



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JUNE 18, 2020

CONTINUED FROM MARCH 12, 2020

Date: June 10, 2020
Case No.: 2017-009964DRP
Project Address: 526-530 Lombard Street
Permit Application: 2017.0718.2272
Zoning: RM-2 [Residential Mixed- Moderate Density]
40-X Height and Bulk District
Block/Lot: 0063 /011
Project Sponsor: Tara Sullivan
Reuben, Junius and Rose
1 Bush Street, Suite 600
San Francisco, CA 94127
Staff Contact: David Winslow – (415) 575-9159
david.winslow@sfgov.org
Recommendation: **Do Not Take DR and Approve**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes new construction of a four-story over basement, two-family dwelling on a through lot fronting Fielding Place. One dwelling would measure approximately 1,387 square feet and would contain two bedrooms, and the other would measure approximately 1,747 square feet and would contain two bedrooms adding two comparably sized dwelling units to the City's housing stock. Roof decks are proposed on the second floor at the front setback and the roof of the third floor. A mid-lot yard of 41'-8" x 24' -equivalent to 30% of the lot depth- would be provided. No additional off-street parking spaces is proposed.

SITE DESCRIPTION AND PRESENT USE

The subject property has an existing four-story, 3-unit building built in 1907 fronting Lombard Street on a 24' wide x 137' deep lateral and down sloping through-lot. Fielding Place is a 17'-6" wide unimproved right-of-way.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Lombard has a development pattern of primarily four-story residential buildings fronting Lombard and 3- and 4-story buildings in the rear lots fronting Fielding Place (with the exception for the subject property), leaving a small but consistent pattern of mid-block open space. The currently undeveloped subject property is the anomaly. Immediately across Fielding to the North is similar, but not as consistent pattern with 1-story buildings in the rear of the lots that front Chestnut. The building occupied by the DR Requestor has a constrained rear yard of approximately 8 feet perpendicular to the subject properties mid lot open space.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	October 11, 2018 – November 13, 2018	November 13, 2018	March 12, 2020 to 6.18.2020	583 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	February 21, 2020	February 21, 2020	20 days
Mailed Notice	20 days	February 21, 2020	February 21, 2020	20 days
Online Notice	20 days	February 21, 2020	February 21, 2020	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	15	0
Neighborhood groups	0	0	0

DR REQUESTOR

Jacob Lee Uhland, of 1915 Stockton Street, neighbor to the East.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

1. The project requires a variance to build in the rear yard per Planning Code section 134.
2. The project does not comply with the Residential Design Guidelines: "Design the Height and Scale of the Building to be Compatible with the Existing Building Scale at The Mid-Block Open Space." and; "Articulate the Building to Minimize Impacts to Light and Air to Adjacent Properties."

The proposed building will be significantly taller than adjacent buildings and will cause significant loss of light and air to adjacent properties.

See attached *Discretionary Review Application*, dated November 13, 2018.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project has been modified significantly to address issues with respect to height, massing, and articulation to be compatible with the massing of other buildings on Fielding and reduce impacts on light.

The two dwelling units have been redesigned to be equitable sized. The façade has also been redesigned to be compatible with its neighbors.

See attached *Response to Discretionary Review*, dated December 20, 2020, and addenda dated 6.9.20

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15303 (Class 3 - New construction or conversion of small structures).

RESIDENTIAL DESIGN TEAM REVIEW

Subsequent to the initial Building permit application the Code changed to require a 30% rear yard and limit building height along narrow streets, which this project has complied with. The Residential Design Advisory Team re-reviewed the project in consideration of the DR Application and confirmed that the project meets the Residential Design Guidelines related to scale, mid-block open space, privacy and light. Fielding, like many alleys in the city, has been developed with a pattern of residential buildings fronting the alley with small mid-lot yards and, cumulatively, constrained mid-block open space. RDAT finds that the location, footprint, massing, and open space of the proposed project fits and is consistent with the established development pattern of the other three-story buildings that front this block of Fielding and Lombard.

RDAT also finds that the revised project design maintains access of light and air to the DR Requestor's property as the proposed building is approximately 50' away from the DR requestor which is partially occluded by the intervening 3-story building directly to the East of the subject property.

The DR requestor's concerns regarding the loss of light and privacy are not extraordinary or exceptional as the proposed new building will maintain a rear yard comparable to those of the adjacent buildings on either side, and the proposed roof decks are modest in size and set back from building edges so as to not pose impacts to privacy.

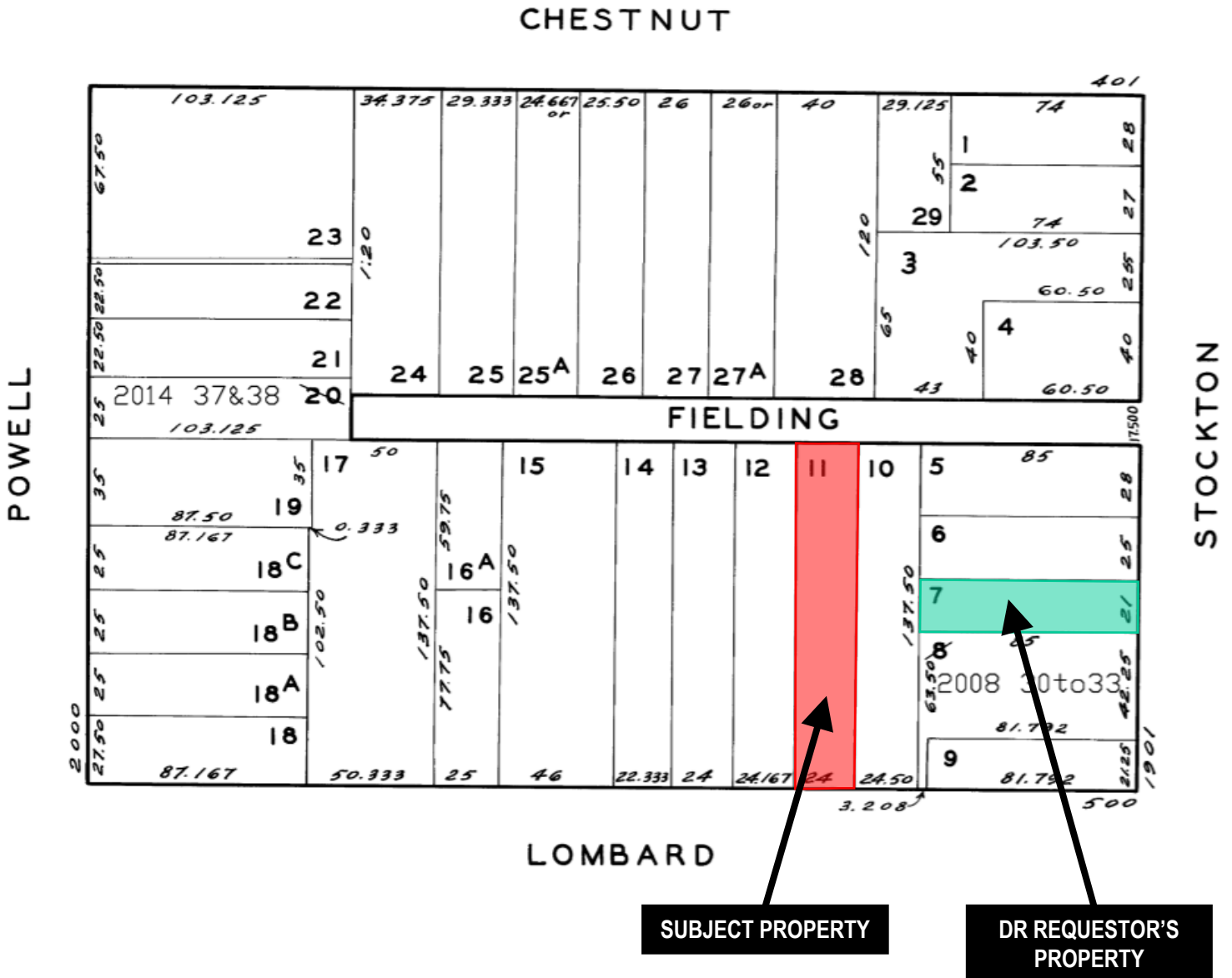
RECOMMENDATION: Do Not Take DR and Approve
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Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- CEQA Determination
- DR Application dated November 13, 2018
- Response to DR Application dated December 20, 2020
- Project Sponsor Response to DR dated December 20, 2019,
- Reduced Plans Revised dated June 10, 2020

Exhibits

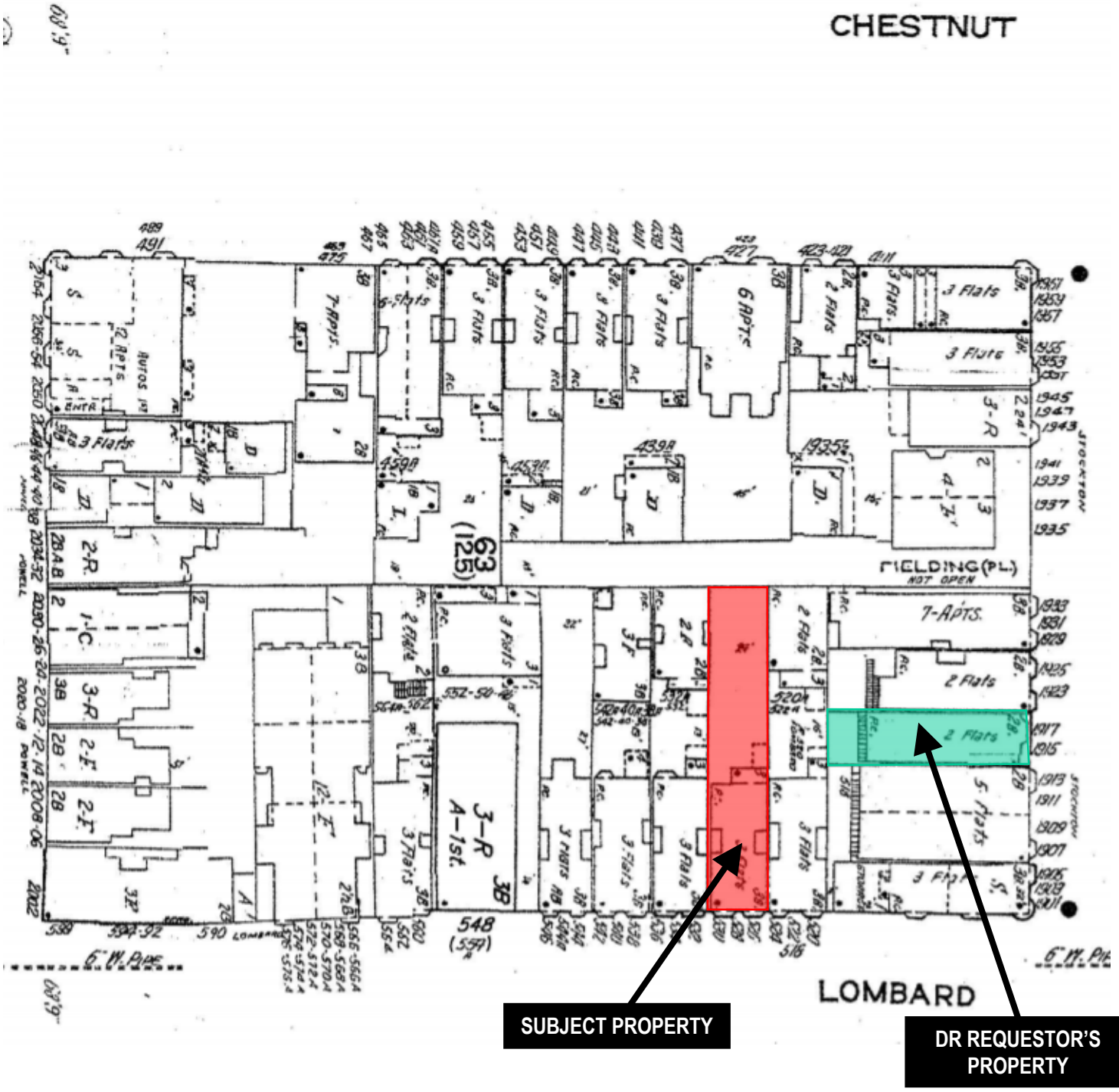
Parcel Map



Discretionary Review Hearing
 Case Number 2017-009964DRP
 526 Lombard Street

Sanborn Map*

CHESTNUT



SUBJECT PROPERTY

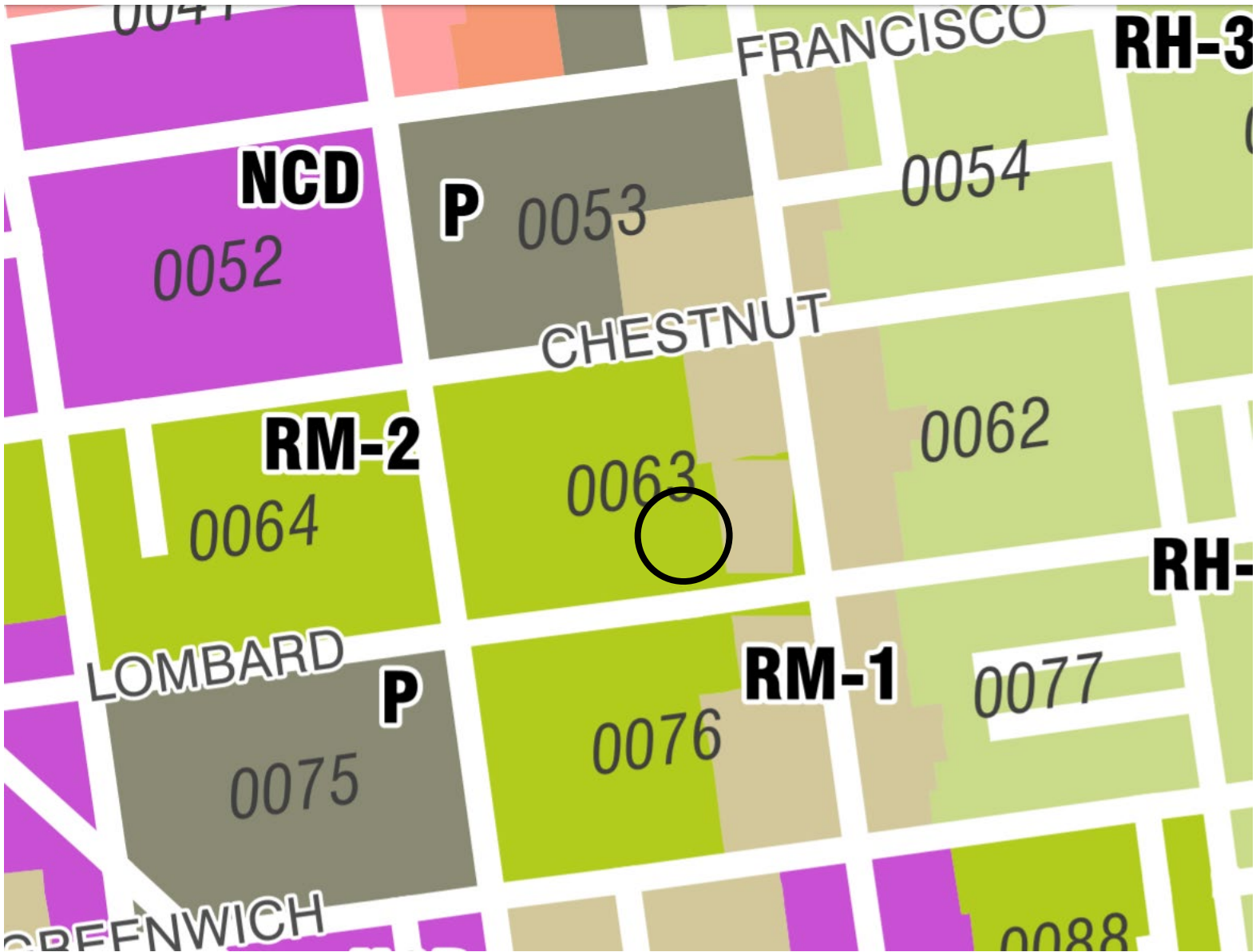
DR REQUESTOR'S PROPERTY

*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 2017-009964DRP
526 Lombard Street

Zoning Map



Aerial Photo



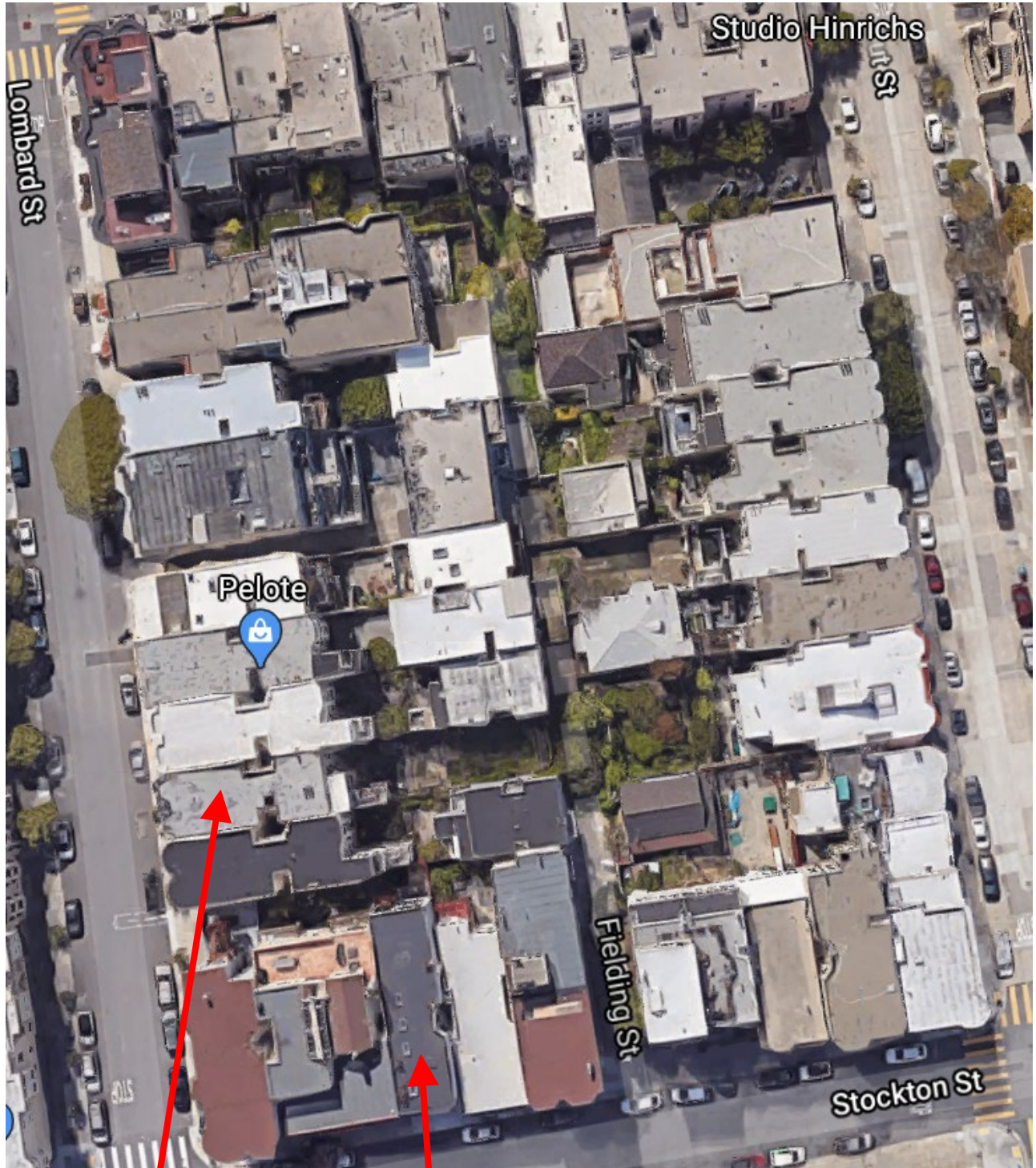
SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2017-009964DRP
526 Lombard Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2017-009964DRP
526 Lombard Street

Aerial Photo



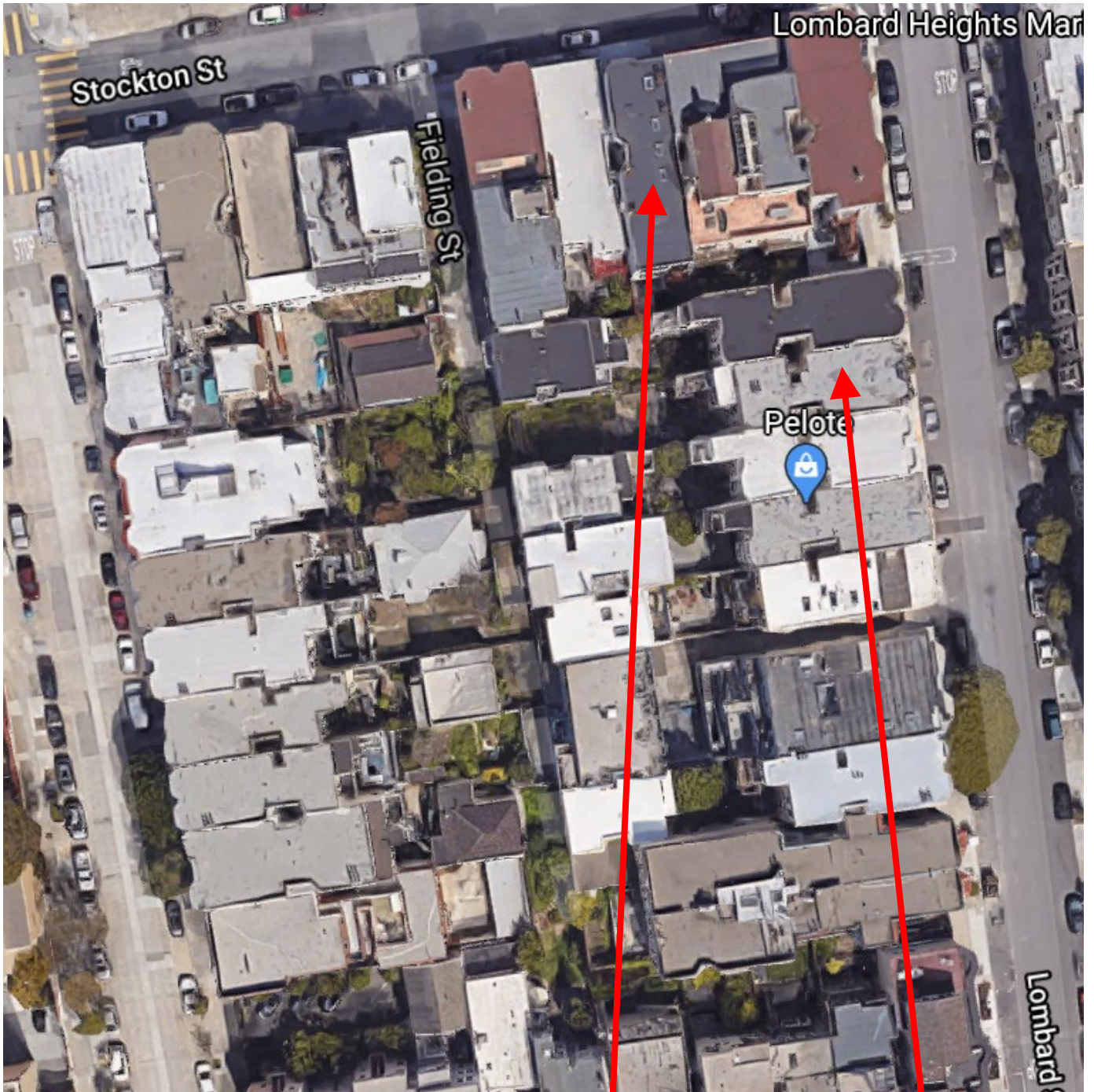
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-009964DRP
526 Lombard Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-009964DRP
526 Lombard Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2017-009964DRP
526 Lombard Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **July 18, 2018**, the Applicant named below filed Building Permit Application No. **2017.07.18.2272** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	526-530 Lombard Street	Applicant:	Shatara Architecture, Inc.
Cross Street(s):	Fielding and Stockton Streets	Address:	890 7th Street
Block/Lot No.:	0063 / 011	City, State:	San Francisco, CA 94107
Zoning District(s):	RM-2 / 40-X	Telephone:	(415) 871-1229
Record No.:	2017-009964PRJ	Email:	suheil@shataraarch.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 checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	N/A	40 feet
Rear Yard	62 feet – 7 inches	22 feet – 7 inches
Building Height	N/A	40 feet
Number of Stories	N/A	4
Number of Dwelling Units	3 existing (at front building)	5 total (3 at front, 2 at rear)
Number of Parking Spaces	2 existing	No Change
PROJECT DESCRIPTION		
<p>The proposed project is a new construction of a two dwelling-unit 3,269 square foot four-story building at the rear of a through lot on the subject property. The new construction would front onto Fielding Place and would include the construction of two dwelling units at the project site, a 10' x 10' deck at the fourth floor facing the rear yard, and a 14' x 10' deck at the fourth floor facing Fielding Place. There is an existing four-story three-dwelling unit building at the front of the subject property fronting Lombard Street. There is no proposed additional off-street parking. See plans for further information. 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: Seema Adina
 Telephone: (415) 575-8722
 E-mail: seema.adina@sfgov.org

Notice Date: 10/11/2018
Expiration Date: 11/13/2018

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.** **Incomplete applications will not be accepted.**

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
526-530 LOMBARD STREET		0063011
Case No.		Permit No.
2018-003903ENV		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval. New building at rear of property similar to existing neighborhood pattern. Remodel lower unit, expand lower unit into garage & infill east light well for stair at second level down to the garage (40 sq. ft.). No change to front facade.</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* 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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<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 Maher 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 checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Laura Lynch
 Archeo review complete 5/17/2018-- no effects

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input checked="" 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 checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Laura Lynch
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	06/13/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

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)
526-530 LOMBARD STREET		0063/011
Case No.	Previous Building Permit No.	New Building Permit No.
2018-003903PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
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

PROJECT APPLICATION RECORD NUMBER (PRJ)

2018-001681DRP

RECEIVED

NOV 13 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Jacob Lee Uhland, c/o Ryan J. Patterson, Zacks, Freedman & Patterson, PC

Address: 235 Montgomery Street, Ste. 400, San Francisco, CA 94104

Email Address: ryan@zfplaw.com

Telephone: (415) 956-8100

Information on the Owner of the Property Being Developed

Name: Shatara Architecture, Inc.

Company/Organization: Shatara Architecture, Inc.

Address: 890 7th Street, San Francisco, CA 94158

Email Address: suheil@shataraarch.com

Telephone: (415) 512-7566

Property Information and Related Applications

Project Address: 526-530 Lombard St.

Block/Lot(s): 0063/011

Building Permit Application No(s): 2017.07.18.2272

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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

The Project proposes to build a new four-story building in the rear yard of the existing structure at 526-530 Lombard Street. The proposed building, with a height of 40 feet, will be significantly taller than any of the adjacent structures.

The Project proposes to front the new building onto Fielding Street, a non-dedicated public street to the rear of the subject property. This street sits at a lower elevation than the Project site. Accordingly, the Project proposes to build a ramp that would occupy one third of the width of the public right of way, seriously impacting the future viability of Fielding Street.

DISCRETIONARY REVIEW REQUEST

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

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

The Project does not comply with numerous requirements of the Planning Code and Residential Design Guidelines. (See Attachment A.) Variances are required, but this Project does not meet the requirements for a variance.

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

The Project would be significantly taller than the adjacent buildings, causing significant loss of light, airflow, and property value, among other impacts. Adjacent living rooms, dining rooms, and kitchen areas will suffer due to the height and bulk of the Project as proposed.

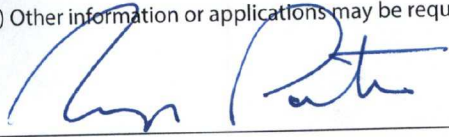
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

The fourth floor is essentially unused space (a second living room). The fourth floor of the Project should be deleted.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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



Signature

Ryan J. Patterson

Name (Printed)

Attorney for DR Requester

(415) 956-8100

ryan@zfpplaw.com

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Attachment A

1. Reasons for Requesting Discretionary Review

The Project does not comply with the Planning Code and requires a variance because it will result in a rear yard that is less than 25% of the depth of the lot. (Planning Code § 134(c)(4)(C).) The Project also requires an exposure variance because it does not front onto a code-complying rear yard, a public street or alley at least 20 feet in width, or an open space of adequate size.

Moreover, the Project does not comply with numerous Residential Design Guidelines, including:

- “REAR YARD GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties.”
- “BUILDING SCALE AT THE MID-BLOCK OPEN SPACE GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space . . . Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of the other buildings that define the mid-block open space. An out-of-scale rear yard addition can leave surrounding residents feeling ‘boxed-in’ and cut-off from the mid-block open space.”

The Project would be significantly taller than the adjacent buildings, causing significant loss of light, airflow, and property value, among other impacts. Adjacent living rooms, dining rooms, and kitchen areas will suffer due to the height and bulk of the Project as proposed.

Google Maps 526 Lombard St



Imagery ©2018 Google, Map data ©2018 Google 50 ft



526 Lombard St

San Francisco, CA 94133



RH3Q+8V North Beach, San Francisco, CA



November 12, 2018

I hereby authorize the attorneys of Zacks, Freedman & Patterson, PC to file a request for Discretionary Review of BPA 2017.07.18.2272 (526-530 Lombard Street) on my behalf.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. Uhland', written over a horizontal line.

Jacob Lee Uhland
1915 Stockton Street

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: **526-530 Lombard Street**

Zip Code: **94133**

Building Permit Application(s): **2017.0718.2272**

Record Number: **2018.003903**

Assigned Planner: **Claudine Asbagh**

Project Sponsor

Name: **Tara Sullivan**

Phone: **(415) 567-9000**

Email: **tsullivan@reubenlaw.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 has been significantly redesigned based on the DR comments. The building has been lowered so that it no longer blocks his view; the top floor has an additional setback of 10' from Fielding St. The dwelling units have been reprogrammed so each encompass 2 floors and a third unit was added to the Lombard St. building, for a total of 3 new units. The building is compatible with the neighborhood. The DR requestors' concerns have been addressed and therefore we believe no issues remain.

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.

Based on the DR requesters concerns and feedback from other neighbors, substantial changes have been made to the project relative to height-, scale-, massing-, building articulation-, and dwelling unit sizes. The overall height of the building has been reduced and the upper level mass fronting Fielding St. has been set back 10' resulting in a proposed building height that is compatible with the height of other buildings fronting Fielding and significantly reducing the potential impacts for shade/shadow to-and-across Fielding. Additionally, the two dwelling units have been redesigned such that the area and program of the two new units is equitable. These changes were made in response to the DR requestors concerns.

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.

The facade itself has been redesigned to be more compatible with the adjacent properties and the area on Fielding St. has been re-thought so that it integrates nicely with the adjacent properties. Overall, the updated design is more thoughtful and compatible with the neighborhood than the initial proposal. The DR requestors' concerns have been eliminated and we believe the project has no adverse effect on surrounding properties.

