



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: FEBRUARY 2, 2017

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

Reception:
415.558.6378

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Planning
Information:
415.558.6377

Date: January 23, 2017
Case No.: **2015-013066DRP-02**
Project Address: **2600 Pacific Avenue**
Permit Application: 2016.02.03.8723
Zoning: RH-1 (Residential, House, One-Family)
40-X Height and Bulk District
Block/Lot: 0584/003
Project Sponsor: Joseph Wrigley
Butler Armsden Architects
1420 Sutter Street, First Floor
San Francisco, CA 94109
Staff Contact: Wayne Farrens – (415) 575-9172
wayne.farrens@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal consists of a horizontal expansion of the top floor at the rear of the existing single-family residence. The proposed addition does not increase or modify the existing building footprint.

The proposed project requires a Variance from the Rear Yard requirements of the Planning Code; the Zoning Administrator will make a determination on the requested Variance following the Commission's action on the Discretionary Review requests.

SITE DESCRIPTION AND PRESENT USE

The subject property at 2600 Pacific Avenue is located at the northwest corner of Pierce Street and Pacific Avenue in the Pacific Heights neighborhood. The steeply down-sloping lot has 60 feet of frontage along Pacific Avenue and 128 feet of frontage along Pierce Street, and is developed with an approximately 8,853 square-foot three-story single-family dwelling constructed circa 1936. There is a 13-foot deep rear yard behind the subject dwelling. The project does not propose to change this condition.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

On the subject block, the majority of the buildings are three to four stories in height, in varying architectural styles. The immediately adjacent property to the west (2602 Pacific Avenue) is a three-story single-family residence.

All properties on the subject block are within the RH-1 Zoning District and the 40-X Height and Bulk District. The RH-1 Zoning District and 40-X Height and Bulk District designations extend for several blocks in all directions, with few exceptions.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	8/15/2016 – 9/13/2016	9/13/2016	2/2/2017	142 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 23, 2017	January 13, 2017	20 days
Mailed Notice	10 days	January 23, 2017	January 23, 2017	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

This summary does not include the DR Requestors.

DR REQUESTORS

Gary Loeb and David Frazee, owners of 2421 Pierce Street, southwest corner of Pierce Street and Pacific Avenue (across Pacific Avenue to the south of the subject property).

Andrew and Stephanie Gault, owners of 2602 Pacific Avenue, adjacent to the western (side) property line of the subject property.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Applications*, dated September 13, 2016.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATIONS

See attached *Response to Discretionary Review*, dated January 19, 2017.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

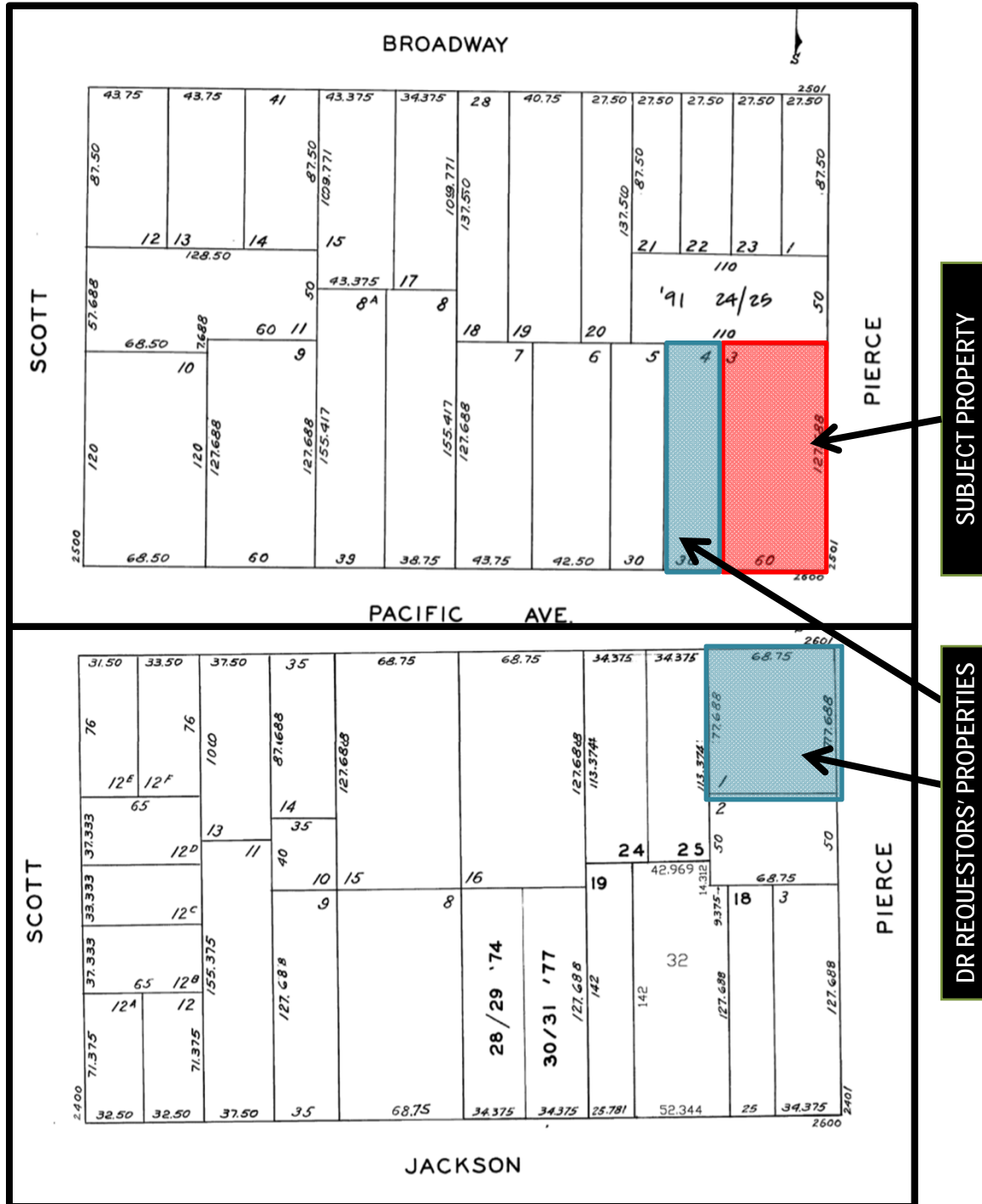
The proposal was reviewed by the Residential Design Team (RDT) on October 6, 2016, following the DR submittals. RDT found that the proposed addition is adequately set back from the facades that front onto the public right-of-way and would not distract from the visual character of the block. In addition, the RDT found that the scale of the addition is a minimal alteration with a height no taller than the existing roof ridgeline and is within the footprint of the existing building. The project was reviewed by Historic Preservation staff and found to be consistent with the Secretary of the Interior's Standards for treatment of historic properties; RDT supports this determination. The RDT did not find any exceptional or extraordinary circumstances present in either DR application.

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

Block Book Map
Sanborn Map
Zoning Map
Aerial Images
Site Photographs
Section 311 Notice
DR Applications
Response to DR Application
Reduced Plans

Block Book Map

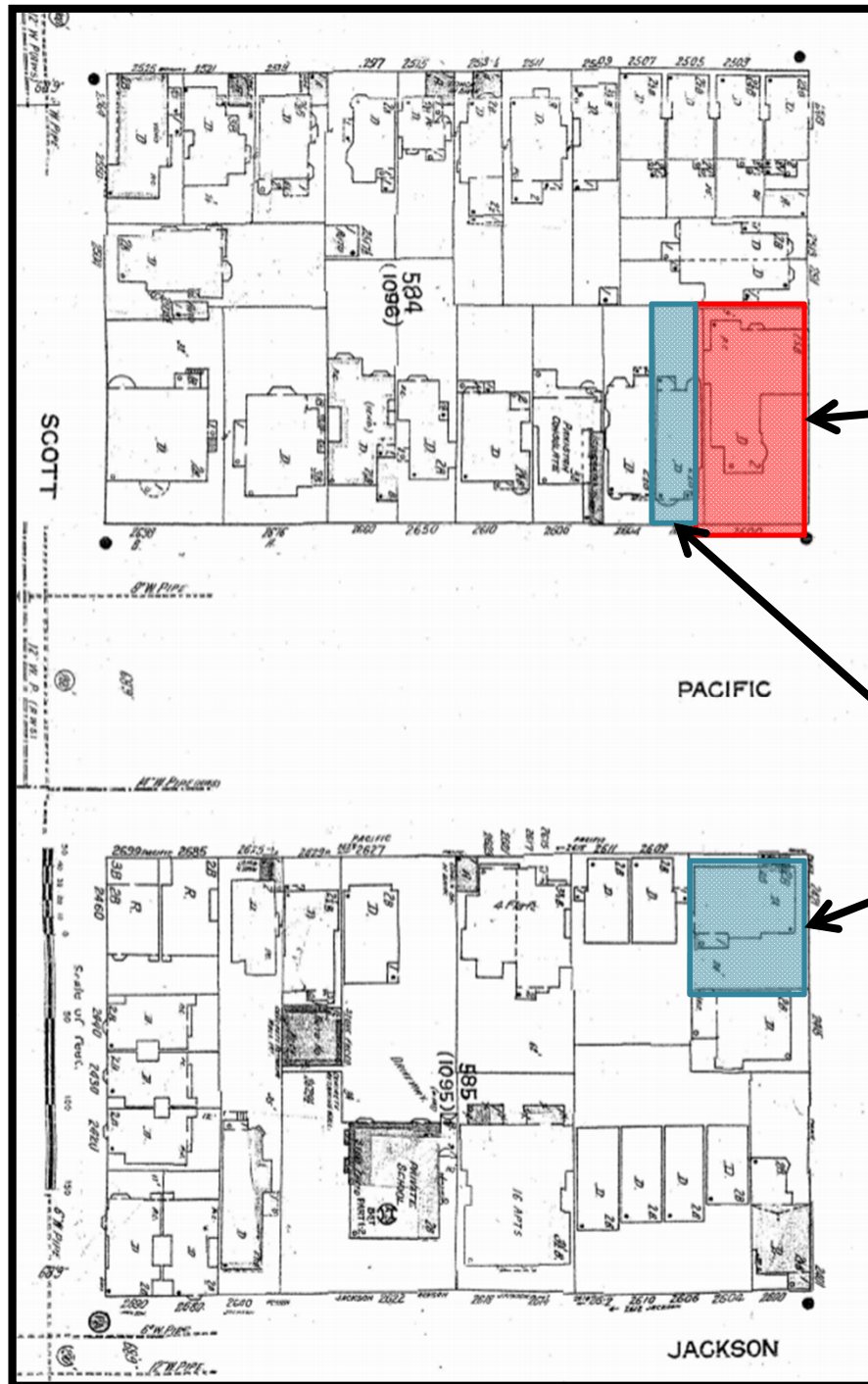


SAN FRANCISCO
PLANNING DEPARTMENT



Discretionary Review Hearing
Case Number 2015-013066DRP
2600 Pacific Avenue
Block 0584 Lot 003

Sanborn Map



SUBJECT PROPERTY

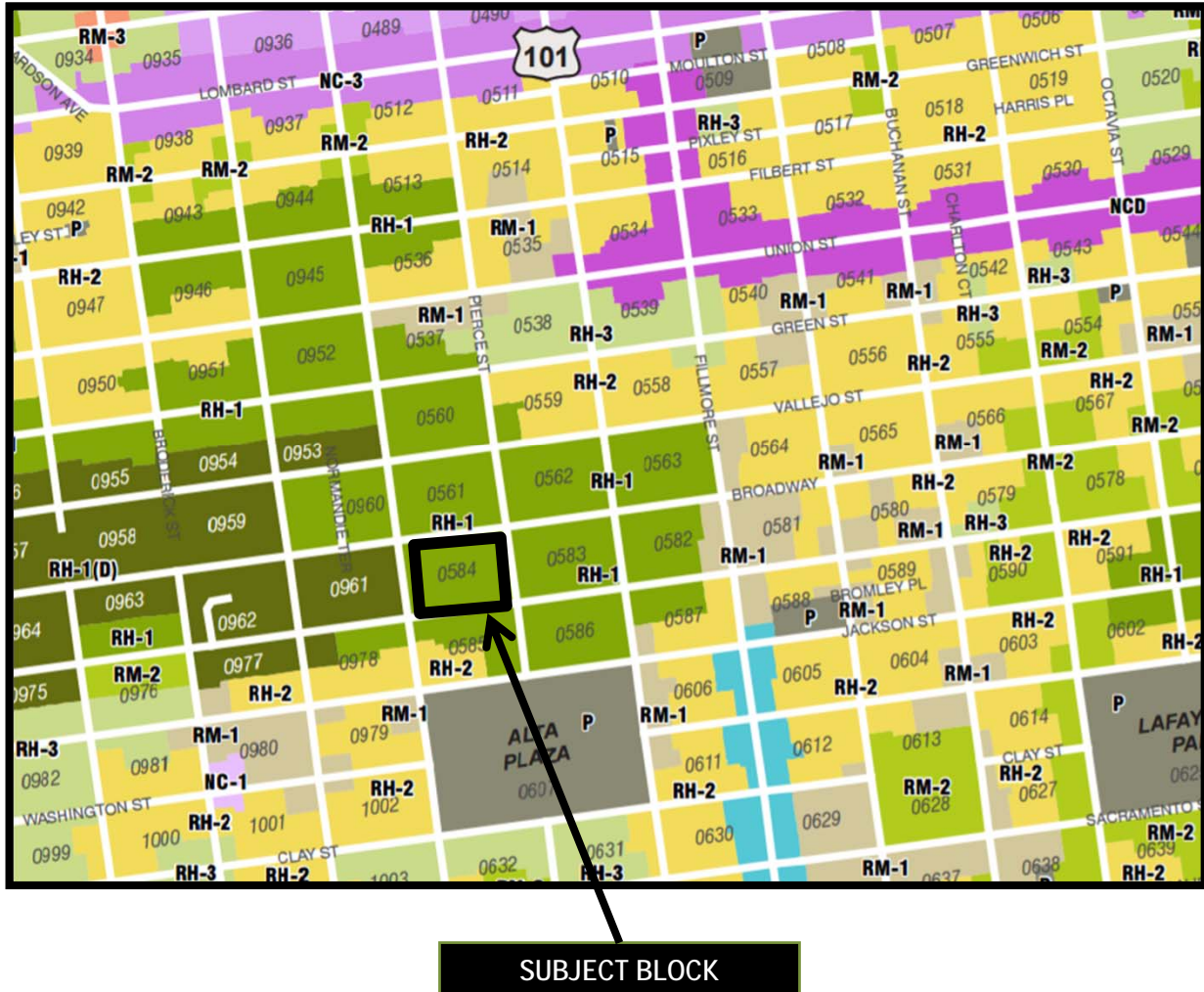
DR REQUESTORS' PROPERTIES

SAN FRANCISCO
PLANNING DEPARTMENT



Discretionary Review Hearing
Case Number 2015-013066DRP
2600 Pacific Avenue
Block 0584 Lot 003

