



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: FEBRUARY 8, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: January 29, 2018
Case No.: **2016-014684DRP**
Project Address: **2622-2624 Greenwich Street**
Permit Application: 2016.10.26.1228
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0938 / 022-023
Applicant: Patrick Perez
Architectural Development
2 Third Street
San Francisco, CA 94118
Staff Contact: Christopher May – (415) 575-9087
christopher.may@sfgov.org
Recommendation: **Do not take DR and approve as revised**

PROJECT DESCRIPTION

The project proposes to construct one- and three-story horizontal additions at the rear of the three-story, 2-unit building, the infill of a three-story light well on the east side of the building, the construction of a deck on the west side as well as a third floor vertical addition above. The project would reallocate space between the two existing units such that the smaller unit would decrease from approximately 951 square feet to approximately 808 square feet and the larger unit would increase from approximately 1,259 square feet to approximately 3,018 square feet. Minor alterations to the front façade are proposed, including the existing garage door being widened from 7 feet to 9 feet. Planning Department staff reviewed the demolition calculation statistics and determined that the project is not considered to be a dwelling unit merger, per Section 317 of the Planning Code, as neither unit is proposed to be decreased to less than 75% of its original size. The project is not seeking any variances or modifications to the requirements of the Planning Code.

SITE DESCRIPTION AND PRESENT USE

The project site is a rectangular-shaped lot located on the north side of Greenwich Street in the Marina neighborhood, and is developed with a three-story, 2-unit residential building constructed circa 1912. The lot is approximately 25 feet wide, 113 feet deep and 2,813 square feet in size. Unit 2622 currently occupies the entire third floor of the building, and has been vacant since 2004, when the property owner purchased the unit. Unit 2624 occupies the entire second floor and a portion of the ground floor behind the garage, and has been vacant since 2015, when the property owner purchased that unit. No tenants have been evicted from either unit to facilitate the proposed project.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This portion of the Marina neighborhood is characterized by a mix of three- and four-story single-family homes, duplexes, and multi-unit apartment buildings largely constructed from the early 1900s through the 1920s. This portion of the neighborhood is primarily zoned RH-2 (Residential, House, Two-Family) and RM-2 (Residential, Mixed – Moderate Density). Immediately to the west of the subject property is a four-story, 2-unit residential building. The building immediately adjacent to the subject property on the east side is a three-story, 4-unit residential building which occupies almost its entire lot with a rear yard of approximately 9 feet. The steep downsloping topography on this side of the street results in each of the buildings being an extra story taller at the rear, including the subject property.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	ORIGINAL DR HEARING DATE	FILING TO ORIGINAL HEARING TIME
311 Notice	30 days	October 3, 2017 – November 2, 2017	November 2, 2017	February 8, 2018	99 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 29, 2018	January 29, 2018	10 days
Mailed Notice	10 days	January 29, 2018	January 29, 2018	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	--	1 (2618 Greenwich Street) – DR Requestor	--
Other neighbors on the block or directly across the street	--	-	--
Neighborhood groups	--	-	--

No other neighborhood comments have been received regarding this project.

DR REQUESTOR

Christina M. Saganowsky, owner of 2618 Greenwich Street - the three-story, four-unit apartment building immediately east of the subject property.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Applications*, dated November 2, 107.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated January 12, 2018.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class 1 - 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 ADVISORY TEAM REVIEW

The Residential Design Advisory Team (RDAT) considered the DR Application on December 20, 2017, and recommended that, in order to minimize impacts on light and privacy to adjacent properties, the railings for the proposed second floor rear roof deck be pulled inward a minimum of 5 feet from the side property line. In response, the project sponsor has set back the railings on the second floor rear roof deck by approximately five feet from the side lot lines such that they will not require a solid fire-rated wall. After having reviewed the revised proposal, Planning Department staff has determined that the revised project meets the intent of the RDAT's request and therefore does not contain or create exceptional or extraordinary circumstances. Specifically, the DR Requestor's concerns regarding the loss of light and privacy are neither extraordinary nor exceptional as the depth, massing and side setbacks of the rear addition are appropriate and maintain access to the midblock open space from the DR Requestor's property. In addition, the project sponsor has introduced two light wells on the east side to provide for light and air into the DR Requestor's light wells and property line windows.

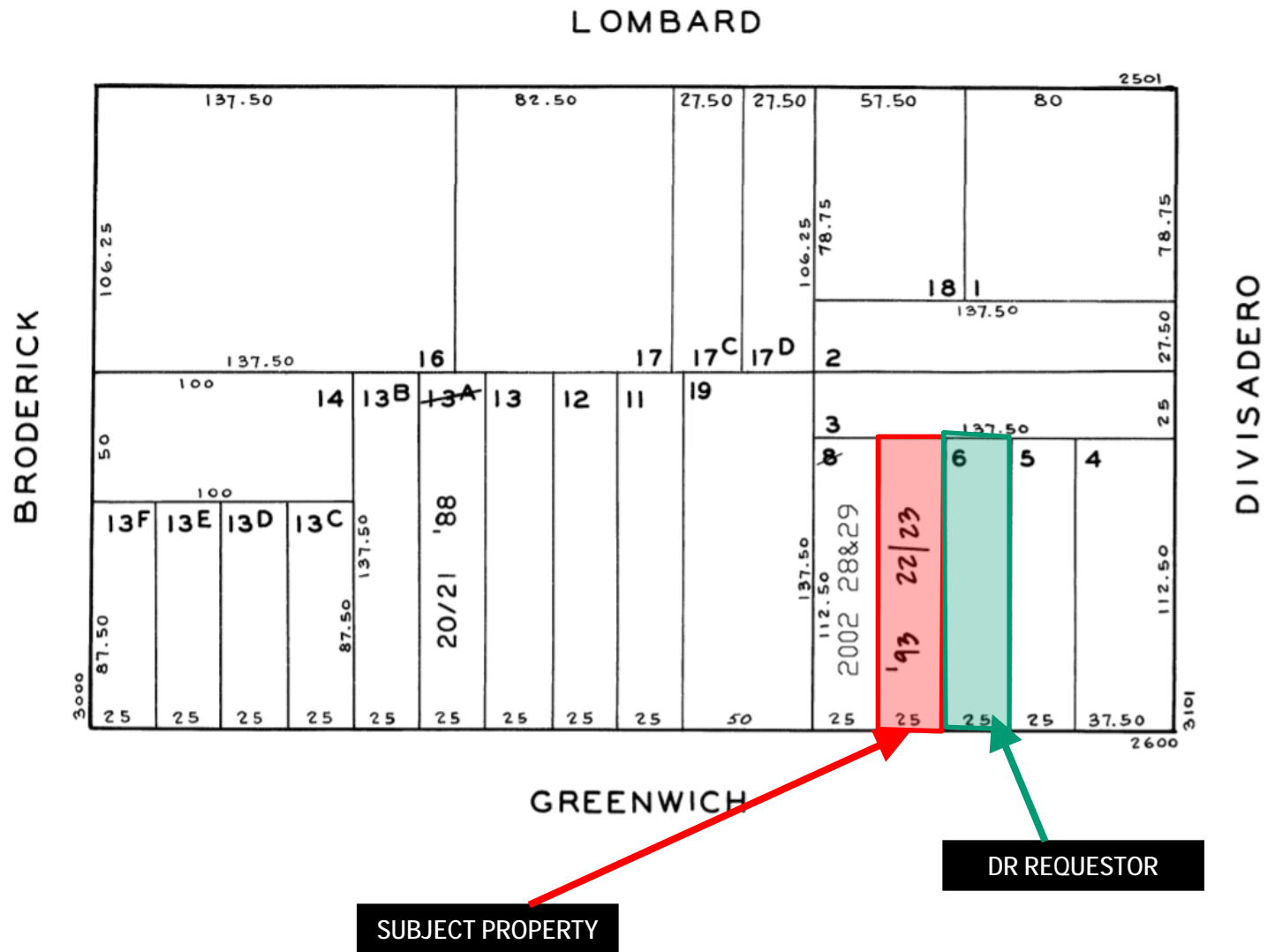
Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

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

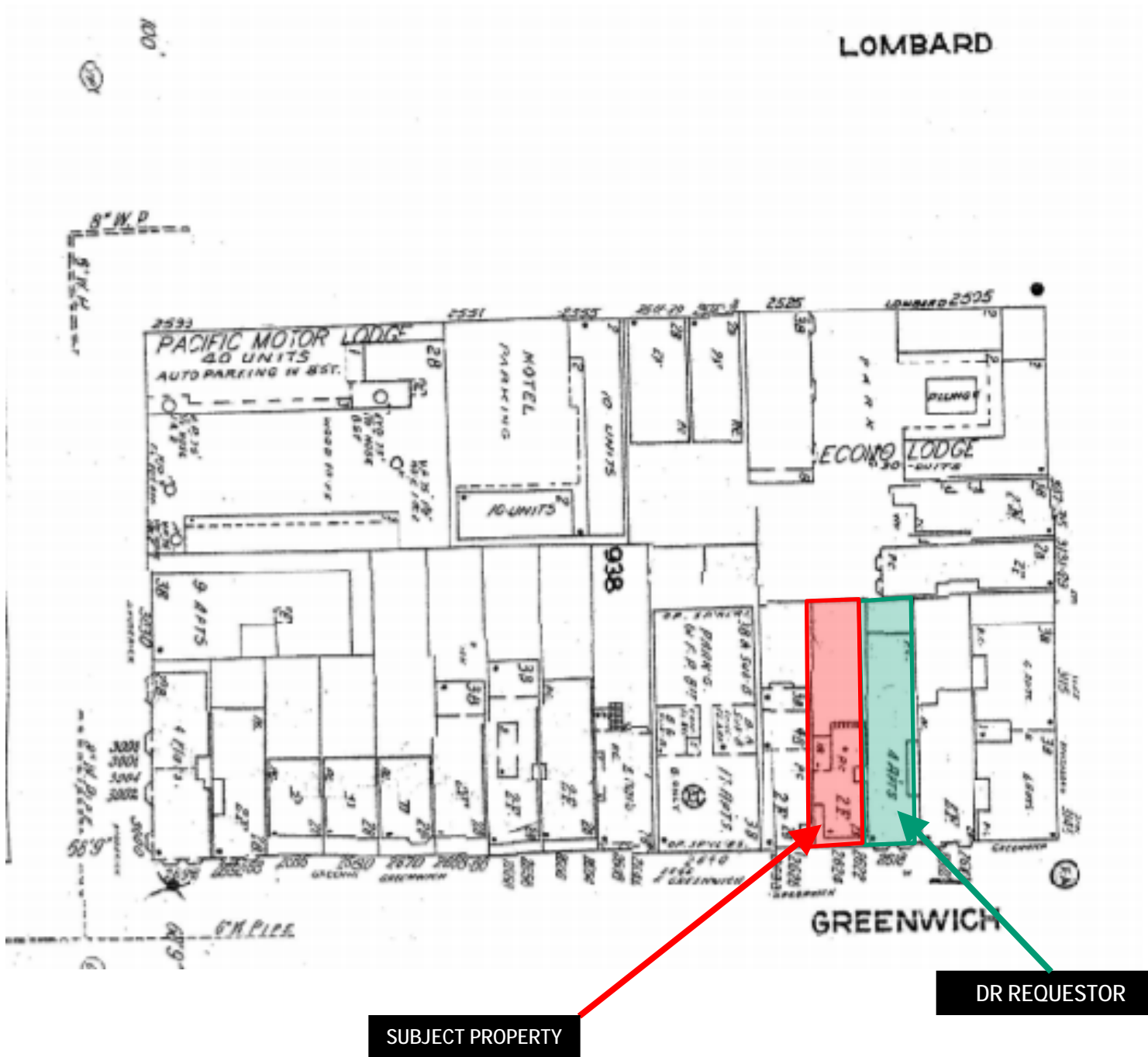
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Eviction History
CEQA Categorical Exemption
Section 311 Notice and Plans
DR Application dated November 2, 2017
Response to DR Application dated January 12, 2018
Reduced Plans

Parcel Map



Discretionary Review Hearing
Case Number 2016-014684DRP
2622-2624 Greenwich Street

Sanborn Map*

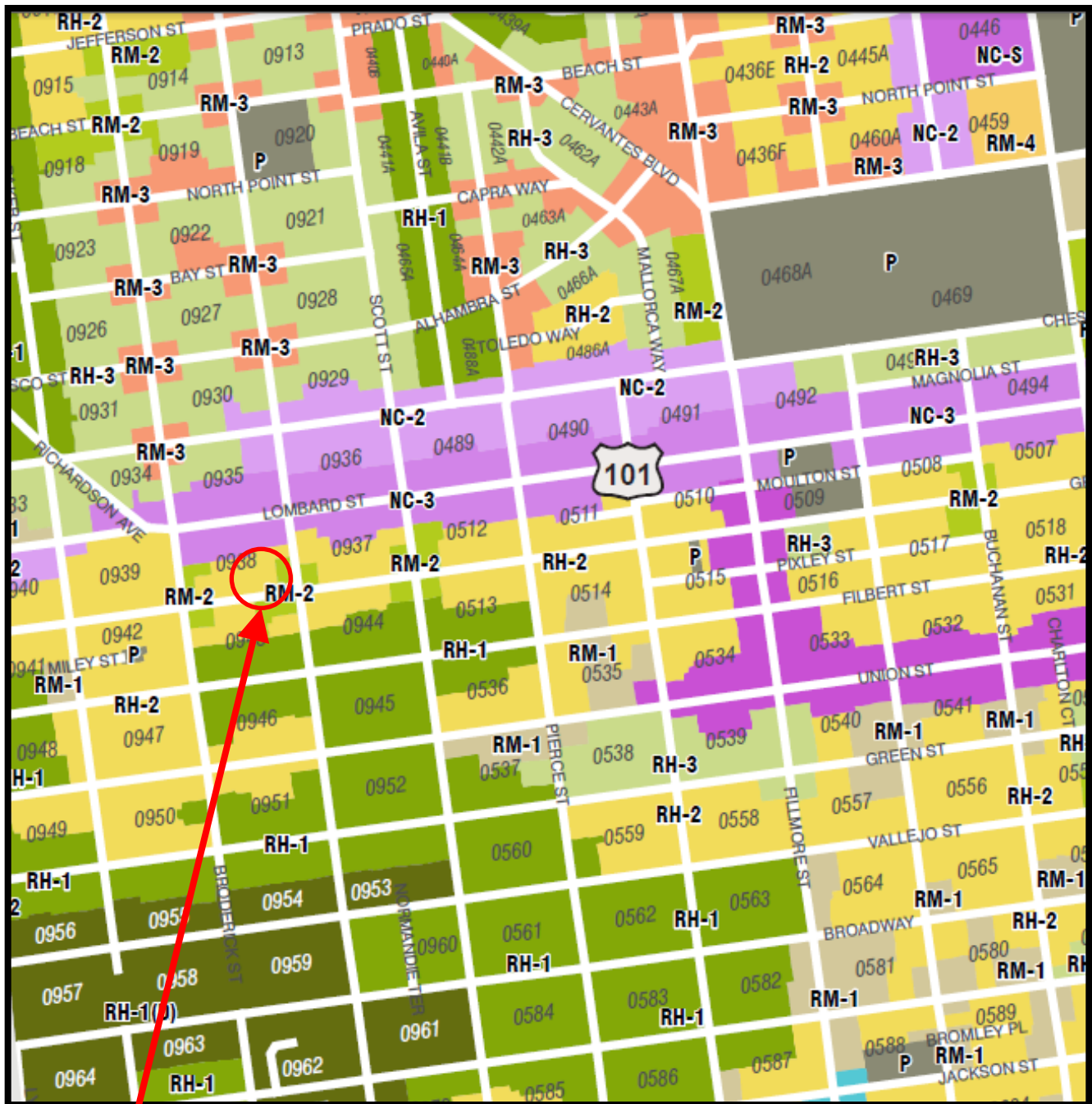


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2016-014684DRP
2622-2624 Greenwich Street

Zoning Map



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2016-014684DRP
2622-2624 Greenwich Street

Height & Bulk Map



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2016-014684DRP
2622-2624 Greenwich Street

Aerial Photo (Facing North)



SUBJECT PROPERTY

DR REQUESTOR



Discretionary Review Hearing
Case Number 2016-014684DRP
2622-2624 Greenwich Street

Aerial Photo (Facing South)



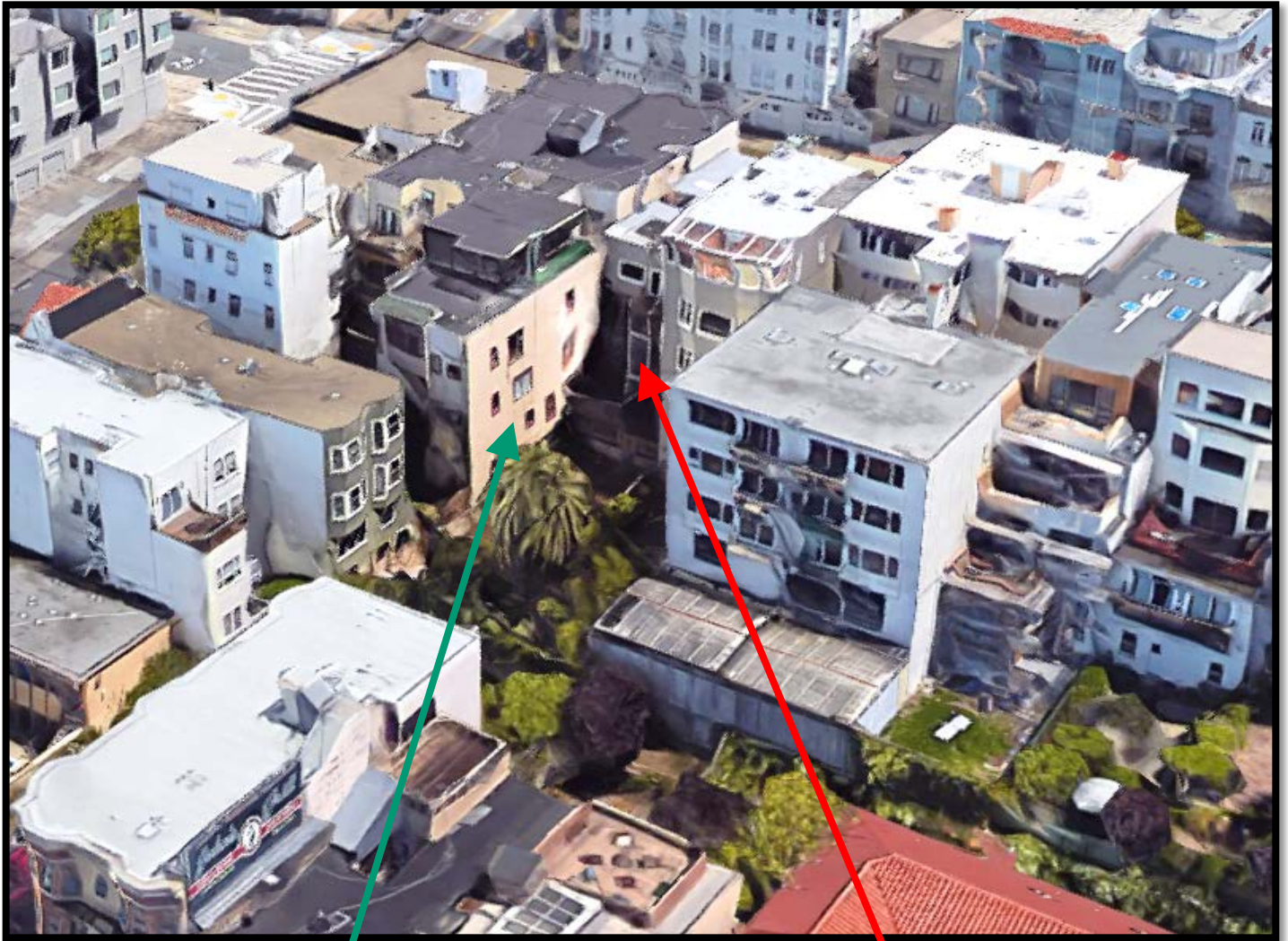
DR REQUESTOR

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2016-014684DRP
2622-2624 Greenwich Street

Aerial Photo (Facing Southeast)



DR REQUESTOR

SUBJECT PROPERTY



Site Photo



SUBJECT PROPERTY

DR REQUESTOR





SAN FRANCISCO PLANNING DEPARTMENT

Planning Department Request for Eviction History Documentation

(Date) / - / 4 - 18

ATTN: Van Lam
Rent Stabilization and Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102-6033

RE: Address of Permit Work: 2622-2624 Greenwich St
Assessor's Block/Lot: 0938 / 022-023
BPA # / Case #: 2016.10.26.1228

Project Type

- ☐ Merger – Planning Code Section 317
- ☒ Enlargement / Alteration / Reconstruction – Planning Code Section 181
- ☐ Legalization of Existing Dwelling Unit – Planning Code Section 207.3
- ☐ Accessory Dwelling Unit Planning – Planning Code Section 207(c)(4)

Pursuant to the Planning Code Section indicated above, please provide information from the Rent Board's records regarding possible evictions at the above referenced unit(s) on or after:

- ☐ 12/10/13: for projects subject to Planning code 317(e)4 or 181(c)3
(Search records for eviction notices under 37.9(a)(8) through (14))
- ☐ 3/13/14: for projects subject to Planning Code Section 207.3
(Search records for evictions notices under 37.9(a)(8) through (14))
- ☒ 10 years prior to the following date: January 16, 2018
(Search records for eviction notices under 37.9(a)(9) through (14) (10 years) and under 37.9(a)(8) (5 years))

Sincerely, Christopher
Planner May

Digitally signed by Christopher May
DN: c=org, o=sfplanning, ou=City Planning, ou=Current Planning,
ou=Christopher May,
email=Christopher.May@sfplanning.org
Date: 2018.01.16 12:22:17 -0800

cc: Jennifer Rakowski- Rent Board Supervisor

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

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Information:
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Rent Board Response to Request from Planning Department for Eviction History Documentation

Re: 2622-2624 Greenwich St.

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of evictions on or after the date specified. All searches are based upon the street addresses provided.

No related eviction notices were filed at the Rent Board after:

☐ 12/10/13

☐ 03/13/14

☒ 10 years prior to the following date: 1-16-18

Yes, an eviction notice was filed at the Rent Board after:

☐ 12/10/13

☐ 03/13/14

☐ 10 years prior to the following date: _____
o See attached documents.

There are no other Rent Board records evidencing an eviction after:

☐ 12/10/13

☐ 03/13/14

☒ 10 years prior to the following date: 1-16-18

Yes, there are other Rent Board records evidencing a an eviction after:

☐ 12/10/13

☐ 03/13/14

☐ 10 years prior to the following date: _____
o See attached documents.

Signed:



Dated: 1-16-18

Van Lam
Citizens Complaint Officer

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input 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.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
	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.
	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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> 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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> 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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input 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):	

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

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input 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 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"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="padding-left: 40px;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p style="padding-left: 40px;"> a. Per HRER dated: _____ <i>(attach HRER)</i> b. Other <i>(specify)</i>: _____ </p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature:</p> 	

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>			
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Planner Name:</p> <p>Project Approval Action:</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p> </td> <td style="width: 50%; vertical-align: top;"> <p>Signature:</p> </td> </tr> </table> <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p>		<p>Planner Name:</p> <p>Project Approval Action:</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	<p>Signature:</p>
<p>Planner Name:</p> <p>Project Approval Action:</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	<p>Signature:</p> 			

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.	

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

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **October 26, 2016**, the Applicant named below filed Building Permit Application No. **2016.10.26.1228** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	2622-2624 Greenwich Street	Applicant:	Patrick Perez
Cross Street:	Divisadero Street	Address:	2 Third Ave
Block/Lot No.:	0938/022-023	City, State:	San Francisco, CA 94118
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 370-7269
Record No.:	2016-014684PRJ	Email:	patrick@architectural-development.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	5 feet	No Change
Side Setbacks	None	No Change
Building Depth	52 feet	79 feet
Rear Yard	56 feet	29 feet
Building Height	27 feet	No Change
Number of Stories	3	No Change
Number of Dwelling Units	2	No Change
Number of Parking Spaces	1	2
PROJECT DESCRIPTION		
<p>The proposal is to construct 1- and 3-story horizontal rear additions, infill a 3-story east side lightwell, a deck on the west side as well as a 3rd floor vertical addition. The project would also reallocate space between the two existing units such that Unit 2622 would increase from 951 square feet to 2,706 square feet and Unit 2624 would decrease from 1,259 square feet to 1,149 square feet. The existing garage door is proposed to be widened from 7 feet to 9 feet. See attached plans.</p> <p>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.</p>		

For more information, please contact Planning Department staff:

Planner: Christopher May
Telephone: (415) 575-9087
E-mail: christopher.may@sfgov.org

Notice Date: October 3, 2017
Expiration Date: November 2, 2017

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.