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)	0	2
Occupied Stories (all levels with habitable rooms)	0	4
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	0	0
Bedrooms	0	4
Height	0	30'-6"
Building Depth	0	40'-0"
Rental Value (monthly)	-	-
Property Value	-	-

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

Signature: 	Date: 12/20/19
Printed Name: Tara Sullivan	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent

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

REUBEN, JUNIUS & ROSE, LLP

Tara Sullivan
tsullivan@reubenlaw.com

June 8, 2020

Delivered Via Email

President Joel Koppel
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: 526 Lombard Street: ADDENDA to Brief in Opposition to a DR Request
Planning Department Case No. 2017-009964DRP
Hearing Date: June 18, 2020 (continued from March 12, 2020)
Our File No.: 11234.01**

Dear President Koppel and Commissioners:

This memo is an addendum to the February 27, 2020 letter that was provided to the Planning Commission for the originally scheduled March 12th public hearing (attached for your reference), regarding the property located at 526 Lombard Street (“**Property**”). The proposal is to add a fourth unit to the existing three-unit building at Lombard Street and construct a new two-unit structure along Fielding Street (the “**Project**”). The Project was continued so that it could be re-reviewed by the Zoning Administrator for Code compliance. Since March, the following has occurred:

- The Project has further modified at the third floor of the Fielding Street building. Specifically, this floor was setback an additional 2’-4”, with a total setback of 12’-4” from Fielding Street. The floor area was reduced from 643 square feet to 592 square feet.
- The Zoning Administrator has confirmed that the Project is Code-compliant with the height, setback, and narrow street controls that apply to the Property. Rear yard and exposure variances are still required due to the rebuilt egress stairs at the Lombard Street building, which extend into the required rear yard.
- The DR Requestor has placed his unit at 1915 Lombard Street up for sale and is relocating. While this does not eliminate the Discretionary Review case, it does further call into question the intent of the case, particularly since the issues raised regarding views have been addressed with the reduction in height of the Project. <http://www.1915stockton.com/>

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, 2nd Floor, Oakland, CA 94607
tel: 510-527-5589

www.reubenlaw.com

https://www.realtor.com/realestateandhomes-detail/1915-Stockton-St_San-Francisco_CA_94133_M27309-43541#photo18

- The updated plans have been sent to the Telegraph Hill Dwellers along with offers to meet and answer any questions. As of the date of this letter, we have had no response or questions, although remain open to comments.

The DR Requestor, in the original filing, nor in the updated response dated March 4, 2020, does not identify any exceptional or extraordinary circumstances that justify taking discretionary review of the Project. The DR request should be denied and the Project approved as designed.

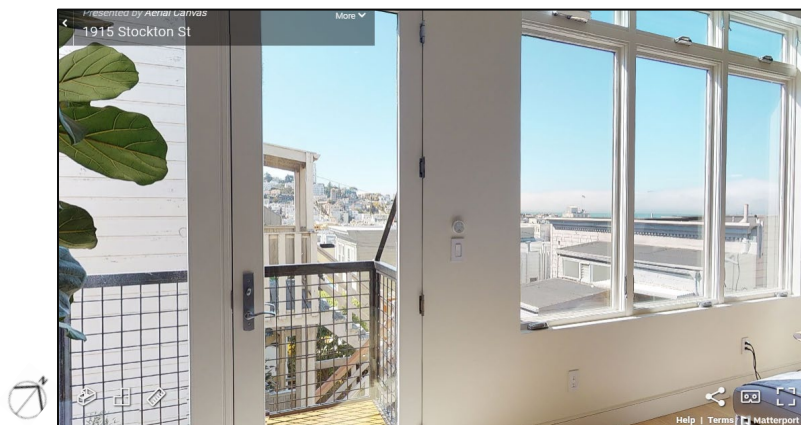
A. Issues to Consider

In addition to the responses to the DR Requestor's arguments in the February 27, 2020 letter, the following items are of note with this Project:

1. *The DR Requestor's views are maintained through the reduction in overall height.*

The DR Requestor continues to assert that the Project is out of scale with the adjacent buildings. The revised Project lowered the overall height by a story, aligning the top of the building with the eastern neighbor. The revised Project appropriately transitions between the neighbors and is not "significantly taller" than the adjacent buildings.

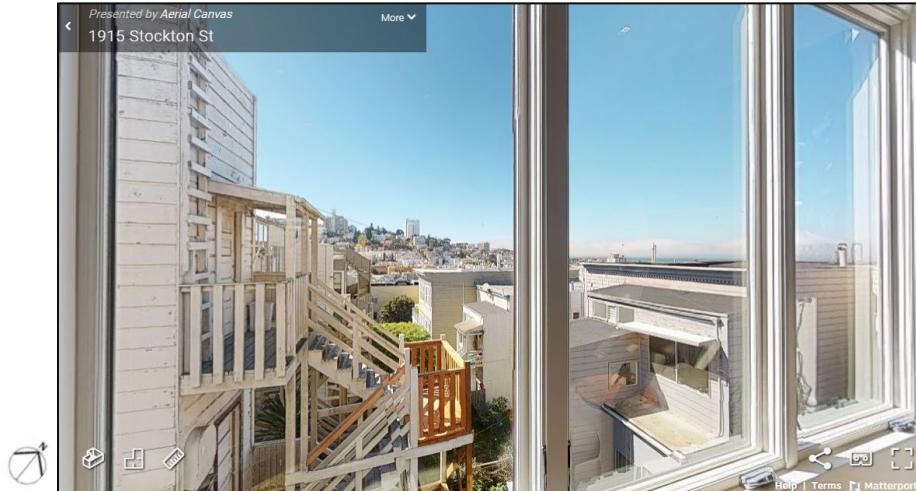
The underlying issue here are views to the north from the DR Requestor's property to the bay. The DR Requestor's unit occupies the top floor and there are large windows and doors out to a deck at the rear facade. The images taken from the DR Requestors' property listing show that the revised Project will not block any views:



Source: <http://www.1915stockton.com/>

The top floor of the Project aligns with the roof of the rear building at 520-524 Lombard Street, which is the structure visible at the right through the living room windows. A closer view of the rear yard area shows that the DR Requestor's property, as well as all of the buildings located

along the southern portion of Stockton Street, look out directly onto the side and rear of 520-524 Lombard Street:



Source: <http://www.1915stockton.com/>

The Project will be minimally visible from these buildings. It will certainly not be significantly taller than the buildings along Fielding Street, nor will it block any views from the DR Requestor's unit. The Project maintains the private view of the DR Requestor, as shown below:



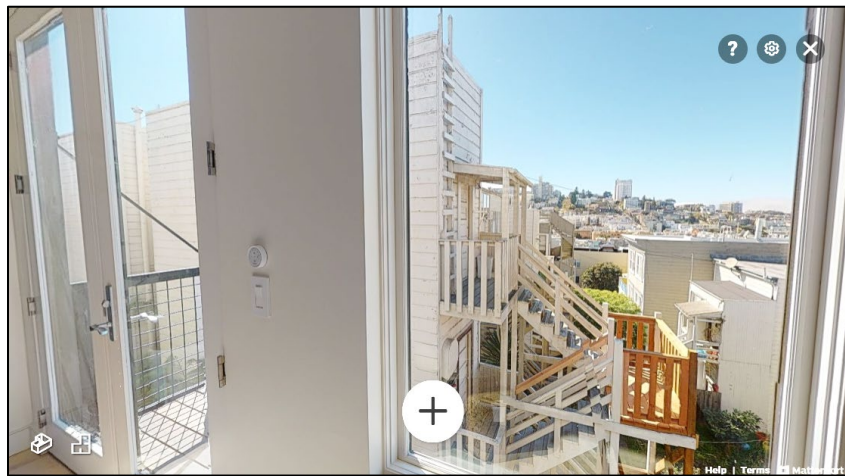
Revised/Current Rear Massing

Private views are not protected (RDG, pg. 18). This is a well-established tenant of the RGD. Regardless, efforts were made to accommodate the DR Requestor by lowering the height of the original Project and removing the stair penthouse structure at the roof. The revised Project maintains the views from the DR Requestor's Property. More importantly, the images show how the Project is in scale with the adjacent buildings and fits into its surrounding context.

2. *The Project will not cause any additional loss of light, airflow, or property values to the DR Requestor.*

As discussed above, the revised Project at Fielding Street was lowered a floor to align with the adjacent property and the rooftop penthouse structure was eliminated. The removal of these features allow more light and air into the rear yard area. In addition, the rear of this building aligns with the adjacent properties and there are no egress stairs or other features that extend into the required rear yard. At the Lombard building, entire rear façade is being reduced by 7 feet. The new egress stairs will have a smaller footprint than the existing stairs and do not require a fire wall at the eastern property line. The result is a more open rear yard area at the Property, but also more light and air for the adjacent properties.

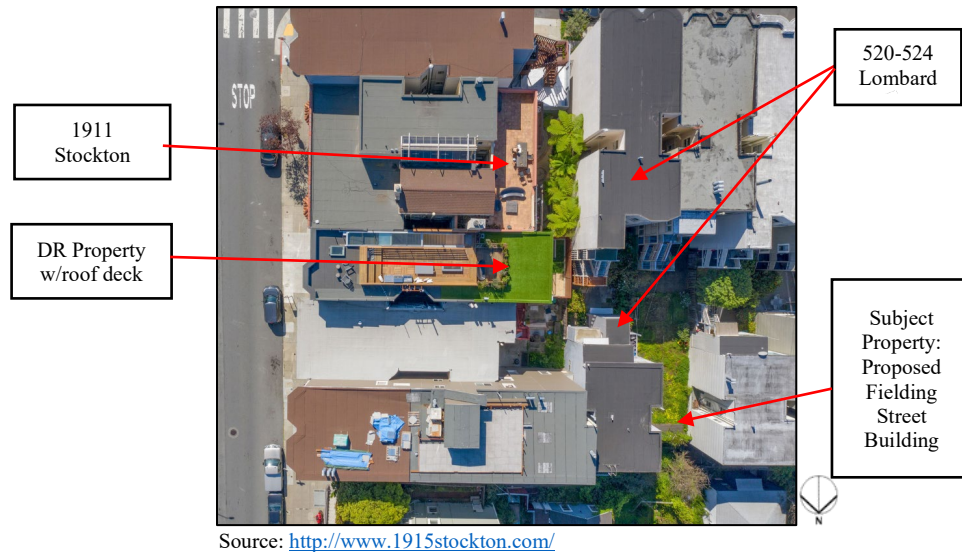
The images below show that the DR Requestor's unit, as well as the buildings/units on the southern portion of Stockton Street, face into the side and rear of 520-524 Lombard Street and not into the Property:



View from DR Requestor's living room looking west. Source: <http://www.1915stockton.com/>



Source: <http://www.1915stockton.com/>



The images clearly show that a) the work at the Lombard Street building, including the reduced egress stairs and massing, will not be visible nor have any impact to the light or air of the interior block; and b) the Fielding Street building will be minimally visible and not extend any further into the middle of the block than the existing building at 520-524 Lombard Street. The Project will not have any impact to the DR Requestors' or the properties along Stockton Street's light or air; rather, 520-524 Lombard Street has much more impact than the Project.

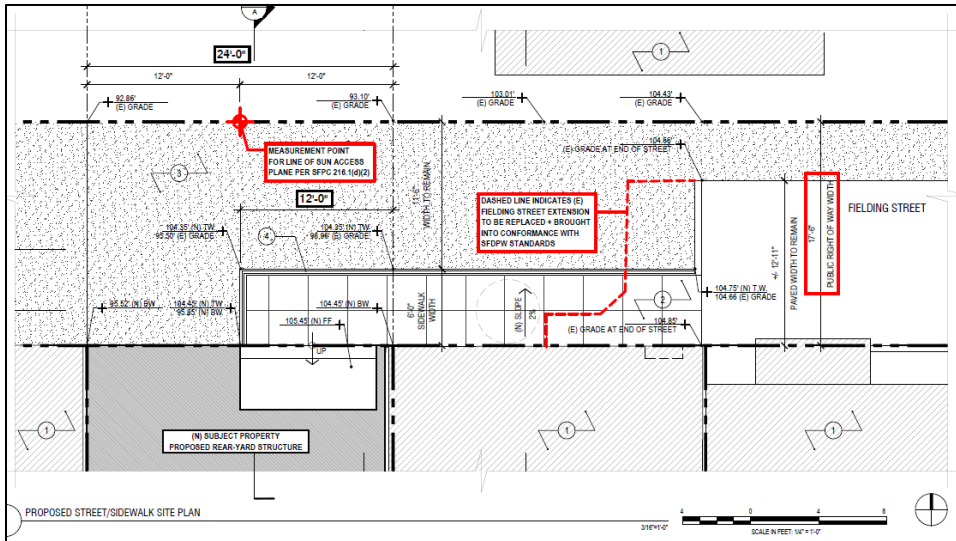
Lastly, saying that the Project will reduce the DR Requestor's property values is disingenuous. The unit was purchased in 2017 for \$2,200,000 and is now listed for sale at \$3,300,000.

3. *The Project is Code-compliant with regards to height, setback, and alley controls along Fielding Street.*

The DR Requestor contends that the Project has not accurately measured height along Fielding Street and that it does not provide the required upper floor setback. This is incorrect. The Zoning Administrator has reviewed this Project specifically looking at the height and setback controls of Code Sections 260 (Height Limits, Measurement) and 261.1 (Additional Height Limits for Narrow Streets and Alleys) and found that it complies with these sections.¹

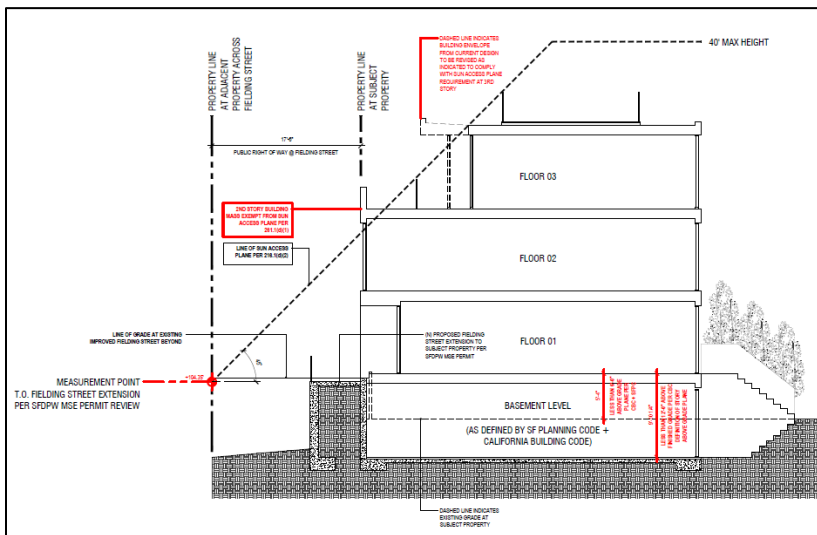
Fielding Street is a mapped, partially improved street that is less than 40 feet in width. It starts at Stockton Street, extending west to the eastern neighbor next door at 520-524 Lombard Street (all these lots are through-lots with Lombard addresses).

¹ Note that Section 261.1 recently began to apply to RH Districts through BOS Ordinance 206-19, effective 10/14/19. This was after the original Project went out for Section 311 notice but after the DR was filed. The Project was updated to comply with this Code Section prior to the March 12, 2020 hearing.



Because it is less than 40 feet in width, it is considered a “narrow street” under the Code. Section 261.1(d) requires an upper story setback "defined by an angle of 45 degrees extending from the most directly opposite northerly property line (as illustrated in Figure 261.1A.)." That puts the measurement line for this Project directly across Fielding Street in the center of the width of that lot.

The Department of Public Works (“DPW”) has reviewed the Minor Encroachment Permit application for the Project, which proposes to extend Fielding Street to the Property. They have acknowledged that the new sidewalk will extend out at the plane/at the grade where it currently extends at 520-524 Fielding Street. It is not following the grade but rather is being leveled out. The Section 261.1(d) measurement point is taken directly across the street at the grade where Fielding Street is being extended pursuant to DPW.



The Zoning Administrator has determined that this measurement point and setback line is correct.

Lastly, the DR Requestor contends that the upper story setback controls should incorporate the lower levels when determining the setback line. They contend that the lowest floor of the Fielding Street building is "above grade" or a "first/ground floor". This level is considered a "basement level" under both the Planning and Building Codes.

Planning Code Section 102 definition of "First Story" is:

"the highest building story with a floor level that is not more than 6 feet above grade at the centerline of the frontage of the lot where grade is defined."

The CBC Chapter 2 definition of a "Story Above Grade" is:

"any story having its finished floor surface entirely above grade plane, or in which the finished surface of the floor next above is 1) more than 6 feet above grade plane; or 2) more than 12 feet above the finished ground level at any point."

At the Fielding Street building, the basement level measures 9'-10" in height, with only 5'-4" above grade. Under both the Planning and Building Codes this level is classified as a "basement" and not a "first story".

Under Section 261.1(d)(1), the setback controls states [general requirement] "buildings of two stories above grade may be built without a second-story setback, regardless of the width of the street." Because the basement is not considered the first floor, it is not included in the setback measurement requirement. That is, the basement, first, and second floors are not subject to the setback requirements, but that floors three and above are. The Zoning Administrator has confirmed this and found that the Project as designed complies with the setback requirements of Section 261.1.

B. Conclusion

The DR Requestor has failed to establish exceptional or extraordinary circumstances that would justify the exercise of discretionary review and further modification of the Project. The Project Sponsor has demonstrated his willingness to be a good neighbor by significantly redesigning the Project to accommodate the DR Requestor's concerns. The result is a building that is more compatible with the surrounding context, compliant with the RDG, and eliminates the issues raised by the DR Requestor. Because the DR Requestor has not established any exceptional or extraordinary circumstances, we respectfully ask that the Planning Commission deny the request for discretionary review and approve the Project as proposed. Thank you for your consideration.

President Koppel
Planning Commission
June 8, 2020
Page 8

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

A handwritten signature in black ink, appearing to read "Tara", with a long horizontal flourish extending to the right.

Tara Sullivan

cc: Vice President Kathrin Moore
Commissioner Sue Diamond
Commissioner Milicent Johnson
Commissioner Frank Fung
Commissioner Teresa Imperial
Commissioner Deland Chan
Jonas Ionin – Commission Secretary
David Winslow – DR Planner

REUBEN, JUNIUS & ROSE, LLP

Tara Sullivan
tsullivan@reubenlaw.com

February 27, 2020

Delivered Via Email

President Joel Koppel
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: 526 Lombard Street (0063 / 011)
Brief in Opposition to a DR Request
Planning Department Case No. 2017-009964DRP
Hearing Date: March 12, 2020
Our File No.: 11234.01**

Dear President Koppel and Commissioners:

Our office represents Kyle Holm, the owner (“**Project Sponsor**”) of the property located at 526 Lombard Street (“**Property**”). The Property is a through-lot fronting both Lombard and Fielding Streets. Mr. Holm proposes to add a fourth unit to the existing three-unit building at Lombard Street and construct a new two-unit structure along Fielding Street (the “**Project**”). A total of three new dwelling units will be added to the Property. The Property is located in a densely developed block with buildings fronting Lombard, Stockton, and Fielding Streets.

A Discretionary Review (“**DR**”) request was filed by Jacob Uhland, the owner of the upper unit in a two-unit building located around the corner from the Property at 1915 Stockton Street (“**DR Requestor**”).

The DR Requestor does not identify any exceptional or extraordinary circumstances that justify taking discretionary review of the Project. The DR request should be denied and the Project approved as designed for the following reasons:

- **Significant Redesign**. Since the DR was filed in December 2018, the Project has undergone a significant redesign. Acknowledging that the project along Fielding Street was not as compatible as it could be, a new architect was hired to re-think the overall program and design. The result, as shown in **Exhibit A**, is a more thoughtful building design that fits into the adjacent context while addressing the DR Requestor’s concerns. A summary of the changes include:

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, 2nd Floor, Oakland, CA 94607
tel: 510-527-5589

www.reubenlaw.com

- Height lowered by one floor;
- 10-foot setback at top floor from Fielding Street;
- Removal of rooftop penthouse structures;
- Enlarged second unit at Fielding Street building (each unit is two full floors);
- Redesign of the facades and fenestration pattern at the Fielding Street building;
- Expanded landscape features at Fielding Street;
- Addition of new unit at the Lombard Street building for a total of four units at this building; and
- Removal of 7 feet of building mass at the rear façade of the Lombard Street building and reconfiguration of the egress stairs.

Particular attention was given to the DR Requestor's concern regarding height, which impacted his views. These issues have been addressed and we believe there are no outstanding issues.

- **Compatible Height.** The DR Requestor claims that the new structure fronting Fielding Street would be “significantly taller” than the adjacent buildings. The proposed building has been lowered so that it matches the height of the building next door. It provides a natural transition to the buildings along Fielding Street. As shown in the renderings in **Exhibit A**, the proposed building is not taller than those on the block, and the DR Requestor's issue regarding height has been eliminated.
- **No Loss of Airflow or Light.** The DR Requestor also states that the Project will cause “significant loss of light, airflow, and property values.” In addition to lowering the building to align with the adjacent property, the top floor has been revised to include a 10-foot setback from Fielding Street. Further, the rear wall aligns with the adjacent buildings to either side. All of this is to allow light and air into the block. The Residential Design Guidelines (“**RDG**”) acknowledge that some reduction of light to neighboring buildings “can be expected” (RDG, pg. 16). The DR Requestor's issue regarding airflow and light have been eliminated.
- **Compatibility with Residential Design Guidelines.** The Project is compatible with the surrounding neighborhood and is consistent with the RDG. It is responsive to the overall neighborhood context of three-to-four story buildings fronting Fielding Street. The proposed building is compatible with the siting, form, and proportion of the buildings on this block. The revised Project is compliant with the RDG mission and policies.

For these reasons, no exceptional or extraordinary circumstances have been established that would justify the exercise of discretionary review and modification of the Project. We respectfully request that you approve the Project as proposed.

A. **Property Description & Context**

The Property is located on the north side of Lombard Street between Powell and Stockton Streets, a block-and-half to the east from Joe DeMaggio Playground in the North Beach neighborhood.



The Property is a through lot that fronts Fielding Street, which is a named street that functions as an access alley. It is approximately 6'-10" wide at Stockton, widening slightly before pedestrian access ends in overgrown vegetation before the Property. Fielding Street terminates down to a deeply sloping open area abutting the adjacent properties as shown below:



This block is densely developed, with the majority of the buildings on the block rising 3 to 4 stories high, including the DR Requestor's property. The block is composed of lots with irregular

shapes and sizes. Many buildings are multi-unit residential structures, including the subject Property and the DR Requestor's property.



B. Project Description & Modifications

The original Project, filed in August 2017, was to construct a new two-unit building at Fielding Street and expand one of the three units at Lombard Street (the “**Previously Submitted Project**”). This project was reviewed by the Planning Department’s Residential Advisory Design Team (“**RDAT**”) and found to be compatible with the neighborhood. It was sent out for Section 311 notice and the current DR Request filed on December 4, 2018.

Since the DR was filed in December 2018, a new team was brought onto the Project, including a new architect and this firm. Upon review of the initial project and the DR Requestor’s concerns, it was decided that the Project could be redesigned to be more compatible with the neighborhood and address the DR Requestor’s issues. More importantly, an additional dwelling unit was included into the overall project at the Lombard Street building, and the second unit at the Fielding Street building was expanded so that each unit is a family-size unit on multiple floors. A summary of the changes include:

- Overall height lowered by one floor;
- 10-foot setback at top floor from Fielding Street;
- Removal of rooftop penthouse structures;
- Enlarged second unit at Fielding Street building (each unit is two full floors);
- Redesign of the facades and fenestration pattern at the Fielding Street building;
- Expanded landscape features at Fielding Street;
- Addition of new unit at the Lombard Street building for a total of four units at this building; and
- Removal of 7 feet of building mass at the rear façade of the Lombard Street building and reconfiguration of the egress stairs.

Due to the construction of the new dwelling units at both the Lombard and Fielding Street buildings, the Project must obtain rear yard and exposure variances. For through lots with buildings on each frontage, the required 25% rear yard must be located between two buildings. The Project provides a 25% rear yard; however, because the rebuilt egress stairs at the Lombard building will encroach into the required rear yard, it is not Code-complying. Since the proposed rear yard wouldn't be strictly code-compliant, variances for dwelling unit exposure are required for the new units as well. Note that while the new egress stairs encroach into the rear yard, they have a smaller footprint than the existing stairs and do not require a fire wall at the eastern property line. Further, the Lombard building's rear façade is being reduced by 7 feet at all floors. The result is a more open rear yard area at the Property but also more light and air for the adjacent properties.

The modified Project is a significant change from the originally submitted project. It is more compatible with the adjacent context in terms of its overall massing and height. The entrance along Fielding Street has been thoughtfully organized, creating more open space and connection with the greenery in the area. The Project is fully consistent with the existing pattern of development on this block. Nowhere is the Project larger, deeper or more massive than its neighbors, and it provides a natural transition between the adjacent two buildings. The modifications demonstrate Project Sponsor's willingness to work to design a project that is compatible with the existing neighborhood.

C. Neighborhood Outreach

Since January 2019, considerable thought has been put into the Project so that the DR Requestor's issues would be addressed. Consideration was given to the immediate neighbors as well, as it is understood that they would be impacted by any new construction in a long-vacant portion of the block. Outreach was undertaken with the neighbors and the DR Requestor, including a meeting with Planning Department staff. Below is an itemized list of meetings the owners held with the neighbors and community:

10/09/2019	Meeting with Brian Moore, neighbor at 520 Lombard neighbor
11/07/2019	Meeting with Steven & Kathy House of 427 Chestnut Street (rear fronts Fielding Street) to review initial revisions to project.
01/24/2020	Meeting with DR Requestor and his team, including attorney Ryan Patterson, engineer Pat Buscovitch, and adjacent neighbor from 1911 Stockton Street, Hartmut Gerdes, at Planning Department with David Winslow to review initial and subsequent revisions to the project
01/29/2020	Meeting (turned into conference call) with Pat Buscovitch at Holmes Structures to review structural issues
02/19/2020	Meeting with 1911 Stockton neighbor Hartmut Gerdes & Lynda Griffin and Steven House of 427 Chestnut Street

Throughout this process, the Project Sponsor has continued to communicate with the neighbors, providing answers to individual questions and agreeing to additional meetings. The

development of the Project design demonstrates the Project Sponsor's willingness to be flexible and work with the neighborhood.

D. Reponses to DR Requestor Concerns

The DR Requestor raised two concerns about the Project, both of which are discussed below.

1. *The Project would be significantly taller than the adjacent buildings.*

The DR Requestor asserts that the Project is out of scale with the adjacent buildings. The revised Project lowered the overall height by a story, aligning the top of the building with the eastern neighbor. The 10-foot setback at the top floor allows the main body of the building to align with the eastern neighbor. This design serves as a thoughtful transition between two buildings with differing heights, which is a goal of the RDG.

The images below show how the Project relates to the adjacent building pattern along Fielding Street:



The Project is compatible with the surrounding neighborhood and is consistent with the RDG. The focus and intent of the RDG is with the character of the block face and streetscape facades. Where there is a mixed visual character, as is present on the subject block, the RDG allows for greater flexibility and opportunity in design (RDG, pgs. 9-10). The RDG does look to make sure the massing building's form is compatible with the surrounding buildings (RDG, pg. 28). The pattern of the buildings on Fielding Street is mixed in character – there are four-story buildings at either end that are much larger than those in the mid-block. The revised Project appropriately transitions between the neighbors and is not “significantly taller” than the adjacent buildings.

Further, this argument is disingenuous. The underlying issue here are views to the north from the DR Requestor's property to the bay. The DR Requestor's unit occupies the top floor and there are large windows and doors out to a deck at the rear facade. There is also a roof deck accessed from the DR Requestor's unit. Both provide views to the bay and Marin County.



Image: Googlemaps. Note that DR Requestor's roof deck is not shown in this image.

Private views are not protected (RDG, pg. 18). This is a well-established tenant of the RGD. Regardless, efforts were made to accommodate the DR Requestor. The overall height of the building was lowered by a floor. Further, the rooftop penthouse and mechanical structure has been eliminated altogether. As a result, the Project maintains the private view of the DR Requestor, as shown below:



Previously Submitted Massing



Revised/Current Rear Massing

The revised Project greatly increases the views from the DR Requestor's Property. More importantly, the images show how the Project is in scale with the adjacent buildings and fits into its surrounding context.

The lowering of the building by a floor as well as the top-floor setback along Fielding Street allow the Project to seamlessly insert itself into the streetscape along Fielding Street. It is appropriately scaled with regard to height. Further, the revisions directly address the DR Requestor's issue and allows the private views from his apartment to be maintained.

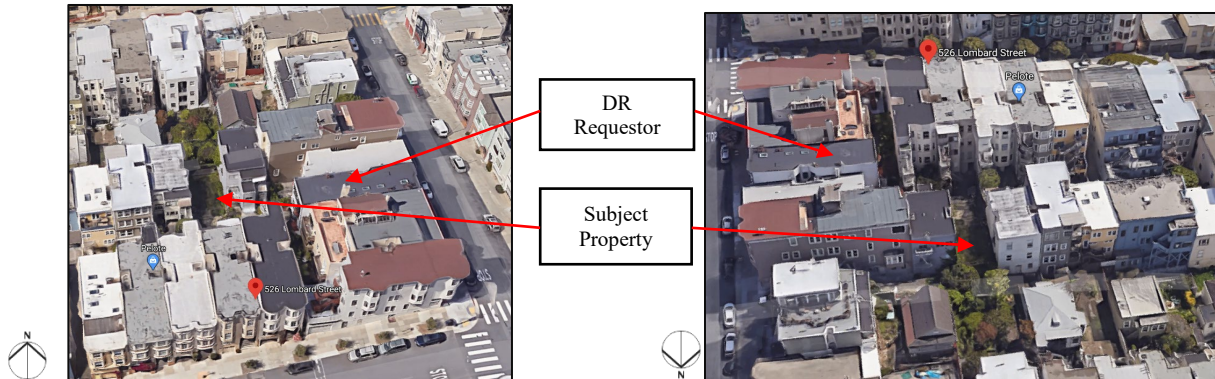
2. The Project will cause significant loss of light, airflow, property value, among other impacts.

The revised Project at Fielding Street was lowered a floor to align with the adjacent property and the rooftop penthouse structure that faced the rear was eliminated. The removal of these features allow more light and air into the rear yard area. In addition, the rear of this building aligns with the adjacent properties and there are no egress stairs or other features that extend into the required rear yard. At the Lombard building, entire rear façade is being reduced by 7 feet at all floors. The new egress stairs will have a smaller footprint than the existing stairs and do not require a fire wall at the eastern property line. The result is a more open rear yard area at the Property but also more light and air for the adjacent properties, including the DR Requestor's.

Along Fielding Street, the top floor of the building has been setback 10 feet, allowing ample light and air onto the street. It should be recognized that Fielding Street is undeveloped at this portion of the block. It is inaccessible and there are few buildings that directly front the street on the northern side. Regardless, the 10-foot setback at the top floor of this facade will provide light and air to the rear structures on the opposite block face of the Fielding Street.

The RDG states that "some reduction of light to neighboring buildings can be expected" (RDG, pg. 16) with building expansions and/or new construction. The revised Project's design is compatible with the surrounding context and reduces impacts to light and air.

It should be noted that the DR Requestor's property does not directly front nor abut the subject Property. It is located two lots to the east and fronts Stockton Street. The rear faces 510 Lombard Street, which extends into the rear yard with an egress stair. This lot is also a through lot with a structure fronting Fielding Street. The subject Property has little impact into the light and air of the DR Requestor's property:



The new structure facing Fielding Street is modest in size and matches the scale of the adjacent properties. The Project will allow light and air into the inner portion of this block. It has been sensitively designed to take into account the conditions of the adjacent properties and context. More importantly, it is compatible with the surrounding neighborhood and is consistent with the RDG. The Project will not create or contribute to the loss of property values to the DR Requestor.

