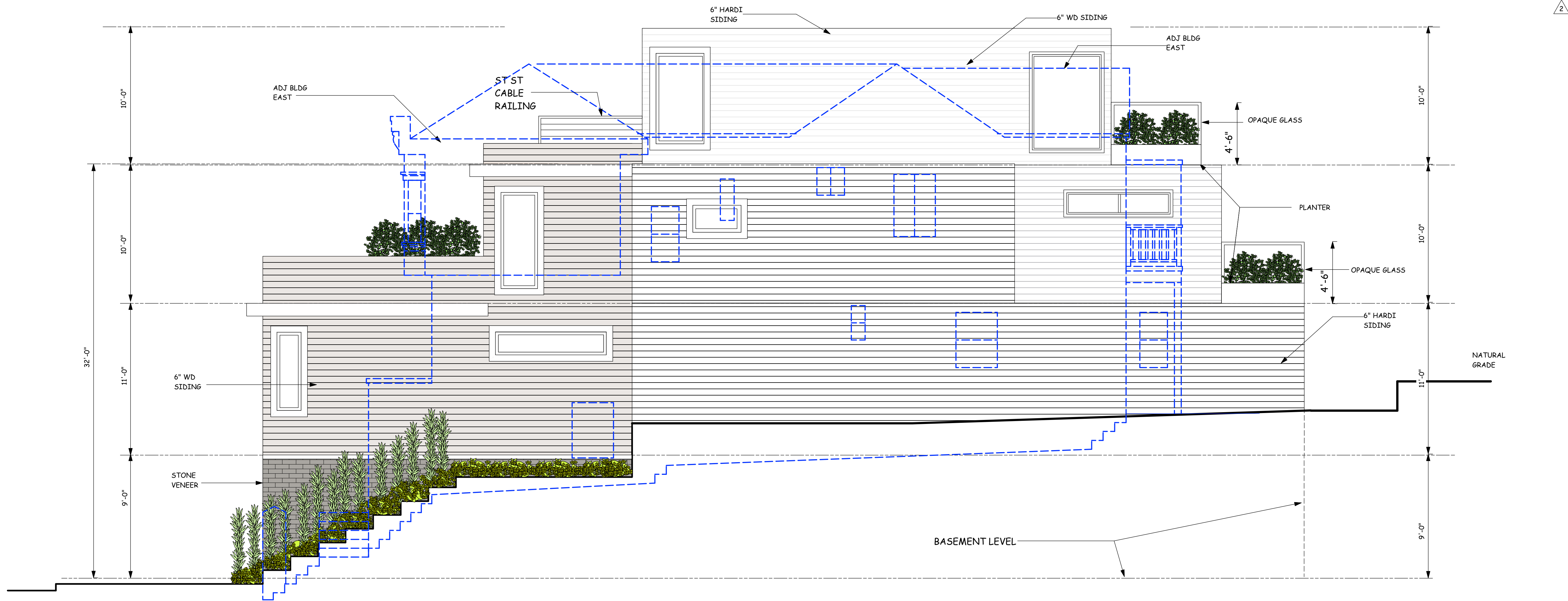
ELEVATION NORTH (N)
1/4"=1'-0"



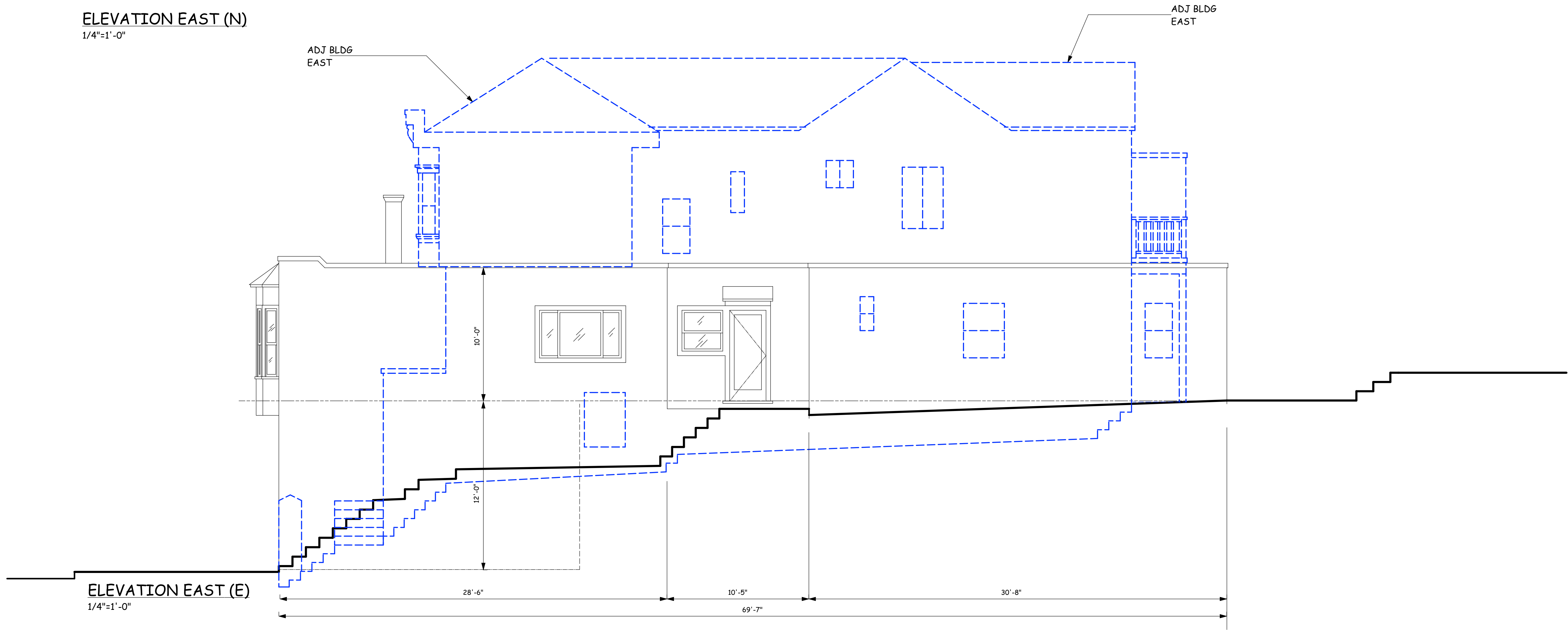
ELEVATION NORTH (E)
1/4"=1'-0"

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2	04/08/16	PLANNING REV



ELEVATION EAST (N)
1/4"=1'-0"



ELEVATION EAST (E)
1/4"=1'-0"

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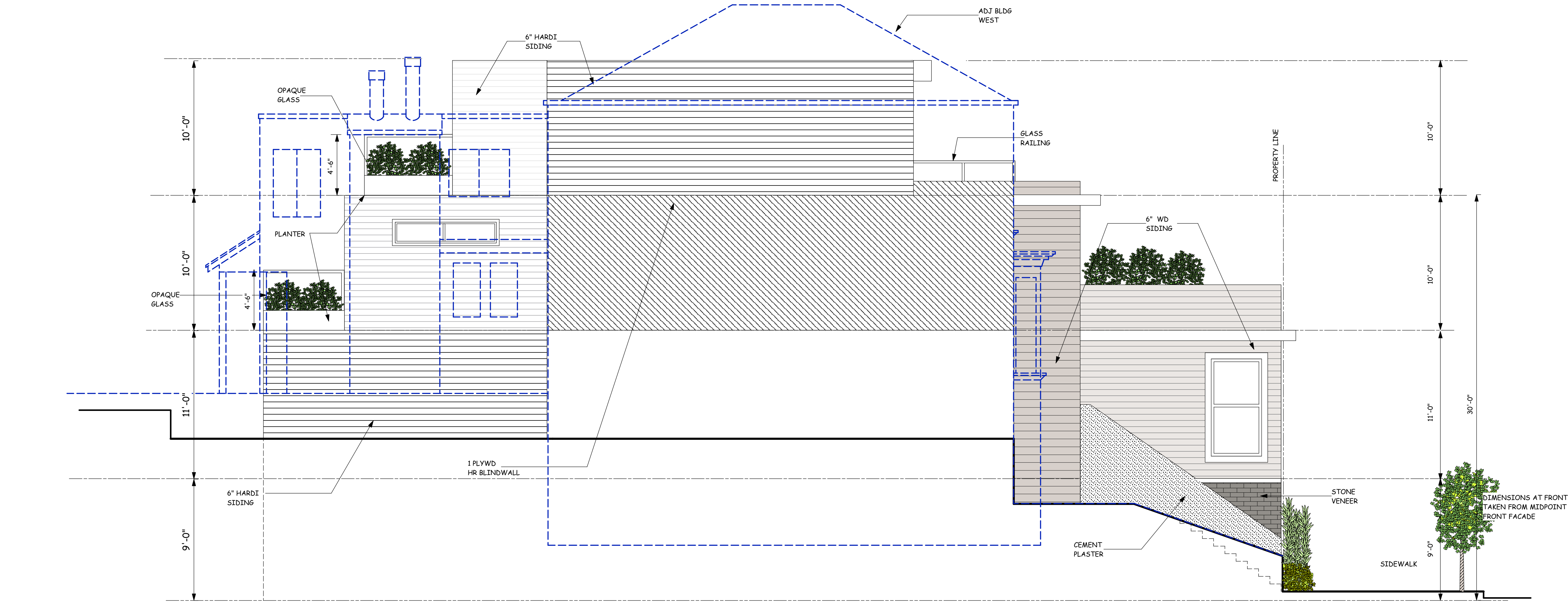
**ADDITION AND
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752 ELIZABETH STREET
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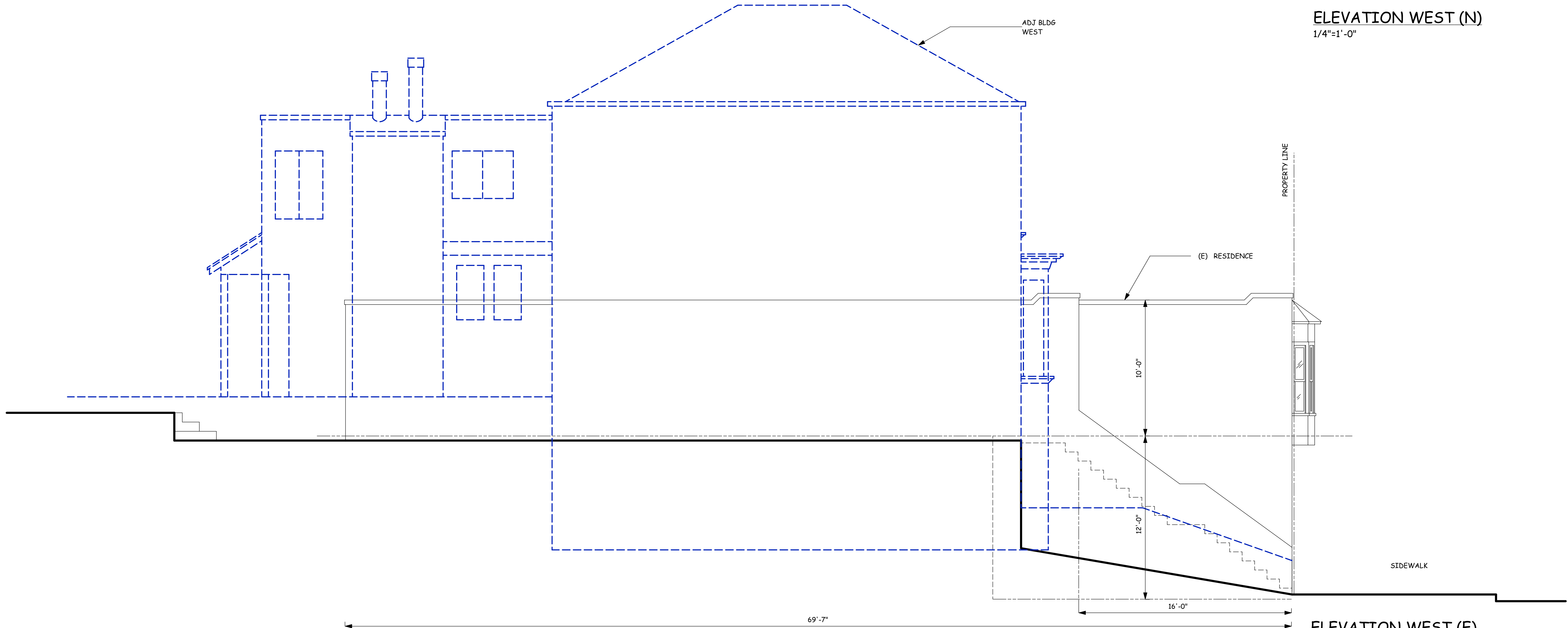
NO.	DATE	DESCRIPTION
1	12/31/15	PLANNING REV
2	04/08/16	PLANNING REV
3	09/18/16	PLANNING REV

PROJECT NO. 2015.12
SHEET

A-3.03



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



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

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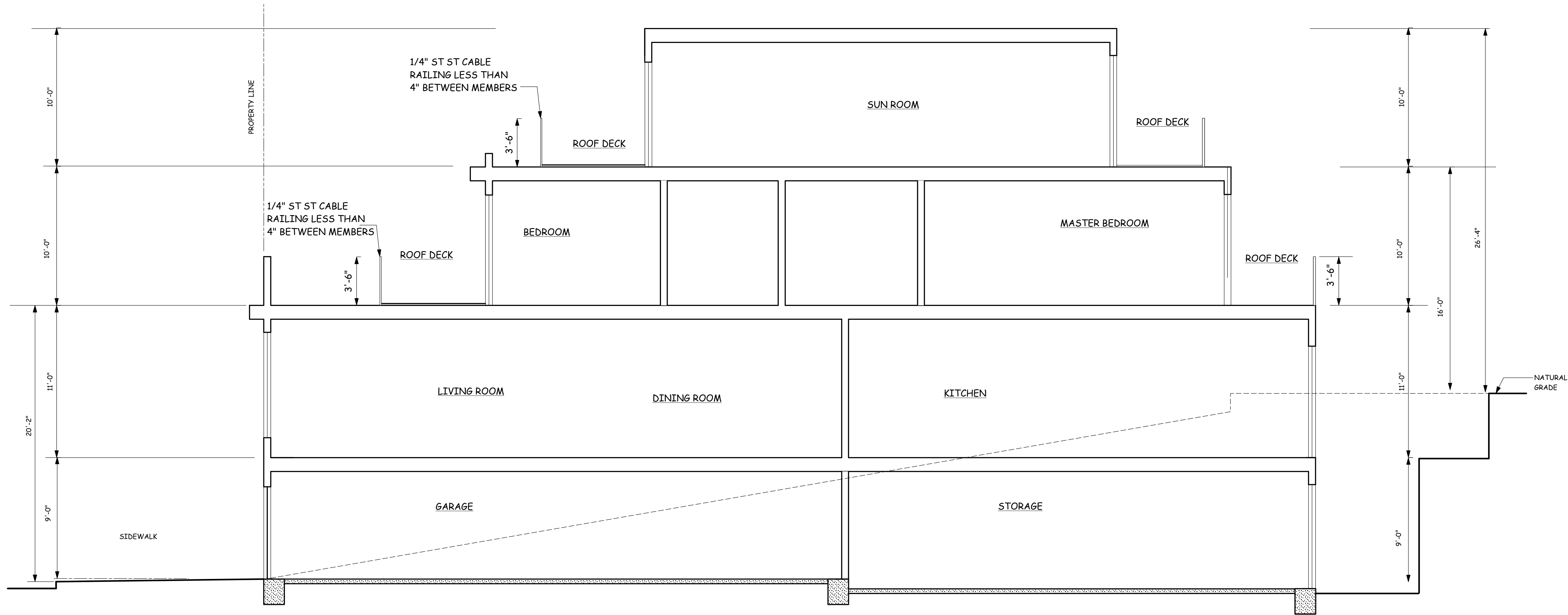
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SAN FRANCISCO, CA

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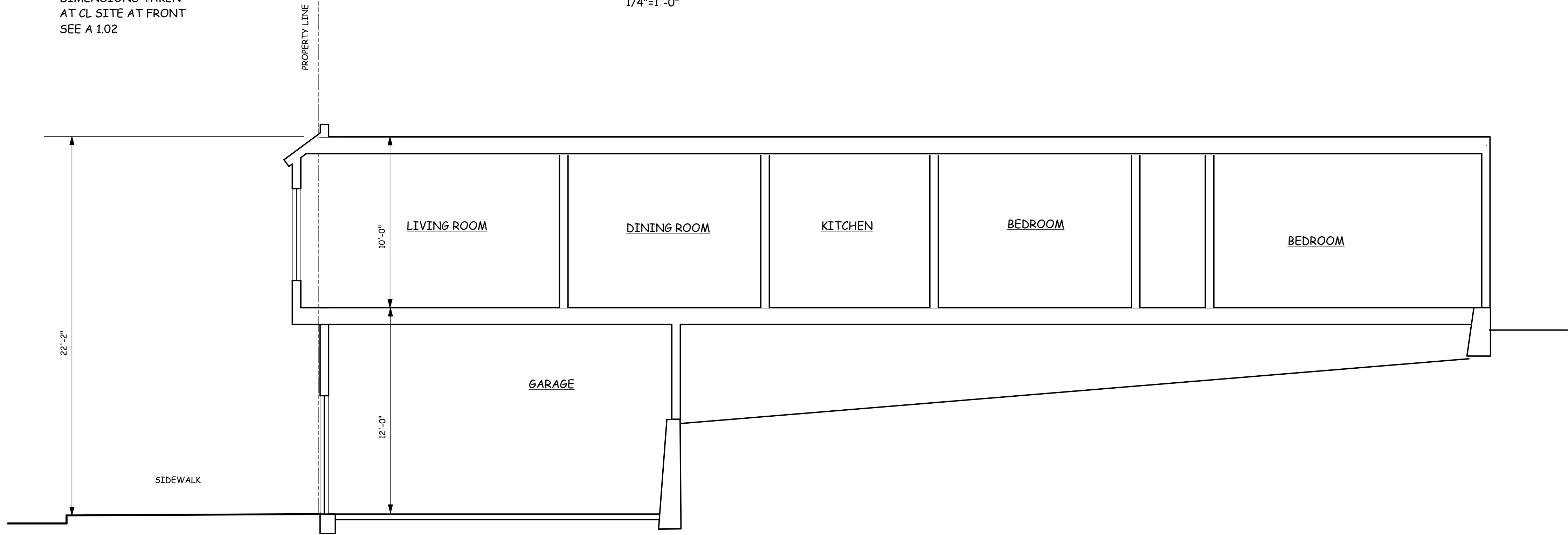
PROJECT NO. 2015.12
SHEET

A-3.04



DIMENSIONS TAKEN
AT CL SITE AT FRONT
SEE A 1.02

SECTION A-A (N)
1/4"=1'-0"



DIMENSIONS TAKEN
AT CL SITE AT FRONT
SEE A 1.02

SECTION A-A (E)
1/4"=1'-0"

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2	04/08/16	PLANNING REV
3	06/01/16	PLANNING REV

PROJECT NO. 2015.12
SHEET

A-4.01



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: MARCH 16, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: March 9, 2017
Case No.: **2015-007062DRP-02**
Project Address: **752 Elizabeth Street**
Permit Application: 2015.07.17.1767
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 2805/018
Project Sponsor: William Pashelinsky
1947 Hayes Street
San Francisco, CA 94117
Staff Contact: Jeff Horn – (415) 575-6925
jeffrey.horn@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The Request is for Discretionary Review of Building Permit Application No. 2015.07.17.1767 proposing a two-story vertical addition and one-story horizontal rear addition to an existing one-story-over-garage single-family home. The proposal includes facade changes, conditioning of ground floor space behind the garage, and reconfiguration of the existing internal layout. This addition will add approximately 2,719 gross square feet of floor area to the existing 1,837 square feet, for a total size of approximately 4,556 gross square feet.

SITE DESCRIPTION AND PRESENT USE

The property at 752 Elizabeth Street is located on the north side of the subject block between Douglas and Diamond Streets, and is currently developed by a one-story-over-garage single-family dwelling constructed in 1906. The subject property is a upward sloping lot that has 25.667 feet of frontage along Elizabeth Street and a depth of 114 feet. The property is within an RH-2 (Residential House, Two-Family) Zoning District with a 40-X Height and Bulk designation.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Noe Valley neighborhood within Supervisorial District 8. The subject property is located on a block that exhibits a high degree of architecturally distinct single and multi-family buildings that date from the late nineteenth and early twentieth centuries.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATES	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	November 1, 2016 – December 1, 2016	November 23, 2016	March 16, 2017	113 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	March 6, 2016	March 6, 2016	10 days
Mailed Notice	10 days	March 6, 2016	March 6, 2016	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	2 (DR Requestors)	-
Other neighbors on the block or directly across the street	-	-	-
Neighborhood groups	-	-	-

DR REQUESTOR 1

James Kolinos and Reyna Cabrera, 748 Elizabeth Street, San Francisco, CA 94114
Requestor is the abutter located directly east of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated November 23, 2016

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated March 2, 2017.

DR REQUESTOR 2

Josh and Terra Andrews, 760 Elizabeth Street, San Francisco, CA 94114
Requestor is the abutter located directly west of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated November 23, 2016

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated March 2, 2017.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the project following the submittal of the Request for Discretionary Review on February 2, 2017 and found that with the provided revisions, the proposed project met the standards of the Residential Design Guidelines (RDGs). RDT's comments include:

- RDT evaluated the massing and requests that the project eliminate the overhang on the front building wall of the 4th story addition. This change will minimize the visibility of the vertical addition and increase the project's overall compatibility with the massing of the neighboring buildings. (RDGs, pgs. 23-24)
- The deck railing above the front and side walls should be part of the front façade expression and integrated into the architecture. Add planters to the perimeter of the front deck so that they provide privacy to neighboring interior living spaces and match the existing landscaping located above garages characteristic of the neighborhood. (RDGs pgs. 14-15, and 29).

With the changes requested above having been incorporated into the project design, the RDT finds that the proposal is compatible with the surrounding context's massing and materiality. Further, proposed decks are landscaped and recessed to minimize privacy concerns. Therefore, the project does not rise to the level of exceptional or extraordinary.

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

RECOMMENDATION:	Do not take DR and approve project as proposed
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Attachments:

Parcel Map

Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
DR Application#1
DR Application#2
Response to DR Application dated March 2, 2017 and March 5th 2017
Reduced Plans
3D Renderings

JH: I:\Cases\2015\2015-007062DRP - 752 Elizabeth Street\752 Elizabeth Street_DR Analysis.doc

Parcel Map

© COPYRIGHT SAN FRANCISCO
CITY & COUNTY ASSESSOR 1995

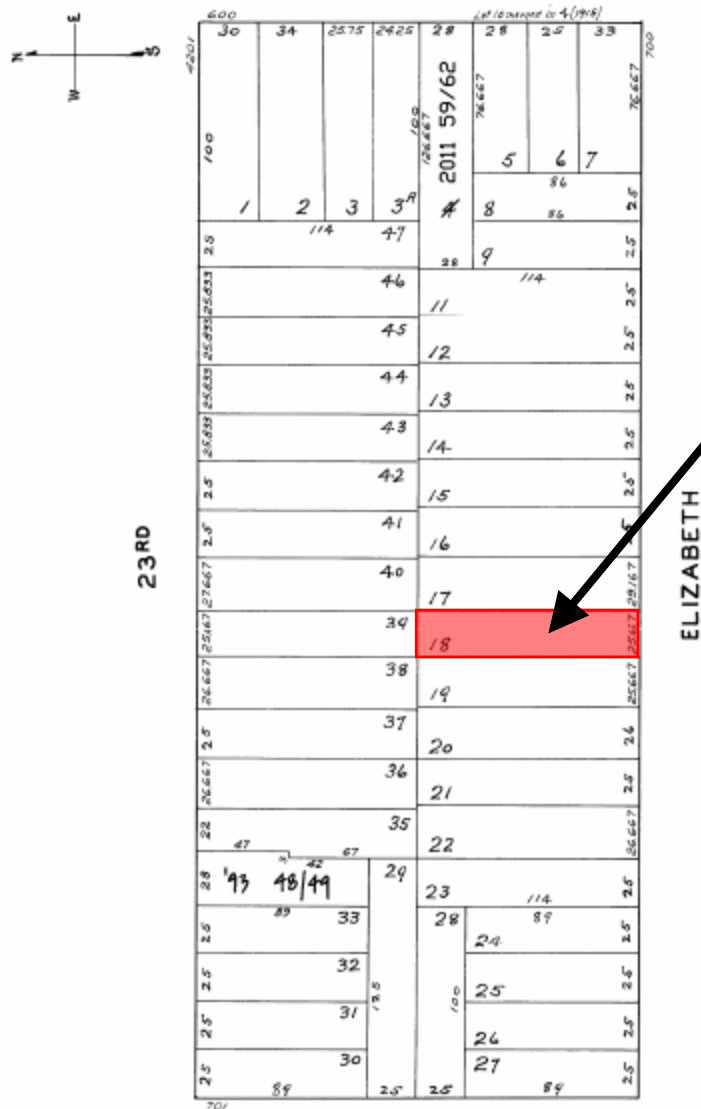
lot 4 into lots 59/62 for 2011 roll

2805

NOE GARDEN HD. UN. BLK.9

DIAMOND

REVISED 1993
Revised 2011



SUBJECT PROPERTY

4279 - 4281 23RD ST.