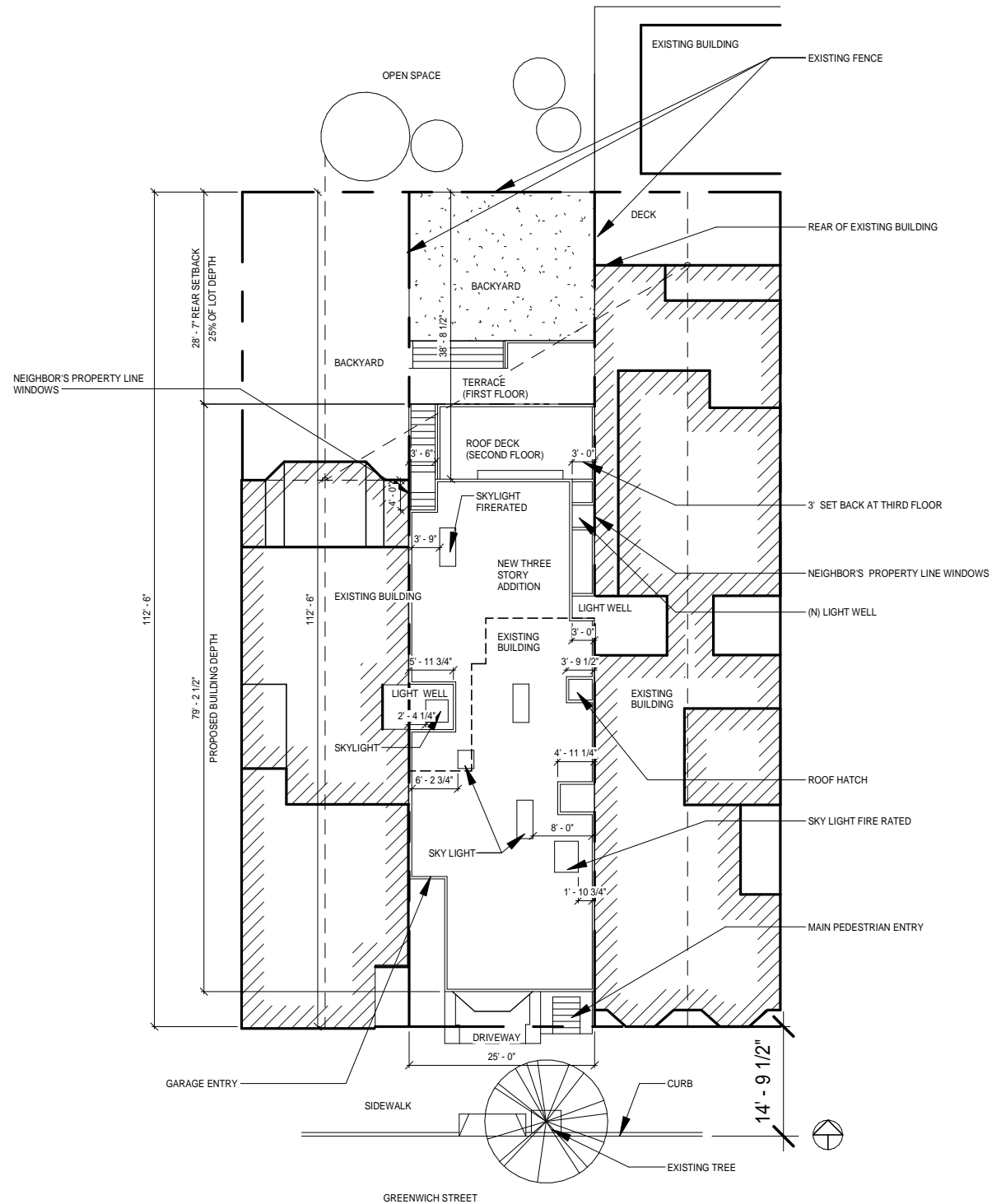
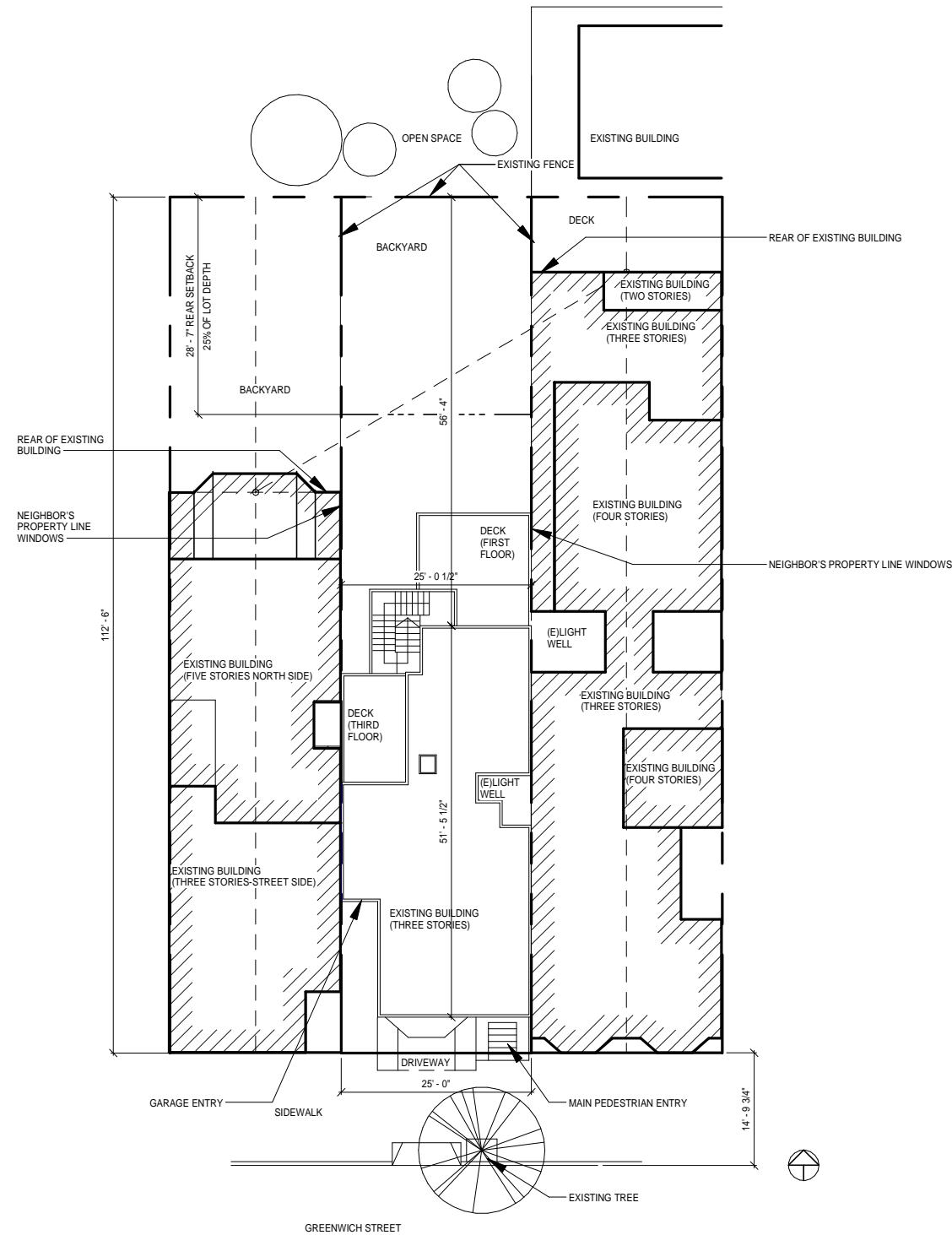
BOARD OF APPEALS

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.

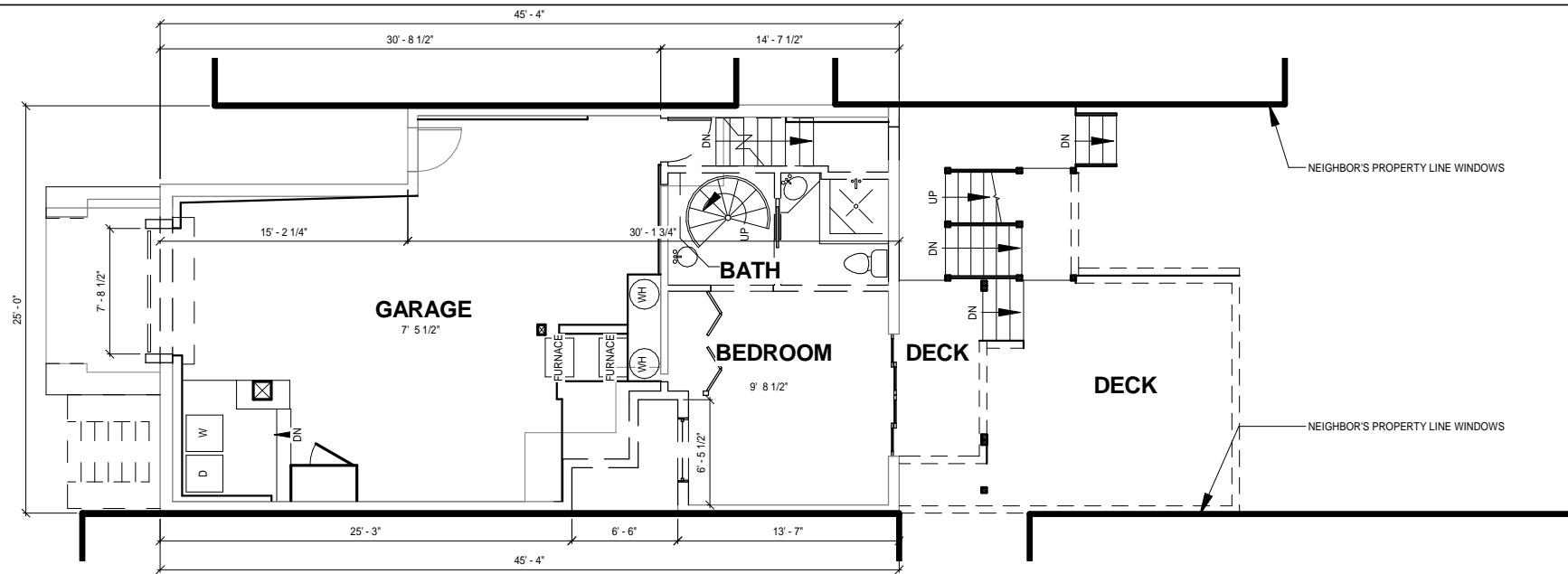


1 EXISTING SITE PLAN
3/64" = 1'-0"

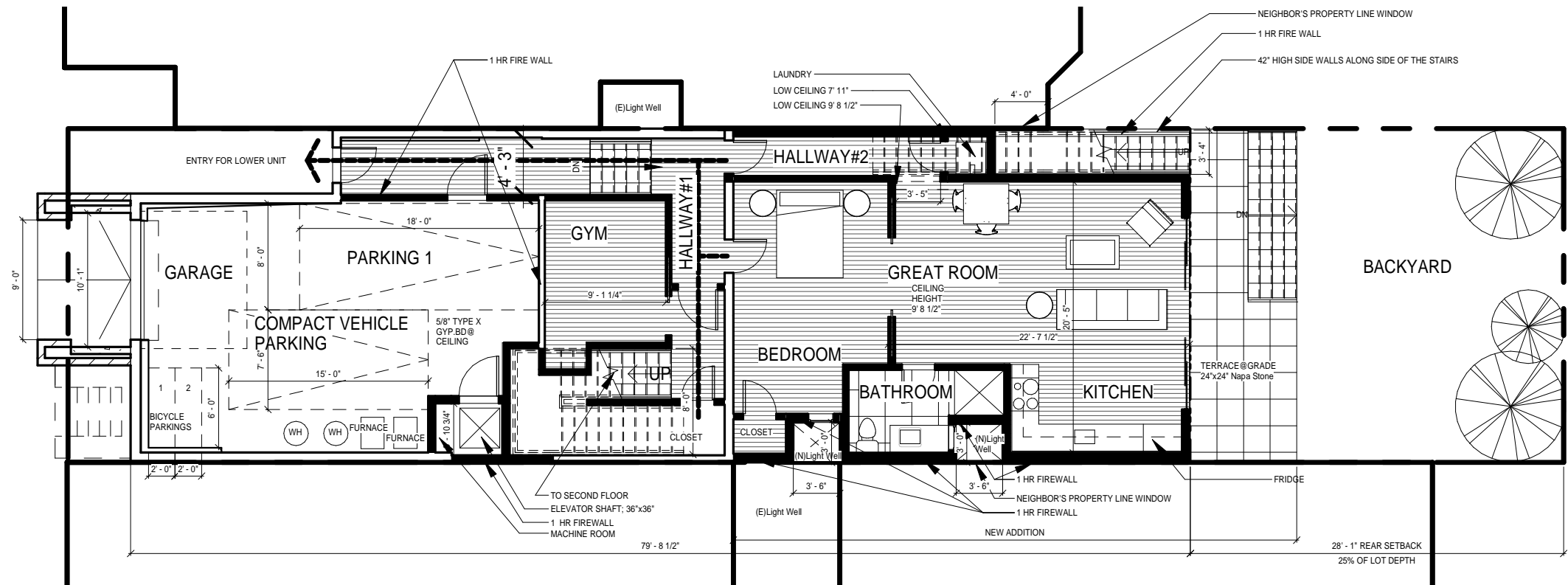
2 PROPOSED SITE PLAN
3/64" = 1'-0"

No.	Description	Date

SITE PLANS		
Project number	Project Number	N 0.1
Date	08/29/2017	
Drawn by	SI	
Checked by	GJ	
		Scale 3/64" = 1'-0"



1 EXISTING FIRST FLOOR PLAN - UNIT 2624
3/32" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN - UNIT 2624
3/32" = 1'-0"

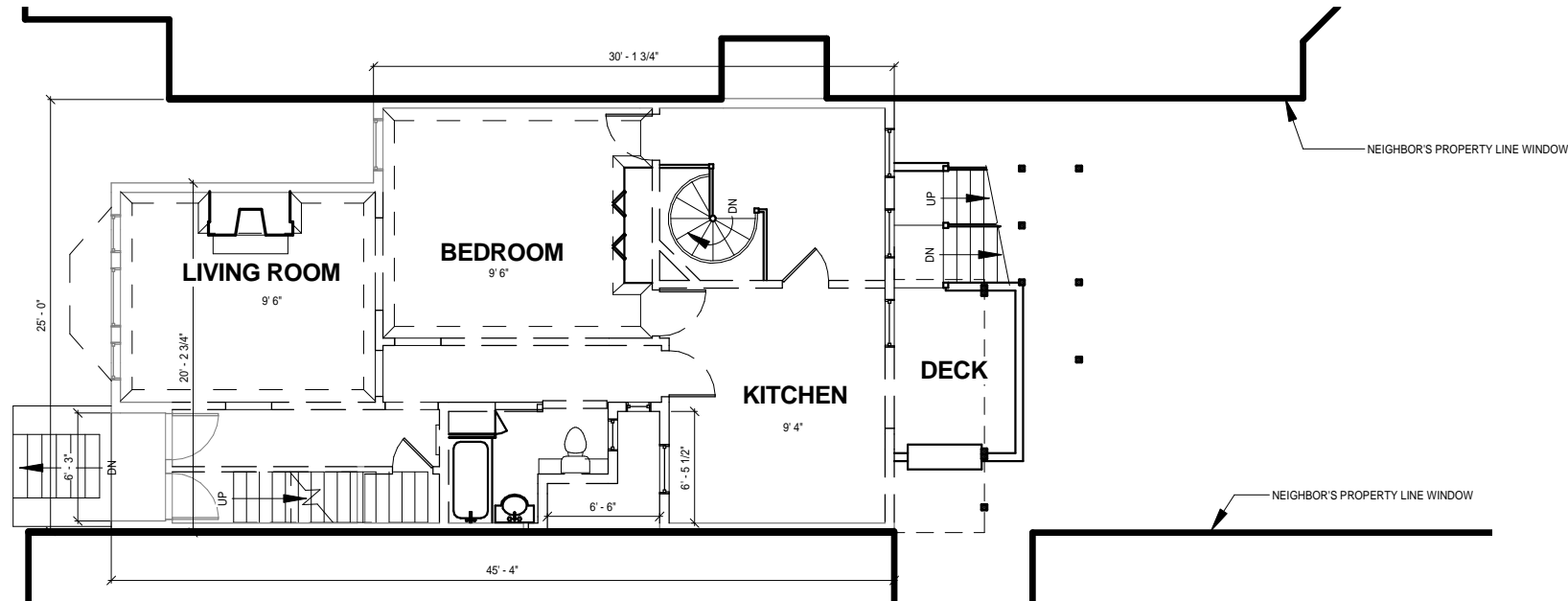
WETZEL RESIDENCE

WETZEL RESIDENCE

No.	Description	Date

FLOOR PLANS

Project number	Project Number	N 0.2
Date	08/29/2017	
Drawn by	SI	
Checked by	GJ	
Scale 3/32" = 1'-0"		

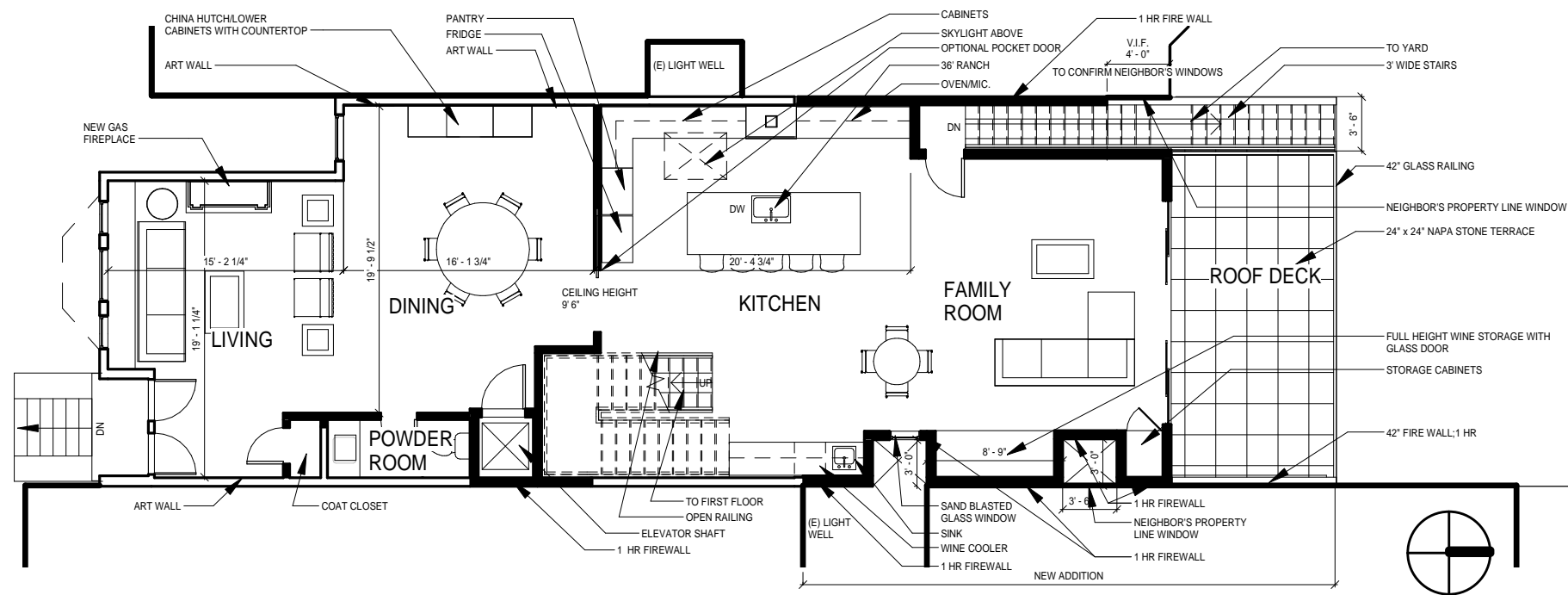


EXISTING SECOND FLOOR PLAN - UNIT

2624

3/32" = 1'-0"

1



PROPOSED SECOND FLOOR PLAN - UNIT

2622

3/32" = 1'-0"

2

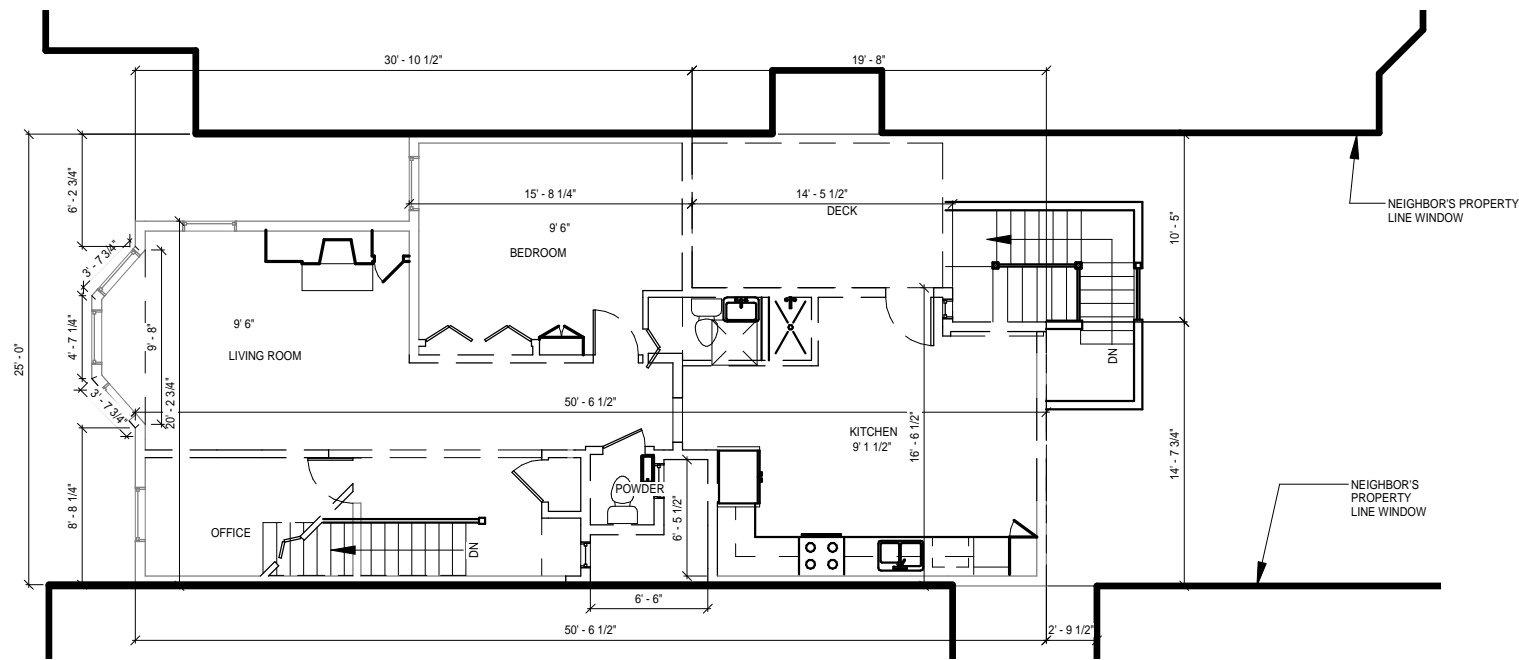
WETZEL RESIDENCE

WETZEL RESIDENCE

No.	Description	Date

FLOOR PLANS

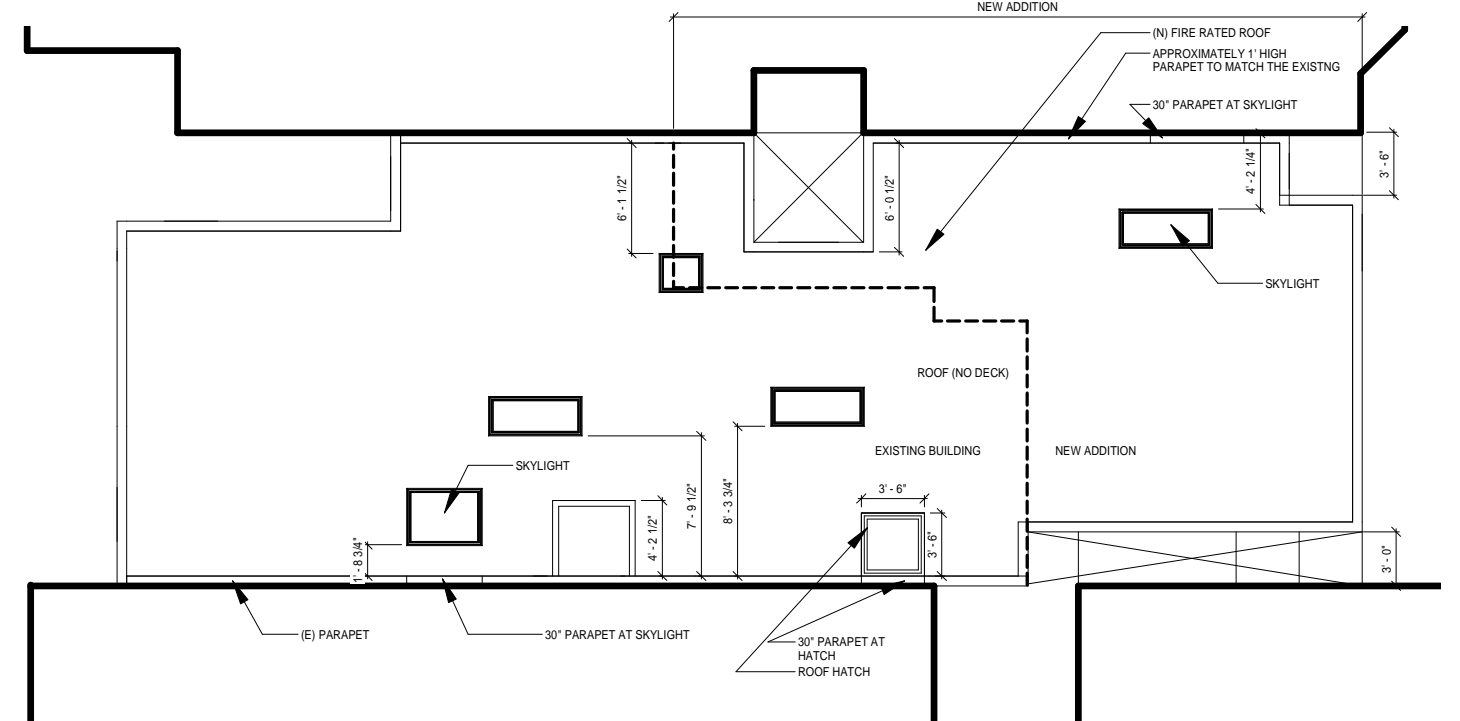
Project number	Project Number	N 0.3
Date	08/29/2017	
Drawn by	Author	
Checked by	Checker	
Scale		3/32" = 1'-0"



EXISTING THIRD FLOOR PLAN - UNIT

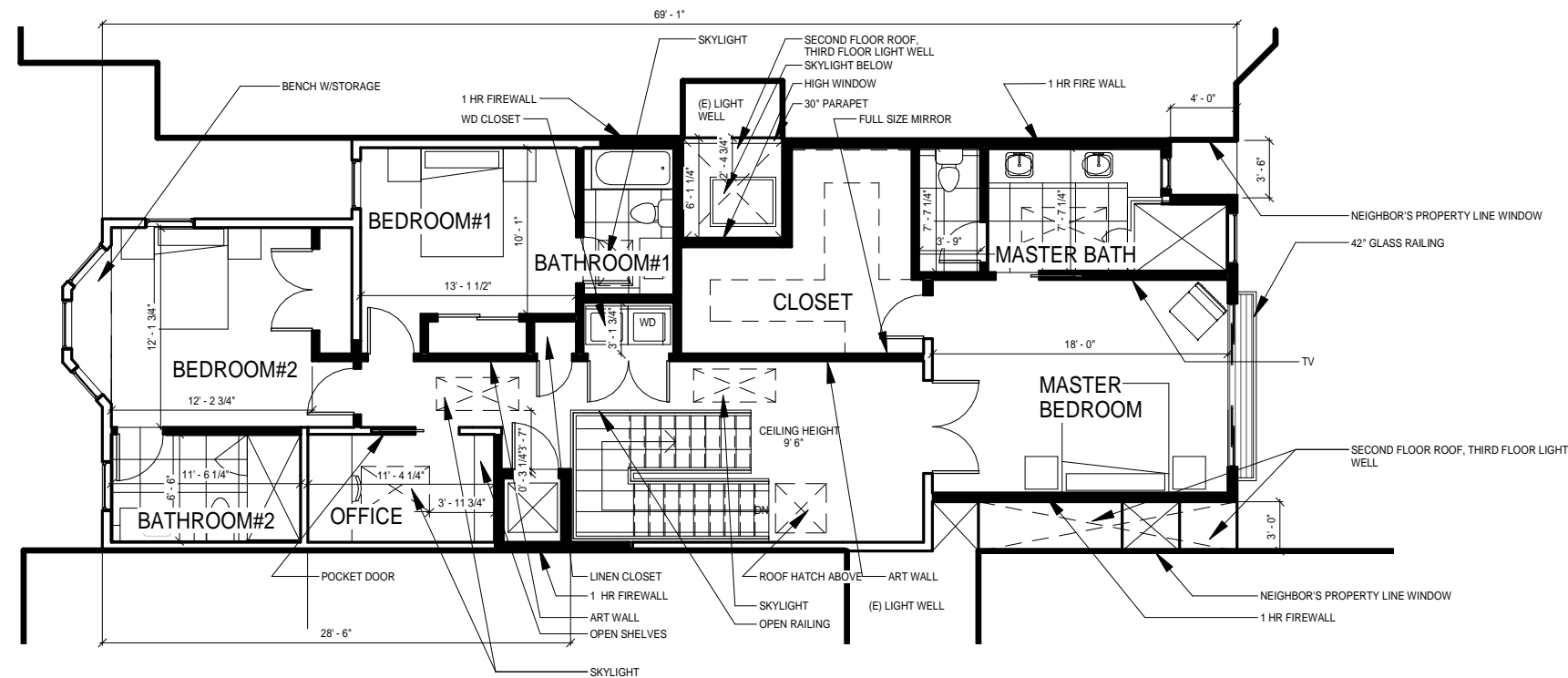
2622

3/32" = 1'-0"