E. Conclusion

The DR Requestor has failed to establish exceptional or extraordinary circumstances that would justify the exercise of discretionary review and further modification of the Project. The Project Sponsor has demonstrated his willingness to be a good neighbor by significantly redesigning the Project to accommodate the DR Requestor's concerns. The result is a building that is more compatible with the surrounding context, compliant with the RDG, and eliminates the issues raised by the DR Requestor. Because the DR Requestor has not established any exceptional or extraordinary circumstances, we respectfully ask that the Planning Commission deny the request for discretionary review and approve the Project as proposed. Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

Tara Sullivan

cc: Vice President Kathrin Moore
Commissioner Sue Diamond
Commissioner Milicent Johnson
Commissioner Frank Fung
Commissioner Teresa Imperial
Commissioner Dennis Richards
Jonas Ionin – Commission Secretary
David Winslow – DR Planner

Exhibit A



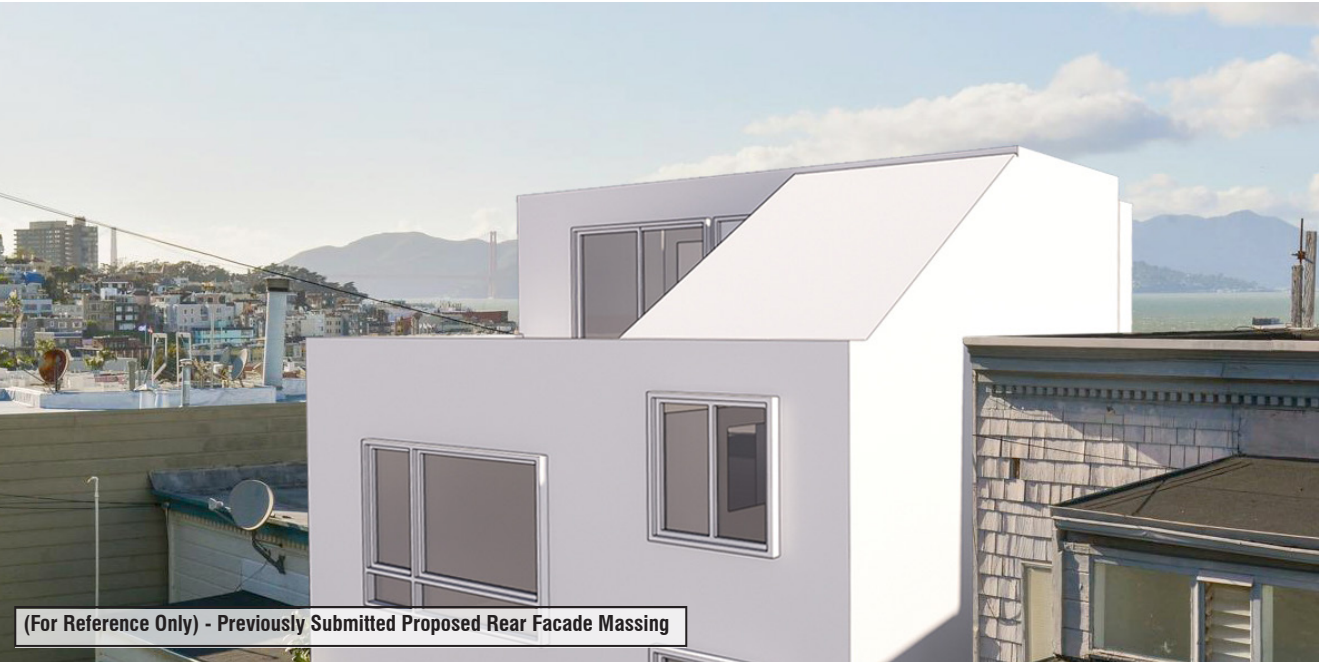








(For Reference Only) - Existing Rear Yard View From DR Requestor



From: [Jacob Uhland](#)
To: [Koppel, Joel \(CPC\)](#); [Winslow, David \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Nancy Shanahan](#); [Yan, Calvin \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Mary Lipian](#); [Stan Hayes](#); [deland.chan@sfgov.org](#); [Johnson, Milicent \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)
Subject: Discretionary Review: Permit Application Number 2017 07 18 2272.
Date: Tuesday, June 09, 2020 7:55:57 PM

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Hello Joe Koppel, SF Planning, and Telegraph Hill Dwellers-

I am writing in reference to the above mentioned permit that I called for Discretionary Review to occur June 18. I am the owner of 1915 Stockton street 2 doors down from the proposed project. I have spent the past 20 months attempting to work with the project developer to come to an amenable design for a proposed 4 story building on the inner block near Stockton and Lombard. Here are my main points:

- The building is simply too tall and will block light and air for a dozen surrounding neighbors.
- The hill slopes down and so do surrounding houses but this proposed project will tower with same elevation as uphill neighbor.
- The project is proposing 3 variances that all seem to be stretching the city codes including Mandelman's 45-degree solar access requirement.
- The project developer agreed to take his detailed to the Telegraph Hill Dwellers Planning Board for review but he has not.

I hope you can all take a moment to review the details of this very disruptive project.

Thank you.

-Jacob Uhland

•

From: [Timothy Parks](#)
To: [Koppel, Joel \(CPC\)](#)
Cc: [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [millicent.johnson@sfgov.org](#); [deland.chan@sfgov.org](#); [jonas.jonin@sfgov.org](#); [Winslow, David \(CPC\)](#); [stanhayes1967@gmail.com](#); [nshan@mindspring.com](#); [mary.lipian@thd.org](#)
Subject: RE: Permit Application Number 2017 07 18 2272. Request for Discretionary Review
Date: Monday, June 08, 2020 10:40:55 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Koppel and Members of the Commission:

Over the past 9 years I have resided in the North Beach & Telegraph Hill neighborhoods of San Francisco. One of the most treasured aspects of my experience living in this area has been discovering the hidden treasures of nature that lie behind the endless blocks of connected building facades.

I live at 427 Chestnut in a bottom unit and I recently became aware of the proposed Project in between the blocks of Chestnut and Lombard and am very concerned about a number of issues that will greatly impact me, the garden I have helped tend, and the nearby community.

A luxury building project with 2 units that is reclaiming a phantom street (Fielding) that is currently part of one of the largest green areas in the neighborhood outside of Telegraph hill seems like a reckless and unnecessary precedent to set.

As a bottom unit dweller I have an extremely limited amount of sun into my unit that can sustain plant life or provide enough rays of sunshine to dry the laundry of my 16 month old child. While not being a subject matter expert (though my mother headed my hometown's Zoning Board of Appeals for 20+ years) it appears that the proposed building is an incredibly unique situation with respect the code and it seems as there is an incredible lack of leadership and common sense being brought to this issue.

The project:

- Adds zero value to the neighborhood
- Reduces greenspace that has provided the limited wildlife in the area habitat for over 40+ years and turns it into a private building entrance.
- Sets a precedent for building developer friendly backyard buildings on ancient alleys that only exist in maps.
- Kills one of the only fruit bearing apple trees that I have seen in the neighborhood.
- Asks for at least 3 variances for non-complying portions of their building that benefit only themselves.
- Dramatically alters sun and air access for all properties and gardens and in the area to an incalculable degree.

I am asking President Koppel and members of the commission to provide leadership on this issue, instead of allowing a developer to bend the rules wildly in their favor for a 2 unit luxury building.

I support the Discretionary Review and oppose the variances as they degrade the quality of multiple neighborhood properties.

Sincerely,

Tim Parks

427 Chestnut Street
San Francisco, CA 94133

From: [Brian Moore](#)
To: [Koppel, Joel \(CPC\)](#)
Cc: [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [millicent.johnson@sfgov.org](#); [deland.chan@sfgov.org](#); [Winslow, David \(CPC\)](#); [stanhayes1967@gmail.com](#); [nshan@mindspring.com](#); [jonas.jonin@sfgov.org](#)
Subject: RE: Permit Application Number 2017 07 18 2272. Request for Discretionary Review
Date: Tuesday, June 09, 2020 1:46:13 PM

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Dear President Koppel and Members of the Commission:

I am the owner of 1929-1933 Stockton Street, 5-11 Fielding Street and 520-524 Lombard Street.

It appears rules put in place to guide projects like this one are being circumvented allowing for a larger project. Please adhere to the intended interpretation of grade as outlined in the many emails sent to all concerned departments.

The proposed land bridge forces people entering the project up against a bedroom window in the back building. We would prefer that this be modified for privacy purposes.

I would prefer that entry to the proposed building be from the Lombard side like all the other buildings on Lombard that are built in the back yards.

A 4 story building is too large for an inner block

Brian and Deanna Moore

From: [Jen Acker](#)
To: [Koppel, Joel \(CPC\)](#)
Cc: [jonas.jonin@sfgov.org](#); [deland.chan@sfgov.org](#); [millicent.johnson@sfgov.org](#); [Imperial, Theresa \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Winslow, David \(CPC\)](#); [stanhayes1967@gmail.com](#); [nshan@mindspring.com](#); [mary.lipian@thd.org](#)
Subject: RE: Permit Application Number 2017 07 18 2272. Request for Discretionary Review
Date: Tuesday, June 09, 2020 3:53:07 PM

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Dear President Koppel and Members of the Commission:

My name is Jennifer Acker and I live on the 400 block of Chestnut Street in North Beach and am writing to you in regards to the proposed project on the inner-block of Lombard and Chestnut near the old Fielding Alley.

I have reviewed the project plans and am concerned about the following issues:

Setting a bad and developer friendly precedent for inner-block buildings

- Having lived in a building that shares the backyard to the proposed project for over 4 years it is clear that this is an uncharacteristic project that would give other developers looking to build where-ever they can find space the ability to construct large luxury units in any backyard
- The reclaiming of the non-existent Fielding alley for the exclusive and private use for this new building seems wildly inappropriate as far as precedence is concerned.

Negative impact of light and air for neighbors in surrounding buildings

- The size of the building (4 stories) proposed requires variances that acknowledge the light and air degradation for all surrounding buildings. In a dense neighborhood that is living under shelter place order, the idea of moving forward with a project that hinders these essentials seems shortsighted.

Project is being heard by the Planning Commission without having gone through the Telegraph Hill Dwellers review

- Avoiding the THD review is a clear tell that the developer is attempting to push something through that they know is not friendly to the neighborhood. With the amount of variances requested for this project and the potentially harmful precedent this would set, the absence of the THD review should be seen as a glaring omission

I oppose the variances requested by this project based on the negative impacts that will be felt by the neighboring lots and support the Discretionary Review.

Thank you for your time.

Jennifer Acker

427 Chestnut Street
San Francisco, CA 94133

From: [Hartmut Gerdes](#)
To: [Koppel, Joel \(CPC\)](#); [Winslow, David \(CPC\)](#)
Cc: [Moore, Kathrin \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); deland.chan@sfgov.org; [Stan Hayes](#); [Nancy Shanahan](#); [Mary Lipian](#); [Peskin, Aaron \(BOS\)](#); [Yan, Calvin \(BOS\)](#)
Subject: RE: Permit Application Number 2017 07 18 2272. Request for Discretionary Review
Date: Tuesday, June 09, 2020 11:15:18 AM

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Mr. Joel Koppel, President
San Francisco Planning Commission
1 Dr. Carlton B. Goodlett Place, Suite 400
San Francisco, CA 94102

RE: *Permit Application Number 2017 07 18 2272. Request for Discretionary Review*

Dear President Koppel and Members of the Commission:

My partner Lynda Griffith and I are writing to express our strong opposition to the above-referenced four-story luxury-housing project at 520 Lombard St. We are seniors; Lynda has lived at 1911 Stockton St., just north of Fielding Alley, for 34 years, the last seven of which she and I have lived here together. We are dismayed that someone wants to "shoehorn" a 4(!)-story building into a small site in the rear of 526-530 Lombard St., at Fielding Alley.

PLEASE ALLOW LYNDA AND ME TO BRIEFLY STATE OUR OBJECTIONS TO THE PROPOSED PROJECT:

- **The project is too tall, and out of scale with the inner block, setting a bad precedent for all of Telegraph Hill.**
- **The project design does *not* respect – and *not* reflect – the steep western and northern slopes.**
- **It severely limits access to light and air for many extremely tight rear yards and neighbors. Therefore, we also oppose granting any variances.**
- **The architect and the Zoning Administrator are clearly misrepresenting and misapplying Supervisors Peskin and Mandelman's 45-degree solar access requirement; it should NOT possibly be measured from a point 11 feet in the air.**
- **The proposed 2-unit, 4-story luxury-project greedily demands sweeping bay views – while boxing in several neighbors, and us.**
- ***NOTE: The Planning & Zoning Committee of the Telegraph Hill Dwellers has not yet had a chance to meet with the architect, nor have any neighbors been invited by the sponsor to review and comment on the project design.***

Respectfully,

Hartmut Gerdes
Lynda Griffith

1911 Stockton St.
San Francisco, CA 94133

cc. Kathrin Moore, Vice President
Sue Diamond
Frank S. Fung
Theresa Imperial
Milicent A. Johnson
Deland Chan
Jonas Ionin, Secretary
David Winslow, Planning Department

cc. Stan Hayes, President, Telegraph Hill Dwellers
Nancy Shanahan, THD P&Z Committee co-chair
Mary Lipian, THD P&Z Committee co-chair

•

From: [India Akers](#)
To: [Koppel, Joel \(CPC\)](#)
Cc: [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [deland.chan@sfgov.org](#); [Ionin, Jonas \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Winslow, David \(CPC\)](#); [stanhayes1967@gmail.com](#); [nshan@mindspring.com](#); [mary.lipian@thd.org](#)
Subject: Permit Application Number 2017 07 18 2272. Request for Discretionary Review
Date: Tuesday, June 09, 2020 4:39:21 PM

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Dear President Koppel and Members of the Commission,

My name is India Crowder and I live at 427 Chestnut St. the property across Fielding from the proposed 4-Story, 2-Unit building mentioned in the subject line. I have a BS in Wildlife Science and have worked in this field studying plants, animals, and ecology for many years. The proposed building at 526-530 Lombard Street and its corresponding land bridge entrance would decimate and destroy an unreasonably large section of green space and habitat on Fielding St. I have documented the animal and plant diversity housed on this undeveloped portion of Fielding Street, and in our back garden which adjoins it. Combined together our garden and the undeveloped portion of Fielding St. create one of the largest, if not the largest, green spaces and animal habitats in this portion of the city outside of Pioneer Park on Telegraph Hill.

Currently I am documenting a nesting pair of Song Sparrows that are raising their second brood of chicks this summer in a nest located in a mature Late Cottoneaster tree. This Cottoneaster tree is growing in and above the section of Fielding Street that would be destroyed and decimated by the construction of the massive 6 foot wide, 30 foot long, and 11 foot tall concrete mass that would only serve as an entrance to an oversized luxury building. I have documented native species of salamanders, birds, plants, and insects in the section of Fielding Street that would be destroyed by the construction of the proposed building, its land bridge entrance, and the construction equipment required to build it. I am listing here many of the native California plant and animal species in need of habitat conservation which I have observed to date living in and using Fielding Street and our garden: California Towhee, Song Sparrow, House Finch, Purple Finch, Anna's Hummingbird, Mourning Dove, Bushtit, Townsend's Warbler, California Slender Salamander, Umber Skipper, Goldback Fern, Western Sword Fern, California Poppy, Cottonbating Plant. There are many fruiting mature trees that provide crucial food sources to the native species listed above that are located in Fielding Street and would be destroyed as a result of construction such as Armenian Blackberry, Late Cottoneaster, and a very old, mature, and fruit producing Apple Tree. The existing established vegetation and habitat that would be destroyed cannot be replaced after the building is constructed because of the design of the proposed land bridge. If the historic terraced garden beds and the plants therein are allowed to be destroyed then they will never be able to be replaced, therefore it should not be permissible to destroy or impact them for private gain.

The pending DPW approval of the MSE that would allow the land bridge to be built, would subsequently allow for the curb of Fielding St. to be 11 feet above the actual grade. This imaginary point hovering in the air then allows a 4th story to be added to the building that would otherwise be unfeasible. This fourth story eliminates light and breezes from entering Fielding St. and our garden, which as I mentioned are home to countless native plant and animal species. Additionally, according to Article 9: Unaccepted Streets Sec. 406(a) of the SF Public Works Code, no improvements can be made to unaccepted streets without explicit approval from all neighbors along the street. I do not approve of the land bridge being built in Fielding St. and request that the variances that would make not only the land bridge, but the building itself, possible be rejected. I am in full support of the upcoming Discretionary Review and urge you to consider the negative impacts and the magnitude of a project such as this one being approved.

Sincerely,
India Crowder
427 Chestnut Street Apt. 2
San Francisco, CA 94133

From: [Corey Akers](#)
To: [Koppel, Joel \(CPC\)](#)
Cc: [mary.lipian@thd.org](#); [nshan@mindspring.com](#); [Moore, Kathrin \(CPC\)](#); [millicent.johnson@sfgov.org](#); [Ionin, Jonas \(CPC\)](#); [Winslow, David \(CPC\)](#); [stanhayes1967@gmail.com](#); [deland.chan@sfgov.org](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Diamond, Susan \(CPC\)](#)
Subject: Permit Application Number 2017 07 18 2272. Request for Discretionary Review
Date: Tuesday, June 09, 2020 12:50:33 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Koppel and Members of the Commission:

My name is Corey Akers, I am a project designer for an architecture firm in San Francisco, and I live at 427 Chestnut St, which is across the undeveloped portion of Fielding Alley from the proposed project mentioned in the subject line above. There are several elements of the proposed project that raise grave concern for me, both as an architectural designer and as a resident, negatively affected by this design. This unpaved portion of Fielding Alley is currently terraced with beautiful, historic, Mediterranean style planters built from cobblestones that once paved the streets of this city. This portion of Fielding Alley is an undisturbed pocket of history and has adjoined our property for nearly 100 years, if not since the initial development of Fielding Alley. The 526-530 Lombard Street project proposes a massive 6 foot wide by 30 foot long land bridge that will tower over the existing grade of Fielding Alley by 11 feet and would decimate the planters I mentioned above along with mature fruit bearing trees and pollinator friendly plants that my wife and I enjoy and manicure daily as a courtesy to both our landlord and neighbors. This massive land bridge will serve one purpose: to access the second floor of the proposed and unprecedented 4-story, 2-unit building at 526 Lombard Street. Approval and construction of this project as designed would privatize almost 50% of the width of this shared, undeveloped portion of Fielding Alley. The proposed project would also be the only building to front Fielding Alley on the entire block, which brings up another inconsistency in this project. The address of the proposed project is 526-530 Lombard Street, yet the proposed building fronts on Fielding Alley and would utilize Fielding Alley as its primary point of access/egress. It would seem that this is an attempt to pick and choose beneficial portions of the code that would make this unprecedented structure possible. This attempted privatization of Fielding Alley cannot occur, as it would set a dangerous precedent for the demolition of other atypical green spaces like Fielding Alley that give character and visual relief to our neighborhood and the city.

As an architectural designer, I can clearly see that the realities of the grade change of Fielding Alley and heights of surrounding buildings are not adequately represented in the submitted drawings. This misrepresentation makes the proposed building and towering land bridge seem less imposing than what would be the reality of their impact on this narrow, undeveloped, plant filled portion of Fielding. The submitted drawings suggest the proposed building is a 3-story over basement and to achieve that calculated result, the point from which the sun plane angle and the basement are being measured, floats somewhere in midair 11 feet above the actual grade of Fielding Alley as it adjoins our rear yard. Due to this error in the drawings it would appear that this project could plausibly be a 3-story over basement, but when real grade point measurements are used the project is actually 4 stories above grade. The building as designed would eliminate light from accessing the rear yard garden behind our building, which is one of the largest in this section of North Beach and is another

shared resource negatively affected by this project. When measured from the actual grade of Fielding Alley as it adjoins our rear yard the sun plane angle would allow much more critical natural light to access the trees and plants in our garden by further reducing the top 2 stories of this building.

The delicate balance between history and modernity or scale and context, is something that every architect, designer, and property developer must be attuned to in this city, and given the chance, these considerations can enrich designs and situate them within their context rather than redefining it entirely as this project would. The current design is insensitive to its surroundings in addition to being factually inaccurate in its measurements. I fully support the discretionary review and vehemently oppose the variances that would allow such a project to come to fruition. I urge you to carefully review this project and take note of the negative impacts it will have on Fielding Alley and the properties that adjoin it, bearing in mind that it will become a precedent for future projects along Fielding Alley.

Sincerely,

Corey Akers

From: [Cristiano Pecanha](#)
To: [Koppel, Joel \(CPC\)](#)
Cc: [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); deland.chan@sfgov.org; [Ionin, Jonas \(CPC\)](#); [Winslow, David \(CPC\)](#); stanhayes1967@gmail.com; nshan@mindspring.com; mary.lipian@thd.org
Subject: Permit Application Number 2017 07 18 2272. Request for Discretionary Review
Date: Tuesday, June 09, 2020 2:10:15 PM

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Dear President Koppel and Members of the Commission:

It comes to my attention one really disturbing subject related to the neighborhood that I've been living in the last 5 years. The owner of the property located at 526-530 Lombard St. is planning to build a detached 2 unit, 4 story high building in their backyard. The property that I live (at 421 Chestnut St.) has this beautiful view of their yard which connects with my neighbors yard too (at 427 Chestnut St.). From the moment that I've heard about this, I've been reflecting about how this project sounds so greedy. This one can be just one more to change, drastically, the city of San Francisco. It's very curious, cause weeks ago I was talking to my boyfriend's mother, who lives in San Francisco at Russian Hill, and she was telling me that once they were trying to build a rooftop in their property but the city didn't allow due to the neighbors fair complaints, (I can bring the full story if someone ask me). Weeks later after this conversation, I've learned my neighbor wants to build this whole tall building in their backyard which will affect the environment in some many aspects:

- This 4 story project wouldn't only affect the air and light quality for everyone who lives on the downhill side of the project (including myself), but it sounds they even requested a variance to allow them to ignore the open space requirements with their own property, and that could be affect the future residents of their project as all of our neighbors on the uphill. I wonder, according to the light and air provisions of the Planning Code, if this project is really working within those guidelines in their design?

- This 4 story building would be in the center of the block fronting on the charming Fielding Alley (they even want to build this massive bridge to make a connection to this Alley which will destroy our trees). The other buildings around are only 3 stories tall or 1 to 2 stories tall. The area where this project is being designed is critical for all of us, neighbors, as it is our source of natural light and air and the gardens in this center block. Those gardens host different species of birds, butterflies as well, other native creatures. I do think, if the city takes a look on these yards, the beauty of the light coming from them, will see that all of those should be

protected, and actually they are, by code. I'm not sure how this project is getting approval or if they are hiding these different elements, which makes our neighborhood a very special place in the City. We are surrounded by the beauty of the Telegraph Hill, all of those aspects makes this neighborhood GREEN!

I ask you, Dear President Koppel and Members of the Commission, to reconsider how this project can really affect our existing vegetation. The scale of their project is too tall for this area. This big bridge they want to build to connect the Fielding Alley as I mentioned, it should access from or just above grade, but isn't what the project presents. That will affect the parking situation in our neighborhood too, because the project provides no new off-street parking. We are a very touristic area in San Francisco, the parking situation is very difficult here.

Besides, the project is set to be heard by the Planning Commission without having gone through the Telegraph Hill Dwellers review.

I support the Discretionary Review and oppose the variances as they degrade the quality of multiple neighboring properties.

Sincerely,
Cristiano De Souza
421 Chestnut St.
San Francisco CA 94133

From: [Victoria Stanell](#)
To: [Koppel, Joel \(CPC\)](#)
Cc: [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); deland.chan@sfgov.org; [Ionin, Jonas \(CPC\)](#); [Winslow, David \(CPC\)](#); stanhayes1967@gmail.com; nshan@mindspring.com; mary.lipian@thd.org
Subject: RE: Permit Application Number 2017 07 18 2272. Request for Discretionary Review
Date: Tuesday, June 09, 2020 3:17:17 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Koppel and Members of the Commission:

I wanted to write to you all about the potential detached 2 unit, 4 story high building at 526-530 Lombard Street. This building is directly behind our garden at 427 Chestnut Street and the residents of our building do not support it for a few reasons. I hope you consider the following at your June 18th Planning Commission hearing.

- **The sponsors have circumvented standard notifications.** The project will be heard by the Planning Commission, but has not gone through the Telegraph Hill Dwellers review.
- **A 4-story building is not appropriate for an inner block location and sets a bad precedent for future development in Telegraph Hill and SF.** The adjacent buildings are only 3 stories tall and the buildings opposite from this location are only 1-2 stories tall.
- **They have proposed measuring height and sun-access requirements from a point 11 feet in the air rather than from existing natural grade.** Their project is not responsive to actual grade and their drawings obscure this. When measuring the height of the proposed building, they've created a false ground elevation point that's not related to anything found in the Planning Code. They use that point to measure both the height and required sun-access angle, which is meant to protect light into the center of the block. Their false measuring point is actually 11 feet UP in the air instead of at the ground level—granting them more height and build than the code allows. That means even more shade into our garden, which would be a detriment the plants and vegetation.
- **The construction of a massive land bridge would destroy several large fruiting trees and beautiful garden spaces along Fielding Alley that many of us now enjoy.** They are proposing to build a massive 6 foot wide by approximately 30 foot long solid land bridge starting at grade towards Stockton Street and towering 11 feet up in the air to enter at their second floor. This massive concrete construction would be entirely outside their property, all built in Fielding Alley, in our back garden and for their own exclusive use, destroying numerous trees—some of them over 40 years old—and other garden plants that are home to countless birds, and it would essentially commandeer what is now garden space that provides all of us with light and air for their private use. This access could easily be on grade and of minimal impact on the gardens or neighbors if they approached it like other neighbors on Fielding have. There is no reason for this huge land bridge, they should access Fielding from or just above grade and not be allowed to create this massive land bridge, commandeering such a large section of gardens within a public right-of-way for their exclusive use

- **This construction provides no new off-street parking in one of the most difficult neighborhoods in the City in which to park.** Their entry from fielding Alley would produce inner-block security issues for at least 5 adjacent properties.

I strongly support the Discretionary Review for this property and oppose the variances because they degrade the quality of multiple neighboring properties.

Thank you for your time.

Sincerely,
Victoria Stanell
427 Chestnut Street, Apartment 5
San Francisco, CA 94133

From: [Douglas Ward](#)
To: [Koppel, Joel \(CPC\)](#)
Cc: [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); deland.chan@sfgov.org; [Ionin, Jonas \(CPC\)](#); [Winslow, David \(CPC\)](#); stanhayes1967@gmail.com; nshan@mindspring.com; mary.lipian@thd.org
Subject: Permit Application Number 2017 07 18 2272
Date: Tuesday, June 09, 2020 11:52:04 AM

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Mr. Joel Koppel, President
San Francisco Planning Commission
1 Dr. Carlton B. Goodlett Place, Suite 400
San Francisco, California 94102

Re: Permit Application Number 2017 07 18 2272; Request for Discretionary Review

Dear President Koppel and Members of the Commission:

I am writing to express my opposition to the attempt by the owners of the property at 526-530 Lombard Street in North Beach to build a four (4) story high building in their “back yard.” Their back yard is directly adjacent to where I have lived for the last 30 years, raising a child and practicing law.

A Planning Commission Hearing concerning the proposed building is scheduled for Thursday, June 18, 2020. Due to health concerns and the covid virus, I will be unable to attend this meeting in person. Thus, I greatly appreciate the attention that you and the members of the Planning Commission may devote to the consideration of my written views.

The reasons for my opposition to this proposed building are as follows.

First, to place the properties in context, this is the “back side” of North Beach. It is overwhelmingly residential. It is not a commercial area. It is a “neighborhood” whose character is important to residents and visitors. It should be protected and preserved by faithful adherence to the rules and regulations regarding planning. I am not an expert on planning, but I do know this: in our neighborhood, we care about any diminution in the quality of our day to day lives that is obtained by a few through a disregard or circumvention of regulations meant to protect us all.

Second, the proposed project is a 4-story building that is not in scale with the surrounding buildings; it is both too tall, and too bulky. Such a building sticks out like a sore thumb in my neighborhood. I do not know whether the owners or architects were uncaring or oblivious to the surrounding area. But in either case, the problem should be substantively addressed, not papered over with overly subtle rhetoric. These problems are exacerbated by the fact that the proposed building is set in an inner-block location, thus increasing its apparent height and bulk. Any proposed building on this site should be consonant with its neighbors, not at odds in both dimension and location.

Third, because of the closeness of the residential buildings in my neighborhood, what may

seem to be a small intrusion may in fact be a gross infringement upon the day to day lives of me and the affected neighbors. For example:

the owners are requesting three variances for non-complying portions of their building, benefiting only themselves; light-and-air guidelines are intended to protect all of us, and are of immeasurable importance to our day to day lives; these guidelines should be adhered to rigorously, not “gotten around” for the benefit of a few while harming their neighbors;

the project is not responsive to actual grade, which their drawings obscure; the owners should access Fielding from or just above grade and not be allowed to create a "massive land bridge," thereby commandeering a large section of gardens within a public right-of-way for their exclusive use;

the owners have proposed measuring height and sun-access requirements from a point 11 feet in the air rather than from existing natural grade;

their entry from Fielding Alley would produce inner-block security issues for at least five (5) adjacent properties;

the project provides no new off-street parking in one of the most difficult neighborhoods in the City in which to park; and

the construction of this massive land bridge access would destroy several large fruiting trees and beautiful garden spaces along Fielding Alley that many of the immediate resident neighbors currently enjoy.

Finally, it is my understanding that the project owners have attempted to have these issues heard by the Planning Commission without first having gone through the Telegraph Hill Dwellers review. I have a great deal of respect for San Francisco’s Planning Commission. But I also believe in the importance of grass roots organizations in communicating the local concerns of citizens to city-wide organizations. I draw no malicious inference from the owners' actions. But I am disappointed that they have not availed themselves of Telegraph Hill Dwellers review. Issues might have been worked out in that venue, thereby avoiding escalation of tensions before this Commission.

In sum, I fully support Discretionary Review and oppose the variances as they would degrade the quality of multiple neighboring properties, including where I live, and adversely impact the quality of life of my neighbors and myself.

Respectfully submitted,

/s/

Douglas G. Ward

427 Chestnut Street, #6

San Francisco, California 94133

cc. Ms. Kathrin Moore, Vice President kathrin.moore@sfgov.org

Ms. Sue Diamond sue.diamond@sfgov.org

Mr. Frank S. Fung frank.fung@sfgov.org

Ms. Theresa Imperial theresa.imperial@sfgov.org

Ms. Milicent A. Johnson milicent.johnson@sfgov.org

Mr. Deland Chan deland.chan@sfgov.org

Mr. Jonas Ionin, Secretary jonas.ionin@sfgov.org

Mr. David Winslow, Planning Department david.winslow@sfgov.org

Mr. Stan Hayes, THD President stanhayes1967@gmail.com

Ms. Nancy Shanahan, THD P&Z co-chair nshan@mindspring.com

Ms. Mary Lipian, THD P&Z co-chair mary.lipian@thd.org

From: [Joan Dahlgren](#)
To: [Winslow, David \(CPC\)](#)
Subject: Permit Application Number 2017 07 18 2272
Date: Wednesday, June 10, 2020 12:28:27 PM
Attachments: [Re Proposed Four-Story Building at 526-520 Lombard Fielding Streets, SECOND SENDING - joan.dahlgren@gmail.com - Gmail.html](#)

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**Good afternoon David,
Below is the letter I wish to be included in the commission's packets. Thank you very much for forwarding to the appropriate parties.--Joan Dahlgren**

Dear President Koppel and Members of the Planning Commission:

I am forwarding this letter voicing my concerns about Permit Application Number 2017 07 18 2272 in care of David Winslow of the Planning Commission who has advised me it will be included in the commission's packets.

My name is Joan Dahlgren and I have resided at 520 Lombard, a 102 year old building, for 38 years. The building is located directly east of 526-530 Lombard, which makes me one of its immediate next door neighbors, and as such, one of the residents who will be prominently affected by the proposed project on a day-to-day basis, both during its construction and after it is completed.

As I have detailed in previous letters to you dated March 26, 2019 and April 22, 2020, I have serious reservations about the proposed addition to 526-530 Lombard because of the lack of detailed information from the project's sponsor to concerned parties and the misrepresentation of a previous proposed design which was presented to neighbors on November 11, 2018. I have attached my letter of March 26, 2019 which outlines the trajectory of that original presentation.

Fast forwarding to June 2019, it appears that the project in its revised form has not yet been presented to the Telegraph Hill Dwellers Planning and Zoning Committee, and I can attest as a neighbor who would be directly affected by it, I have not received any detailed information about proposed revisions either. And yet, despite letters such as mine of April 22, 2020, asking for a continuance of a discretionary review until more detailed information was available and neighbors could comment, it appears that the Planning Commission is now going forward with discretionary review on June 18, 2020, which gives concerned parties very little time to respond.

Given the lack of detailed current information about the project, I cannot support it in good faith.