Zoning Map



SAN FRANCISCO
PLANNING DEPARTMENT



Discretionary Review Hearing
Case Number 2015-013066DRP
2600 Pacific Avenue
Block 0584 Lot 003

Aerial Photo



SUBJECT PROPERTY

DR REQUESTORS' PROPERTIES

SAN FRANCISCO
PLANNING DEPARTMENT



Discretionary Review Hearing
Case Number 2015-013066DRP
2600 Pacific Avenue
Block 0584 Lot 003

Site Photos



SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review Hearing
Case Number 2015-013066DRP
2600 Pacific Avenue
Block 0584 Lot 003



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **February 3, 2016**, the Applicant named below filed Building Permit Application No. **2016.02.03.8723** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	2600 Pacific Avenue	Applicant:	Joseph Wrigley
Cross Street(s):	Pierce Street	Address:	1420 Sutter Street, First Floor
Block/Lot No.:	0584/003	City, State:	San Francisco, CA 94109
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 674 - 5554

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 weekend or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input checked="" type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residence	No Change
Front Setback	32 feet	No Change
Side Setbacks	None	No Change
Building Depth	83 feet	No Change
Rear Yard	13 feet	No Change
Building Height	33 feet	No Change
Number of Stories	3	No Change
Number of Dwelling Units	1	No Change
PROJECT DESCRIPTION		
The proposal is a horizontal expansion of the existing residence at the third floor. The proposed addition does not increase or modify the existing building footprint.		
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: Wayne Farrens

Telephone: (415) 575-9172

E-mail: wayne.farrens@sfgov.org

Notice Date: 8/15/2016

Expiration Date: 9/13/2016

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

RECEIVED

SEP 13 2016

1. Owner/Applicant Information

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PTC

DR APPLICANT'S NAME: GARY LOEB + DAVID FRAZE		
DR APPLICANT'S ADDRESS: 2421 PIERCE STREET	ZIP CODE: 94115	TELEPHONE: (415) 636-1412

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: OWNERS: MATT PAIGE & KATIE SCHWAB PAIGE APPLICANT: JOSEPH WRIGLEY		
ADDRESS: OWNER: 2600 PACIFIC AVE. / 1420 SUTTER	ZIP CODE: 94115/94109	TELEPHONE: (415) 674-5554

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

2. Location and Classification

STREET ADDRESS OF PROJECT: 2600 PACIFIC AVENUE		ZIP CODE: 94115
CROSS STREETS: PACIFIC + PIERCE (NORTHWEST CORNER LOT)		
ASSESSORS BLOCK/LOT: 0584 1003	LOT DIMENSIONS: 80x127	LOT AREA (SQ FT): 10,328.84
ZONING DISTRICT: RH-1		HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Please check all that apply

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

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

Present or Previous Use: Residence

Proposed Use: Residence

Building Permit Application No. 2016.02.03.8723

Date Filed: February 3, 2016

4. Actions Prior to a Discretionary Review Request

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

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

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

We attended the neighborhood outreach meeting and began a dialog about possible changes with both of the owners and the architects. None of our comments were taken into account. We were not told that the final plans had been filed even though we continued to be in discussions. The first we learned about the final plans and variance request were through the 311 Notification.

Discretionary Review Request

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

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

• See Attached Supplemental Paper

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

• See Attached Supplemental Paper

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

• See Attached Supplemental Paper

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 ("RDG")? Please be specific and site specific sections of the RDG.

Background: 2600 Pacific Avenue, San Francisco, CA 94115 (the "Property") is a well-known and architecturally significant home in San Francisco.

- The Property is a Single Family Home designed by Master Architect William W. Wurster located on a prominent corner along a view corridor from Alta Plaza Park.
- The home was built in 1936. Given its age and state, it is subject to the historical preservation guidelines of the City of San Francisco.
- The Property is identified as "A-Historic Resource Present" in the Historic Preservation Report section of the San Francisco Property Information website of the San Francisco Planning Department. (In fact, the Owners even describe the Property as having "distinguished architecture" in their July 3, 2016 Application for Variance.)
- The Property is located in the Pacific Heights Historic District and the Cow Hollow Historic District
- This Property is included in the William W. Wurster Archives at University of California, Berkeley. This architecturally unique residence may be of such historical importance that it could be subject to the Secretary of Interior's Standards and Guidelines for the Treatment of Historic Properties.

Answers to Question 1:

This application for Discretionary Review is primarily based on (i) the failure to conduct a Historic Resource Evaluation to address any issues of historical and architectural significance, (ii) the proposed design's altering of the character and historic nature of the Property's unique design, and (iii) the proposed design's failure to maintain consistency of the neighborhood architectural integrity.

The Owners would like to add a significant addition to their home that will alter (i) the south façade facing Pacific Avenue (see, e.g., Exhibits A, C and D), (ii) the east façade facing Pierce Street) (see, e.g., Exhibits A, B and F), and (iii) the south and east façades visible from the public view corridor from Alta Plaza Park (looking down Pierce Street, see, e.g., Exhibits

A and B). The proposed contemporary addition will disrupt and permanently alter this historic William Wurster residence. The proposed addition will also impact the consistency of the neighborhood's architectural design integrity.

A quick online review yielded considerable publicly available information to support the architectural significance and merit of the Property:

- The Property is listed as notable in National Trust Guide/San Francisco: America's Guide for Architecture and History Travelers by Peter Booth Wiley;
- The Property is cited as one of the nine notable Wurster projects in San Francisco Modern Architecture and Landscape Design 1935-1970, Historic Context Statement (p. 253). Available online at <http://ohp.parks.ca.gov/pages/1054/files/sfmod.pdf>
- The Property is listed online as one of the finest examples of his "earlier San Francisco residences" at <http://150290062.homesconnect.com/AccountData/150290062/WursterPVH.pdf>.
- The Property is listed in Gables and Fables by Anne and Arthur Bloomfield, 2600 Pacific "looks very William Wurster -- in its quietly modern design." (p. 145).
- The Property and its original residents (Mr. & Mrs. Mortimer Fleishhacker Jr.) are pictured and described in San Francisco's Pacific Heights and Presidio Heights by Tricia O'Brien (p. 60-61). (Note: Interestingly, Mr. Mortimer Fleishhacker Jr. was once President of the San Francisco Planning Commission)
- The prior owner of the Property, Nina Ireland, claimed the Property was listed in the "1968 Junior League Here Today Survey". However, we could not find a copy of the survey online to confirm this.

We filed this request for Discretionary Review for at least the following reasons:

Reason 1: Missing Historic Resource Evaluation

The proposed building addition significantly alters two street facing façades of a property with "A-Historic Resource Present" rating. Therefore, there should be a Historical Resource Evaluation prepared. We could not find any such report online. It is our belief that this dwelling has a high local (if not statewide and national) historic significance and should be reviewed as such. We would ask that Historic Preservation of San Francisco Planning Department become involved due to the historic significance of this property

and due to the architect, age and character of the property. Our understanding is this is the sole and direct work of William Wurster, for a client (Mortimer Fleishhacker) who himself was quite esteemed. This Property's architectural importance may likely trigger adhering to the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties when considering an addition.

Reason 2: The Proposed Addition Does Not Comply With Residential Design Guidelines ("RDG") or the Policies of the San Francisco General Plan

The proposed plans do not adhere to the following Residential Guidelines/Policies:

- i. **Ensure that the character-defining features of an historic building are maintained (RDG p. 50).** (a) Roofline Feature: One of the distinctive features of the Property is the multi-leveled hip roof. The roofline is uniquely tiered into three levels. Each part of the hip roof uses the same pitch. The proposed flat-roofed contemporary addition will meaningfully alter how the three levels of roofline appear (virtually eliminating one tier). This change will damage the unique balance of the original design. (b) Introduction of New Exterior Material: The addition of prominent angled glass skylights (which will be visible from both public street façades) disrupts the original character of the building. Additionally, on the Pacific Street façade, a currently hidden stucco addition will be elevated in height and width so that it becomes prominent and competes with the famous brick exterior (please refer to (4) South Elevation – existing and proposed in the plans).
- ii. **Preserve the historic building form. If a building has a gabled roof, it should not be changed to a flat roof. Retain the original height and width of the façade. Set additions back from the front façade so that the addition is subordinate to the historic building, limiting visibility of the addition from the street (RDG p.51)** The proposed addition will change the L-Shaped design of the tiered hip roofed home to a lopsided T-Shaped design that has both a hip roof and a flat roof. The proposed addition will raise the height of the building on the west – so much so that 1/3 of the building will go from having a pitched roof to a flat roof (please refer to (4) South Elevation – existing and proposed in the plans). The existing pitched western portion of the existing hip roof will be lost. This will eliminate the symmetry and balance of the south façade.
- iii. **Maintain the historic finishes of exterior materials. If a wood-sided building was originally painted, it should remain painted and not be stained. Masonry that is not painted should remain unpainted (RDG p.51).** The proposed

exterior materials of the proposed addition will alter the vernacular of a home which has a front façade that has been largely untouched since 1936. Angled glass skylights are proposed to be introduced as new roofing material. This glass addition will sharply contrast with the existing red slate roof. The stucco exterior of the proposed addition will sit prominently above the brick façade on Pacific Avenue – creating another jarring contrast.

- iv. **Do not alter a building in such a way that implies an inappropriate historic period. For example, adding Victorian- style gingerbread to a Spanish Revival house would be inappropriate (RDG p.51).** The proposed contemporary addition will starkly clash with the historic period of the original building. While we understand that additions should generally not be made to look as original, this contemporary stucco towering high above much of the house and the glass addition will stand out against the washed brick and red tile original home.
- v. **Maintain the material, style, trim, and functional features of windows (RDG p.53).** The proposed addition does not maintain the style and trim of windows. The new skylight windows in the roof (visible from the public street façades) are inconsistent with the features and style of the original windows.
- vi. **Use architectural details to establish and define a building's character and to visually unify a neighborhood (RDG p.43).** The Owners are proposing to add a contemporary addition to sit on top of a classic William Wurster home that is otherwise in practically pristine condition. We are challenged to see anything in the design that is “unifying” to the house or to other buildings in the neighborhood. The proposed additional materials will compete with the materials of original front façades and roof (which are almost exclusively whitewashed brick and red tiles). Furthermore, the proposed contemporary addition does not draw on any architectural details from other buildings in the near vicinity or neighborhood.
- vii. **Design rooflines to be compatible with those found on surrounding buildings RDG p.30).** The proposed addition, which has a flat roofline with an abundance of angled skylights, is (a) out of character with the surrounding buildings, (b) creates a dwelling that has both a hip roof and a flat roof, and (c) would be in a neighborhood where houses have a single roof type (see, e.g, Exhibit E).
- viii. **Design buildings to be responsive to the overall neighborhood context, in order to preserve the existing visual character (RDG p.7).** Almost all of the

homes on this block and the neighboring block (2500 Pacific) have front façades that are from a single architectural era and style (see, e.g., Exhibit E). This contemporary addition of glass and stucco would create a mishmash of styles that are almost a century apart in style. This William Wurster house has thrived without significantly altering either the front or side façade for 80 years.

- ix. **Ensure implementation of accepted design standards in project approvals (Policy 11.2 of the San Francisco General Plan).** San Francisco is known for its neighborhoods and the visual quality of its buildings. Its architecture is diverse, yet the 2500 and 2600 blocks of Pacific Avenue have common rhythms and cohesive elements of architectural expression. For example, none of the buildings have competing styles largely visible from the front façade. For all additions, the fundamentals of good urban design should be followed, respecting the existing neighborhood character. Proposed additions should relate well to the street and to other buildings, regardless of style. We are not aware of a single other residence in visual distance of 2600 Pacific that can be cited as a reference for this type of modular contemporary cube.

Reason 3: Inaccurate 311 Notification

The 311 Notification from the Owners misrepresents the proposed addition/modification because the notification fails to mention the proposed addition includes alterations to the south façade on Pacific Avenue and the east façade on Pierce Street. The owners state in other filings that the proposed addition will “alter the front façade minimally” but they neglected to mention this issue in the 311 Notification. We believe the addition will impact the front façade much more than “minimally” given the current relationship of the roofline (both size and angle), and the new prominence of new and out-of-context exterior materials as viewed from Pacific Avenue and from the view corridor down Pierce Street looking towards the Marina.

In addition, the owners failed to check the “Vertical Addition” box in the scope of the project on the 311 Notification. As set forth in Reason 4 below, this project is a vertical addition and likely one that requires a variance to exceed the 30 foot height limitation.

Reason 4: Improper Vertical Addition Because Property is Located on a 20% Slope Lot

The Property sits on a lot that has a greater than 20% slope along Pierce Street. This has been identified by the San Francisco Planning Department and there is a specific note on

this property in the online San Francisco Planning files that because of a "Slope of 20% or greater," a "CEQA Impact: an Environmental Evaluation Application may be required for some types of development." This Environmental Evaluation Application has not been done to our knowledge and the slope itself should trigger height restrictions of 30 feet in the front and 40 feet in the rear.

By seeking to raise the vertical height towards the south end of their structure, we believe the Owners would be in violation of the height limitations. We believe the proposed addition would extend above the height limit in light of the 20% slope requirements, but we have not had access to the house and measurements to confirm this.

Reason 5: No Basis for Granting Variance to the Rear Setback

There is no basis for granting the variance into the rear setback sought by the homeowners. The house is already larger than the adjacent houses on the 2600 Pacific block. There is no compelling or habitability basis for this request. Unlike prior work done on this house, the owners are not fixing an issue of noncompliance, they are simply creating a new issue of noncompliance.

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

The proposed contemporary addition which would be on top of an existing historical structure (and visible from both public streets of this corner home) has no precedent in the immediate neighborhood. Remarkably, most of the homes within a two block area have preserved their original façades with historical consistency.

The historic architecture of this home as viewed from the Alta Plaza Park/Pierce Street view corridor would be permanently altered.

The view of the Property from our home (2421 Pierce Street) would be tremendously altered. The Property is directly across the street from our home and comprises the main feature of our northern view. We believe the altered view of the Property will also impact our neighbors who live up the hill to the south (this would include many homes on Jackson Street and our uphill neighbors at 2415 Pierce Street). The view is largely impacted by the

contemporary nature of the addition on a classical modern home. The impact may also be due to the failure to take into account the height requirements of a property on a 20% or more sloped lot.

