



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: FEBRUARY 21, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: February 7, 2019
Case No.: 2016-004967DRP
Project Address: 929 Diamond Street
Permit Application: 2016.0320.3515
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 6539/024
Project Sponsor: Michael Mullin, Architect
2059 Market Street #44
San Francisco, CA 94114
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project consists of a 3-story horizontal addition and vertical to the rear, and front façade alterations to an existing 2-story one-family house (confirm) to add a garage and a dwelling unit for a total of 4,107 square feet.

SITE DESCRIPTION AND PRESENT USE

The site is a 29' x 110' lateral sloping lot with an existing 3-story, 2,106 s.f. one-family house built in 1905.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Diamond has a well-defined mid-block open space with the main rear building walls aligning, but with a variety of one- and two-story extensions into the rear yards. The street face consists of 3-story wood clad houses with pitched roof and front setbacks to accommodate raised stair entries.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	October 15, 2018 – November 14, 2018	11.14. 2018	2.21.2019	98 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	February 1, 2019	February 1, 2019	20 days
Mailed Notice	20 days	February 1, 2019	February 1, 2019	20 days
Online Notice	20 days	February 1, 2019	February 1, 2019	20 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

DR REQUESTORS

Simon Goldrei and Jennifer Cohn-Goldrei of 935 Diamond St., adjacent neighbors to the South of the proposed project.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

1. Building is not massed or articulated with respect to light, air, and privacy. In particular: 1) the location of south facing windows; and 2) the balcony that extends beyond the buildable area negatively impacts privacy.
2. Building is out of scale with other buildings at the rear and extends into the mid-block open space.

See attached *Discretionary Review Applications*, dated November 14, 2018.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Residential Design Team (RDAT) recommendations enumerated below, in relation to building massing at the rear to address issues related to scale, light and privacy.

See attached *Response to Discretionary Review*, dated December 7, 2018.

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

1. The two upper floors which are setback 10'-7" from the adjacent neighbors' (DR requestors') South property line are articulated and massed to ameliorate impacts to light air and privacy. The step-out balcony on the upper floor is within the buildable area and is minimally sized and angled to alleviate impacts to privacy and light.
2. The building is setback on the North property line and is reduced considerably along the south side by a 10'-7" setback. This articulates the building to maintain appropriate scale and visual access of the mid-block open space from the two adjacent neighbors.

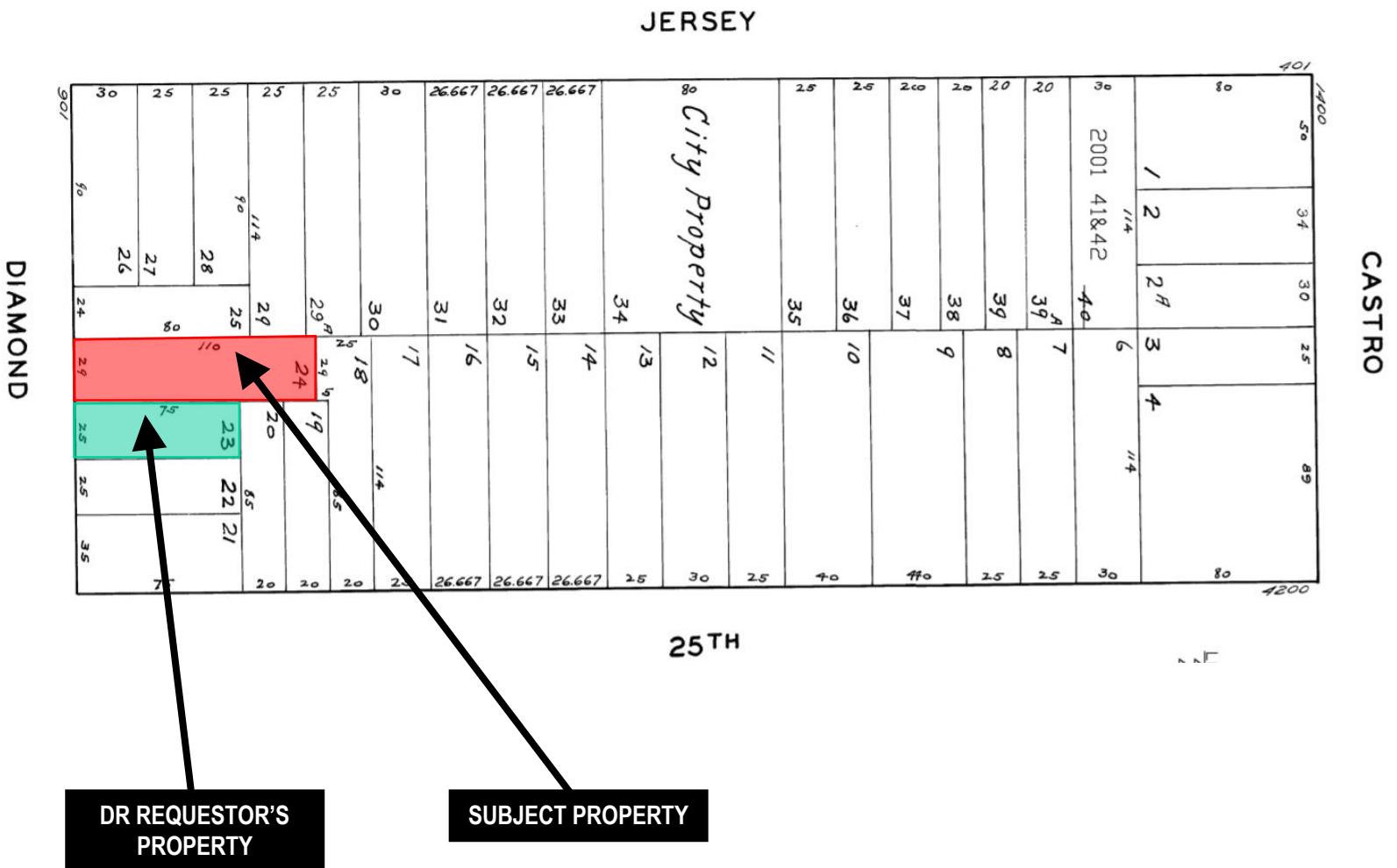
RECOMMENDATION:	Do not take DR and approve project as proposed
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application dated December 7, 2018
Reduced Plans

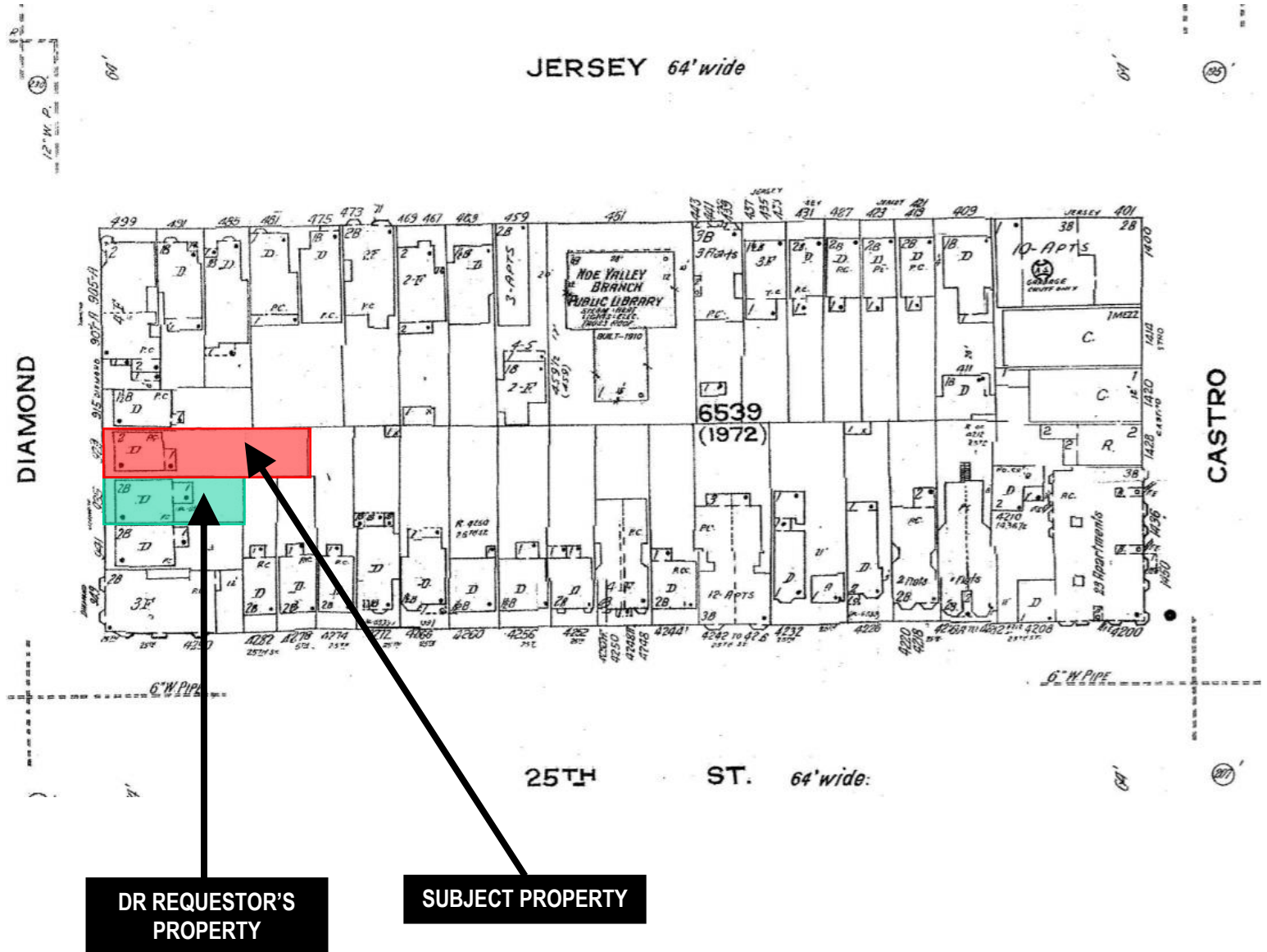
Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2016-004967DRP
929 Diamond Street