A CONDOMINIUM

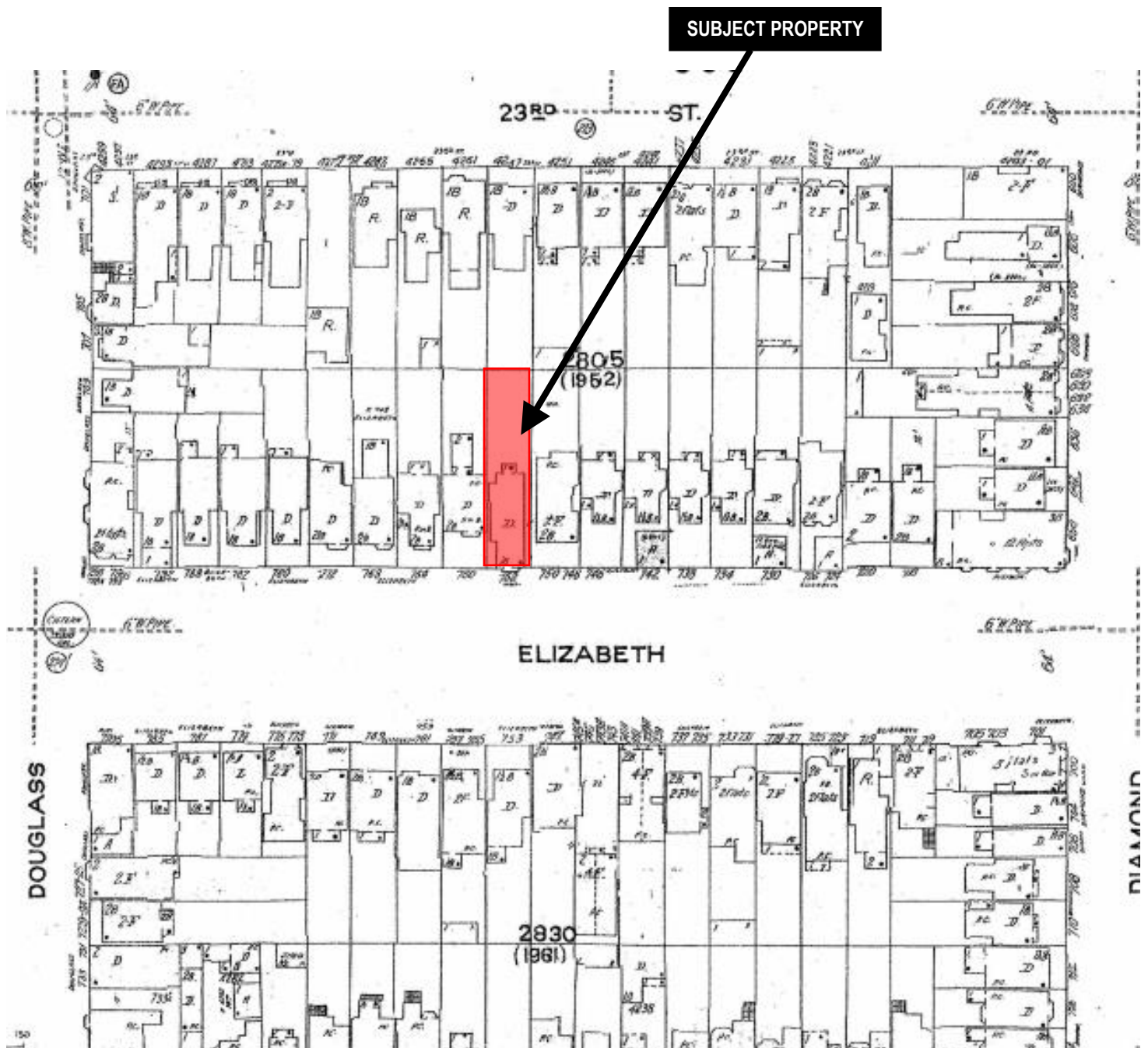
LOT	UNIT	% COMM. AREA
48	4281	51.86
49	4279	48.14

DOUGLASS

Discretionary Review Hearing
Case Number 2015-007062DRP-02
752 Elizabeth Street



Sanborn Map*



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



Discretionary Review Hearing
Case Number 2015-007062DRP-02
752 Elizabeth Street

Zoning Map



Discretionary Review Hearing
Case Number 2015-007062DRP-02
752 Elizabeth Street

Aerial Photo



Discretionary Review Hearing
Case Number 2015-007062DRP-02
752 Elizabeth Street

Aerial Photo



Discretionary Review Hearing
Case Number 2015-007062DRP-02
752 Elizabeth Street

Site Photo



Discretionary Review Hearing
Case Number 2015-007062DRP-02
752 Elizabeth Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **July 17, 2016**, the Applicant named below filed Building Permit Application No. **2015.07.17.1767** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	752 Elizabeth Street	Applicant:	William Pahselinsky
Cross Street(s):	Douglas and Diamond Streets	Address:	1937 Hayes Street
Block/Lot No.:	2805/018	City, State:	San Francisco, CA 94117
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 379-3676

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 type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	0'	No Change
Building Depth	±70'-6"	±75'-6"
Rear Yard	±43'-6"	±38'-6"
Building Height	±22'-2"	40'-0"
Number of Stories	1-over-garage	3-over-garage
Number of Dwelling Units	1	1
Number of Parking Spaces	1	2, tandem
PROJECT DESCRIPTION		
The proposal is to construct a 2nd and 3rd story vertical addition and 1-story horizontal rear addition to an existing 1-story-over-garage single-family home. The proposal includes façade changes and internal remodeling.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Jeff Horn
Telephone: (415) 575-6925
E-mail: Jeffrey.horn@sfgov.org

Notice Date: 11/1/16
Expiration Date: 12/1/16

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

Incomplete applications will not be accepted.

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: James Kolinos & Reyna Cabrera		
DR APPLICANT'S ADDRESS: 748 Elizabeth Street	ZIP CODE: 94114	TELEPHONE: (650) 544-3737
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: D. Springtown LLC		
ADDRESS: 543 Hugo Street	ZIP CODE: 94122	TELEPHONE: ()
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> William Pahselinsky		
ADDRESS: 1937 Hayes Street	ZIP CODE: 94117	TELEPHONE: (415) 370-3676
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 752 Elizabeth Street		ZIP CODE: 94114		
CROSS STREETS: Diamond & Douglas				
ASSESSORS BLOCK/LOT: /	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:

3. Project Description

Please check all that apply

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

Present or Previous Use:

Single Family Dwelling

Proposed Use:

Building Permit Application No. 2015.07.17.1767

Date Filed: July 17, 2016

RECEIVED

NOV 23 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

4. Actions Prior to a Discretionary Review Request

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

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

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

We have not been afforded sufficient time to have a meaningful discussion with the applicant as well as submit this application and associated materials in time to preserve our rights to a DR. We are more than happy to have a separate discussion with the applicant. We purchased our home on May 27th, 2015, after the notification letter was sent and the first we heard of this project was when the notice went up on the house approximately 2 weeks ago.

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.

This project is the intended demolition of a 1,440 sq ft, 2-story Marina style home in the middle of the 700 block of Elizabeth Street, and replaced with a 6 to 7 bedroom, 4-story single family home possibly over 4,000 sq ft. The facade of the proposed home is composed of stone veneer, steel cable, cedar siding, hardi panel and glass. The adjacent homes on the block date from 1906 or earlier and are primarily Victorian and Edwardian. The proposed building is out of context with its surroundings and will be disruptive to the neighborhood character. Section 101.1 of the Planning Code establishes policies to preserve/protect existing neighborhood character. The design is incompatible in relation to all other homes on block.

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:

With a project of this magnitude (4 stories, 4 decks, etc.), the light and air in our home would be dramatically reduced if not eliminated. We would also lose virtually all of our sun light and privacy in our yard. We would also have the lose of privacy directly into our home through already existing windows. A project of this size would take 1-2 years to build, causing major disruption to our family that includes a 13-year-old niece. The project includes significant site excavation, potentially impacting various underground streams and creeks coming off of Twin Peaks that may impact houses on this block (adjacent homes may experience water intrusion, instability, etc. based on experience with other homes on block). The style and bulk of this project would set out-of-character precedent for old / historic homes on the block.

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

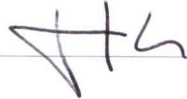
We are certainly not opposed to modifications to this home, but 4 stories, with the intended footprint and 4 decks totaling 500 sq ft as well as a design that is clearly in conflict with the visual character of the neighborhood does not meet the Residential Design Guidelines, which are intended to promote designs that enhance the attractiveness of the area and quality of life for the residents of this block. The design should be modified to be less bulky, more harmonious with the vertical orientation of adjacent homes (not horizontal in nature), and take into account the dramatic affect on light, air and privacy of the adjacent homes that would be negatively impacted if the current scope of the project were to be implemented.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: _____



Date: _____

11-22-16

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

Jim Kolinos

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="radio"/>
Address labels (copy of the above), if applicable	<input type="radio"/> <i>n/a</i>
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: *David Dwyer*

Date: *11/23/16*



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.*

From:

Jim Kolinos & Reyna Cabrera
748 Elizabeth Street
San Francisco, CA 94114
650.544.3737
jimkolinos@sbcglobal.net

November 22, 2016

To:

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

Attn: Jeff Horn (Planner)
Jeffrey.horn@sfgov.org

Re: *Proposed Project at 752 Elizabeth Street, San Francisco, CA 94114*

Dear Mr. Horn:

We are writing with respect to the Notice of Building Permit Application (Section 311) we have received this setting forth Mr. William Pahselinksy's (the "*Applicant*") proposed project located at 752 Elizabeth Street (the "*Proposed Project*"). Our home is immediately adjacent to the Proposed Project, located at 748 Elizabeth St. – we are direct neighbors – and have serious concerns about the nature and scope of the Proposed Project and the impact it will have on our home, its property value, and the quiet environment all neighbors enjoy. It is our understanding, based on the notice we received, that if we believe that there are exceptional or extraordinary circumstance associated with the Proposed Project, that we may request that the Planning Commission use its discretionary powers to review the application at a public hearing. We are of course more than happy to discuss the Proposed Project with the Applicant in lieu of such public hearing, and find reasonable alternatives to what is currently intended, but we are submitting this letter to ensure that it is deemed a formal request of a public hearing should one become necessary.

We were also surprised that we did not hear from the Applicant prior to receiving the notice. It is our understanding that those planning such a large project reach out personally to respective neighbors to discuss the impact the project may have. This did not happen, and we are unfortunately in a position of having to write this letter without having a meaningful opportunity to discuss. As direct neighbors of 752 Elizabeth Street, it is our home and lives that are most affected by the Proposed Project. Upon reviewing the application and plans, the size and scope of the project is extremely large as compared to

the other homes on at least this block of Elizabeth Street, and raises several concerns about the impact on our quality of life, among other things. We also understand that there was a meeting to discuss the plans on June 3, 2015 and when the notice for the meeting was sent, both our home at 748 Elizabeth St. and the home immediately on the other side of the Proposed Project address had **For Sale** signs in front of them. Both homes were clearly in transition at the time, and it is clear that the owners at the time would have little interest or concern over the Proposed Project given their intention to move from the area. Given that it has been well over one year since that meeting and the initial discussion of the Proposed Project, it is reasonable in our opinion that the Applicant would have reached out to discuss with us during the intervening months.

We purchased our home in May 2015. The 700 block of Elizabeth Street offered everything we had hoped for. It's safe, quite, private and a great location to help raise my fiancé's 13-year-old niece who attends a school near by. We have enjoyed a private yard and home which provides a wonderful environment for a family. The Proposed Project of over 4000 square feet which includes a 4 story structure, would virtually eliminate any light and air we currently enjoy raising quality of life and health concerns. The Proposed Project would also eliminate any light and air that the unit above (750 Elizabeth Street) currently enjoys along with his one-year-old, twin children. Both units (748 and 750 Elizabeth St.) combined are approximately 2200 square feet. A Proposed Project of this magnitude would change the historical beauty of the 700 block of Elizabeth Street that many families have enjoyed for over 40 years. We would also lose all privacy as the structure would have decks and windows with views directly into our home and our entire yard.

It's our understanding that the developer has completed similar projects in the past and has no intention of living in the building and therefore will not have their life impacted during the possible two-year construction project and permanent loss of light and air once completed. While we encourage progress, we find it impossible to support a massive project of this scale that will have significant and permanent life style and health issues for us and our children for decades. Given these facts, there should be an appropriate level of cooperation to design and build a home that is reasonably acceptable to those living close by.

Please let us know next steps when you are able and if we are able to receive discretionary review here. And of course, Happy Holidays!!

Warm regards



Jim Kolinos & Reyna Cabrera
748 Elizabeth Street
San Francisco, CA 94114
650.544.3737



JAMES ANTHONY KOLINOS
268 BUSH ST. #2628
SAN FRANCISCO, CA 94114

D SPRINGTOWN LLC
PO BOX 225245
SAN FRANCISCO, CA 94122

JOSHUA W. ANDREWS & TERRA
BECKS
760 ELIZABETH ST
SAN FRANCISCO, CA 94114

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CASTRO TRUST
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NOVATO, CA 94947

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61 PARK WAY
PIEDMONT, CA 94611

SALVADOR R & SHIRLEY A
CASTANEDA '98 TRUST
2340 WHITECLIFF WAY
SAN BRUNO, CA 94066

WILLIAM PAHSELINKSY
1937 HAYES STREET
SAN FRANCISCO, CA 94117

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752 Elizabeth St.

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752 Elizabeth St

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752 Elizabeth St

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752 Elizabeth St

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752 Elizabeth St.

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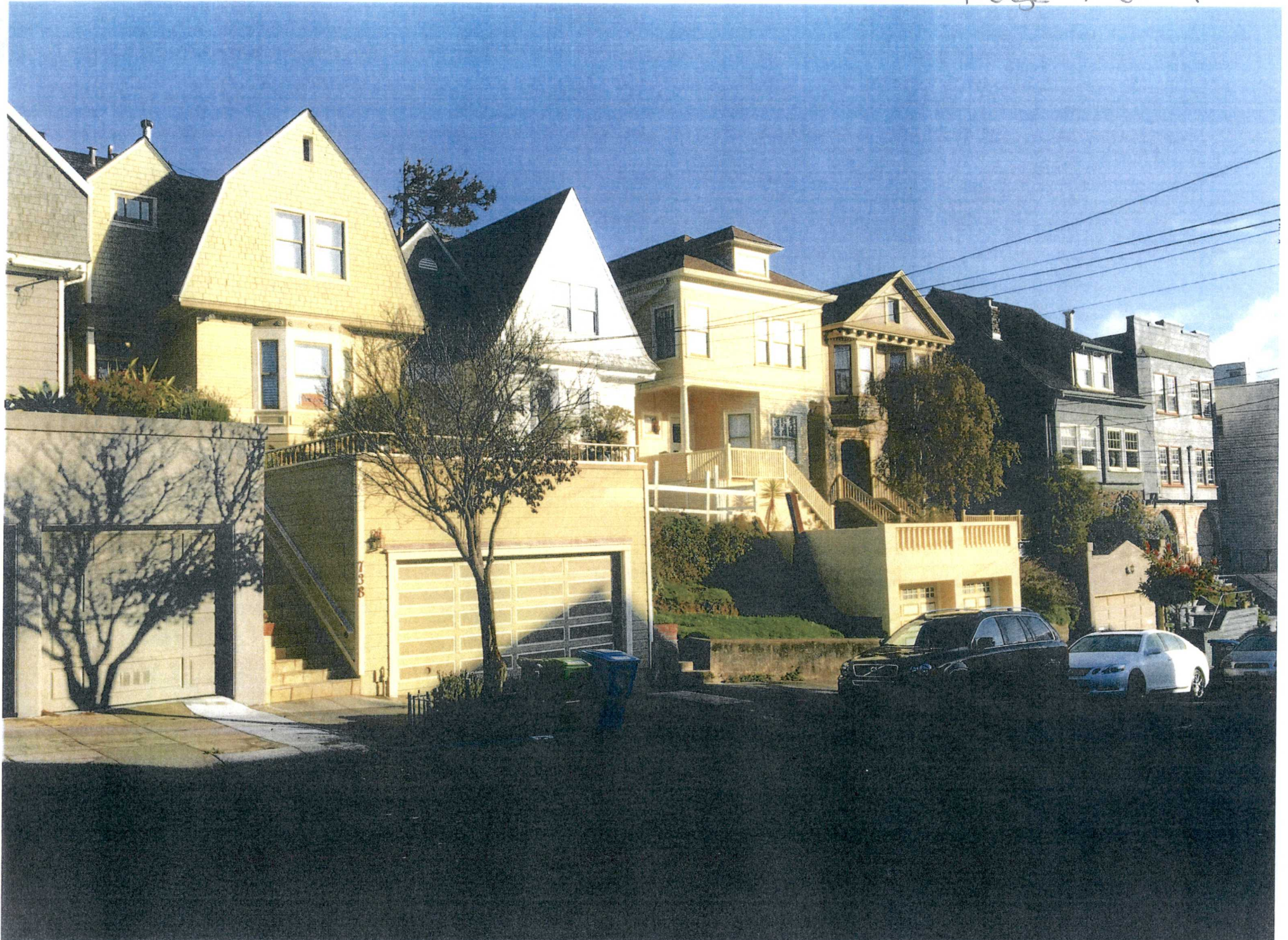
752 Elizabeth St.

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752 Elizabeth St

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APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Josh & Terra Andrews		
DR APPLICANT'S ADDRESS: 760 Elizabeth Street	ZIP CODE: 94114	TELEPHONE: (415) 307-2756
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: D. Springtown LLC		
ADDRESS: 543 Hugo Street	ZIP CODE: 94122	TELEPHONE: ()
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> William Pahselinsky		
ADDRESS: 1937 Hayes Street	ZIP CODE: 94117	TELEPHONE: (415) 370-3676
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 752 Elizabeth Street		ZIP CODE: 94114		
CROSS STREETS: Diamond & Douglas				
ASSESSORS BLOCK/LOT: /	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:

3. Project Description

Please check all that apply

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

Present or Previous Use: Single Family Dwelling

Proposed Use: _____

Building Permit Application No. 2015.07.17.1767 Date Filed: July 17, 2016

4. Actions Prior to a Discretionary Review Request

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

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

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

~~We have not been afforded sufficient time to have a meaningful discussion with the applicant as well as~~
~~submit this application and associated materials in time to preserve our rights to a DR. We are more than~~
~~happy to have a separate discussion with the applicant. We did not own our home at the time that a meeting~~
~~took place in June 2015 and the first we heard of this project was when the notice went up on the house at~~
~~issue 2 weeks ago. Please see attached letter for additional detail.~~

Discretionary Review Request

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

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

This project is the intended demolition of a 1,440 sq ft, 2-story Marina style home in the middle of the 700 block of Elizabeth Street, and replacement with a 6 to 7 bedroom, 4-story single family home in excess of 3,500 sq ft (possibly over 4,000 sq ft). The facade of the proposed home is composed of stone veneer, steel cable, cedar siding, hardi panel and glass. The adjacent homes on the block date from 1906 or earlier and are primarily Victorian and Edwardian. The proposed building is out of context with its surroundings and will be disruptive to the neighborhood character. Section 101.1 of the Planning Code establishes policies to preserve/protect existing neighborhood character. The design is incompatible in relation to all other homes on block.

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:

With a project of this size and scope (4 stories, 4 decks, etc.), the light and air in our home would be dramatically reduced, as well as our privacy from various vantage points including the decks. A project of this size would take 1-2 years to build, causing major disruption to our family (including a 3.5 year old boy and a 1 week old baby girl). The project includes significant site excavation, potentially impacting various underground streams and creeks coming off of Twin Peaks that may impact houses on this block (adjacent homes may experience water intrusion, instability, etc. based on experience with other homes on block). The style and bulk of this project would set out-of-character precedent for old / historic homes on the block.

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

We are certainly not opposed to modifications to this home, but 4 stories, with the intended footprint and 4 decks totalling 500 sq ft as well as a design that is clearly in conflict with the visual character of the neighborhood does not meet the Residential Design Guidelines, which are intended to promote designs that enhance the attractiveness of the area and quality of life for the residents of this block. The design should be modified to be less bulky, more harmonious with the vertical orientation of adjacent homes (not horizontal in nature), and take into account the dramatic affect on light, air and privacy of the adjacent homes that would be negatively impacted if the current scope of the project were to be implemented.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: _____



Date: _____

11-22-16

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

Josh Andrews

Owner / Authorized Agent (circle one)

From:

Josh & Terra Andrews
760 Elizabeth Street
San Francisco, CA 94114
415.307.2756
josh.andrews@live.com

November 23, 2016

To:

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

Attn: Jeff Horn (Planner)
Jeffrey.horn@sfgov.org

Re: *Proposed Project at 752 Elizabeth Street, San Francisco, CA 94114*

Dear Mr. Horn:

We are writing with respect to the Notice of Building Permit Application (Section 311) we have received this setting forth Mr. William Pahselinksy's (the "*Applicant*") proposed project located at 752 Elizabeth Street (the "*Proposed Project*"). Our home is immediately adjacent to the Proposed Project – we are the direct neighbors - and we have serious concerns about the nature and scope of the Proposed Project and the impact it will have on our home, its associated property value, and our right to the quiet enjoyment of them. Based on the notice we received, it is our understanding that if we believe that there are exceptional or extraordinary circumstance associated with the Proposed Project, that we may request that the Planning Commission use its discretionary powers to review the application at a public hearing. We are of course more than happy to discuss the Proposed Project with the Applicant in lieu of such public hearing, and find reasonable alternatives to what is currently intended, but we are submitting this letter to ensure that it is deemed a formal request of a public hearing should one become necessary.

As an initial matter, we were surprised that we did not hear from the Applicant prior to receiving the notice. It is our understanding based on discussions with many others who have been in the same circumstances that those planning such a large project reach out personally to respective neighbors to discuss the impact the project may have. This did not happen, and we are in the awkward and unenviable position of having to write this letter without having a meaningful opportunity to discuss - instead, with the holidays fast approaching, we are rushed into getting this letter out to preserve our ability for discretionary review. As the immediate neighbors of 752 Elizabeth Street, it is our homes and lives that are indeed most affected by the Proposed Project. Upon reviewing the application and plans, the size and scope of the project is extremely large as compared to the other homes on at least this block of Elizabeth Street, and raises several concerns about the impact on our quality of life, among other things. We also understand that there was a meeting to discuss the

William Pahselinksy

November 12, 2016

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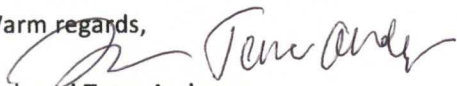
plans on June 3, 2015, before we owned our home, and that at the time of that meeting, both our home at 760 Elizabeth and the home immediately on the other side of the Proposed Project address had **For Sale** signs in front of them. Both homes were clearly in transition at the time, and it is clear that the owners at the time would have little interest or concern over the Proposed Project given their intention to move from the area. Given that it has been well over one year since that meeting and the initial discussion of the Proposed Project, it is reasonable in our opinion that the Applicant would have reached out to discuss with us during the intervening months.

We purchased our home here in July 2015. We have a 3.5 year old son, and at the time of submission of this letter, a 2 week old baby girl. We moved to this neighborhood to raise a family in San Francisco and enjoy the quiet that Noe Valley offers, this street and this block in particular. The Proposed Project would have a significant impact on both the light and the air that we current enjoy in our home - indeed, the current building located at 752 Elizabeth already impacts us. We are located immediately **up** the street from 752 Elizabeth, yet with the intended plans, the Proposed Project would likely exceed the height of our home and would block light and air that we value for both the health of our family and our economic investment. It would likely have a negative impact on our backyard, trees, coverage and privacy that we currently share with 752 Elizabeth. With the several decks that are planned as part of the Proposed Project, much of the privacy that we currently enjoy in our home would be lost, and at least one of these decks is planned to be directly outside the bedroom of our soon-to-be-born baby girl and next to our son's bedroom, which would no doubt result in disruptive noise levels and massively reduced privacy (currently, no one is able to see inside either of these windows, for example). The other decks would likely see directly into our home and our backyard. The Proposed Project appears to be much larger as compared to many other homes on the block, and would have a negative effect on so many aspects of our daily life here, with construction likely to stretch on for many months. We feel that the size and scope is excessive for this neighborhood and does not take into account the lives of those around it, and would likely be met with resistance from others in the neighborhood based on the intended design that does not match the architecture and aesthetic that this block has maintained for years and years.

Of note is also that the Applicant is a developer who has completed similar projects in the past, with no intention of living at the Proposed Project once it is complete. They will be essentially demolishing the current structure, building a new home that does not match the aesthetic or design of the surrounding neighborhood, and will not be impacted in any way over the duration of a multi-year construction project. Given these facts, there should be an appropriate level of cooperation to design and build a home that is reasonably acceptable to those living close by. We did not live here when the only meeting was held in 2015, and should have a meaningful opportunity to provide our input.

Please let us know next steps when you are able and if we are able to receive discretionary review here. Hope you enjoy your time off with your baby and happy holidays. Thanks for your time.

Warm regards,


Josh and Terra Andrews

760 Elizabeth Street

San Francisco, CA 94114

752 Elizabeth St.

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752 Elizabeth St.

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752 Elizabeth St

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JAMES ANTHONY KOLINOS
268 BUSH ST. #2628
SAN FRANCISCO, CA 94114

D SPRINGTOWN LLC
PO BOX 225245
SAN FRANCISCO, CA 94122

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NOVATO, CA 94947

MAIJA & EDGAR J GALLARDO
753 ELIZABETH ST
SAN FRANCISCO, CA 94114

SANTANA SURVIVOR'S TRUST
61 PARK WAY
PIEDMONT, CA 94611

SALVADOR R & SHIRLEY A
CASTANEDA '98 TRUST
2340 WHITECLIFF WAY
SAN BRUNO, CA 94066

WILLIAM PAHSELINKSY
1937 HAYES STREET
SAN FRANCISCO, CA 94117

RESPONSE TO DISCRETIONARY REVIEW (DRP)



San Francisco
Planning

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

Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

Required Questions

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

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

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

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

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

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

**William Pashelinsky
Architect
1937 Hayes Street
San Francisco, California 94117
(415) 379 3676
Email billpash@gmail.com**

March 5th, 2017

**Re: P.A. 2015-07-17-1767
Addition and alterations to 752 Elizabeth Street
San Francisco, Ca. 94114**

There was no attempt to contact the project sponsor or his architect prior or after the filing of the DR.

After multiple attempts the project sponsor contacted the DR applicants Josh Andrews and Jim Kolinos. At the convenience of the DR applicant a meeting was scheduled at the office of William Pashelinsky Architect on January 30th, 2017.

Attending the meeting were:

DR applicant: Josh Andrews 760 Elizabeth Street and the neighbors at 748 Elizabeth Street Mr and Mrs James Kolinos.

Project sponsor: Kieran Buckley, William Pashelinsky, and Stephan Mcalroy

Issues presented by the DR applicant and his neighbor was the front façade was too modern and should incorporate traditional/classical architectural elements.

Project was too large and had negative impact on the light and air of the adjoining properties. However the DR applicant and his neighbors both felt the drawings were difficult to understand.