While it is hard to capture in the context of a Discretionary Review application, we also believe the community of San Francisco will be impacted by permitting such visible exterior changes to this well-known and architecturally well-regarded house. This house is one of the more beloved in San Francisco. We see several Pacific Heights waking tours that spend significant time reviewing this home. When we tell people where we live, they often tell us that we live across the street from the “most beautiful home in San Francisco.” When there was a “secret” sale of 2600 Pacific to the current owners in 2010-11, there was a true outpouring of admiration for the elegance and beauty of this classic William Wurster home (e.g., “It’s a fantastic house, beautifully laid out and simply detailed – perfectly scaled and not pretentious at all which is typical of Wurster.” – on CurbedSF)

We are not suggesting it is appropriate to substitute the views of an anonymous layperson for a proper Historical Resource Evaluation, but if the neighborhood and community aspects of the planning code have any purpose, the integrity of the celebrated façades of this well-known home should at least be considered.

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

During the first week of January 2016 (on the 4th or 5th), the Owners hosted a Pre-Application meeting. We were the only homeowners that were able to attend (we got calls from two neighbors about the meeting and its inconvenient timing just after the New Year). There was also an owner’s representative from the neighboring house immediately to the west of the Property in attendance. During the meeting the Owners’ architects presented the plans for the addition. We expressed our concerns about the proposed addition which included what we have shared here (in this write-up) as well as our lamenting the loss of some bay view (which we understand is not a protected element). We left the meeting with the understanding that we would work with the Owner’s architects to review and discuss other options. We even had one of the architects come see the Property from our home. While we did have conversations with the architects two more times, we only spoke briefly and it basically entailed the architects telling us they hoped to present us options after reviewing more options with the Owners. Unfortunately, we never were presented with any other options, even though we had made some specific suggestions to the primary architect, Lewis Butler.

On two separate occasions, we saw at least one Owner at a social function and at another neighborhood planning meeting and in each instance we told the Owner(s) we were waiting to hear back from the architects. One of the owners, Matt Paige, on both occasions said he would ask his architects to follow-up. Again, we never heard back from the Owners or architects.

What we did not know until we saw the 311 Notification paperwork was that the plans for the proposed addition had already been finalized and submitted on February 3, 2016. Therefore, it is logical to conclude that the Owners and their architects had already decided before February 3, 2016 not to engage with us or attempt to address any of our concerns. Thus, all along we believed falsely that we were in a prolonged, but continuing, dialog with the Owners and architects until we saw the 311 Notification.

Given the historical significance of the home and the practically pristine façades from 1936, we believe any contemporary additions would be best from the rear of the home, if at all. If there were to be an addition impacting either the front or side façade, we would suggest (i) that the addition be further set back (to where the existing stucco wall on the 2nd floor exists), (ii) that the height of the addition be equal to/or below the nearest, lowest roof line so as not to constitute a vertical addition, (iii) that the roof of the addition be a “hip roof” with the same pitch of the existing roof, and (iv) that the addition be in keeping with the architectural style of the existing home.

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: Gary Loeb

Date: 9/12/16

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

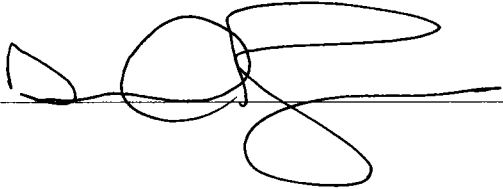
GARY LOEB / OWNER
Owner / Authorized Agent (circle one)

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: _____

9/12/16

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

DAVID FRAZEE / OWNER

Owner / Authorized Agent (circle one)

2600 Pacific

The new roofline and addition from Pierce Street sidewalk, just south of Alta Plaza park (**Exhibit A**). The proposed contemporary addition is visible from the side and the front and is in stark contrast to the traditional homes to the west



Pristine condition of 2600 Pacific would be disrupted by contemporary cube addition.
Again both homes to the west are pristine from the front. (**Exhibit B**)



The new roofline and addition from 2421 Pierce. (**Exhibit C**)



Across the street, outside at 2421 Pierce (**Exhibit D**)



Homes immediately to the west of 2600 Pacific (**Exhibit E**)



Sideview of 2600 Pacific from Pierce sidewalk showing awkward exposure on front and side of proposed new contemporary addition (**Exhibit F**)



Discretionary Review Application Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/> N/A
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"/> N/A

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.

Garry Joel

For Department Use Only

Application received by Planning Department:

By: Jonathan DiSilvo JD

Date: 9/13/16

APPLICATION FOR Discretionary Review

RECEIVED

SEP 13 2016

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

1. Owner/Applicant Information

DR APPLICANT'S NAME:

Andrew and Stephanie Gault

DR APPLICANT'S ADDRESS:

2602 Pacific Avenue

ZIP CODE:

94115

TELEPHONE:

(415) 713-8275

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

Kate and Matt Paige

ADDRESS:

2600 Pacific Avenue

ZIP CODE:

94115

TELEPHONE:

()

CONTACT FOR DR APPLICATION:

Same as Above ☒

ADDRESS:

Same

ZIP CODE:

TELEPHONE:

()

E-MAIL ADDRESS:

andrew@Gault.org

2. Location and Classification

STREET ADDRESS OF PROJECT:

2600 Pacific Avenue

ZIP CODE:

94115

CROSS STREETS:

Pierce Street

ASSESSORS BLOCK/LOT:

0584 / 003

LOT DIMENSIONS:

LOT AREA (SQ FT):

ZONING DISTRICT:

RH-1

HEIGHT/BULK DISTRICT:

40-X

3. Project Description

Please check all that apply

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

Additions to Building:

Rear ☒Front ☐Height ☒Side Yard ☐

Present or Previous Use: Single family home

Proposed Use: Single family home

Building Permit Application No. 2016.02.03.8723

Date Filed: September 12, 2016

4. Actions Prior to a Discretionary Review Request

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

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

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

Currently in discussions with owner of 2602 Pacific regarding potential reduction in project scope and size.

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.

Increase in scale of building in both height and depth. Residential Design Guidelines are not adequately met.

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:

Unreasonable scale of development changes the character of the neighborhood, and impacts light and air access for neighbors.

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?

Decrease scope and size of project to reduce light and air impacts to our property.

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: AGault

Date: 9/12/16

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

Andrew Gault

Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/> NA
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:

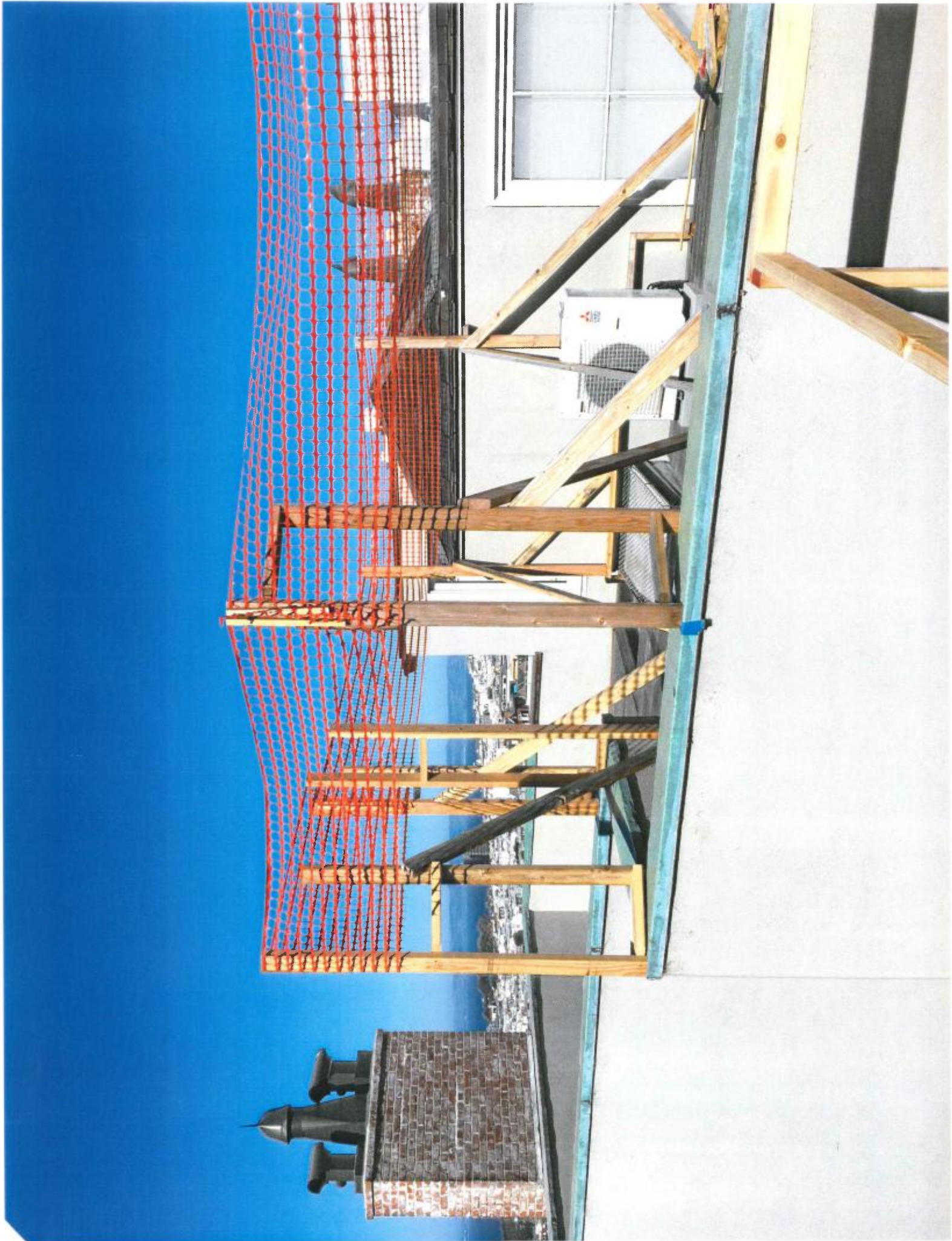
By:

Jonathan Disalvo

Date:

9/13/16





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)	1	1
Occupied Stories (all levels with habitable rooms)	4	4
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	2	2
Bedrooms	4	5
Height	21'-10"	32'-8"
Building Depth	89'-2"	89'-2"
Rental Value (monthly)	N/A	N/A
Property Value	\$17,640,525	\$17,760,000

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

Signature: 

Date: 1/19/2017

Printed Name: LEWIS BUTLER

☐ Property Owner
☒ Authorized Agent

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

Response to Discretionary Review

Project Address:
2600 Pacific Ave.

DR Requestors address:
2421 Pierce St.

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

2600 Pacific Ave. was built in 1936 and designed by notable architect William Wurster. It is sited uniquely on a corner lot with most of the open space being on the front corner. Because of the unique siting of the house and its historic character, any addition to the house for the family's needs must be made at the rear of the house even though per SF Planning Code there is a large buildable area at the front of the lot.

The DR requestor has two major concerns:

1. Proper procedure was not followed because a full Historic Resource Evaluation was not done, and the project is not compatible with the historic character of the existing structure.
2. Height is measured improperly and the height limit is 30 feet, not 35 feet as stated in project sponsor's drawings.

Historic / Procedure

The project sponsor does not disagree that the residence at 2600 Pacific is a notable house designed by notable architect, William Wurster. However the proposed addition has minimal visible impact from the public right of way. The project was granted a Categorical Exemption under CEQA because the changes to the existing structure are consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.

The Secretary of Interior's Standards for Rehabilitation state:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Planning Department staff determined that the proposed addition will be minimally visible from the public right of way. (See attached massing model and before and after photo rendering from Alta Plaza Park.) Butler Armsden Architects had several meetings with preservation planner Shelly Caltagirone to come up with a solution that was sympathetic to the existing structure by not having false historic elements, and to minimize the visual impact of the addition. The DR requestor has stated that they do not like the skylight that will be visible from the front of the house. This element is used to differentiate the new construction from the historic elements of the house and to avoid false historicism. The DR requestor expresses concerns with the use of non-historic materials in different ways, but the Secretary of the Interior's standards mandate that new work be differentiated from the old. Because the addition is minimal and it meets the Secretary of Interior's Standards, a full HRE is not required, and a Categorical Exemption from CEQA is appropriate.

Height

In the RH-1 District, the height limit is reduced to 30 feet if the drop in elevation from front of lot to back of lot is greater than 20 feet [SFPC 261(b)(1)(B)]. 2600 Pacific's elevation change is 16.31 feet from front to back (front average of 229.72 feet [232.65 feet and 226.79 feet corner elevations], and rear average 213.41 feet [211.34 feet and 215.49 feet corner elevations]). Hence, the height limit is not reduced to 30 feet.

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

The DR requestor has requested that we lower the roof of the addition to match the lower gabled roof. But lowering the roof of the addition would not allow for legal headroom in the addition.

The DR requestor has asked that the addition be pushed back away from Pacific Ave. In fact, we have pushed back the addition from the original proposal by seven feet.

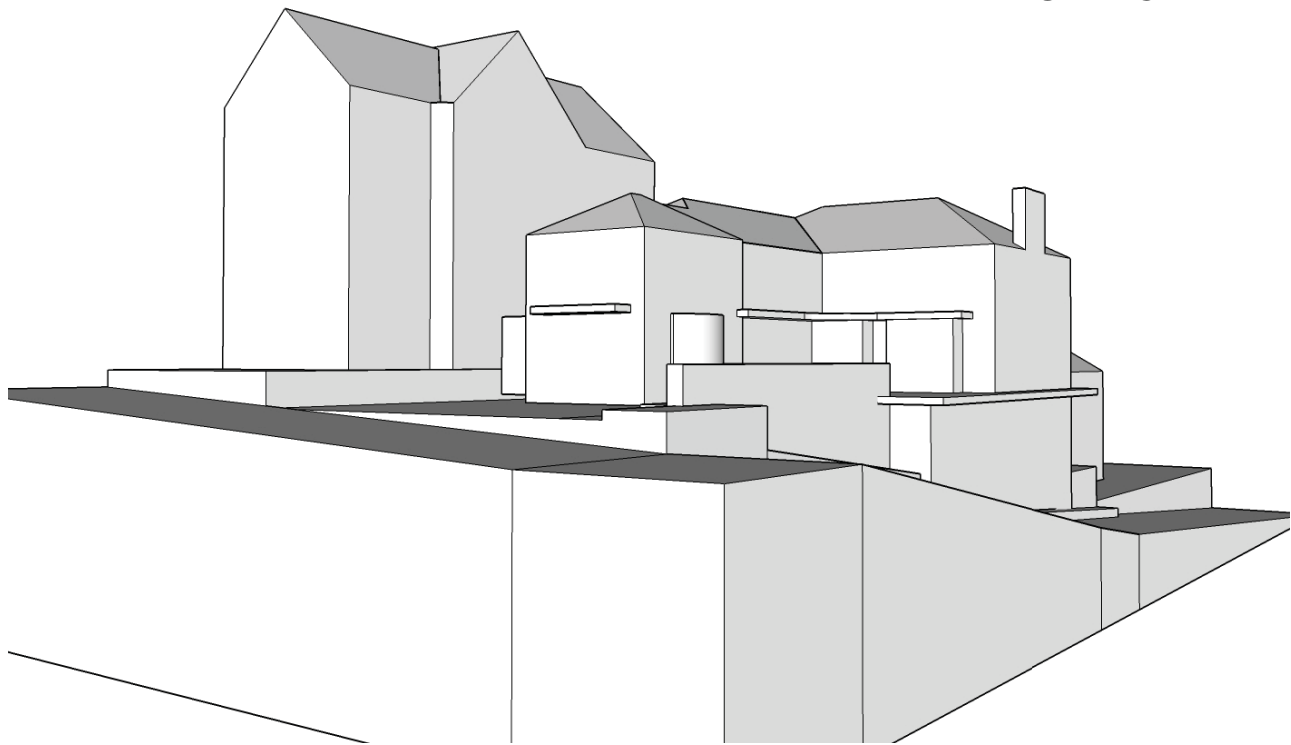
3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making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

Given the unique historic character and siting of the residence at 2600 Pacific Ave., we feel the addition has been placed at the best possible location balancing all the needs of the growing family at 2600 Pacific and existing neighborhood character. The project is minimally visible from the public right of way, and adds no overall height to the existing structure. All of the proposed alterations and new materials are consistent with, and mandated by, the Secretary of the Interior's Standards.