Sanborn Map*

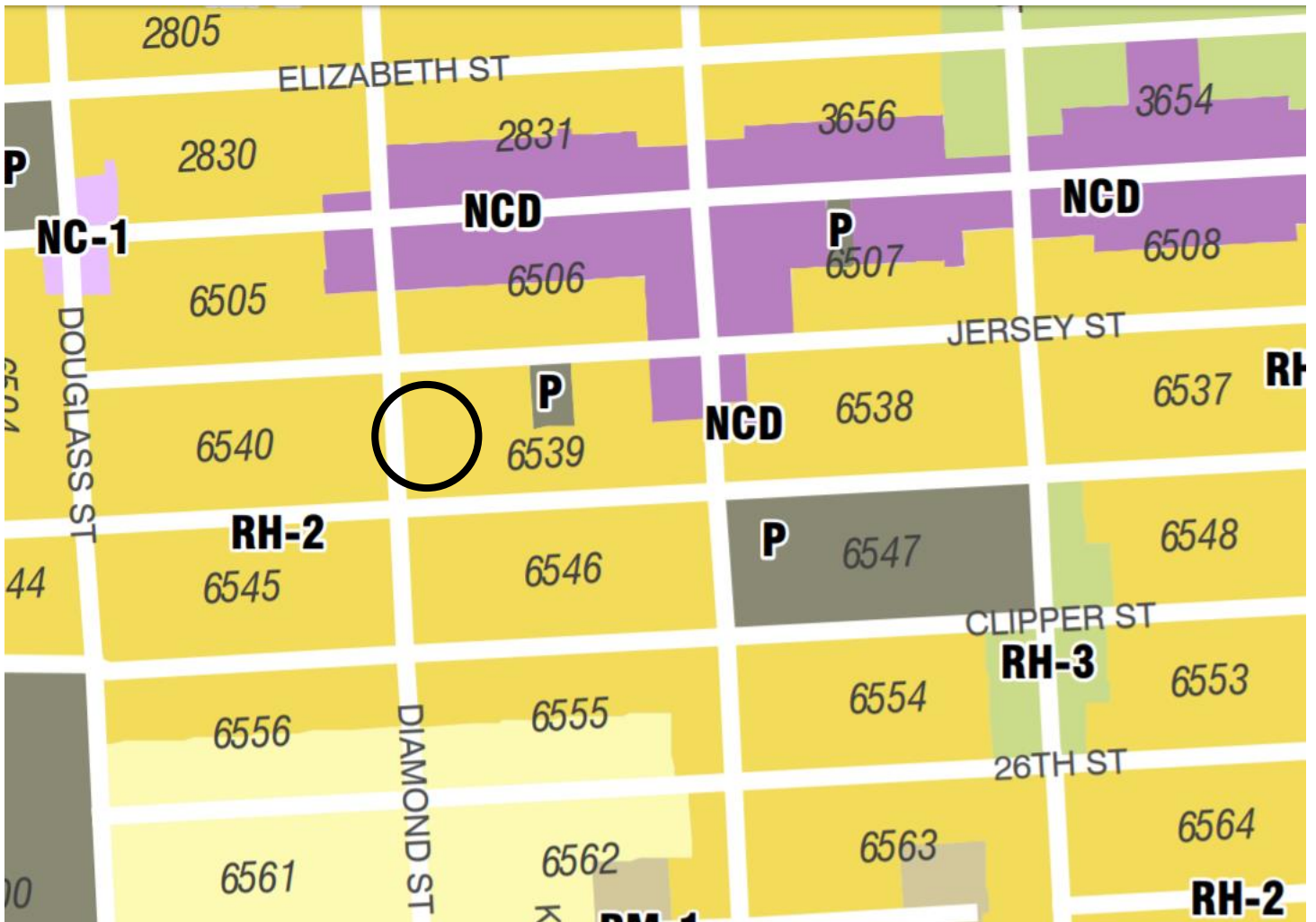


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



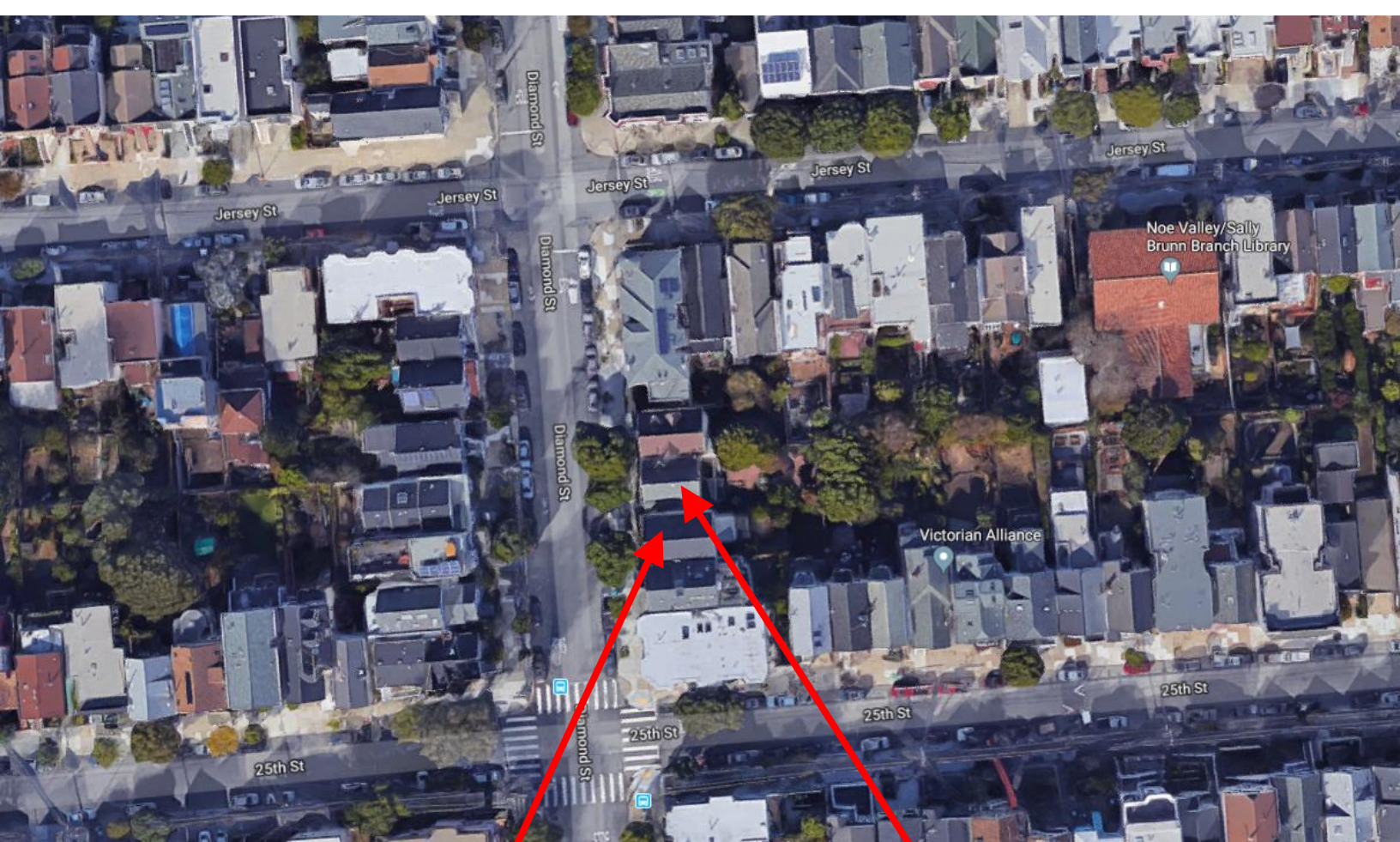
Discretionary Review Hearing
Case Number 2016-004967DRP
929 Diamond Street