PROPOSED FOURTH FLOOR PLAN

3/32" = 1'-0"



PROPOSED THIRD FLOOR PLAN - UNIT

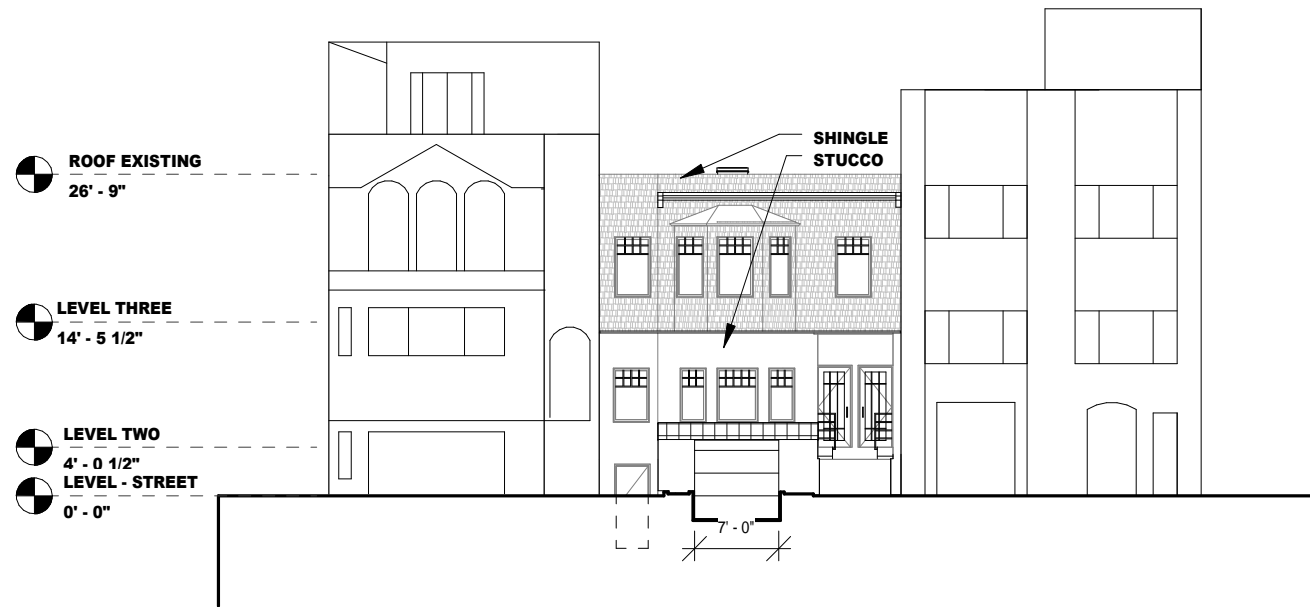
2622

3/32" = 1'-0"

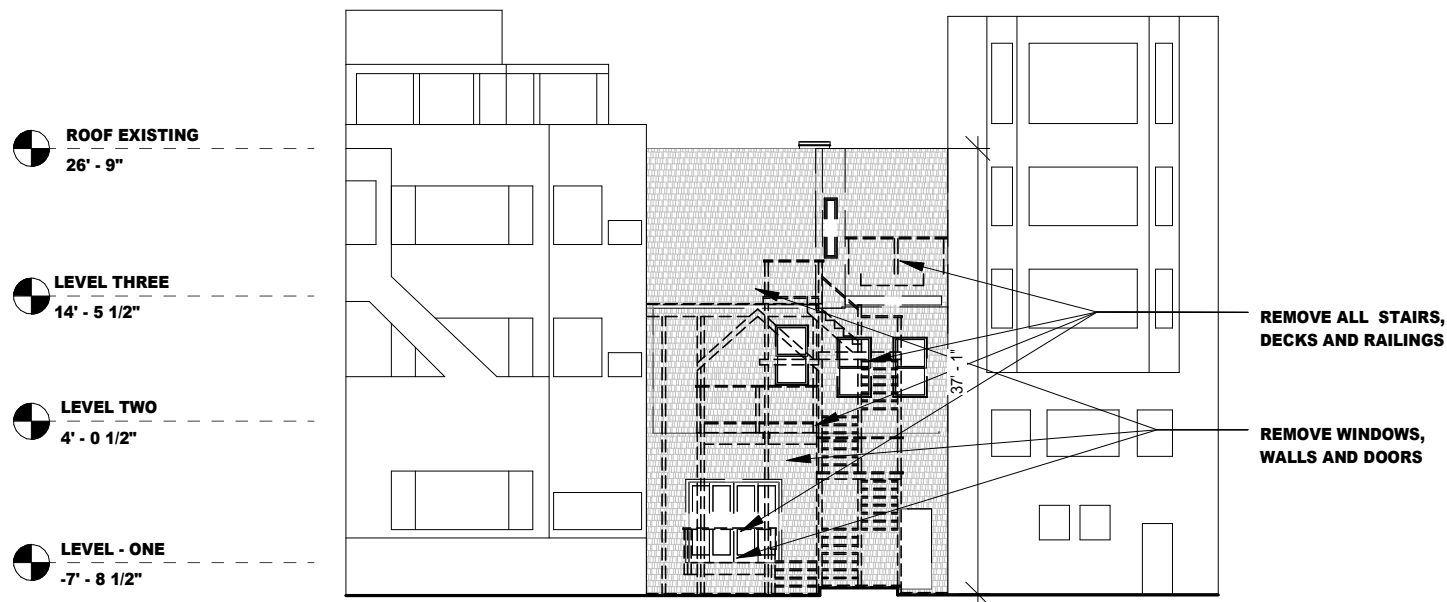
No.	Description	Date

FLOOR PLANS

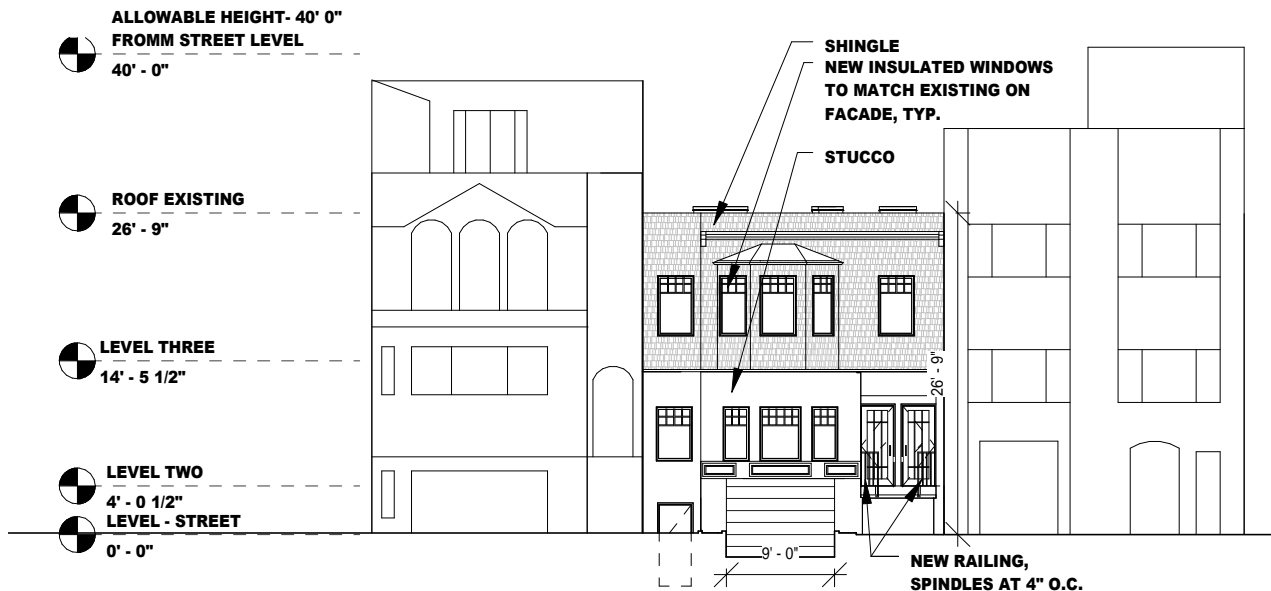
Project number	Project Number	N 0.4
Date	08/29/2017	
Drawn by	Author	
Checked by	Checker	
Scale 3/32" = 1'-0"		



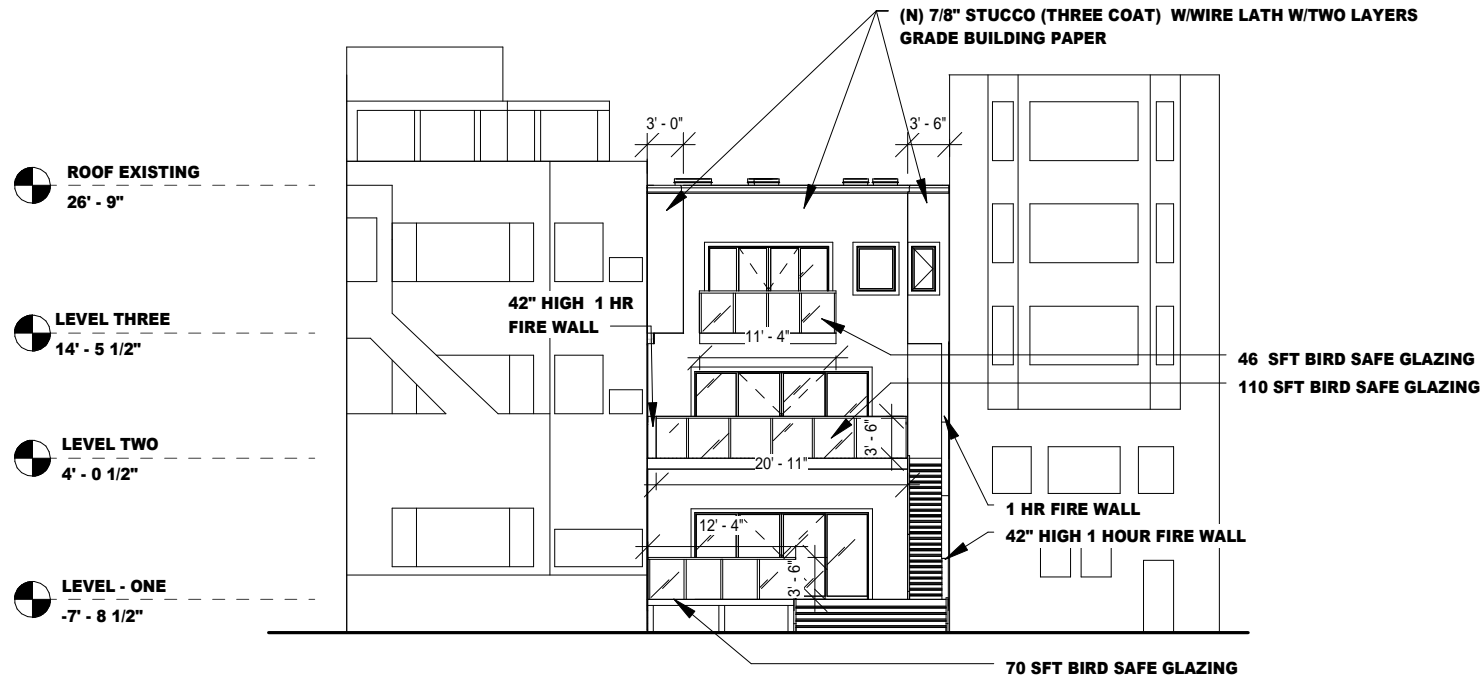
1 EXISTING SOUTH ELEVATION
1/16" = 1'-0"



3 EXISTING NORTH ELEVATION
1/16" = 1'-0"



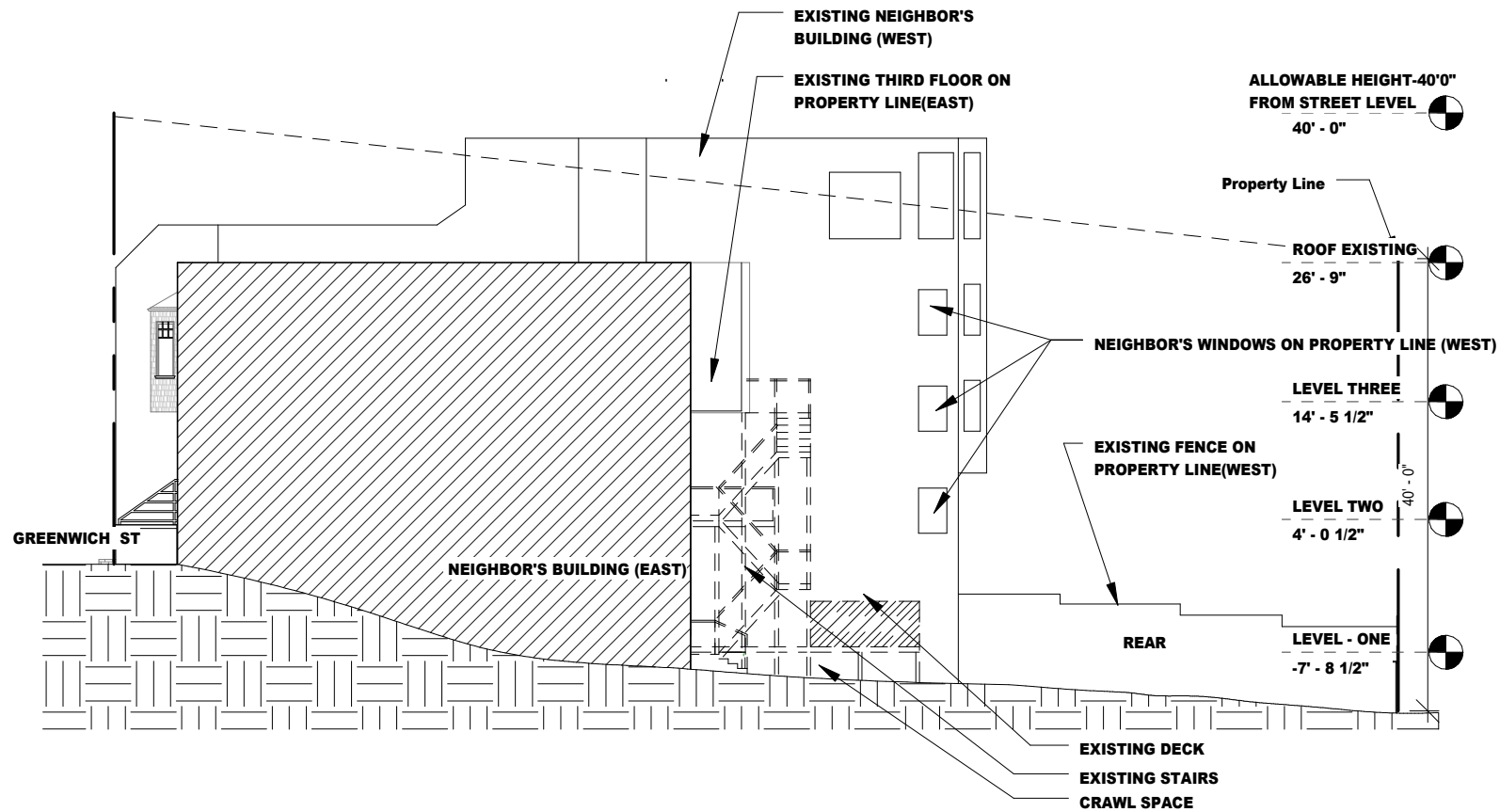
2 PROPOSED SOUTH ELEVATION
1/16" = 1'-0"



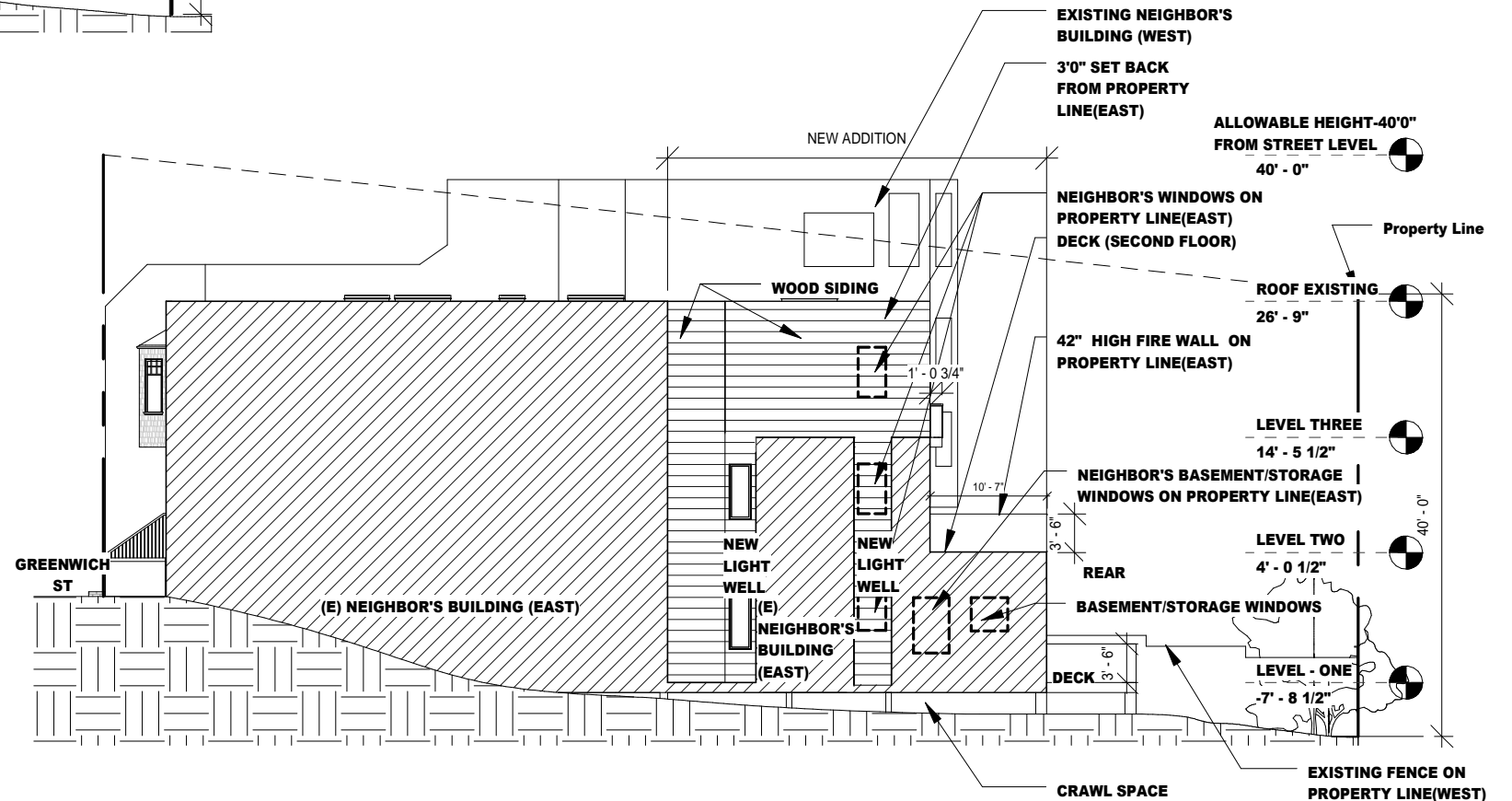
4 PROPOSED NORTH ELEVATION
1/16" = 1'-0"

No.	Description	Date

Project number	Project Number	N 0.5
Date	08/29/2017	
Drawn by	Author	
Checked by	Checker	
Scale 1/16" = 1'-0"		



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



2 PROPOSED EAST ELEVATION
1/16" = 1'-0"

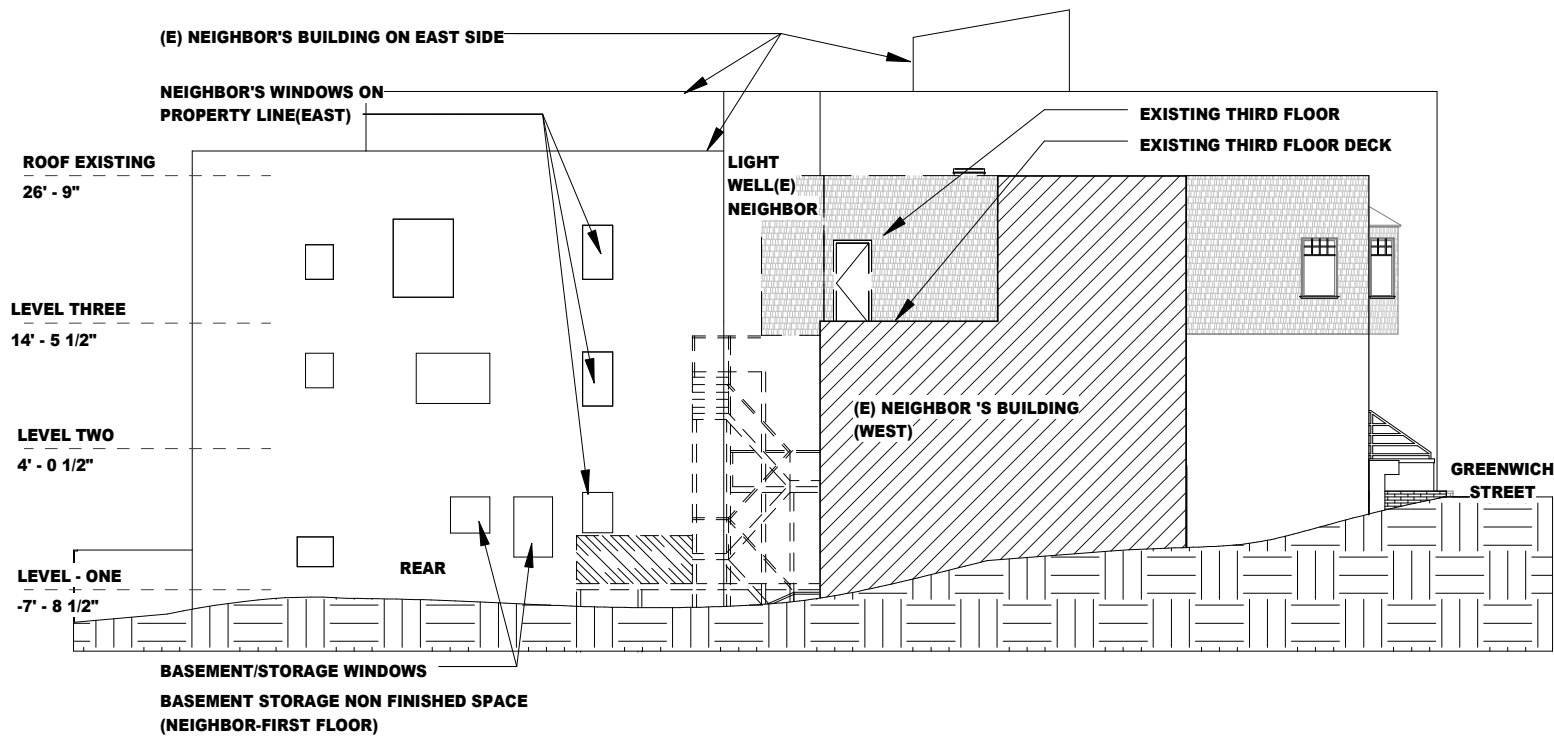
WETZEL RESIDENCE

WETZEL RESIDENCE

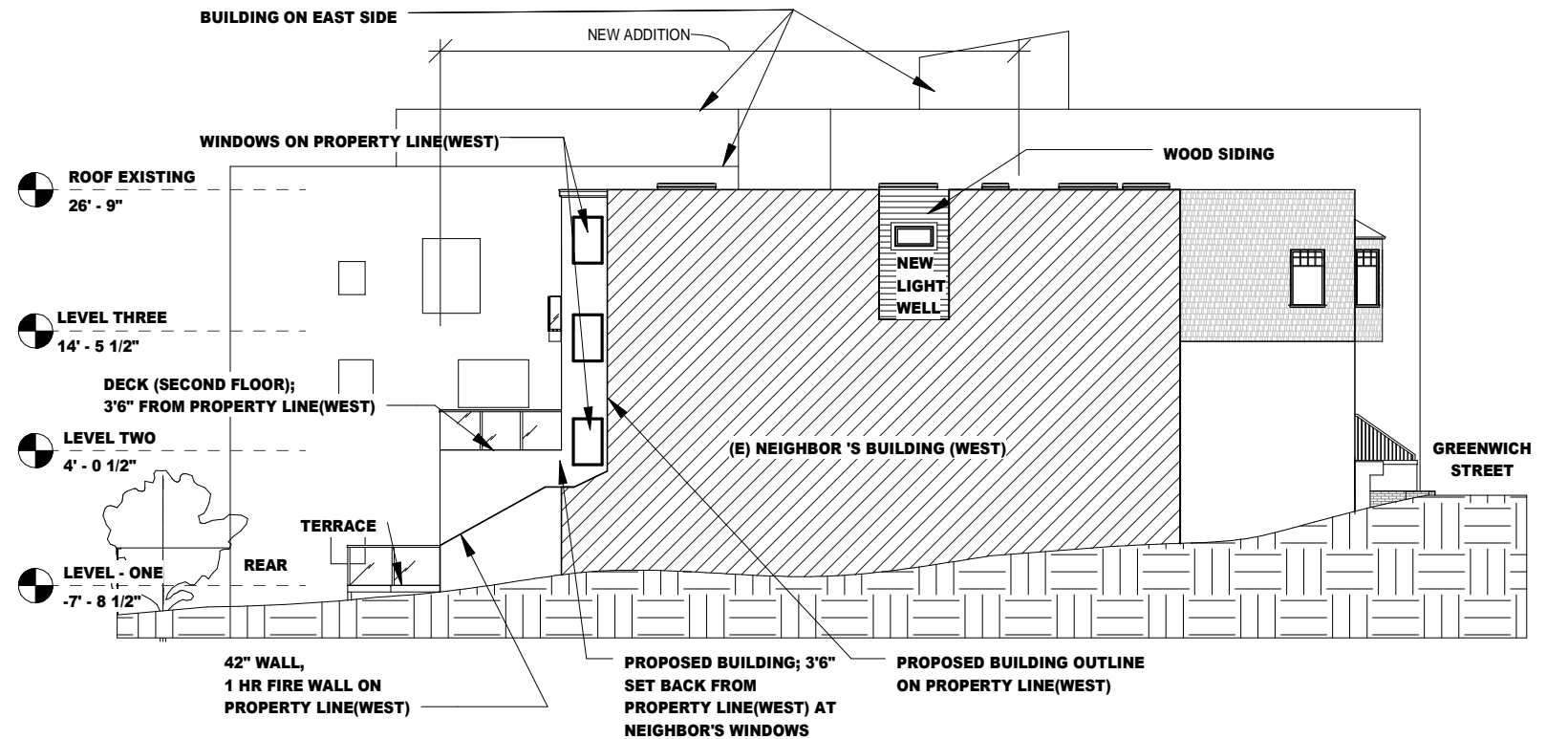
No.	Description	Date

ELEVATIONS

Project number	Project Number	N 0.6
Date	08/29/2017	
Drawn by	Author	
Checked by	Checker	
Scale 1/16" = 1'-0"		



1 EXISTING WEST ELEVATION
1/16" = 1'-0"



2 PROPOSED WEST ELEVATION
1/16" = 1'-0"

No.	Description	Date

Project number	Project Number	N 0.7
Date	08/29/2017	
Drawn by	Author	
Checked by	Checker	
Scale 1/16" = 1'-0"		

Application for **Discretionary Review**CASE NUMBER:
For Staff Use only

2016-014684DRP

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:		
Christina M. Sagonowsky, individually and as Executrix of The Estate of Stefan Mrozowski		
DR APPLICANT'S ADDRESS:	ZIP CODE:	TELEPHONE:
2225 Gough Street, San Francisco, CA	94109	(415) 515-6187
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:		
Jon and Lindsey Wetzel		
ADDRESS:	ZIP CODE:	TELEPHONE:
2622-2624 Greenwich Street, San Francisco, CA	94123	(415) 310-8127
CONTACT FOR DR APPLICATION:		
Same as Above <input checked="" type="checkbox"/> Same as above.		
ADDRESS:	ZIP CODE:	TELEPHONE:
		()
E-MAIL ADDRESS:		
ggresf@comcast.net		

2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:		
2622-2624 Greenwich Street		94123		
CROSS STREETS:				
Divisadero and Broderick Streets				
ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0938 / 022-023	25' x 112.6	2,815	RH-2/40-X	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: Two unit residential

Proposed Use: Single-family house

Building Permit Application No. 2016.10.26.1228

Date Filed: October 26, 2016

RECEIVED

NOV 02 2017

CITY & COUNTY OFFICE
PLANNING DEPARTMENT
NEIGHBORHOOD PLANNING

4. Actions Prior to a Discretionary Review Request

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

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

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

See attached Addendum. DR Applicant, neighbors and interested parties reserve their right to supplement this Discretionary Review Request with additional information and exhibits prior to the hearing on said DR application.