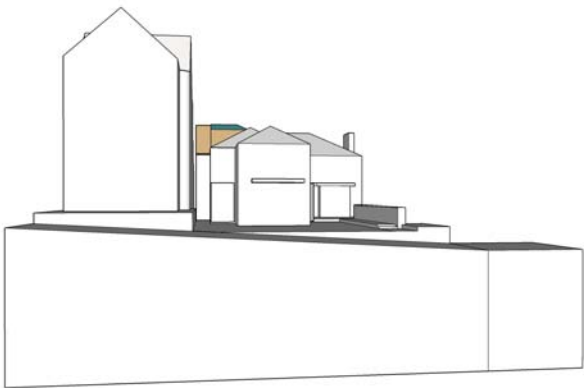
1420 SUTTER STREET, FIRST FLOOR, SAN FRANCISCO, CA 94109 | T 415.674.5554 | F 415.674.5558 | BUTLERARMSDEN.COM

MASSING STUDIES

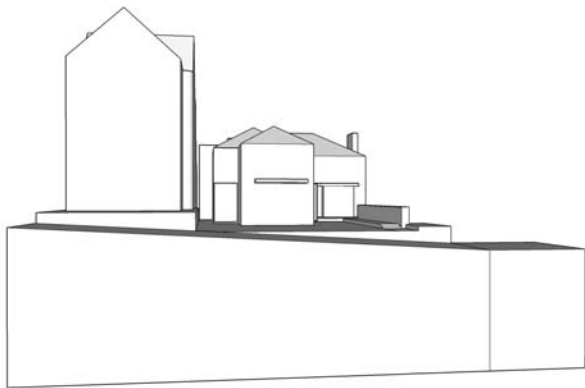
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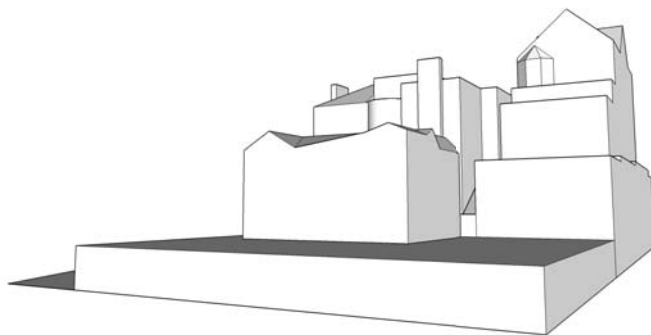
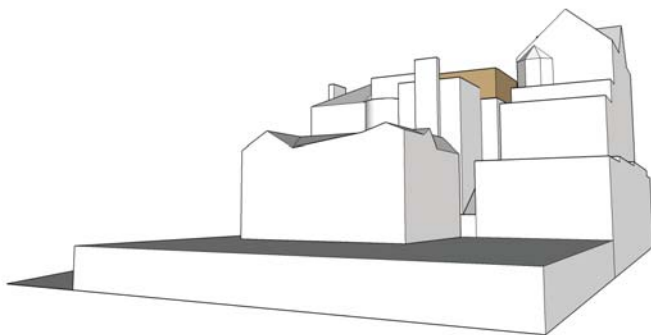
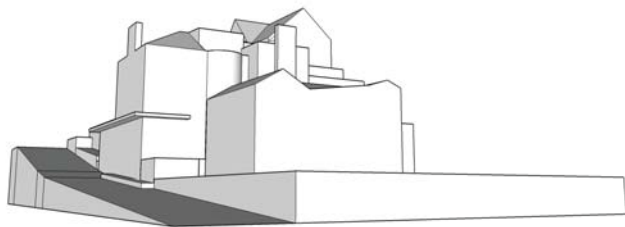
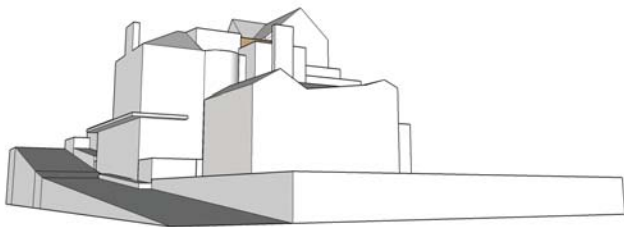
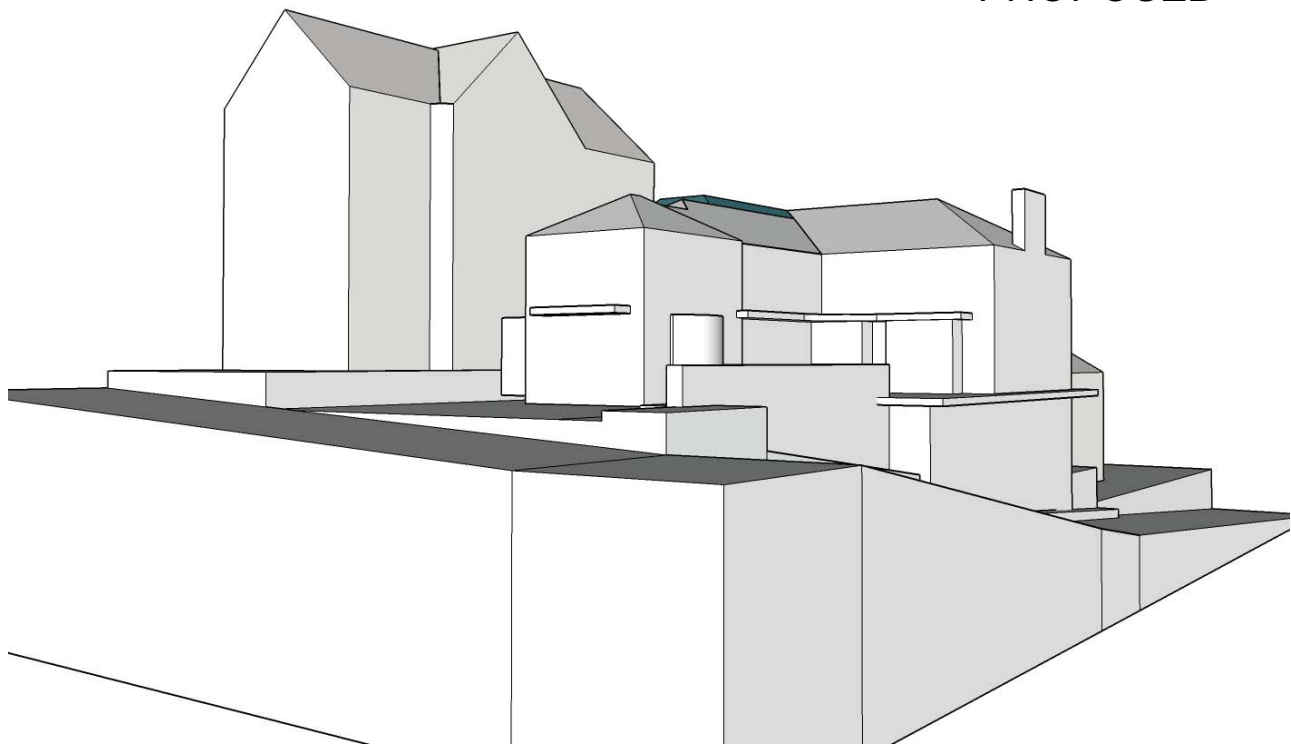
PROPOSED



EXISTING



PROPOSED



VIEW FROM ALTA PLAZA PARK

EXISTING



PROPOSED



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)	1	1
Occupied Stories (all levels with habitable rooms)	4	4
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	2	2
Bedrooms	4	5
Height	21'-10"	32'-8"
Building Depth	89'-2"	89'-2"
Rental Value (monthly)	N/A	N/A
Property Value	\$17,640,525	\$17,760,000

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

Signature: 

Date: 1/19/2017

Printed Name: LEWIS BUTLER

☐ Property Owner
☒ Authorized Agent

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

Response to Discretionary Review

Project Address:
2600 Pacific Ave.

DR Requestors address:
2602 Pacific Ave.

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

2600 Pacific Ave. was built in 1936 and designed by notable architect William Wurster. It is sited uniquely on a corner lot with most of the open space being on the front corner. Because of the unique siting of the house and its historic character, any addition to the house for the family's needs must be made at the rear of the house even though per SF Planning Code there is a large buildable area at the front of the lot.

The DR requester has stated that the proposed addition does not meet the Residential Design Guidelines in terms of height and depth, and that the building scale is too large.

Height

The proposed project does not increase the overall height of the subject property, and is under the 35 foot height limit. The height of the adjacent property at 2602 Pacific (DR requester) is approximately 12 feet higher (measured from gable mid point). The proposed addition is situated away from both street fronts to minimize impact and is on the uphill side of the house to blend with the existing topography.

Depth

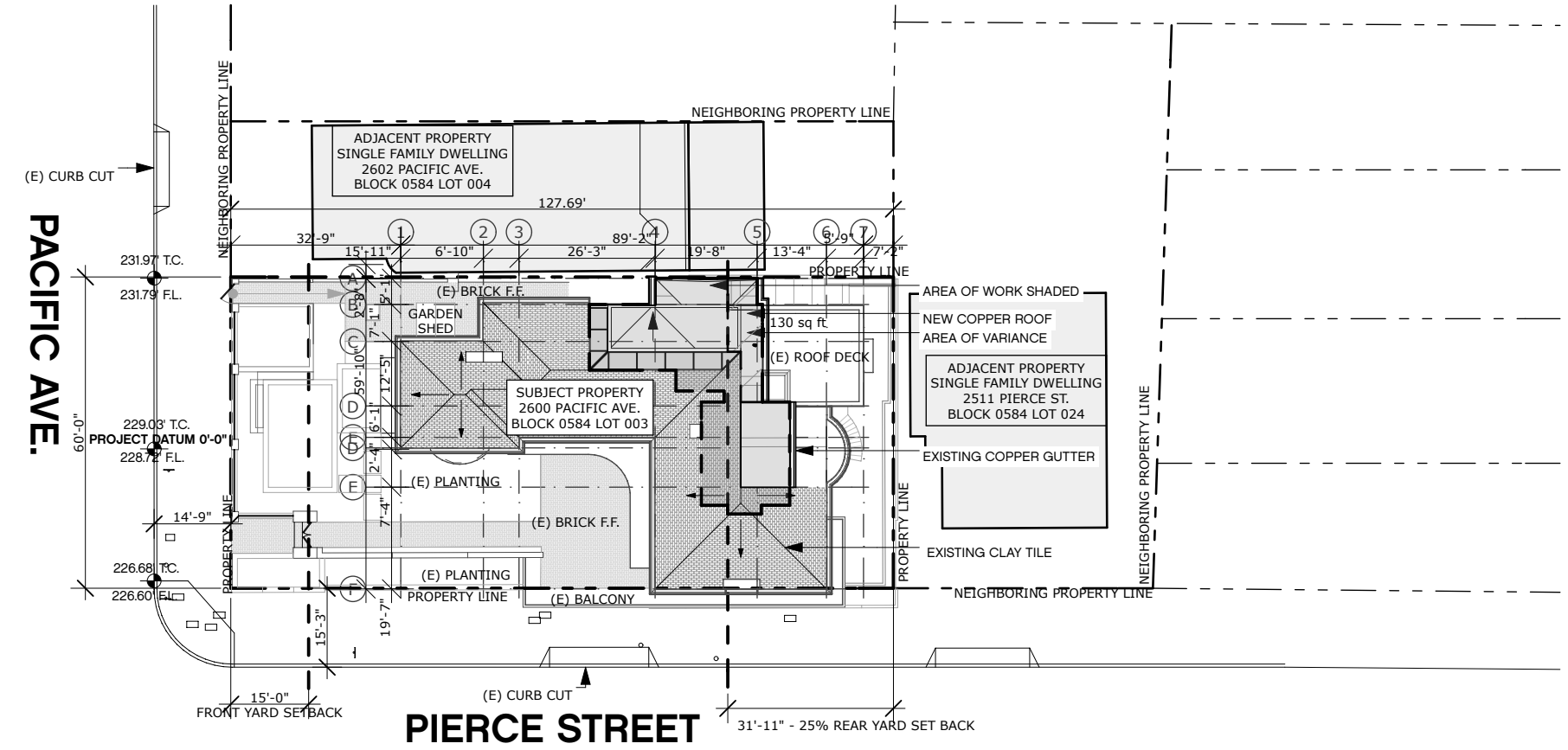
We have minimized the impacts of the proposed addition at the 4th floor by setting it back approximately 19 feet from the rear building wall of the existing structure below. Also, the majority of the addition is along the 2602 Pacific's blind wall. The project sponsor is requesting a variance for the rear yard set back. This is due to the existing building's unique siting on the property and its historic nature. Strict interpretation of the planning code does not make sense for this property.

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

The project sponsor met with the DR requestors on several occasions, and has proposed several different options of curving or notching the corner that most affects 2602 Pacific. Story poles and full size mock-ups were done to illustrate the proposals.