The Project Architect recommended that a 3D model be made of the project. The model would include the proposed and the existing conditions. All parties agreed to meet again to review the proposed model.

The model was completed on February 20th (Architect had family trip the week of February 14th and the DR applicants notified. A 2nd meeting was held on March 3rd.

Attending the meeting were:

DR applicant: Josh and Terra Andrews and Mr and Mrs James Kolinos.

Project sponsor: Kieran Buckley, William Pashelinsky, and Stephan Mcalroy.

After reviewing the drawings the DR applicant presented the following issues.

Privacy from the decks, privacy issues with windows at the side of the proposed project light and ventilation, the design of the front façade, the landscaping of the rear yard including tree removal and fence design.

The project sponsors noted that the front façade had been modified. The cedar siding would be painted or stained and that the horizontal wood siding as such would be similar to other buildings in the neighborhood. The stainless steel cable railing was eliminated.

The project sponsor will work with the neighbors to ensure privacy for all parties regarding the proposed windows at the side elevations regardless of the DR.

The project sponsors noted that at the front deck a solid wall eliminating the cable railing and the addition of side planters east and west elevations had been incorporated into the project. The project sponsor noted that all decks in the rear had been set in from the property line to diminish privacy issues. However, the project sponsor stated he is open to further recommendations from the DR applicant as part of an overall agreement.

The project sponsors agreed to work with the adjacent neighbors regarding fence design, tree removal (none is planned).

The DR applicants requested that the front façade emulate and or incorporate traditional design elements found on buildings constructed in the 18th and early 19th century. The project sponsor has removed the cable railing and agreed to paint and or stain the horizontal wood siding. Wood windows have been proposed since the initial submittal. The project sponsor informed the DR applicant that the San Francisco Planning Department does not allow the application of elements from several historical styles.

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

March 6, 2017

RECEIVED

MAR 07 2017

CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
ADMINISTRATION

Re: 752 Elizabeth Street
Permit No: 201507171767

Dear President Hillis and Members of the Planning Commission.

We live at 748 Elizabeth St, in Noe Valley along with our sister and 13-year-old niece at 750 Elizabeth St which is the upstairs unit. We are very concerned with the great impact the proposed new building at 752 Elizabeth will have on our families' homes. We are the DR Requestors. We live immediately adjacent to the proposed project to the East. We think there are some factors that make this project Extraordinary and Exceptional and here they are:

If the proposed plans are allowed, we'll permanently be losing light and air from seven windows. The light, air and privacy we currently enjoy will be eliminated entirely from our kitchen, bathroom, hallway and stairway. Furthermore, the proposed vertical windows on (Pg. #2 rear view) the second and third floor will be facing into our kitchen balcony and backyard, losing our privacy entirely. They are too large. We are also worried about artificial light pouring into our homes from these large windows, which will further diminish our privacy at night and those of our other neighbors.

As it stands, the Marina style house at 752 Elizabeth currently allows the west side of our homes to enjoy sun light, air and privacy. These are some of the main reasons we choose this home. In the downstairs unit, we have three windows that will further be losing even greater amounts of light due to the towering fourth floor of the proposed building.

If the proposed 752 Elizabeth home is allowed to be built without any consideration to both of our family homes, we stand to be severely impacted by the loss of light, air and privacy into our home and my sister's home.

The beautiful 1900 century and Marina style charm will be disrupted by the modern façade on the proposed project. This modern design does not fit into our block's character. Also, the single family homes on the 700 block are between 1,100 and 2,700. The proposed over 4,200

square footage home is out of scale with the rest of the single family homes on our block. Our home was built in early 1900th. Apparently this block of Elizabeth is a potential Historic District. We think it is important to preserve the character of our street as stated in the Residential Design Guidelines and the Planning Code.

We are not opposing progress or updating 752 Elizabeth Marina style house, however, I urge you to take a closer look at the use of space and how the large square footage home will excessively be invading and disrupting our family home.

Please consider the RDT recommendation to remove the top floor, which contains a second family room, a study, a large bathroom and a deck. If the Project Sponsor had complied with the RDT recommendation from 2015, it is highly unlikely we would have found it necessary to file a Request for Discretionary Review. We think this is a critical problem with this project that we hope you will address.

Additionally, we recommend the rear windows from the second floor be replaced by a top horizontal design to allow light and privacy to 752 and our homes. We would like to have the top floor removed, otherwise it will unfairly be impacting both our homes light, air, privacy and quality of life.

So in summary, please :

1. Remove or reduce the 4 floor.
2. Reduce the size of the windows on the rear 2nd and 3rd floors.

Thank you very much for your attention

Reyna Cabrera and Jim Kolinis

DR Requestors

748 Elizabeth Street

Dear President Hillis and Members of the Planning Commission,

What is happening to San Francisco!!

We are a city of global sustainability and we preach the importance of protecting the earth....but, we still tear down amazing buildings, throw away all of the material, chop down more trees, burn more more oil....just so we can have a bigger home then our neighbors next door.

I'm all for advancement but when do we say enough is enough....when do we say we cannot keep destroying our earth to replace a stove, cabinet, sink or counter tops that looks "better" or "bigger" then the one we currently have. When do we finally say, I don't not need an extra room that I will not use or an elevator that I do not need. When do we finally say I care more about my neighbor's happiness and remember that "it takes a village." I understand our wonderful city needs to be financially secure.....but we are selling it to people who do not care what it will look like in the future.

We purchased our house in 2015 unaware of the plans to completely rebuild the house next door at 752 Elizabeth St. The home we purchased has wonderful light, air and privacy our family currently enjoys. This home was "it" for us and we planned to spend the reset of our lives here? San Francisco is one of the best places to live but unfortunately, we are slowly losing what makes it wonderful.... sustainability, diversity, cultural and architectural history. We live in a very fragile world and time. Unless we draw a line, we will loose this forever.

All of our windows on one side of our home will lose all of the light and air we currently enjoy. The proposed structure and current design, twice the size of any home on our block, will not fit into the historical architecture of the 700 block. I'm hoping the commission will require changes to the proposed plans at 752 Elizabeth St, specifically;

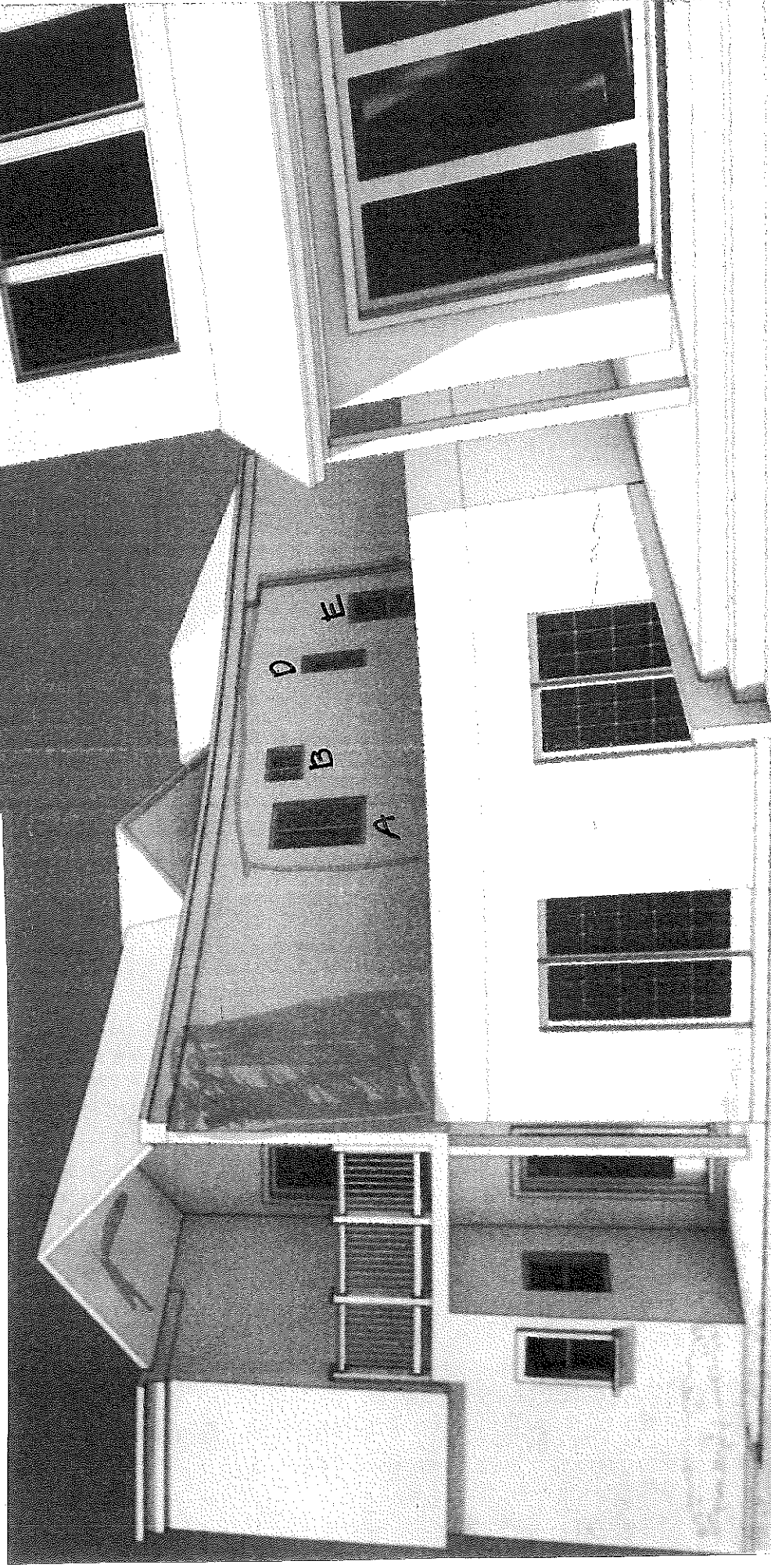
- Remove some of the four decks that take away our privacy, light and air.
- Downsize the current 4500 (approximately) square feet proposal
 - Remove the top floor currently proposed
- Reduce the environmental impact
 - Limit the excavation
 - Limit the tree and foliage removal
 - Reduce the use of natural resources that a large home requires

Thank you for your time and consideration.

Jim Kolinis

750 Elizabeth

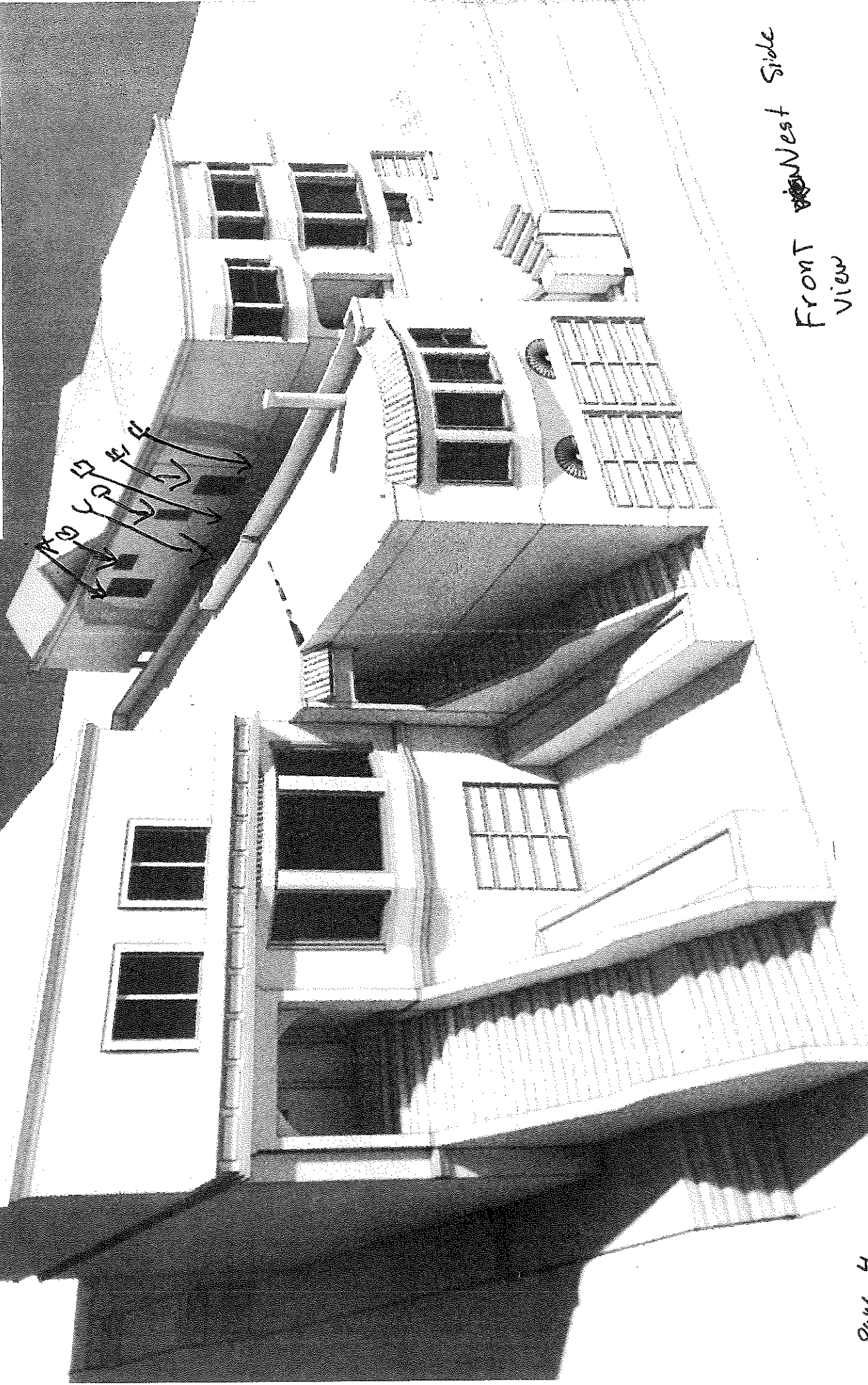
A - Kitchen light and air
B - Bathroom light and air
D - Hallway light and air
E - Stairwall light and air



Rear view

748 Elizabeth St

C - kitchen light and air
G - bathroom light and air
F - basement light and air

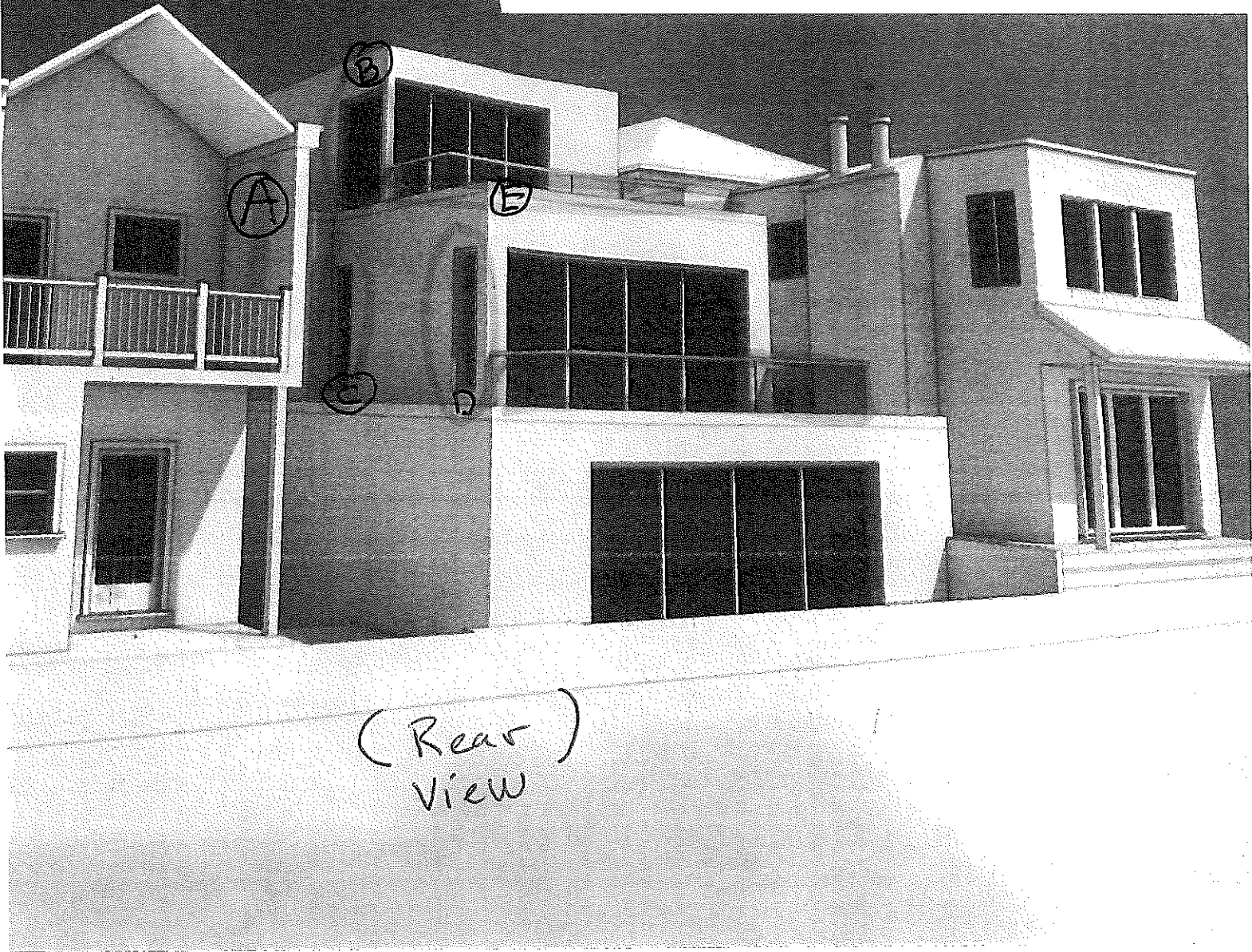


Front ~~view~~ West Side
view

'150 Elizabeth

light and Privacy

- (A) wall on deck does not exist
- B window from 752 looks into 748 & 750
- C window LOOKS into Yard & 748 & 750
- D window LOOKS into 748 and 750
- E Large deck LOOK into 748 & 750

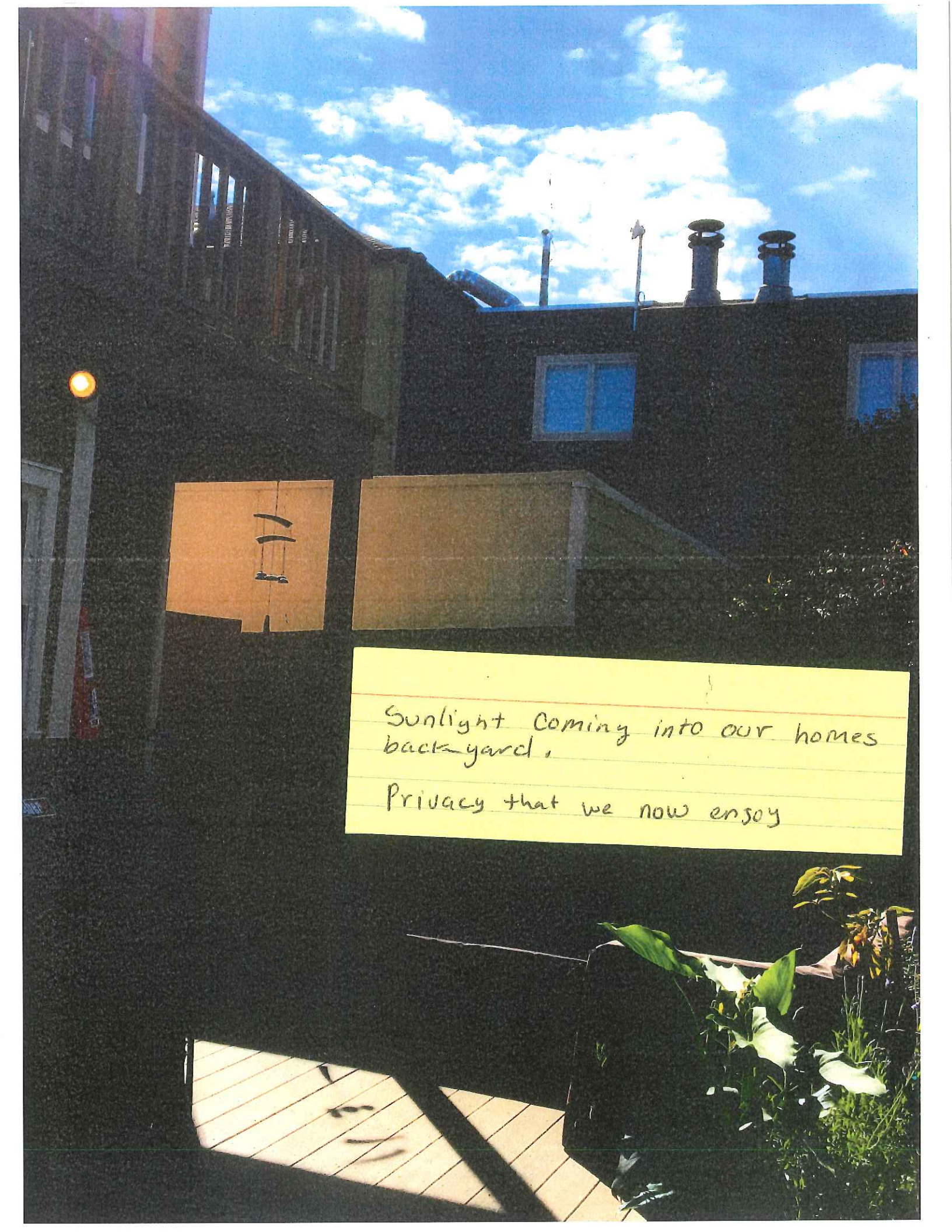


748 & 750 Backyard & deck

Rear view
Page 5

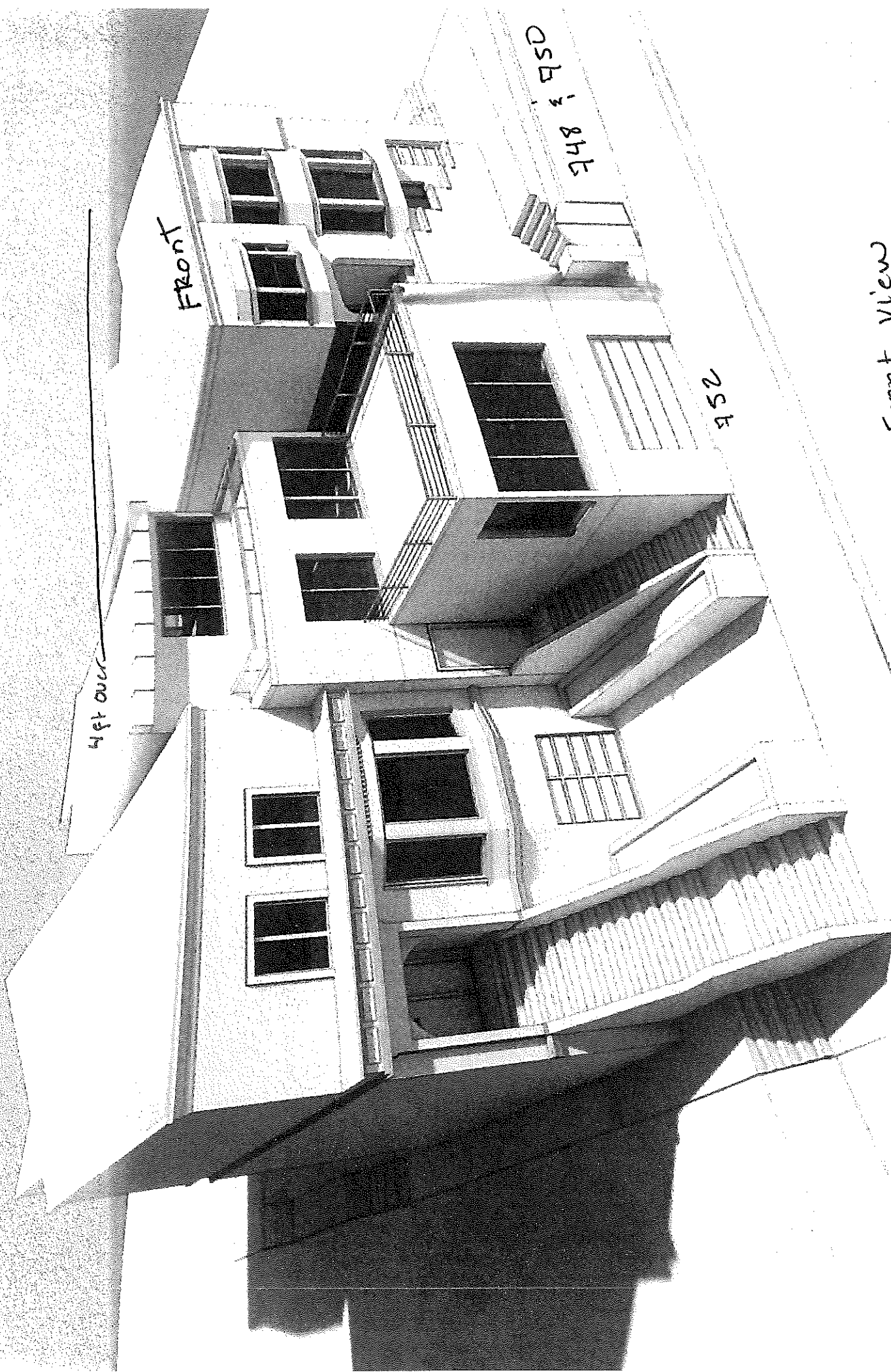
752 new large scale of over 4,200 sq
will undoubtedly diminished our homes
light, air and privacy.





Sunlight coming into our homes
backyard.