Sincerely,

Joan Dahlgren
520 Lombard Street
San Francisco, CA. 94133
joan.dahlgren@gmail.com

From: carmorra@aol.com
To: [Koppel, Joel \(CPC\)](#)
Cc: [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); milicent.johnson@sfgov.org; deland.chan@sfgov.org; [Ionin, Jonas \(CPC\)](#); [Winslow, David \(CPC\)](#); stanhayes1967@gmail.com; nshan@mindspring.com; mary.lipian@thd.org
Subject: Permit Application No. 2017 07 18 2272 - Request for Discretionary Review
Date: Tuesday, June 09, 2020 7:24:57 PM

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**Mr. Joel Koppel, President
San Francisco Planning Commission
1 Dr. Carlton B. Goodlett Place, Suite 400
San Francisco, Ca 94102
June 9, 2020**

**Re: Permit Application No. 2017 07 18 2272
Request for Discretionary Review**

Dear President Koppel and Members of the Commission:

During the past few months in conversation with my neighbors, I've become aware of the referenced project to build a four story building on Lombard Street in this neighborhood. This building, in fact, would be seen and felt by my household living down hill from it or behind it at 421 Chestnut Street. The proposed four story building would in fact greatly reduce the sunlight that the rear portion of my flat receives, in the kitchen and dining area. As well, I believe such a tall building would distort the feel for us on the downside of the proposed building. We would be in the shade of this huge building and it would cast its shadow over the beautiful garden next door. In this wonderful garden we've all celebrated together, the neighbors from several buildings coming together, to enjoy the beauty of an incredible garden where there's plenty of room for seating and cooking. During the Spring and Summer months we neighbors rely on this outdoor access to improve the quality of all of our lives while at the same time living in this dense neighborhood.

The size of this project is just outside what the buildings on these two blocks, Lombard and Chestnut, have built on them. This is extravagant and not really of this neighborhood. It is also somewhat arrogant of the owners of this property not to have talked with "their neighbors", me and some of the others who are writing to you, Mr. Koppel.

There is tiny Fielding Ally, as well, which is just behind my flat and I look out onto with pleasure from the kitchen and dining area. It's a small quiet space where from time-to-time neighbors in another building located on Stockton Street play old street games, you know, throwing dice or cards, whatever, and I can hear the happy voices of neighbors. My understanding is that there is along with this enormous building to be built a 30 ft. long land bridge hovering over Fielding Ally. The whole thing, in my humble opinion, reeks of excess and of zero concern for the neighbors or the neighborhood. This home won't be built in a vacuum; people live here already and I have, as I say, lived here for 43 years. This building and the bridge would not be welcome at all.

Another thing is that I've taken great pleasure over the many years of living here to wake in the morning to songbirds singing in the backyard next door. My bedroom overlooks part of the garden and I hear the birds clearly each morning. This will cease, I believe, as the garden dies from receiving no sunlight throughout the year due to a four story building blocking all of the light. I am not an architect nor an engineer, but I do know my seasons, and definitely during latter Autumn, all of Winter, and the beginning of Spring, sunlight will be blocked from my home. This

is terrible to contemplate.

So, I'll wind this up and just say that this project feels very unhealthy in oh so many ways for this neighborhood. North Beach has become so much more touristed than in the past, with a great deal of foot traffic and car traffic. We would love to hold on to at the very least what the neighborhood looks like to we who live here and we'd like to hold on to what it sounds like, as well, i.e., birdsong from a gorgeous garden. I would suggest the owners go back to their architects' drawing board and come up with a greatly reduced footprint for this project.

Thank you so much for taking the time and considering this letter. I remain, sincerely, Carol Morra

From: [Lucie Faulknor](#)
To: [Koppel, Joel \(CPC\)](#)
Cc: [Moore, Kathrin \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); millicent.johnson@sfgov.org; deland.chan@sfgov.org; jonas.jonin@sfgov.org; [Winslow, David \(CPC\)](#); stanhayes1967@gmail.com; [Nancy Shanahan](#); mary.lipian@thd.org
Subject: Permit Application # 2017 07 18 2272. Request for Discretionary Review
Date: Monday, June 08, 2020 7:01:52 PM
Attachments: [PastedGraphic-2.png](#)

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Dear Commissioner Koppel,

I support the Discretionary Review and oppose the variances for the building proposed behind 526-530 Lombard Street as they degrade the quality of multiple neighboring properties.

I live at 1933 Stockton Street and my bedroom, living room, kitchen windows face Fielding Alley. This alley has been a quiet refuge to so many for many years, including me. The proposal proposes measuring height and sun-access requirements from a point 11 feet in the air rather than from existing natural grade. My window boxes on the alley and the laundry line we have across the alley might never see sun again if this is approved. Further more, I feel the entry from Fielding Alley would be extremely disrupting to our quality of life with additional security concerns for me and my partner. I love looking out my window at the trees and hearing all the birds that live in those trees. With this proposed building many of those trees, bird habitats and subsequent gardens will be destroyed. With the many trees recently killed and removed from Washington Square Park, we clearly need more green in this neighborhood, not less. I understand we need more housing in this city, but I doubt these units will be the low-income and senior housing we so desperately need.

Thank you for taking my concerns into consideration,

Best,

Lucie A. Faulknor
1933 Stockton Street
San Francisco, CA 94133
o: 415.824.4910
c: 415.572.5912

Watch the trailer [HERE!](#)



Free for All: Inside the Public Library
a documentary film and new media project

From: cathi house <cathi@houseandhouse.com>
Sent: Monday, January 13, 2020 4:53 AM
To: Winslow, David (CPC)
Cc: Hartmut Gerdes; Lynda Griffith; Jacob Uhland; ryan@zfplaw.com; Corey & India Crowder Akers; Corey & India Crowder Akers; Jen Acker & Tim Parks; Jen Acker & Tim Parks; Jaimee & Victoria Stanell; Jaimee Yamada; Carol Morra; Doug Ward; McKinley Shaw; Joslin, Jeff (CPC)
Subject: Opposition to Proposed Building at 526-530 Lombard Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Winslow,

We are sending you this letter in reference to your January 17, 2020 meeting to discuss the Discretionary Review hearing regarding the proposed 4-story building at 526-530 Lombard Street. My husband Steven and I are architects in San Francisco and have been working here since 1977. We have had our firm House + House Architects in San Francisco since 1982. Many of our projects have passed through the San Francisco Planning Design Review process, and we have always appreciated and respected the scale of the city and the regulations that protect that scale. We have lived at 427 Chestnut Street, which abuts the garden affected by this proposed project, since we moved to San Francisco, and we find ourselves at this time on the other side of the table.

The proposed 4-story building at 526-530 Lombard St./Fielding St. is to be located in the center of the block, an area where critical light, greenery, gardens and fresh air are accessible to all those homes that line the block. This special position should have unique restrictions proportional to its impact on those homes that have created and protected this precious space of nature since the birth of our City. Please note that several back yards in this block contain historical relief homes from the 1906 earthquake, I believe the largest concentration in the city, and these 1-2 story homes blend beautifully and proportionally with their setting. And the particular garden this building will block essentially all south light to is one of the largest in the Telegraph Hill and North Beach areas of San Francisco, filled with flowers, trees, and birds including many species ranging from humming birds to hawks.

This proposed 4-story building of two, 2-story units is not in character with the multi-family nature of the buildings at the perimeter of the block and is completely disproportionate to its garden setting. If approved, it would block light and air for neighbors on the north and east sides of the block as well as views for those to the east and south. Its impact would be substantial and allowing this building as designed is troubling for the future of our beautiful neighborhood. Since San Francisco so adamantly demands rear yard setbacks to create and protect the critical components of light, air and open space, allowing this unreasonably tall building of only two units in the center of the block to impact so many others is out of character with the carefully developed set of planning guidelines that make San Francisco such a beautiful, gracious and habitable city. And, in conjunction with the existing building it is a part of, we feel it disregards standard planning guidelines.

For our apartment, one of six units at 427 Chestnut Street, this proposed building would essentially block almost all south light into the most substantial garden within this neighborhood, a garden that I

personally have carefully cultivated over the last 40 years, now further cultivated by my neighbor Tim Parks. We live on the third floor and the proposed building, because of its excessive height, even considering its distance from our rear windows, would essentially eliminate our view of the sky to the south from inside our apartment. We have been approached by numerous of our neighbors expressing fear and worry about the destruction of what we all love so dearly in our neighborhood.

No one is suggesting that the building should be prohibited - only that it should not be given priority over homes that have existed here for decades. A 4-story 2-unit building in the center of the block is not only out of character with the one and 2-story garden homes in this same garden, it is excessive. We, House + House Architects, specialize in custom homes and we know, from the hundreds of projects we have designed, that since the mid 1980s families have stopped wanting excessive space, opting instead for more sensibly scaled space that acknowledges the beauty of our world as well as the crisis of ecological and economic impact of unrestrained growth. Having a fourth floor that pushes this home to block air, light and views, is too much.

We did have a meeting with the new architects, Eric Dumican and Russell Frank of Dumican Mosley Architects, on November the 7th to review their proposed new scheme for the project. They had made some revisions to the project, but didn't address the four story height issue on the building's north facade. Eric promised to send us the drawings, particularly those that demonstrated the changes from the previous design, but after repeated reminders, we or any of the affected neighbors have received any drawings.

We speak for many of our neighbors, in asking that the fourth floor be eliminated and the floor to floor heights of the remaining floors be studied to make sure they are not excessive. We submit this letter for your consideration in the hopes that you will work to protect what we all love so much about living in this very special neighborhood in our very beautiful City.

Respectfully submitted,

Cathi House Architect
Steven House AIA Architect

House + House Architects
1499 Washington Street
San Francisco, CA 94109
www.houseandhouse.com
415-474-2112



OKAMOTO SAIJO

ARCHITECTURE

9 June 2020

Mr. Joel Koppel, President
Members of the Planning Commission
San Francisco Planning Department
1650 Mission St, Suite 400
San Francisco, CA 94103

RE: Permit Application #2017 07 18 2272 Request for Discretionary Review

Dear President Koppel & Members of the Planning Commission:

I am writing to express my opposition to the current proposal for a new infill building at the rear of 526-530 Lombard. As a 30-year resident on the 400 block of Chestnut and practicing architect focusing on affordable house and neighborhood planning, I have studied the proposal and unfortunately have major concerns about the current proposal. I base my opinion on the following three design concepts:

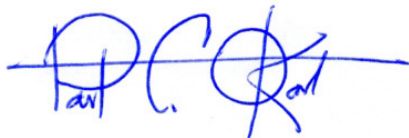
Inappropriate building scale – The proposed building is an infill building located at the rear of the lot, therefore is part of the interior backyards of the block. As you know, the historic scale of these rear yard buildings post-1906 earthquake is still present today as two-story cottages. Fielding is an abandoned alley street so does not modify this urban design pattern. The importance of maintaining the difference between the public street and rear yard buildings cannot be over stated – both for light and air, and also for the character and diversity of the North Beach neighborhood.

Siting the building on a hillside – The current proposal is misusing the existing grade due to the hillside conditions, which is distorting the intent of the Planning Code. Again since Fielding is not being utilized as a mid-block alley street, the building site is part of the existing rear yard open space. Any new infill building should respect the existing topography and be sited appropriately.

A benefit of Infill Housing -- Although this is not the direct responsibility of the project sponsors, the indirect benefit of infill housing is to provide more affordability. Smaller dwelling units equal lower construction costs and subsequently lower rents. This is important in today's housing market and quite frankly interrelates with the two previous design concepts about building scale and site planning.

Therefore, I urge you to request the project sponsors to go back to the Planning Dept. and the community to redesign the project to fit within the scale, hillside topography and character of the North Beach neighborhood.

Sincerely,



Paul C. Okamoto
Resident at 455 Chestnut Street

cc: David Winslow, Planning Dept. Principal Architect
Stan Hayes, THD President

18 Bartol
San Francisco 94133
415/ 788.2118

From: [Barbara Alexandra Szerlip](#)
To: [Koppel, Joel \(CPC\)](#)
Cc: [Moore, Kathrin \(CPC\)](#); jonas.jonin@sfgov.org; stanhayes1967@gmail.com; [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); deland.chan@sfgov.org; [Winslow, David \(CPC\)](#); nshan@mindspring.com
Subject: Permit Application Number 2017 07 18 2272. Request for Discretionary Review
Date: Saturday, June 06, 2020 12:39:14 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Koppel and Members of the Commission:

I feel obliged to add my voice to those contesting the proposed "back building" at 526 Lombard St. in North Beach.

I have lived next door, directly parallel, to the lot in question (initially at 532 "A", then 532 "B") for decades. As a professional writer/editor, I often work at home, The noise (several months worth?) of construction, including the laying in of water/electricity conduits, will severely impair and disrupt my ability to meet deadlines.

Beyond that, the rear bulldog, as proposed, will cut off access to the considerable sunlight that enters my kitchen, bathroom, hallway and bedroom windows.

The proposed plan will also destroy several large apple and berry trees growing along the edge of Fielding. These exuberant trees, which attract a variety of songbirds throughout the day, grow just outside my bedroom and study windows, adding substantial beauty and "quality of life" to my home.

And while "character" is not a permit application issue, my dismay is exacerbated by the fact that the petitioner, Kyle, who has been my "neighbor" for the past 10 years, has never exhibited the slightest, most basic neighborly civility, despite the fact that his back door and my front (and only) door are in direct line-of-sight, meaning that we "see" each other on a regular basis. From the start, his overall demeanor has been uncordial and unfriendly, even rude.

Sincerely,

B. Alexandra Szerlip

532 "B" Lombard Street

DR HEARING SET - REV01

10 JUNE 2020

526-530 LOMBARD STREET - FIELDING RESIDENCES

(526-530 LOMBARD STREET), SAN FRANCISCO, CA 94133

PROJECT DESCRIPTION:

THE SCOPE OF WORK GENERALLY CONSISTS OF THE CONSTRUCTION OF A NEW 3-STORY OVER BASEMENT, 2 UNIT RESIDENTIAL STRUCTURE ON AN EXISTING THRU-LOT WITH A VACANT REAR-YARD. THE SUBJECT PROPERTY CURRENTLY CONTAINS ONE EXISTING 3-UNIT RESIDENTIAL STRUCTURE FRONTING LOMBARD STREET. THE NEW STRUCTURE IS PROPOSED TO BE LOCATED IN THE VACANT REAR-YARD FRONTING FIELDING STREET.

UNDER SEPARATE PERMIT (2017.07.19.2398) THE SCOPE OF WORK GENERALLY INCLUDES THE FOLLOWING ASSOCIATED WITH THE EXISTING 3-UNIT RESIDENTIAL STRUCTURE FRONTING LOMBARD STREET: CONVERSION OF A GROUND FLOOR STORAGE AREA TO ONE NEW RESIDENTIAL DWELLING UNIT, AND ALTERATIONS TO THE REAR FACADE AND EXTERIOR EGRESS STAIR REDUCING THE MASS AT THE REAR YARD.

DRAWING LIST:

ARCHITECTURAL SERIES:

-----	COVER SHEET
SU1	SITE SURVEY
A0.21	AERIAL CONTEXT PHOTOS
A0.22	AERIAL CONTEXT PHOTOS
A0.23	SITE CONTEXT PHOTOS
A0.24	FIELDING STREET CONTEXT PHOTOS
A0.31	PREVIOUSLY + NEWLY PROPOSED EXTERIOR RENDERINGS
A0.32	PREVIOUSLY + NEWLY PROPOSED EXTERIOR RENDERINGS
A0.33	PREVIOUSLY + NEWLY PROPOSED EXTERIOR RENDERINGS
A0.34	PREVIOUSLY + NEWLY PROPOSED EXTERIOR RENDERINGS
A0.51	SFPC SECTION 261.1 COMPLIANCE DIAGRAMS
A0.52	SFPC SECTION 261.1 COMPLIANCE DIAGRAMS
A0.72	DWELLING UNIT CALCULATIONS
A1.01	EXISTING SITE PLAN
A1.02	PREVIOUSLY + NEWLY PROPOSED SITE PLANS
A1.11	PROPOSED PLAN - BASEMENT
A1.12	PROPOSED PLAN - FIRST FLOOR
A1.13	PROPOSED PLAN - SECOND FLOOR
A1.14	PROPOSED PLAN - THIRD FLOOR
A1.15	PROPOSED PLAN - ROOF
E2.01	EXISTING STREETScape ELEVATION
A2.01	PREVIOUSLY + NEWLY PROPOSED STREETScape ELEVATIONS
E2.11	EXISTING EXTERIOR ELEVATION - NORTH (FRONT)
A2.11	PREVIOUSLY + NEWLY PROPOSED EXTERIOR ELEVATIONS - NORTH (FRONT)
E2.12	EXISTING EXTERIOR ELEVATION - SOUTH (FRONT)
A2.12	PREVIOUSLY + NEWLY PROPOSED EXTERIOR ELEVATIONS - SOUTH (FRONT)
A2.13	PREVIOUSLY + NEWLY PROPOSED EXTERIOR ELEVATIONS - EAST (SIDE)
A2.14	PREVIOUSLY + NEWLY PROPOSED EXTERIOR ELEVATIONS - WEST (SIDE)
E3.11	EXISTING SITE SECTION
A3.11	PREVIOUSLY + NEWLY PROPOSED BUILDING SECTIONS
A3.12	PREVIOUSLY + NEWLY PROPOSED BUILDING SECTIONS

PROJECT TEAM:

OWNER: KYLE HOLM 530 LOMBARD STREET SAN FRANCISCO, CA 94133 T: 415.994.3131 E: kyle.g.holm@radford.com C: KYLE HOLM	ARCHITECT: DUMICAN MOSEY ARCHITECTS 128 10TH STREET 3RD FLOOR SAN FRANCISCO, CA 94103 T: 415.486.9322 F: 415.851.9290 E: dumican@dumicanmosey.com C: ERIC DUMICAN	GEOTECHNICAL ENGINEER: ADEPT CONSTRUCTION SOLUTIONS INC. 1485 BAYSHORE BOULEVARD, SUITE 133 SAN FRANCISCO, CA 94124 T: 415.602.2290 E: gary@adeptconstruction.solutions C: IGOR GARY KLEYNER, PH.D., C.E., G.E.
SURVEYOR: GEOMETRIX SURVEYING ENGINEERING INC. 5436 CALIFORNIA STREET SAN FRANCISCO, CA 94118 T: 415.422.0527 E: lou@geometrixsurvey.com C: LOU CLEM		

DUMICAN MOSEY
ARCHITECTS



1 LOCATION MAP



2 PROPOSED CONCEPTUAL FRONT FACADE RENDERING

CODES

*2016 CALIFORNIA BUILDING CODE (BASED ON THE 2012 INTERNATIONAL BUILDING CODE)
*2016 CALIFORNIA MECHANICAL CODE (BASED ON THE 2012 INTERNATIONAL MECHANICAL CODE)
*2016 CALIFORNIA PLUMBING CODE (BASED ON THE 2012 INTERNATIONAL PLUMBING CODE)
*2016 CALIFORNIA ELECTRIC CODE (BASED ON THE 2012 NATIONAL ELECTRIC CODE)

*2016 CALIFORNIA RESIDENTIAL CODE (BASED ON THE 2012 INTERNATIONAL RESIDENTIAL CODE)
*2016 CALIFORNIA FIRE CODE (BASED ON THE 2012 INTERNATIONAL FIRE CODE)
*2016 CALIFORNIA ENERGY CODE
*2016 CALIFORNIA GREEN BUILDING STANDARDS CODE - (CALGREEN)

*ALL OF THE ABOVE AS AMENDED BY THE CITY AND COUNTY OF SAN FRANCISCO

SUMMARY OF PLANNING CODE STANDARDS

- ZONING DISTRICT:	RM-2 (RESIDENTIAL - MIXED)
- MAX. DWELLING UNIT DENSITY:	1 DWELLING UNIT PER 600 SQFT. OF LOT AREA (3,300 SQFT LOT / 600 SQFT = 5.5 UNITS*) * WHERE A REMAINING FRACTION OF 1/2 OR MORE THE DWELLING UNIT DENSITY SHALL BE ADJUSTED UPWARD TO THE NEXT HIGHER WHOLE NUMBER OF DWELLING UNITS
- SIDE YARD SETBACK:	NONE REQUIRED
- FRONT YARD SETBACK:	AVERAGE OF ADJACENT BUILDINGS; UP TO 15'-0" OR 15% OF LOT DEPTH
- REAR YARD SETBACK:	45% OF LOT DEPTH ** (**REDUCTION ALLOWABLE BASED ON AVERAGE OF ADJACENT MINIMUM 25% OF LOT DEPTH OR 15'-0")
- MAX. HEIGHT LIMIT:	40'-0"

EXISTING STRUCTURE TO REMAIN PROJECT DATA (FOR REFERENCE - REFER TO PERMIT 2017.07.19.2398):

PROJECT ADDRESS:	526-530 LOMBARD STREET, SAN FRANCISCO, CA 94133		
YEAR BUILT:	1912		
BLOCK:	0063		
LOT:	011		
ZONING:	RM-2 (RESIDENTIAL - MIXED)		
HEIGHT LIMIT:	40-X		
CONSTRUCTION TYPE:	TYPE "V-B"		
OCCUPANCY:	R-2		
NUMBER OF DWELLING UNITS:	4 (3 EXISTING, 1 NEWLY PROPOSED)		
NUMBER OF FLOORS:	4		
SPRINKLERED:	YES (ONLY AT NEWLY PROPOSED UNIT)		
LOT AREA:	3,300 SQ.FT.		
AREA CALCULATIONS:			
FLOOR 01:			
GARAGE / STORAGE / MECH:	(+/-)	393 GSF	
HABITABLE AREA (UNIT #3 - REF. PERMIT #2017.07.19.2398):	(+/-)	579 GSF	
FLOOR 02:			
HABITABLE AREA (UNIT #4):	(+/-)	1,107 GSF	
HABITABLE AREA (UNIT #5):	(+/-)	25 GSF	
HABITABLE AREA (UNIT #6):	(+/-)	27 GSF	
FLOOR 03:			
HABITABLE AREA (UNIT #5):	(+/-)	1,234 GSF	
HABITABLE AREA (UNIT #6):	(+/-)	55 GSF	
FLOOR 04:			
HABITABLE AREA (UNIT #6):	(+/-)	1,289 GSF	
TOTALS			
GARAGE / STORAGE / MECH:	(+/-)	393 GSF	
UNIT #3 HABITABLE AREA (REF. PERMIT #2017.07.19.2398):	(+/-)	579 GSF	
UNIT #4 HABITABLE AREA:	(+/-)	1,107 GSF	
UNIT #5 HABITABLE AREA:	(+/-)	1,259 GSF	
UNIT #6 HABITABLE AREA:	(+/-)	1,371 GSF	
TOTAL GROSS SQUARE FOOTAGE:	(+/-)	4,709 GSF	

PROPOSED REAR-YARD STRUCTURE PROJECT DATA (SCOPE OF THIS PERMIT):

PROJECT ADDRESS:	526-530 LOMBARD STREET, SAN FRANCISCO, CA 94133 (FIELDING STREET RESIDENCES)		
YEAR BUILT:	N/A		
BLOCK:	0063		
LOT:	011		
ZONING:	RM-2 (RESIDENTIAL - MIXED)		
HEIGHT LIMIT:	40-X		
CONSTRUCTION TYPE:	TYPE "V-B"		
OCCUPANCY:	R-3		
NUMBER OF DWELLING UNITS:	2		
NUMBER OF FLOORS:	3 OVER BASEMENT		
SPRINKLERED:	YES, PER NFPA13R STANDARD		
LOT AREA:	3,300 SQ.FT.		
PROPOSED AREA CALCULATIONS:			
BASEMENT:			
HABITABLE AREA (UNIT #1):	(+/-)	788 GSF	
FLOOR 01:			
HABITABLE AREA (UNIT #1):	(+/-)	599 GSF	
HABITABLE AREA (UNIT #2):	(+/-)	268 GSF	
FLOOR 02:			
HABITABLE AREA (UNIT #2):	(+/-)	887 GSF	
FLOOR 03:			
HABITABLE AREA (UNIT #2):	(+/-)	592 GSF	
TOTALS			
UNIT #1 HABITABLE AREA:	(+/-)	1,387 GSF	
UNIT #2 HABITABLE AREA:	(+/-)	1,747 GSF	
TOTAL GROSS SQUARE FOOTAGE:	(+/-)	3,134 GSF	

BASIS OF ELEVATION

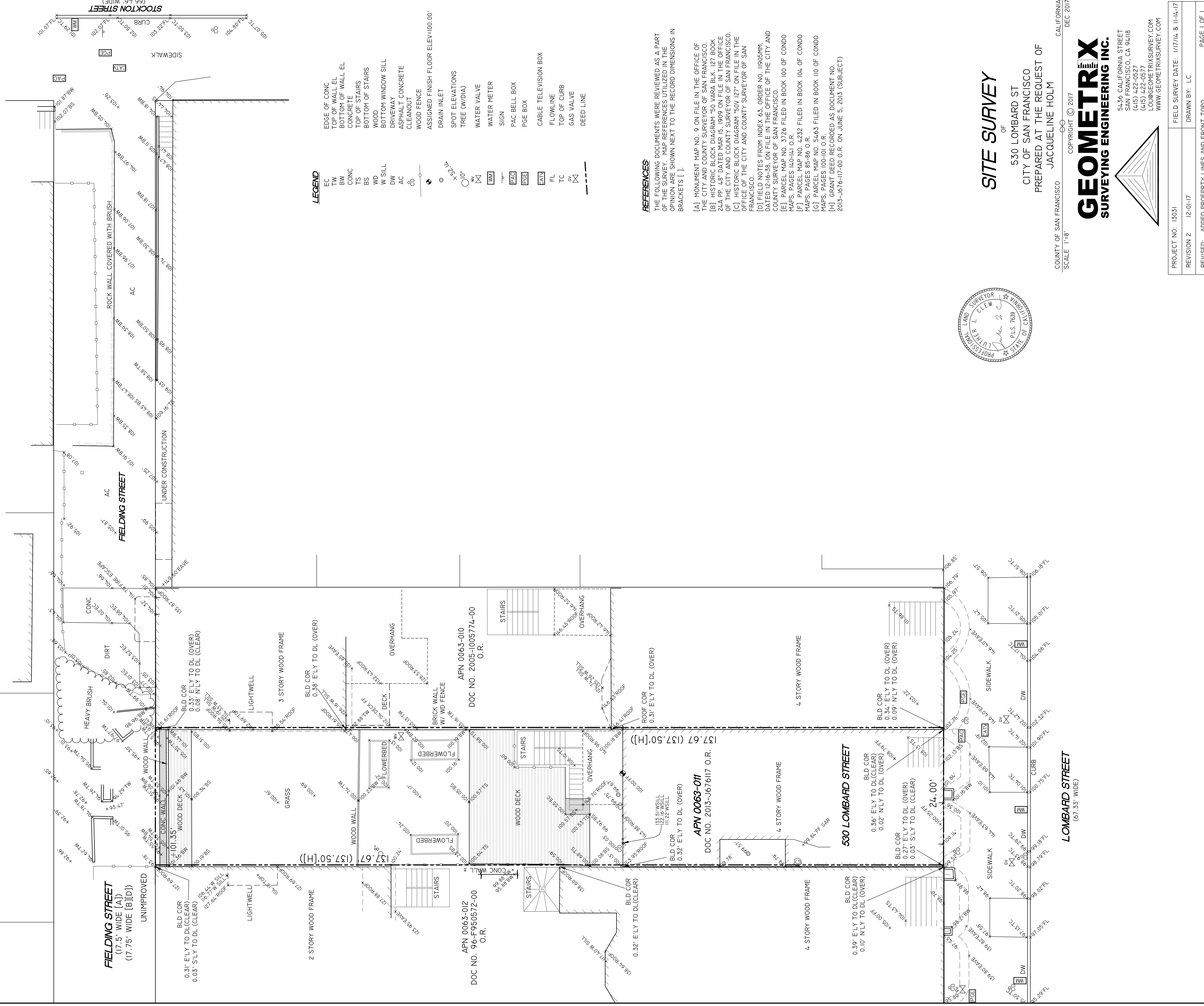
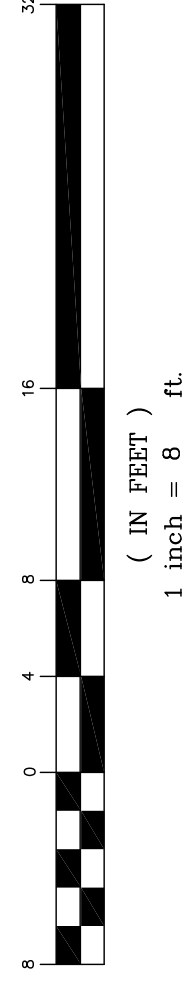
ASSIGNED ELEVATION OF 100.00' TO THE FINISH FLOOR AS SHOWN, NO DATUM. TO GET TO CITY OF SAN FRANCISCO HISTORICAL DATUM, SUBTRACT 28.76' FROM ANY ELEVATION SHOWN HEREON. EXAMPLE: TAKING THE FF POINT FROM MAP: 100.00'-28.76'=71.24' CITY DATUM

GENERAL NOTES

- (1) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- (2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- (3) PRIOR TO ANY DIGGING, CALL 811 AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
- (4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
- (5) THIS IS NOT A BOUNDARY SURVEY AND EASEMENT ARE NOT SHOWN
- (6) THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF JACQUELINE HOLM, USE BY ANY OTHER PARTY FOR ANY PURPOSE IS NOT PERMITTED.
- (7) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
- (8) WINDOW SILL ELEVATIONS SHOWN ARE SOME OF THE ACCESSIBLE ONES. THERE ARE MANY THAT ARE NOT SHOWN.
- (9) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
- (10) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE INSURANCE COMPANY HAS REQUESTED THAT THE ASSURANCE HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY.
- (11) A RECORD OF SURVEY IS BEING FILED AS REQUIRED BY SECTION 8762 OF THE LAND SURVEYORS ACT.