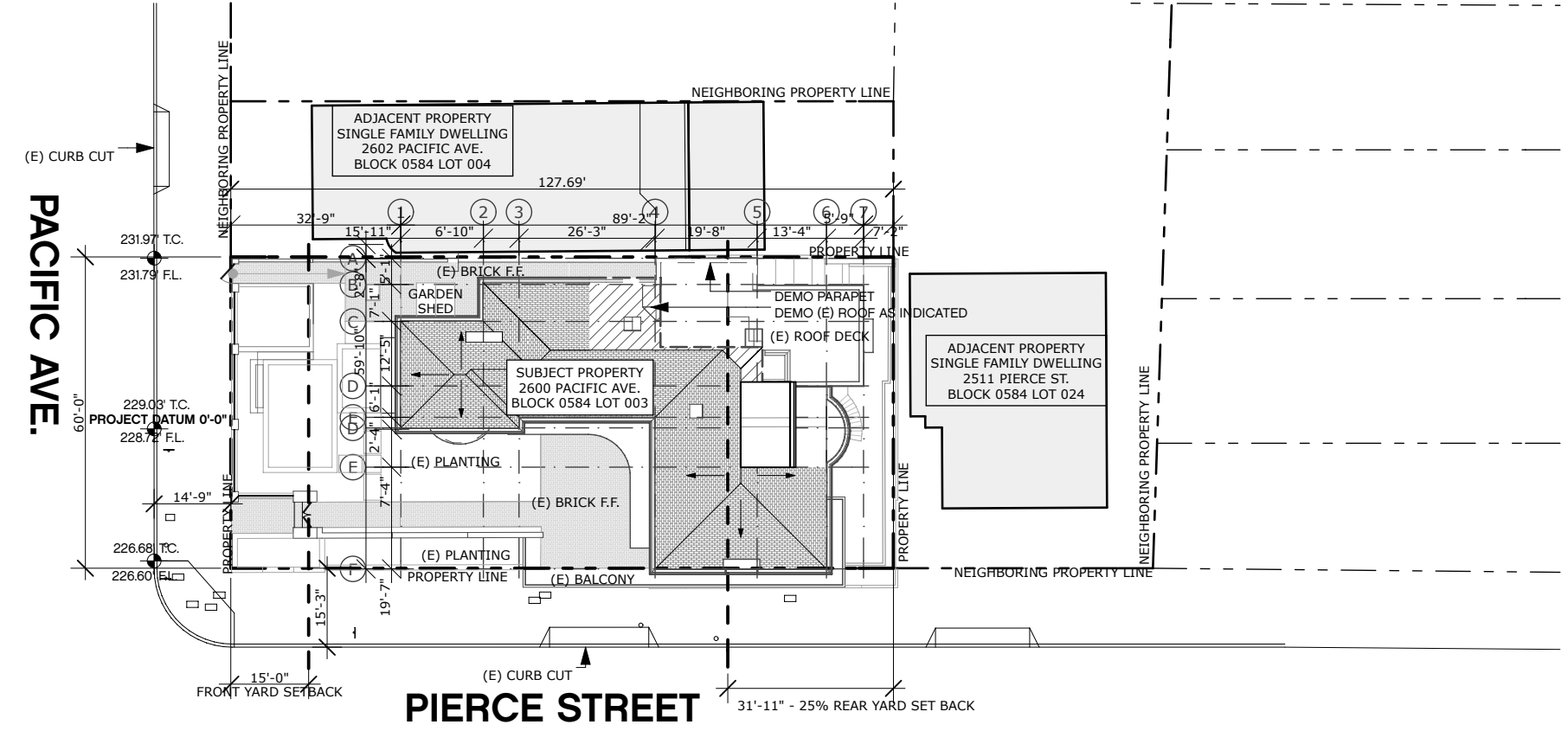
3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making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

We are willing to alter the project see response 2.



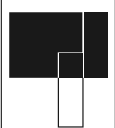
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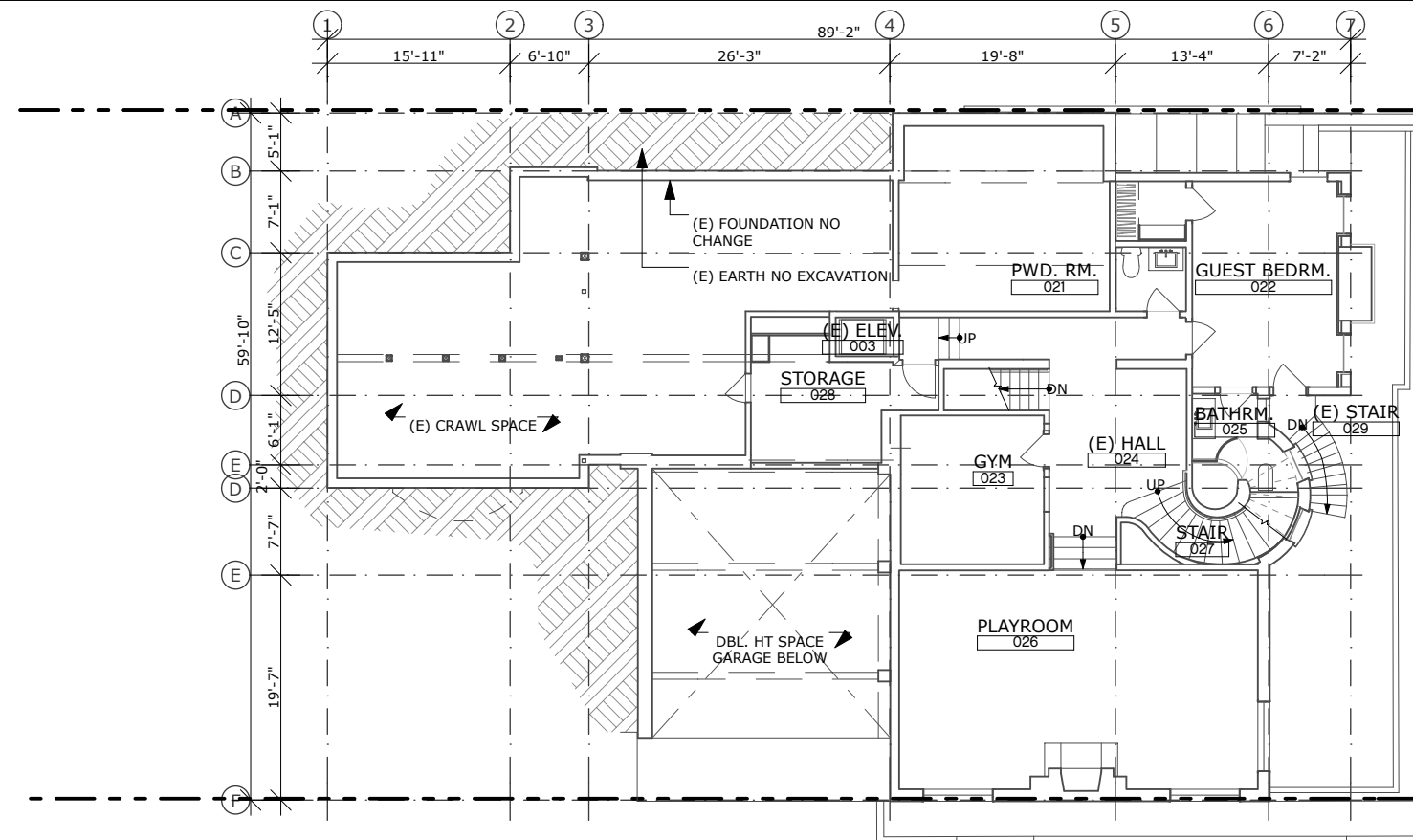
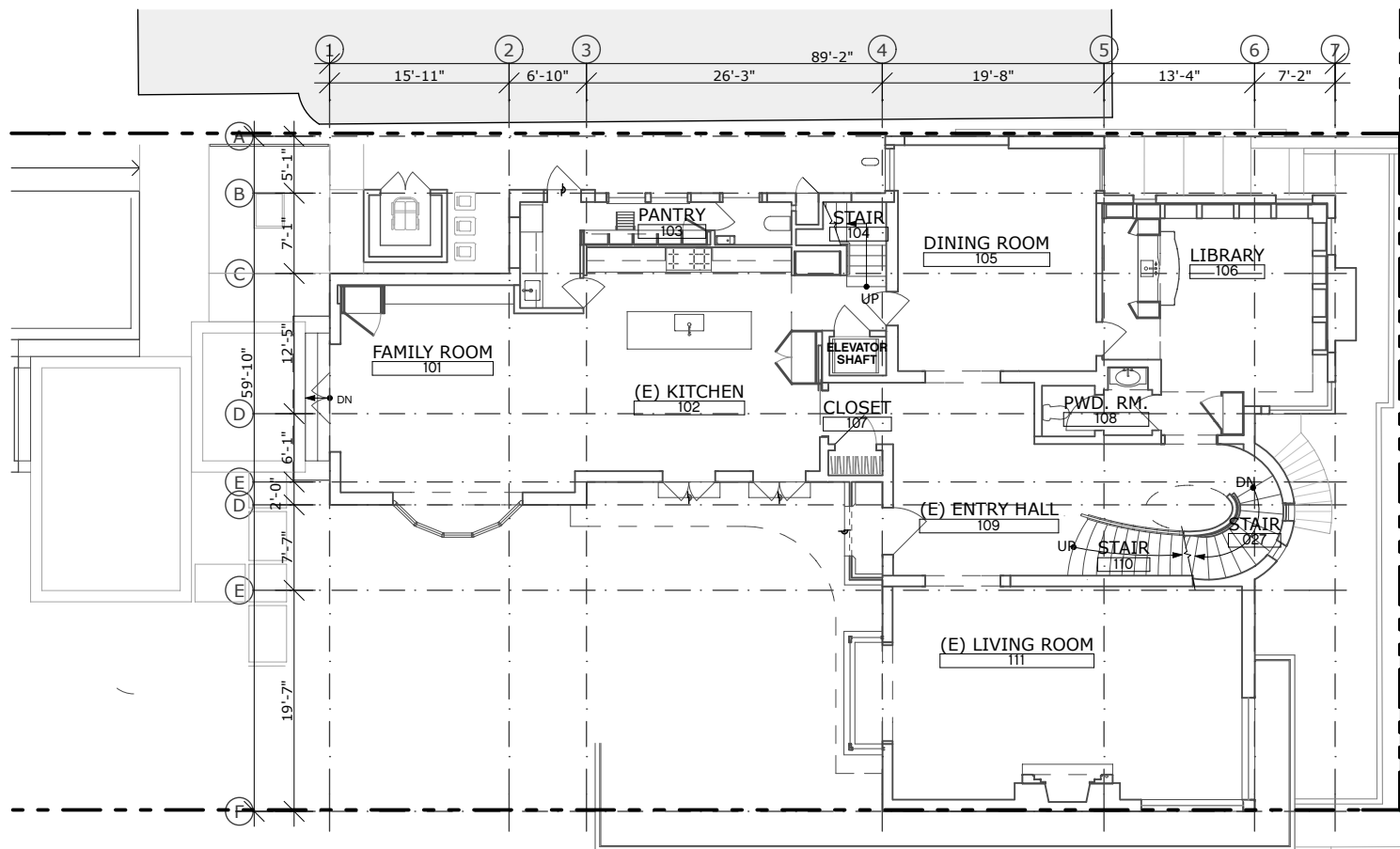
PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"



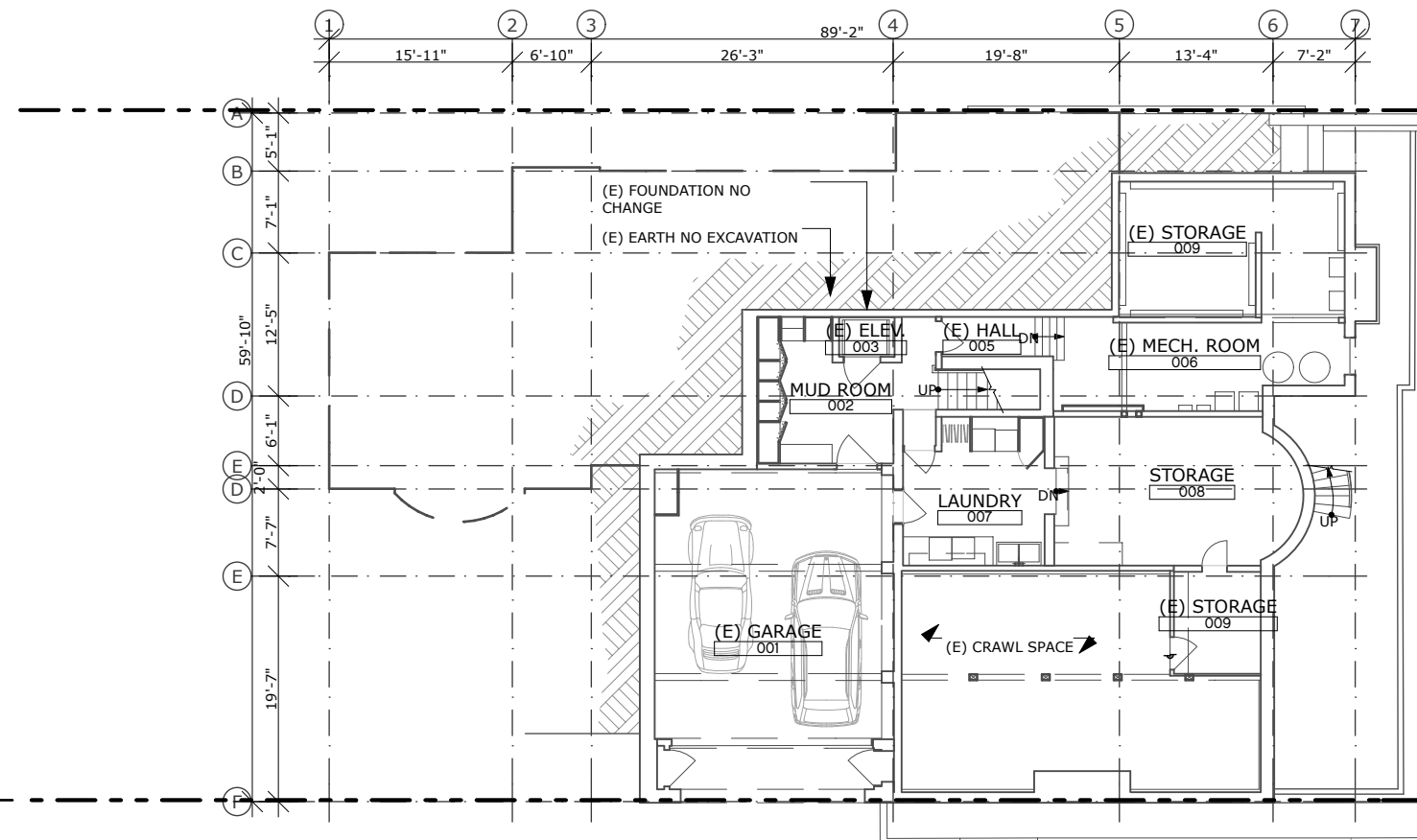
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EXISTING SITE PLAN
SCALE: 1/32" = 1'-0"