Discretionary Review Request

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

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

See attached Addendum. DR Applicant, neighbors and interested parties reserve their right to supplement this Discretionary Review Request with additional information and exhibits prior to the hearing on said DR application.

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 Addendum. DR Applicant, neighbors and interested parties reserve their right to supplement this Discretionary Review Request with additional information and exhibits prior to the hearing on said DR application.

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 Addendum. DR Applicant, neighbors and interested parties reserve their right to supplement this Discretionary Review Request with additional information and exhibits prior to the hearing on said DR application.

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: Christina W. Saponowsky

Date: 11-2-17

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

Owner and authorized agent

Owner / Authorized Agent (circle one)

ADDENDUM TO REQUEST FOR DISCRETIONARY REVIEW
Re: 2622-2624 Greenwich St., San Francisco, CA 94123
Permit Application No. 2016.10.26.1228

5.

i) The DR Applicant has consistently maintained vigilant interest in the subject property development plans as the owner and representative of 2618 Greenwich Street, a four-unit condominium building adjacent to the east of the Project Address.

On September 1, 2016, the DR Applicant and her attorney met with the Project owners and architect at the Project Address, as well as with concerned neighbors, John and Lori Brooke, and Chris Wagner, who own the adjacent property to the west of the Project Address. At that time, the first set of preliminary plans were discussed, but no story poles had yet been erected. After discussing the Cow Hollow Association guidelines and requesting story poles, the Project owners and their architect, Gary Jerabeck, represented in writing on October 6, 2016, to the DR Applicant, neighbors, concerned parties and the Cow Hollow Association, that story poles would "gladly" be erected after they had submitted the plans to the city for review. See attached an excerpt of Mr. Jerabeck's October 6, 2016 e-mail agreeing to erect story poles. Based on our discussions, Mr. Jerabeck agreed that story poles were a critical part of our plan review and approval process and he agreed it would be difficult to determine, inter alia, the mass, scope, depth and height of his proposed project without the installation of accurate story poles and adequate time for review.

Nearly one year later and prior to October 3, 2017, the Project Applicant submitted plans to the city for review. However, no story poles were yet erected. DR Applicant received the Section 311 notice of building permit application on or about October 13, 2017. As of that date, no story poles had yet been erected. To wit, to this date, no accurate story poles have ever been erected at the Project Address despite Mr. Jerabeck's and his clients' agreement to do so. Given the representations made to us upon which we detrimentally relied, the review process has been purposefully hampered and stymied by the Project applicant's failure to timely erect accurate story poles, which exists to this date. See attached today's e-mail of Nov. 2, 2017, where Mr. Jerabeck confirms that, as of this late date, numerous errors exist with the story poles and proposed plans.

Mr. Jerabeck also represented to me and to other neighbors on numerous occasions that the story poles, as erected, were not accurate and did not accurately reflect the specifications in his proposed plans as they relate to my property at 2618 Greenwich St. and the property to the west of the project address. Mr. Jerabeck repeatedly assured me that the story poles would be corrected on or by Tuesday, October 31, 2017, and that he would approve them as being accurate by that date. See attached an e-mail string from October 27, 2017 to October 30, 2017 between Mr. Jerabeck and the DR Applicant, where the errors in the story poles are discussed.

Re: 2622-2624 Greenwich St., San Francisco, CA 94123
Permit Application No. 2016.10.26.1228

Based on Mr. Jerabeck's representations, we delayed our on-site meeting until November 1, 2017, to allow him the time he requested to have the story poles corrected. However, at the November 1, 2017 on-site meeting at the Project Address with senior architect and permit applicant, Patrick Perez, it was discovered that not only were the prior defects still not corrected, but also that new inaccuracies in the story poles' installation existed which made it impossible for DR Applicants and her consultants, as well as the neighboring property owners in attendance, John Brooke and Chris Wagner, (neighboring owners to the west of the Project Address), to accurately evaluate and have any meaningful discussion about the proposed project and its impact on our properties. Permit Applicant Patrick Perez admitted that the story poles and proposed plans were inaccurate in many ways and were not consistent with each other and with representations made to the DR Applicant by Mr. Jerabeck.

Based on this set of exceptional and extraordinary circumstances alone (where the project architect has breached his promises to the DR Applicant and neighbors and has negligently allowed the installation of inaccurate and misleading story poles to exist uncorrected past the 30-day review period), the request for discretionary review must be granted and the 30-day review period reinstated after the story poles are corrected to accurately reflect the specifications in the proposed plans under review.

ii) The proposed construction would result in a drastic and impermissible reduction of light, air and ventilation to 2618 Greenwich St. in at least four bedrooms (one bedroom in each of the four condominium units at 2618 Greenwich Street). To begin, the proposed construction would violate applicable California and San Francisco Building, Planning and Housing Code standards to have at least one bedroom window opening to an area which leads either to a street or rear yard space. The proposed construction would not only completely block and permanently seal several windows with a proposed "fire-wall", but would also result in the remaining windows opening onto a dark walled-off lightwell, where both scenarios fail to meet the natural air, light and ventilation requirements for bedroom windows.

Notably, two units have bedrooms with only one window, which if Project Applicants' plans were approved, would be impermissibly entombed in a tall dark walled-off three-to-four-story lightwell – thereby denying those two bedrooms of the only window that exists for legal light, air and ventilation. Project Applicant did not redesign his plans to allow for open space around all existing lot line windows on the west side of 2618 Greenwich St. as he represented, but instead, encapsulated these windows in dark dangerous light-wells. Currently, the 2618 Greenwich St. building has light, air, ventilation and emergency access from the west side windows onto the Project Address. Such emergency access would be shut off by the proposed construction. Mr. Jerabeck represented that his redesigned plans would allow for open space around all existing lot line windows on the west side of my property at 2618 Greenwich St. He stated that this would allow 2618 Greenwich St. to receive light, air and ventilation in the existing bedroom windows. However, his plans and erroneous story poles conflict with his representations and, as such, create exceptional and extraordinary circumstances mandating the discretionary review process be implemented.

Re: 2622-2624 Greenwich St., San Francisco, CA 94123
Permit Application No. 2016.10.26.1228

iii) The proposed construction would result in the creation of a fire-trap with serious health and safety hazards created by the Project Applicant with the city's approval. The proposed plans would result in all the bedroom windows in four bedrooms (one west-facing bedroom in each of the four condominium units) being entirely entombed by inescapable fire-walls and light-wells, leaving the occupants with no window to use as a means of emergency egress from these four bedrooms. As this is clearly a life safety issue where exceptional and extraordinary circumstances exist, the request for discretionary review must be granted and the 30-day review period reinstated after the story poles are corrected to accurately reflect the specifications in the proposed plans under review.

Project Applicant did not redesign his plans to allow for open space around all existing lot line windows on the west side of 2618 Greenwich St. as he represented, but instead, encapsulated these windows in dark dangerous light-wells and fire-walls. Currently, my building has light, air, ventilation and emergency access from the west side windows onto the Project Address. Such emergency access would be shut off by the proposed construction. Mr. Jerabeck represented that his redesigned plans would allow for open space around all existing lot line windows on the west side of my property at 2618 Greenwich St. He stated that this would allow 2618 Greenwich St. to receive light, air and ventilation in the existing bedroom windows. However, his plans and erroneous story poles conflict with his representations and, as such, create exceptional and extraordinary circumstances mandating the discretionary review process be implemented.

Remedy: This issue can be easily corrected if the proposed construction is set back four feet along the Project Property's east wall to allow these windows to remain free from the hazards and loss of light, air and ventilation that light-wells and fire-walls would create in these four bedrooms and would allow the open space around all existing lot line windows on the 2618 Greenwich St. property lot line as Mr. Jerabeck represented in writing he would do.

iv) As mentioned above, the story poles that were promised by Mr. Jerabeck and his client, were installed late in the 30-day review process, and were installed erroneously. As such, they do not represent what the plans represent, they are misleading, and are allegedly in the process of being corrected past the 30-day review period. These story poles were an essential piece of our review and approval process and without the accuracy of the story poles, the request for discretionary review must be granted as this creates an exceptional and extraordinary circumstance and prejudices the neighbors and other interested parties during their review process as the story poles cannot be relied on and are misleading and ambiguous.

Numerous errors exist with the story poles which have been acknowledged by Mr. Jerabeck and his senior architect, Patrick Perez. These story pole errors include but are not limited to the following:

1. Story poles on Project Property's east wall adjacent to 2618 Greenwich St. partially covers a lot-line window that Mr. Jerabeck represented would not be

Re: 2622-2624 Greenwich St., San Francisco, CA 94123
Permit Application No. 2016.10.26.1228

- covered; no clarification or correction in the story poles has been made to date;
2. The story pole covering the 2618 Greenwich St. west wall window does not reflect the architect's representations that there is a notch-out at the corner of that location, making it impossible to ascertain the proposed construction and its impact on light, air, ventilation, shade and privacy;
 3. Despite written assurances from Mr. Jerabeck that the lot-line windows would not be blocked, Mr. Perez now stated for the first time at the on-site meeting on November 1, 2017, that the large lot-line window would be partially blocked with a fire-wall and deck railings allowing for the Project Property occupants to look inside the window of 2618 Greenwich St.'s living room and compromise the occupants' privacy;
 4. The story poles do not accurately reflect the height of the firewall on the 2618 Greenwich St. west side in that, according to architect Perez, the wall would extend above the roof-line of the project address' existing roof-line, and up to the top of the railing of the 2618 Greenwich St. Unit 4 deck which conflicts with the representations on the permit application that the height of the Project Property would not be increased from its existing height;
 5. Story poles do not accurately reflect whether the walls stop at the top of the deck railings or the bottom of them, a significant 3+ foot difference in height that architect Perez was unable to answer and clarify at the Nov. 1st meeting;
 6. The firewall and external staircase on the project property's west property line was not represented in the story poles and results in an inability to determine the consequences and impact of the proposed construction;
 7. The story poles for the 42-inch solid railing along the property line was not erected and results in an inability to determine the consequences and impact of the proposed construction;
 8. The story poles for the rear deck railing, which is glass on the second floor, was not erected and results in an inability to determine the consequences and impact of the proposed construction;
 9. The story poles do not accurately reflect the height of the proposed second story construction and horizontal extension of the rear portion of the proposed building;
 10. The story poles are incorrectly erected in the middle of three windows which is another mistake that has not been corrected and results in an inability to determine the consequences and impact of the proposed construction;
 11. The story poles do not depict the east corner set back on the second story deck, as per the drawings (as stated in an e-mail from Gary Jerabeck dated Nov. 1, 2017 @ 5:30pm);
 12. The story poles do not depict the 42 inch fire wall on the east at the second floor deck (as stated in an e-mail from Gary Jerabeck dated Nov. 1, 2017 @ 5:30pm);
 13. The story poles do not depict the angled staircase on the west side. (as stated in an e-mail from Gary Jerabeck dated Nov. 1, 2017 @ 5:30pm)
 14. The story poles did not reflect the additional "terrace" being added even further into the lot.

Remedy: Erect accurate story poles showing in detail the proposed construction and withdraw the existing permit application to allow for the DR Applicant and neighbors

Re: 2622-2624 Greenwich St., San Francisco, CA 94123
Permit Application No. 2016.10.26.1228

and other interested parties to review the proposed construction during a new 30-day review period necessitated by the conduct of the project applicants and homeowners, as set forth herein.

NOTE: We requested at the November 1, 2017 meeting that the Permit Applicant withdraw his current pending permit application given the gross errors and deficiencies that occurred during the 30-day review period in both the erection of the story poles and the many deficiencies and inconsistencies in the plans. The Permit Applicant refused to do so in order to allow for neighborly discussion and compromise, and avoid the necessity of filing for Discretionary Review. All attempts to resolve outstanding issues amicably have failed and thus, resulting in the filing of this Request for Discretionary Review.

v) Under the Cow Hollow Neighborhood Design Guidelines, dated May 2001 ("CHNDG"), new construction and additions must follow an overriding 45 percent rear yard open space policy. The only time an extension into the 45 percent rear yard open space requirement is allowed is when both adjacent neighbors intrude into that space. The extension must be measured by "equalization" to the more complying of the two adjacent properties (Page 62, Article D.1.). This is distinct from averaging.

1. The more complying of the adjacent properties is 2628-30 Greenwich St. The proposed project would expand the building footprint much farther into the rear yard setback than the 2628-30 Greenwich St. property, and therefore is "prohibited" under the CHNDG policy. As mentioned above, the story poles did not reflect the additional "terrace" being added even further into the lot.

Remedy: The proposed construction should be modified to comply with the Cow Hollow Neighborhood Design Guidelines.

vi) The proposed construction ignores the DR Applicant's intention to build-out approximately 2,000-2,500 square feet of space in the building basement. Relying on architect Gary Jerabeck that he redesigned his plans to allow for open space around all existing lot line windows on the west side of 2618 Greenwich St., DR Applicant was shocked to learn from Patrick Perez on November 1st that existing basement windows will be blocked by the proposed construction. Since this is the first time that such disclosure was made, and which would result in exceptional and extraordinary damage to DR Applicant as she has relied on the representations of Mr. Jerabeck that he will preserve all 2618 Greenwich St.'s west side lot line windows, discretionary review must be granted.

Remedy: This issue can be easily corrected if the proposed construction is set back four feet along the Project Property's east wall to allow these windows to remain free from the hazards and loss of light, air and ventilation that light-wells and fire-walls would create in these four bedrooms and and would allow the open space around all existing lot line windows on the 2618 Greenwich St. property lot line as Mr. Jerabeck represented in

Re: 2622-2624 Greenwich St., San Francisco, CA 94123
Permit Application No. 2016.10.26.1228

writing he would do.

vii) The proposed plans that were sent by the City Planning Department to the neighbors on or about October 3, 2017, are no longer the same plans that the architect, Mr. Jerabeck, is working from. He has had communications with other neighbors and has been haphazardly changing and adding to the proposed plans at various times, making it impossible to review the plans along with the story poles – both of which are woefully inaccurate and create exceptional and extraordinary circumstances that justify the granting of discretionary review.

See attached such an e-mail dated Nov. 1, 2017, where Mr. Jerabeck is making changes by way of “notes” to the plans, and stating that the story poles are still not complete, among other ambiguities and material issues that he addresses with both the plans and the story poles. If Mr. Jerabeck (who has had over 25 years of experience and has completed over \$200,000,000 in architectural design work) and his senior architect, Patrick Perez (who has over 15 years of experience in high end residential work ...), cannot make heads or tails out of the story poles and the proposed plans, how does he expect the neighbors, who are not seasoned experienced architects or designers, to understand and fully comprehend the magnitude of this proposed project. See attached a page from Gary Jerabeck’s company’s Architectural Development, Inc.’s website.

Above all, to disallow the neighbors the time and accurate information they are entitled to, is, in itself, an exceptional and extraordinary situation which greatly prejudices the neighbors and the DR Applicant and defeats the City’s Section 311 30-day review period. In the instant case, the proposed plans have been added to and changed so many times that I have no idea what the status is – and neither does the senior architect and Permit Applicant, Patrick Perez. As for the story poles, they are incorrect and need to be installed correctly so that they are consistent with the proposed plans before any good-faith 30-day review period can begin.

viii) Representation Of Project Cost As \$195,800

The permit applicant stated on the permit application that the cost of the project would be \$195,800.00. See attached a print-out of the Permit Details Report dated 10/31/2017 for this project. This is a material representation not only to the City, but to anyone who reviews the permit. Notably, permit fees that the City collects are based in large part on the stated cost of the project. At the November 1, 2017 meeting with the permit applicant and licensed architect, Patrick Perez, Mr. Perez stated in response to our questions about the low cost of the project being only \$195,800, that the City *instructed* him to calculate the cost artificially low at only \$91 per square foot for the over 2,151 additional square feet that he and his firm are designing in Cow Hollow.

When I asked, in the presence of other witnesses, how he could honestly state such an incredulously low building cost on a permit application, he remarked that it would be doing his client a disservice if he accurately reflected the true building cost at \$1,000 per square foot that is the going rate in the area, specifically, on Greenwich St.

Re: 2622-2624 Greenwich St., San Francisco, CA 94123
Permit Application No. 2016.10.26.1228

This matter is being raised in this application for discretionary review because not only is it troubling to believe that the City would advise a licensed architect to knowingly misrepresent the actual construction costs by possibly a million dollars or more, but it adds to the concerns of the DR Applicant and her neighbors that the representations that have been made to the DR Applicant and to others pertaining to this proposed construction, have not been made in good faith, with full disclosure, and as a licensed professional architect should honestly make. For this reason, along with all the other reasons set forth above (and with our reserving our right to amend, supplement and add additional grounds justifying the granting of discretionary review, as well as photos and exhibits), it is without a doubt that extraordinary and exceptional grounds exist to grant discretionary review on this proposed project in the interest of justice and to allow for a fair process to take place with regard to this pending permit application.

Application for **Discretionary Review**CASE NUMBER:
For Staff Use onlyDiscretionary 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 type="checkbox"/>
Address labels (original), if applicable	<input type="radio"/>
Address labels (copy of the above), if applicable	<input type="radio"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input 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 checked="" 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: _____

Date: _____

11/2/17



**SAN FRANCISCO
PLANNING
DEPARTMENT**

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception

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

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)

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

TEL: **415.558.6377**

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

Gary Jerabek's October 6, 2016 response to DR Applicant's request for story poles:

1) Homeowners have not erected story poles at the subject property, making it difficult for the neighbors and interested parties to determine the mass, scope, depth and height of any proposed construction. We request that story poles be erected after the existing proposed plans are revised to incorporate our preliminary objections – and the objections of other interested parties – including but not limited to the neighbors to the West of the subject property and the Cow Hollow Association

Erecting story poles is not a requirement of the planning department. We will gladly erect story poles after we have submitted the plans to the city for review.

From: Gary Jerabeck gjerabeck@mac.com
Subject: Re: follow up
Date: Nov 2, 2017 at 9:45:33 AM
To: wagnerchris@comcast.net
Cc: Christina Sagonowsky ggresf@comcast.net, Lori Brooke
lorimbroke@gmail.com, lawofficesbrwhite@gmail.com, Patrick
Perez patrick@architectural-development.com, wetzel, lindsey
lindseymwetzel@gmail.com

Hi Chris,

see my comments below,

thanks,
Gary

Gary Jerabeck, President
Architectural Development Inc.
cell: 415-310-8127
office: 415-876-7314
www.architectural-development.com

On Nov 2, 2017, at 8:05 AM, wagnerchris@comcast.net wrote:

Gary,
Issues I raised to Patrick regarding the story poles were:

The firewall and external staircase on the west property line was not represented in the story poles.

It is in the works now. Those will be put up. We have been in contact with them. I am hoping today or the latest tomorrow. If something needs to be tweaked or such once the story poles are up, we will take care of it.

| The deck railing was not represent.

The 42 inch solid railing will be put along the property line and I requested that the rear deck railing, which is glass on the second floor be put up. This will be put up along with the external staircase.

Why position the northwest story pole in the middle of the left side window frames (Impacting 3 windows)?

Do you mean on the window trim? We have added a specific note that the light wells shall clear the property line windows by 4 inches on all sides, thus it will not impact the trim. You are correct that they should have just moved them over a bit.

Regards,
Chris

Chris

From: "Gary Jerabeck" <gjerabeck@mac.com>
To: "Christina Sagonowsky" <ggresf@comcast.net>, "Lori Brooke" <lorimbrooke@gmail.com>, wagnerchris@comcast.net, lawofficesbrwhite@gmail.com
Cc: "Patrick Perez" <patrick@architectural-development.com>
Sent: Wednesday, November 1, 2017 5:30:18 PM
Subject: follow up

All,

Patrick gave me an update as to the meeting.

1. I am doing my best to arrange added story poles tomorrow morning for a) the east corner set back on the second story deck, as per the drawings b) the 42 inch fire wall on the east at the second floor deck c) the angled staircase on the west side.

2. We will add a note to the first level terrace that "it will not be more then 3 ft above grade; if/as needed we will add steps down at the house to get to it." Right now the grade slopes down and is covered with vegetation. This will need to be cleaned out and graded properly.

3. The subject property expansion will be at the same ht. as the existing structure. Thus that height is set, as is obviously the height of the structure on the east; irregardless, if the drawing shows the east property's railing to be a bit higher or lower than it exists.

4. I will be on a flight this afternoon back to SF. If/as needed, I will be happy to meet up at the property Friday during the day or next week.

thanks

Gary

Gary Jerabeck, President
Architectural Development Inc.
cell: 415-310-8127
office: 415-876-7314
www.architectural-development.com

From: Gary Jerabeck gjerabeck@mac.com
Subject: Re: [FWD: 2622-2624 Greenwich St. (Wetzel residence) proposed construction & request for meeting and story poles]..
...Story pole review.
Date: October 30, 2017 at 11:33 AM
To: Christina Sagonowsky ggresf@comcast.net
Cc: Patrick Perez patrick@architectural-development.com

GJ

Hi Christiana,
I will follow up. Hopefully by this evening.

As mentioned, we know that we have to resolve the overlap at your second story window, which should not be that way.

Onward to resolutions.

Thanks,

Gary

Gary Jerabeck, president
Architectural Development Inc.,
Cell: 415-310-8127
Office: 415-876-7314
www.architectural-development.com

On Oct 30, 2017, at 11:19 AM, Christina Sagonowsky <ggresf@comcast.net> wrote:

Good Morning Gary,

Please advise when you have ascertained that all the story poles are accurate.

I understand that you and your office cannot meet today, but I'm hoping you or Patrick can meet tomorrow before dark, say at 4pm? An on site in-person meeting tomorrow with access to your clients' property and my property is critical to fully understand the proposed project.

Please advise. If tomorrow does not work, then Wednesday, Nov 1st at noon would be the latest.

Thank you and I look forward to meeting you or Patrick at the properties.

Christina

Sent from my iPhone

On Oct 27, 2017, at 4:04 PM, Gary Jerabeck <gjerabeck@mac.com> wrote:

Hi Christina,

Here is a pic with the story pole partially covering the window. This is not correct. This window will not be blocked. We will review and resolve the issue.

thanks,

Gary

Gary Jerabeck, President
Architectural Development Inc.
cell: 415-310-8127
office: 415-876-7314
www.architectural-development.com

<story pole pic.jpg>

On Oct 27, 2017, at 11:48 AM, Gary Jerabeck <gjerabeck@mac.com> wrote:

Hi Christina,

We have already done a preliminary review of the story poles.

We did notice that there is one conflict. One of your second story windows in the rear is partially blocked. It should not be blocked. We will be remedying that issue, so that this window will not be covered. My apology for that issue.

From: wagnerchris@comcast.net
Subject: Re: follow up
Date: November 2, 2017 at 8:05 AM
To: gjerabeck@mac.com
Cc: Christina Sagonowsky ggresf@comcast.net, Lori Brooke lorimbroke@gmail.com, lawofficesbrwhite@gmail.com, Patrick Perez patrick@architectural-development.com, wetzel, lindsey lindseymwetzel@gmail.com



Gary,
Issues I raised to Patrick regarding the story poles were:

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The deck railing was not represent.

Why position the northwest story pole in the middle of the left side window frames (Impacting 3 windows)?

Regards,
Chris

Chris

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To: "Christina Sagonowsky" <ggresf@comcast.net>, "Lori Brooke" <lorimbroke@gmail.com>, wagnerchris@comcast.net, lawofficesbrwhite@gmail.com
Cc: "Patrick Perez" <patrick@architectural-development.com>
Sent: Wednesday, November 1, 2017 5:30:18 PM
Subject: follow up

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2. We will add a note to the first level terrace that "it will not be more then 3 ft above grade; if/as needed we will add steps down at the house to get to it." Right now the grade slopes down and is covered with vegetation. This will need to be cleaned out and graded properly.

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4. I will be on a flight this afternoon back to SF. If/as needed, I will be happy to meet up at the property Friday during the day or next week.

thanks

Gary

Gary Jerabeck, President
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cell: 415-310-8127
office: 415-876-7314
www.architectural-development.com

LEADERSHIP



GARY JERABECK
President and Founder

Gary Jerabeck is the President and Founder of Architectural Development Inc. His formal training was at Syracuse University, NY., graduating with honors and two specially accredited bachelor degrees. He has had extensive travel throughout the world, as well as training in Europe, and has completed over \$200,000,000 in architectural design work. His over 25 years worth of experience encompass exclusive work for residential properties, project



PATRICK PEREZ
Senior Architect

Mr. Perez has over 15 years of experience in high end residential work, commercial tenant improvement, multifamily projects, hospitality, retail and urban design and planning. He is licensed in the state of California and holds a BA in history at Santa Clara University and a Masters in Architecture at The University of California Berkeley. Mr. Perez is also Green Build Certified.

Permit Details Report

Report Date: 10/31/2017 12:50:07 PM

Application Number: 201610261228

Form Number: 3

Address(es): 0938 / 023 / 0 2622 GREENWICH ST

Description: INTERIOR RENOVATION & ADDITION TO (E) 2-UNIT BUILDING. 1ST FL RENOVATION ADDITION OF MORE FL AREA. ADD ENTRANCE TO UPPER FL FROM THE LOWER/GARGE. 2ND FL ADD (N) KITCHEN, POWDER RM, FAMILY RM & STAIR TO BACKYARD. 3RD FL MASTER RENOVATION & 2ND BATH RENOVATION.