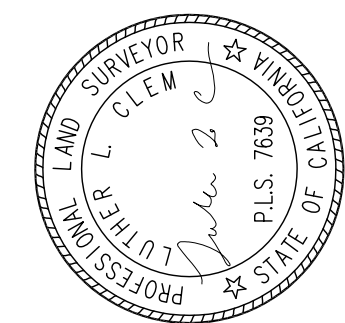
GRAPHIC SCALE



SITE SURVEY

OF
530 LOMBARD ST
CITY OF SAN FRANCISCO
PREPARED AT THE REQUEST OF
JACQUELINE HOLM

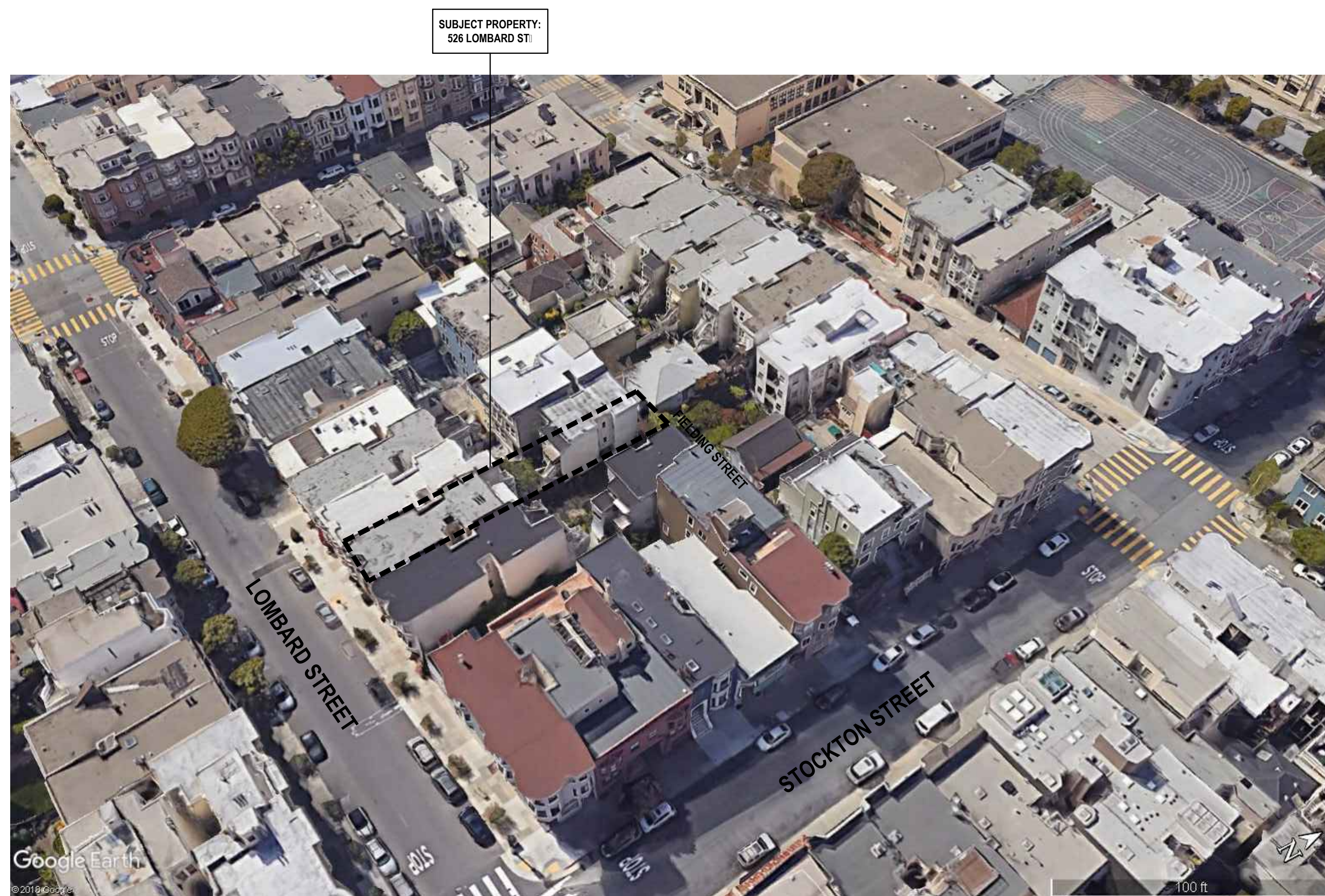
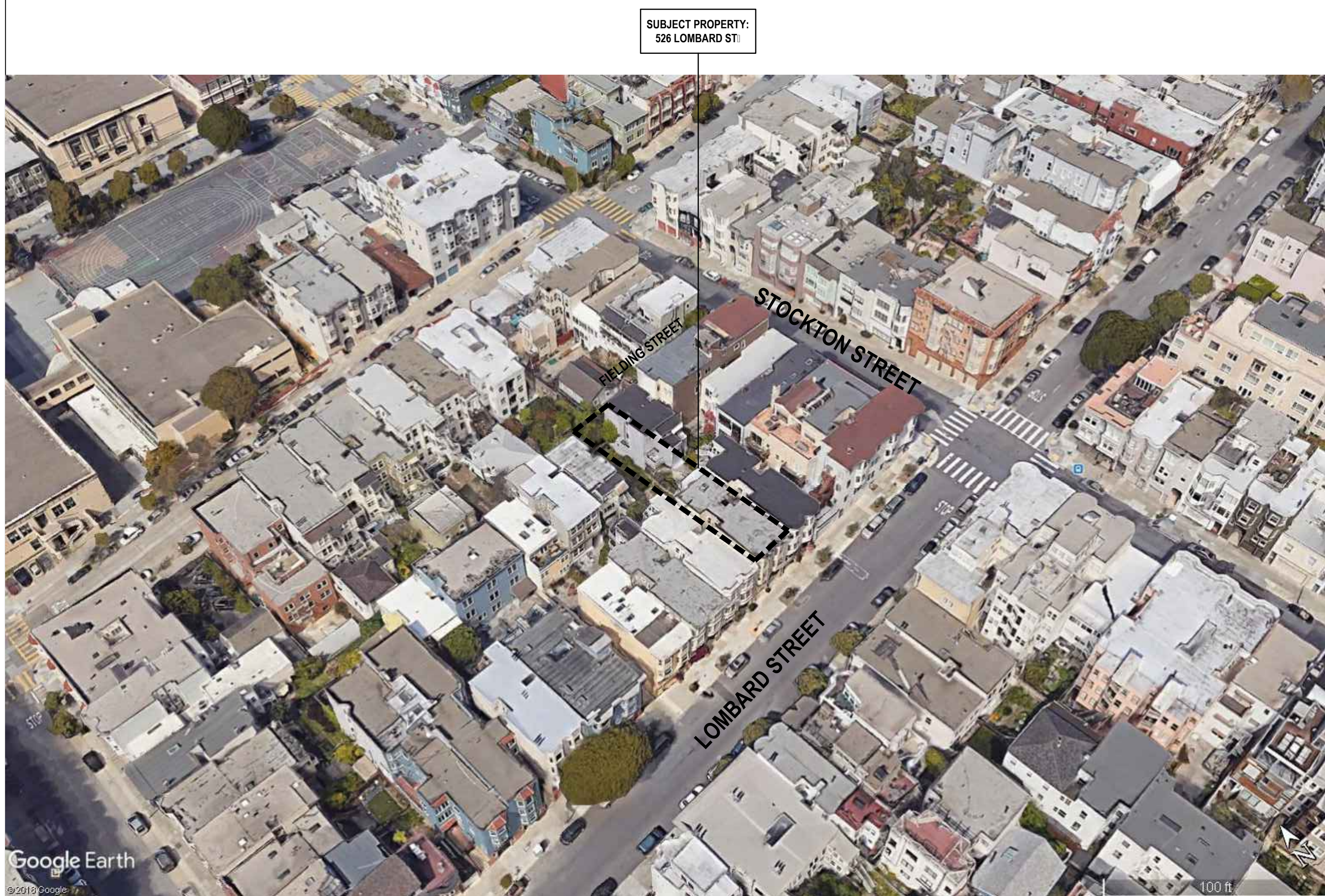
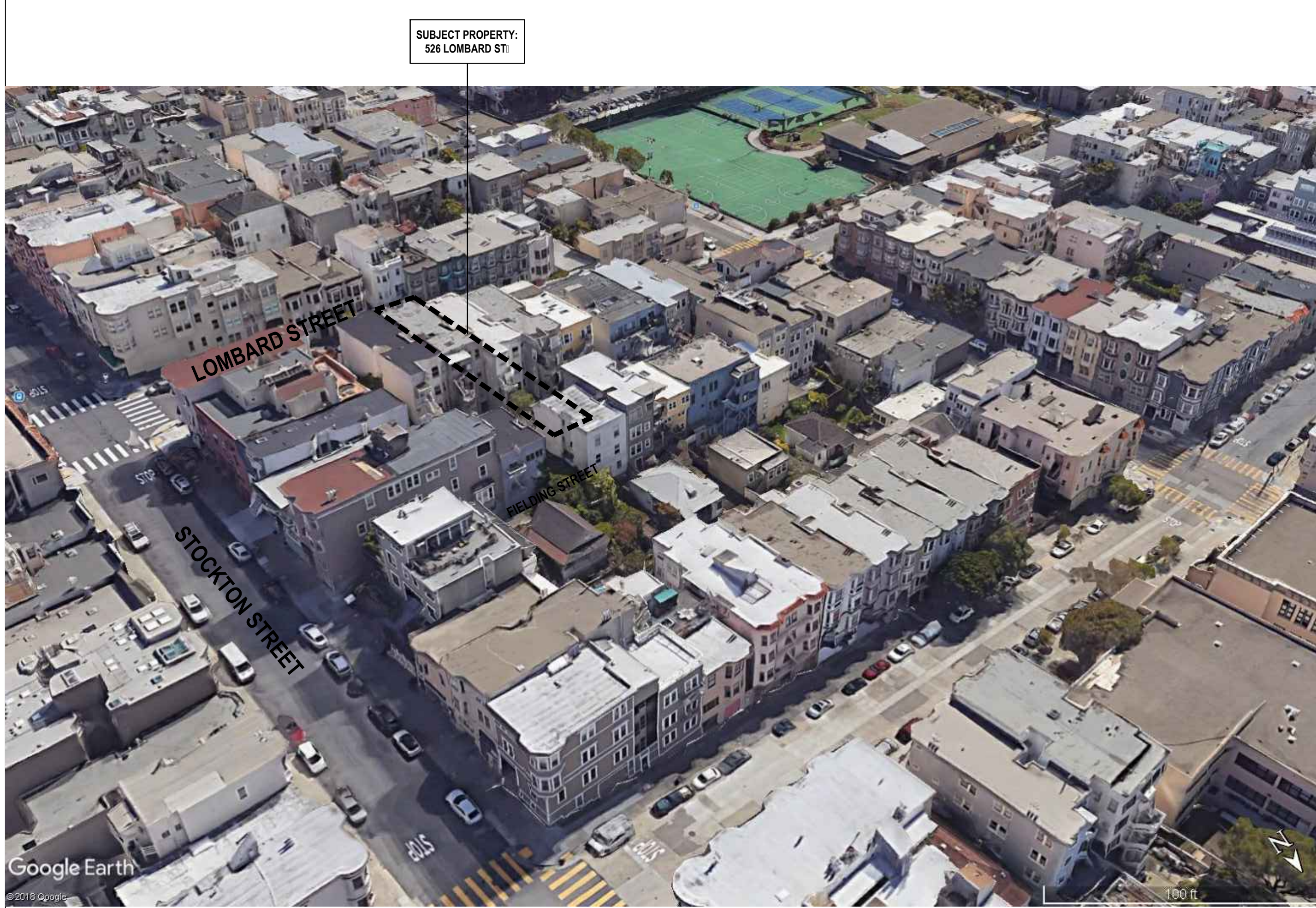
COUNTY OF SAN FRANCISCO
SCALE 1"=8'
CALIFORNIA
DEC 2017
COPYRIGHT © 2017



GEOMETRIX
SURVEYING ENGINEERING INC.

5456 CALIFORNIA STREET
SAN FRANCISCO, CA 94118
(415) 422-9527
LO@GEOMETRIXSURVEY.COM
WWW.GEOMETRIXSURVEY.COM

PROJECT NO: 13031	FIELD SURVEY DATE: 1/17/16 & 11-14-17
REVISION 2 12-01-17	DRAWN BY: LC
REVISED: ADDED PROPERTY LINES AND FRONT TOPO	
PAGE 1 OF 1	



526-530 LOMBARD - FIELDING RESIDENCES

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

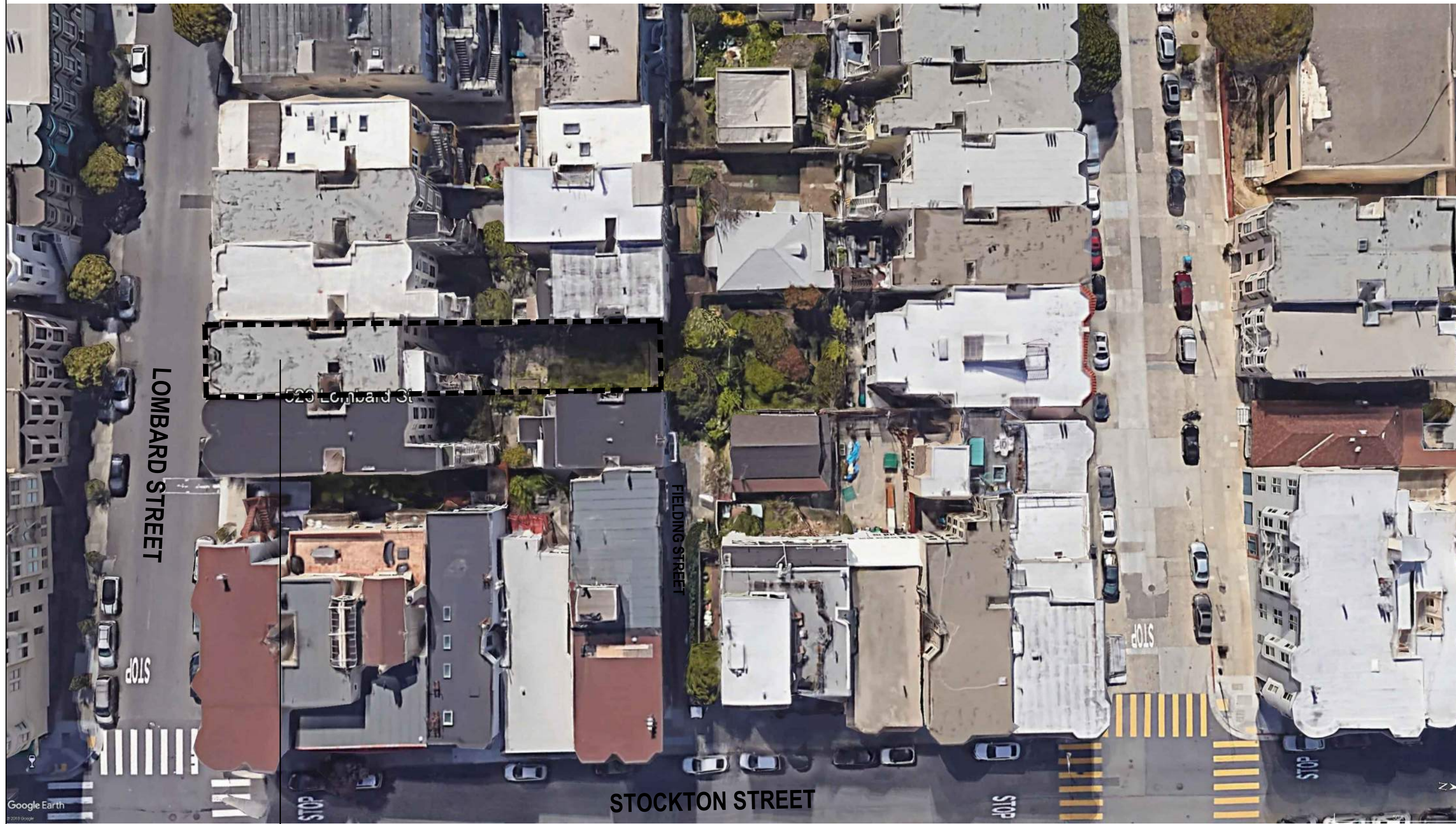
SFDBI / SF PLANNING STAMP SECTION	
Issue	Date
VARIANCE SET	02.20.20
SITE PERMIT SET	02.20.20
DR HEARING SET	02.20.20
DR HEARING SET	06.10.20

Dra[ing] Title

AERIAL CONTEXT
PHOTOS

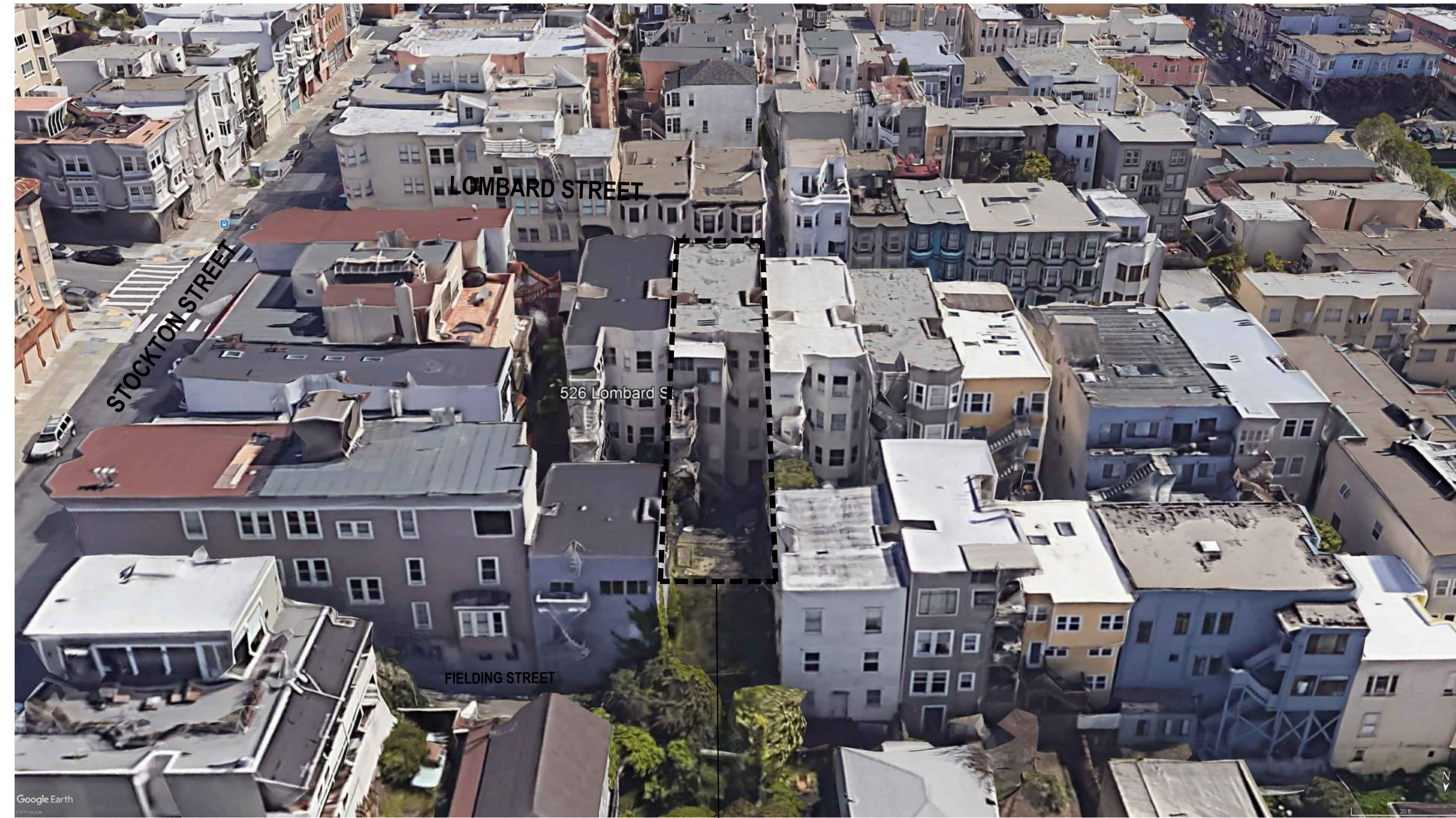
Sheet Num[er]

A0.21

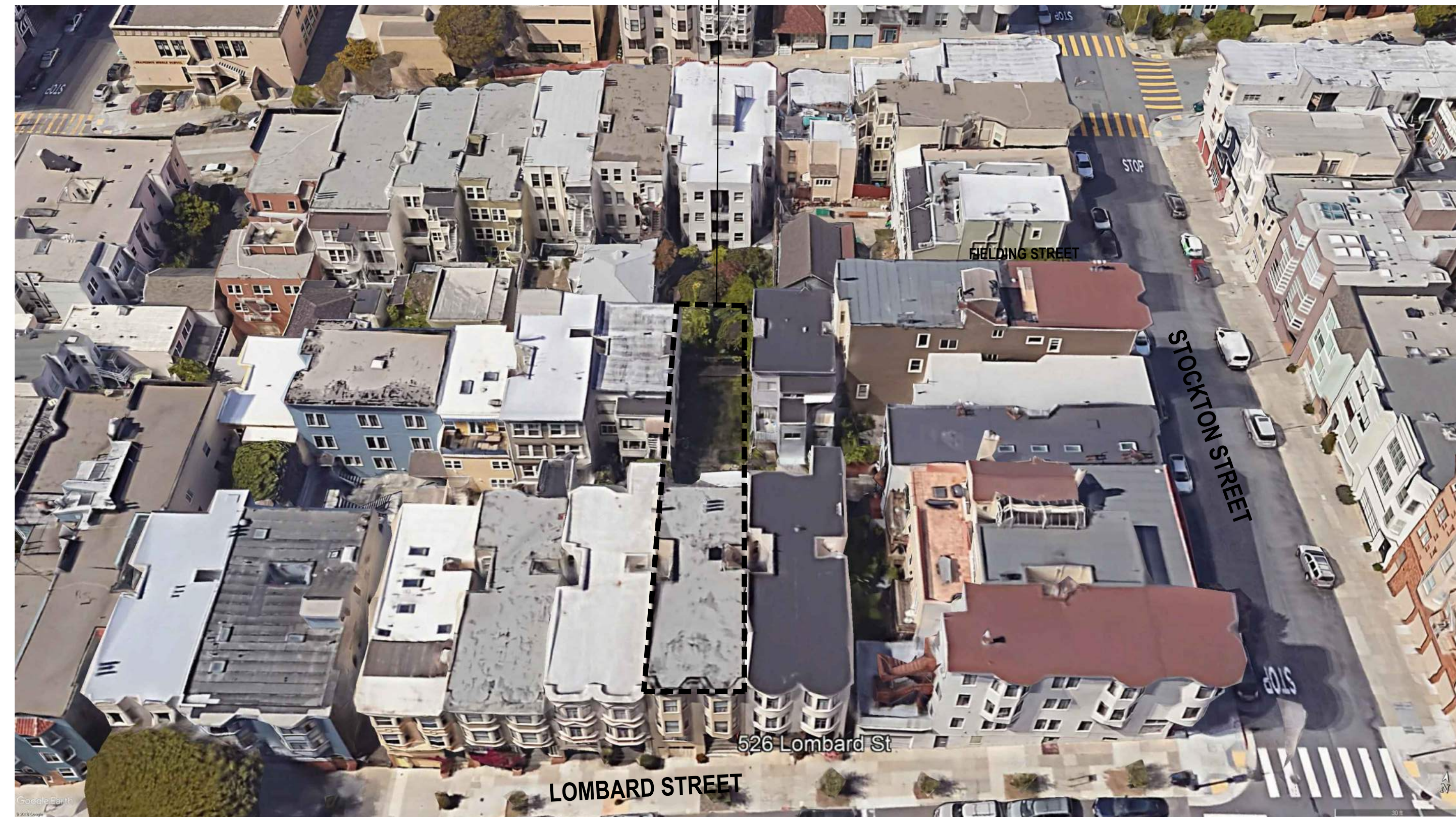
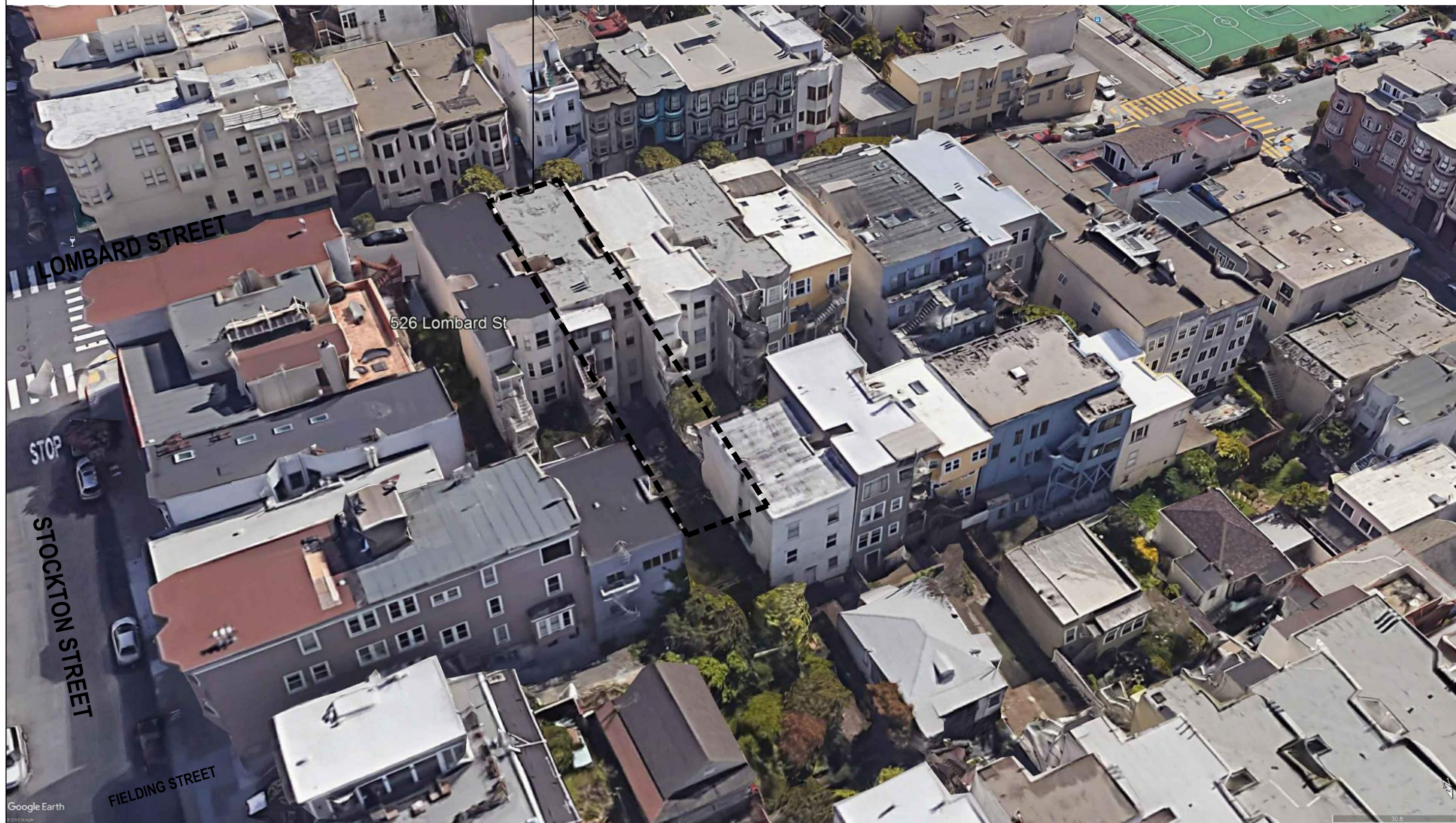


SUBJECT PROPERTY:
526 LOMBARD ST

SUBJECT PROPERTY:
526 LOMBARD ST



SUBJECT PROPERTY:
526 LOMBARD ST



526-530 LOMBARD - FIELDING RESIDENCES

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

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SFDBI / SF PLANNING STAMP SECTION	
Issue	Date
VARIANCE SET	02.20.20
SITE PERMIT SET	02.20.20
DR HEARING SET	02.20.20
DR HEARING SET	06.10.20

Drawn Title

AERIAL CONTEXT
PHOTOS

Sheet Num

A0.22



1



2



3



4



5



6



7



8



9



10



11



12



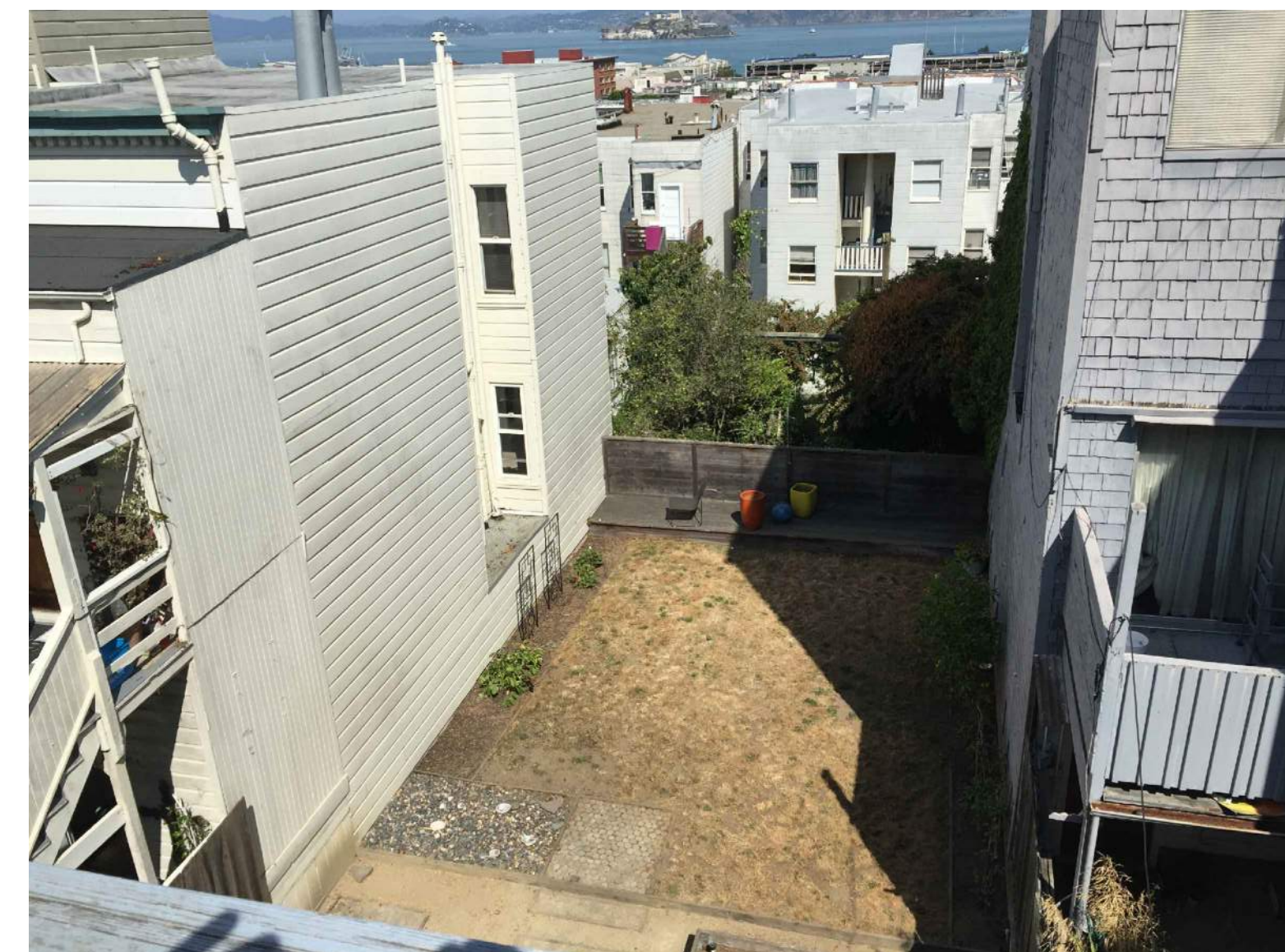
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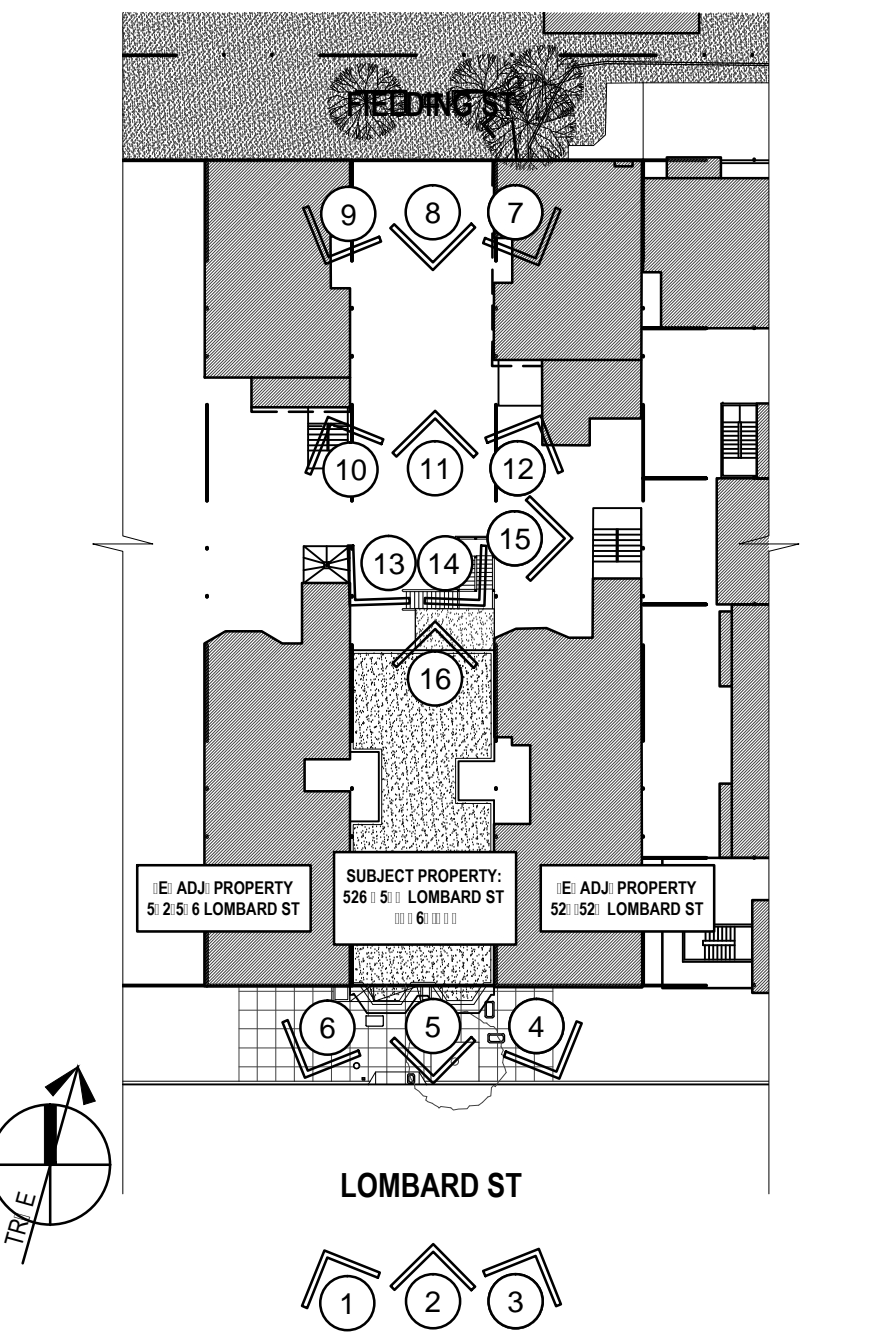
14