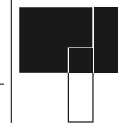


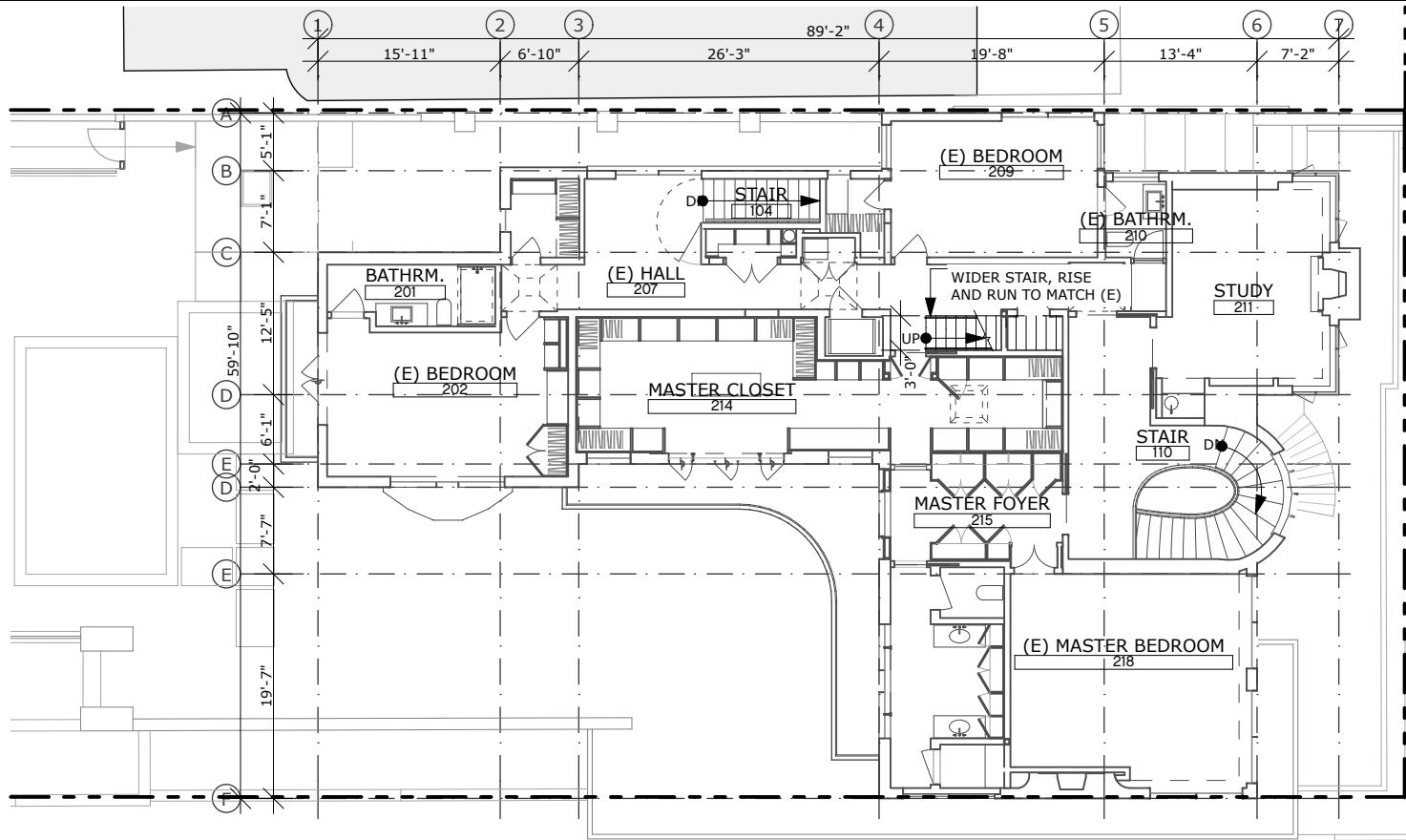


2 EXISTING FIRST FLOOR - NO WORK SHOWN FOR REFERENCE
SCALE: 1/16" = 1'-0"

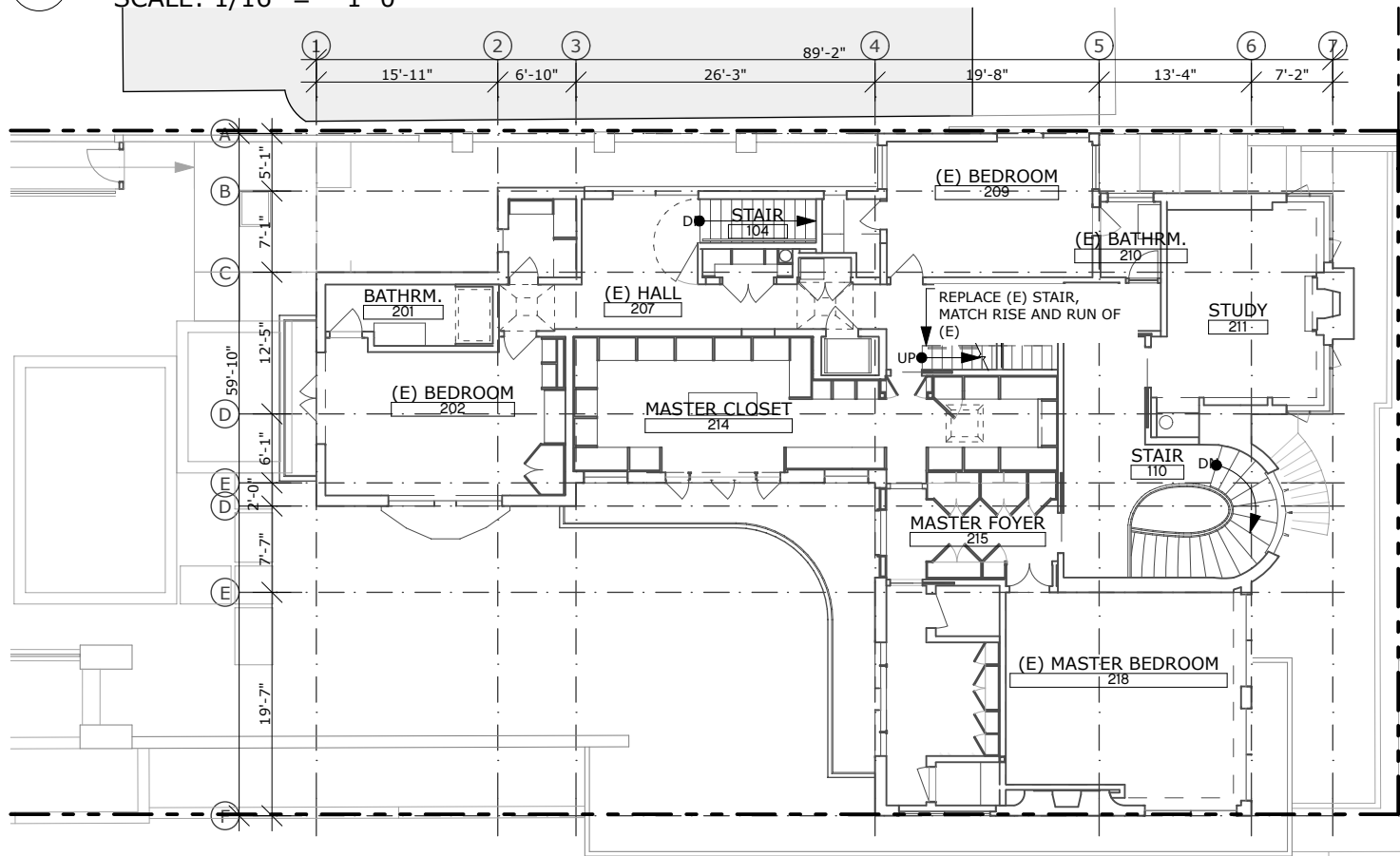


1 EXISTING GARAGE -NO WORK SHOWN FOR REFERENCE
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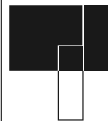