Privacy that we now enjoy



4th floor

Front

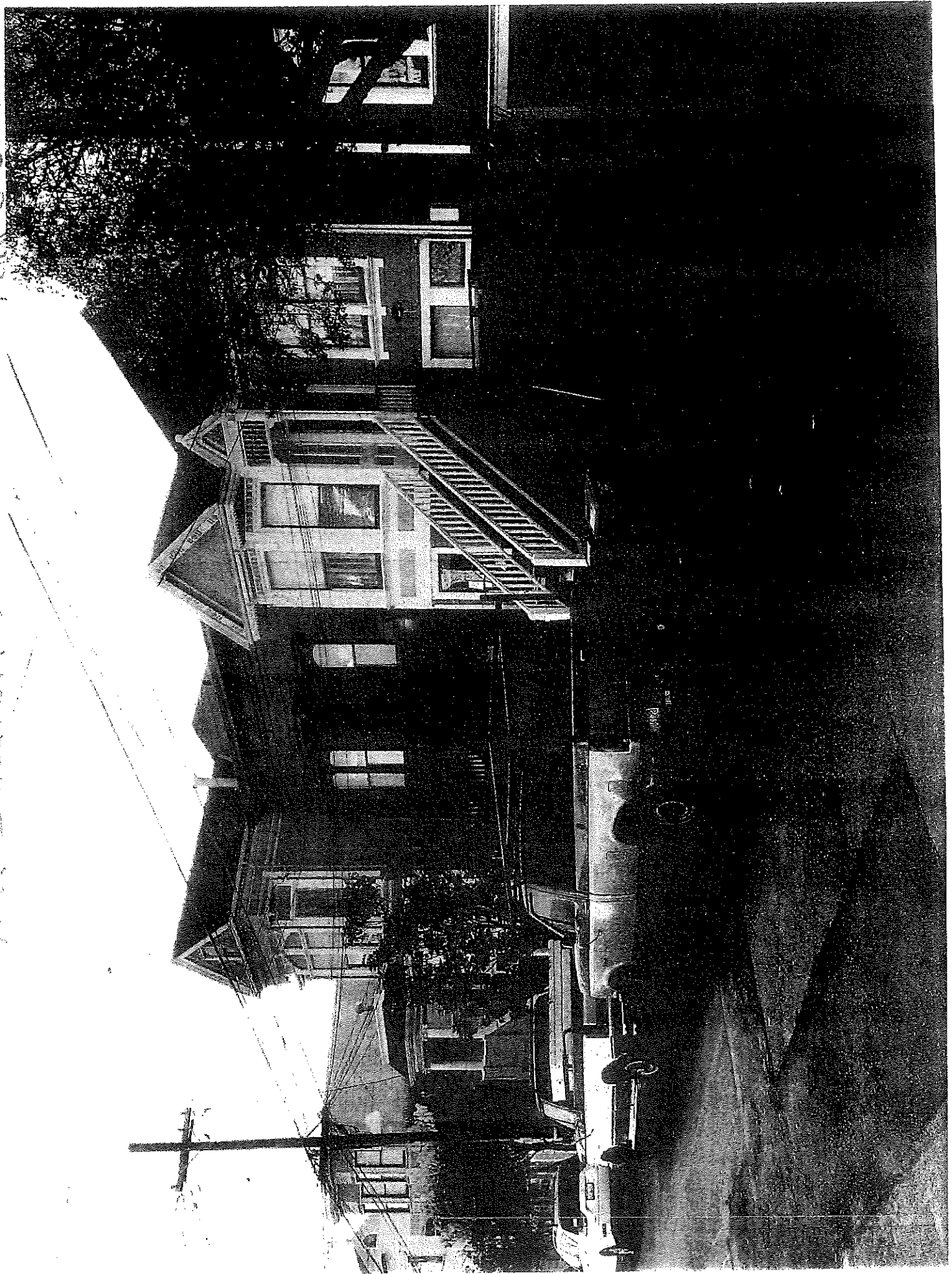
OSB 845
748 750

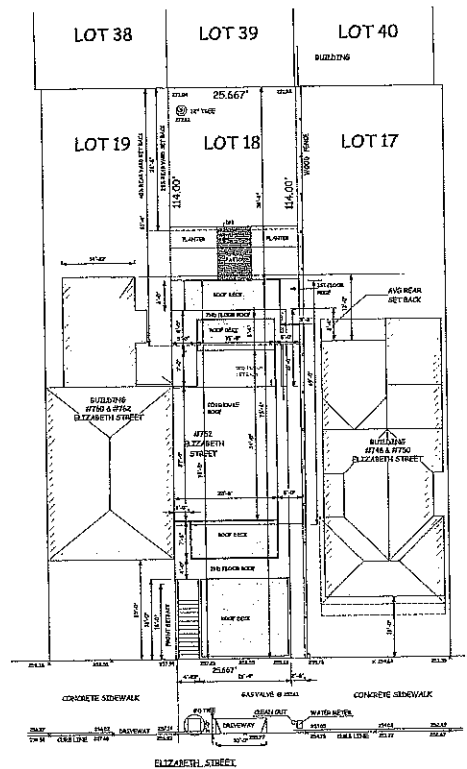
252

Front view

Page 6 of 7

7512 Greenwood St.





SITE AND ROOF PLAN (N)
1/8"=1'-0"



WILLIAM PASHELINSKY
ARCHITECT
1817 HAYES STREET
SAN FRANCISCO, CALIFORNIA
415.775.2818
wpashe10@gmail.com

ADDITION AND
ALTERATIONS
751 ELIZABETH STREET
SAN FRANCISCO, CA

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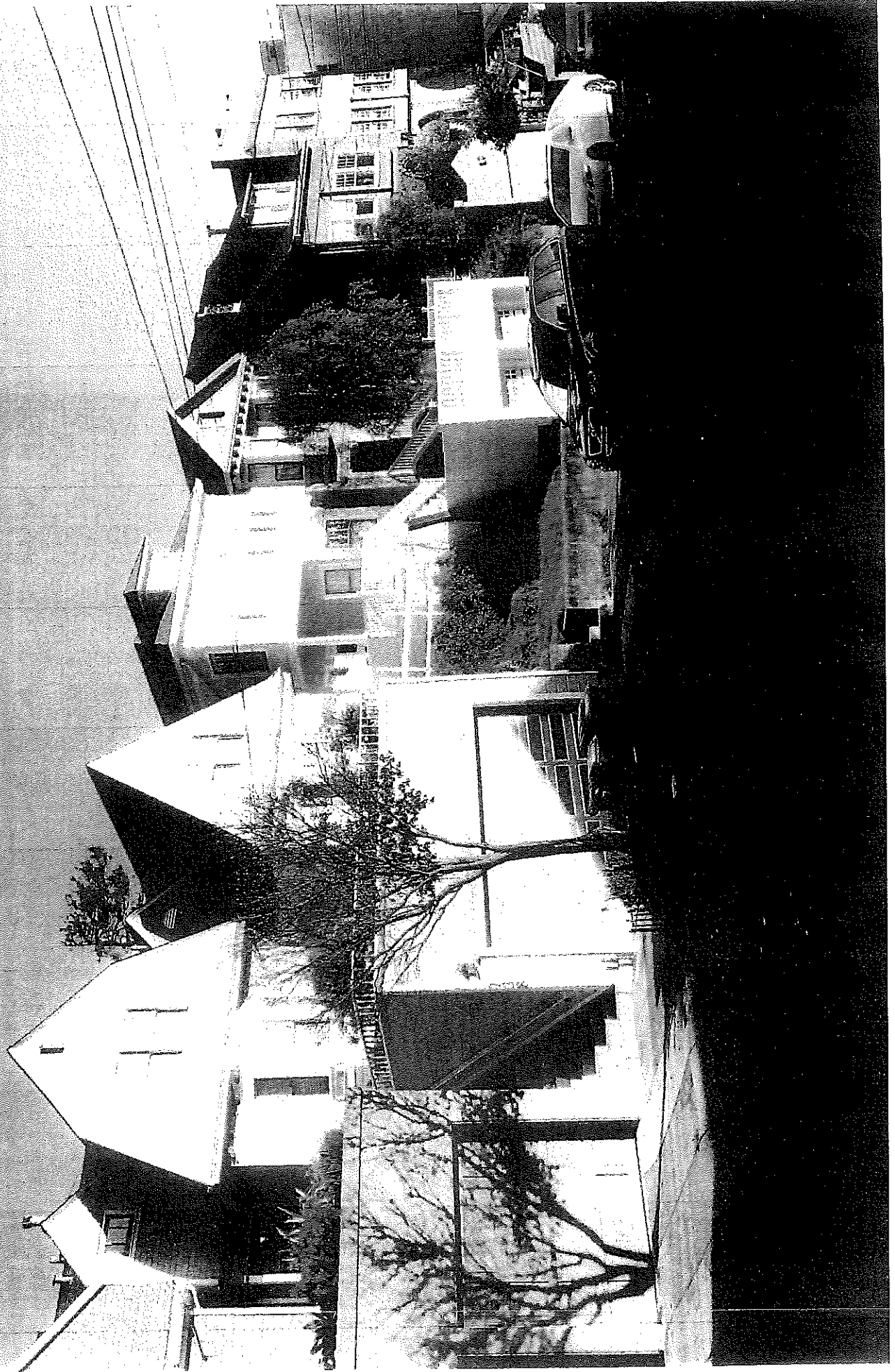
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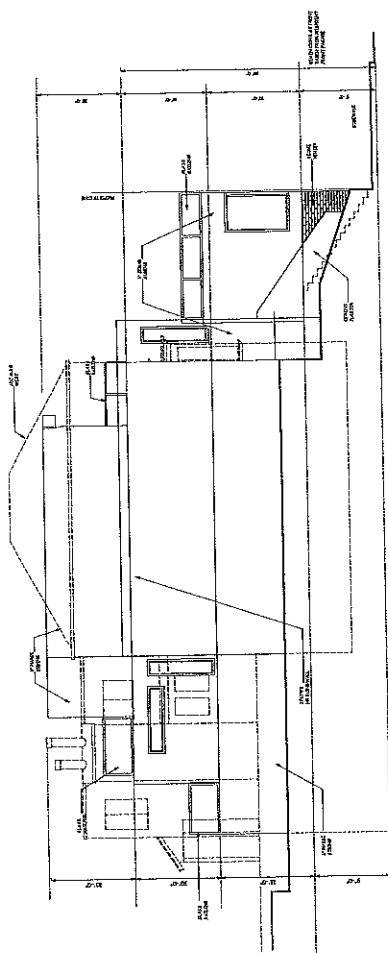
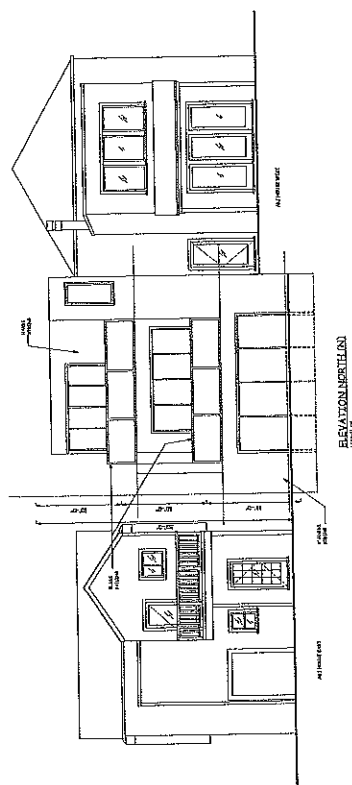
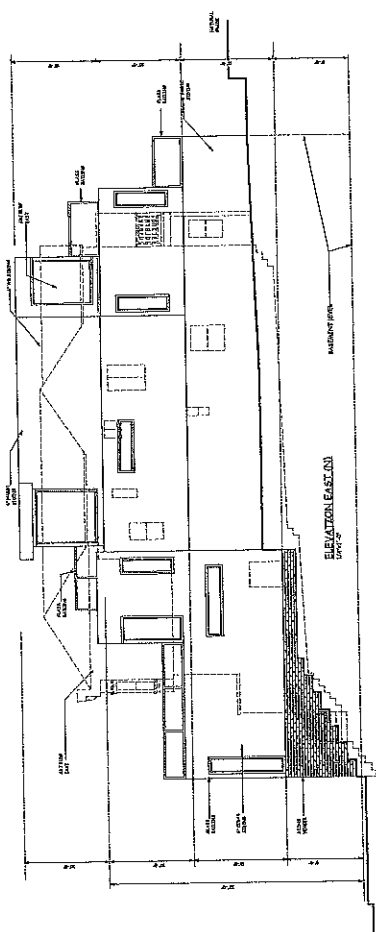
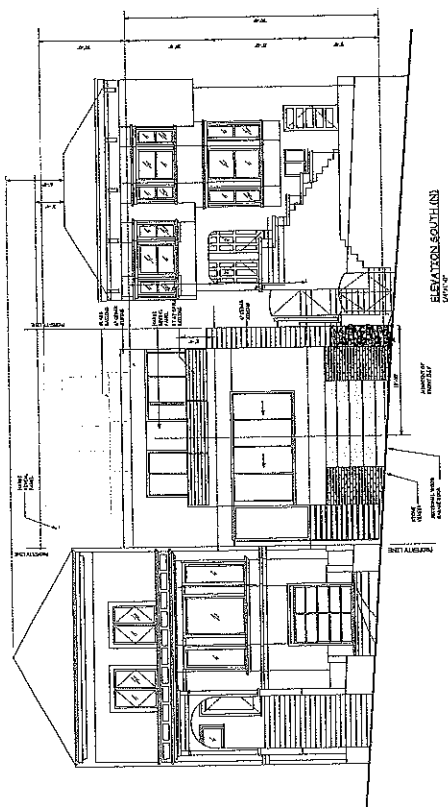
DATE: 10/1/14

A-1.03

752 Elizabeth St

Page 1 of 7





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

March 7, 2017

RECEIVED

Re: 752 Elizabeth Street
Permit No: 201507171767

MAR 07 2017
CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
ADMINISTRATION

Dear President Hillis and Members of the Planning Commission:

We live at 760 Elizabeth St, in Noe Valley. We are a family of 4, with a nearly 4-year old son and 4 month old baby girl. As mentioned in our initial Request for Discretionary Review, we have significant concerns about the impact the proposed new building at 752 Elizabeth will have on our home. We live immediately adjacent to the proposed project, to the west. There are several factors that make this project proposal extraordinary and exceptional:

If the proposed plans are allowed, we will lose significant privacy, light and air in various places in our home. The light, air and/or privacy we currently enjoy will be eliminated from nearly every window in our home that faces the proposed project — nearly all of them will look out on any one of the 4 decks that the Project Sponsor plans to include, and if they don't have a direct line to one of these decks, they will be blocked by the new structure. The size and height of the house will ultimately block some of the the light and air we currently have in our downstairs family room, as well as some of the master bedroom windows upstairs. We are also worried about artificial light pouring into our homes from the new windows, which will further diminish our privacy at night and those of our other neighbors. The proposed plans include 3 decks on the back side of the house alone, at least 2 of which will have views overlooking our backyard, further diminishing our family's privacy. Our children's windows will look directly onto the proposed deck on the front of the house (on the Elizabeth Street side), and if that deck is heavily used, it would impact the quiet and privacy that we have enjoyed since moving here. We are also concerned that signifiant change to the backyard at 752 Elizabeth will occur, which will disrupt the privacy through removal of certain large trees in the backyard of 752, the coverage of which we ultimately share. While obviously they are not our trees, we understand that consideration should be taken to prevent changes that would disrupt the privacy we currently enjoy in our own backyard.

As it stands, the Marina style house at 752 Elizabeth currently allows the west side of our home to enjoy light, air and privacy. These are some of the main reasons we chose this home. Additionally, 752's 19th century Marina style charm will be disrupted by the modern façade on the proposed project. This modern design does not fit into our block's character. The single family homes on the 700 block of Elizabeth Street are between 1,100 and 2,700 square feet. The proposed plan is over 4,200 square feet, which is out of scale with the rest of the single family homes on our block. Our home was built in early 1900s and we believe that this block of Elizabeth Street is a potential Historic District. We think it is important to preserve the character of our street as stated in the Residential Design Guidelines and the Planning Code.

We understand that a house will be built at 752 Elizabeth. We are not opposing progress or updating the current Marina style house; however, the size and scope of the proposed plans

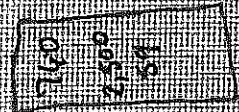
are excessive as compared to the surrounding homes on the street, and an more effort should be undertaken in our opinion to blend in with the surrounding homes and their architecture.

We ask that you consider the RDT recommendation to remove the top floor, which contains a second family room, a study, a large bathroom and a deck. If the Project Sponsor had complied with the RDT recommendation from 2015, it is highly unlikely we would have found it necessary to file a Request for Discretionary Review. Additionally, we recommend the rear windows from the second floor be replace by a vertical design to allow light and privacy to 752 and our home. Lastly, 4 decks is excessive. We ask that at a minimum, this number be reduced.

So in summary, please consider the following, and thank you for your time:

1. Removal or reduction of the 4 floor.
2. Reduction of the size of the windows on the rear 2nd and 3rd floors.
3. Reduction of the number of decks.

Sincerely,
Josh and Terra Andrews
DR Requestors, 760 Elizabeth Street



222 238 182 240
 1893
 1890 1893
 1893 1893
 1893 1893
 1893 1893

764 768 768 768
 1900 1900 1900 1900
 1900 1900 1900 1900

750 750 750 750
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724 724 724 724
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ELIZABETH ST

All the homes are size
 1300 to 2,700 sq ft

all the homes were build between 1900 and still
 looks and has the facade from the early 1900th

760 Back View east side

760 Bedroom
windows



742 Elizabeth Street
San Francisco, CA 94114

March 7, 2017

President Hillis and Members of the Planning Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 752 Elizabeth Street
Permit No.: 201507171767
Letter Supporting DR Filed by Josh and Terra Andrews

Dear President Hillis and Members of the Planning Commission:


I am writing to support the DRs filed by our neighbors Josh and Terra Andrews who live at 760 Elizabeth Street and Reyna Cabrera and Jim Kolinis who live at 748 Elizabeth Street. My husband and I would like to express our concern about the proposed plans for 752 Elizabeth Street project. Based on the plans we believe the proposed project is both architecturally and proportionally misaligned with the 700 Block of Elizabeth Street. Our concerns are twofold: 1. The façade of the building doesn't align with the Historical Resource Evaluation dated April 2015; and 2. The size and scope of the building is disproportionate to the rest of the homes on the block.

I have witnessed many renovations projects on this block over the last seven years I have lived here and none of them have radically changed the façade of their buildings. In fact, 729 Elizabeth is an example of a major renovation and expansion project that added significant square footage but maintained the façade of the building so to keep the integrity of the architecture on the block. (See photo 1). Many of the homes on the south side of the street have been renovated and their facades have been maintained. (See photos 2 and 3) When we were doing our own renovation we made sure the additional windows we installed matched the style of the house. The proposed project at 752 Elizabeth street includes materials that don't align with the general character of the neighbor. Rather than decorative wood shingles, wood siding and double hung windows, the proposed plans call for Hardi panels, contemporary stone veneer, steel cable and glass railings. As I walk around the neighborhood, I see plenty of renovation projects

with updated facades that are architecturally aligned to the character of the neighborhood. (see photo 4) This proposed project states it's an alteration (versus a demolition) however, the proposed plans call to demolish the character of the current home and replace it with something that is not harmonious with its surroundings. We ask that the planning commission require the developer to revise the plans for the project's façade to respect the design elements that are reflected in the homes surrounding the project.

In addition to the design, the size and scope of the project is disproportional to other homes on the block. The proposed project calls for four levels of living space, however, the preservation team review form, dated 7/21/2015 (attached), the proposed project was to, "Excavate to create habitable space behind the garage. Construct new 2nd and 3rd floor. Reconfigure front façade." There are no other single family homes on the north side of the block with four stories. While the exact square footage was not disclosed with the plans we received, it looks to be over 4000 square feet which is dramatically larger than any other single family home on the block. While some of the homes on the north side have a deck over their garages, none have multiple decks. This project proposes four roof decks. We ask that the planning commission require the developer to revise the plans for the project to be more aligned to the size and scope of the houses on the block.

Sincerely,



Lesley Martin

Attachments: Photo 1, Photo 2, Photo 3, Photo 4, Preservation Team Report

Attachment 1: Photo 1 – 729 Elizabeth Street



Attachment 2: Photo 2 – 761 Elizabeth Street



Attachment 3: Photo 3 – 769 & 771 Elizabeth Street



Attachment 4: Photo 4 – 4070 23rd Street





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	7/21/2015
---------------------------------	--	-------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	752 Elizabeth Street	
Block/Lot:	Cross Streets:	
2805/018	Diamond Street and Douglass Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-007062

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

DATE OF PLANS UNDER REVIEW:	5/12/2015
------------------------------------	-----------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historical Resource Evaluation prepared by Tim Kelley Consulting (dated April 2015).	
Proposed Project: Excavate to create habitable space behind garage. Construct new 2nd and 3rd floor. Reconfigure front facade.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		<input checked="" type="radio"/> Yes	<input type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	n/a	Period of Significance:	1878-1915	
		<input type="radio"/> Contributor <input checked="" 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	

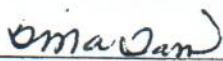
* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historical Resource Evaluation prepared by Tim Kelley Consulting (dated April 2015) and information found in the Planning Department files, the subject property at 752 Elizabeth Street contains a single-story over garage wood-frame single-family residence constructed in 1906. There are no original building permits for this property, but the 1905 Sanborn map indicates that there was a water tap request in 1905. The property was sold to William J. Conrad in 1906 and the 1908 Sanborn map shows the single-family residence constructed, inferring a construction date of 1906. The property resembles a vernacular architectural style with elements Mediterranean Revival style, including a red-tile roof. Known alterations to the property include: construction of a cement garage at the front of the lot with one new room over the garage, and moving the old house up to the new room at the front of the lot on top of new cement foundation (1929); repairing and replacing areas of fire damage (1979); dry rot work under stairs in garage (1992); and extending the existing bedrooms at the rear (1992). Visual inspection reveals that the windows, entry door, and garage door have also been replaced.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building's vernacular style and minimal Mediterranean Revival elements do not classify it as architecturally distinct such that it would qualify for listing in the California Register under Criterion 3.

(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8/3/2015

752 Elizabeth Street is located within a California Register-eligible historic district. The subject property is located within the Noe Valley neighborhood on a block that exhibits a high degree of architecturally distinct single and multi-family buildings that date from the late nineteenth and early twentieth centuries. The 700 block of Elizabeth Street features a full range of highly ornate Victorian styles, including early Gothic and Italianate settlement cottages, Stick/Eastlake, Queen Anne, and First Bay Tradition. Altogether the block contains a sufficient concentration of historically and aesthetically related buildings such that it would be eligible for listing under Criterion 3 for its architecture. The range of construction dates of properties located on the subject block range from the late 1890s through the 1920s, which is associated with the broad patterns of San Francisco's post-Mexican era settlement and Noe Valley's development as a working class street-car suburb of the city as well post-1906 earthquake reconstruction efforts. Despite some minor alterations that include window replacement and application of stucco siding to a few properties, generally the block retains sufficient integrity to communicate its significance as a concentration of architecturally significant buildings. Currently the boundaries of this historic district include Alvarado Street to the north, 25th Street to the south, Hoffman Avenue to the west, and a portion of the blocks between Diamond and Castro Streets to the east. Contributors to the district are buildings constructed sometime between 1878 and 1915 that retain most original architectural detailing on their primary facades.

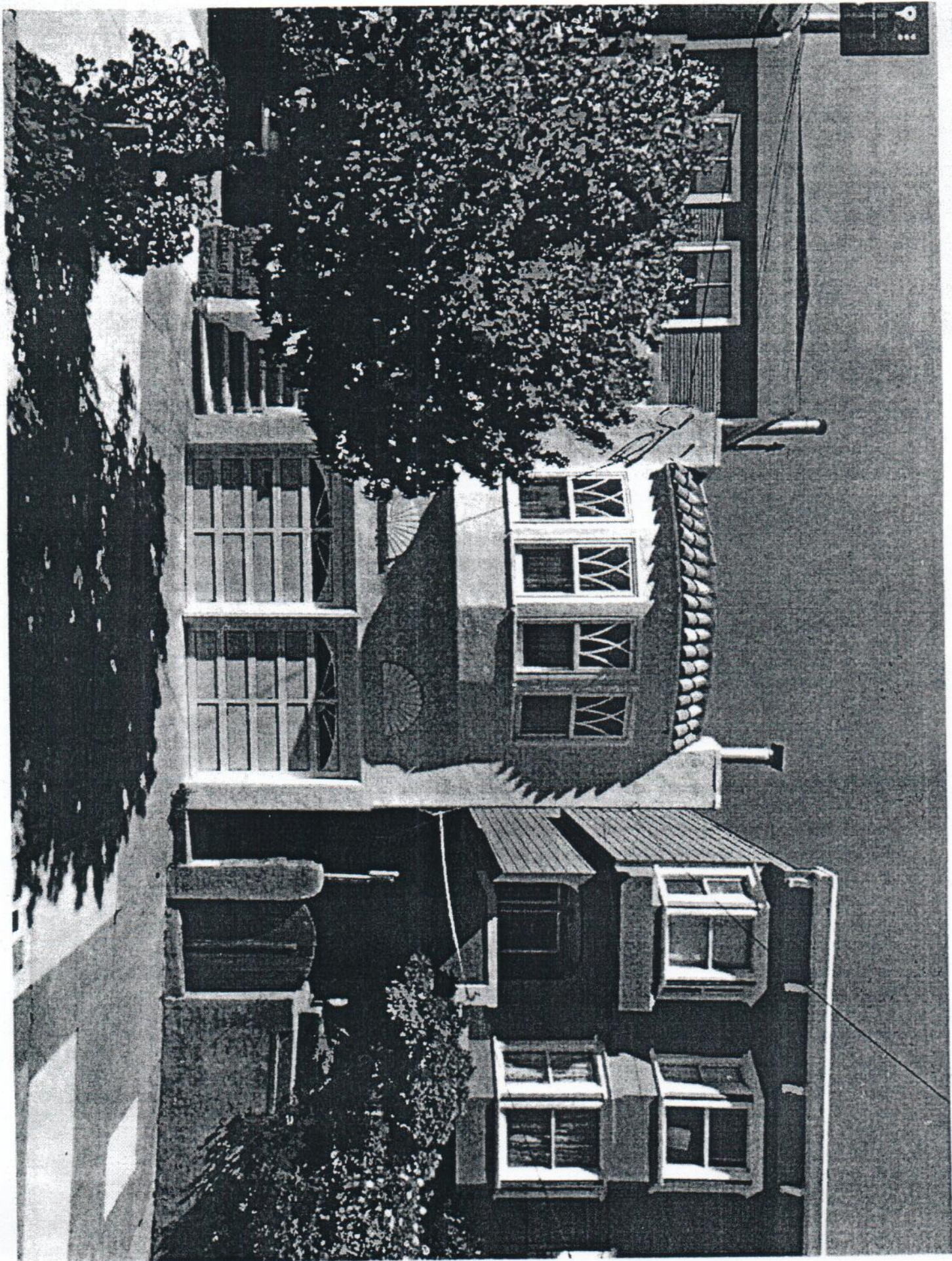
Character-defining features of the historic district include:

- Original building form and most original features including decorative wood shingles, wood siding, expressive millwork, applied ornamentation and roof forms
- Original double-hung wood windows
- General massing of two- and three-story wood frame Victorian single- and multi-family buildings with uniform setbacks
- Small front yards
- Private rear yards
- Materials generally consisting of wood clapboard siding

The District is comprised of several building styles, including corner commercial, flats, apartments, rowhouses, and cottages. Each form has its own style and massing and each builder has distinctly identifiable signature elements. Despite the limited floor plate and forms, through the variation in ornament, millwork, portico configurations, and rooflines, no two houses are exactly alike.