Zoning Map



Discretionary Review Hearing
Case Number 2016-004967DRP
929 Diamond Street

Aerial Photo

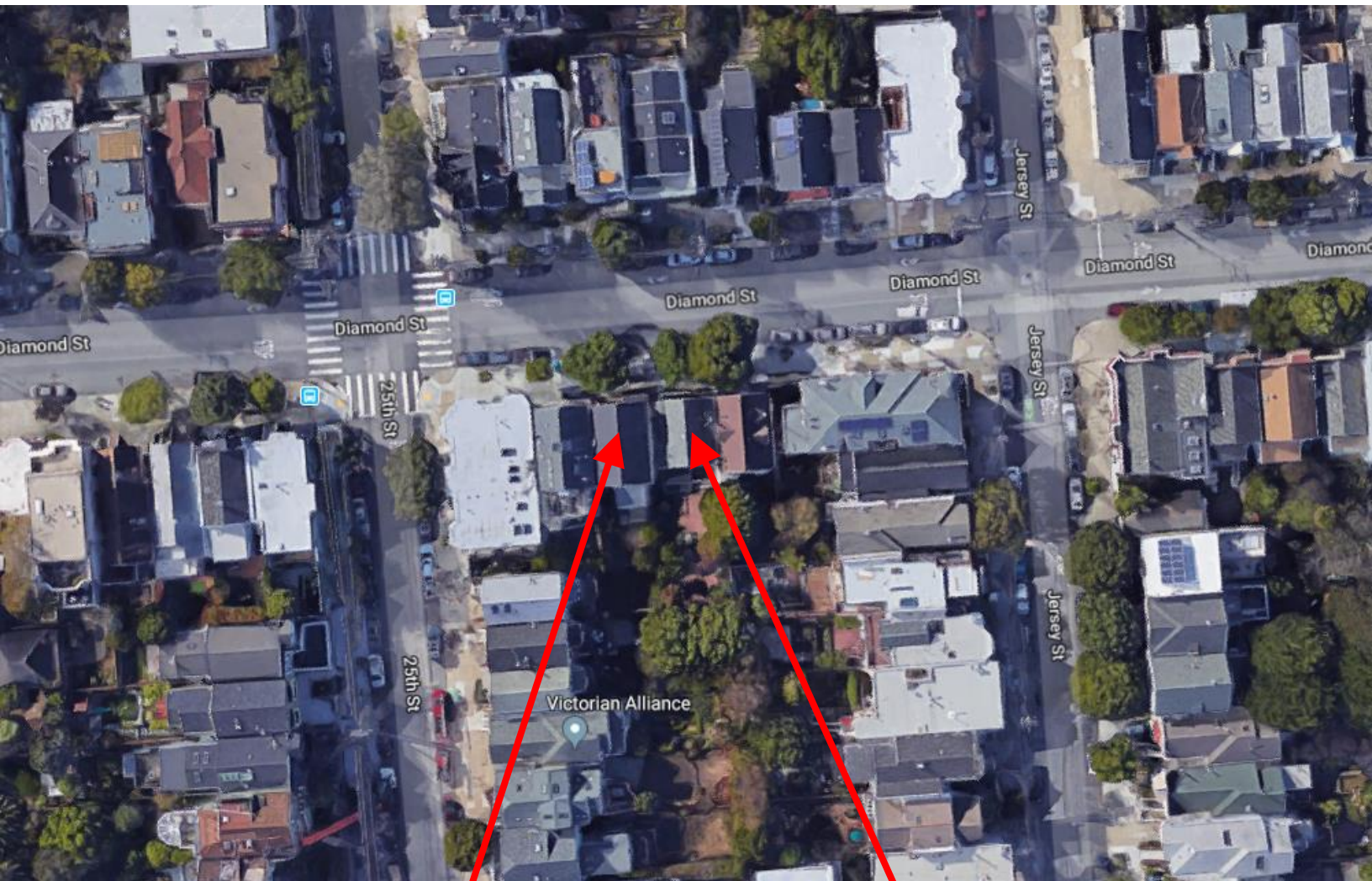


**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Aerial Photo

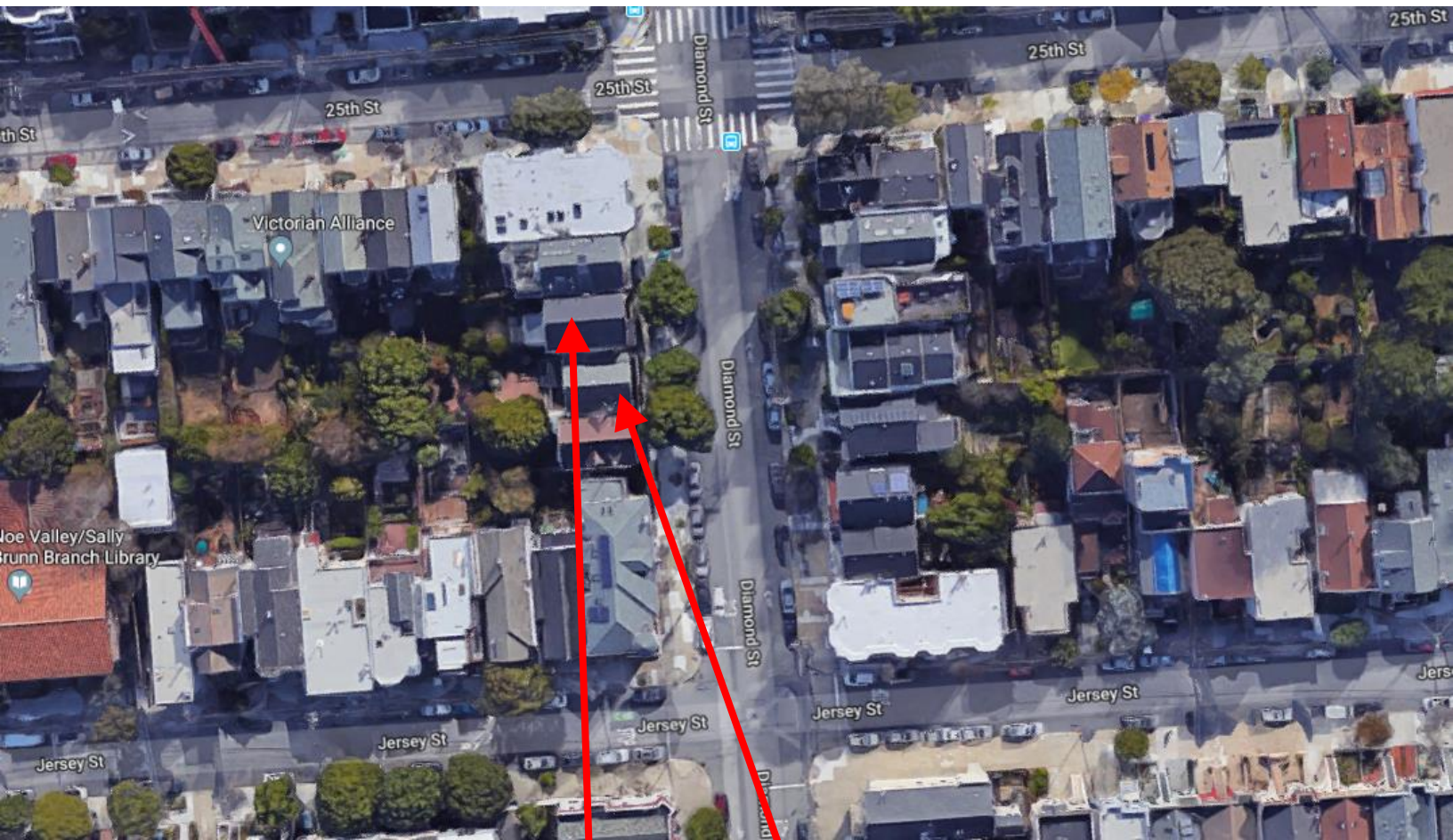


**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Aerial Photo



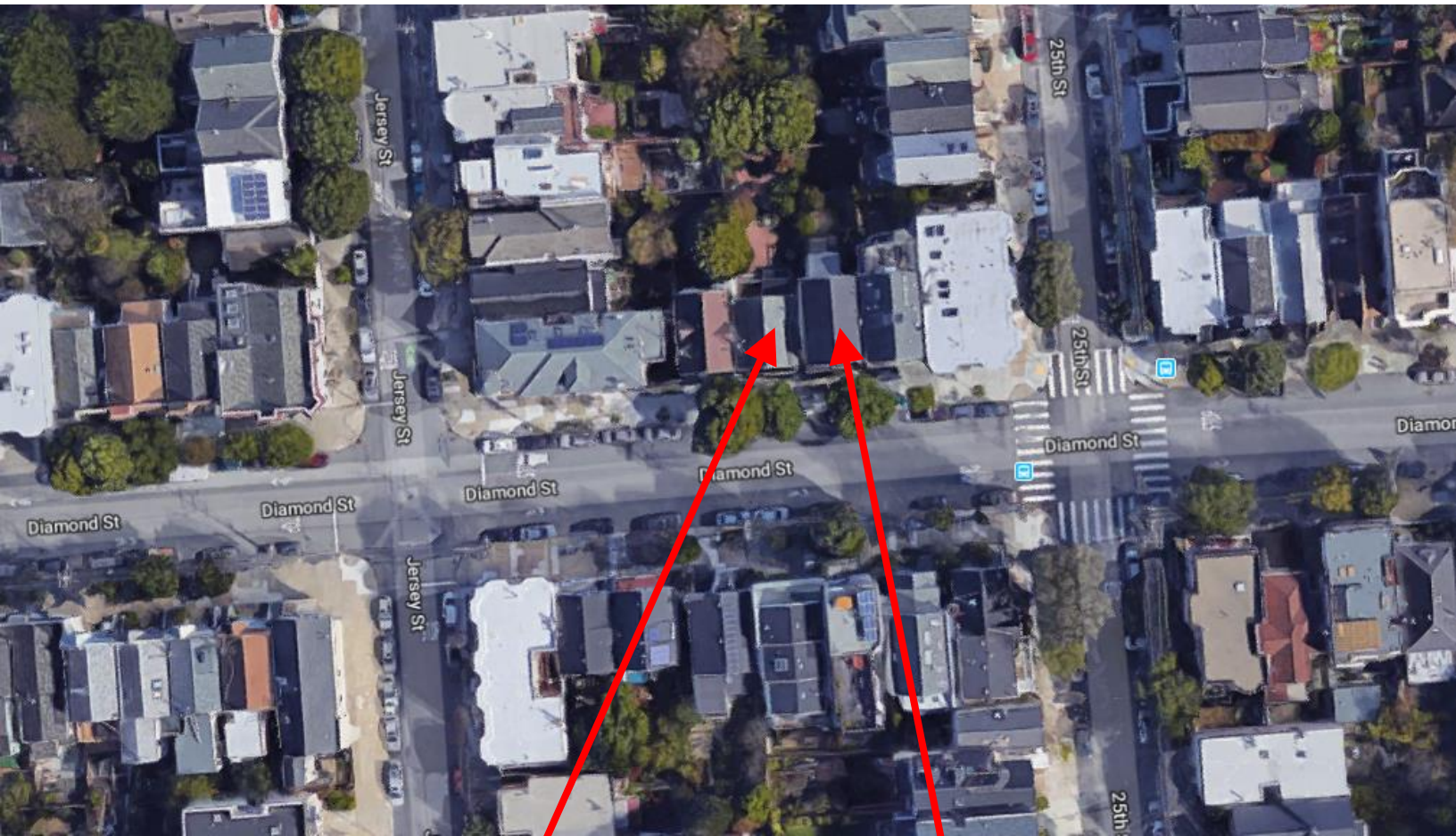
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2016-004967DRP
929 Diamond Street

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2016-004967DRP
929 Diamond Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2016-004967DRP
929 Diamond Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **March 30, 2016**, the Applicant named below filed Building Permit Application No. **2016.03.30.3516** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	929 Diamond Street	Applicant:	Michael Mullin, Architect
Cross Street(s):	Jersey and 25th Streets	Address:	2059 Market Street #44
Block/Lot No.:	6539/024	City, State:	San Francisco, CA 94114
Zoning District(s):	RH-2/40-X	Telephone:	415-626-1190
Record No.:	2016-004967PRJ	Email:	michael@michaelmullin.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input checked="" type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	6 feet 10 inches	No Change
Side Setbacks	Right: 3 feet 9 inches Left: None	Right: None Left: No Change
Building Depth	39 feet 9 inches	53 feet 8 inches
Rear Yard	65 feet 9 inches	49 feet 6 inches
Building Height	26 feet to midpoint of pitched roof	No Change
Number of Stories	Three	No Change
Number of Dwelling Units	One	Two
Number of Parking Spaces	None	Two
PROJECT DESCRIPTION		
The proposal includes vertical and horizontal rear additions to an existing two-story single-family residence. The proposal also includes interior renovations, adding a garage and a new unit on the ground level, and rear decks.		
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: Veronica Flores
Telephone: (415) 575-9173
E-mail: veronica.flores@sfgov.org

Notice Date: 10/15/18
Expiration Date: 11/14/18

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

Incomplete applications will not be accepted.