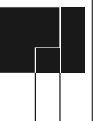
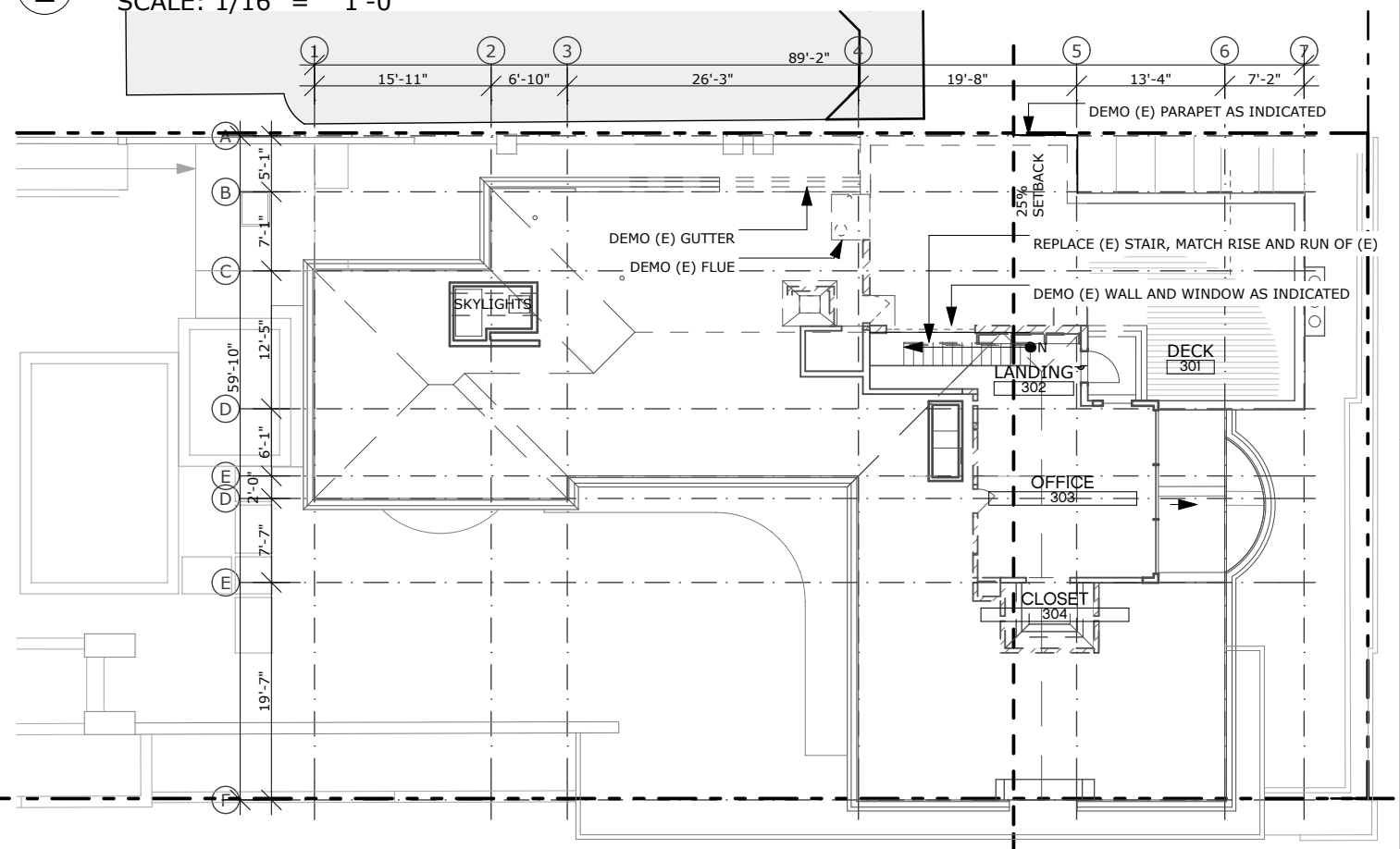
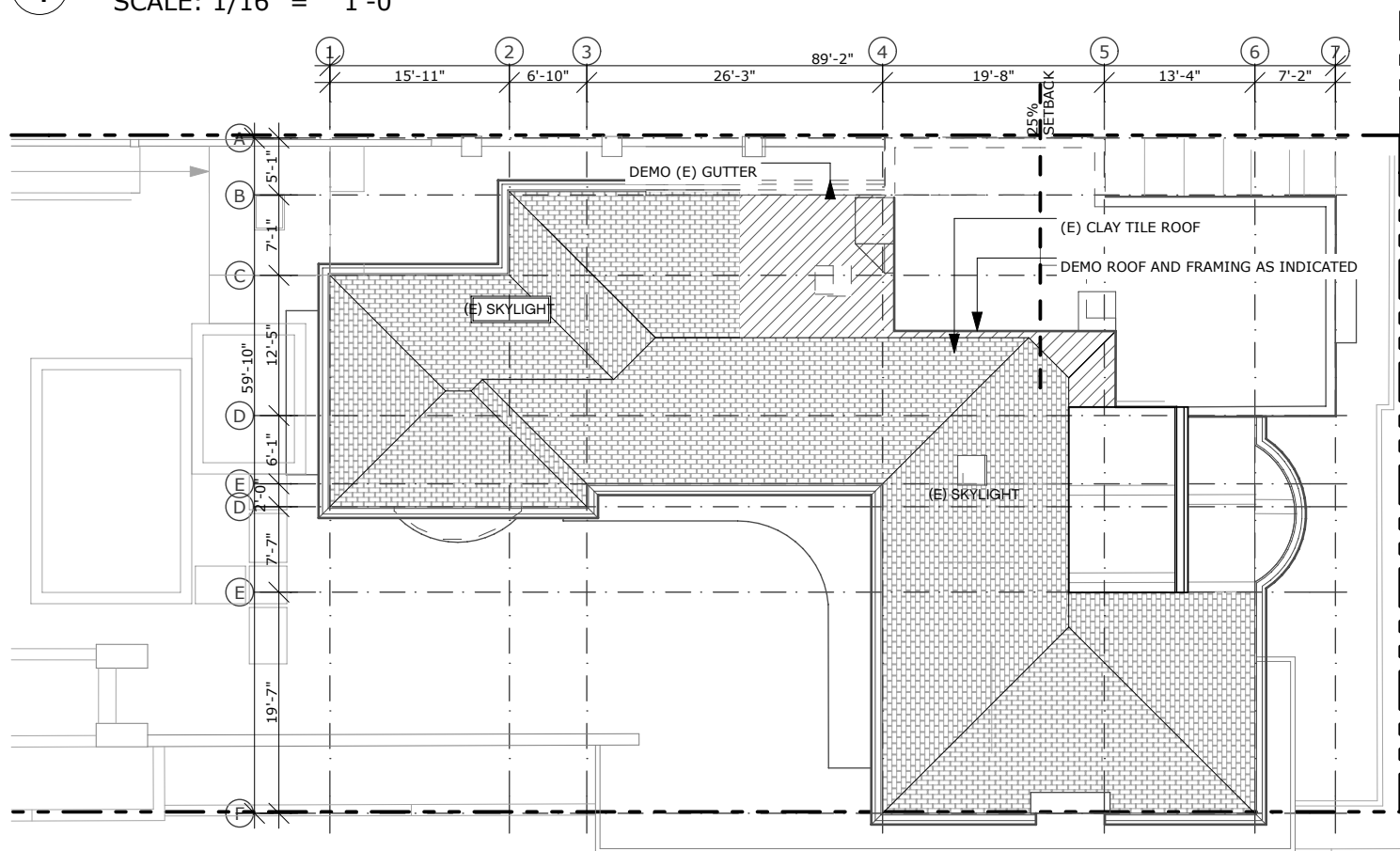
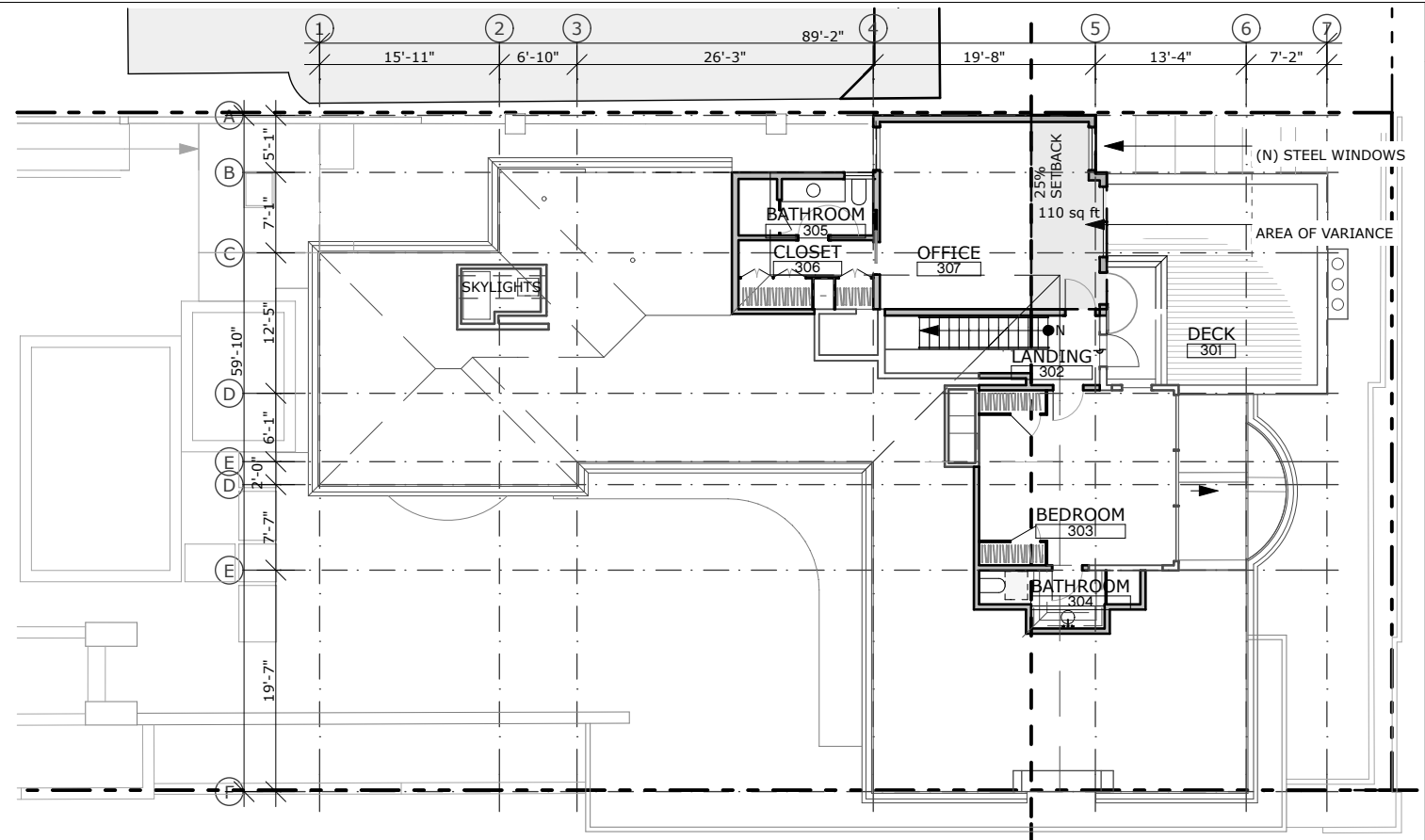
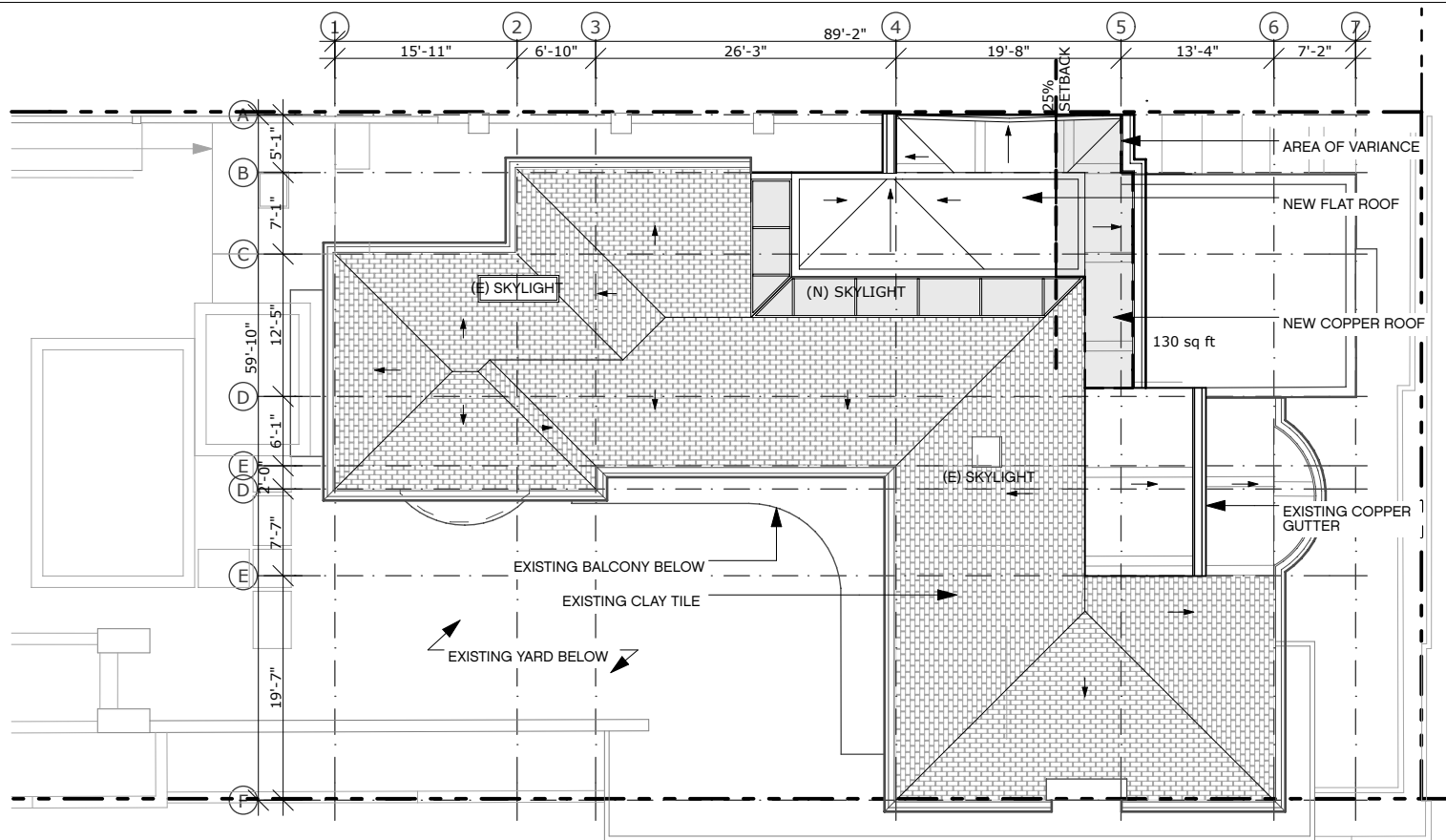


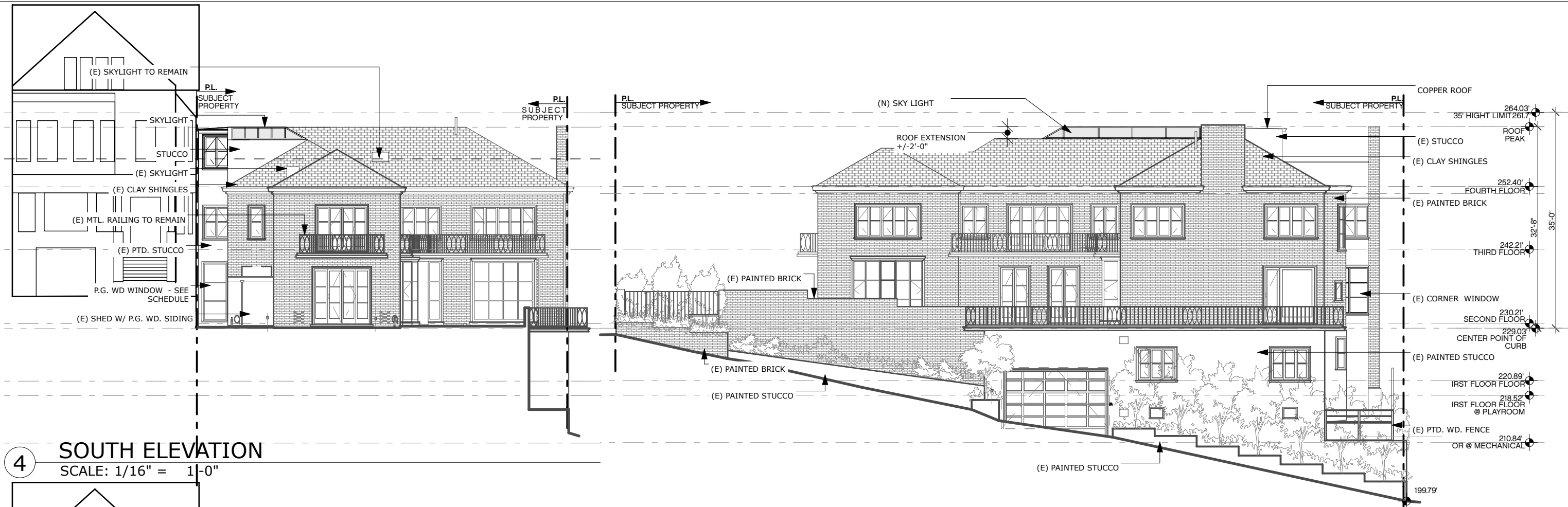
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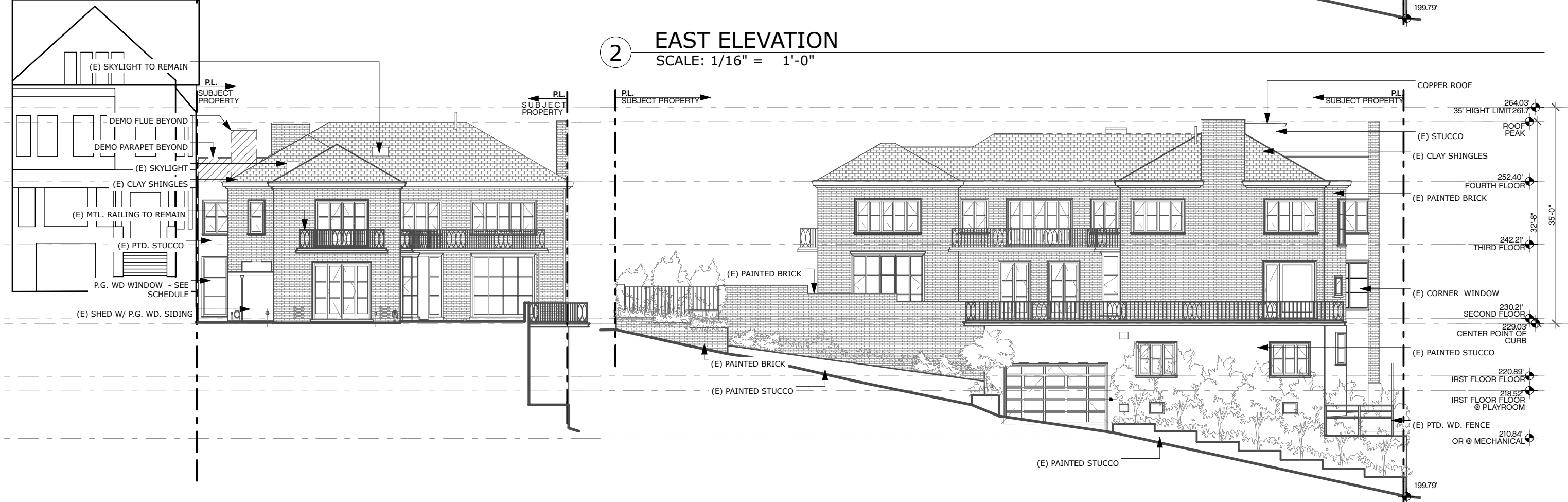
1 EXISTING THIRD FLOOR
SCALE: 1/16" = 1'-0"