Any proposed infill or alterations to buildings on this block should respect these character-defining features so it harmonizes with the general character of the neighborhood.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually and is a non-contributor to a California Register-eligible historic district.



March 6, 2017

President Hills and Members of the Planning Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103



Re: 752 Elizabeth Street
Permit No.: 201507171767
Letter Supporting DR Filed by Josh and Terra Andrews

Dear President Hillis and Members of the Planning Commission:

My family and I have lived in our home at 738 Elizabeth Street since 1986 when our older son was born. I am writing to support the DRs filed by our neighbors Josh and Terra Andrews who live at 760 Elizabeth Street and Reyna Cabrera and Jim Kolinos who live at 748 Elizabeth Street. My husband and I have reviewed the plans and drawings for the proposed alterations of the Marina style home located at 752 Elizabeth Street and we would ask this Commission to direct the developer of this property to modify his plans to conform to the Residential Design Guidelines so that the strong visual character of our neighborhood is retained.

I. The 700 Block of Elizabeth is Architecturally Distinct.

The historical evaluation submitted by the developer clearly states that the house in question is located within a California Register-eligible historic district. Our block is noted to exhibit, "a high degree of architecturally distinct single and multi-family buildings that date from the late nineteenth and early twentieth centuries" (Historical Resource Evaluation dated April 2015). Despite some minor changes such as window replacement and stucco siding to a few properties, the report notes that our block retains sufficient "integrity to communicate its significance as a concentration of architecturally significant buildings." The buildings were constructed between 1878 and 1915 and retain most of their original details on the facades.

II. The Proposed Home is Disproportionately Out of Character

Although the owner/developer of 752 Elizabeth states in his CEQA description and in his permit application that he is merely excavating to create habitable space behind the garage, construct a new 2nd and 3rd floor and reconfigure the façade, a review of the plans clearly shows that he is building a new four story single family home including the excavated space and

essentially demolishing the present structure. The current Marina style home occupying the lot is 1,440 square feet. There are 19 properties on the north side of the 700 block of Elizabeth Street with an average square footage of 1842, 15 single family homes and 4 two-units dwellings. The current design of the proposed project includes 4 decks, a deep rear backset jutting into the strong mid-block open space pattern, 3 bedrooms each with their own bathrooms as well as a dining room, a living room, a kitchen, a family room with a bathroom, a second family room with its own bath, a study with a large bathroom, an exercise room with a bath, a laundry room and garage space. It is vastly out of scale both in its mass and its dimensions. The 3-D rendering of the project shows how the 3rd (actually 4th) floor of living space will loom above the neighboring homes.

Equally problematic is the projected alteration of the façade of the building which will have a major impact on the entire block and its overall appearance. The single family homes on the north side of the 700 block uniformly observe the topography of the area by stepping down to the street from elevated entrances accessed by setbacks and stairs. The proposed remodel's stark blocky modern façade composed of Hardi panels, contemporary stone veneer, steel cable and glass railings replaces a detailed bay window with decorative mullions and a Mediterranean tile roof that is highly compatible with that of the surrounding buildings.

The proposed project will radically and permanently alter the graceful and historic appearance of a classic San Francisco landscape- one that every resident and visitor appreciates as the essence of this city. While such a design may work well in a non-historical area of San Francisco or on a block with homes of newer construction, the purpose of the Residential Design Guidelines and the General Plan was to stress the importance of preserving the unique character of our neighborhoods.

Residential Design Principle: Design buildings to be responsive to the overall neighborhood context, in order to preserve the existing visual character (p.7, RDG)

Residential Design Guideline: On blocks with a defined or unified visual character, buildings must be designed to be compatible the scale, patterns and architectural features of the surrounding buildings, drawing from elements that are common to the block. (p.9, RDG)

The Historical Resource Evaluation written with regard to this project states, “ Any proposed infill or alterations to buildings on this block should respect these character defining features so it harmonizes with the general character of the neighborhood.”

These features are listed as:

1. Original building form and most original features including decorative wood shingles, wood siding, expressive millwork, applied ornamentation and roof forms.
2. Original double-hung wood windows;
3. General massing of two and three story wood frame Victorian single and multi-family buildings with uniform setback;
4. Small front yards;
5. Private rear yards;
6. Material generally consisting of wood clapboard siding.

Even a cursory review of the project's drawings reveals that almost none of these recommendations were incorporated into the design for this remodel. In fact, they seem to have been disregarded entirely.

As the introduction to the Residential Design Guideline states, "These neighborhoods are in large part what make San Francisco an attractive place to live, work, and visit. In order to maintain the visual interest of a neighborhood, it is important that the design of new buildings and renovations to existing buildings be compatible with nearby buildings. A single building out of context with its surroundings can be disruptive to the neighborhood character and, if repeated often enough, to the image of the City as a whole." In Noe Valley, we believe we are experiencing a situation which will indeed lead to a time when our neighborhood will no longer be unique and will be indistinguishable from any block in any city.

I urge the Commission to require the developer of this project to revise the building's façade to conform to the RDG and to respect the design elements that are reflected in the homes surrounding the project.

Respectfully,

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

Lisa Nicol

HISTORICAL RESOURCE EVALUATION



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion: 7/21/2015
---------------------------------	------------------------------------

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	752 Elizabeth Street	
Block/Lot:	Cross Streets:	
2805/018	Diamond Street and Douglass Street	
CEQA Category:	Art. 10/11:	BPA/Case No.
8	n/a	2015-007062

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

DATE OF PLANS UNDER REVIEW:	5/12/2015
------------------------------------	-----------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historical Resource Evaluation prepared by Tim Kelley Consulting (dated April 2015).	
Proposed Project: Excavate to create habitable space behind garage. Construct new 2nd and 3rd floor. Reconfigure front facade.	

PRESERVATION TEAM REVIEW:					
<input checked="" type="radio"/> Historic Resource Present			<input checked="" type="radio"/> Yes	<input type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context			
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:			
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Period of Significance:	n/a	Period of Significance:	1878-1915		
		<input type="radio"/> Contributor <input checked="" type="radio"/> Non-Contributor			

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Petition Regarding 752 Elizabeth Street Proposed Alterations

The Undersigned Residents of Noe Valley request the Planning Commission to use its discretionary powers to review Building Permit Application 2015.07.17.1767 at the Discretionary Review and to direct the owner/developer Daniel K. Buckley to modify the proposed addition/demolition of the current Marina style home located at 752 Elizabeth Street so as to conform to more appropriately to the Residential Design Guidelines for the City and County of San Francisco.

The current plans call for the construction of a 6/7 bedroom 4-story building. The requested rear addition in conjunction with four (4) roof decks and patios greatly reduces the open space at the rear of the lot. This block has a strong mid-block open space pattern which will be adversely impacted by the proposed encroachment.

The 700 block of Elizabeth Street is primarily composed of single family homes with some two unit homes and 4-unit residences. Almost all the structures on the block were built prior to 1906, including the present house located at 752 Elizabeth Street, and most are highly ornate Victorian styles including Queen Anne, Stick/Eastlake, Early Gothic and Italianate settlement cottages. The structures on the north side of the block where the project is located are uniform in respecting the sloping topography of the surrounding area by stepping down to the street with elevated building entrances accessed by stairs and setbacks which adds to the graceful charm of the block's architecture. The block's face reflects a strong visual character with compatible siting, form, proportions, texture and architectural details. The residents of the block have specifically chosen to live in this distinct neighborhood which has defining characteristics that make it a unique and enriching place to live.

The proposed bulky flat faced structure will produce a sudden change in the appearance of the block through the extensive use of very contemporary materials such as *stone veneer, steel cables, glass railings, hardi reveal panels and horizontal 6" cedar siding*. This abrupt disruption of the line and flow of the block will have a significant negative impact on the overall distinctive quality of the neighborhood. Many of the residents of this block have invested both time and resources in maintaining these remarkable homes in order to preserve the character of the neighborhood. Not every design is right for every block and while the design of the proposed structure might work well in an area that contains other very contemporary designs or on a block with a wide variety of building forms and details, it is inherently incompatible with the architecture of the 700 block of Elizabeth Street.

NAME

ADDRESS

SIGNATURE

Lesley Martin	742 Elizabeth	[Signature]
Jeffrey Hoff	738 Elizabeth St	Jeffrey Hoff

RECEIVED

MAR 07 2017

CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
ADMINISTRATION

NAMEADDRESSSIGNATURE

Cecil E Forbes 730 Elizabeth St Cecil Forbes

Peter Reed 738 Elizabeth St Peter Reed

Carol Koffel 788 Elizabeth St SF CA 94114 Carol Koffel

Phodessa Jones 741 Elizabeth St SF CA 94114 Phodessa Jones

~~MAIYA GALLARDO~~ 764 Elizabeth St SF CA 94114 ~~MAIYA GALLARDO~~

MAIYA GALLARDO 753 Elizabeth St M Gallardo

Hollis Skark 771 Elizabeth St Hollis Skark

Lynne Skark " " Lynne Skark

Susan Scheer 782 Elizabeth St Susan Scheer

Kendall Jones 768 Elizabeth Kendall Jones

Lukas Skog 796 Elizabeth St Lukas Skog

Seth Bergtler 775 ELIZABETH ST Seth Bergtler

Kim Lucian 775 Elizabeth St Kim Lucian

Jim Kuhn 748 Elizabeth St Jim Kuhn

Kayna Cabrera 750 Elizabeth St Kayna Cabrera

Josh Andrews 760 Elizabeth St Josh Andrews

Terra Andrews 760 Elizabeth St Terra Andrews

Leah Forbes 730 Elizabeth Leah Forbes

Patrick Brady 769 Elizabeth Patrick Brady

GENERAL NOTES:

INTENT OF DOCUMENTS:

It is the intent of these Contract Documents to establish a high quality of material and workmanship, but not necessarily to note and call for every last item of work to be done. Any item not specifically covered but deemed necessary for satisfactory completion of the work shall be accomplished by the Contractor in a manner consistent with the quality of the work without additional cost to the Owner. All materials and methods of installation shall be in accordance with industry standards and manufacturers recommendations.

A. All materials and workmanship shall conform to the requirements of the following codes and regulations and any other local and state laws and regulations:

San francisco Building Code 2013 Edition
San franciscoFire Code 2013 Edition
San francisco Plumbing Code 2013 Edition
San francisco Electrical Code 2013 Edition
San francisco Mechanical Code 2013 Edition

Verify all existing conditions and dimensions at the project site. Notify the Architect and/or Engineer of any discrepancies before beginning construction.

B. Provide adequate and proper shoring and bracing to maintain safe conditions at all times. The contractor shall be solely responsible for providing adequate shoring and bracing as required for protection of life and property during the construction of the project.

C. At all times the Contractor shall be solely and completely responsible for all conditions at the jobsite, including safety of persons and property, and all necessary independent engineering reviews of these conditions. The Architects jobsite reviews are not intended nor shall they be construed to include a review of the adequacy of the contractors safety measures.

D. Unless otherwise shown or noted, all typical details shall used where applicable.

E. All details shall be constued typical at similar conditions.

F. All Drawing conflicts shall be brought to the attention of the Architect and/or Consulting Engineer for clarification before work proceeds.

G. The Contractor shall supply all labor, materials, equipment and services, including water and power, necessary for the proper execution of the work shown on these drawings. All materials shall be new and workmanship shall be good quality. All workman and subcontractors shall be skilled in their trade. Any inspections, special or otherwise, that are required by the building codes, local builing departments, on these plans shall be done by an independent inspection company.

H. Finishes: Replace patch, repair and refinish all existing surfaces affected by the new work. All new finishes shall match the adjacent surface. all surfaces shall align.

I. The General Contractor shall visit the site and familiarize themselves with the existing site conditions prior to finalizing of any proposal to the owner. The general Contractor shall be responsibe to inform the owner or Architect of potential existing conditions that need to be addressed and or modified inorder to cmplete the work as herein described in these Drawings.

J. The General Contractor shall be reponsible for all means and methods of construction including but not limited to leveling, shiming, and blocking. The General Contractor shall make specific note of such items that can not be known prior to the commencement of construction.

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BUILDING TO BE FULLY FIRE SPRINKLERED PER NFPA 13-R.
WORK TO BE DONE BY SEPERATE PERMIT

DRAWING INDEX:

- A 1.01 SITE AND ROOF PLAN, GENERAL NOTES, AND DRAWING INDEX
- A 1.02 SITE AND ROOF PLANS
- A 1.03 DEMOLITION ANALYSIS
- A 2.01 FLOOR PLANS EXISTING
- A 2.02 FLOOR PLANS PROPOSED
- A 2.03 FLOOR PLANS PROPOSED
- A 3.01 EXTERIOR ELEVATIONS
- A 3.02 EXTERIOR ELEVATIONS
- A 3.03 EXTERIOR ELEVATIONS
- A 3.04 EXTERIOR ELEVATIONS
- A 4.01 BUILDING SECTIONS
- A 9.01 3D
- A 9.02 3D

PROJECT INFORMATION:

ZONING: RH-2

OCCUPANCY R-3
PROPOSED USE: SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE: 5-B

BLOCK 2805 LOT 018

SCOPE OF WORK:
REMODEL FRONT ELEVATION.
VERTICAL AND HORIZONTAL ADDITION
INCLUDING NEW 3RD FLOOR AND
PENTHOUSE ABOVE.
NEW FLOOR LAYOUT ALL FLOORS
INCLUDING KITCHEN AND BATHROOMS

PROJECT STATISTICS

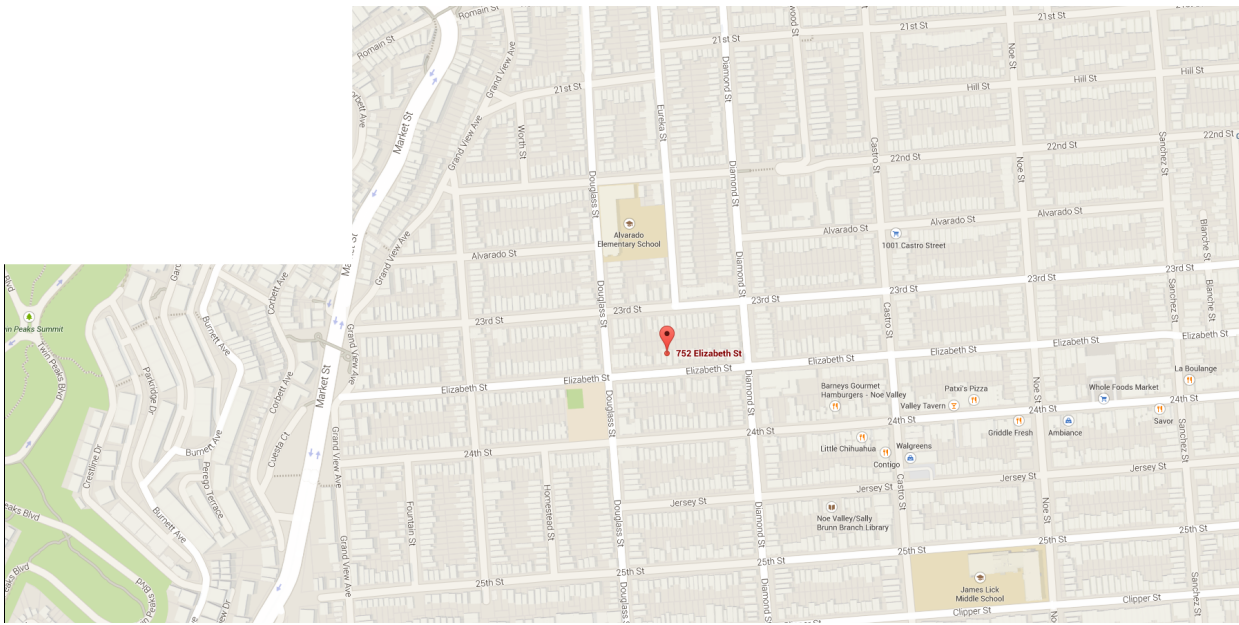
EXISTING	
GARAGE/STORAGE:	275 SQ FT
1ST FLOOR:	1,562 SQ FT
PROPOSED	
HABITABLE	
1ST FLOOR:	1,804 SQ FT
2ND FLOOR:	1,207 SQ FT
3RD FLOOR:	823 SQ FT
TOTAL:	3,834 SQ FT
GARAGE/STORAGE	
BASEMENT:	722 SQ FT

ABBREVIATIONS:

@	AT	HGT./HT.	HEIGHT
CL	CENTERLINE	INSUL.	INSULATION
Ø	DIAMETER OR ROUND	MFG.	MANUFACTURING
(E)	EXISTING	MAX.	MAXIMUM
(N)	NEW	MTL.	METAL
(R)	REPLACE	MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	O.C.	ON CENTER
BM.	BEAM	PR.	PAIR
BLDG.	BUILDING	PKT.	POCKET
CBC	CALIFORNIA BUILDING CODE	P.T.	PRESSURE TREATED
CLR.	CLEAR	REF.	REFRIGERATOR
CLOS.	CLOSET	REQ D	REQUIRED
CONC.	CONCRETE	REQ T	REQUIREMENT
DECK'G	DECKING	RTG.	RETAINING
DET.	DETAIL	R & S	ROD AND SHELF
DIA.	DIAMETER	RM.	ROOM
DISP.	DISPOSAL	SIM.	SIMILAR
DW.	DISHWASHER	S.C.	SOLID CORE
DR.	DOOR	SQ. FT.	SQUARE FOOT/FEET
DBL.	DOUBLE	STOR.	STORAGE
DN.	DOWN	STRUCT.	STRUCTURAL
DRWG'S.	DRAWINGS	TEMP.	TEMPERED
D	DRYER	TRANS.	TRANSPARENT
EA.	EACH	TYP.	TYPICAL
F	FAHRENHEIT	U.O.N.	UNLESS OTHERWISE NOTED
FIN.	FINISH	V.I.F.	VERIFY IN FIELD
F.R.	FIRE RATED	W	WASHER
FLR.	FLOOR	WH.	WATER HEATER
FT.	FOOT OR FEET	WP	WATERPROOF
FR.	FRENCH	WDO.	WINDOW
FURN.	FURNISH	W/	WITH
FURR.	FURRING	WD.	WOOD
GA.	GAUGE		
GL.	GLAZING		
GYP.	GYPSUM		
GYP.BD.	GYPSUM BOARD		

DRAWING SYMBOLS

- 101 DOOR NUMBER
- 201 WINDOW NUMBER
- 101 SKYLIGHT NUMBER
- 1 DRAWING REVISION
- 1 DETAIL NUMBER AND DRAWING REFERENCE
- 1 NOTE/ITEM NUMBER
- 0'-0" GRADE
- PL - - - - - PROPERTY LINE
- 1 ELEV NO.
- 1 DRAWING REFERENCE



VIICINITY MAP

WILLIAM PASHELINSKY ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA.94117
415 379 3676

ADDITION AND ALTERATIONS
732 ELIZABETH STREET
SAN FRANCISCO, CA.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OF PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE, WHAT SO EVER WITHOUT THE WRITTEN PERMISSION OF WILLIAM PASHELINSKY ARCHITECT

NO.	DATE	DESCRIPTION
1	12/31/15	PLANNING REV
2	04/08/16	PLANNING REV

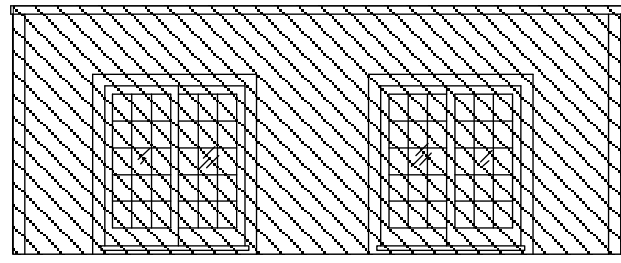
PROJECT NO. 2015.12
SHEET



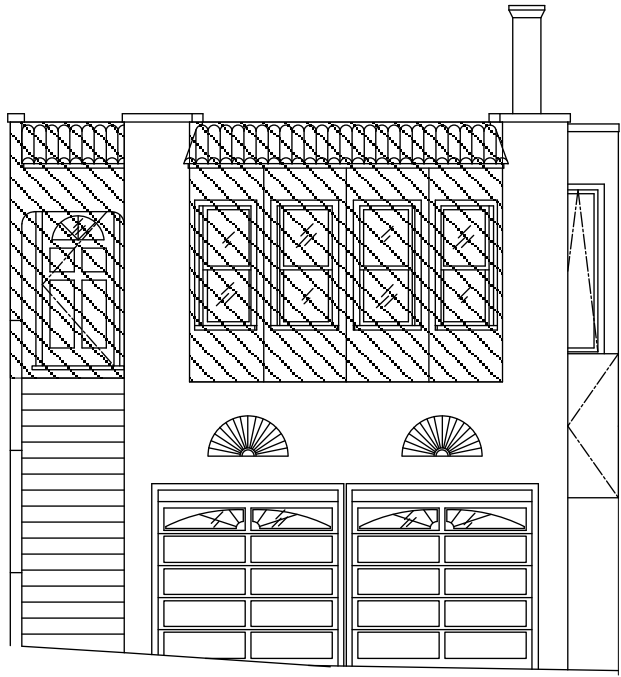
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5	03/03/17	PLANNING REV



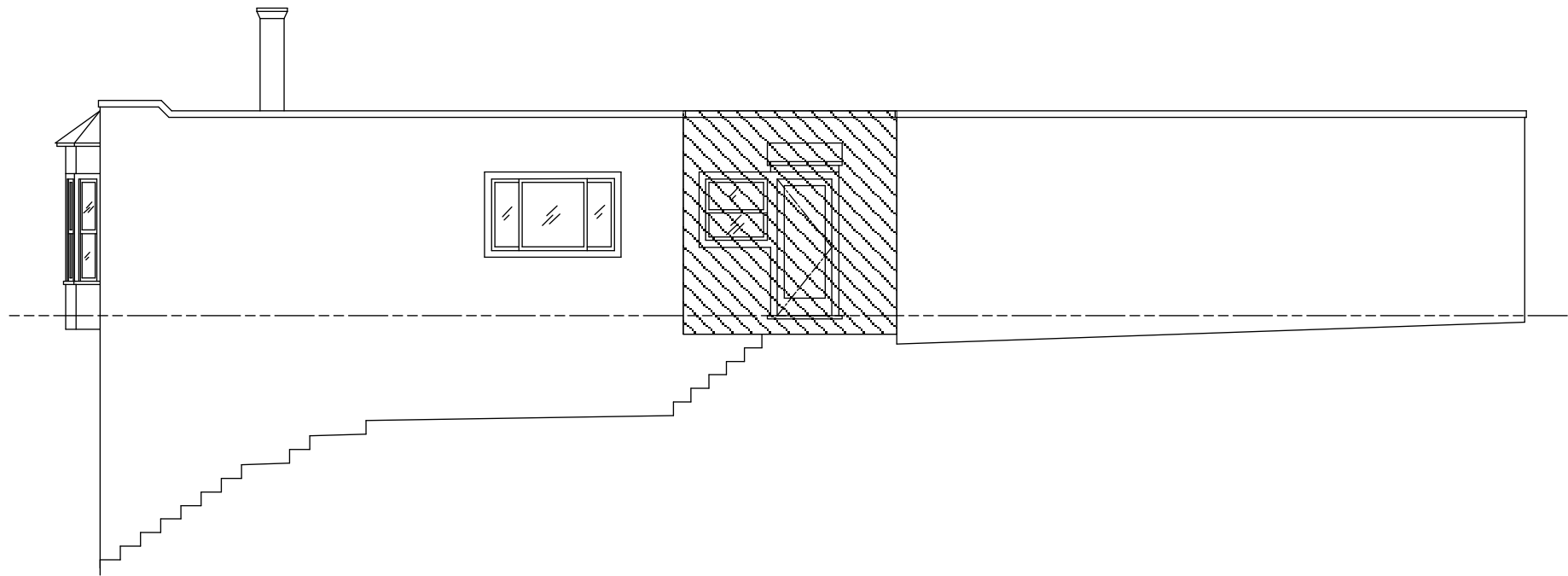
WEST ELEVATION (E)
1/8"=1'-0"



NORTH ELEVATION (E)
1/8"=1'-0"



SOUTH ELEVATION (E)
1/8"=1'-0"



EAST ELEVATION (E)
1/8"=1'-0"

ELEVATION	EXISTING	DEMOLISH	PERCENT
NORTH	262 SQ FT	262 SQ FT	
SOUTH	498 SQ FT	191 SQ FT	
FRONT/REAR	760 SQ FT	453 SQ FT	59%
EAST	926 SQ FT	113 SQ FT	
WEST	913 SQ FT	0 SQ FT	
TOTAL	2,599 SQ FT	566 SQ FT	22%

20% DEMOLITION VERTICAL ELEMENTS

FLOOR	EXISTING	DEMOLISH	
1ST FLOOR	1,591 SQ FT	1,591 SQ FT	
ROOF	1,591 SQ FT	1,591 SQ FT	
TOTAL	3,182 SQ FT	3,182 SQ FT	100%

50.4% DEMOLITION HORIZONTAL ELEMENTS

ELEVATION	EXISTING	DEMOLISH	PERCENT
NORTH	26'-2" LF	26'-2" LF	
SOUTH	26'-2" LF	8'-2" LF	
EAST	69'-8" LF	10'-6" LF	
WEST	69'-8" LF	0 LF	
TOTAL	191'-8" LF	44'-10" LF	23%