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
929 Diamond Street		6539/024	
Case No.	Permit No.	Plans Dated	
2016-004967ENV	201603303516	07/27/2016	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Interior renovations and remodel to an existing 3-story single family home. Addition of a new dwelling unit and garage. Facade changes.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Erica Russell <div style="float: right; font-size: small;"> Digitally signed by Erica Russell DN: cn=Erica Russell, o=Environmental Planning, ou=City Planning, email=erica.russell@sfplanning.org, c=US Date: 2018.09.14 15:35:27 -0700 </div>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____
<input checked="" type="checkbox"/>	10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> <input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C a. Per HRER dated: <u>Per PTR form dated 11/8/16</u> <i>(attach HRER)</i> b. Other <i>(specify)</i> :
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature: Natalia Kwiatkowska <small>Digitally signed by Natalia Kwiatkowska DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Natalia Kwiatkowska, email=Natalia.Kwiatkowska@sfgov.org Date: 2016.11.28 10:58:48 -0800</small>	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i> : <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Natalia Kwiatkowska Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Natalia Kwiatkowska <small>Digitally signed by Natalia Kwiatkowska DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Natalia Kwiatkowska, email=Natalia.Kwiatkowska@sfgov.org Date: 2016.11.28 11:00:00 -08'00'</small>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

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

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	11/8/2016
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PROJECT INFORMATION:		
Planner:	Address:	
Natalia Kwiatkowska	929 Diamond Street	
Block/Lot:	Cross Streets:	
6539/024	Jersey & 25th Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2016-004967ENV

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:	7/27/16
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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: Supplemental Information for Historic Resource Determination prepared by VerPlanck Historic Preservation Consulting (dated June 2, 2016).	
Proposed Project: Interior renovations and remodel to an existing three-story, single-family home including addition of a new dwelling unit, a garage, and facade changes.	

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

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

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

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by VerPlanck Historic Preservation Consulting (dated June 2, 2016) and information found in the Planning Department files, the subject property at 929 Diamond Street contains a one-and-a-half-story, wood-frame, single-family dwelling designed in the vernacular style with Classical Revival influences. The building was constructed in 1910 (source: original building permit) by builders Tomnitz & Merilees. The house features an angled bay and side porch at the front facade, clad in flush wood siding at the primary facade and rustic channel siding at the sides and rear, capped by a front-facing gable roof. The original owner and occupant was Margaret M. Moore, a widow, who resided in the house with her son Albert. Known exterior alterations to the property include: repairs to the front porch, steps and concrete footing (1958), raising the foundation, repairs to the rear stairs, repairs to the front porch, and removal of cladding (1969), window replacement at the rear facade (1983), raising the roof at the rear of the house (2004), and replacement of four non-original windows at the side and rear facades (2005).

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 is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The subject property is an example of a simple early 20th century building with Classical Revival influences.

The subject property is located in the Noe Valley neighborhood and the area surrounding is composed primarily of one- to three-story, single- and multi-family dwellings constructed mostly in the late 19th and early 20th century. The subject block face exhibits a great variety of scale, massing, and architectural styles including Italianate, Queen Anne, and Classical Revival. The subject property is located within the boundaries of a previously identified historic district that was identified by the Planning Department as part of a reconnaissance survey of Noe Valley. Upon further review, it appears the potential historic district does not include the subject block face, the potential historic district is centered on Jersey Street between Castro and Douglass Streets.

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

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-28-16

SUPPLEMENTAL INFORMATION FORM

929 Diamond Street

San Francisco, California



June 2, 2016

Prepared by

Ver **Planck**
HISTORIC PRESERVATION CONSULTING

San Francisco, California



San Francisco
Planning

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

PROJECT APPLICATION RECORD NUMBER (PRJ)

2016-004967DRP

RECEIVED

NOV 14 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

Discretionary Review Requestor's Information

Name: Jennifer Cohn-Goldrei & Simon Goldrei
Address: 935 Diamond St.
Email Address: sgoldrei@me.com
Telephone: (831) 332-0817

Information on the Owner of the Property Being Developed

Name: Michael Mullin, Architect
Company/Organization: Michael Mullin, Architect
Address: 2059 Market St. #44
Email Address: michael@michaelmullin.com
Telephone:

Property Information and Related Applications

Project Address: 929 Diamond Street
Block/Lot(s): 6539/024
Building Permit Application No(s): 2016-004967PRJ 2016-63-20-3516

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- The proposed plan has been revised five times since the Neighborhood Outreach meeting. In these revisions significant and adverse changes have been made without any communication from the Project Sponsor, Applicant or the Planning Department.
- None of the points/concerns raised at Neighborhood Outreach have been ameliorated.
- Project Applicant has not lived at the property for more than five years and has offered no opportunity to discuss our concerns in person.

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

SEE ATTACHMENT A

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

SEE ATTACHMENT B

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?

- Notable expansion of proposed plans occurred since neighborhood outreach, now comprising of almost 5,000sqft in building area. The circumstances noted in Q1 have exacerbated in-kind. Project Sponsor and Applicant have made no communication after neighborhood outreach to mediate or ameliorate concerns noted at that meeting.

- Most straightforward approach, to respond to circumstances, is to eliminate the proposed eastward extension.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The information presented is true and correct to the best of my knowledge.
- b) Other information or applications may be required.

Simon Goldrei 11/14/2018
Signature
Simon Goldrei
Name (Printed)
sgoldrei@me.com
Email
Adjacent Neighbor
Relationship to Project
(i.e. Owner, Architect, etc.)
(831) 332-0817
Phone

RECEIVED

NOV 14 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

For Department Use Only

Application received by Planning Department:

By: Kurt Buta

Date: 11/14/18

ATTACHMENT A

- Conflicts with Residential Design Guidelines -

- §3; Light “Provide setbacks on the upper floors of the building.”

- §3; Privacy “Develop window configurations that break the line of sight between houses”

- §3; Privacy “Incorporate landscaping and privacy screens into the proposal.”

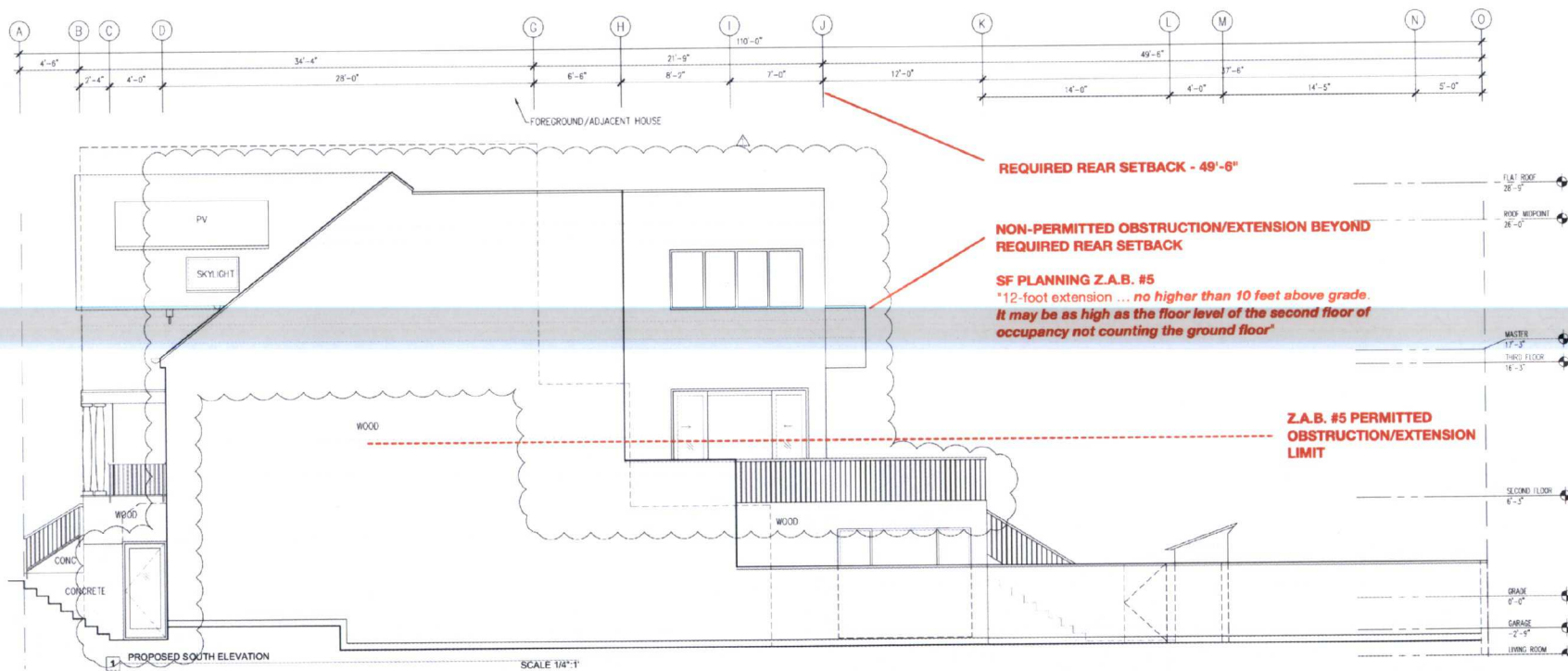
- §3; Privacy “Use translucent glazing such as glass block or frosted glass on windows and doors facing openings on abutting structures.”