15



16



**526-530 LOMBARD -
FIELDING RESIDENCES**

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

**DUMICAN MOSEY
ARCHITECTS**

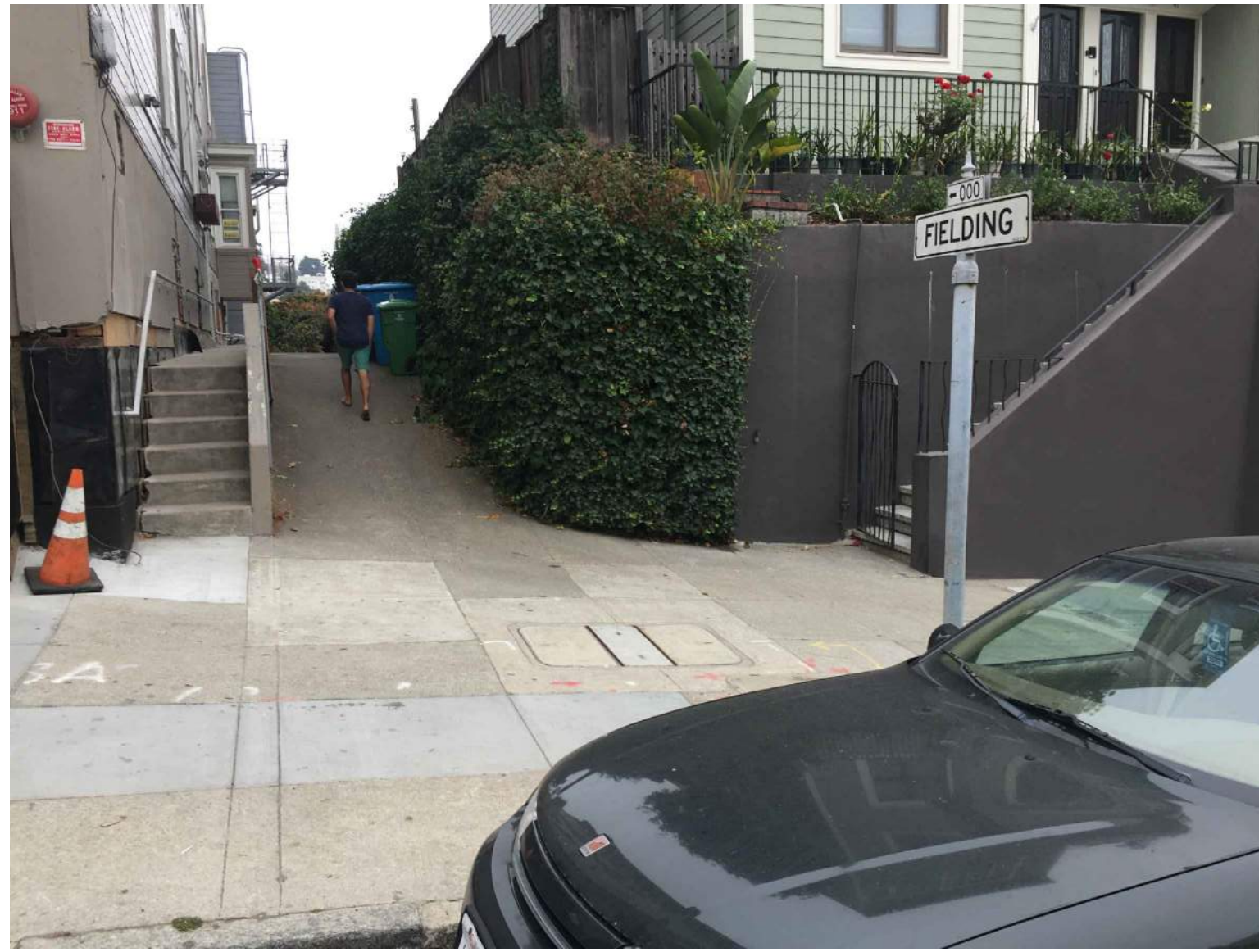
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SFDBI / SF PLANNING STAMP SECTION

Issue	Date
VARIANCE SET	02.20.20
SITE PERMIT SET	02.20.20
DR HEARING SET	02.20.20
DR HEARING SET	06.10.20

SITE CONTEXT PHOTOS

Sheet Num: **A0.23**



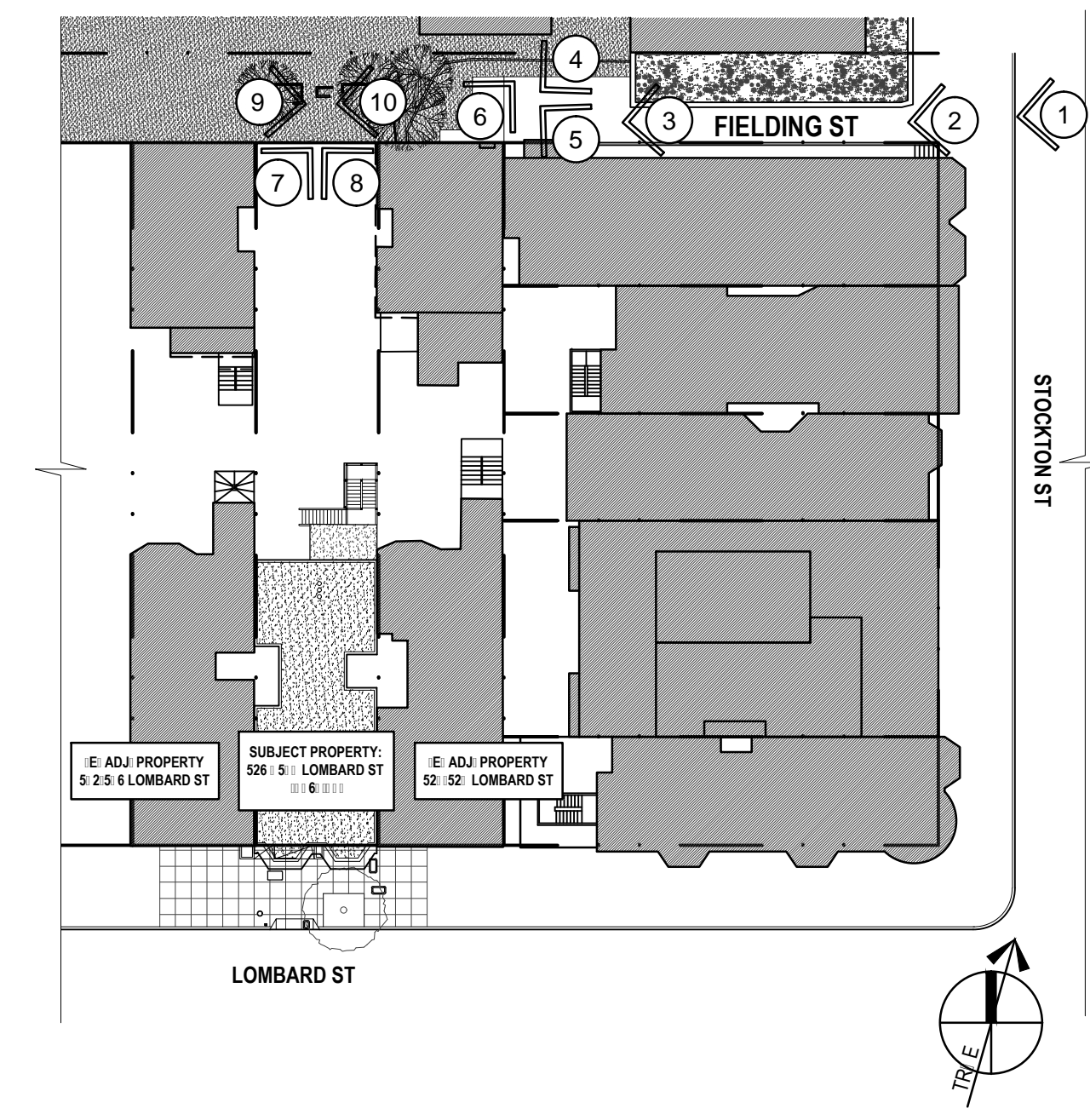
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2



3



4



5



6



7



8



9



10

526-530 LOMBARD - FIELDING RESIDENCES

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

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SFDBI / SF PLANNING STAMP SECTION



Jo[]No.	19105
Issue	Date
VARIANCE SET	02.20.20
SITE PERMIT SET	02.20.20
DR HEARING SET	02.20.20
DR HEARING SET	06.10.20

Dra[]ng Title

FIELDING ST CONTEXT PHOTOS

Sheet Num[]r

A0.24

**CURRENT
PROPOSED FRONT
FACADE MASSING**



RENDERINGS ARE FOR REFERENCE ONLY. IMAGES MAY VARY FROM CONSTRUCTION DOCUMENT DRAWINGS

2 PROPOSED FRONT FACADE MASSING

**(FOR REFERENCE
ONLY)
PREVIOUSLY
PROPOSED 311
NOTIFICATION
FRONT FACADE
MASSING**



1 (FOR REFERENCE ONLY) - PREVIOUSLY SUBMITTED PROPOSED FRONT FACADE MASSING

**526-530 LOMBARD -
FIELDING RESIDENCES**

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

**DUMICAN MOSEY
ARCHITECTS**

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SFDBI / SF PLANNING STAMP SECTION

Job No.	19105	
Issue	Date	
VARIANCE SET	02.20.20	
SITE PERMIT SET	02.20.20	
DR HEARING SET	02.20.20	
DR HEARING SET	06.10.20	

Drawing Title

PREVIOUSLY + NEWLY
PROPOSED EXTERIOR
RENDERINGS

Sheet Number

A0.31

**CURRENT PROPOSED
FRONT FACADE
MASSING**



RENDERINGS ARE FOR REFERENCE ONLY. IMAGES MAY VARY FROM CONSTRUCTION DOCUMENT DRAWINGS

2 PROPOSED FRONT FACADE MASSING

**(FOR REFERENCE ONLY)
PREVIOUSLY
PROPOSED 311
NOTIFICATION FRONT
FACADE MASSING**



1 (FOR REFERENCE ONLY) - PREVIOUSLY SUBMITTED PROPOSED FRONT FACADE MASSING

**526-530 LOMBARD -
FIELDING RESIDENCES**

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

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ARCHITECTS**

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SFDBI / SF PLANNING STAMP SECTION

Job No. 19105

Issue	Date
VARIANCE SET	02.20.20
SITE PERMIT SET	02.20.20
DR HEARING SET	02.20.20
DR HEARING SET	06.10.20

Drawing Title

PREVIOUSLY + NEWLY
PROPOSED EXTERIOR
RENDERINGS

Sheet Number

A0.32

**CURRENT PROPOSED
FRONT FACADE
MASSING**



RENDERINGS ARE FOR REFERENCE ONLY. IMAGES MAY VARY FROM CONSTRUCTION DOCUMENT DRAWINGS

2 PROPOSED FRONT FACADE MASSING

**(FOR REFERENCE ONLY)
PREVIOUSLY
PROPOSED 311
NOTIFICATION FRONT
FACADE MASSING**



1 (FOR REFERENCE ONLY) - PREVIOUSLY SUBMITTED PROPOSED FRONT FACADE MASSING

**526-530 LOMBARD -
FIELDING RESIDENCES**

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

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ARCHITECTS**

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SFDBI / SF PLANNING STAMP SECTION

Job No.	19105	
Issue	Date	
VARIANCE SET	02.20.20	
SITE PERMIT SET	02.20.20	
DR HEARING SET	02.20.20	
DR HEARING SET	06.10.20	

Drawing Title

PREVIOUSLY + NEWLY
PROPOSED EXTERIOR
RENDERINGS

Sheet Number

A0.33

**CURRENT PROPOSED
FRONT FACADE
MASSING**



RENDERINGS ARE FOR REFERENCE ONLY. IMAGES MAY VARY FROM CONSTRUCTION DOCUMENT DRAWINGS

2 PROPOSED REAR FACADE MASSING

**(FOR REFERENCE ONLY)
PREVIOUSLY
PROPOSED 311
NOTIFICATION FRONT
FACADE MASSING**



1 (FOR REFERENCE ONLY) - PREVIOUSLY SUBMITTED PROPOSED REAR FACADE MASSING

**526-530 LOMBARD -
FIELDING RESIDENCES**
526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

**DUMICAN MOSEY
ARCHITECTS**

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SFDBI / SF PLANNING STAMP SECTION

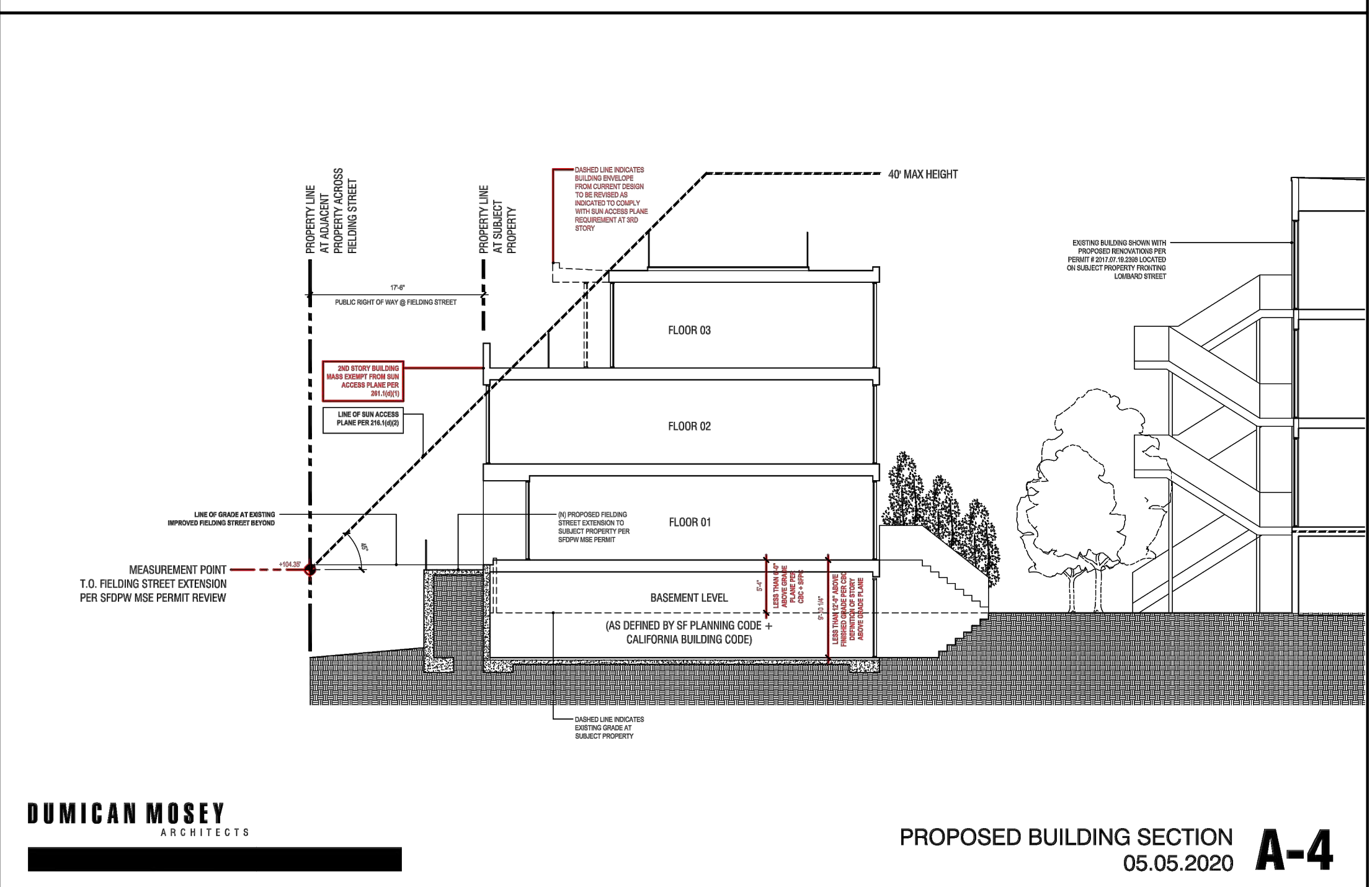
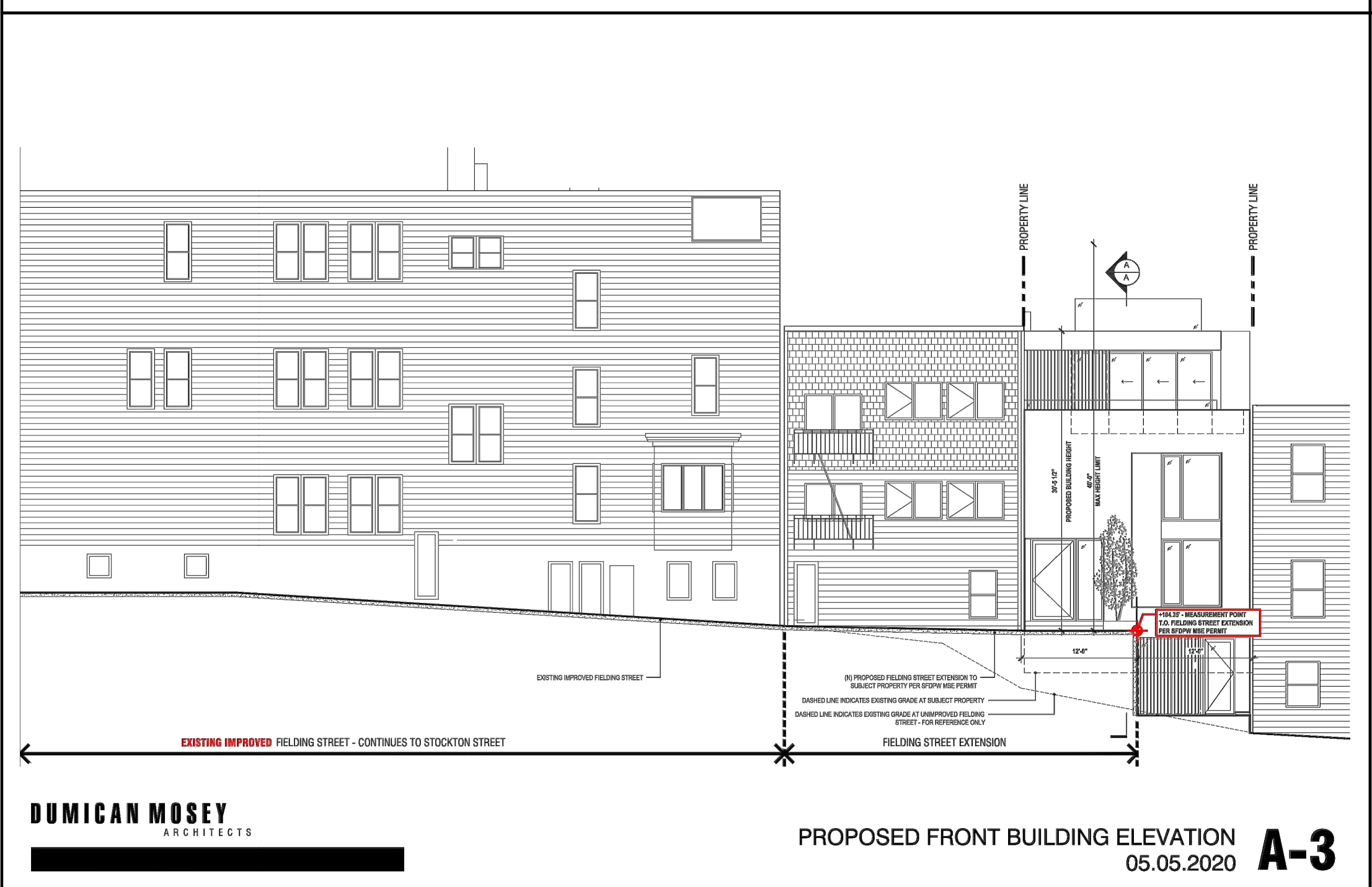
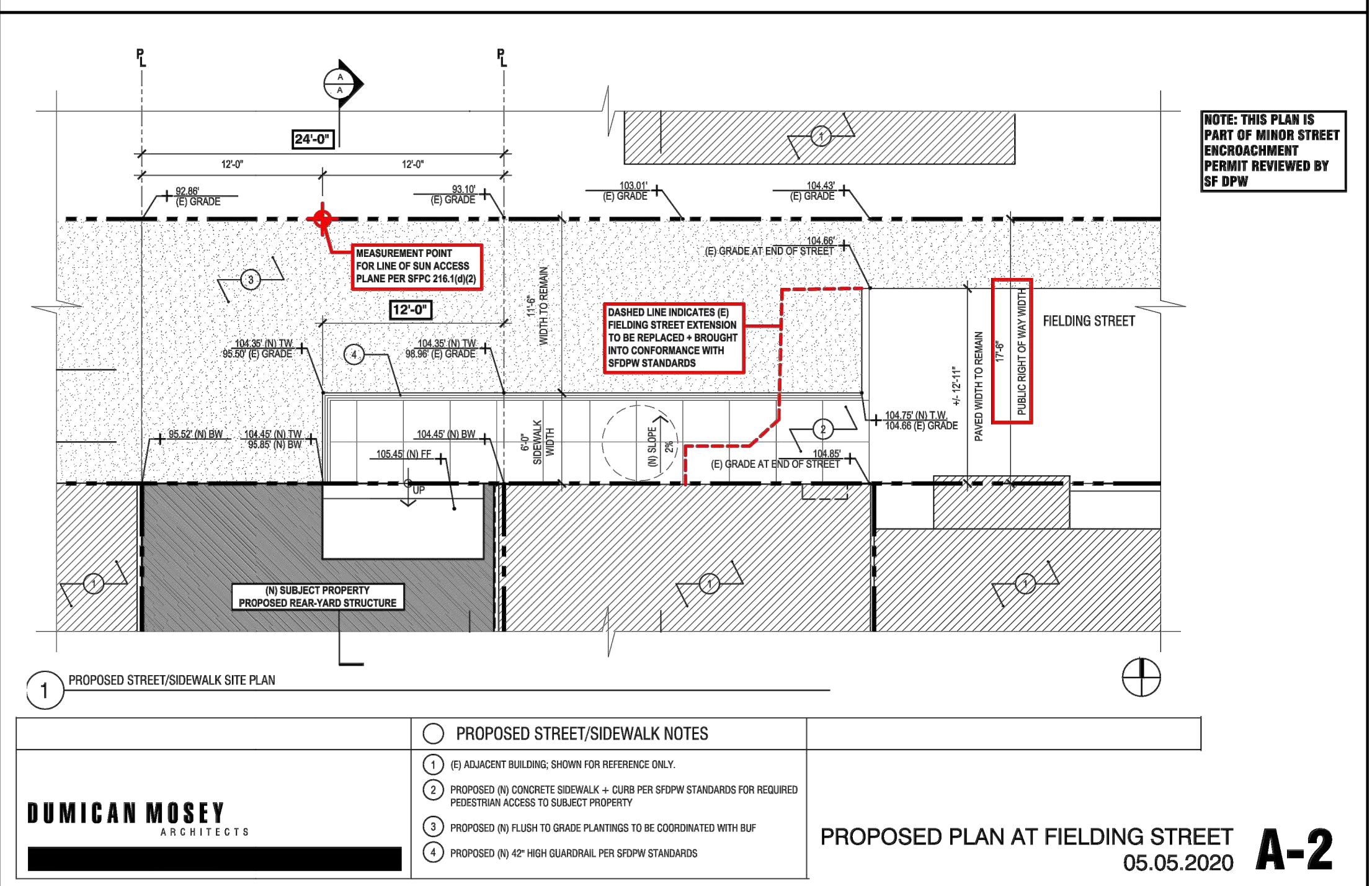
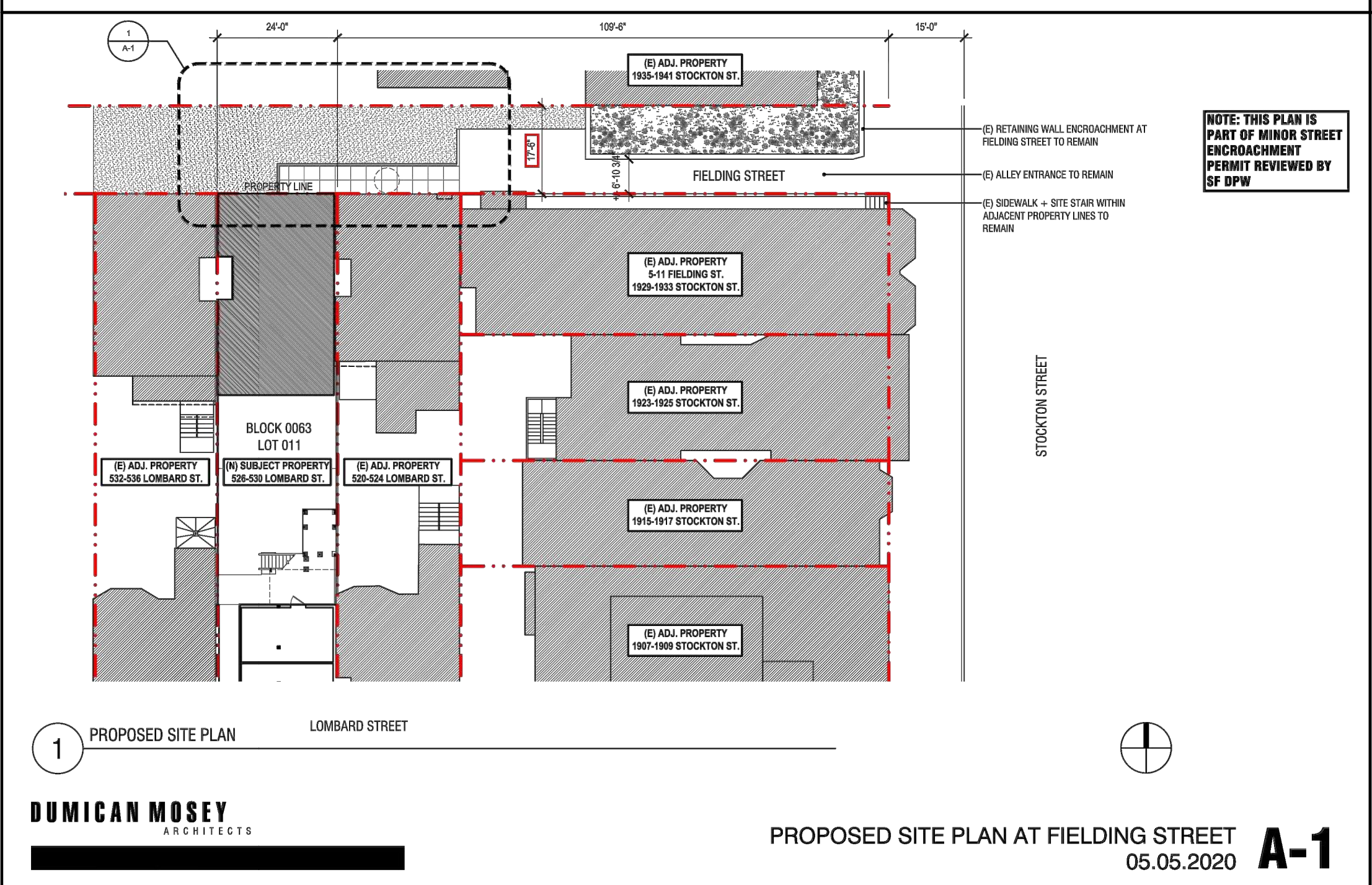
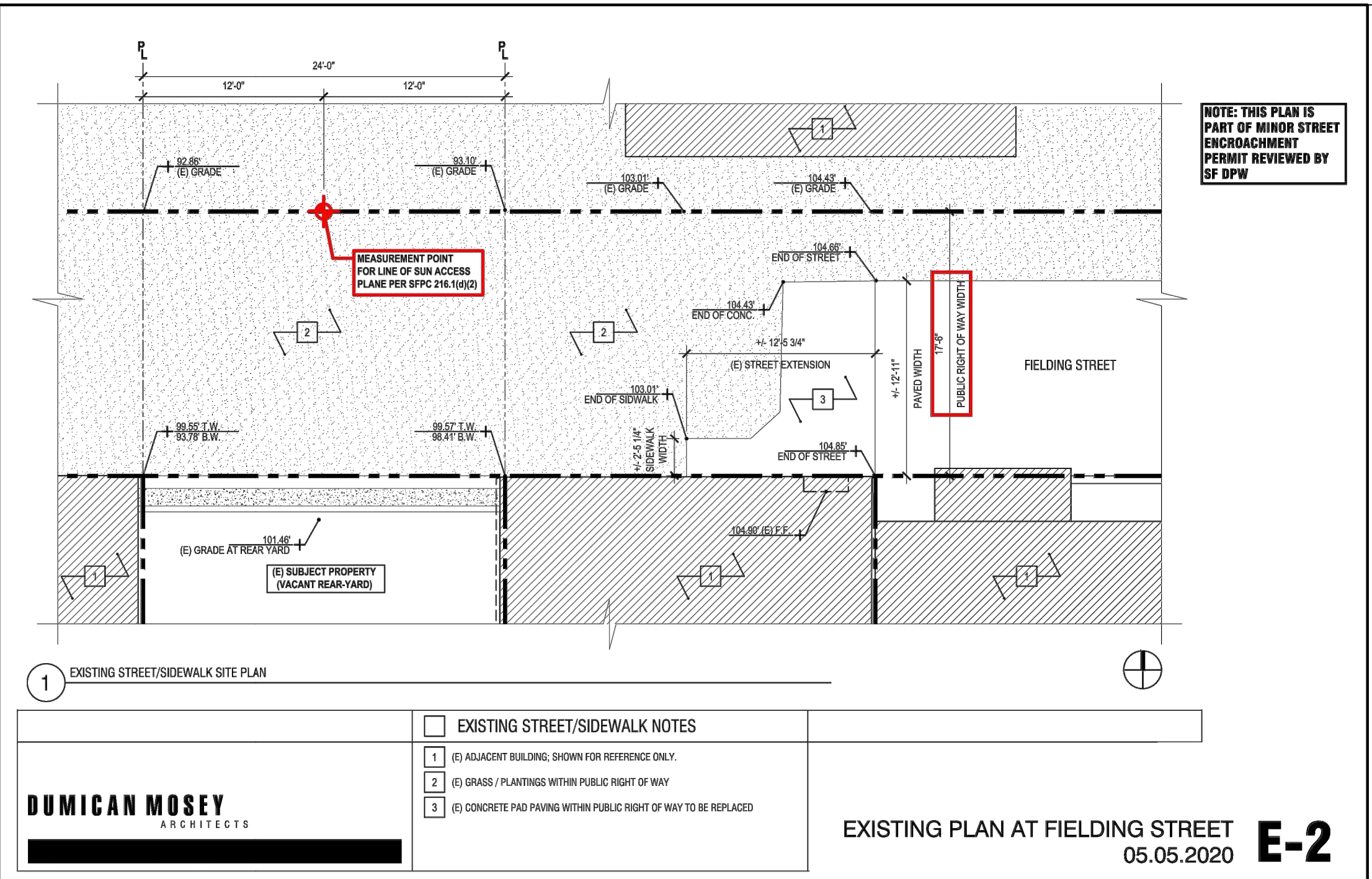
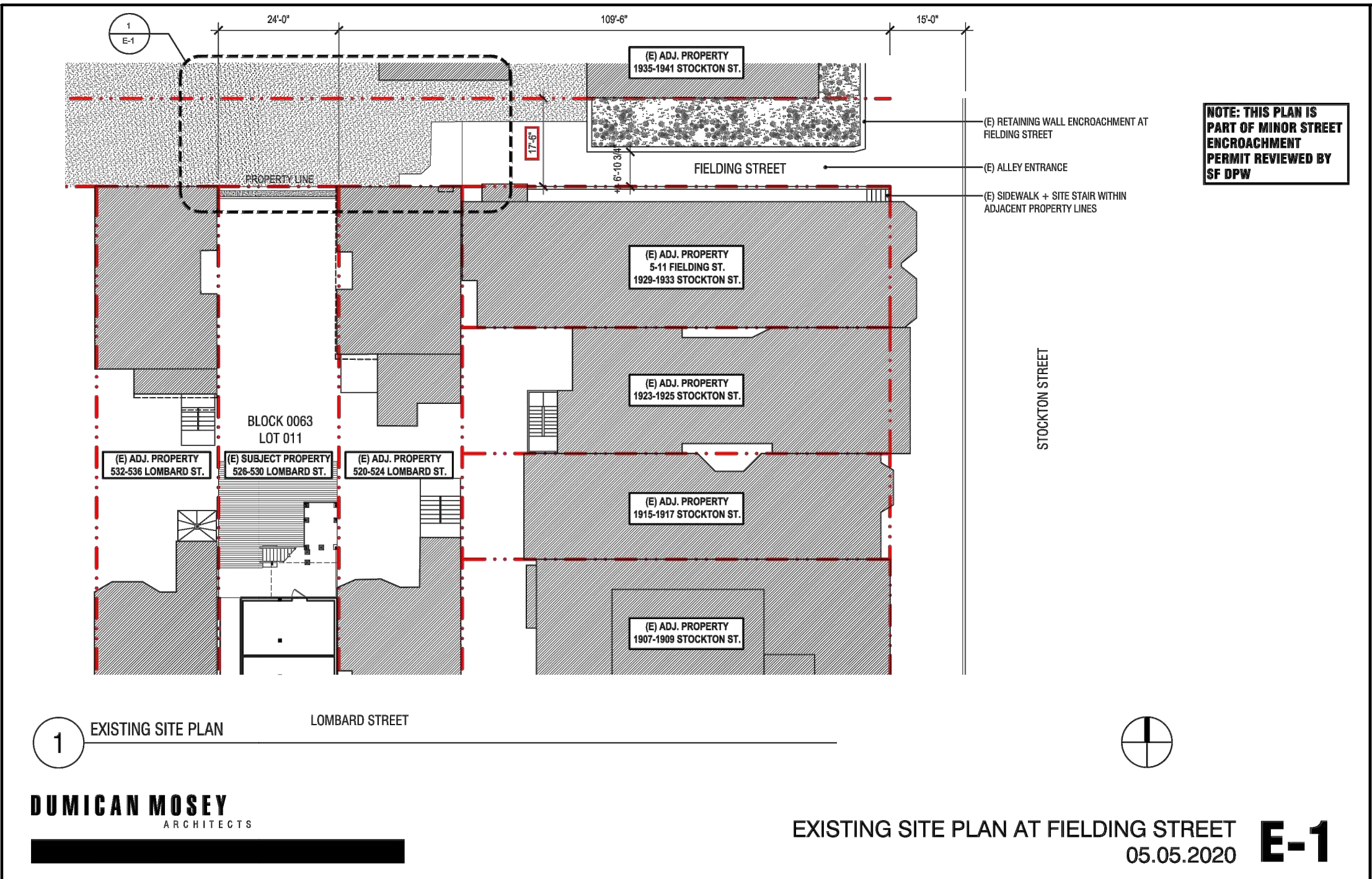
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Issue	Date
VARIANCE SET	02.20.20
SITE PERMIT SET	02.20.20
DR HEARING SET	02.20.20
DR HEARING SET	06.10.20