Cost: \$195,800.00

Occupancy Code: R-3

Building Use: 28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
10/26/2016	TRIAGE	
10/26/2016	FLING	
10/26/2016	FILED	

Contact Details:

Contractor Details:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	CPE	10/28/16	10/28/16			10/28/16	TORRES SHIRLEY	415-558-6070	
2	CP-ZOC	10/28/16					MAY CHRISTOPHER	415-558-6377	
3	BLDG							415-558-6133	
4	DPW-BSM							415-558-6060	
5	SFPUC							415-575-6941	
6	PPC							415-558-6133	
7	CPB							415-558-6070	

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

[Online Permit and Complaint Tracking](#) home page.

Technical Support for Online Services

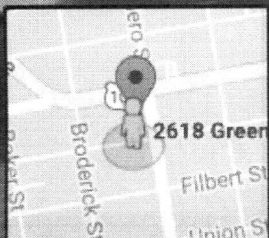
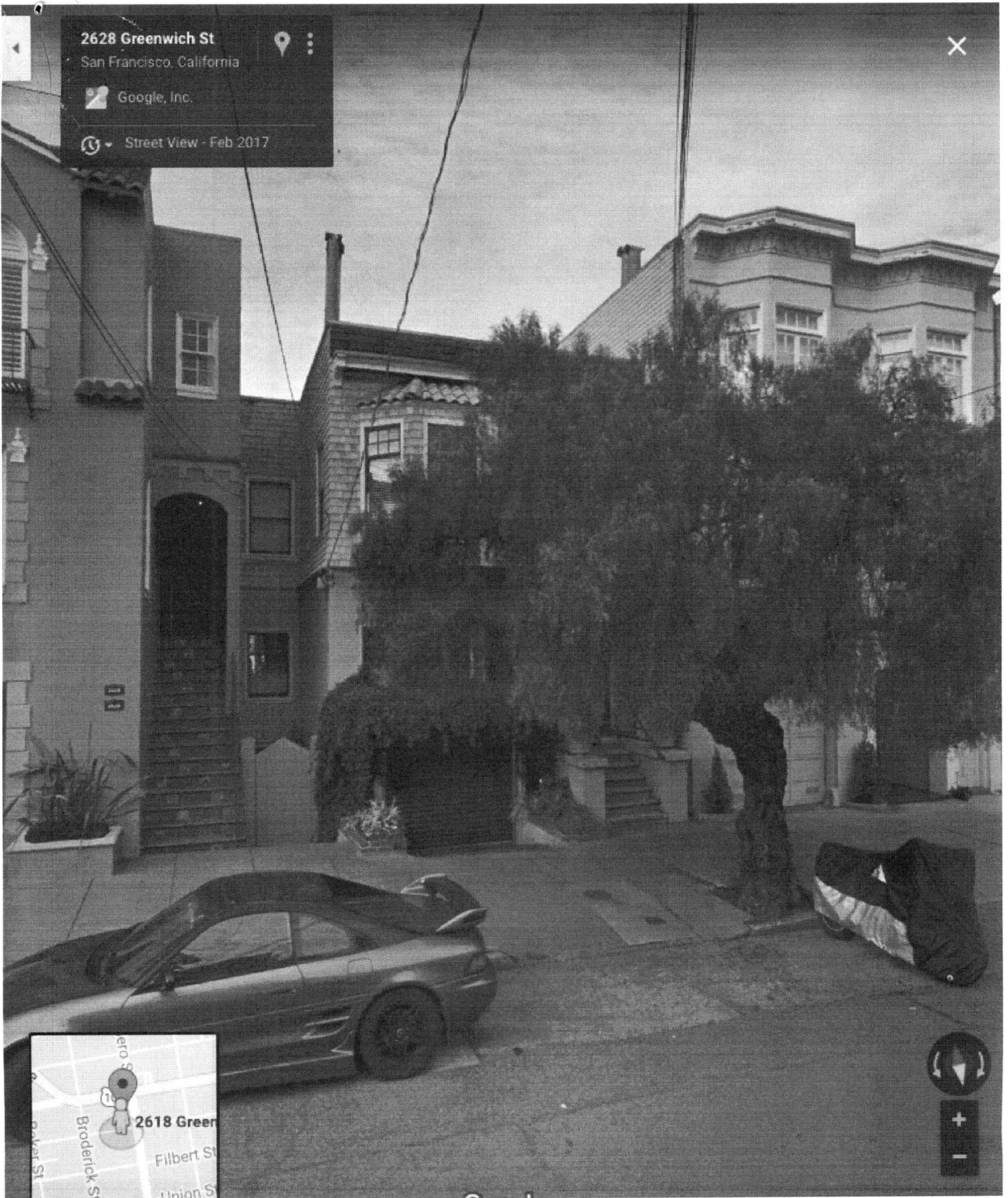
If you need help or have a question about this service, please visit our [FAQ](#) area.

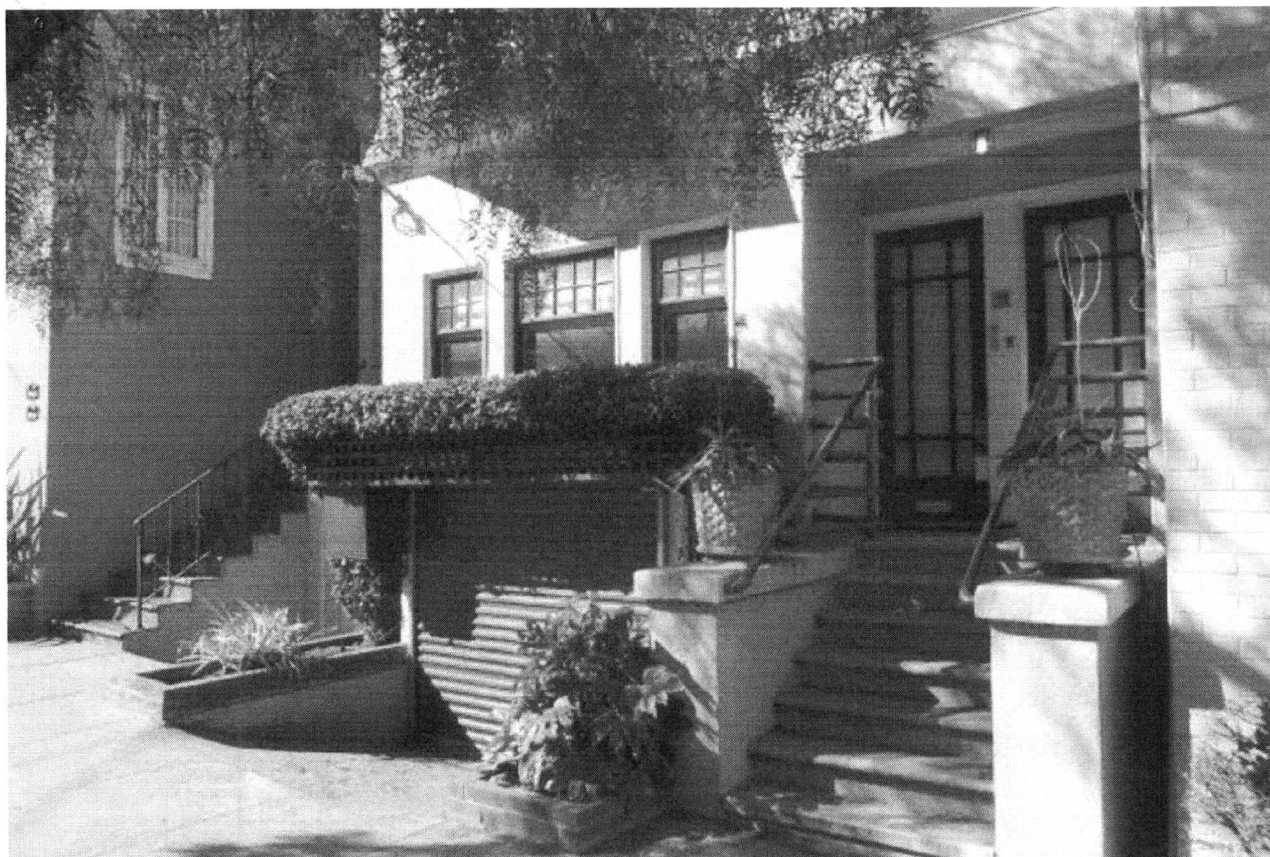
[Contact SFGov](#) [Accessibility](#) [Policies](#)
City and County of San Francisco © 2017

2628 Greenwich St
San Francisco, California

Google, Inc.

Street View - Feb 2017





Google Maps 2618 Greenwich St



Image capture: Feb 2017 © 2017 Google

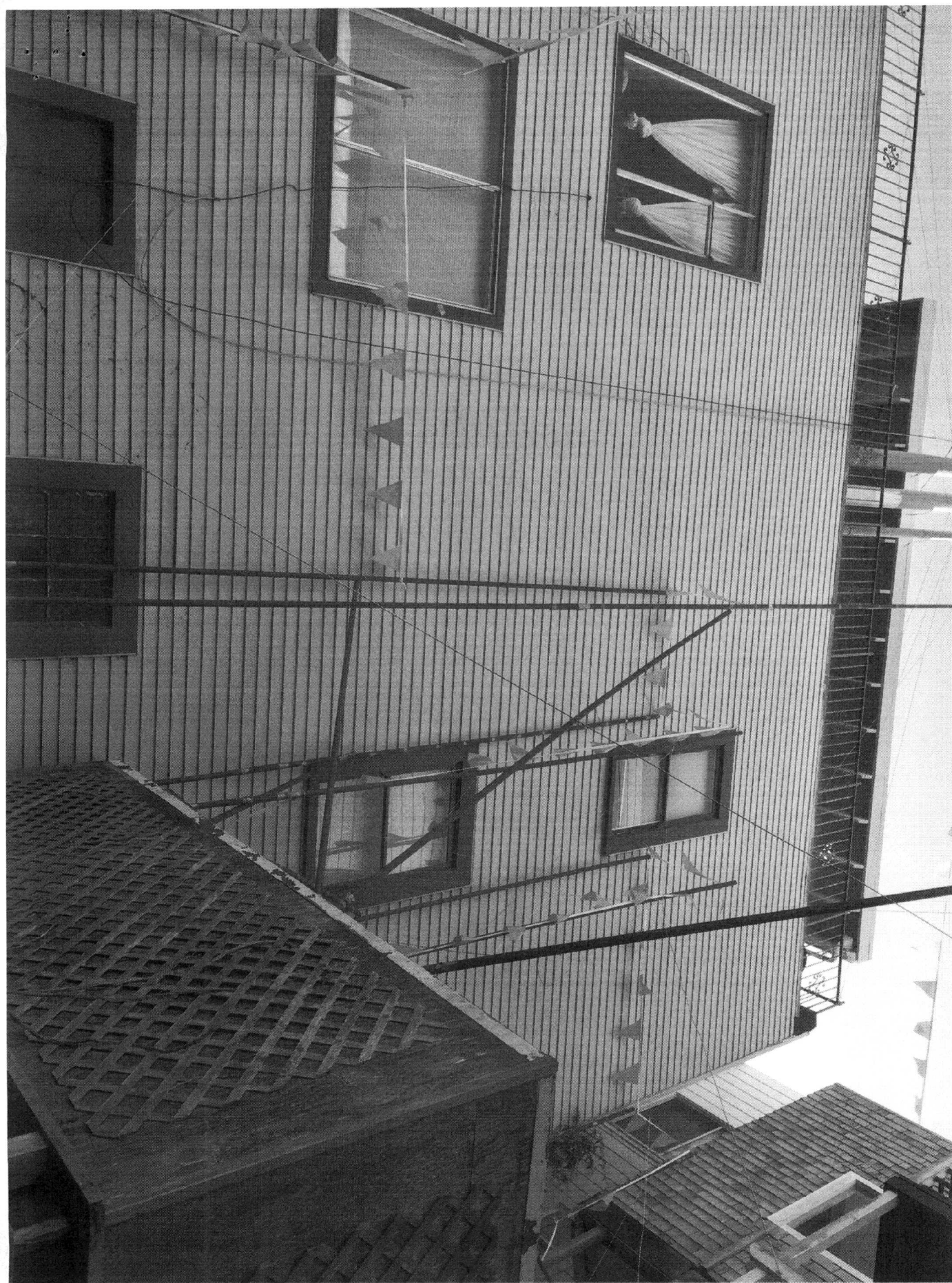
San Francisco, California

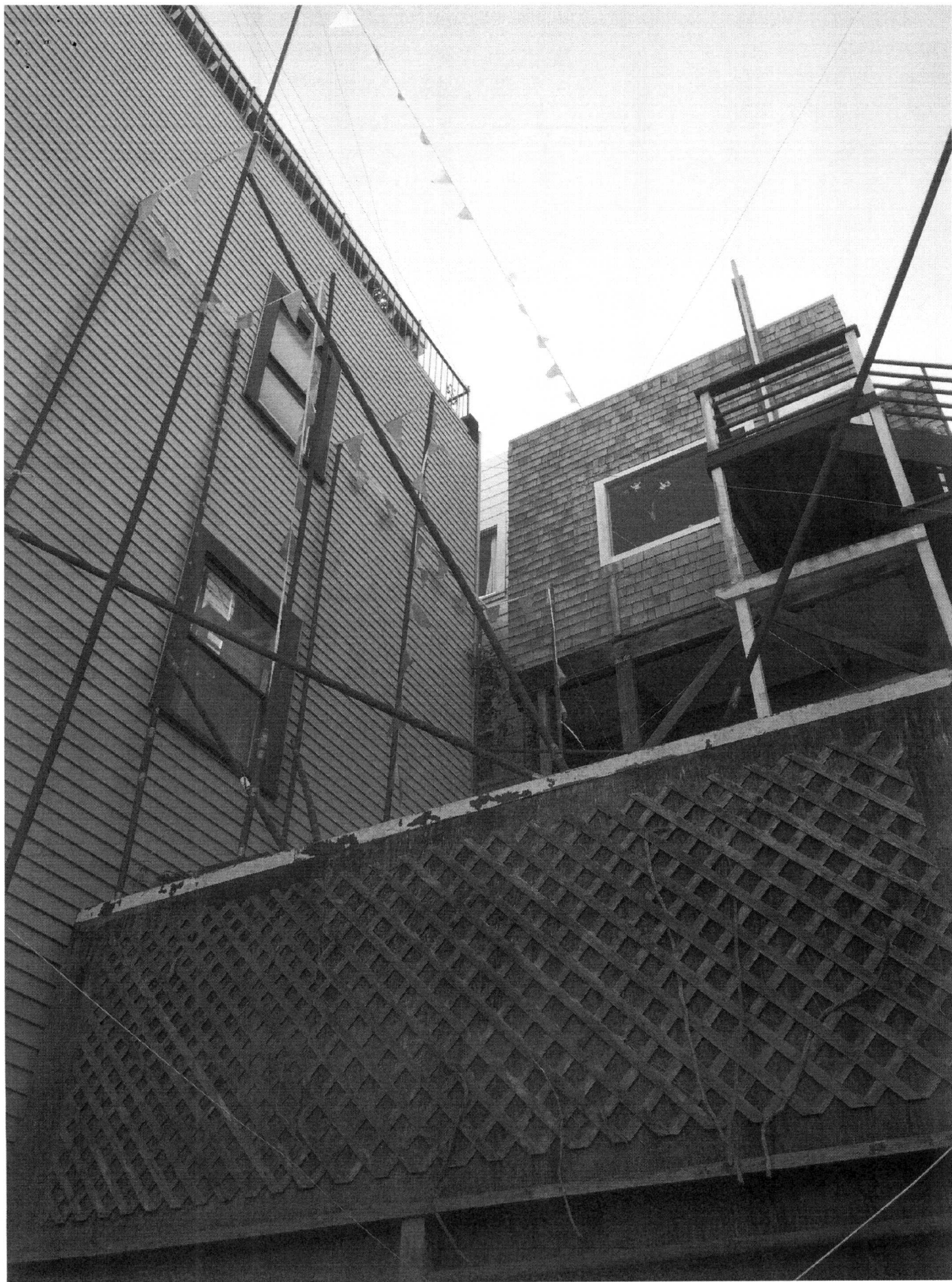
 Google, Inc.

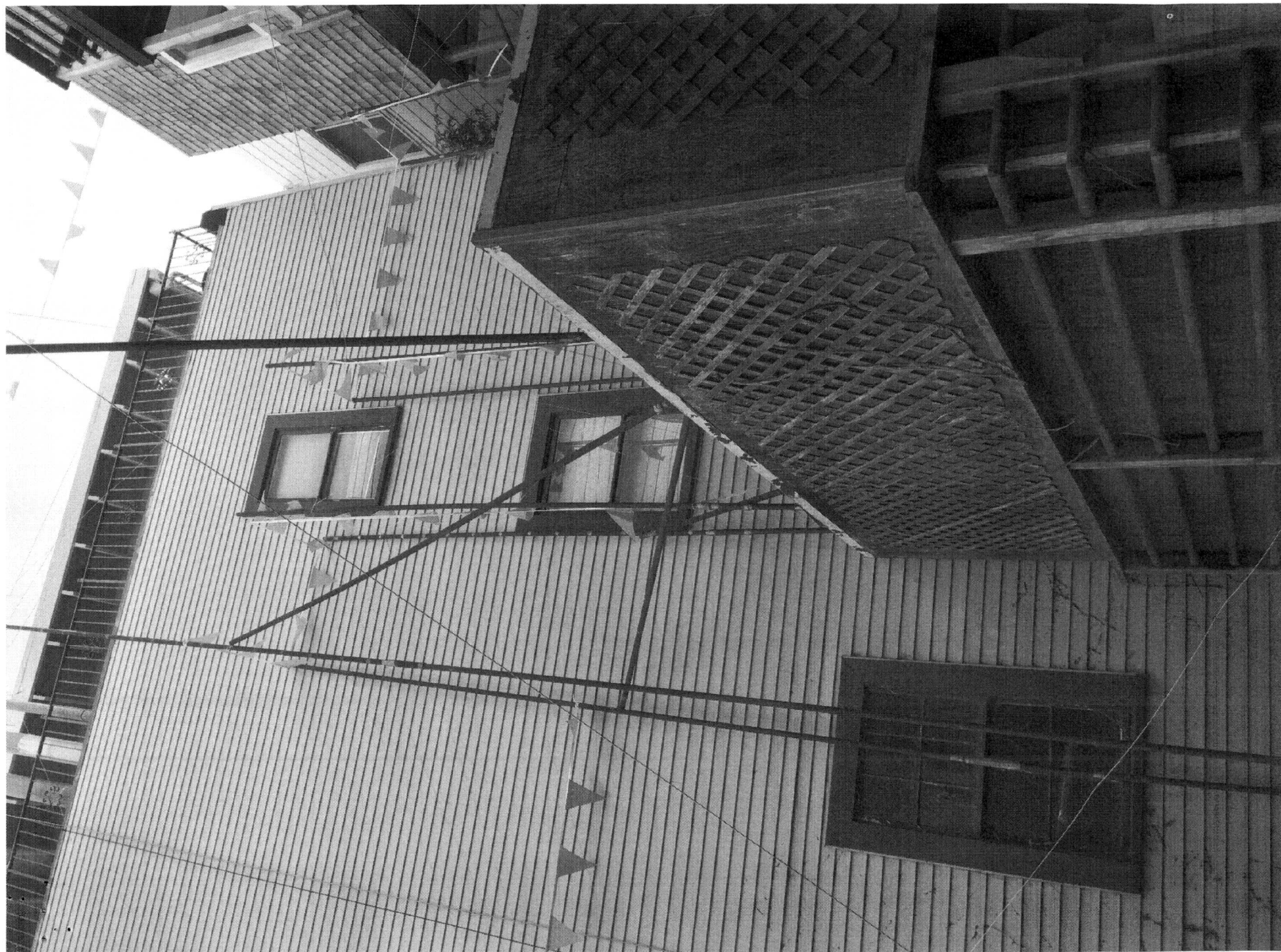
Street View - Feb 2017



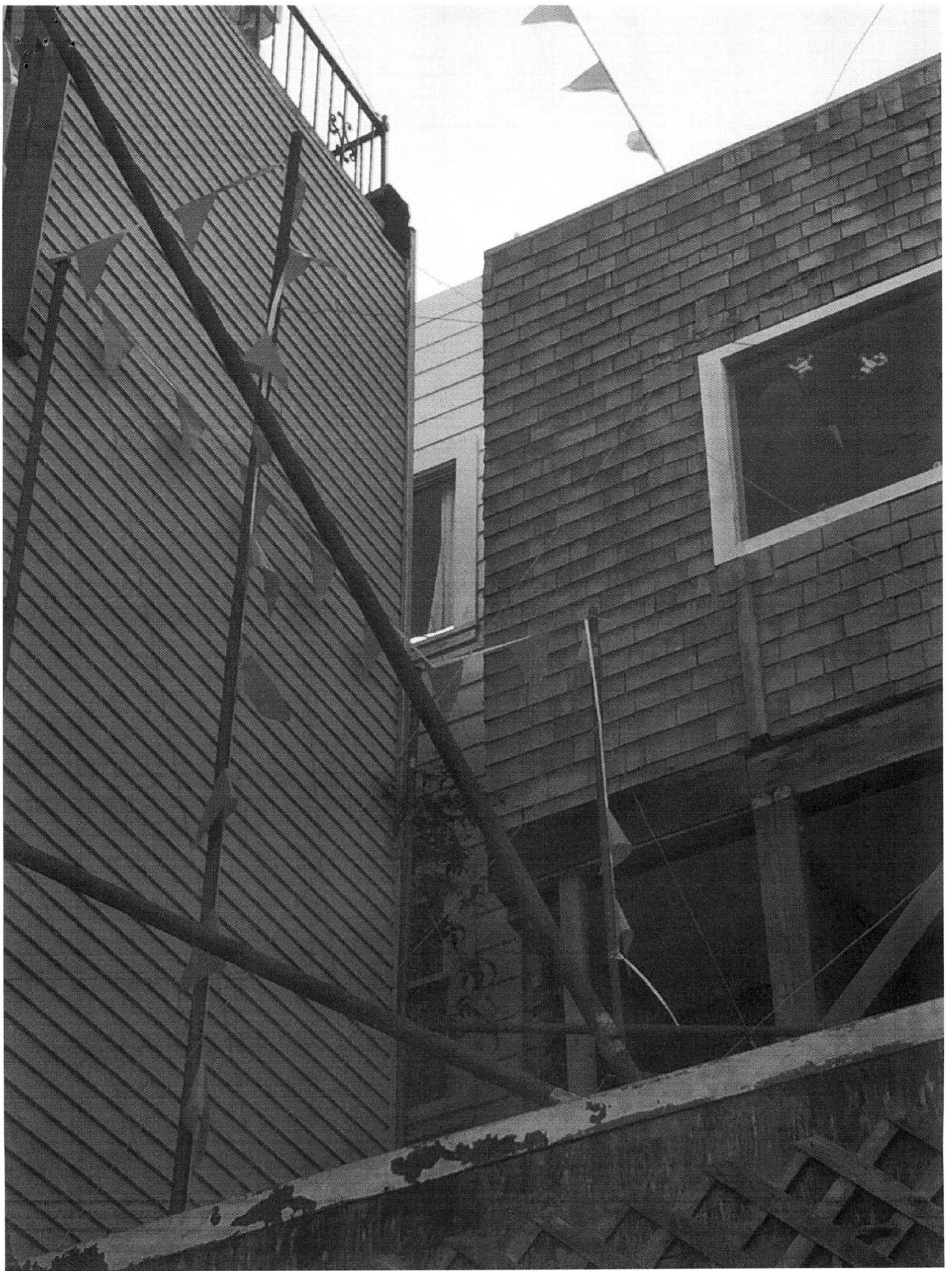














RESPONSE TO DISCRETIONARY REVIEW (DRP)



**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: 2622-2624 Greenwich Street

Zip Code: 94123

Building Permit Application(s): 2016.10.26.1228

Record Number: 2016-014864DRP

Assigned Planner: Chris May

Project Sponsor

Name: Architectural Development, Inc (Gary Jerabeck, President)

Phone: 415-310-8127

Email: Gary@ architectural-development.com, Patrick@architectural-development.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 project meeets all of the city code requirements.

The project was updated numerous times to mitigate any concerns of the neighbors and specifically the DR requester.

The project was updated, per the request of the RDAT.

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.

We have made numerous updates per the DR's request. Please see Addendum A for an outline of all updates.

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 have made numerous updates per the DR's and RDAT's requests.
Please see Addedum A for further details.

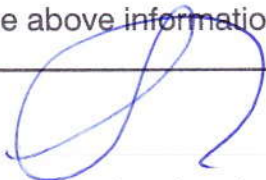
Project Features

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)	2	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)	2	2
Bedrooms	3	4
Height	26'-9"	26'-9"
Building Depth	45'-4"	69'
Rental Value (monthly)	2,000	3,000
Property Value	2,300,000	3,500,000

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

Signature:



Date:

1/16/18

Printed Name: Gary Jerabeck, President , AD, Inc.

- ☐ 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.



Project Information

Property address: 2622-2624 Greenwich Street

Building Permit Application: 2016.10.26.1228

Record number: 2016-014864DRP

Addendum A to Discretionary Review Response

1. Story Poles:

A) The story poles were installed on Oct. 25, which was during the 30 day notification period.

B) They were updated on Nov. 10, per the revisions requested by the neighbors and per any field discrepancies. Due to scheduling issues, we could not get them revised sooner. The neighbors were sent updated drawings for these changes on Oct. 31.

2. The following story pole updates were done per the neighbor's requests to reflect changes or clarifications on Nov. 10:

A) The 42 inch sloping fire wall at the west side staircase was added, thus showing that it cleared the property line windows.

B) The 42 inch fire wall at the second floor deck on the east side was added at the side of the DR's building.

C) A 3 ft. cut out (set back) on the second level at the north east corner, including the deck, roof, 42 inch firewall and railing was made; thus clearing the east property line window at the North east corner of the expansion.

D) The story poles stayed up until Dec. 19.

E) See Attachment B for Story pole pics and clarifying text.

3. In addition to the design updates outlined in # 2 A and 2 C above, the design was also changed right after the pre app meeting to accommodate the neighbor's issues. These changes were reflected in the 311 notification mailings and were as follows:

A) The removal of the roof stair well.

B) A set back at the northwest corner to clear property line windows on the west side.

C) Opening up of the west exterior stairs to cut back the height to a sloped 42 inch fire wall to clear the property line windows.

D) The creation of light wells on the east side of the DR's property line windows with habitable space



Architectural Development, Inc.
GARY JERABECK PRESIDENT

- E) Setting back the entire third floor addition on the east side 3 ft from the property line to allow more light and air into the new light wells at the habitable space windows.
4. Per the recommendation of the RDAT after the DR's filing; we also agreed to set back the 42 inch fire wall and deck on the east side second level 5 ft from the property line; to offer the DR's property more light, air and privacy.
5. Please note the following:
- A) The rear of the property will need to be cleared and graded due to steep slope, uneven grade conditions, and overgrown vegetation. We did not put story poles at the first floor terrace. This terrace will be 3 ft. or less off of the finished grade. The rear yard will be terraced.
 - B) The drawings were updated to show the height of the DR's building's metal railing on the west side, as closely as possible. The addition of the third floor at 2622-2624 will remain the same height as the existing structure. Obviously, the deck/railing on the east property is also an existing condition that will remain the same. We offered to go over to the DR's property to measure the railing on her top floor; the owner did not respond to our offer.
 - C) 2622-2624 is and will remain a 2 unit building.
 - D) Fire/emergency egress cannot be through an adjoining property. The light wells created are for light and air. The DR's windows on the first floor being blogged are non habitable, storage/utility rooms in the basement.
 - E) It is noted on the drawings that the set back at the property line windows will also clear the exterior window casings. The drawings were updated, as needed, to reflect the field conditions of the windows on the east and west properties as related to the story pole installation.
 - F) Attached are various emails clarifying details with the neighbors.
6. The project meets all required codes and set- backs. The second and third floor is set back in line with the property on the west side and only the first floor is set back to the average of the properties on the east and west.