- §3; Privacy “GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties.”

- §4; Building Scale at the Mid-Block Open Space “Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of the other buildings that define the mid-block open space. An out-of-scale rear yard addition can leave surrounding residents feeling “boxed-in” and cut-off from the mid-block open space.”

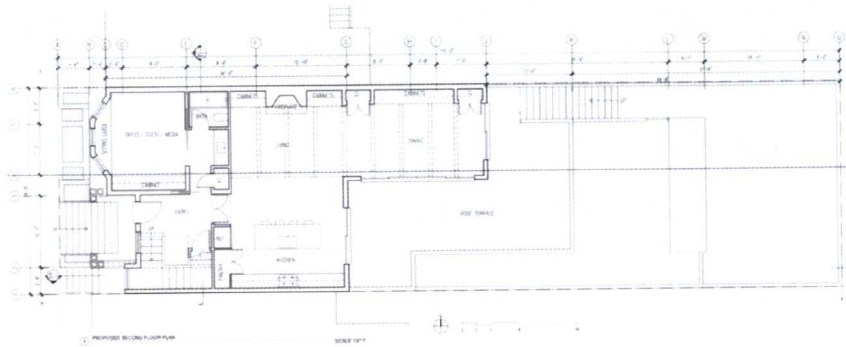
Continued. See page over.

- Zoning Administrator Bulletin No. 5 conflicts with "Roof Stone Terrace 312" at proposed 3rd floor - "12-foot extension ... no higher than 10 feet above grade. It may be as high as the floor level of the second floor of occupancy not counting the ground floor"

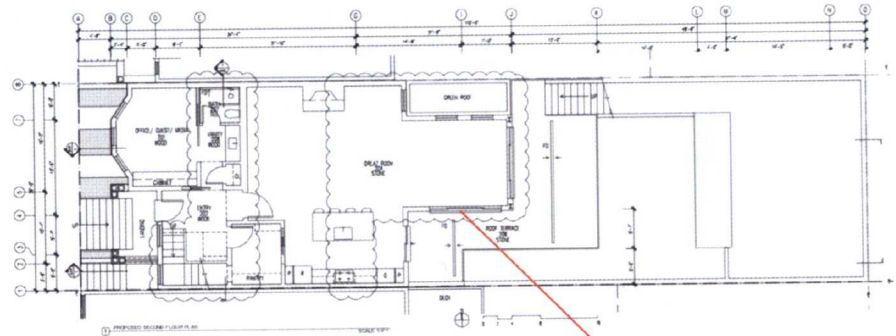


ATTACHMENT B

- Plan adversely, and unreasonably, affects privacy of our bedroom and primary living space.
- Places a blind wall directly in front of our bedroom. This blind wall was not present in outreach plan revision. This additional wall boxes in 935 Diamond with existing walls at south (941 Diamond) and now, proposed, north at 929 Diamond. Implementation unreasonably affects our home's utility, light and space.
- The accessible "Roof Stone Terrace 312" , unreasonably affects privacy. It is not a permitted 12-foot obstruction/extension into the required setback, per Z.A.B. #5. This design element not present in outreach plan revision.
- The proposed building adversely builds into the mid-block open space that characterizes our block and neighborhood of the city. The proposed shed will be the only structure within the communal open-space and is out-of-place.
- The massing and scale of this development is out of character with the adjacent properties. Plan provides no setbacks, from those required, at upper floors of building.

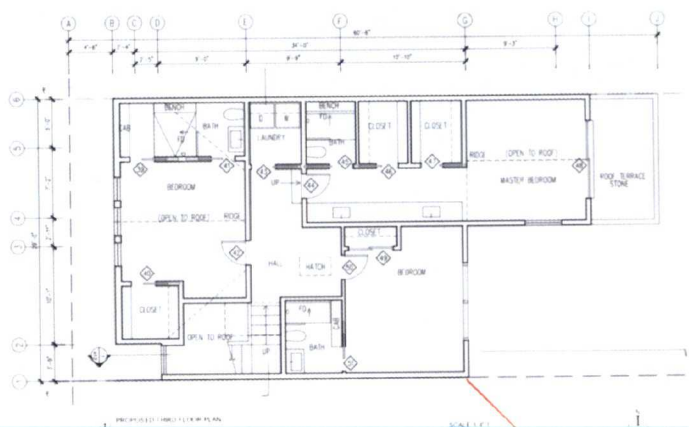


NEIGHBOURHOOD OUTREACH



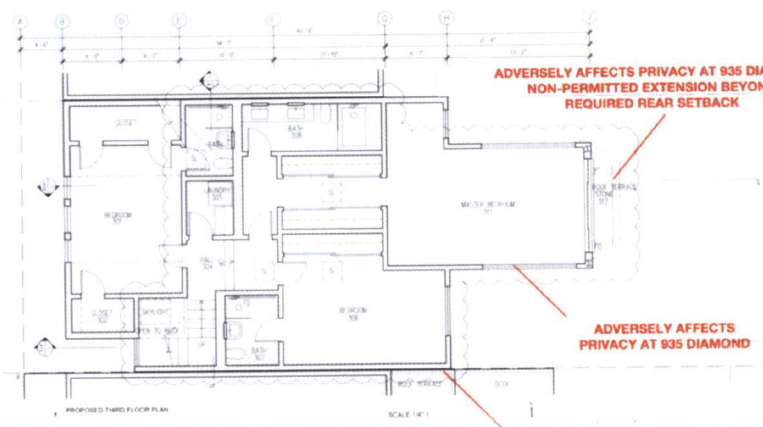
ADVERSELY AFFECTS
PRIVACY AT 935 DIAMOND

REVISION 5



NEIGHBOURHOOD OUTREACH

PREVIOUS REVISION ALIGNED
WITH 935 DIAMOND



REVISION 5

BLIND WALL BOXES IN 935 DIAMOND AT
NORTH, IN ADDITION TO (E) WALL AT
SOUTH WITH 941 DIAMOND



941 DIAMOND

EXISTING BLIND WALL

REQUESTOR
935 DIAMOND

SUBJECT PROPERTY
929 DIAMOND

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: 929 Diamond Street

Zip Code: 94114

Building Permit Application(s): 2016.0330.3516

Record Number: 2016-004967DRP

Assigned Planner: Veronica Flores

Project Sponsor

Name: Michael Mullin Architect

Phone: 415-626-1190

Email: Michael@MichaelMullin.com

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.)

The proposal has a south side setback on the 2nd and 3rd floor over 10', and on 1st floor 5'; the subject property shares the south property line with the requestor. These setbacks are not required by zoning code but correspond to the requestor's concerns expressed in the pre-application meeting. The third floor balcony is a bay, a permitted obstruction in rear yard setbacks. Our shed is 8' tall, typical of rear yard sheds. The subject property lot is 110' deep.

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.

Prior to filing we created south setbacks. After filing we were directed by Planning to create a new 5' setback along the north side property line. For the sake of privacy we originally had solid parapet walls around the roof terraces which we were directed to make open rails, for the sake of open-ness. We had a roof terrace that we were directed to remove for the sake of privacy. After filing the owner of the subject property felt it was more neighborly to lower our proposed 10' fences to 6'.

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.

There is nothing unusual about our proposal. Being at the end of the block, neighbors look in from 3 sides, there is no privacy. The requestor has back decks or terraces on all 4 stories of their home. Being to the north of the requestor, this proposal has no meaningful impact on requestor's light. Where we do have a property line wall facing the requestor it enhances privacy on both sides. The applicant has a multi-generational family; creating a house that they could share has meaning.

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	2
Occupied Stories (all levels with habitable rooms)	3	3
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	0	2
Bedrooms	2	5
Height	26'	26'
Building Depth	40'	1:68', 2&3:56'
Rental Value (monthly)	unknown	unknown
Property Value	unknown	unknown

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

Signature:

Michael Mullin Architect

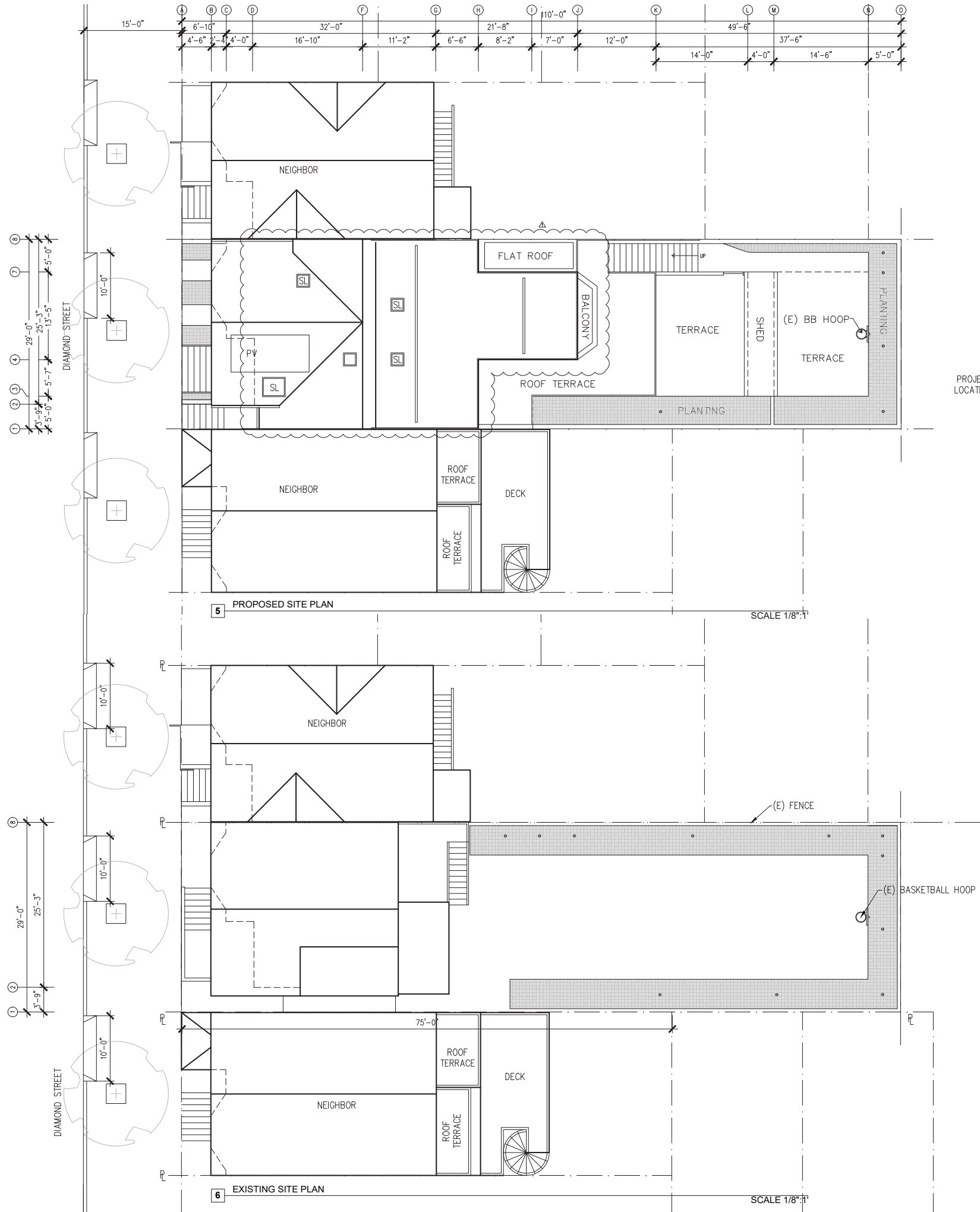
Printed Name:

Date:

12.7.18

- ☐ 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.



FIELD VERIFY DIMENSIONS



Michael Mullin Architect
2059 Market Street #44
San Francisco CA 94114
p 415.626.1190
www.michaelmullin.com

REVISIONS	BY
11/01/17 - PLANNING REVISIONS	

ADDRESS: 929 DIAMOND ST
PARCELS (BLOCK/LOT): 6539/024
YEAR BUILT: 1905
(E) BUILDING AREA: 2106 SF
INTERIOR 2106 SF
PORCH/ROOF TERRACE 203 SF
ADDED BUILDING AREA: 2001 SF
INTERIOR 681 SF
PORCH/ROOF TERRACE 681 SF
TOTAL BUILDING AREA: 4107 SF
INTERIOR 884 SF
PORCH/ROOF TERRACE 884 SF
PARCEL AREA: 3190 SF
EXISTING UNITS: 1
PROPOSED UNITS: 2
STORIES: 3
CONSTRUCTION TYPE: V-B
OCCUPANCY: R3
ZONING: RH2
HEIGHT AND BULK: 40X

PROJECT INFO

SCOPE OF WORK:

- ADD GARAGE.
- CREATE FIRST FLOOR UNIT.
- ENLARGE / RENOVATE UNIT ON SECOND AND THIRD FLOORS..

SCOPE OF WORK

- A0 COVERSHEET, SITE PLAN
A1 EXISTING AND PROPOSED FIRST FLOOR/SITE PLANS
A2 EXISTING AND PROPOSED SECOND FLOOR PLANS
A3 EXISTING AND PROPOSED THIRD FLOOR PLANS
A4 NOT USED
A5 EXISTING AND PROPOSED ROOF PLANS
A6 EXISTING AND PROPOSED EAST ELEVATION
A7 EXISTING AND PROPOSED WEST ELEVATION
A8 EXISTING AND PROPOSED SOUTH ELEVATION
A9 EXISTING AND PROPOSED NORTH ELEVATION
A10 EXISTING AND PROPOSED SECTION A
A11 EXISTING AND PROPOSED SECTION B
A12 PROPOSED SECTION C
A13 WINDOW DETAILS
A18 3D PERSPECTIVES

INDEX

REMODEL / ADDITION
929 DIAMOND ST
SAN FRANCISCO, CA
94114

OWNER
SANDEEP AJI
62 ROCKAWAY AVE
SAN FRANCISCO, CA 94127

SITE PLAN

DATE: 7/11/2018
SCALE: AS INDICATED
JOB: 929 DIAMOND STREET
SHEET:

A0



Michael Mullin Architect
2059 Market Street #44
San Francisco CA 94114
p 415.626.1190
www.michaelmullin.com

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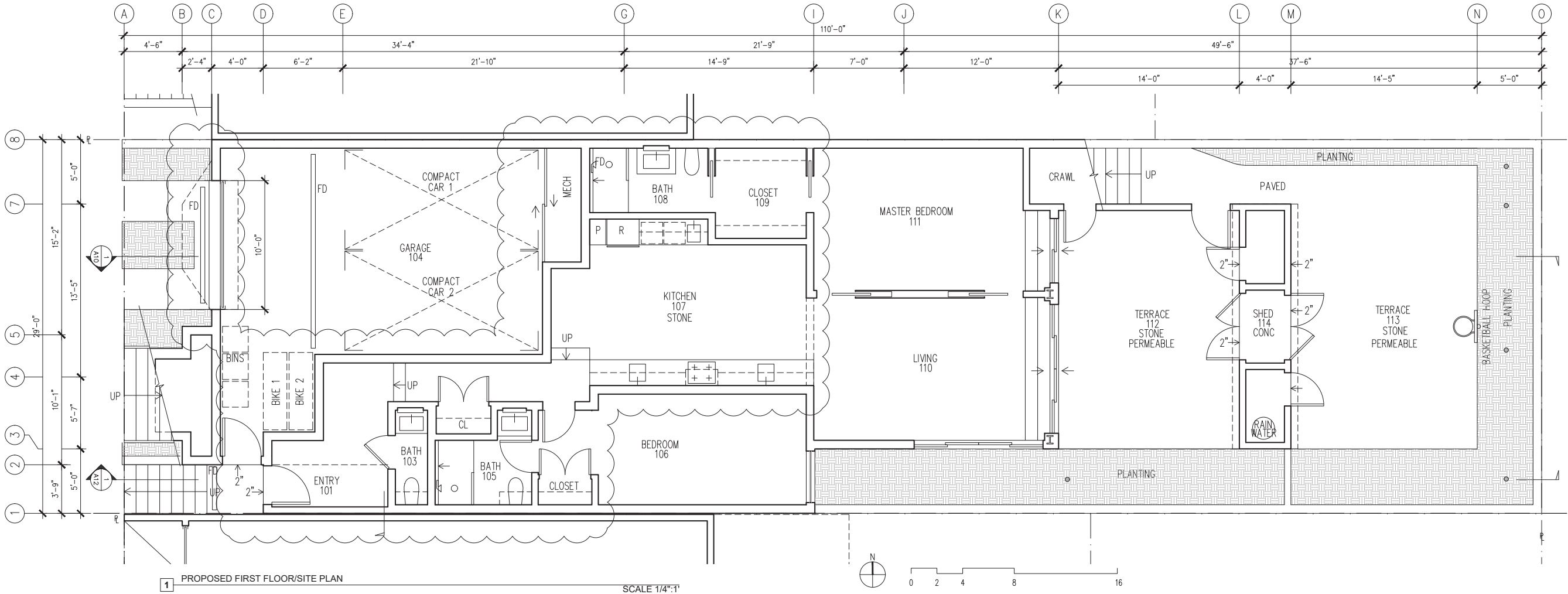
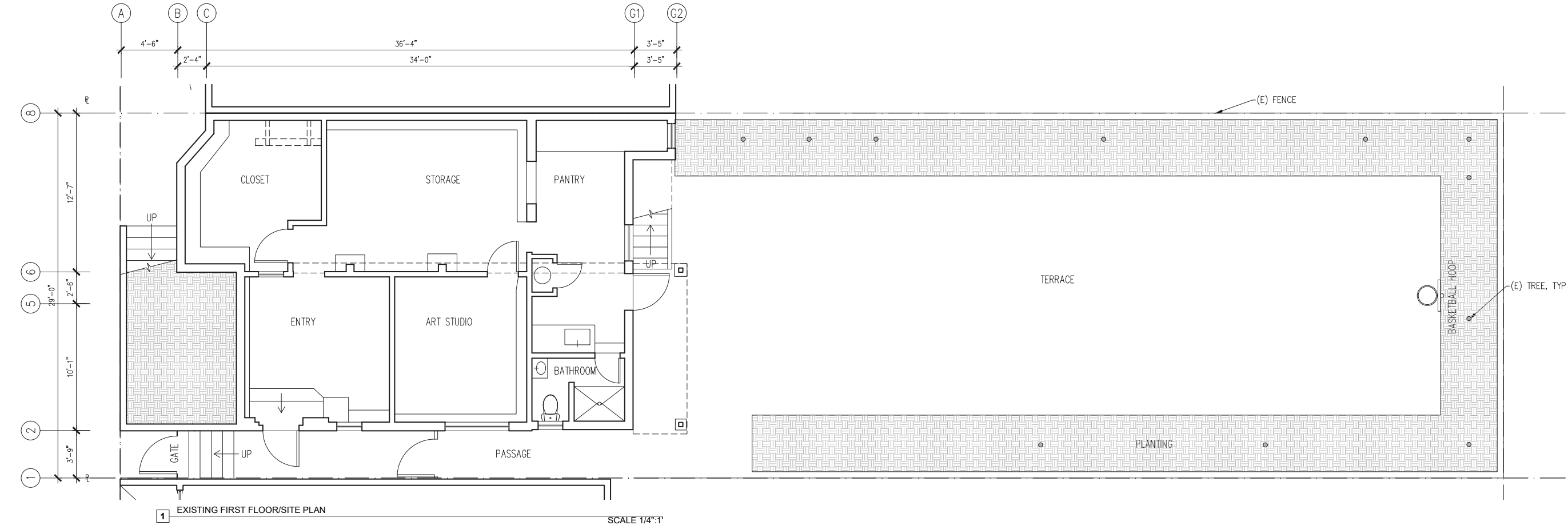
REMODEL / ADDITION
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94114