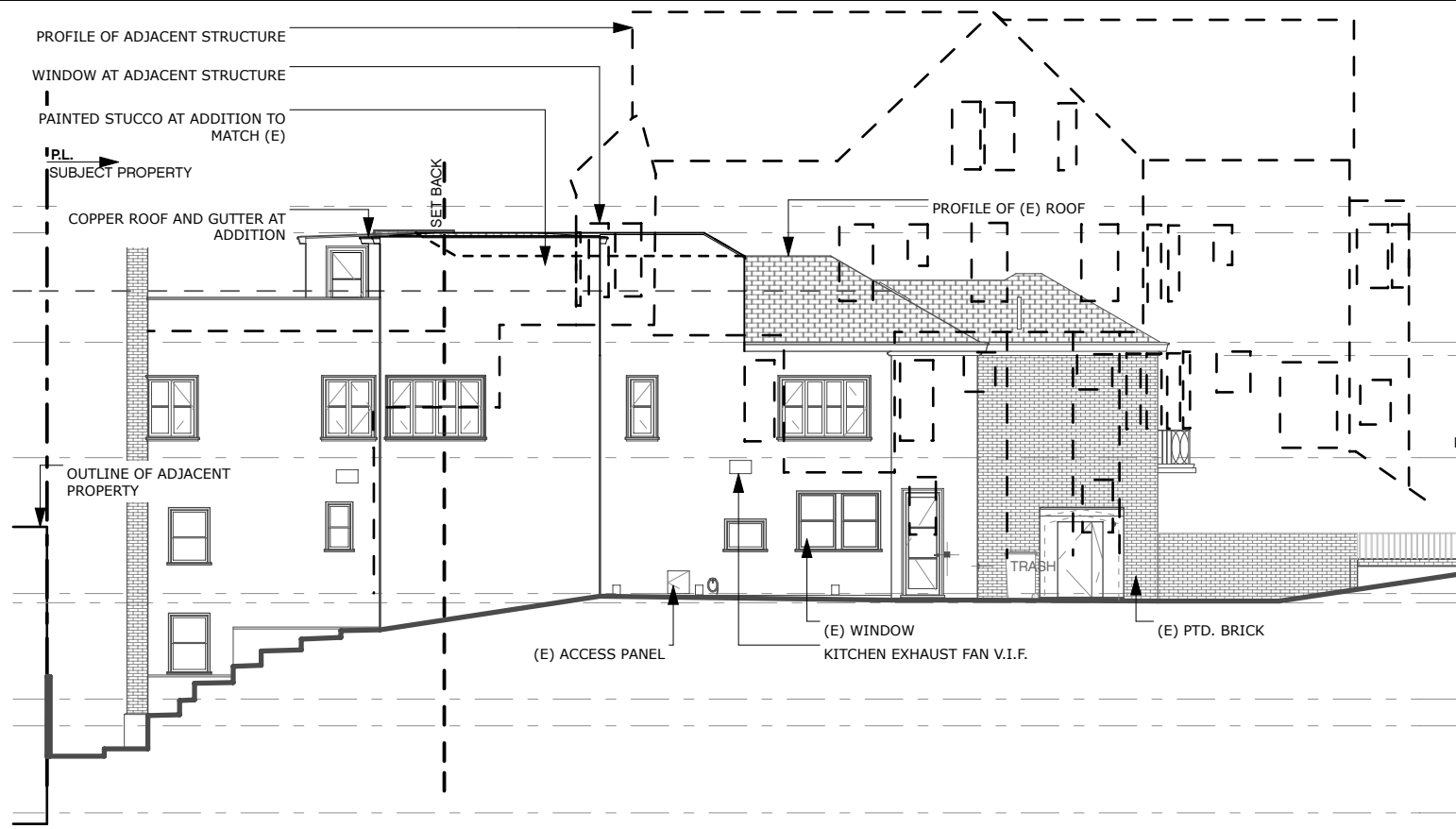
4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



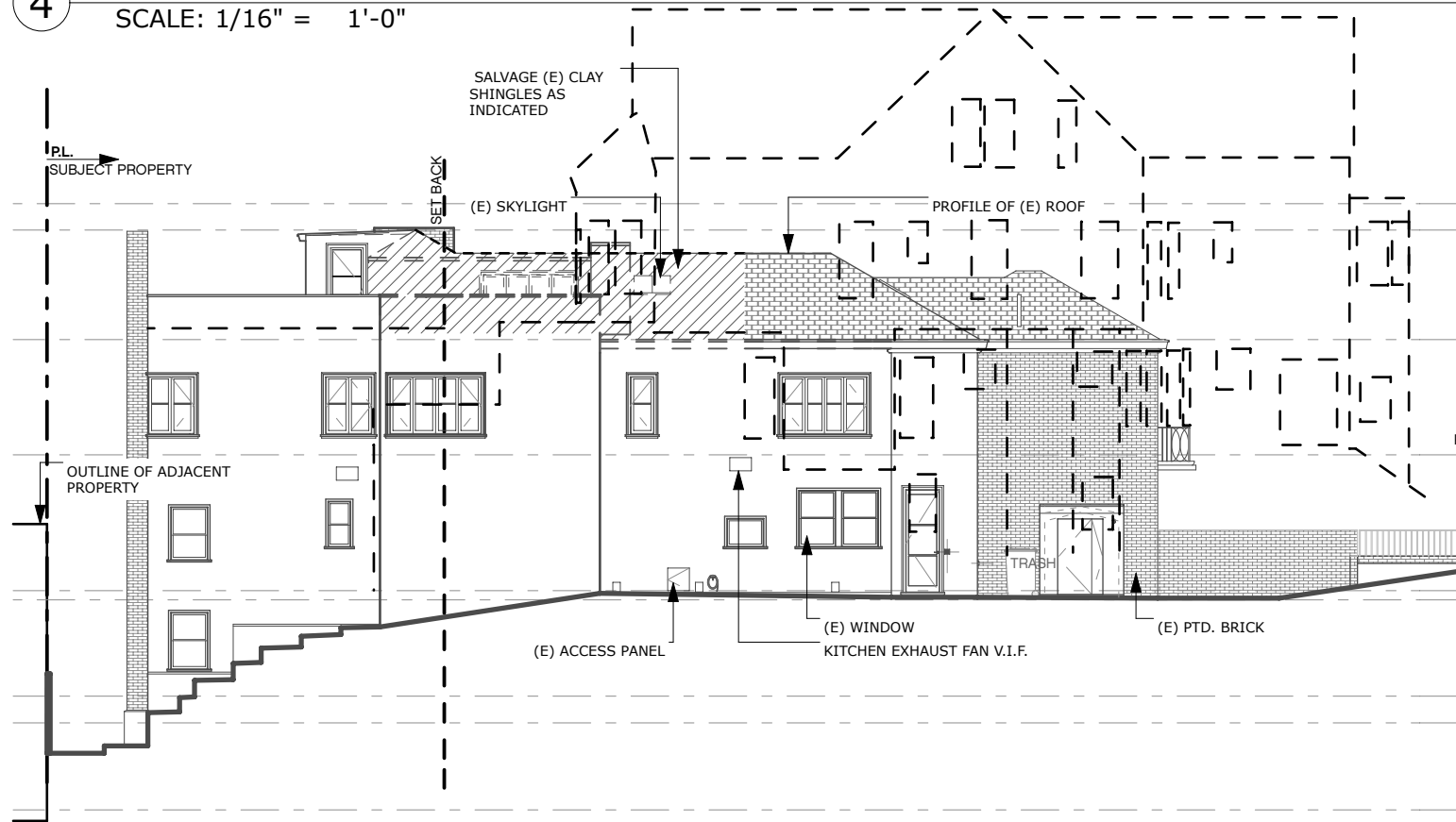
2 EAST ELEVATION
SCALE: 1/16" = 1'-0"

3 EXISTING SOUTH ELEVATIONS
SCALE: 1/16" = 1'-0"

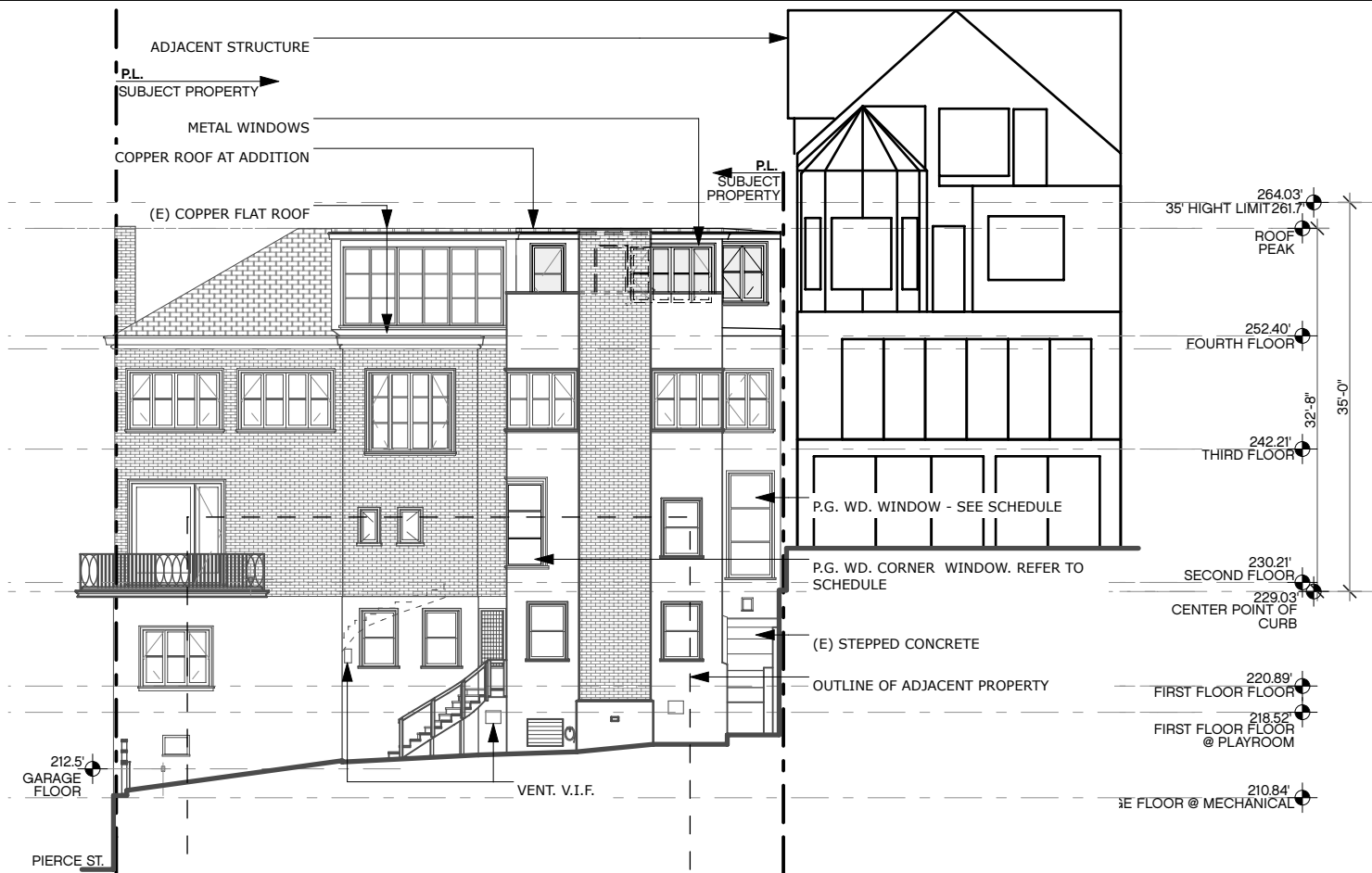
1 EXISTING EAST ELEVATION
SCALE: 1/16" = 1'-0"



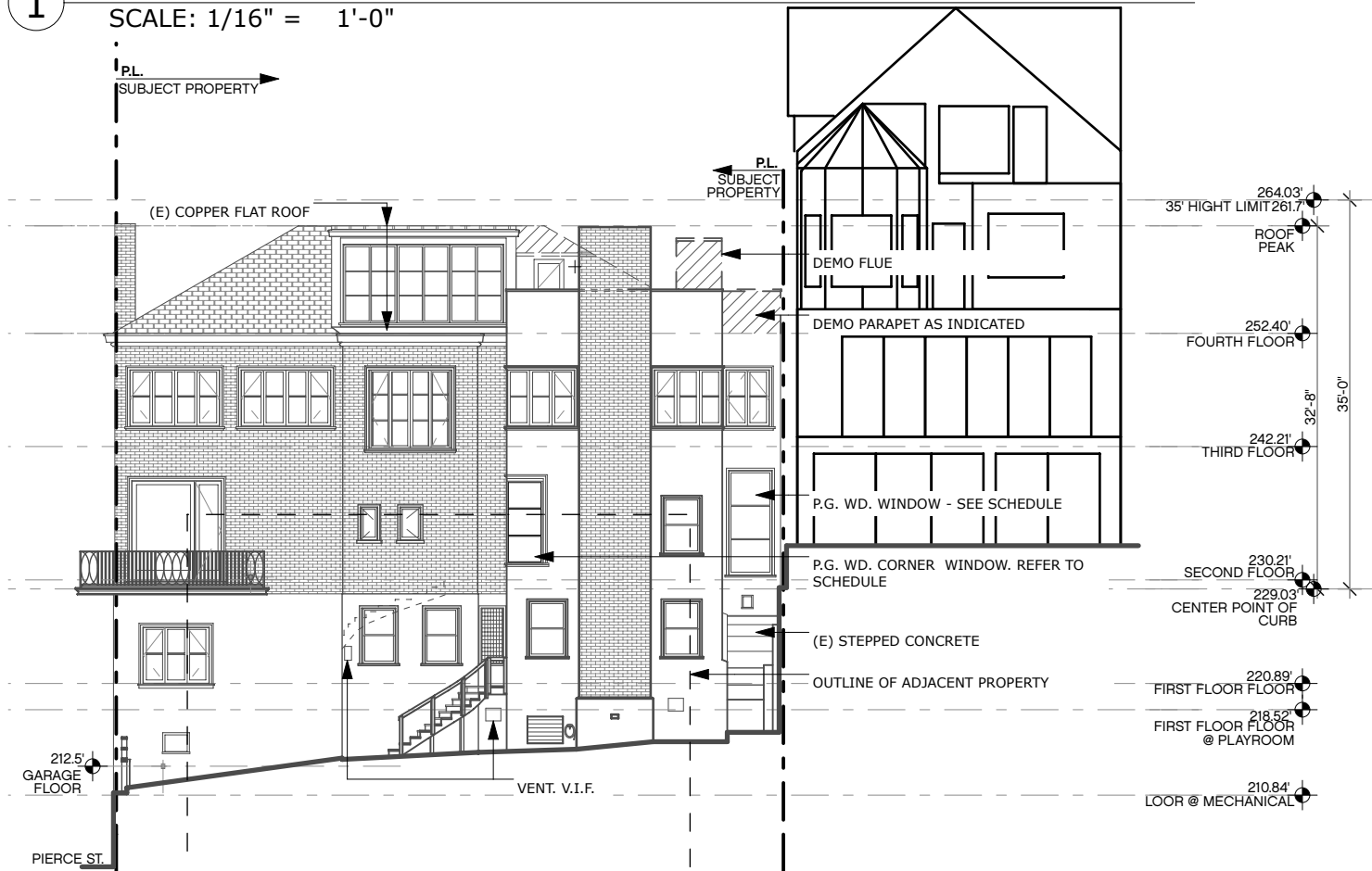
4 WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 EXISTING WEST ELEVATION
SCALE: 1/16" = 1'-0"



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



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