49% DEMOLITION PERIMETER ELEMENTS
AS TAKEN FROM THE FOUNDATION LEVEL

LEGEND

EXISTING TO REMAIN



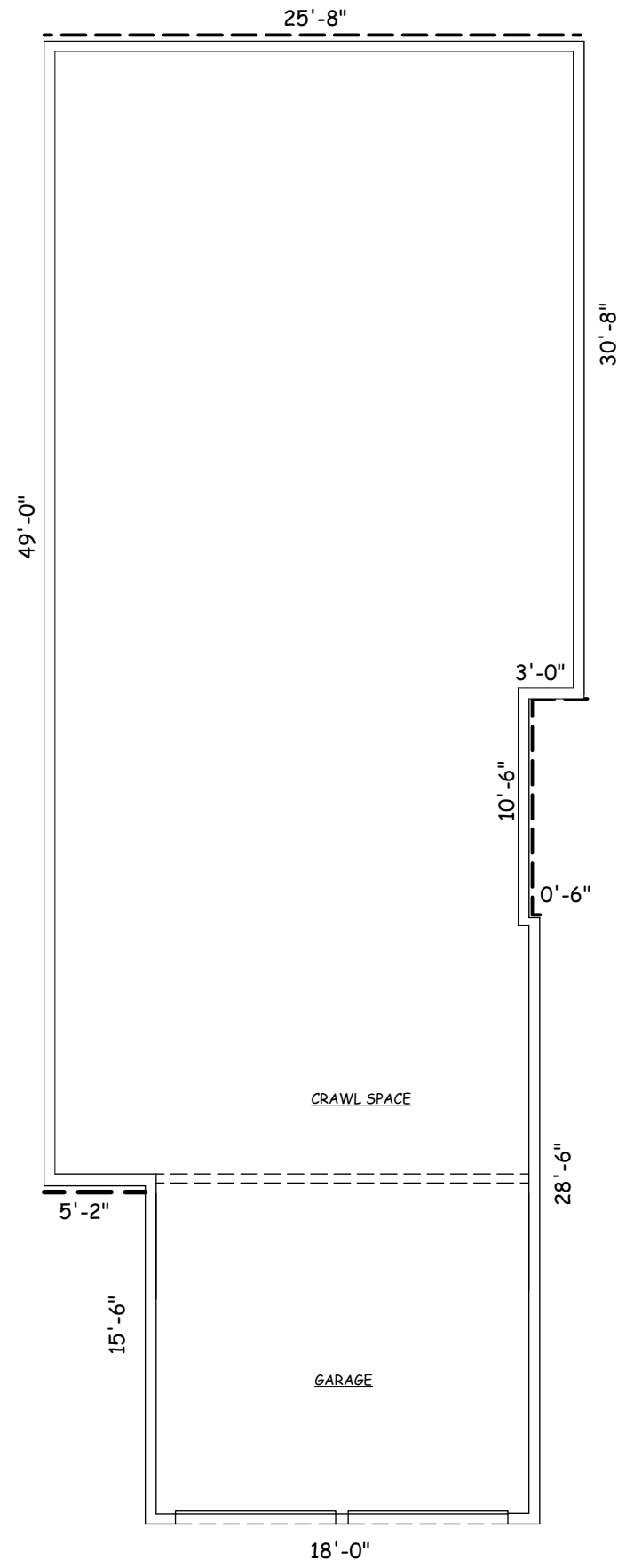
DEMOLISH



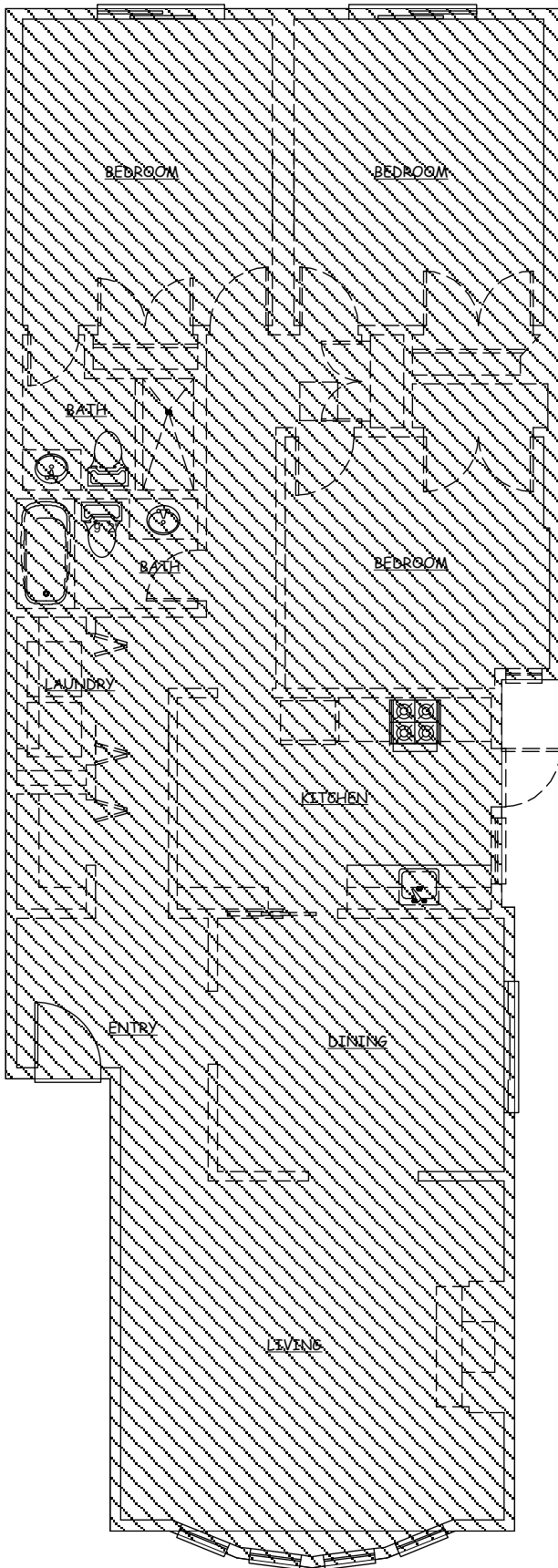
FOUNDATION TO BE
DEMOLISHED



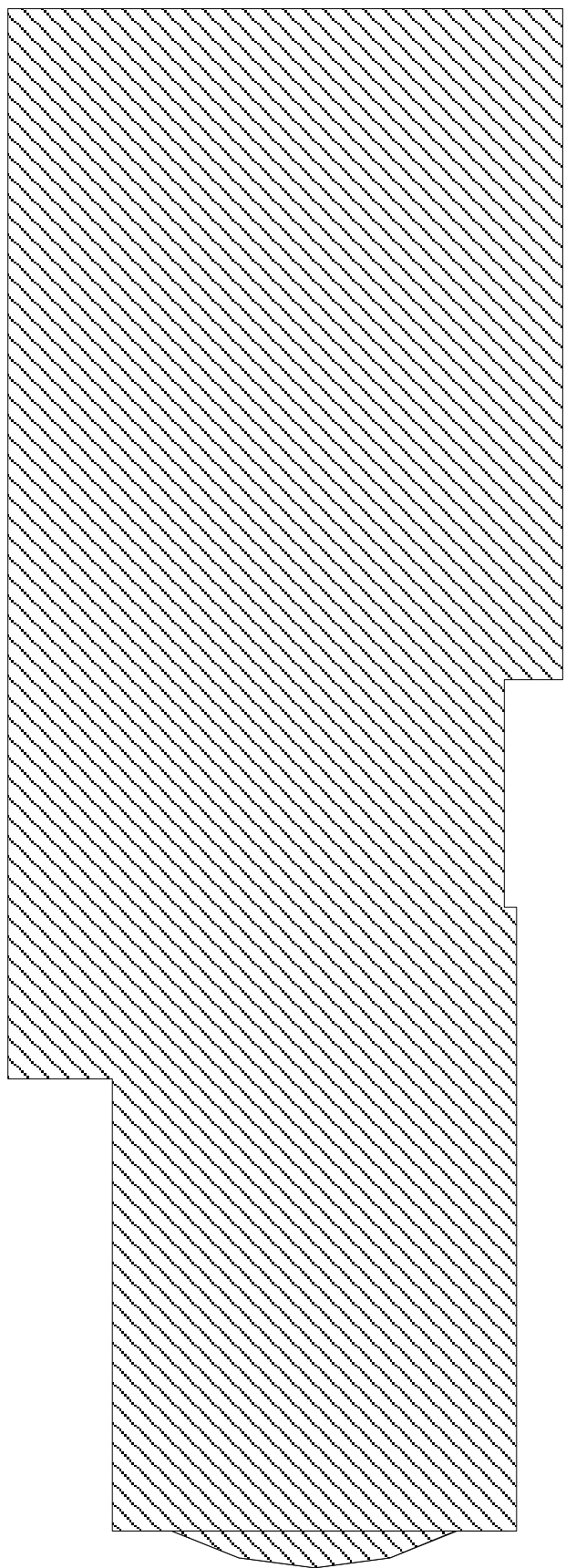
DEMOLITION ANALYSIS



FOUNDATION PLAN (E)
1/8"=1'-0"



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



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

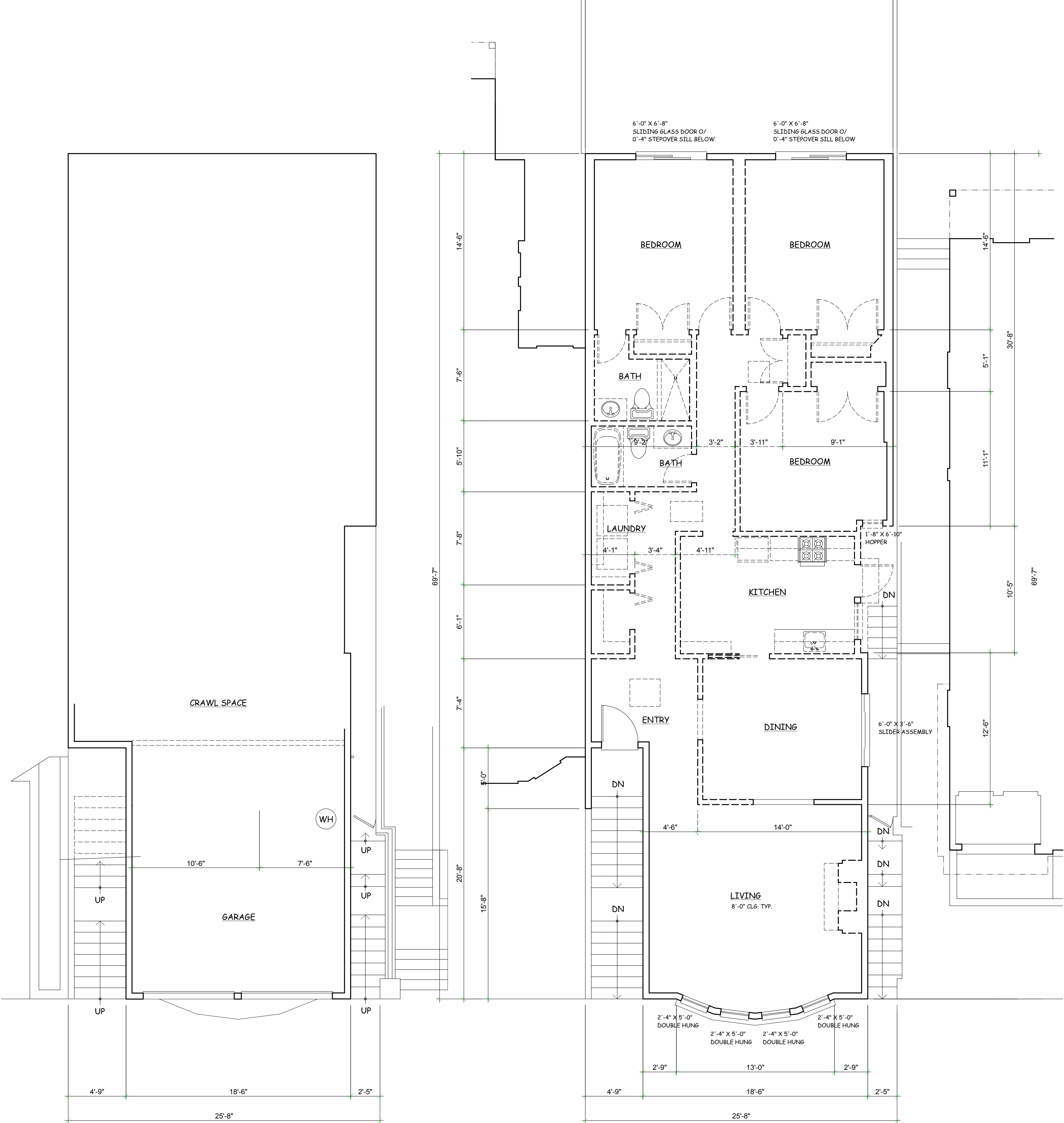
ADDITION AND
ALTERATIONS
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SAN FRANCISCO, CA.

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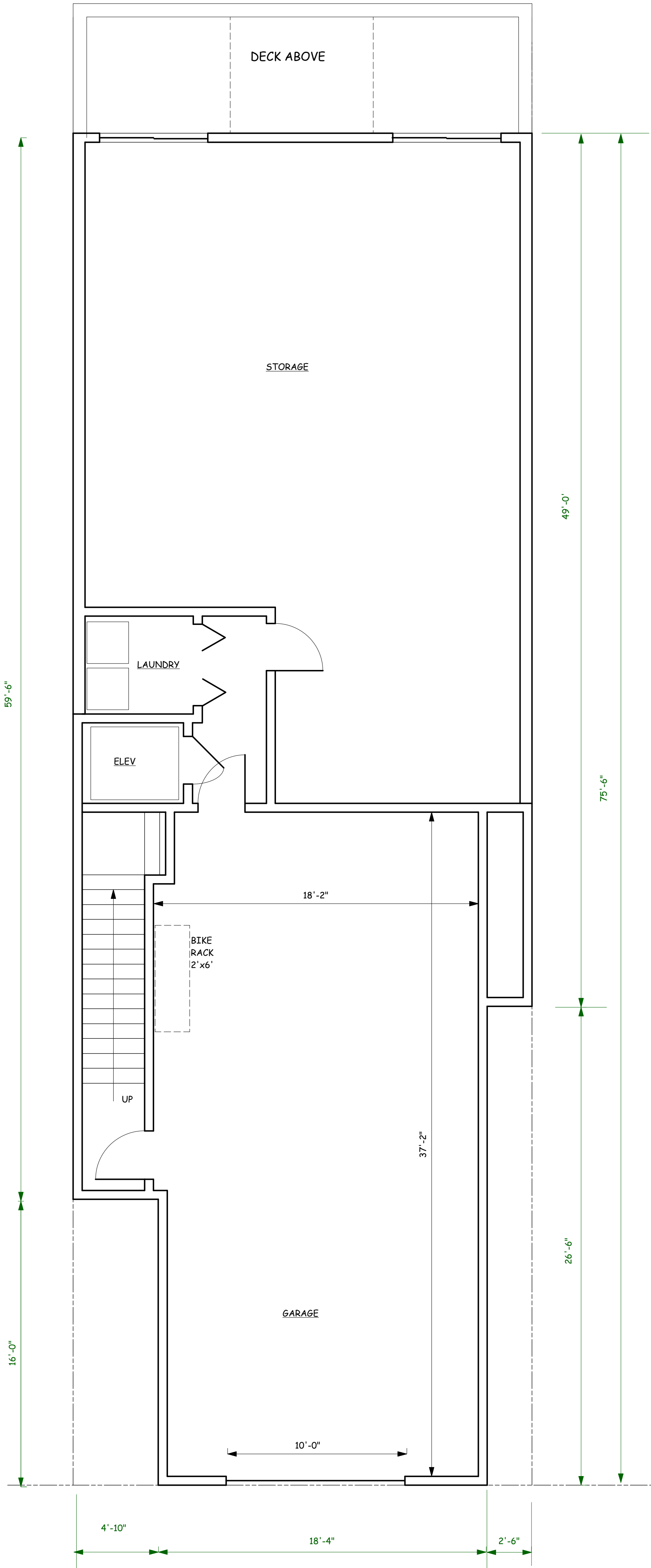
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NO.	DATE	DESCRIPTION

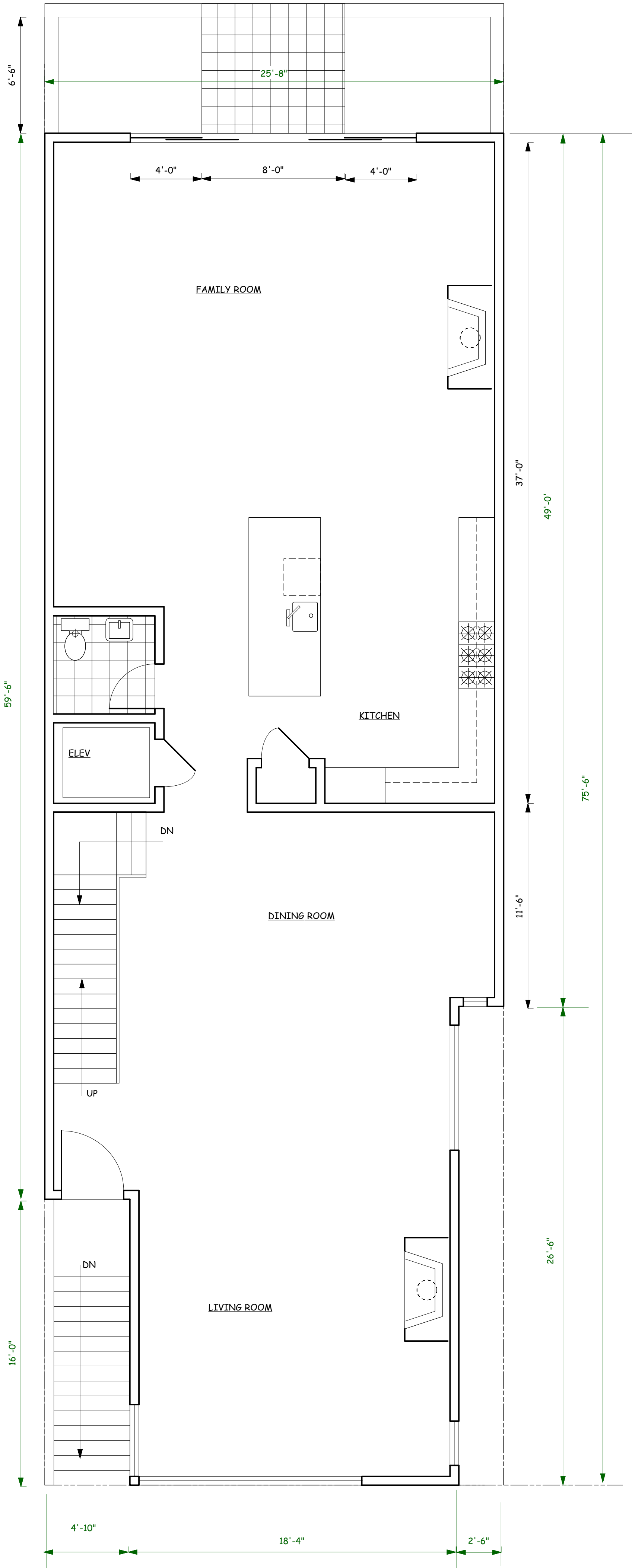


BASEMENT PLAN (E)
1/4"=1'-0"

1ST FLOOR PLAN (E)
1/4"=1'-0"



BASEMENT PLAN (N)
1/4"=1'-0"



1ST FLOOR PLAN (N)
1/4"=1'-0"

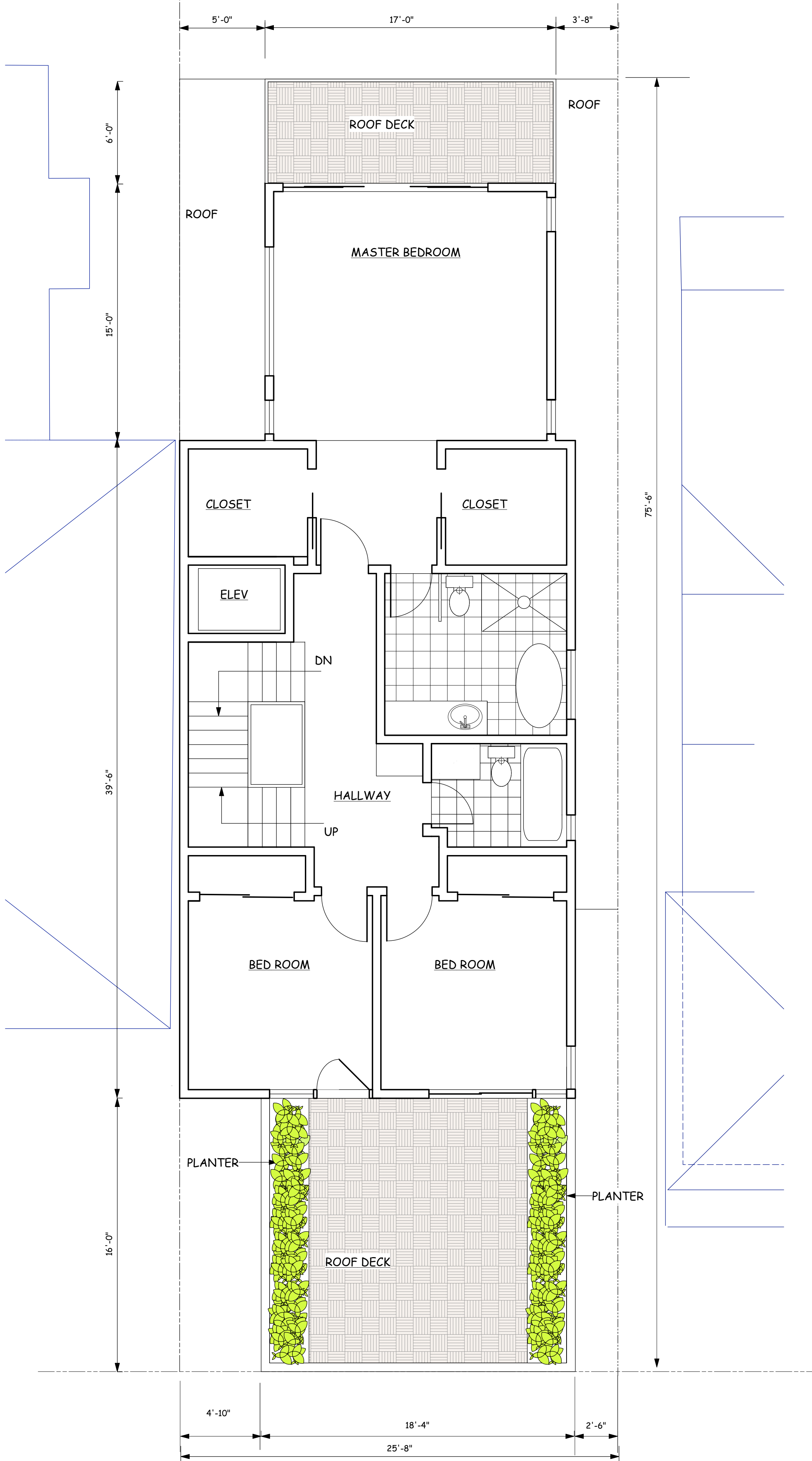
**WILLIAM PASHELINSKY
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billpash@gmail.com

**ADDITION AND
ALTERATIONS**
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SAN FRANCISCO, CA

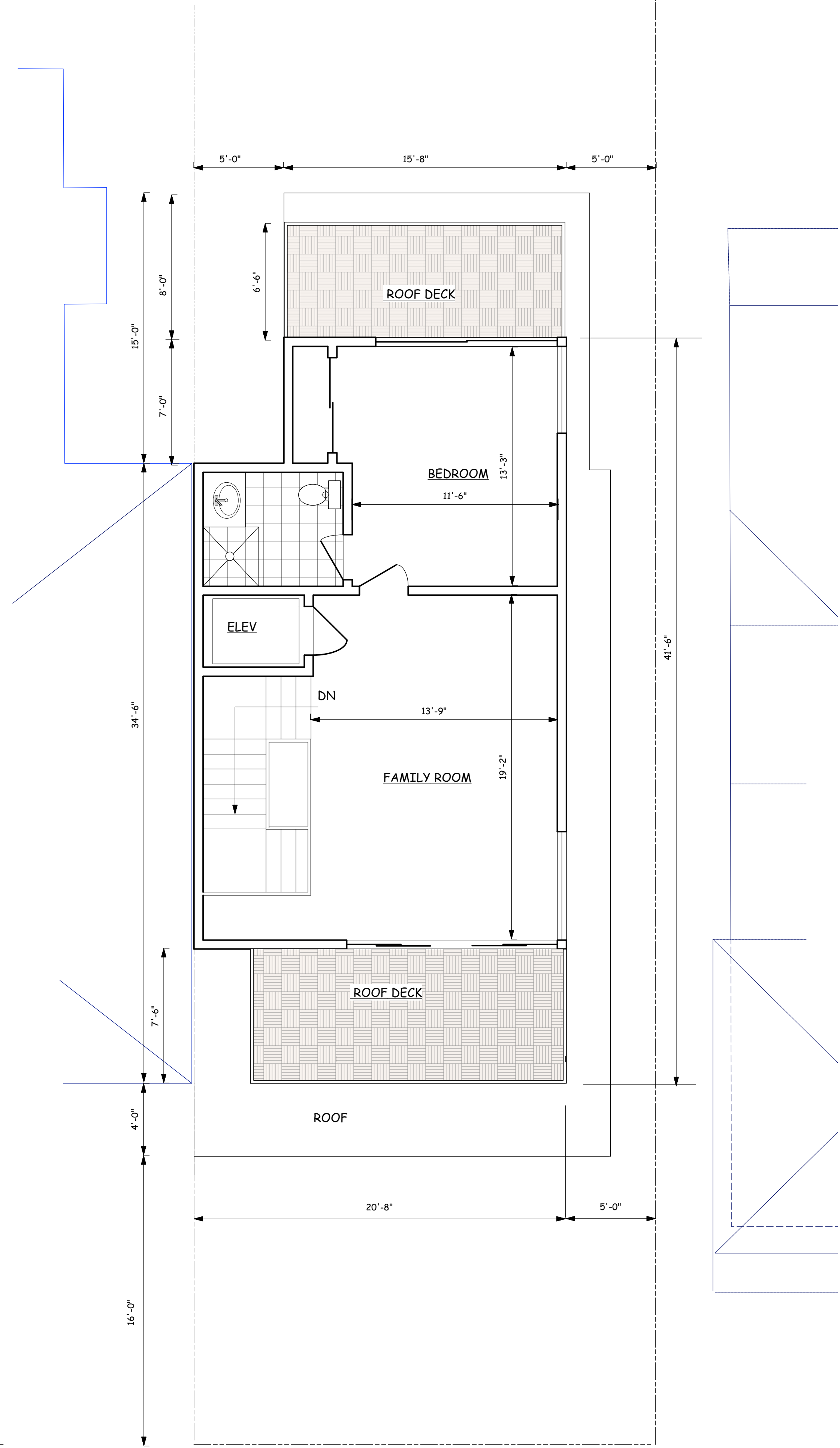
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5	03/03/17	PLANNING REV