Gary Jerabeck,
President
Architectural Development, Inc.

From: [Gary Jerabeck](#)
To: [May, Christopher \(CPC\)](#)
Cc: [Patrick Perez](#); samia@architectural-development.com; [Gary Jerabeck](#)
Subject: Fwd: Response To DRP2622-2624 GreenwichWetzel
Date: Tuesday, January 16, 2018 12:19:04 PM
Attachments: [ResponseToDRP2622-2624 GreenwichWetzel.pdf](#)
[Wetzel, Addendum B- Showing Story pole Photographs.pdf](#)
[Follow up and clarification...NOTE.....this is what I will send to Christina....please let me know what feed back you may have before I send it..eml.msg](#)

Hi Chris,

1. Here is the response to the Dr. Please let me know if you have any questions and/or if something needs to be amended. We will send you the updates per our conversation today.

2. The form asks for the rental income. Neither unit is rented, thus I put an estimate of projected current rent to be \$2,000/month and projected future rent to be \$3,000/month. There was no room for an explanation. Unit 2622 was purchased by the owners in Sept. 2004 and has been not been rented since. Unit 2624 was purchased by the owner in Jan. 2015 and has not been rented since.

3. Per you convenience, please forward me the time and location of the meeting on Feb. 8, along with any needed instructions and over view of the process.

4. Included are:

- a) Our response to the DR; both the city form plus an Addendum A. This will be in one package.
- b) story pole pics and clarifications for reference.
- c) supporting emails; that were sent to the neighbors.

thanks,

Gary

Gary Jerabeck, President
Architectural Development Inc.
cell: 415-310-8127
office: 415-876-7314
www.architectural-development.com

Story Pole Photographs

2622-2624 Greenwich St. (Project Address)

0938/022-023 (Block/Lot No.)

2016.10.26.1228 (Building Permit No.)

The story poles were updated on November 10, per neighbor's request. The pictures reflect this update. Also the neighbors were told that the story poles will be up until December 19th, 2017.



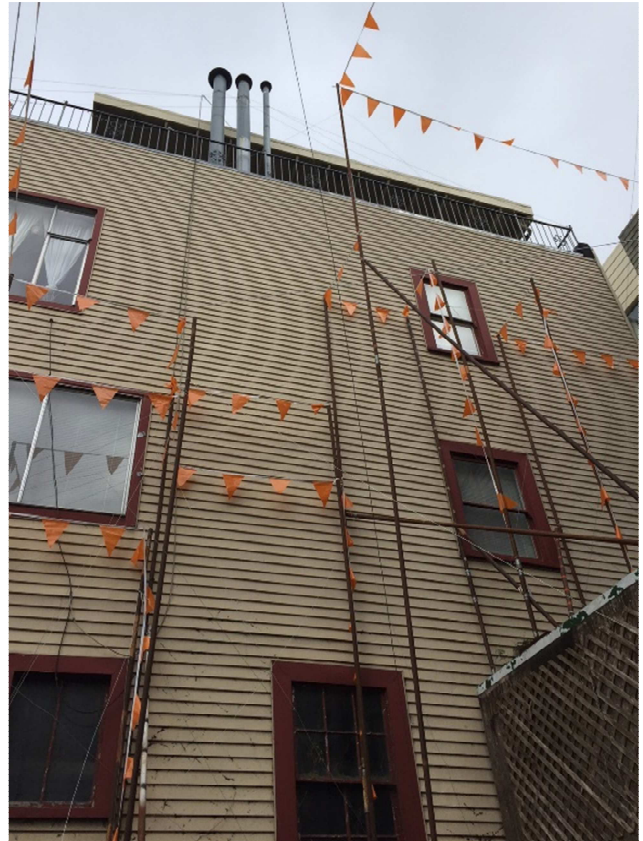
42 inch fire wall added on the west side along the exterior property line staircase



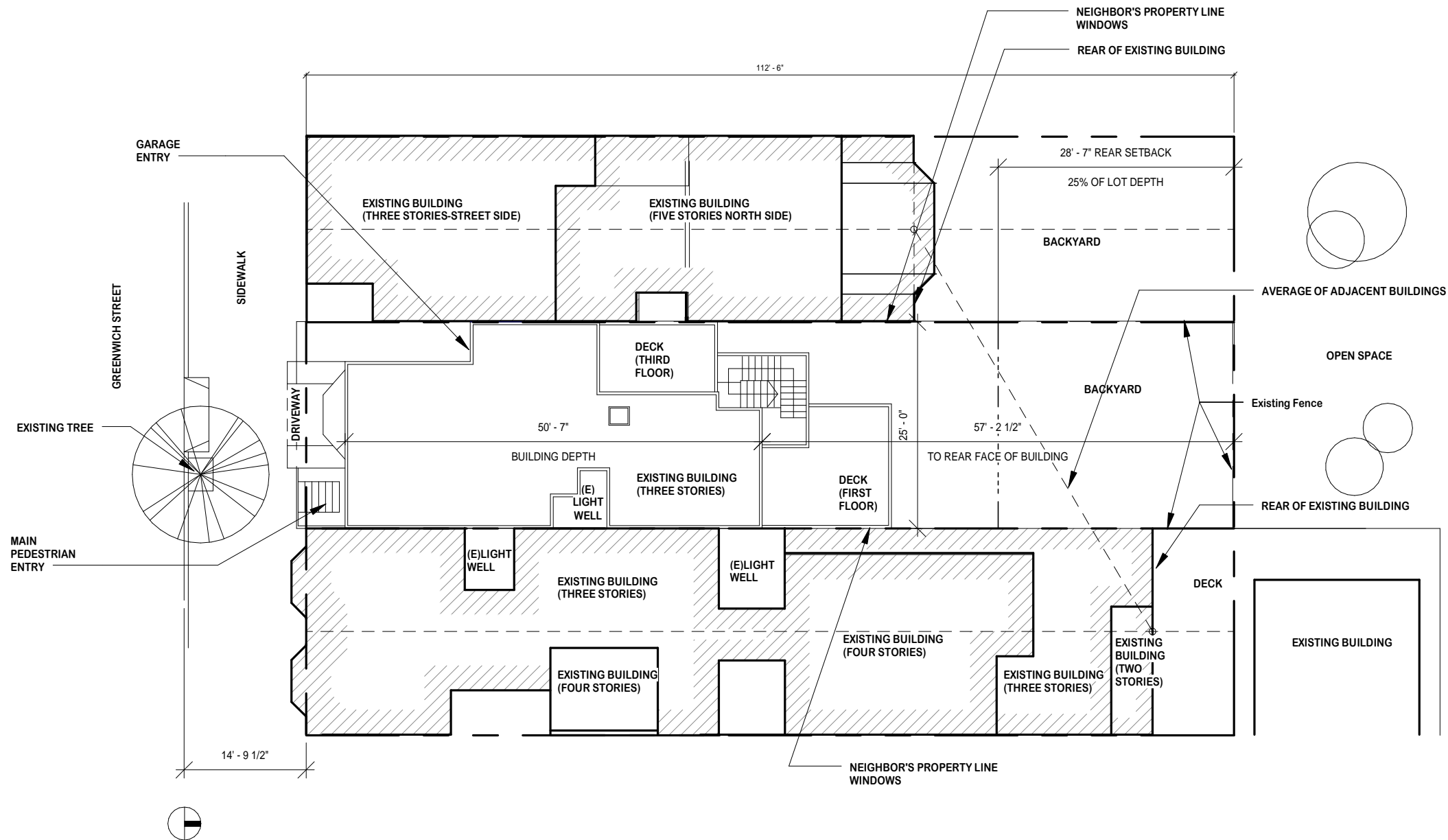
The story poles showing the 42 inch fire wall on the west side

2 Third Avenue San Francisco, CA 94118
E gary@architectural-development.com

T 415.876.7314 M 415.310.8127 F 415.876.7312
www.architectural-development.com



- The east corner on the second floor cut back at the deck to not block the property line window.
- 42 inch fire wall added at the second floor deck on east side.



1 EXISTING SITE PLAN
1/16" = 1'-0"

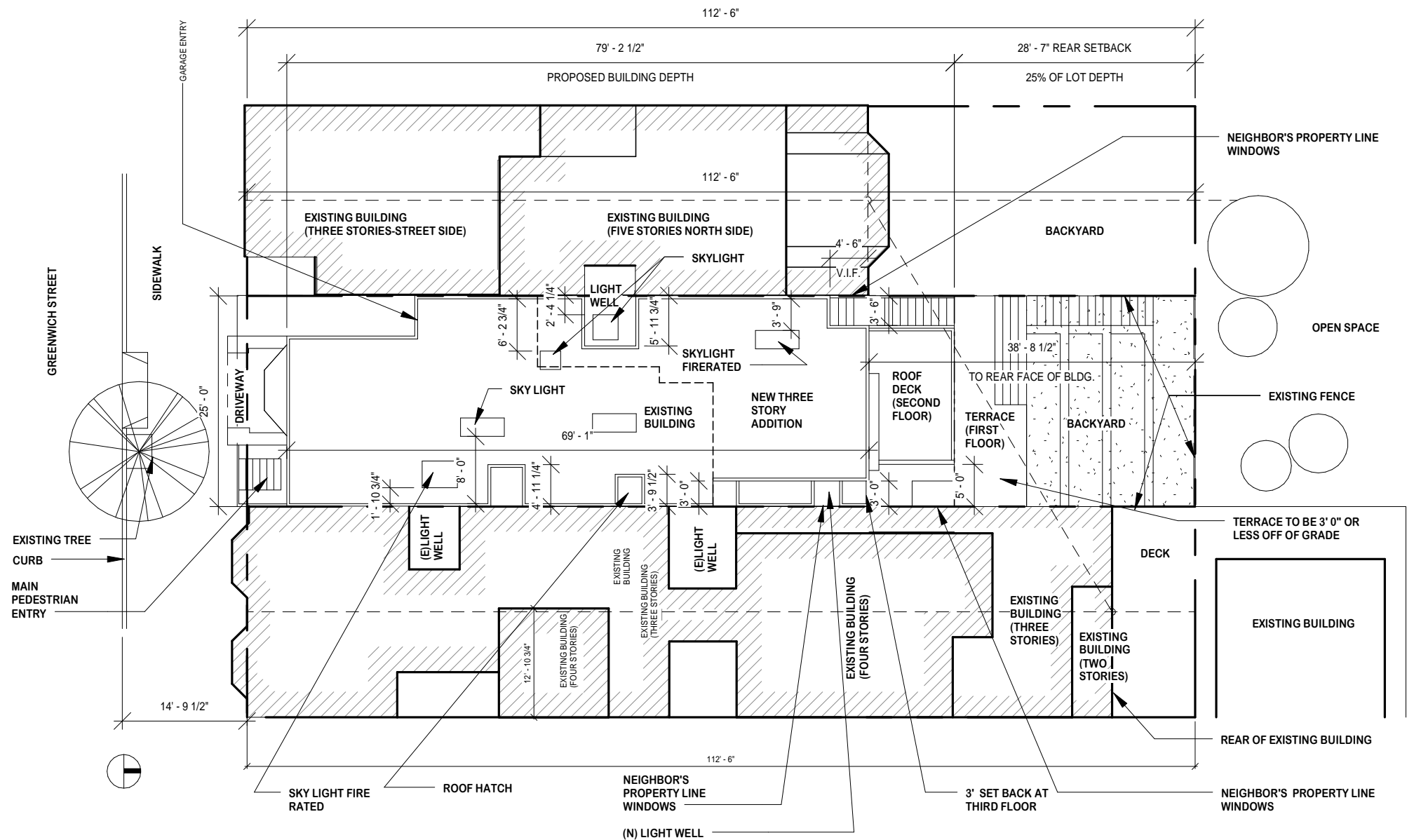
WETZEL RESIDENCE

2622-2624 GREENWICH ST., SAN FRANCISCO

No.	Description	Date
1		01/26/2018

EXISTING SITE PLAN

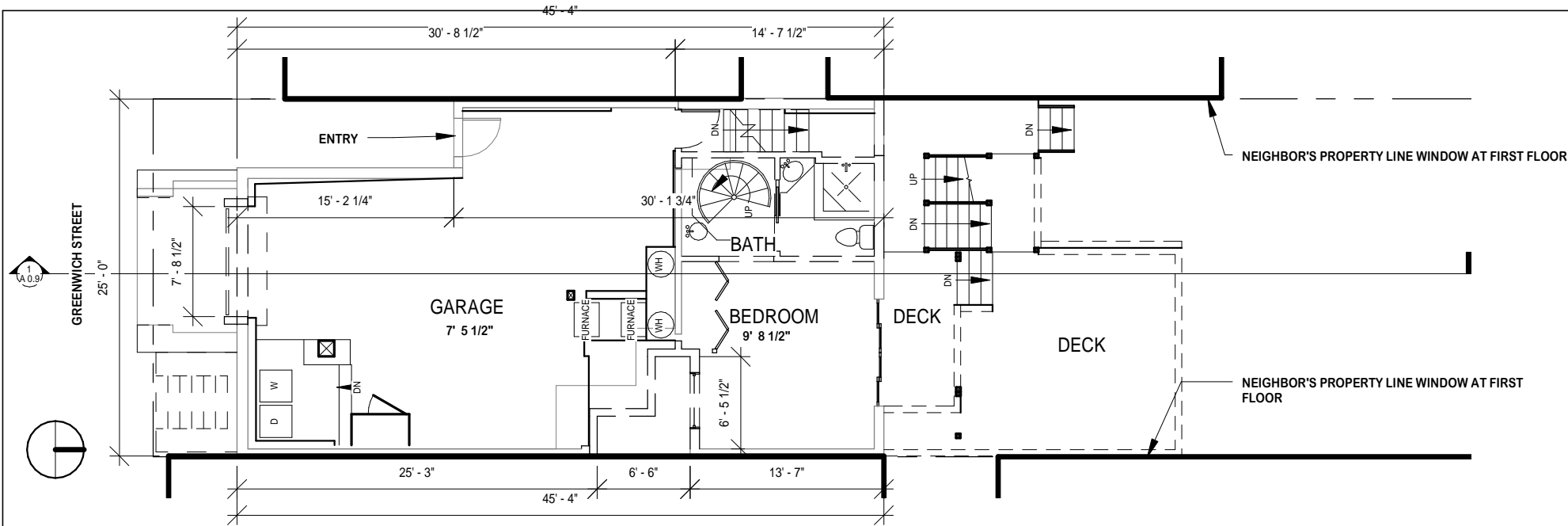
Project number	Project Number	A 1.1
Date	01/26/2018	
Drawn by	SI	
Checked by	GJ	
		Scale 1/16" = 1'-0"



1 PROPOSED SITE PLAN
1/16" = 1'-0"

No.	Description	Date
1		01/26/2018

PROPOSED SITE PLAN		
Project number	Project Number	A 1.2
Date	01/26/2018	
Drawn by	SI	
Checked by	GJ, PP	
		Scale 1/16" = 1'-0"



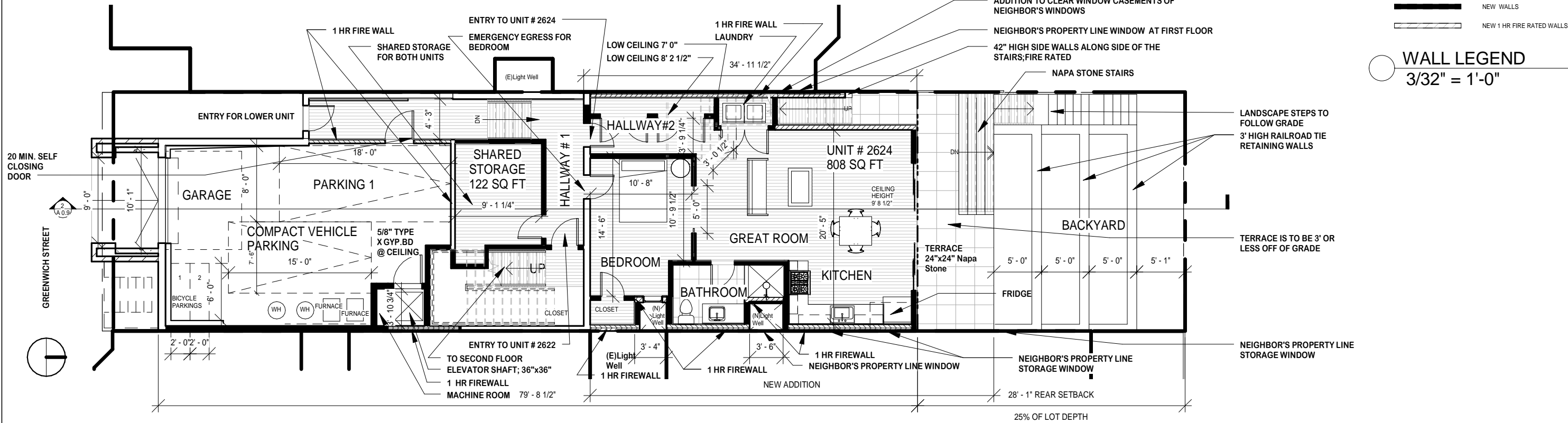
EXISTING AND PROPOSED UNIT GROSS AREA SUMMARY

	TOTAL SQUARE FOOTAGE OF EXISTING UNITS	EXISTING SQ FT PER FLOOR	PROPOSED SQUARE FOOTAGE OF UNITS	PROPOSED SQUARE FOOTAGE PER FLOOR
FIRST FLOOR	UNIT # 2624 UNIT SIZE: 1259 SQ FT (ON FIRST AND SECOND FLOOR)	328 SQ FT SQUARE FOOTAGE OF LEVEL 1 OF UNIT # 2624 GARAGE: 611 SQ FT	UNIT # 2624 UNIT SIZE: 808 SQ FT (ON FIRST FLOOR) PLUS COMMON SHARED SPACE: 317 SQ FT (STORAGE AND HALLWAY) GARAGE: 589 SQ FT	UNIT 2624: 808 SQ FT PLUS COMMON SHARED SPACE: 317 SQ FT (STORAGE AND HALLWAY) GARAGE: 589 SQ FT
SECOND FLOOR		931 SQ FT SQUARE FOOTAGE OF LEVEL 2 OF UNIT # 2624	UNIT # 2622 UNIT SIZE: 3018 SQ FT (ON SECOND AND THIRD FLOOR)	1551 SQ FT LEVEL 1 OF UNIT # 2622
THIRD FLOOR	UNIT # 2622 UNIT SIZE: 951 SQ FT (ON THIRD FLOOR)	951 SQ FT SQUARE FOOTAGE OF UNIT# 2622 ON THIRD FLOOR		1467 SQ FT LEVEL 2 OF UNIT # 2622

SUMMARY:

- TWO EXISTING UNITS OF 1259 SQ FT (#2624) AND 951 SQ FT (#2622)
- TWO PROPOSED UNITS OF 808 SQ FT (#2624) AND 3018 SQ FT (#2622)
PLUS 317 SQ FT OF COMMON SHARED SPACE

1 EXISTING FIRST FLOOR PLAN - UNIT 2624
3/32" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN - UNIT 2624
3/32" = 1'-0"



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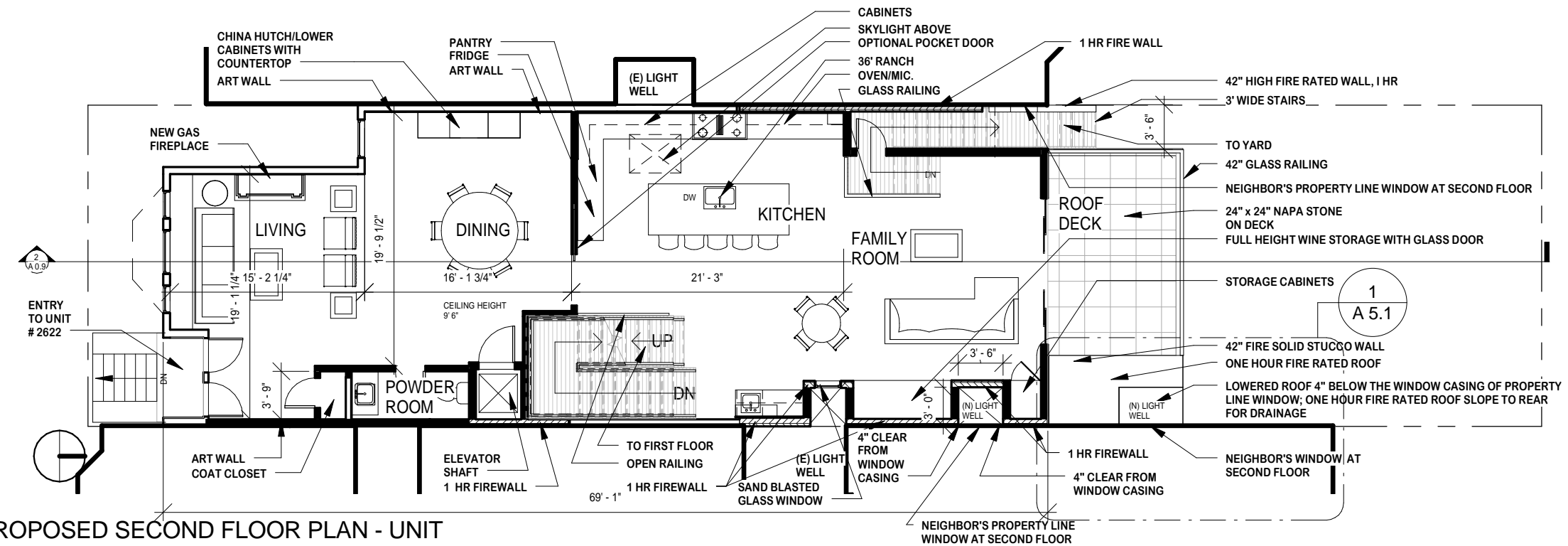
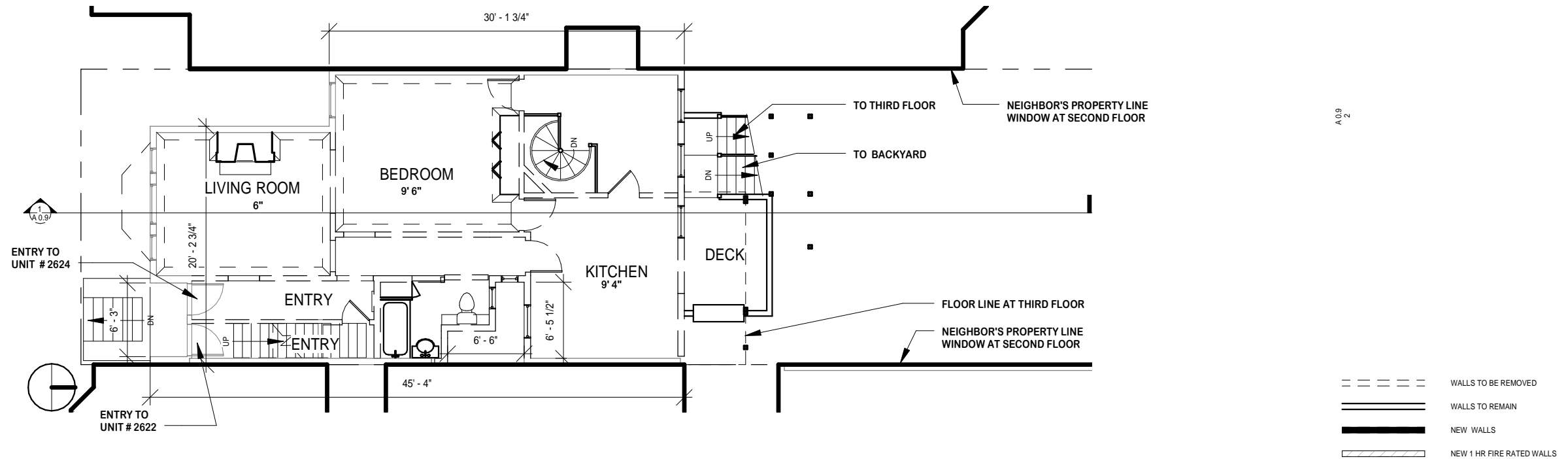
WETZEL RESIDENCE