Drawing Title

PREVIOUSLY + NEWLY
PROPOSED EXTERIOR
RENDERINGS

Sheet Number

A0.34



526-530 LOMBARD - FIELDING RESIDENCES

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

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SFDBI / SF PLANNING STAMP SECTION	
Job No.	19105
Issue	Date
VARIANCE SET	02.20.20
SITE PERMIT SET	02.20.20
DR HEARING SET	02.20.20
DR HEARING SET	06.10.20

Drawing Title

SFPC SECTION 261.1
COMPLIANCE DIAGRAMS

Sheet Number

A0.51



1 EXISTING STREET CONDITIONS + PROPOSED STREET IMPROVEMENTS - VIEW LOOKING WEST DOWN FIELDING STREET

1/4"=1'-0" x



2 EXISTING STREET CONDITIONS + PROPOSED STREET IMPROVEMENTS - AERIAL VIEW LOOKING SOUTH TOWARDS SUBJECT PORPERTY

1/4"=1'-0" x



3 EXISTING STREET CONDITIONS + PROPOSED STREET IMPROVEMENTS - AERIAL VIEW LOOKING SOUTH TOWARDS SUBJECT PORPERTY

1/4"=1'-0" x

526-530 LOMBARD - FIELDING RESIDENCES

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

DUMICAN MOSEY
ARCHITECTS

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san francisco, california 94103
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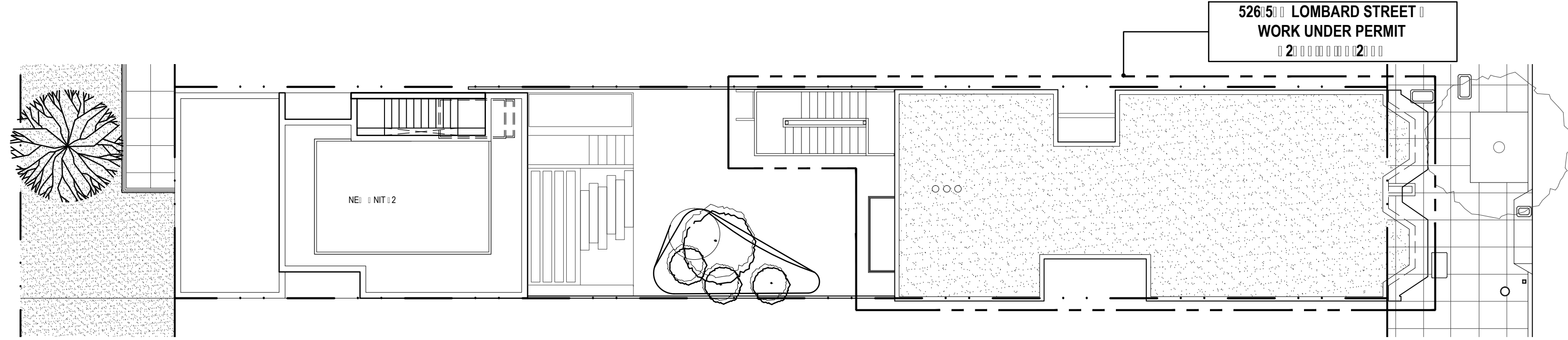
SFDBI / SF PLANNING STAMP SECTION	
Issue	Date
VARIANCE SET	02.20.20
SITE PERMIT SET	02.20.20
DR HEARING SET	02.20.20
DR HEARING SET	06.10.20

Drawing Title

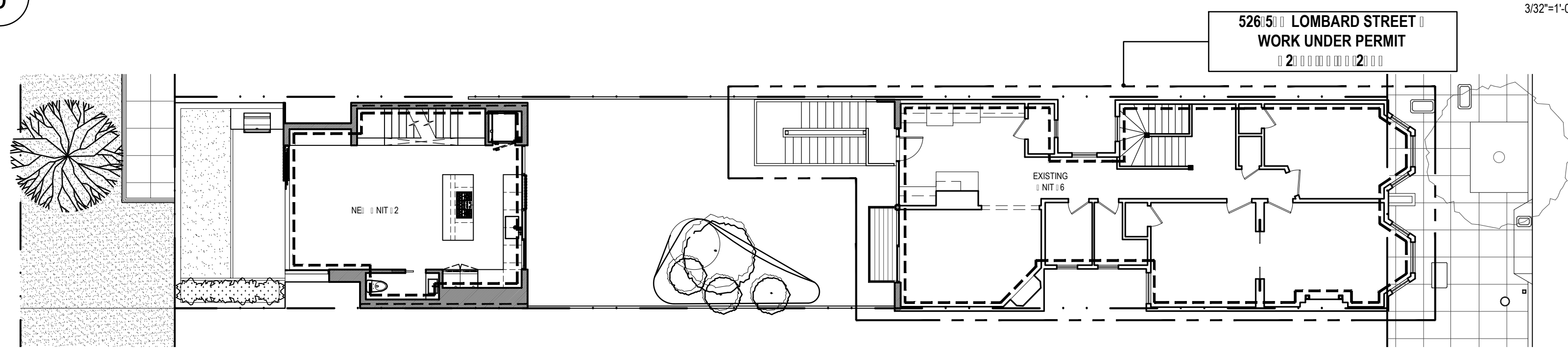
SFPC SECTION 261.1
COMPLIANCE DIAGRAMS

Sheet Number

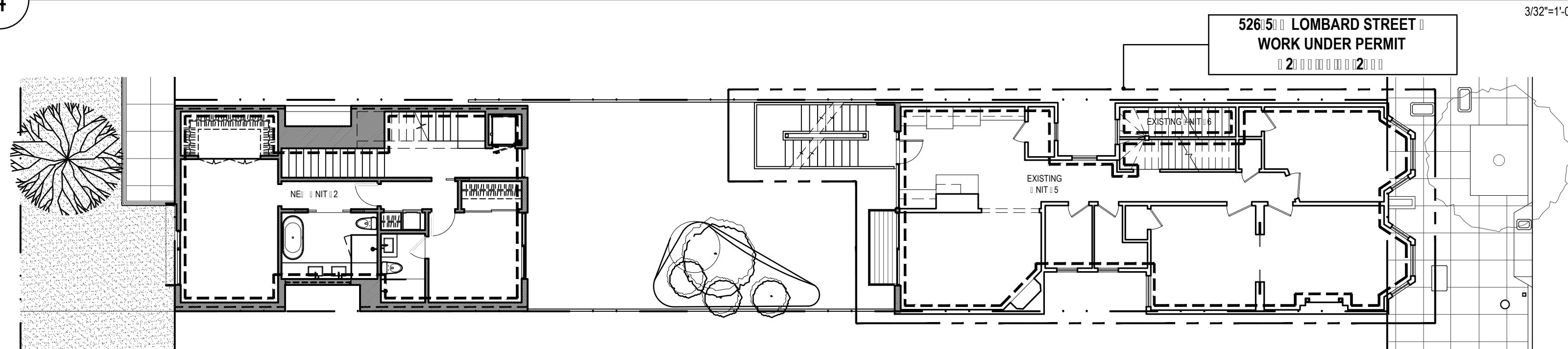
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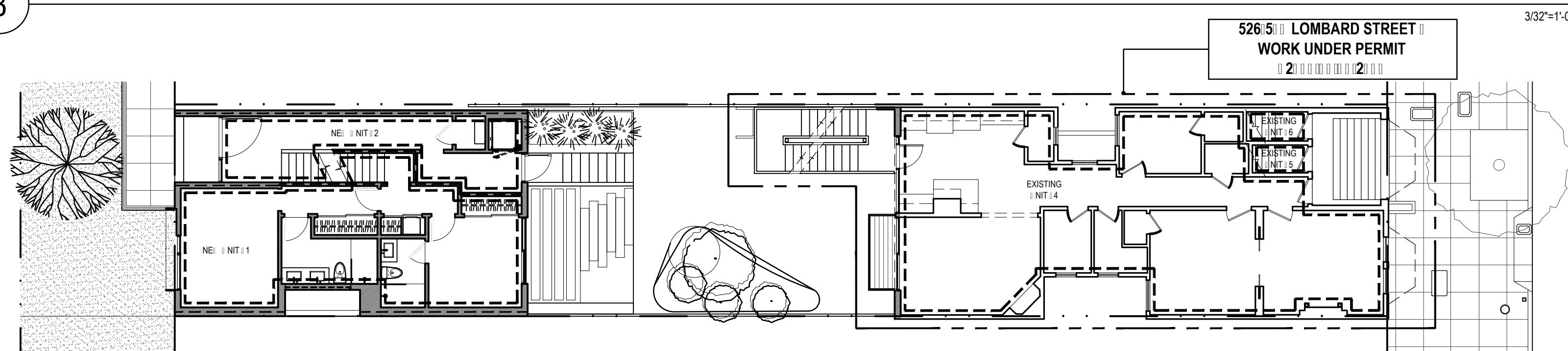
5 ROOF DWELLING UNIT CALCULATIONS / DIAGRAMS



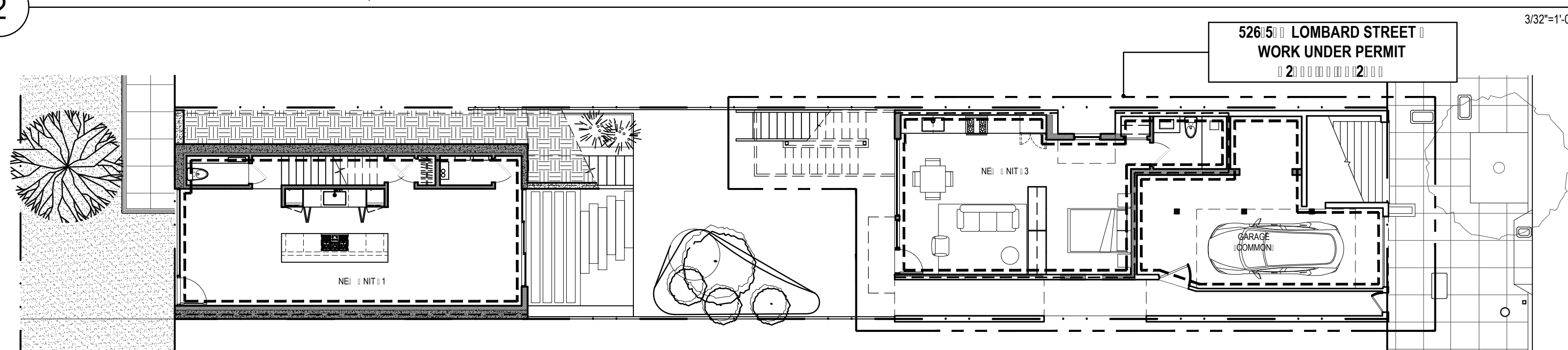
4 FLOOR 03 DWELLING UNIT CALCULATIONS / DIAGRAMS



3 FLOOR 02 DWELLING UNIT CALCULATIONS / DIAGRAMS



2 FLOOR 01 DWELLING UNIT CALCULATIONS / DIAGRAMS



1 BASEMENT DWELLING UNIT CALCULATIONS / DIAGRAMS

DWELLING UNIT CALCULATIONS

UNIT [1] (BASEMENT + FLOOR 01)
 - NUMBER OF BEDROOMS: 2
 - NUMBER OF BATHROOMS: 2 1/2
 - NUMBER OF CLASS 1 BICYCLE PARKING SPACES: 1
 - USEABLE OPEN SPACE: 162 SF. (REAR-YARD)

UNIT [2] (FLOOR 02)
 - NUMBER OF BEDROOMS: 2
 - NUMBER OF BATHROOMS: 2 1/2
 - NUMBER OF CLASS 1 BICYCLE PARKING SPACES: 1
 - USEABLE OPEN SPACE: 345 SF. (FLOOR 03 + ROOF DECKS)

**526-530 LOMBARD -
 FIELDING RESIDENCES**
 526 LOMBARD STREET, SAN FRANCISCO, CA 94133
 BLOCK: 0063 LOT: 011

**DUMICAN MOSEY
 ARCHITECTS**

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 san francisco, california 94103
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SFDBI / SF PLANNING STAMP SECTION	
Issue	Date
VARIANCE SET	02.20.20
SITE PERMIT SET	02.20.20
DR HEARING SET	02.20.20
DR HEARING SET	06.10.20

Drawing Title

DWELLING UNIT
 CALCULATIONS

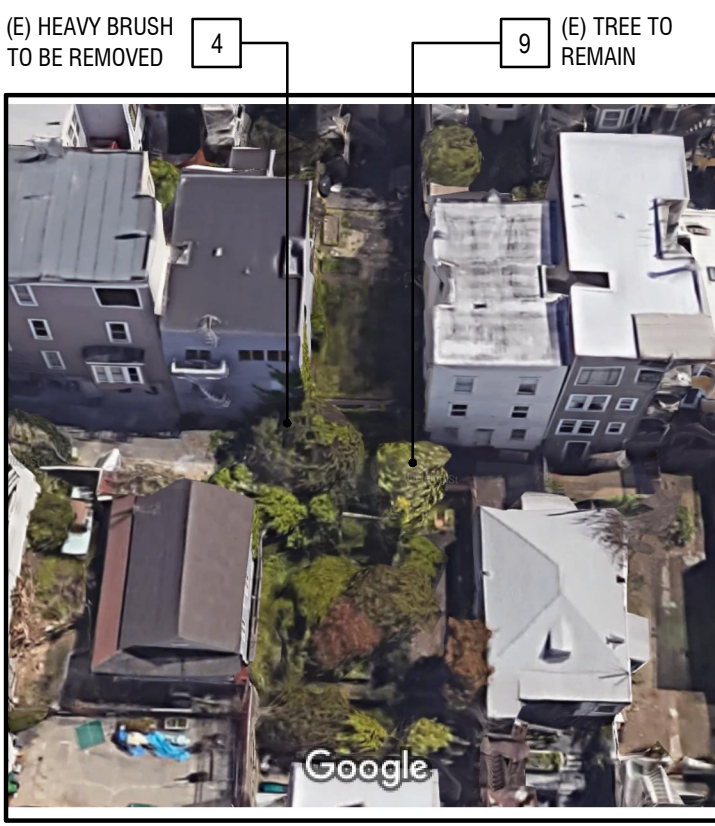
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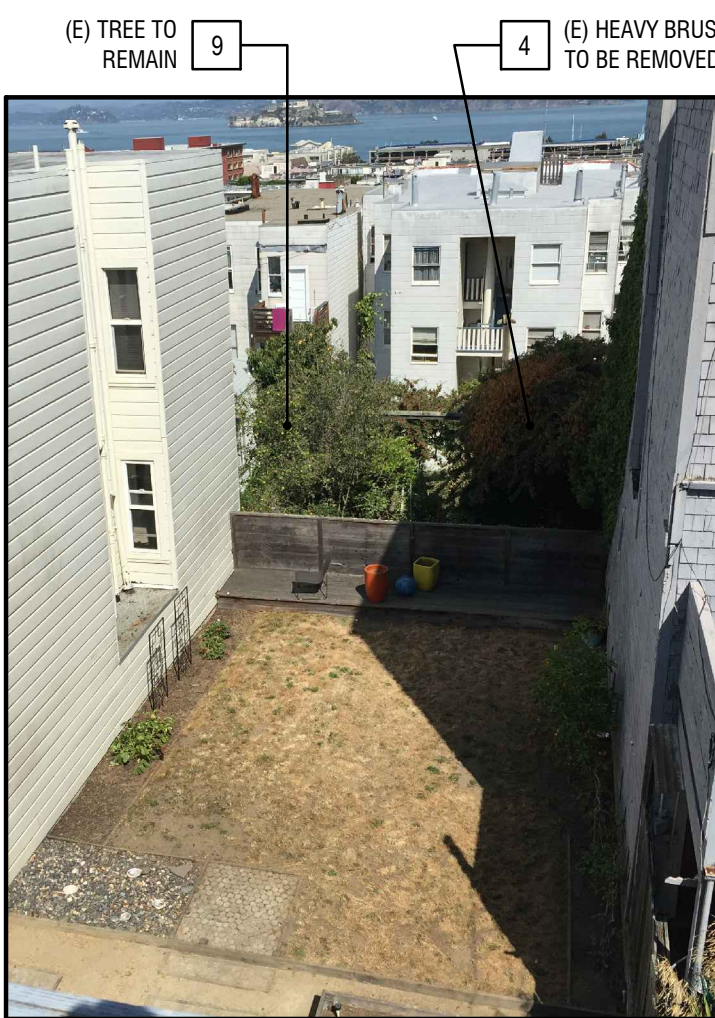
NOTE: REFER TO CONTEXT PHOTO SHEETS ON A0.21-A0.24 FOR ADDITIONAL INFORMATION



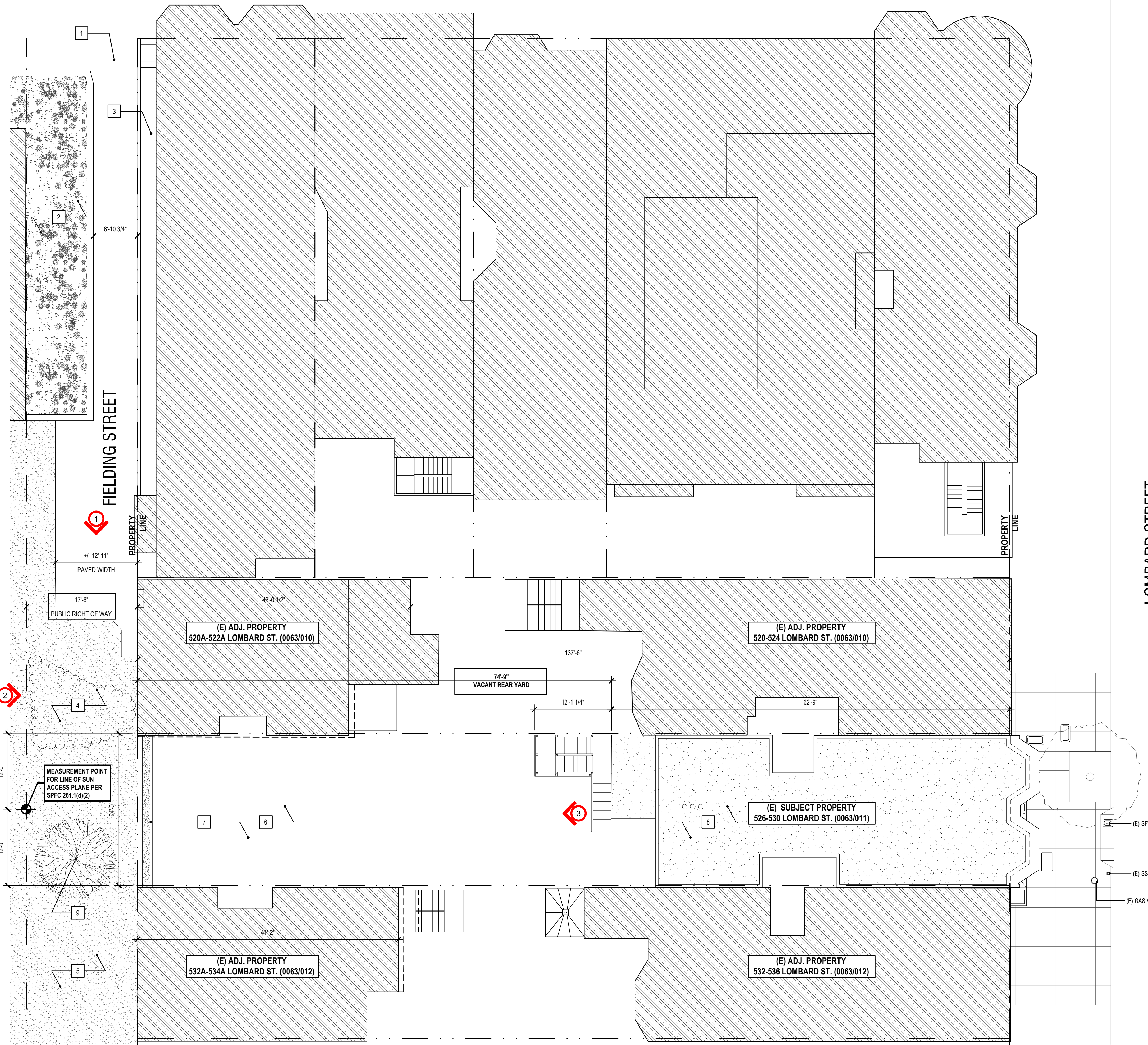
1 PHOTO LOOKING DOWN (E) FIELDING STREET



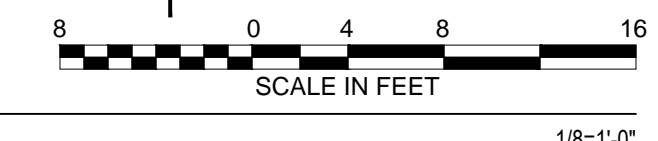
2 AERIAL PHOTO OF (E) FIELDING STREET



3 PHOTO LOOKING AT (E) REAR YARD + (E) FIELDING STREET BEYOND FROM 526 LOMBARD



EXISTING SITE PLAN



- GENERAL NOTES
1. THIS SITE PLAN IS GRAPHIC IN NATURE AND DOES NOT CONSTITUTE A SURVEY
 2. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED
 3. REFER TO EXISTING SITE PLAN FOR BALANCE OF INFORMATION NOT INDICATED

SHEET NOTES - EXISTING / DEMOLITION SITE PLAN

- 1 (E) PEDESTRIAN ENTRY TO FIELDING STREET
- 2 (E) RETAINING WALL + PLANTING ENCROACHMENT TO REMAIN
- 3 (E) SITE STAIR + PATHWAY WITHIN ADJACENT PROPERTY BOUNDARY TO REMAIN
- 4 (E) HEAVY BRUSH TO BE REMOVED TO PROVIDE ACCESS TO SITE - NEW WORK AT FIELDING UNDER SEPARATE DPW / BUF PERMIT
- 5 (E) VEGETATION AT ADJACENT PROPERTY TO REMAIN
- 6 REMOVE (E) REAR-YARD LANDSCAPING AS REQUIRED TO ACHIEVE PROPOSED DESIGN
- 7 REMOVE (E) REAR-YARD FENCE
- 8 (E) 526-530 LOMBARD STREET BUILDING ON SUBJECT PROPERTY TO REMAIN - REFER TO PERMIT 2017.07.19.2398
- 9 (E) TREE WITHIN PUBLIC RIGHT OF WAY TO REMAIN

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SFDBI / SF PLANNING STAMP SECTION

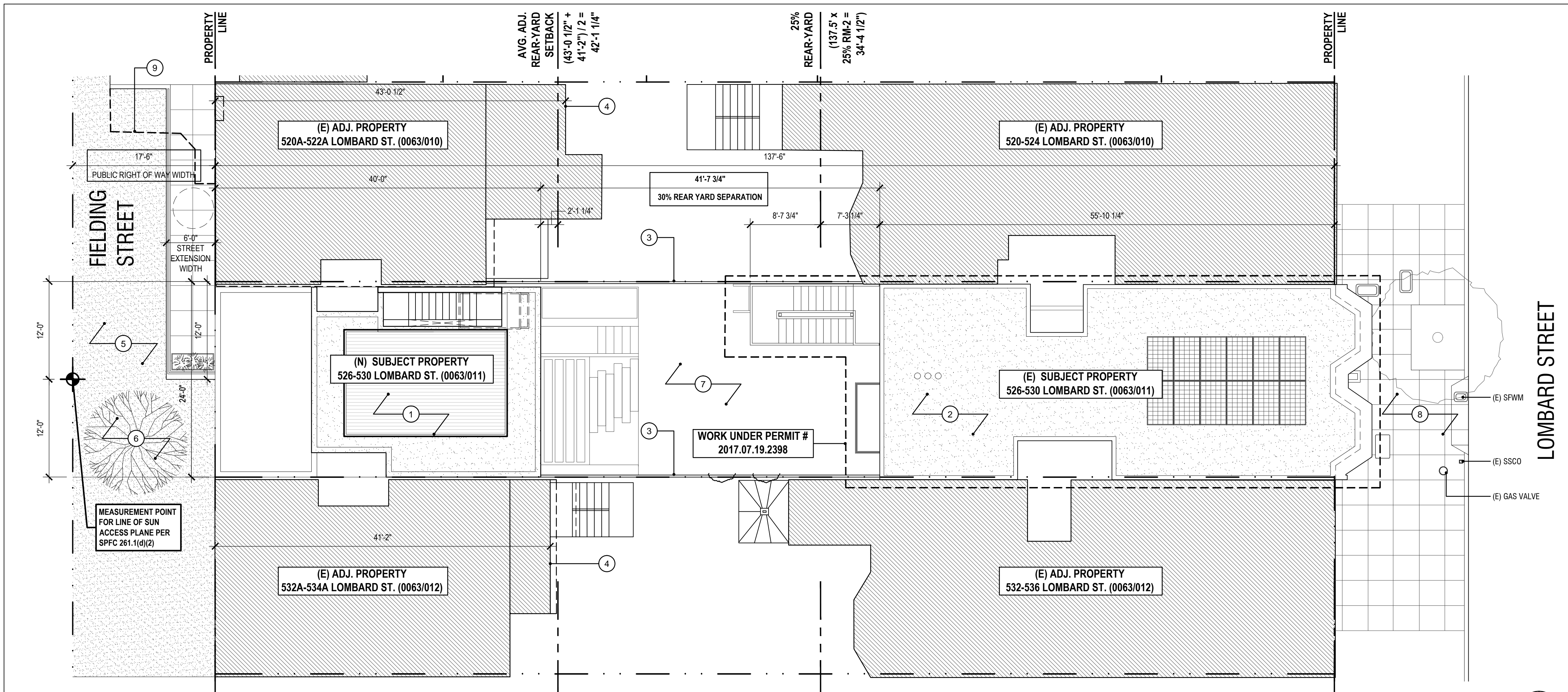
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Issue	Date
VARIANCE SET	02.20.20
SITE PERMIT SET	02.20.20
DR HEARING SET	02.20.20
DR HEARING SET	06.10.20