OWNER
SANDEEP AJI
62 ROCKAWAY AVE
SAN FRANCISCO, CA 94127

FIRST FLOOR AND SITE PLAN

DATE: 7/11/2018
SCALE: 1/4"=1'-0"
JOB: 929 DIAMOND STREET
SHEET:

A1



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2059 Market Street #44
San Francisco CA 94114
p 415.626.1190
www.michaelmullin.com

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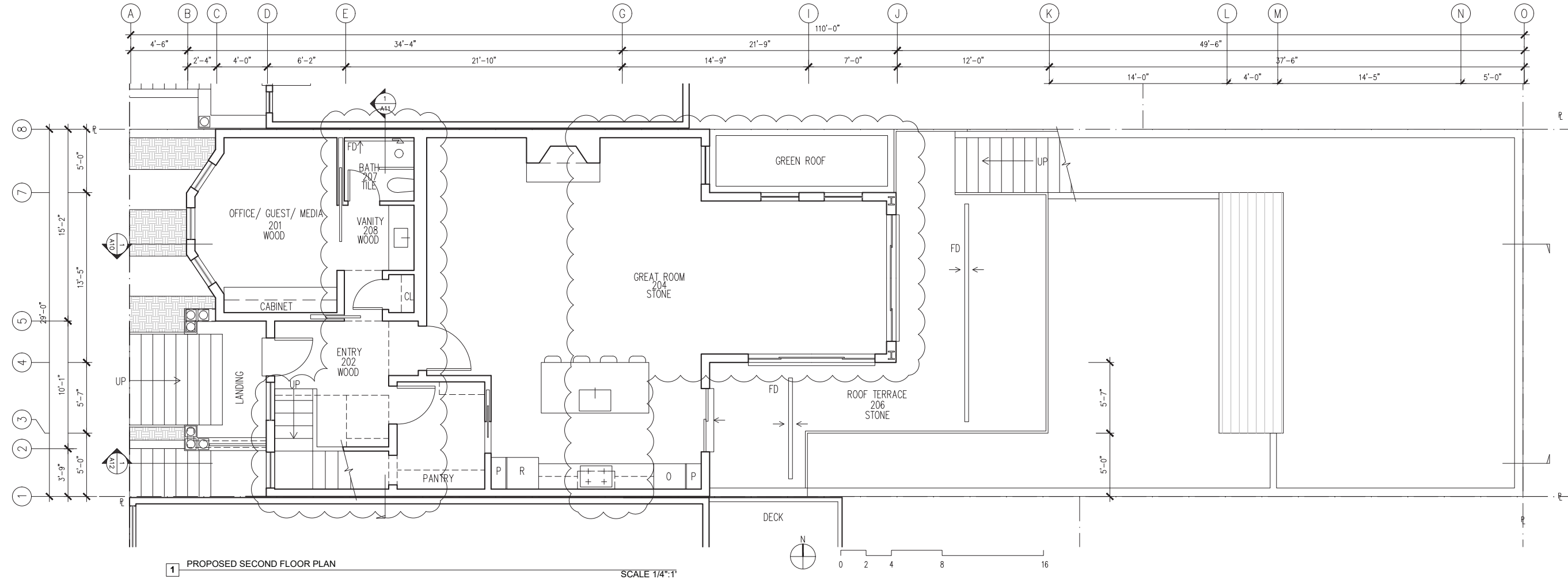
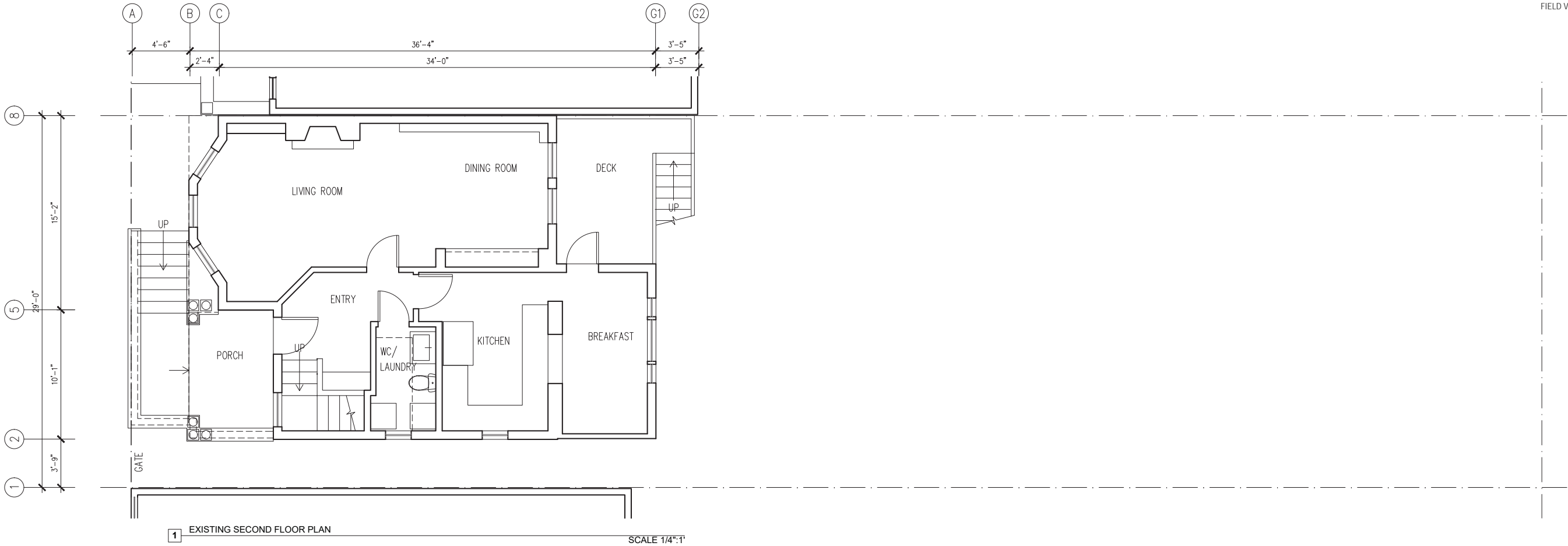
REMODEL / ADDITION
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OWNER
SANDEEP AJI
62 ROCKAWAY AVE
SAN FRANCISCO, CA 94127

SECOND FLOOR

DATE: 7/11/2018
SCALE: 1/4"=1'-0"
JOB: 929 DIAMOND STREET
SHEET:

A2



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2059 Market Street #44
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p 415.626.1190
www.michaelmullin.com

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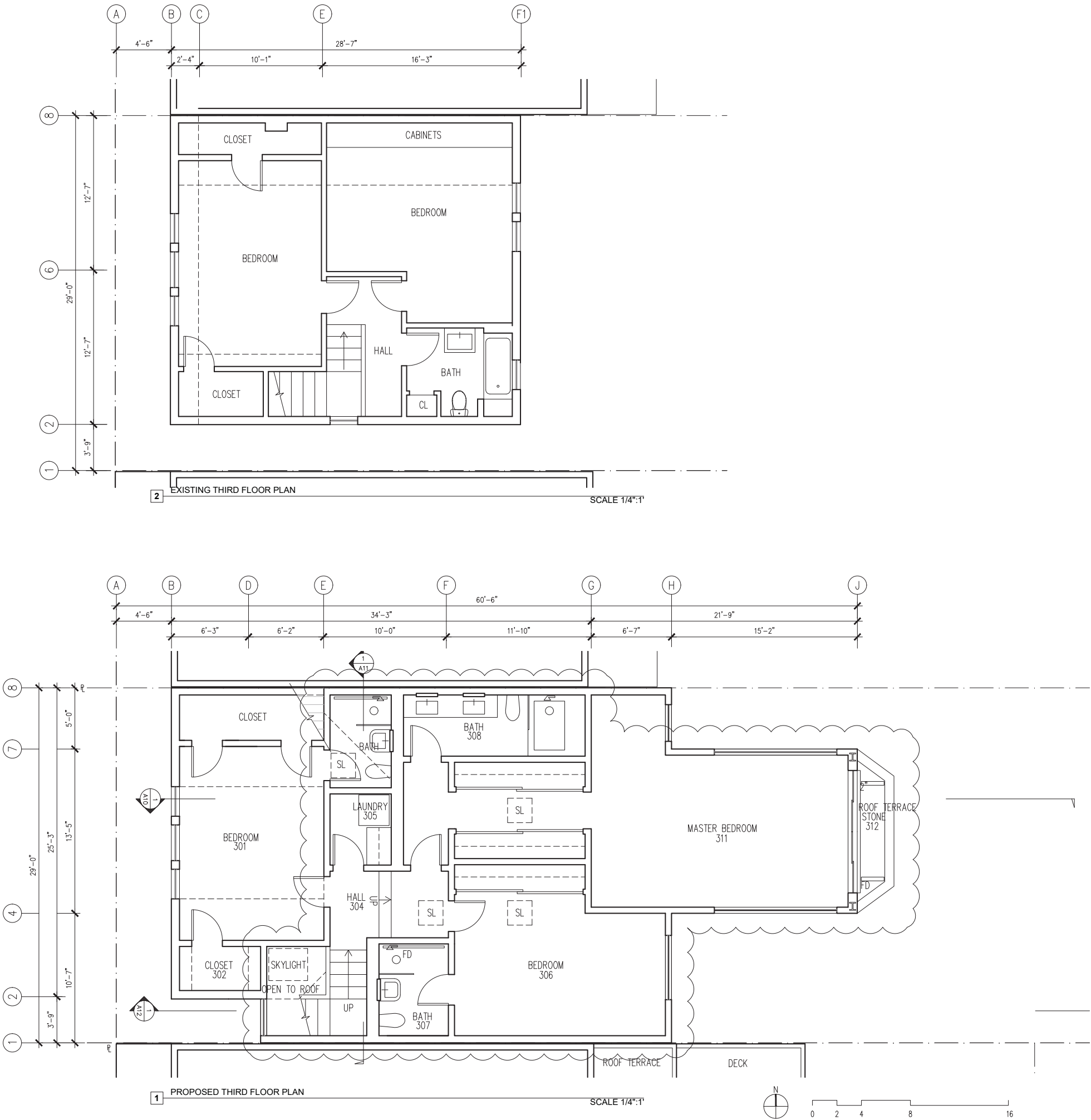
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94114