PROJECT NO. 2015.12
SHEET



2ND FLOOR PLAN (N)
1/4"=1'-0"



3RD FLOOR PLAN (N)
1/4"=1'-0"

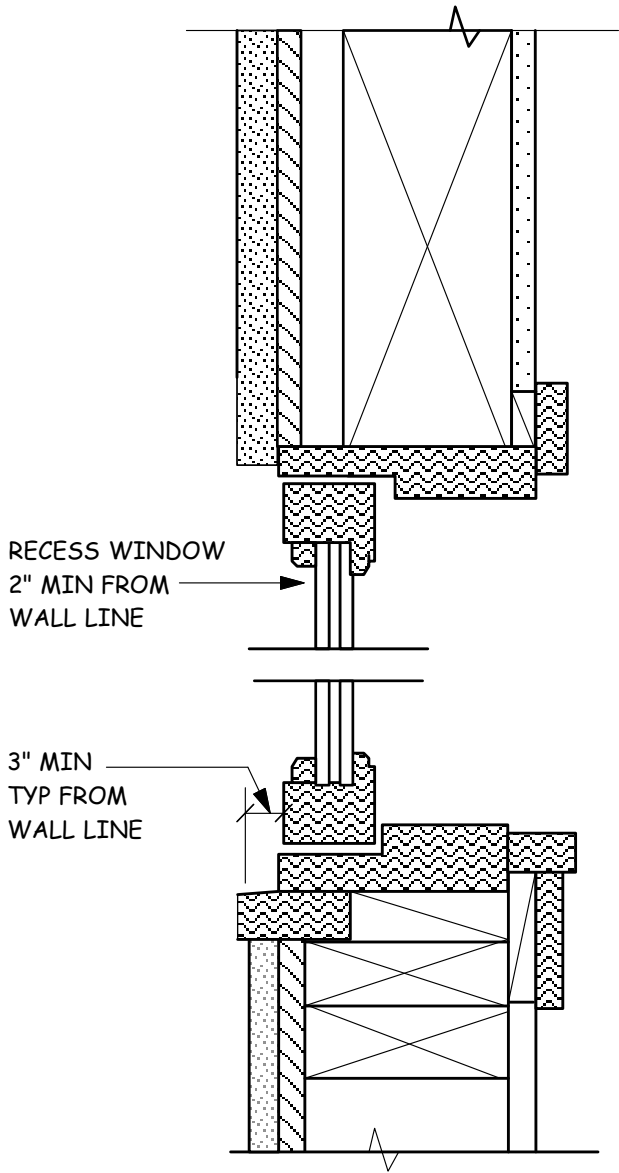
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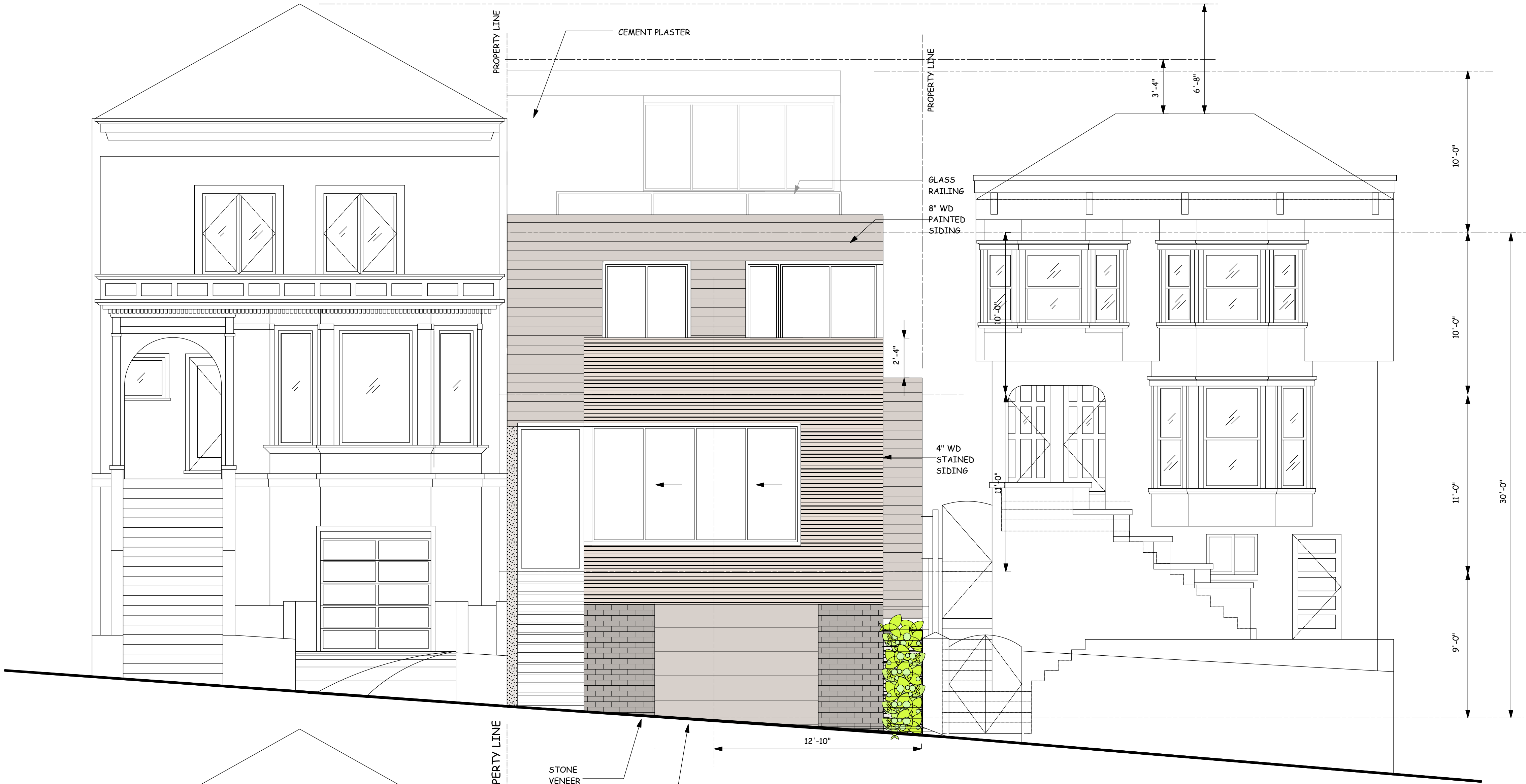
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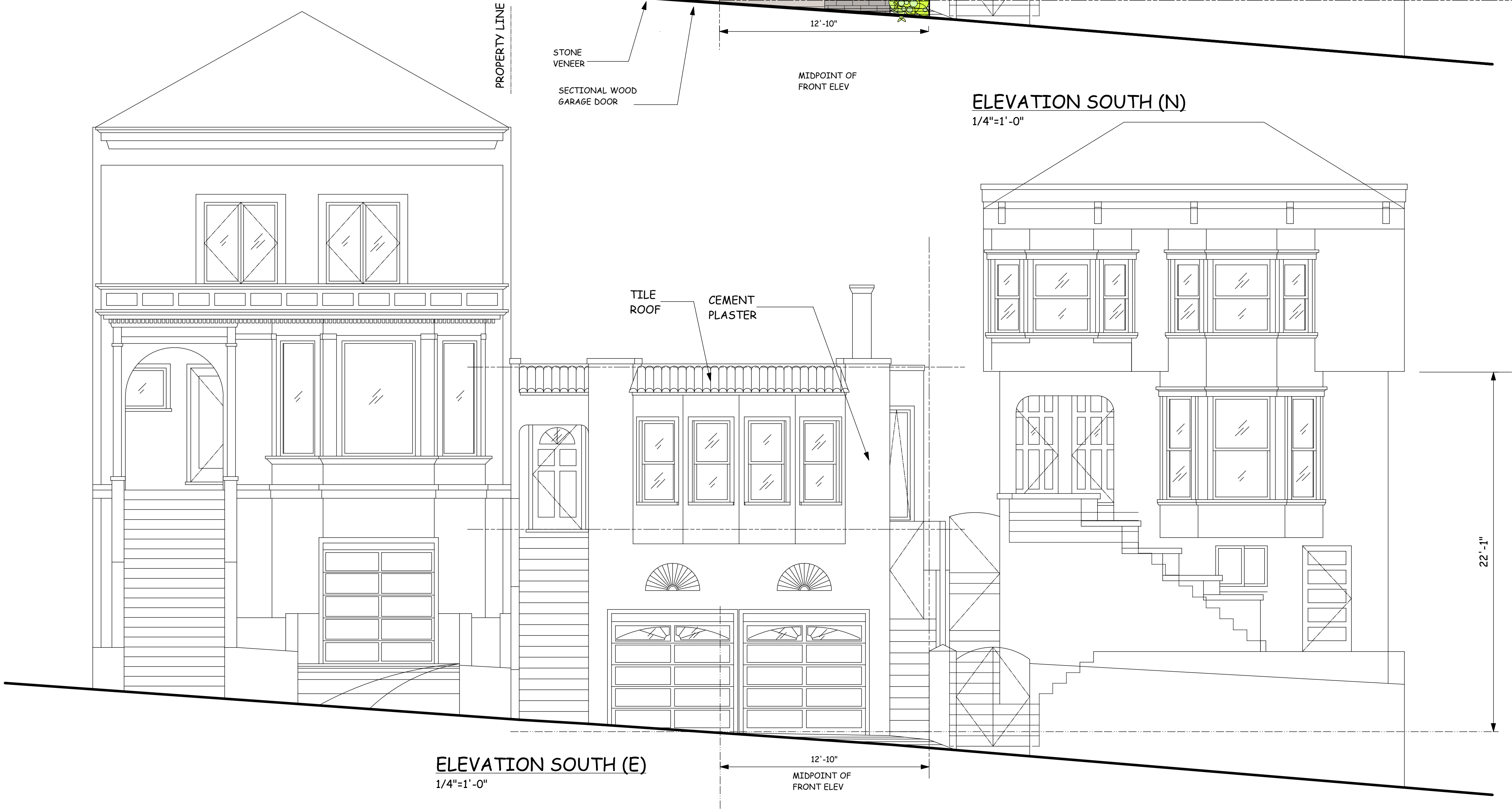
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1 TYP WINDOW DETAIL



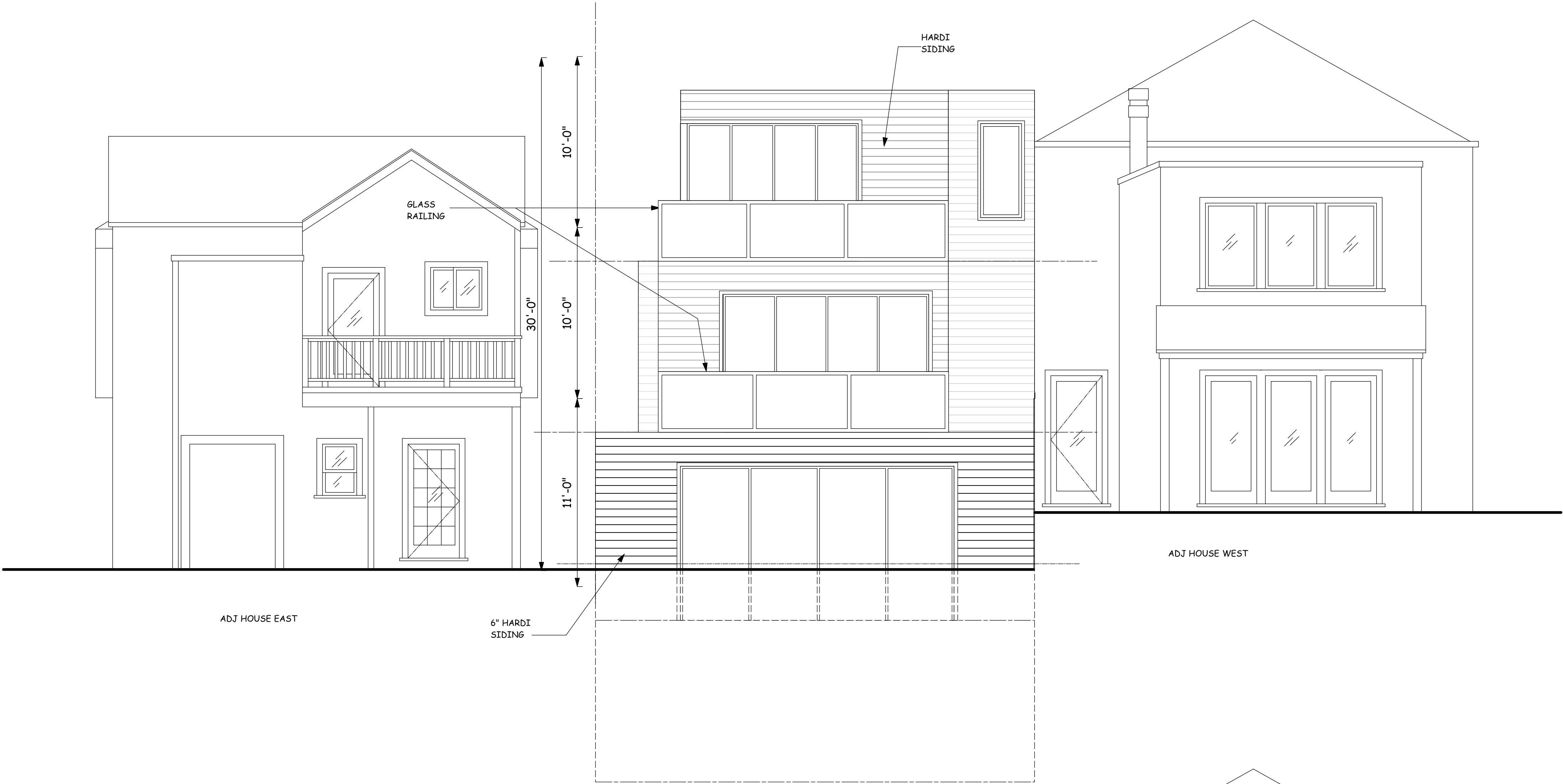
ELEVATION SOUTH (N)
1/4"=1'-0"



ELEVATION SOUTH (E)
1/4"=1'-0"

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5	03/03/17	PLANNING REV



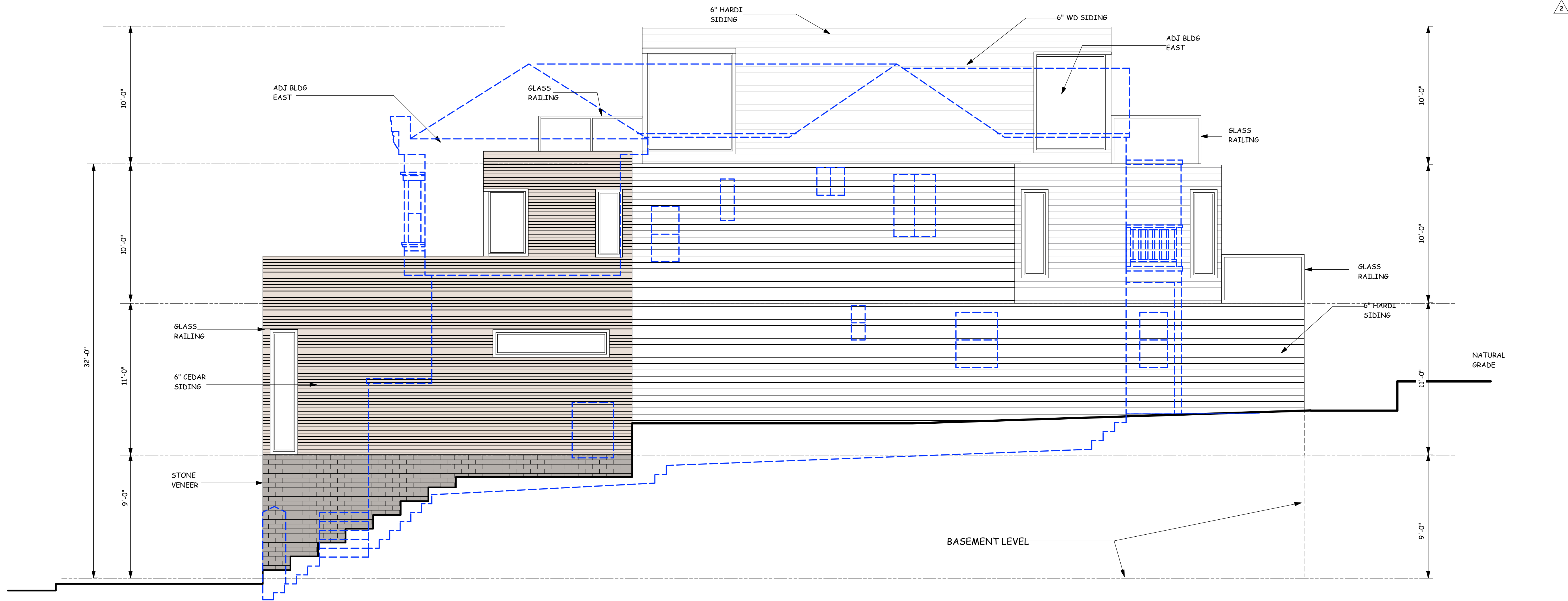
ELEVATION NORTH (N)
1/4"=1'-0"



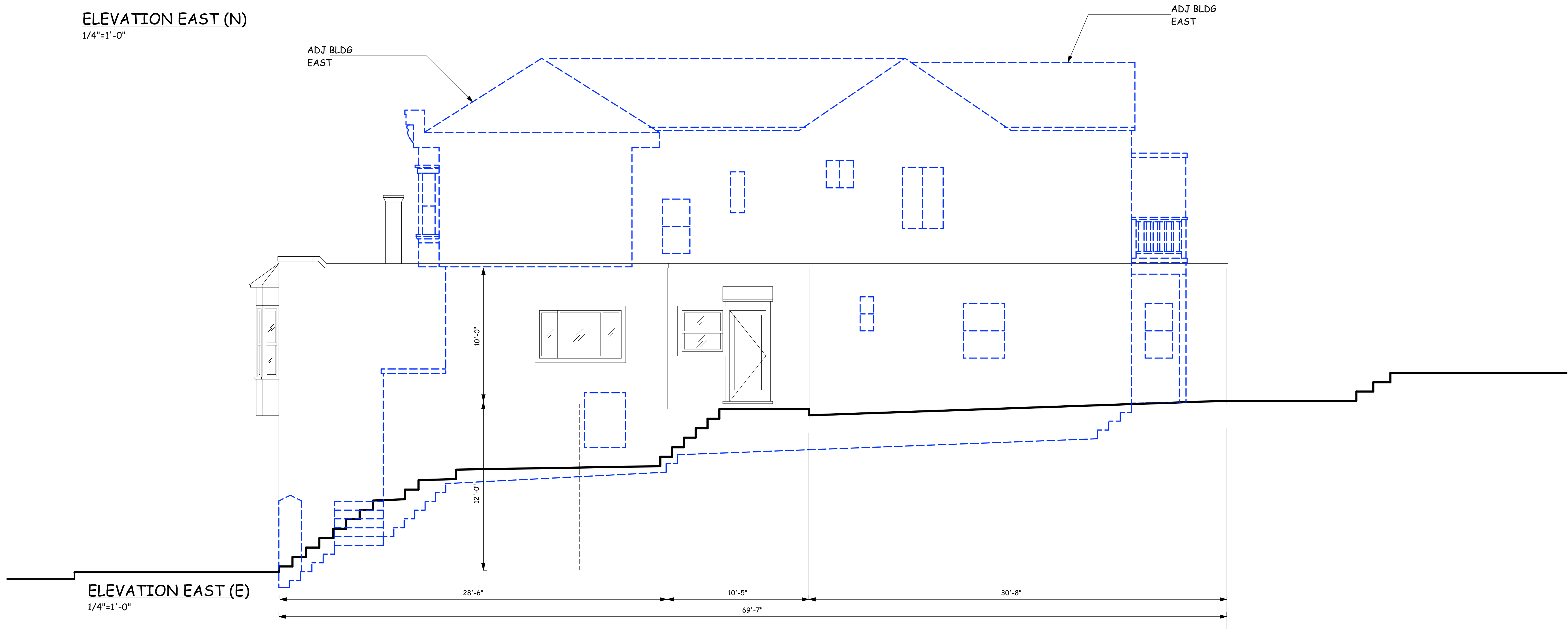
ELEVATION NORTH (E)
1/4"=1'-0"

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ELEVATION EAST (N)
1/4"=1'-0"



ELEVATION EAST (E)
1/4"=1'-0"

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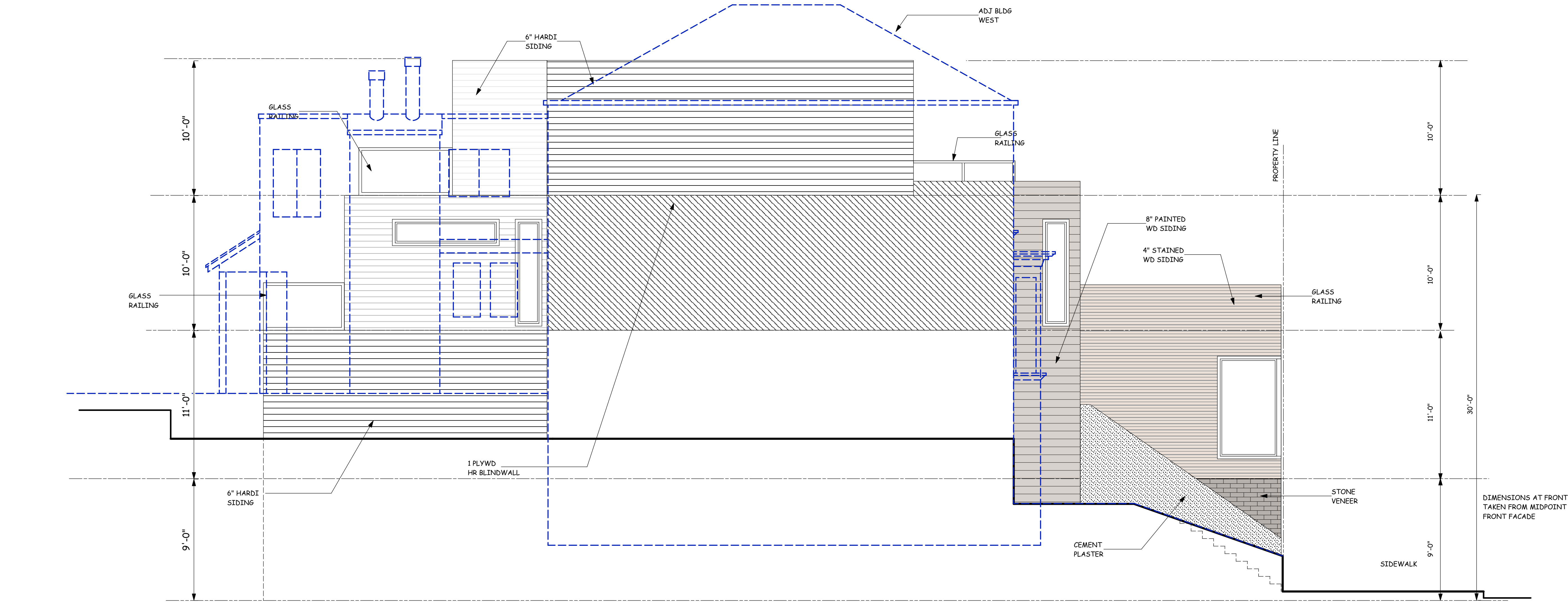
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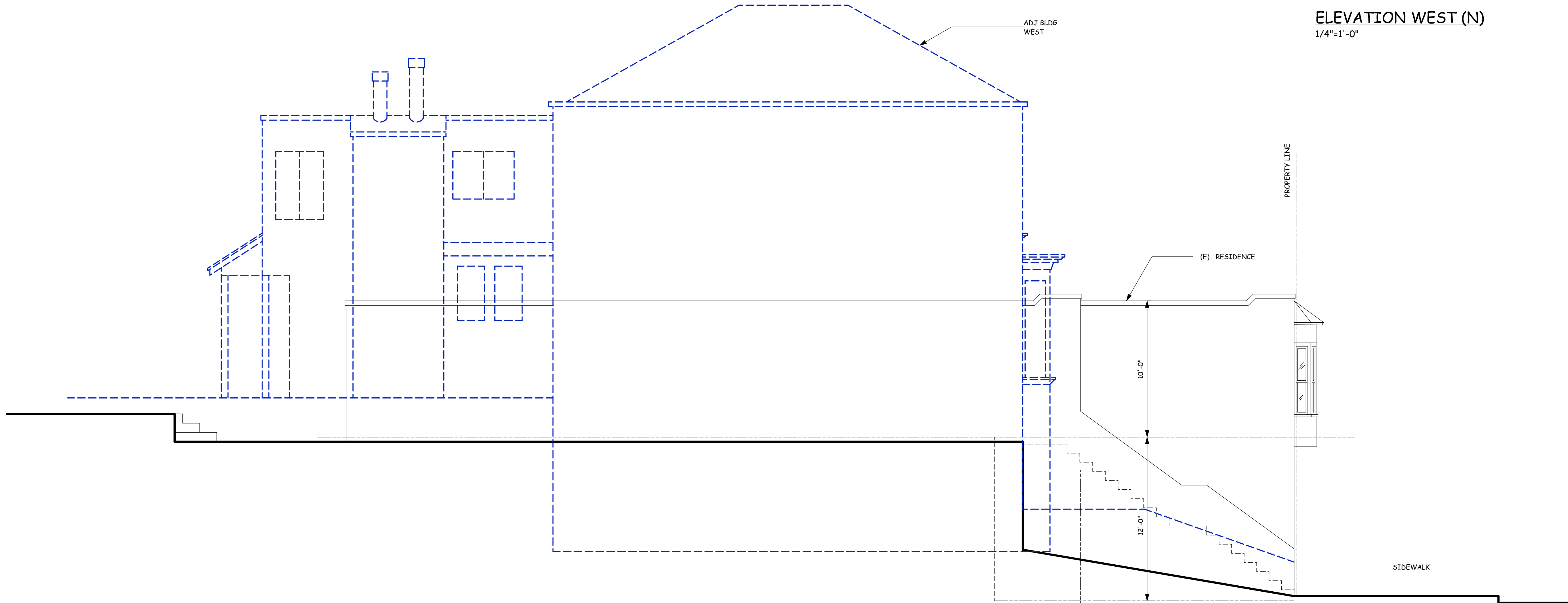
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PROJECT NO. 2015.12
SHEET