2622-2624 GREENWICH ST., SAN FRANCISCO

No.	Description	Date
1		01/26/2018

FLOOR PLANS

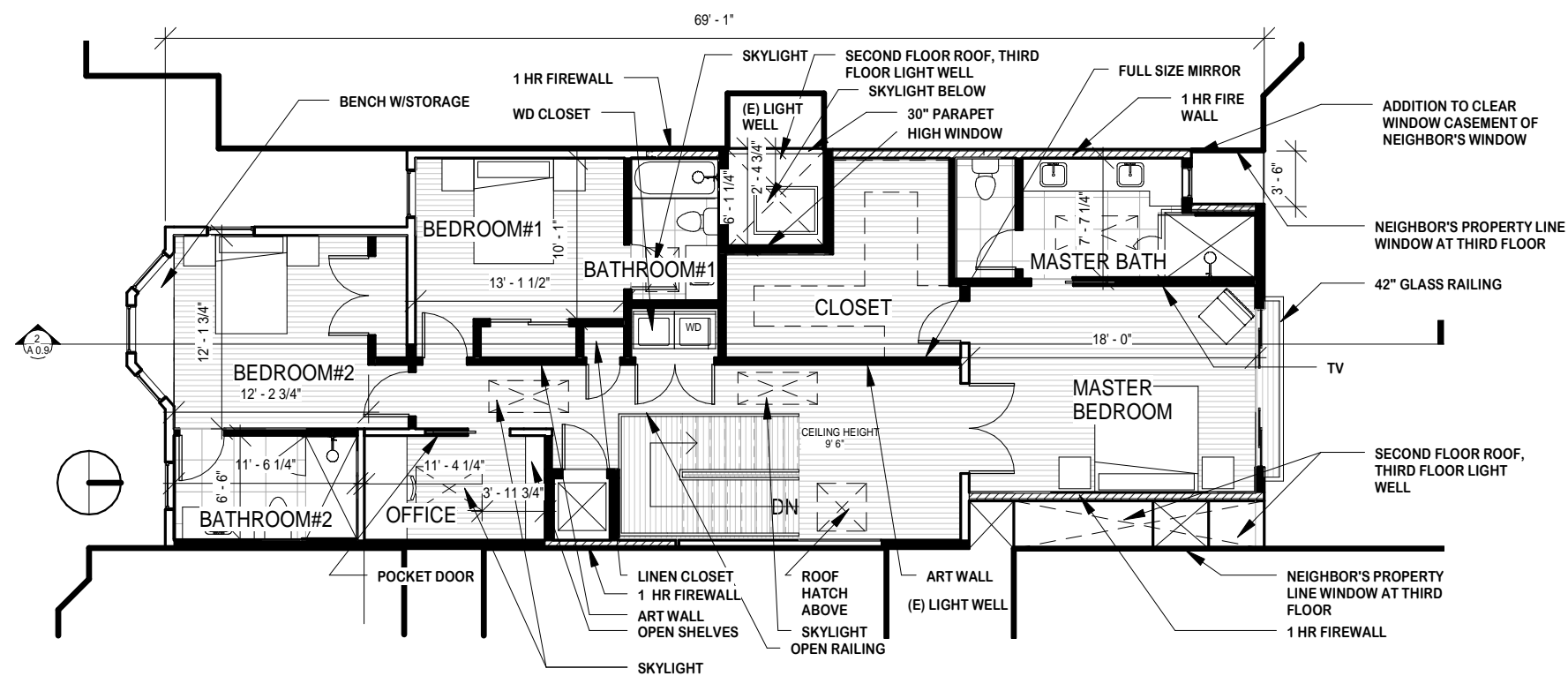
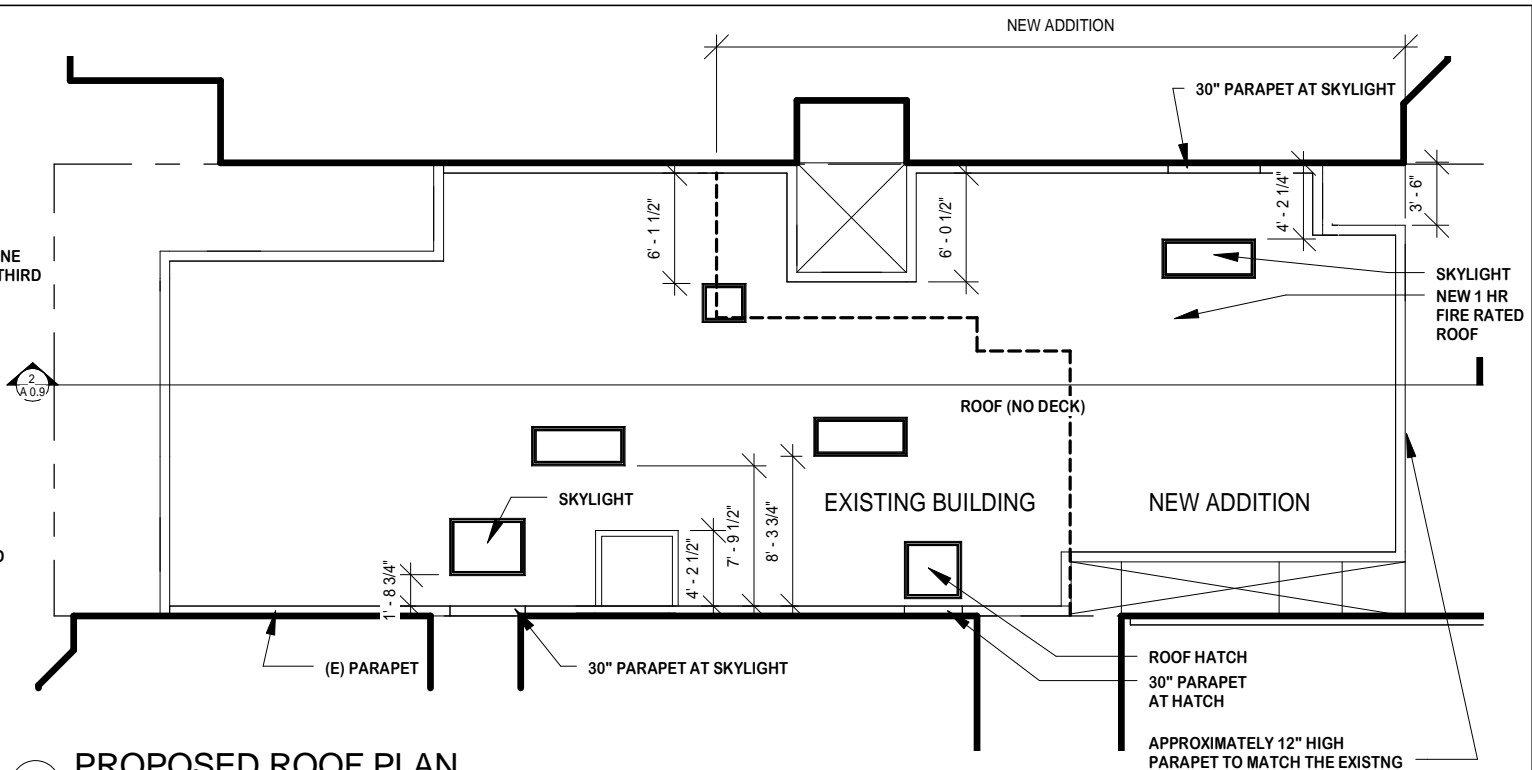
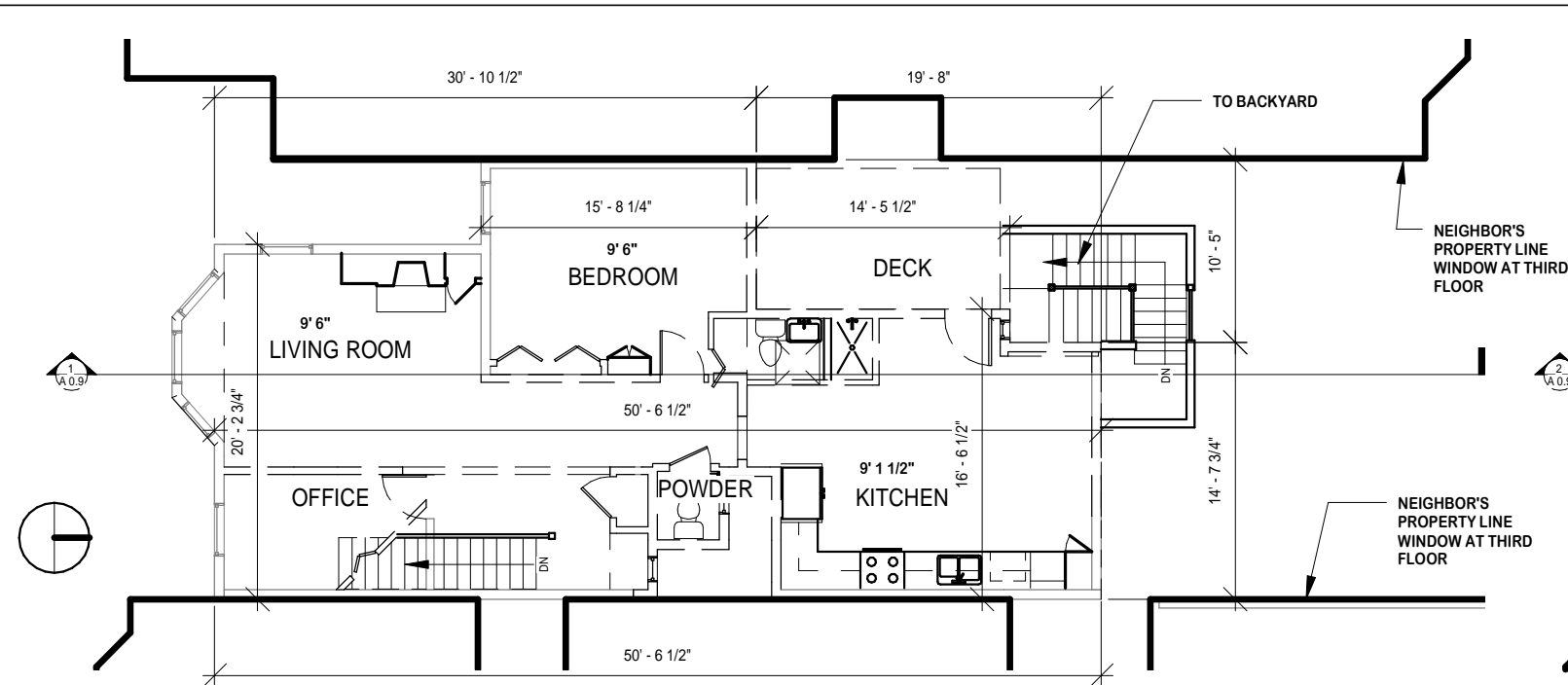
Project number	Project Number	A 2.1
Date	01/26/2018	
Drawn by	SI	
Checked by	GJ	
		Scale 3/32" = 1'-0"







No.	Description	Date
1		01/26/2018

FLOOR PLANS

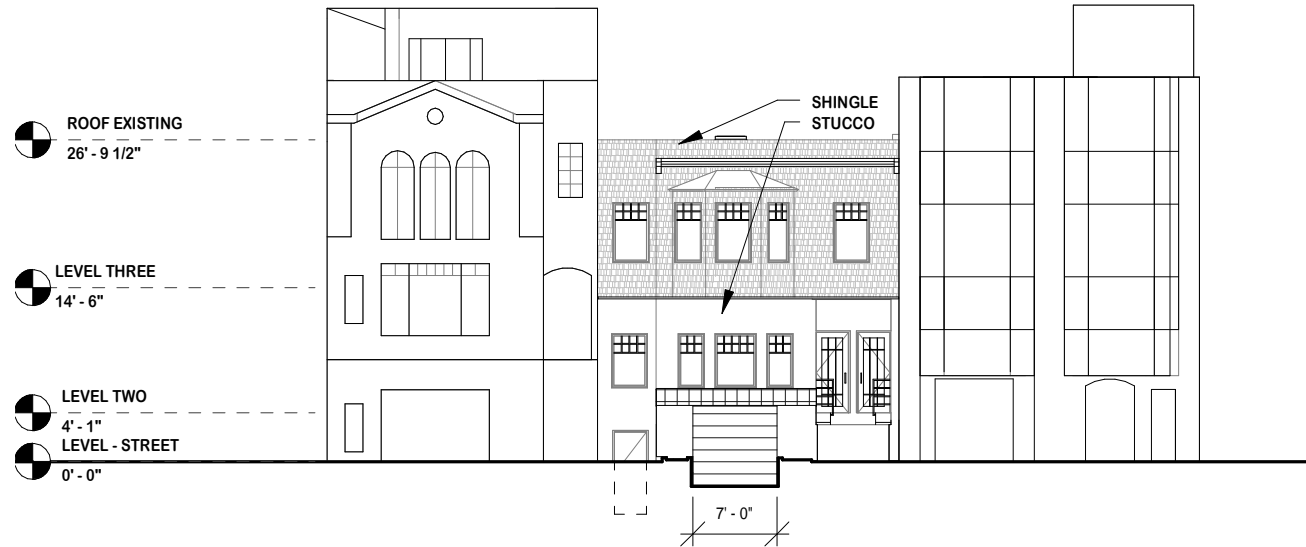
Project number	Project Number	A 2.2
Date	01/26/2018	
Drawn by	SI	
Checked by	GJ	
		Scale 3/32" = 1'-0"



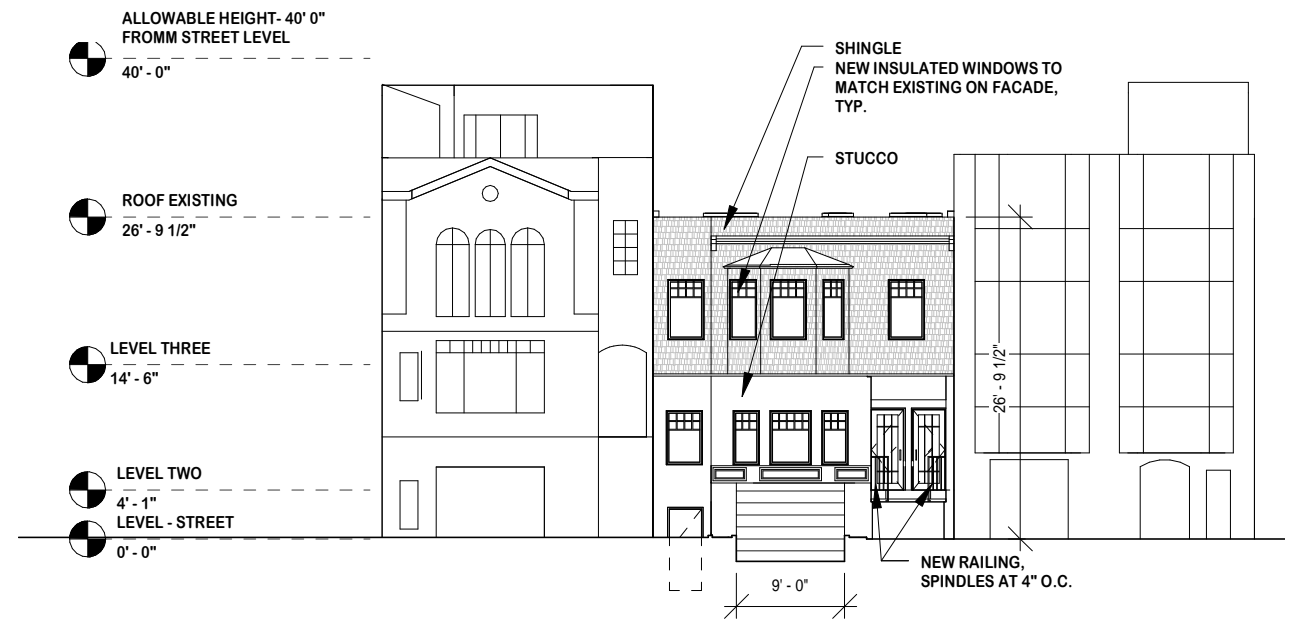
	WALLS TO BE REMOVED
	WALLS TO REMAIN
	NEW WALLS
	NEW 1 HR FIRE RATED WALLS

No.	Description	Date
1		01/26/2018

FLOOR PLANS		
Project number	Project Number	A 2.3
Date	01/26/2018	
Drawn by	SI	
Checked by	GJ	
		Scale 3/32" = 1'-0"



1 EXISTING SOUTH ELEVATION
1/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/16" = 1'-0"



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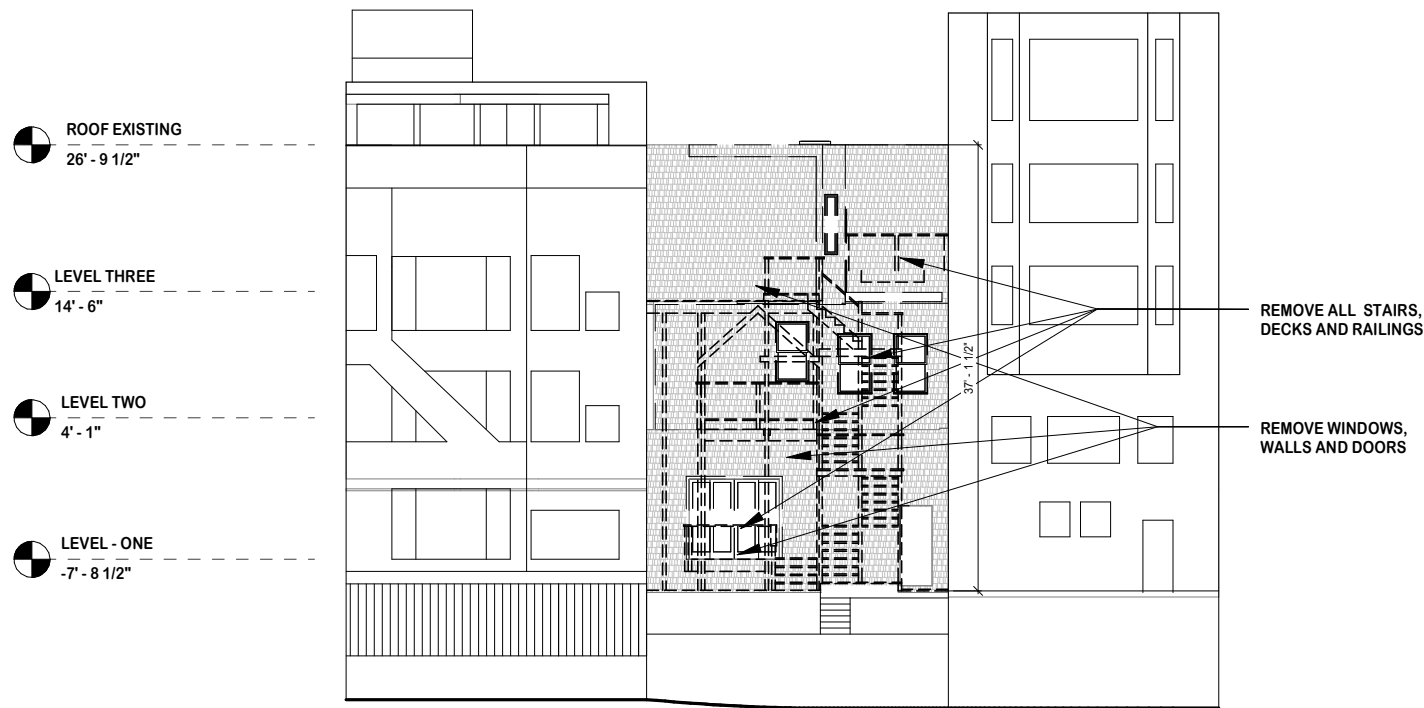
WETZEL RESIDENCE

2622-2624 GREENWICH ST., SAN FRANCISCO

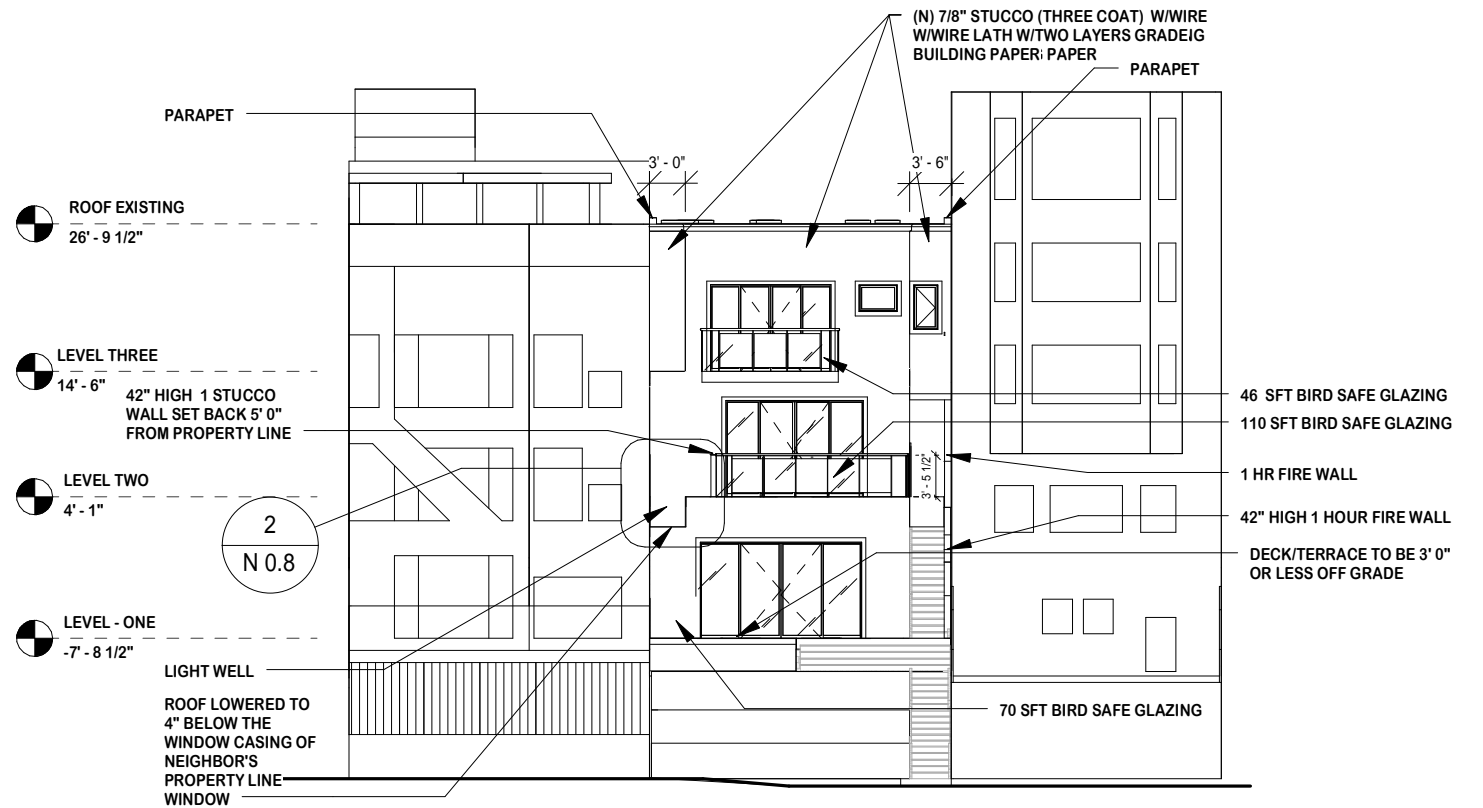
No.	Description	Date
1		01/26/2018

ELEVATIONS

Project number	Project Number	A 3.1
Date	01/26/2018	
Drawn by	SI	
Checked by	GJ	
		Scale 1/16" = 1'-0"



1 EXISTING NORTH ELEVATION
1/16" = 1'-0"



2 PROPOSED NORTH ELEVATION
1/16" = 1'-0"

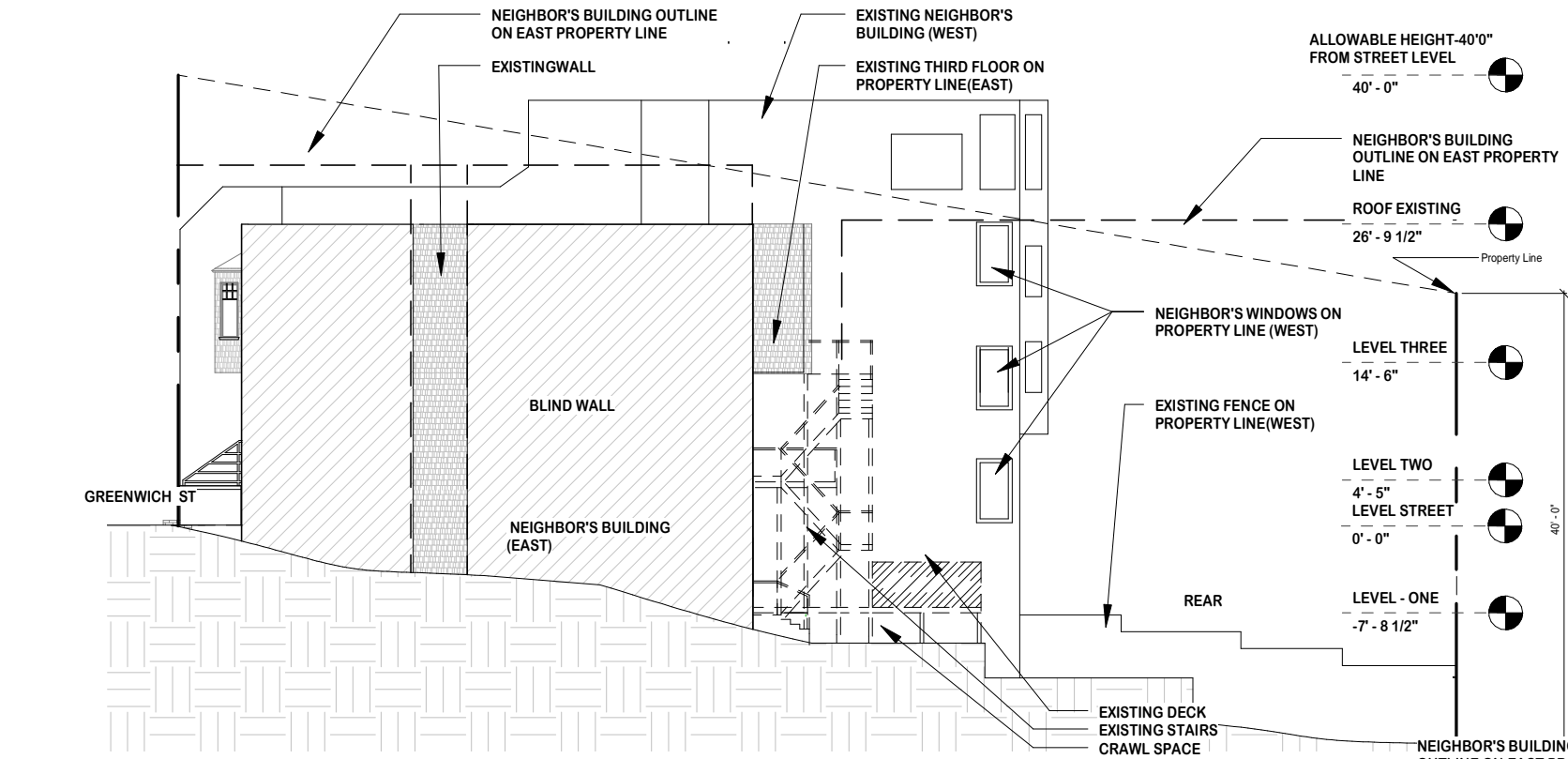
WETZEL RESIDENCE

2622-2624 GREENWICH ST., SAN FRANCISCO

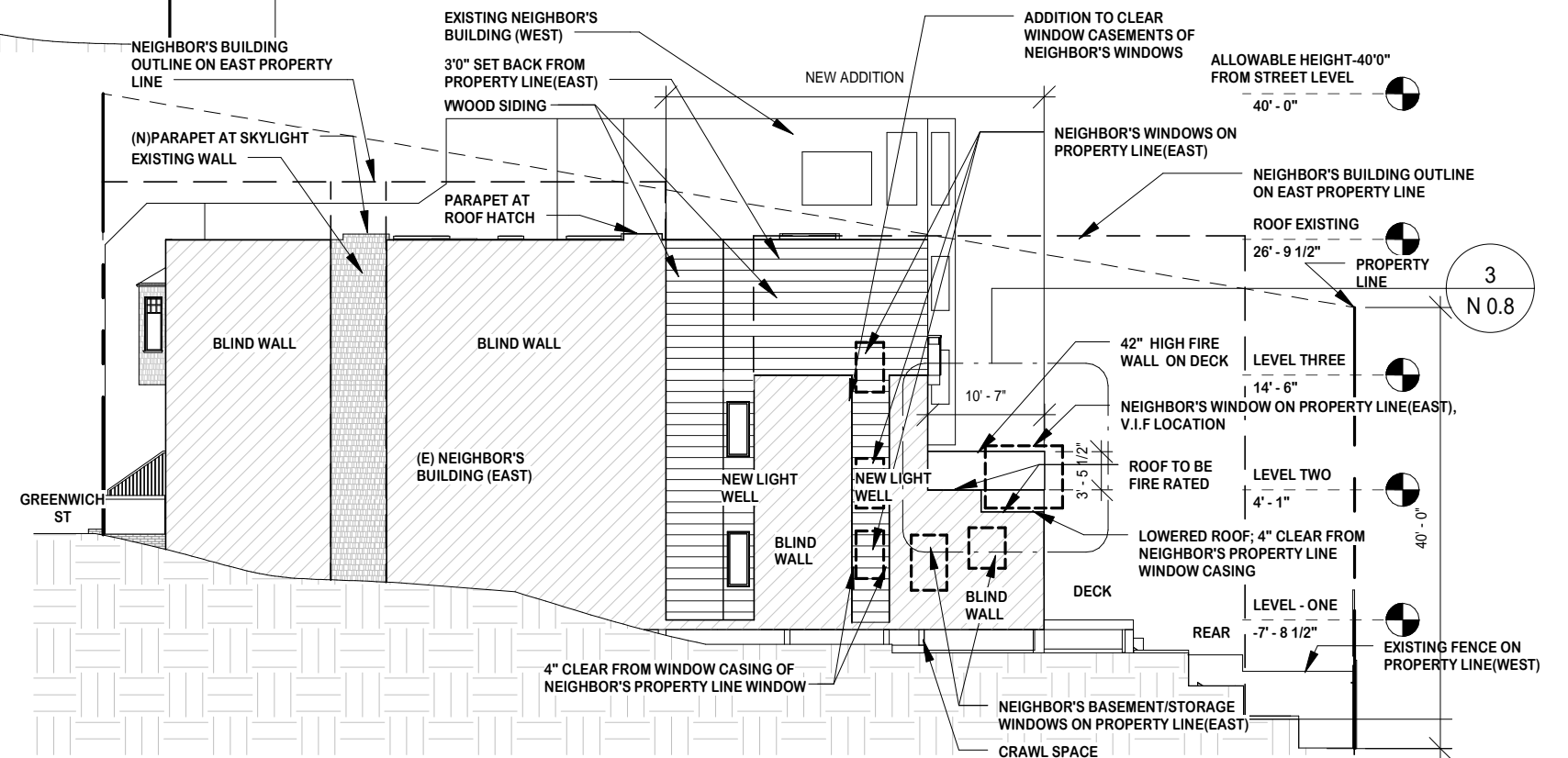
No.	Description	Date
1		01/26/2018

ELEVATIONS

Project number	Project Number	A 3.2
Date	01/26/2018	
Drawn by	Author	
Checked by	Checker	
		Scale 1/16" = 1'-0"