OWNER
SANDEEP AJI
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THIRD FLOOR

DATE: 7/11/2018
SCALE: 1/4":1'-0"
JOB: 929 DIAMOND STREET
SHEET:

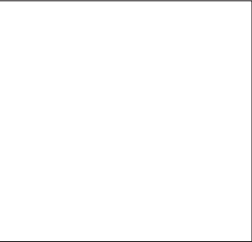
A3





Michael Mullin Architect
2059 Market Street #44
San Francisco CA 94114
p 415.626.1190
www.michaelmullin.com

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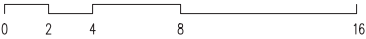
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94114

OWNER
SANDEEP AJI
62 ROCKAWAY AVE
SAN FRANCISCO, CA 94127

EAST ELEVATION

DATE: 7/11/2018
SCALE: 1/4"=1'-0"
JOB: 929 DIAMOND STREET
SHEET:

A6





Michael Mullin Architect
2059 Market Street #44
San Francisco CA 94114
p 415.626.1190
www.michaelmullin.com

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62 ROCKAWAY AVE
SAN FRANCISCO, CA 94127

WEST ELEVATION

DATE: 7/11/2018
SCALE: 1/4"=1'-0"
JOB: 929 DIAMOND STREET
SHEET:

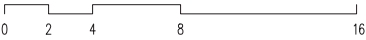
A7



2 EXISTING WEST ELEVATION
SCALE 1/4"=1'



1 PROPOSED WEST ELEVATION
SCALE 1/4"=1'

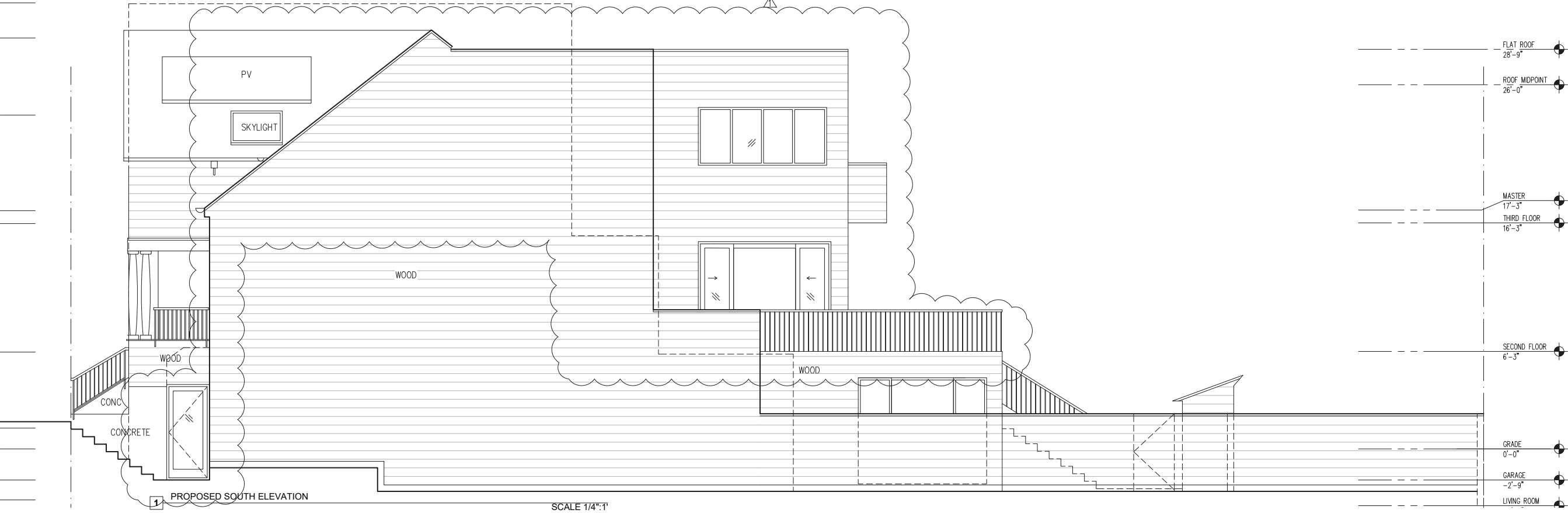
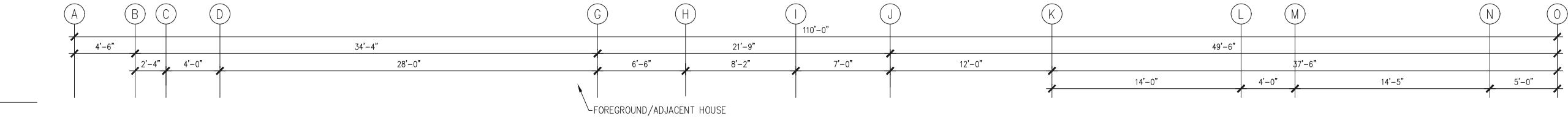
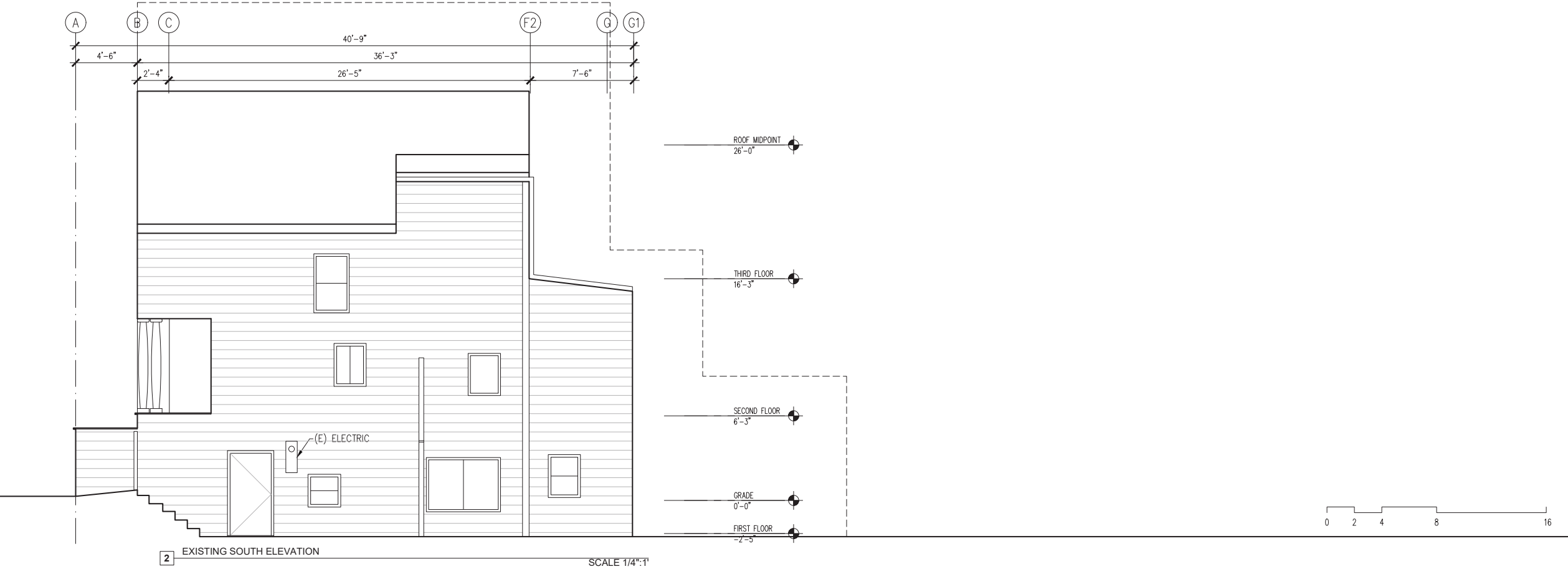


FIELD VERIFY DIMENSIONS



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SAN FRANCISCO, CA
94114

OWNER
SANDEEP AJI
62 ROCKAWAY AVE
SAN FRANCISCO, CA 94127

SOUTH ELEVATION

DATE: 7/11/2018
SCALE: 1/4"=1'-0"
JOB: 929 DIAMOND STREET
SHEET:

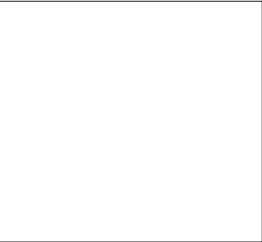
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San Francisco CA 94114
p 415.626.1190
www.michaelmullin.com

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SAN FRANCISCO, CA 94127

NORTH ELEVATION

DATE: 7/11/2018
SCALE: 1/4"=1'-0"
JOB: 929 DIAMOND STREET
SHEET: A9