A-3.03



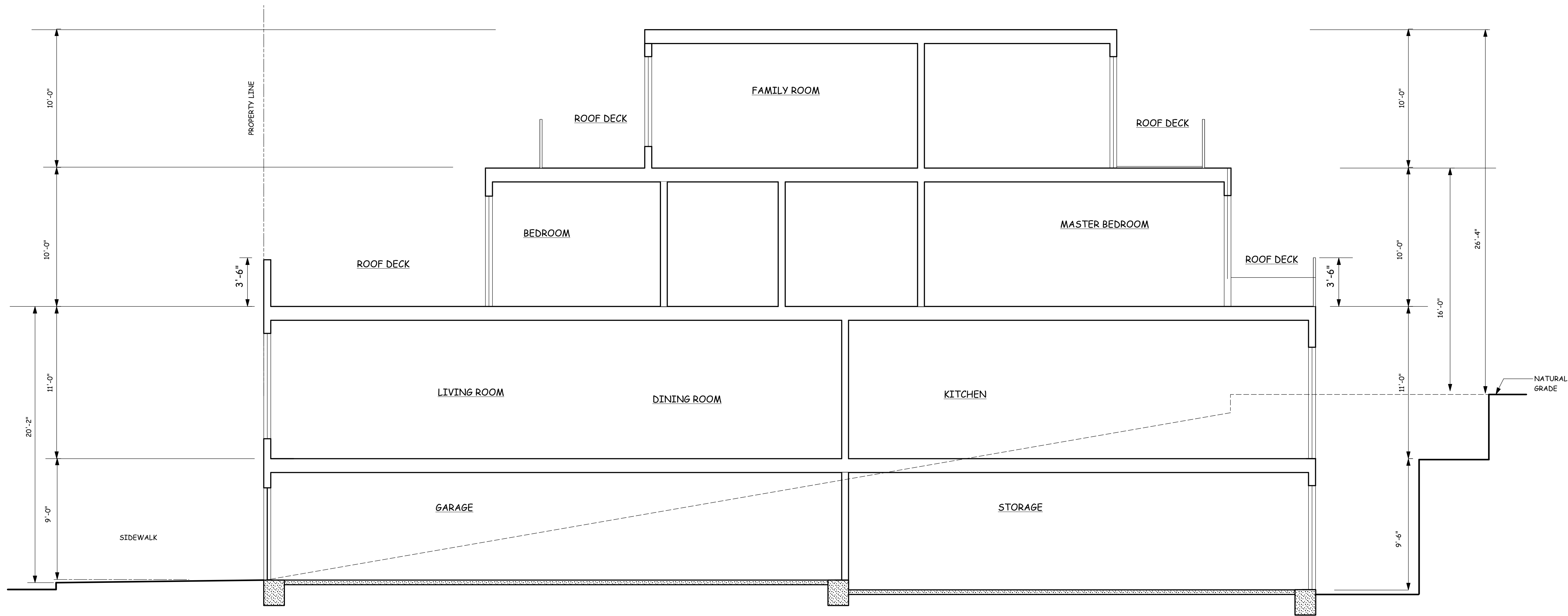
ELEVATION WEST (N)
1/4"=1'-0"



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

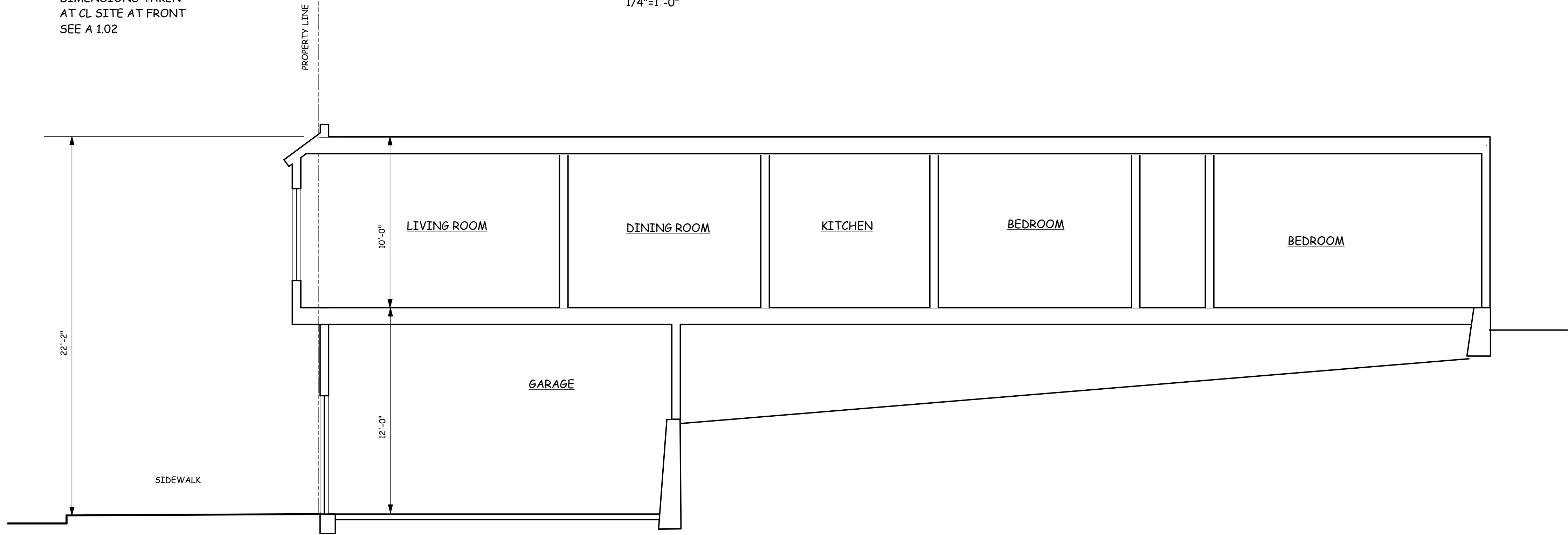
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DIMENSIONS TAKEN
AT CL SITE AT FRONT
SEE A 1.02

SECTION A-A
1/4"=1'-0"



DIMENSIONS TAKEN
AT CL SITE AT FRONT
SEE A 1.02

SECTION A-A (E)
1/4"=1'-0"

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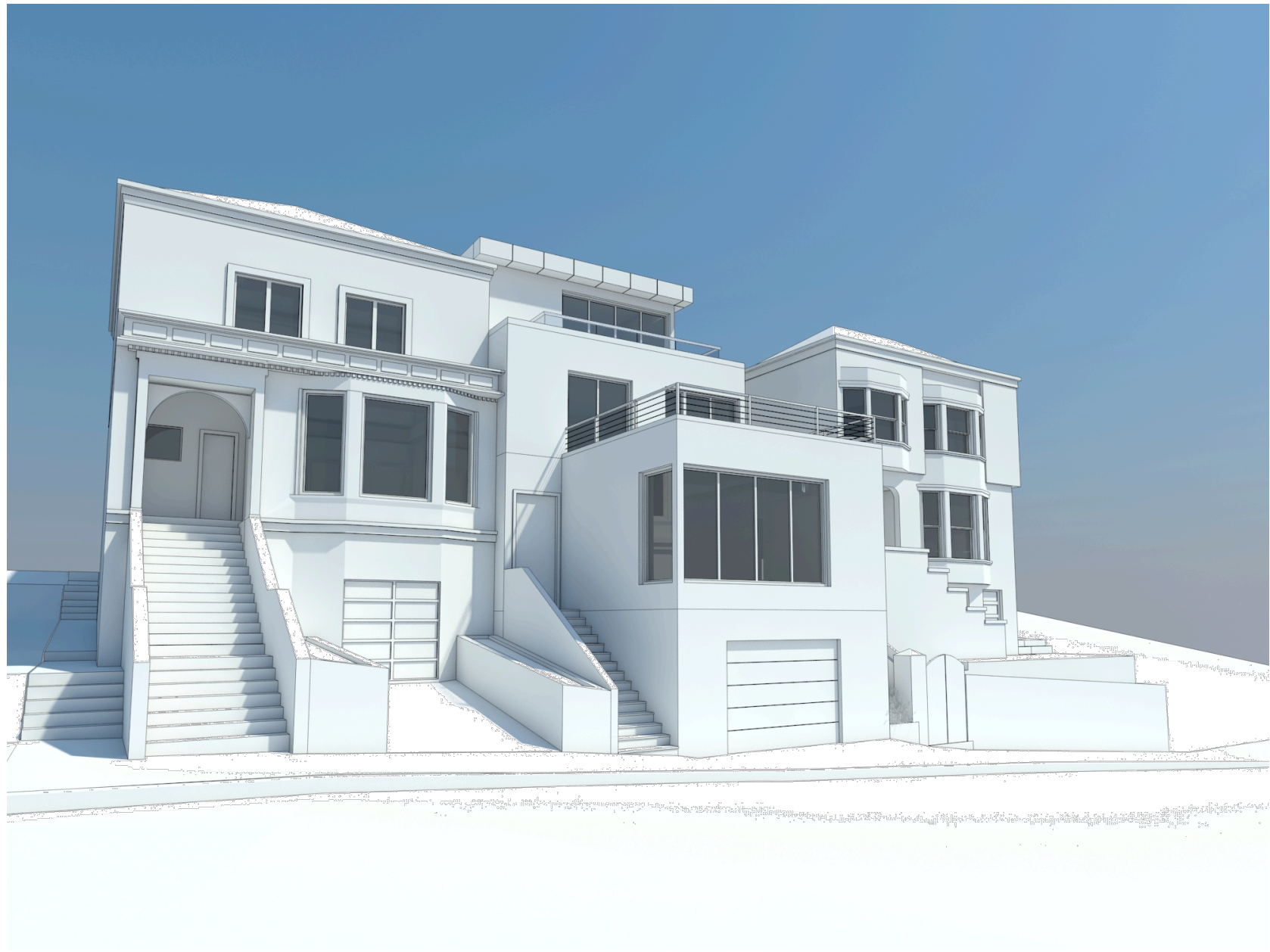
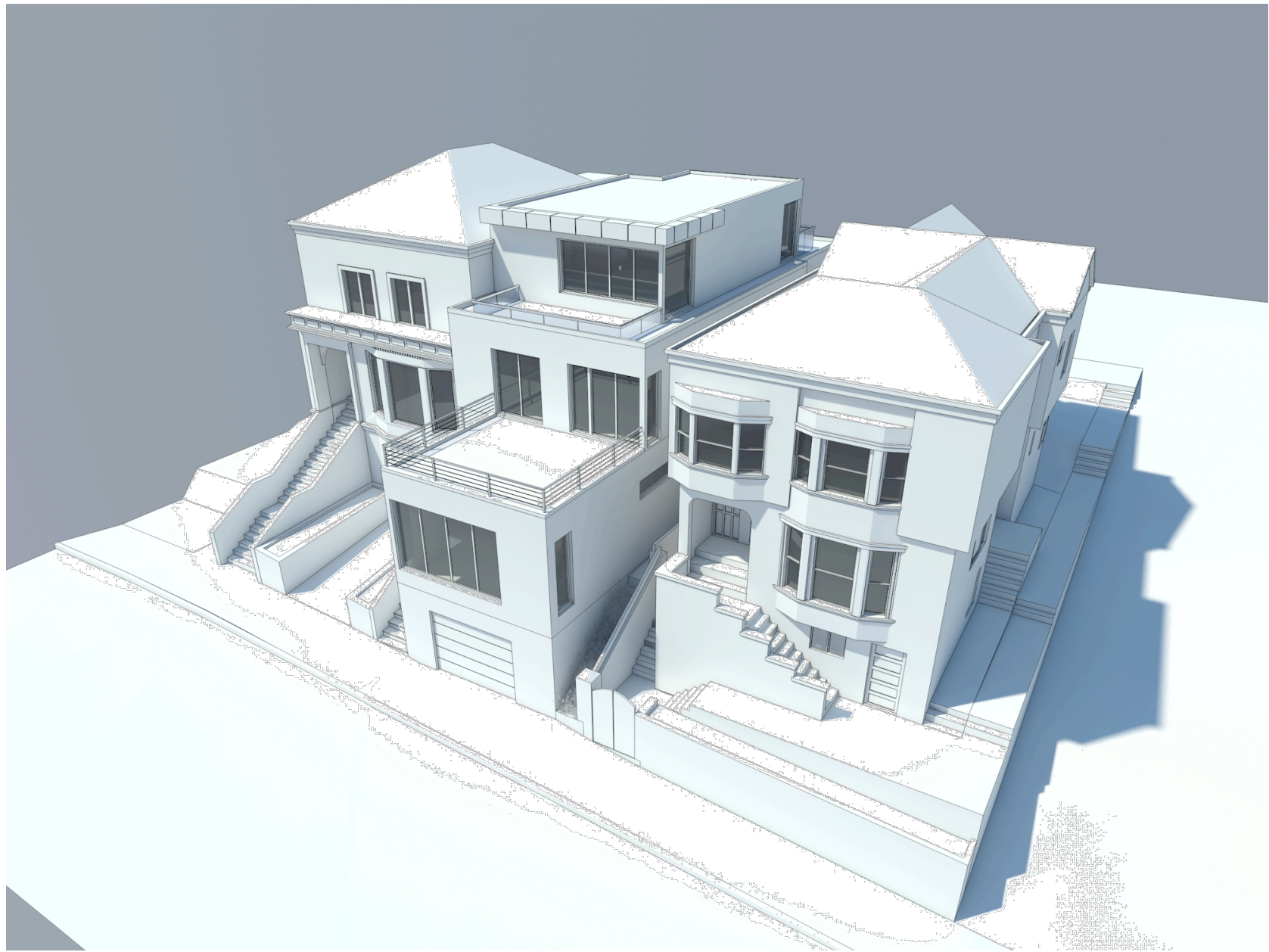
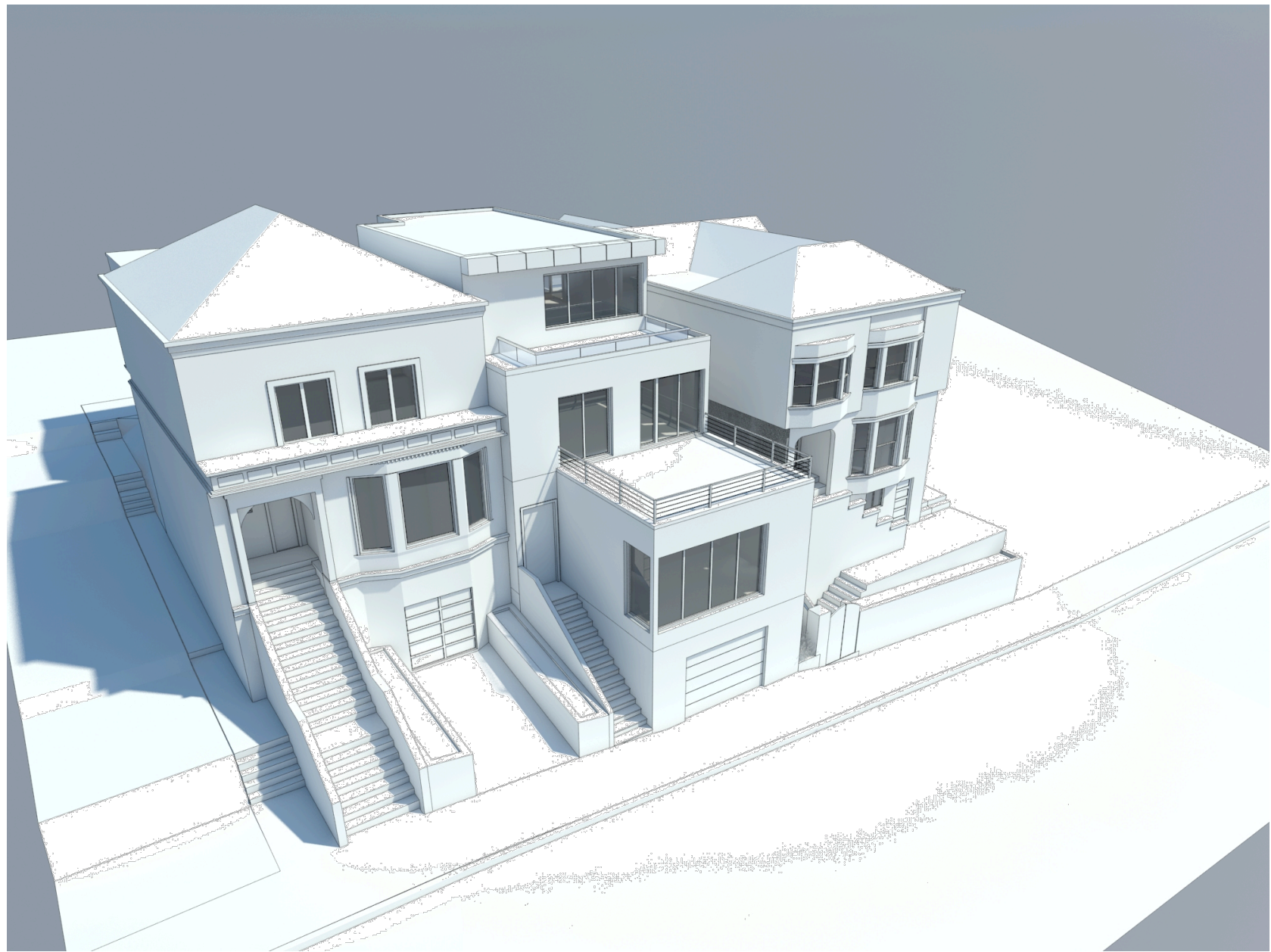
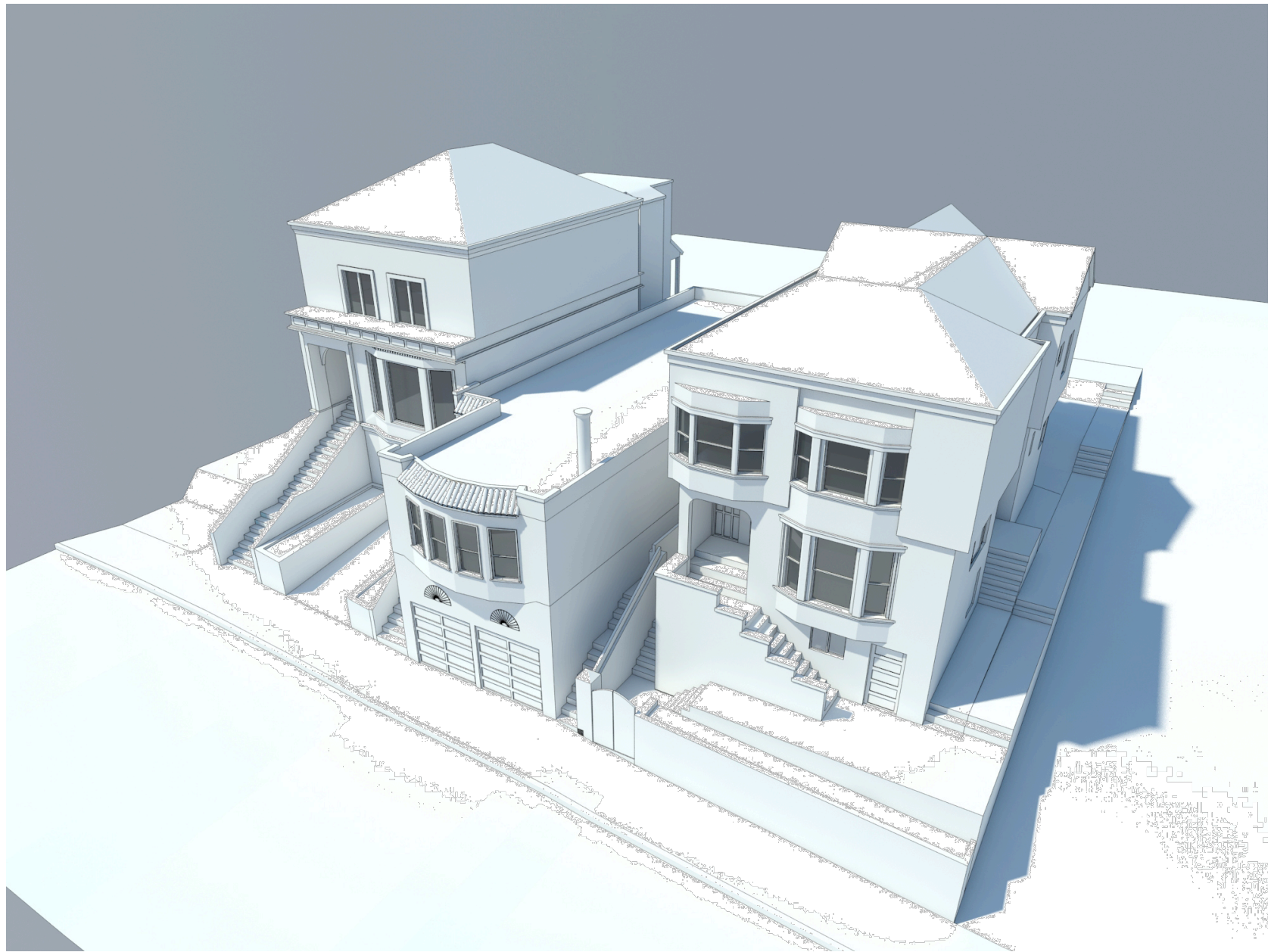
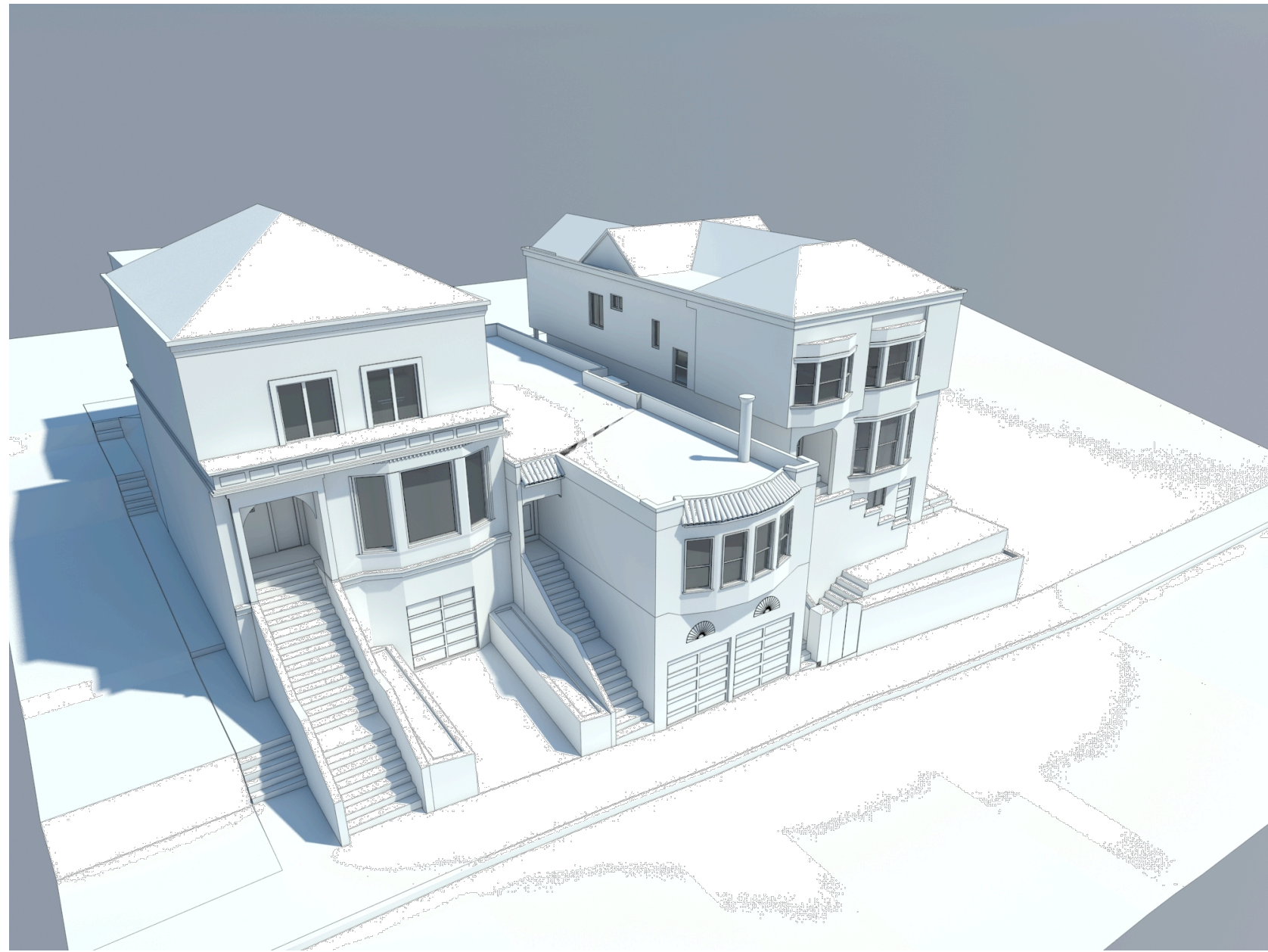
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752 ELIZABETH STREET
REAR VIEW 3D

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NO.	DATE	DESCRIPTION



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FRONT VIEW 3D

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