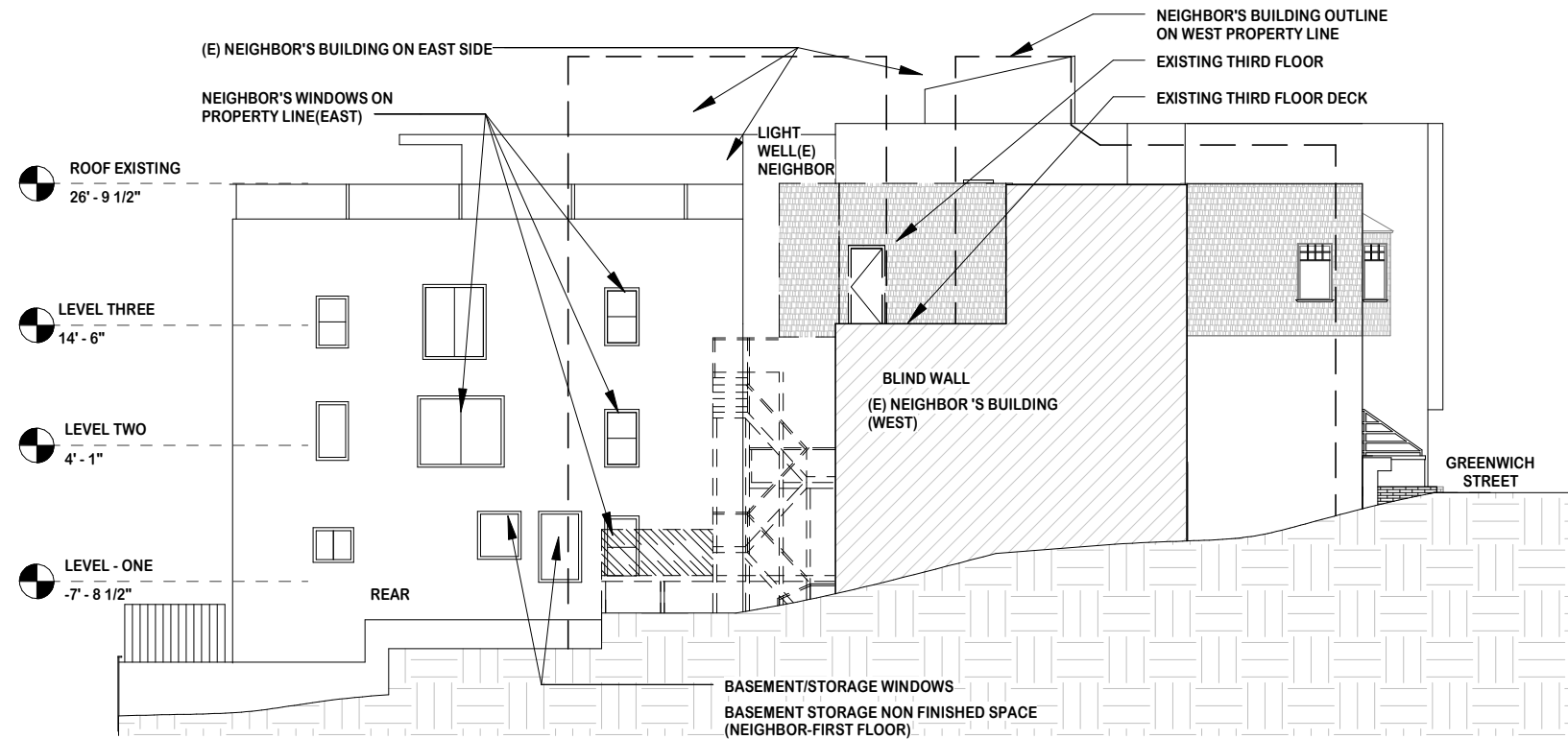
1 EXISTING EAST ELEVATION
1/16" = 1'-0"



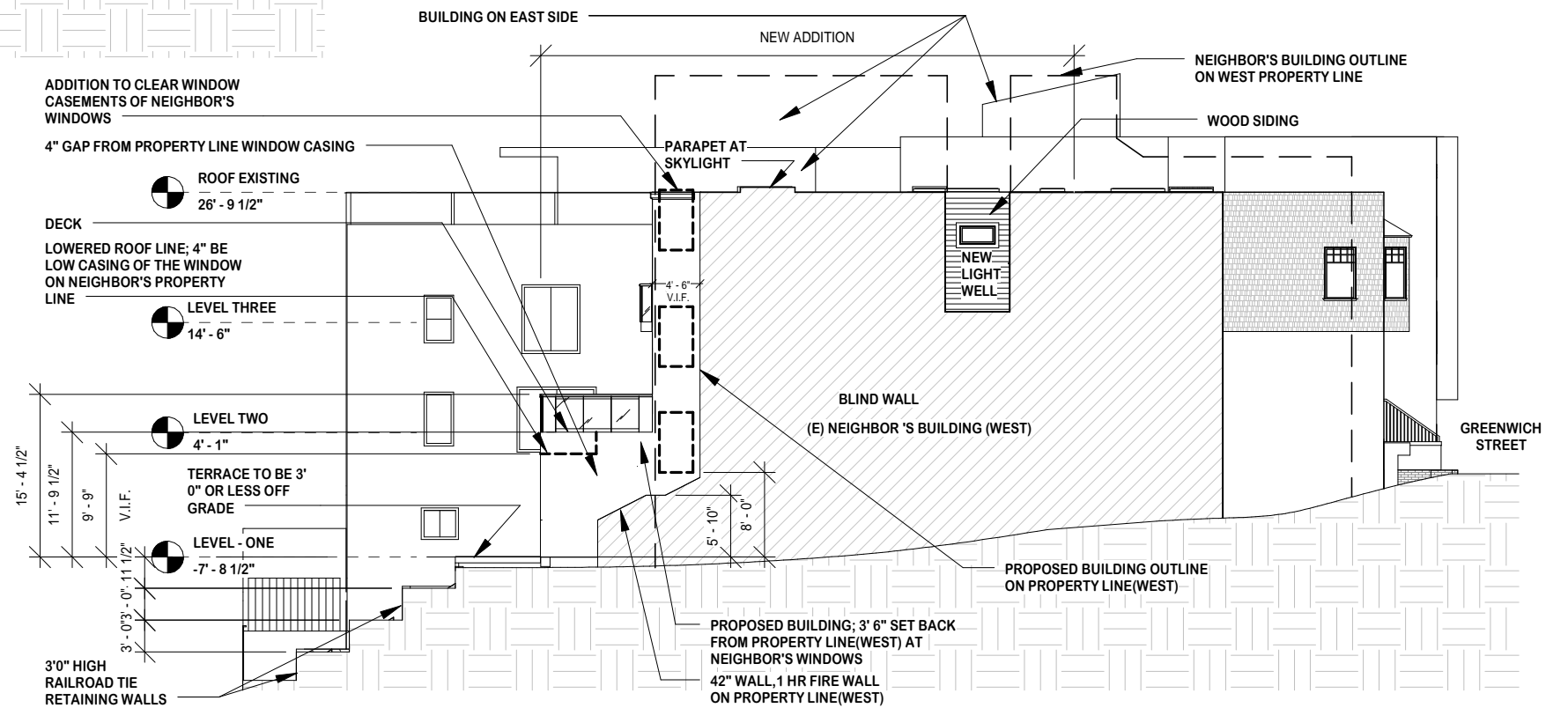
2 PROPOSED EAST ELEVATION
1/16" = 1'-0"

No.	Description	Date
1		01/26/2018

Project number	Project Number	A 3.3
Date	01/26/2018	
Drawn by	SI	
Checked by	GJ	
		Scale 1/16" = 1'-0"



1 EXISTING WEST ELEVATION
1/16" = 1'-0"



2 PROPOSED WEST ELEVATION
1/16" = 1'-0"



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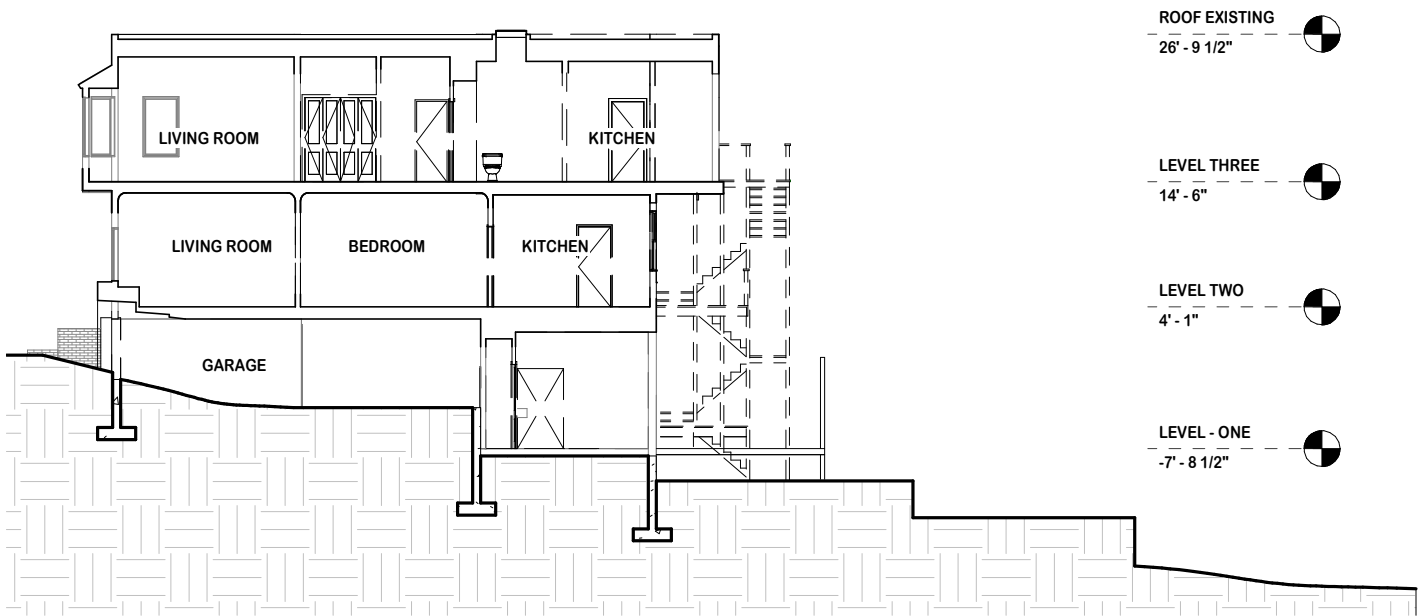
WETZEL RESIDENCE

2622-2624 GREENWICH ST., SAN FRANCISCO

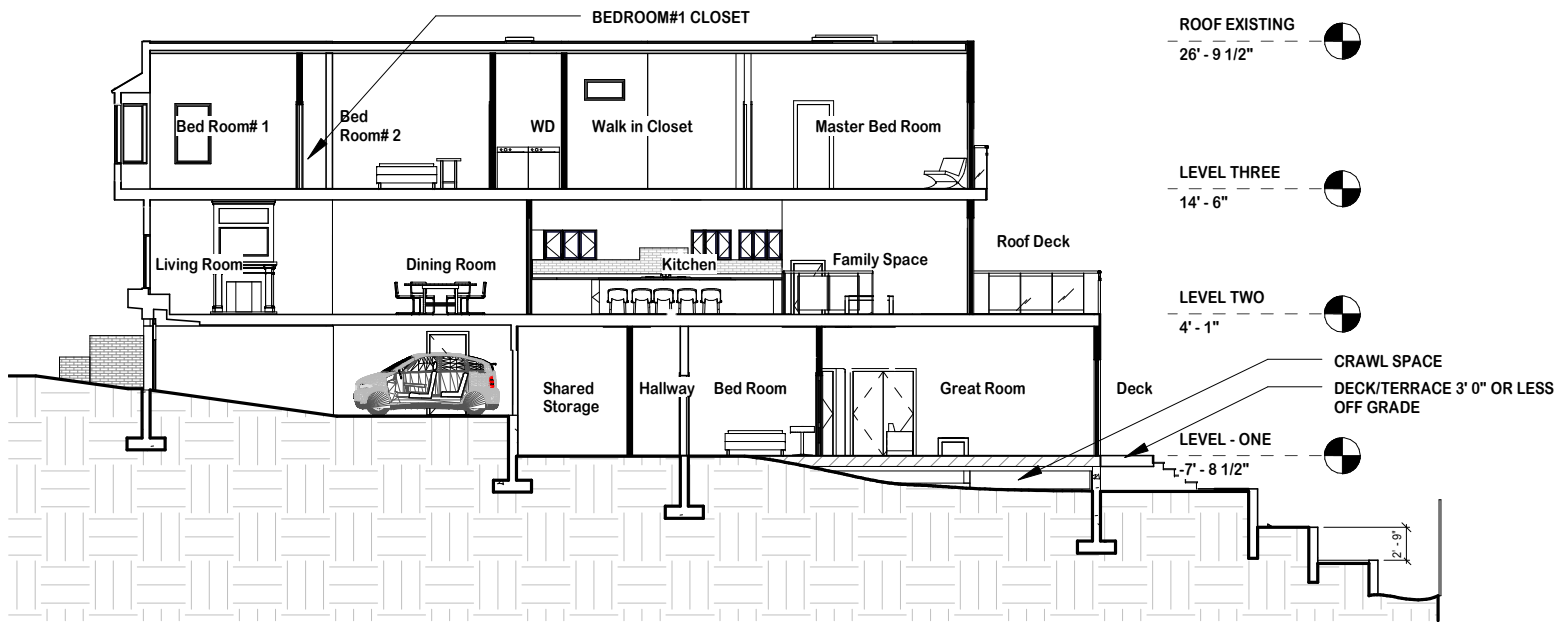
No.	Description	Date
1		01/26/2018

ELEVATIONS

Project number	Project Number	A 3.4
Date	01/26/2018	
Drawn by	SI	
Checked by	GJ	
		Scale 1/16" = 1'-0"



1 EXISTING LONG SECTION
1/16" = 1'-0"



2 PROPOSED LONG SECTION
1/16" = 1'-0"

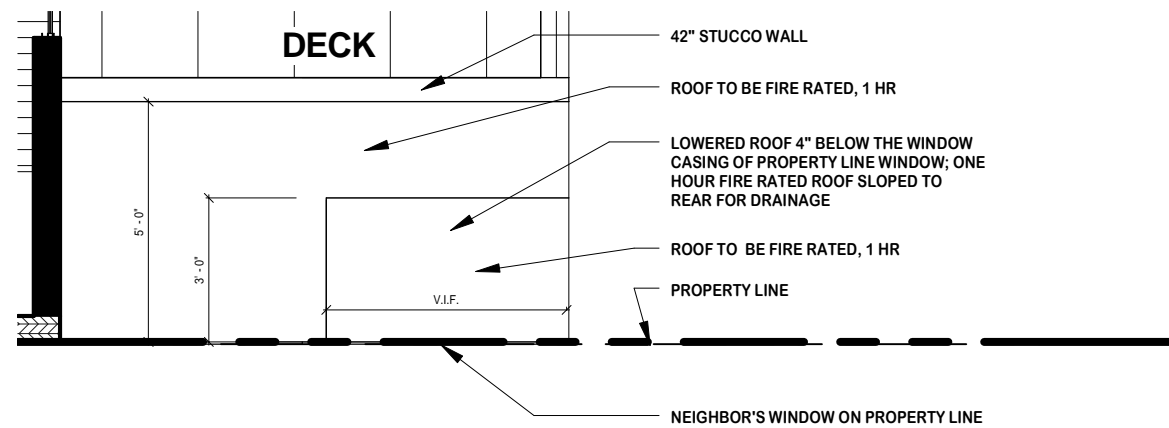
WETZEL RESIDENCE

2622-2624 GREENWICH ST., SAN FRANCISCO

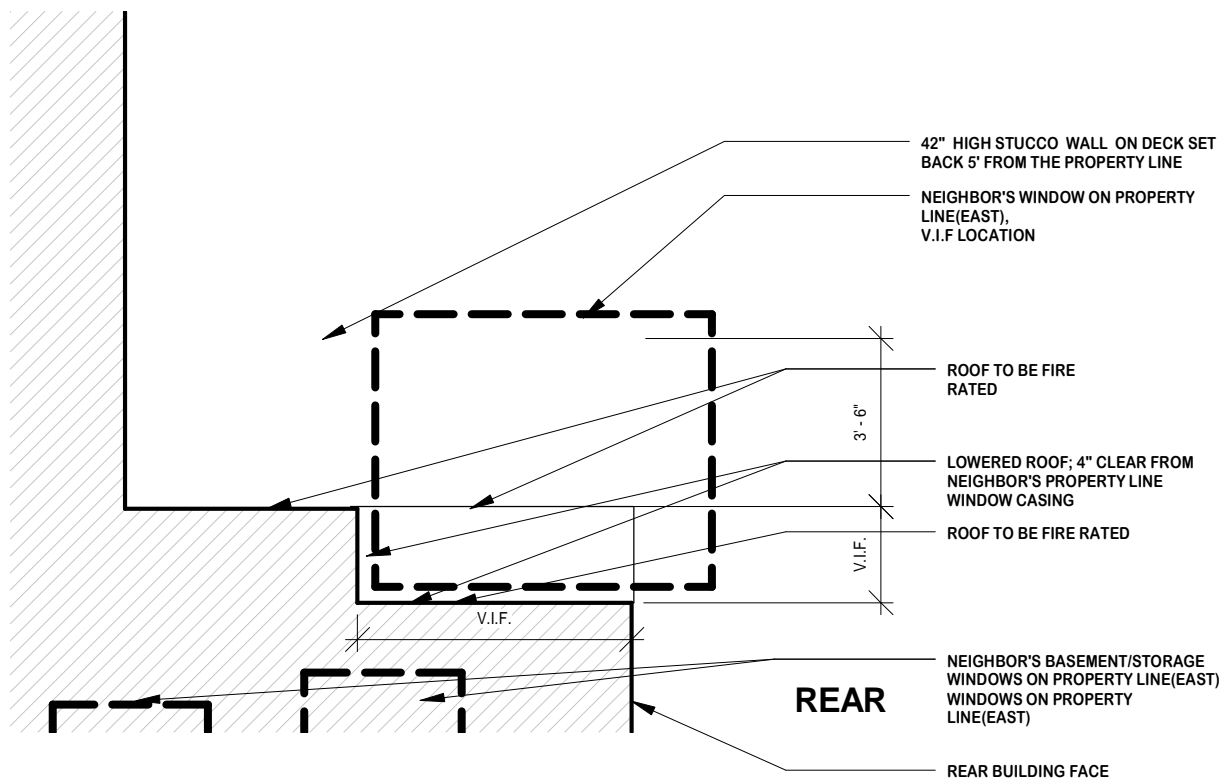
No.	Description	Date
1		01/26/2018

SECTIONS

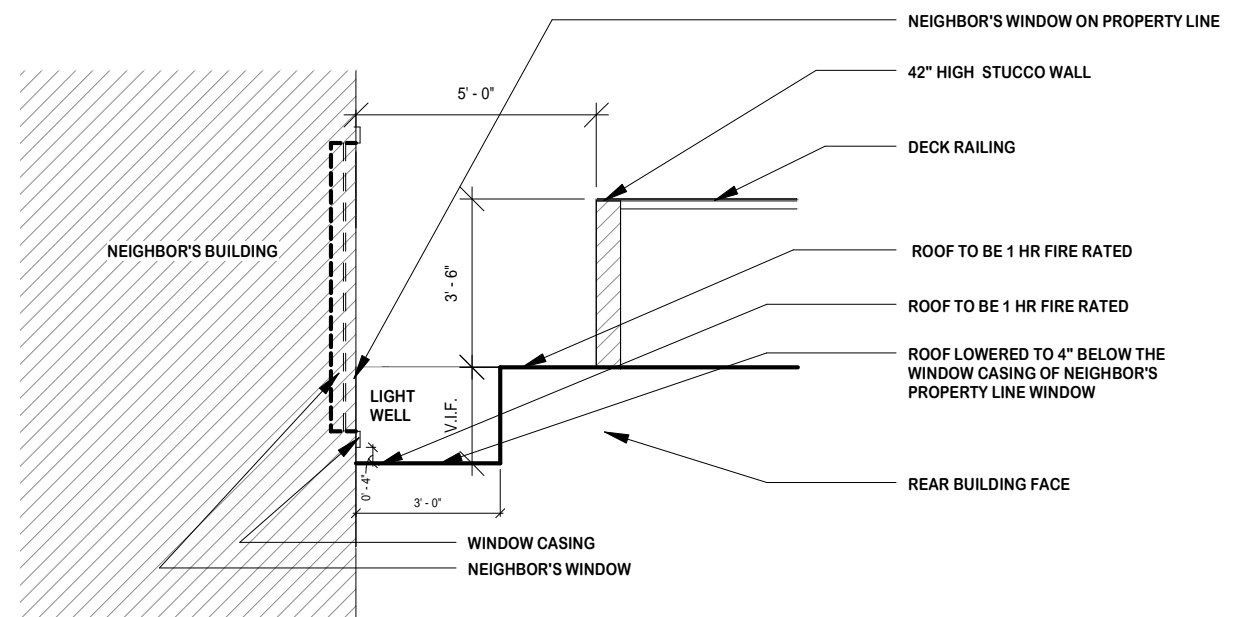
Project number	Project Number	A 4.1
Date	01/26/2018	
Drawn by	SI	
Checked by	GJ	
		Scale 1/16" = 1'-0"



1 DETAIL - LOWERED ROOF PLAN
1/4" = 1'-0"



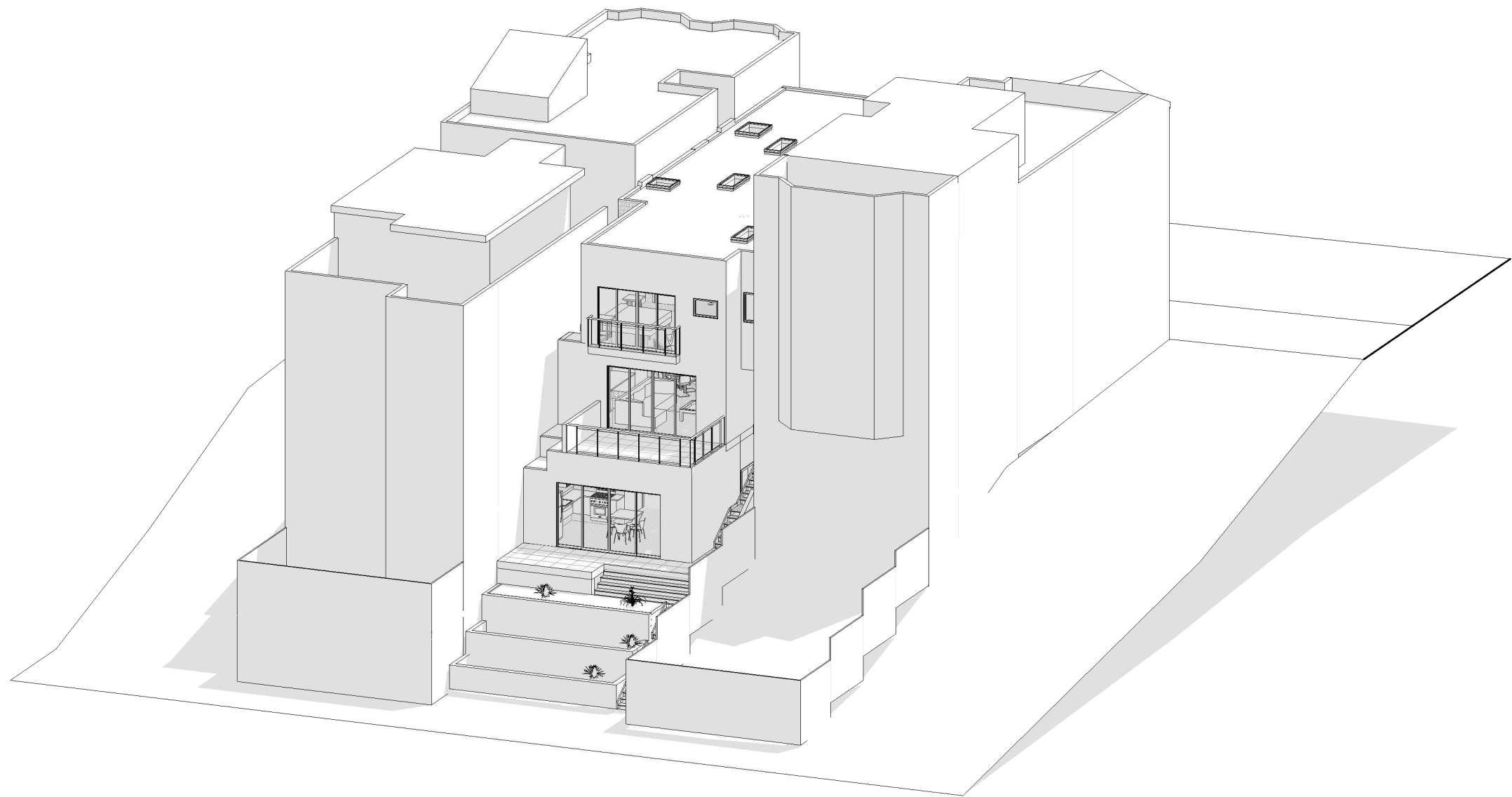
3 DETAIL - PROPOSED EAST ELEVATION
1/4" = 1'-0"



2 DETAIL - PROPOSED LIGHT WELL AT
EAST NEIGHBOR'S WINDOW
1/4" = 1'-0"

No.	Description	Date
1		01/26/2018

Project number	Project Number	A 5.1
Date	01/26/2018	
Drawn by	SI	
Checked by	GJ	
		Scale 1/4" = 1'-0"



1 PROPOSED REAR PERSPECTIVE VIEW



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WETZEL RESIDENCE

2622-2624 GREENWICH ST., SAN FRANCISCO

No.	Description	Date
1		01/26/2018

MASS STUDY

Project number	Project Number	A 6.2
Date	01/26/2018	
Drawn by	SI, JP	
Checked by	GJ	
		Scale