EXISTING SITE PLAN

Sheet Number

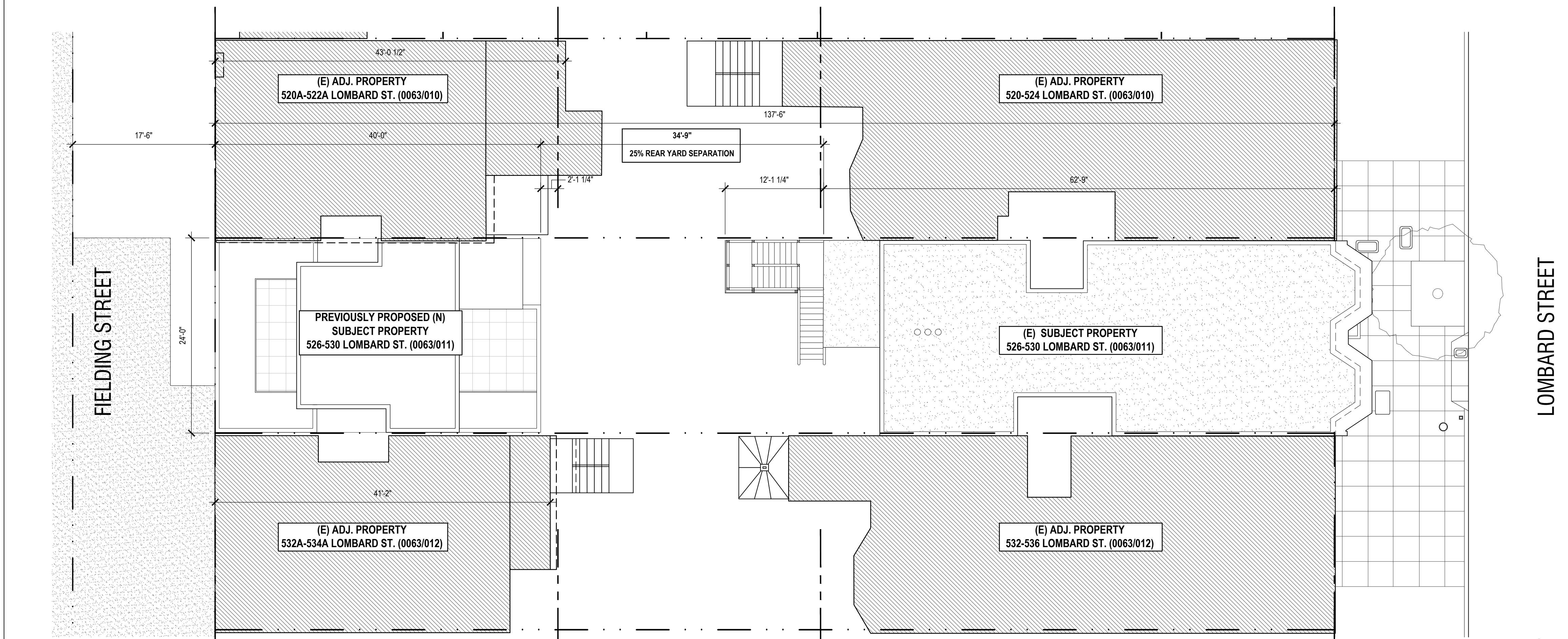
A1.01

**526-530 LOMBARD -
FIELDING RESIDENCES**
526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011



CURRENT PROPOSED SITE PLAN

2



(FOR REFERENCE ONLY) PREVIOUSLY PROPOSED 311 NOTIFICATION SITE PLAN

1

GENERAL NOTES

1. THIS SITE PLAN IS GRAPHIC IN NATURE AND DOES NOT CONSTITUTE A SURVEY
2. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED
3. REFER TO EXISTING SITE PLAN FOR BALANCE OF INFORMATION NOT INDICATED

SHEET NOTES - PROPOSED SITE PLAN

- 1 (N) PROPOSED BUILDING - REFER TO PROPOSED FLOOR PLANS FOR ADDITIONAL INFORMATION
- 2 (E) 526-530 LOMBARD STREET BUILDING ON SUBJECT PROPERTY TO REMAIN - REFER TO PERMIT 2017.07.19.2398
- 3 (N) 7'-0" TALL SITE FENCE
- 4 BASIS OF REAR YARD SETBACK AVERAGE - EXISTING 20' HIGH WALL OR TWO STORIES, WHICHEVER IS LESS, AND IS 50% OF LOT WIDTH
- 5 (N) WORK AT FIELDING STREET UNDER SEPARATE DPW / BUF PERMIT
- 6 (E) STREET TREE WITHIN PUBLIC RIGHT OF WAY TO REMAIN
- 7 (N) REAR-YARD LANDSCAPING, TBD
- 8 (E) SIDEWALK / CURB CUT / ETC. AT LOMBARD TO REMAIN
- 9 DASHED LINE INDICATES (E) FIELDING STREET EXTENSION TO BE REPLACED + BROUGHT INTO CONFORMANCE WITH SFPD STANDARDS

526-530 LOMBARD - FIELDING RESIDENCES

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

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SFDBI / SF PLANNING STAMP SECTION

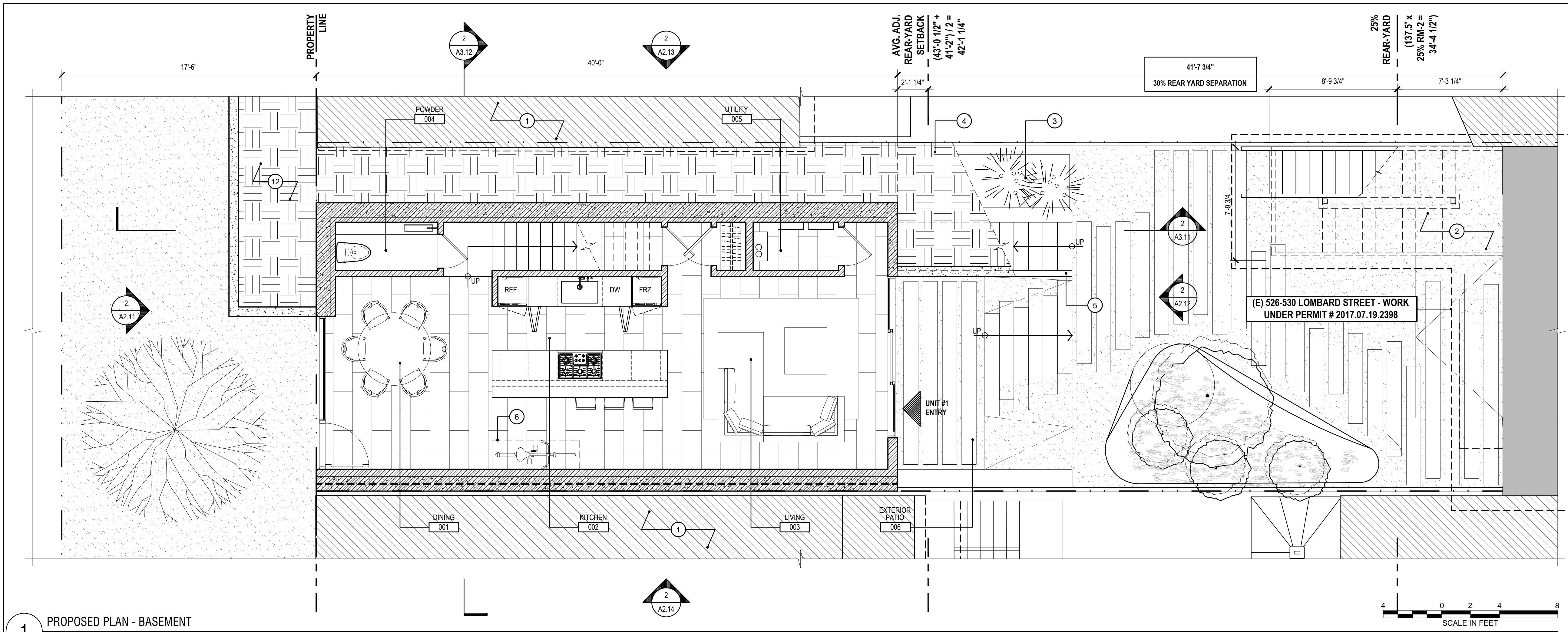
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VARIANCE SET	02.20.20
SITE PERMIT SET	02.20.20
DR HEARING SET	02.20.20
DR HEARING SET	06.10.20

Drawing Title

PREVIOUSLY + NEWLY
PROPOSED SITE PLANS

Sheet Number

A1.02



1 PROPOSED PLAN - BASEMENT
UNIT #01

GENERAL PLAN NOTES

1. ALL WORK IS (N) U.O.N.
2. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
3. ALL DIMENSIONS ARE TO F.O. FINISH, TYP.; U.O.N.

PROPOSED PLAN SHEET NOTES

- 1 (E) ADJACENT PROPERTY; FOR REFERENCE ONLY
- 2 (E) BUILDING 526-530 LOMBARD STREET ON SUBJECT PROPERTY; FOR REFERENCE ONLY
- 3 (N) PLANTER
- 4 DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE
- 5 (N) TEMPERED GLASS GUARD RAIL @ 42" A.F.F.
- 6 (N) 2'-0" x 6'-0" CLASS 1 BICYCLE PARKING SPACE PER SF PLANNING 155.2 & ZA BULLETIN #9
- 7 (N) NON-COMBUSTIBLE ROOF DECK ASSEMBLY
- 8 (N) CLASS A ROOF ASSEMBLY; SLOPE 1/4" PER FT. MIN TO ROOF DRAINS - TYPICAL.
- 9 BETTER ROOF REQUIREMENTS: PER PLANNING CODE SEC. 149, MINIMUM OF 15% OF ROOF AREA IS REQUIRED TO BE DEDICATED TO SOLAR READY PV PANELS. PV PANELS TO BE LOCATED AT ADJACENT 526-530 LOMBARD BUILDING. PV SYSTEM IS TO BE DESIGN-BUILD BY GC. REFER TO TITLE-24 REPORT FOR MINIMUM DESIGN EFFICIENCY REQUIREMENTS.
- 10 (N) RETRACTABLE SKYLIGHT ASSEMBLY
- 11 (N) 1HR RATED 30" HIGH PARAPET
- 12 (N) WORK AT FIELDING UNDER SEPARATE DPW / BUF PERMIT

**526-530 LOMBARD -
FIELDING RESIDENCES**

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

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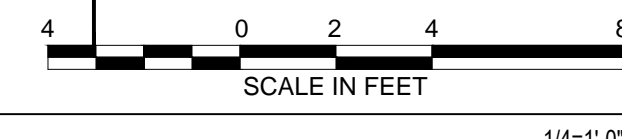
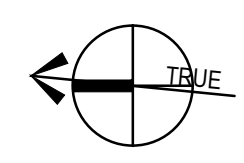
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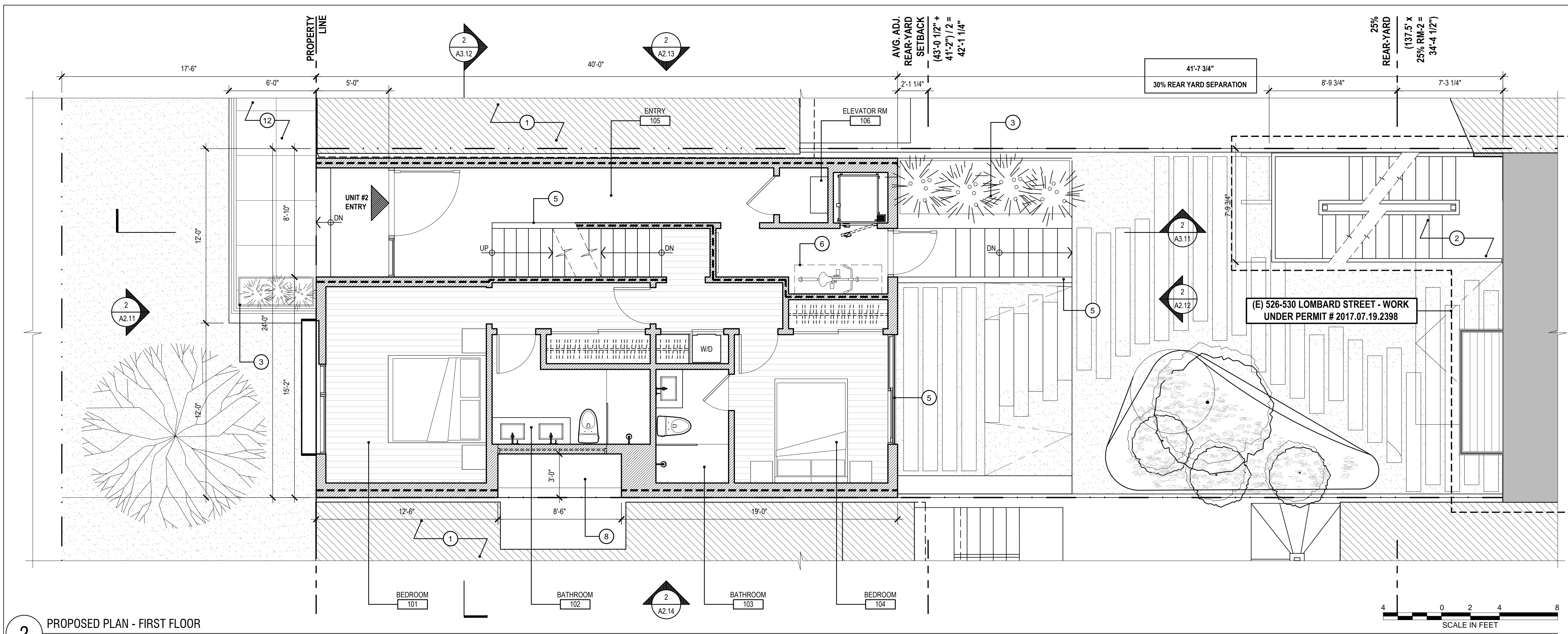
Drawing Title

**NEWLY PROPOSED
PLAN - BASEMENT**

Sheet Number

A1.11





2 PROPOSED PLAN - FIRST FLOOR
UNIT #01 + UNIT #02

GENERAL PLAN NOTES

1. ALL WORK IS (N) U.O.N.
2. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
3. ALL DIMENSIONS ARE TO F.O. FINISH, TYP.; U.O.N.

PROPOSED PLAN SHEET NOTES

- 1 (E) ADJACENT PROPERTY; FOR REFERENCE ONLY
- 2 (E) BUILDING 526-530 LOMBARD STREET ON SUBJECT PROPERTY; FOR REFERENCE ONLY
- 3 (N) PLANTER
- 4 DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE
- 5 (N) TEMPERED GLASS GUARD RAIL @ 42" A.F.F.
- 6 (N) 2'-0" x 6'-0" CLASS 1 BICYCLE PARKING SPACE PER SF PLANNING 155.2 & ZA BULLETIN #9
- 7 (N) NON-COMBUSTIBLE ROOF DECK ASSEMBLY
- 8 (N) CLASS A ROOF ASSEMBLY; SLOPE 1/4" PER FT. MIN TO ROOF DRAINS - TYPICAL.
- 9 BETTER ROOF REQUIREMENTS: PER PLANNING CODE SEC. 149, MINIMUM OF 15% OF ROOF AREA IS REQUIRED TO BE DEDICATED TO SOLAR READY PV PANELS. PV PANELS TO BE LOCATED AT ADJACENT 526-530 LOMBARD BUILDING. PV SYSTEM IS TO BE DESIGN-BUILD BY GC. REFER TO TITLE-24 REPORT FOR MINIMUM DESIGN EFFICIENCY REQUIREMENTS.
- 10 (N) RETRACTABLE SKYLIGHT ASSEMBLY
- 11 (N) 1HR RATED 30" HIGH PARAPET
- 12 (N) WORK AT FIELDING UNDER SEPARATE DPW / BUF PERMIT

526-530 LOMBARD - FIELDING RESIDENCES

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

DUMICAN MOSEY
ARCHITECTS

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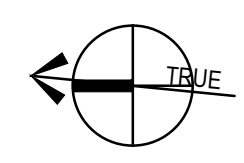
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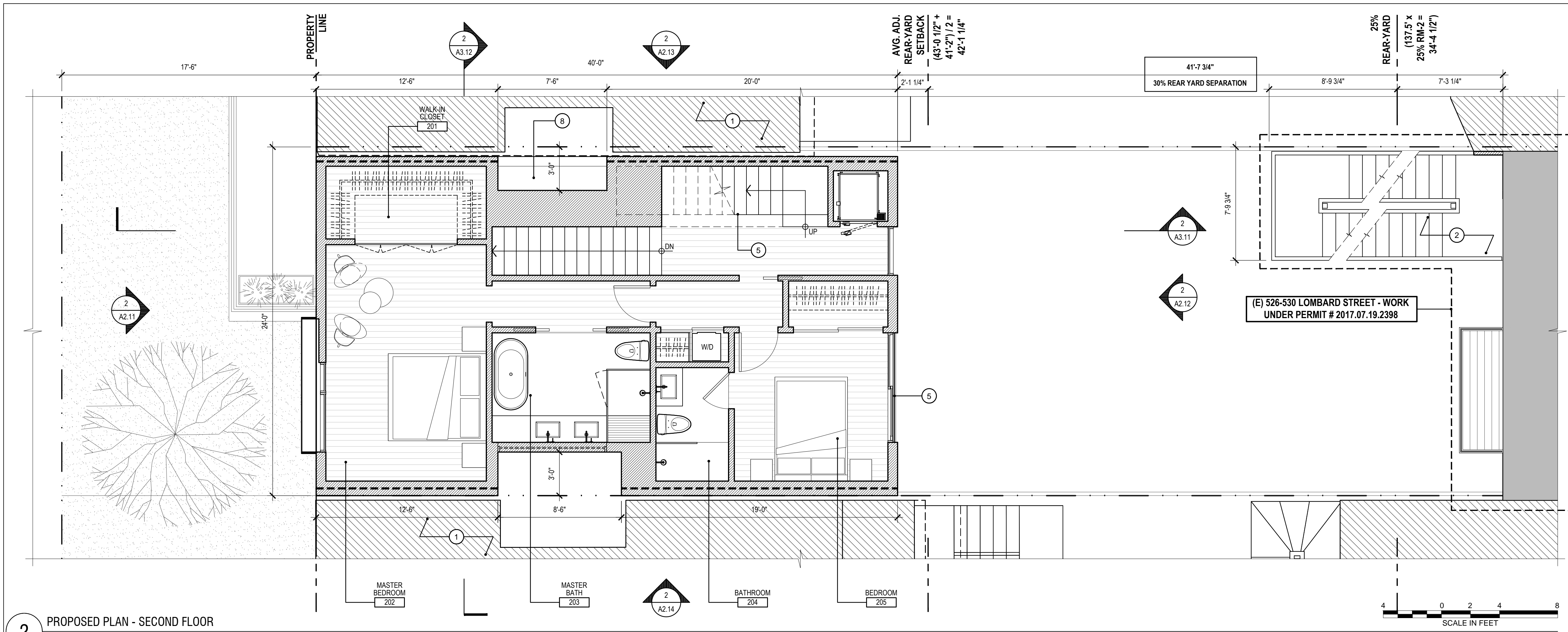
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PROPOSED PLAN -
FIRST FLOOR

Sheet Number

A1.12





2 PROPOSED PLAN - SECOND FLOOR
UNIT #02

GENERAL PLAN NOTES

1. ALL WORK IS (N) U.O.N.
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3. ALL DIMENSIONS ARE TO F.O. FINISH, TYP.; U.O.N.

PROPOSED PLAN SHEET NOTES

- 1 (E) ADJACENT PROPERTY; FOR REFERENCE ONLY
- 2 (E) BUILDING 526-530 LOMBARD STREET ON SUBJECT PROPERTY; FOR REFERENCE ONLY
- 3 (N) PLANTER
- 4 DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE
- 5 (N) TEMPERED GLASS GUARD RAIL @ 42" A.F.F.
- 6 (N) 2'-0" x 6'-0" CLASS 1 BICYCLE PARKING SPACE PER SF PLANNING 155.2 & ZA BULLETIN #9
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- 9 BETTER ROOF REQUIREMENTS: PER PLANNING CODE SEC. 149, MINIMUM OF 15% OF ROOF AREA IS REQUIRED TO BE DEDICATED TO SOLAR READY PV PANELS. PV PANELS TO BE LOCATED AT ADJACENT 526-530 LOMBARD BUILDING. PV SYSTEM IS TO BE DESIGN-BUILD BY GC. REFER TO TITLE-24 REPORT FOR MINIMUM DESIGN EFFICIENCY REQUIREMENTS.
- 10 (N) RETRACTABLE SKYLIGHT ASSEMBLY
- 11 (N) 1HR RATED 30" HIGH PARAPET
- 12 (N) WORK AT FIELDING UNDER SEPARATE DPW / BUF PERMIT

526-530 LOMBARD - FIELDING RESIDENCES

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

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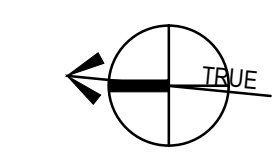
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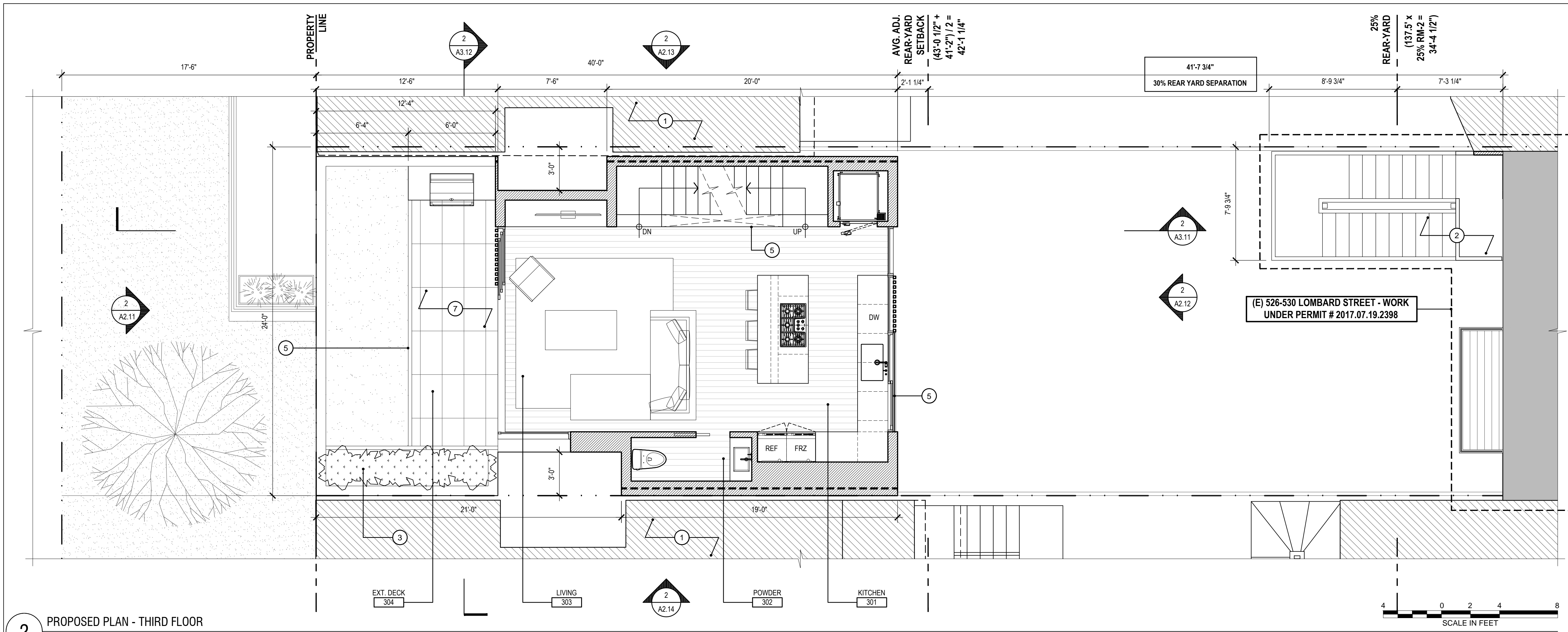
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PROPOSED PLAN - SECOND FLOOR

Sheet Number

A1.13





2 PROPOSED PLAN - THIRD FLOOR
UNIT #02

GENERAL PLAN NOTES

1. ALL WORK IS (N) U.O.N.
2. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
3. ALL DIMENSIONS ARE TO F.O. FINISH, TYP.; U.O.N.

PROPOSED PLAN SHEET NOTES

- 1 (E) ADJACENT PROPERTY; FOR REFERENCE ONLY
- 2 (E) BUILDING 526-530 LOMBARD STREET ON SUBJECT PROPERTY; FOR REFERENCE ONLY
- 3 (N) PLANTER
- 4 DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE
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- 10 (N) RETRACTABLE SKYLIGHT ASSEMBLY
- 11 (N) 1HR RATED 30" HIGH PARAPET
- 12 (N) WORK AT FIELDING UNDER SEPARATE DPW / BUF PERMIT

526-530 LOMBARD - FIELDING RESIDENCES

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

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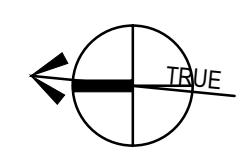
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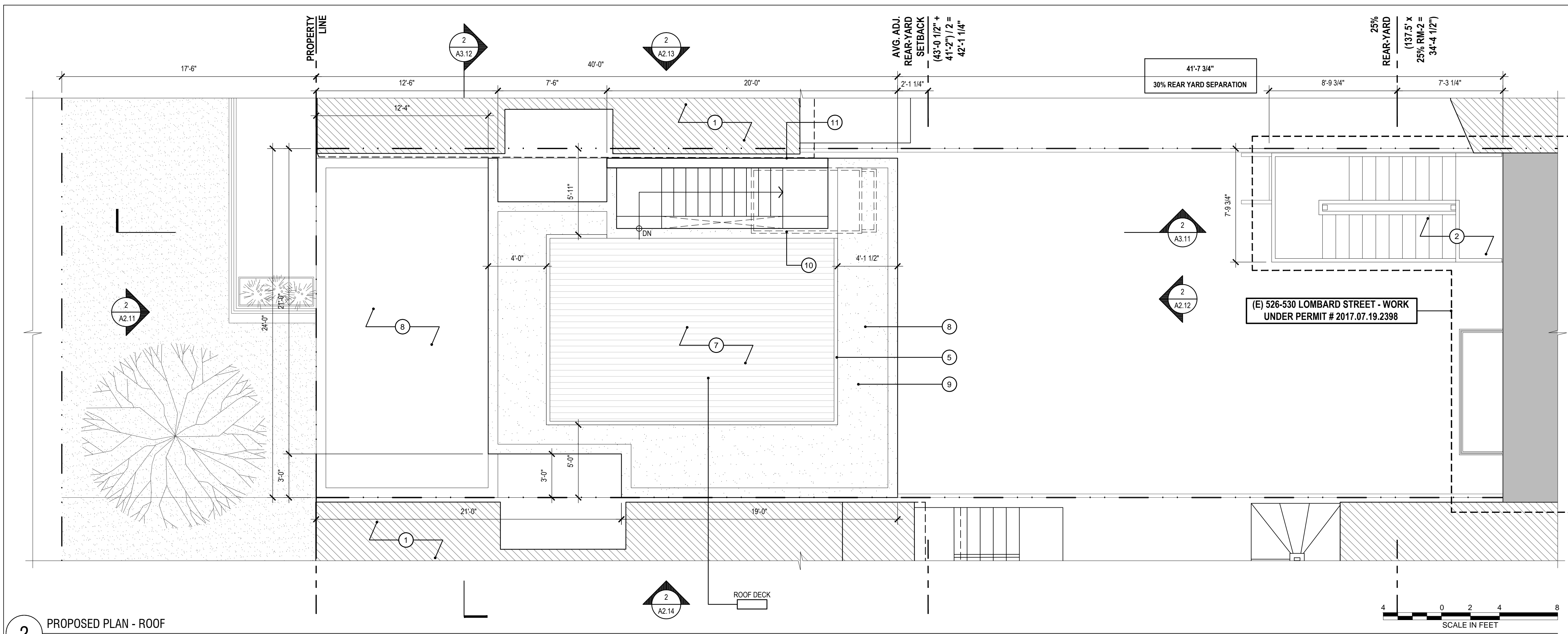
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PROPOSED PLAN -
THIRD FLOOR

Sheet Number

A1.14





2 PROPOSED PLAN - ROOF
UNIT #02

GENERAL PLAN NOTES

1. ALL WORK IS (N) U.O.N.
2. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
3. ALL DIMENSIONS ARE TO F.O. FINISH, TYP.; U.O.N.

PROPOSED PLAN SHEET NOTES

- 1 (E) ADJACENT PROPERTY; FOR REFERENCE ONLY
- 2 (E) BUILDING 526-530 LOMBARD STREET ON SUBJECT PROPERTY; FOR REFERENCE ONLY
- 3 (N) PLANTER
- 4 DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE
- 5 (N) TEMPERED GLASS GUARD RAIL @ 42" A.F.F.
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- 9 BETTER ROOF REQUIREMENTS: PER PLANNING CODE SEC. 149, MINIMUM OF 15% OF ROOF AREA IS REQUIRED TO BE DEDICATED TO SOLAR READY PV PANELS. PV PANELS TO BE LOCATED AT ADJACENT 526-530 LOMBARD BUILDING. PV SYSTEM IS TO BE DESIGN-BUILD BY GC. REFER TO TITLE-24 REPORT FOR MINIMUM DESIGN EFFICIENCY REQUIREMENTS.
- 10 (N) RETRACTABLE SKYLIGHT ASSEMBLY
- 11 (N) 1HR RATED 30" HIGH PARAPET
- 12 (N) WORK AT FIELDING UNDER SEPARATE DPW / BUF PERMIT

526-530 LOMBARD - FIELDING RESIDENCES

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

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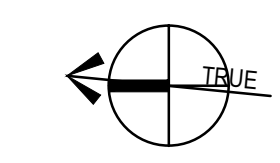
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DR HEARING SET	06.10.20

Drawing Title

PROPOSED PLAN -
ROOF

Sheet Number

A1.15

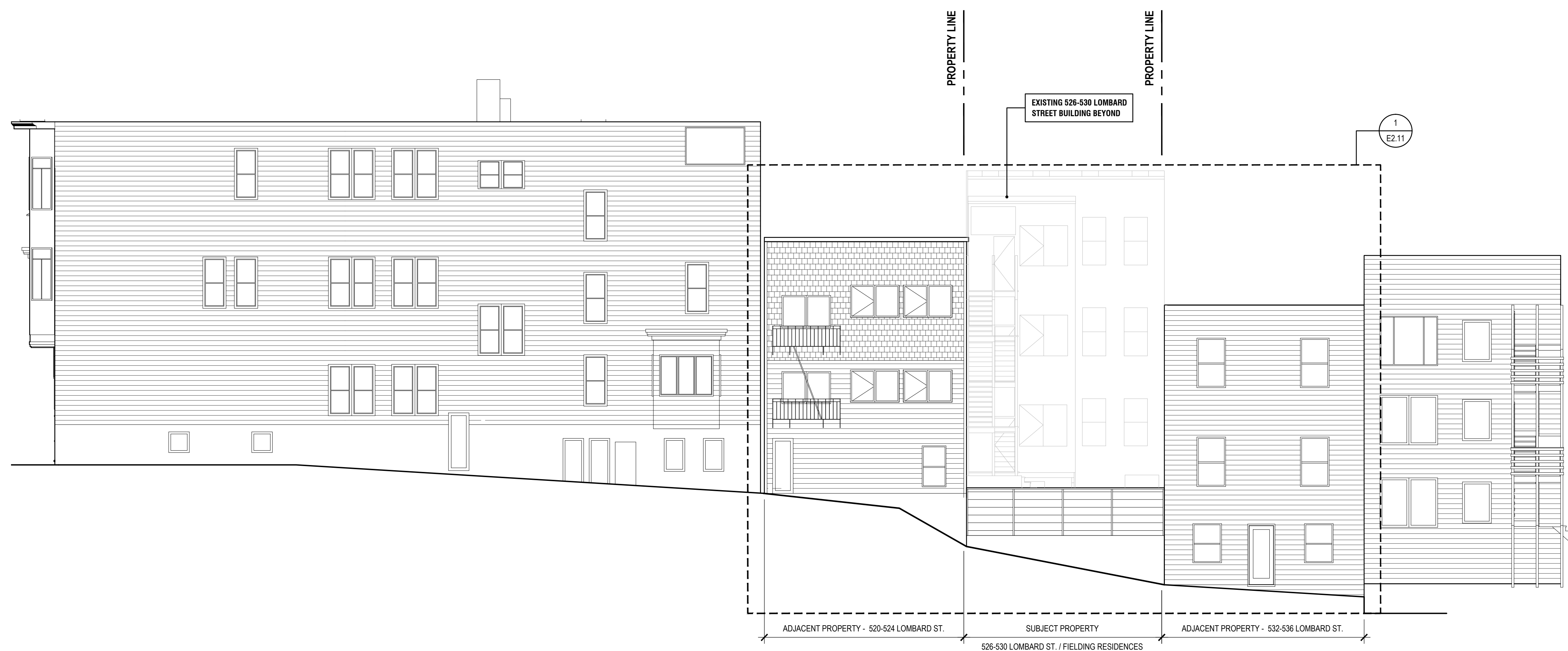


526-530 LOMBARD - FIELDING RESIDENCES

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

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**(FOR REFERENCE ONLY)
EXISTING FRONT ELEVATION**

SFDBI / SF PLANNING STAMP SECTION

Job No. 19105

Issue	Date
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SITE PERMIT SET	02.20.20
DR HEARING SET	02.20.20
DR HEARING SET	06.10.20

Drawing Title

EXISTING STREETSCAPE
ELEVATION

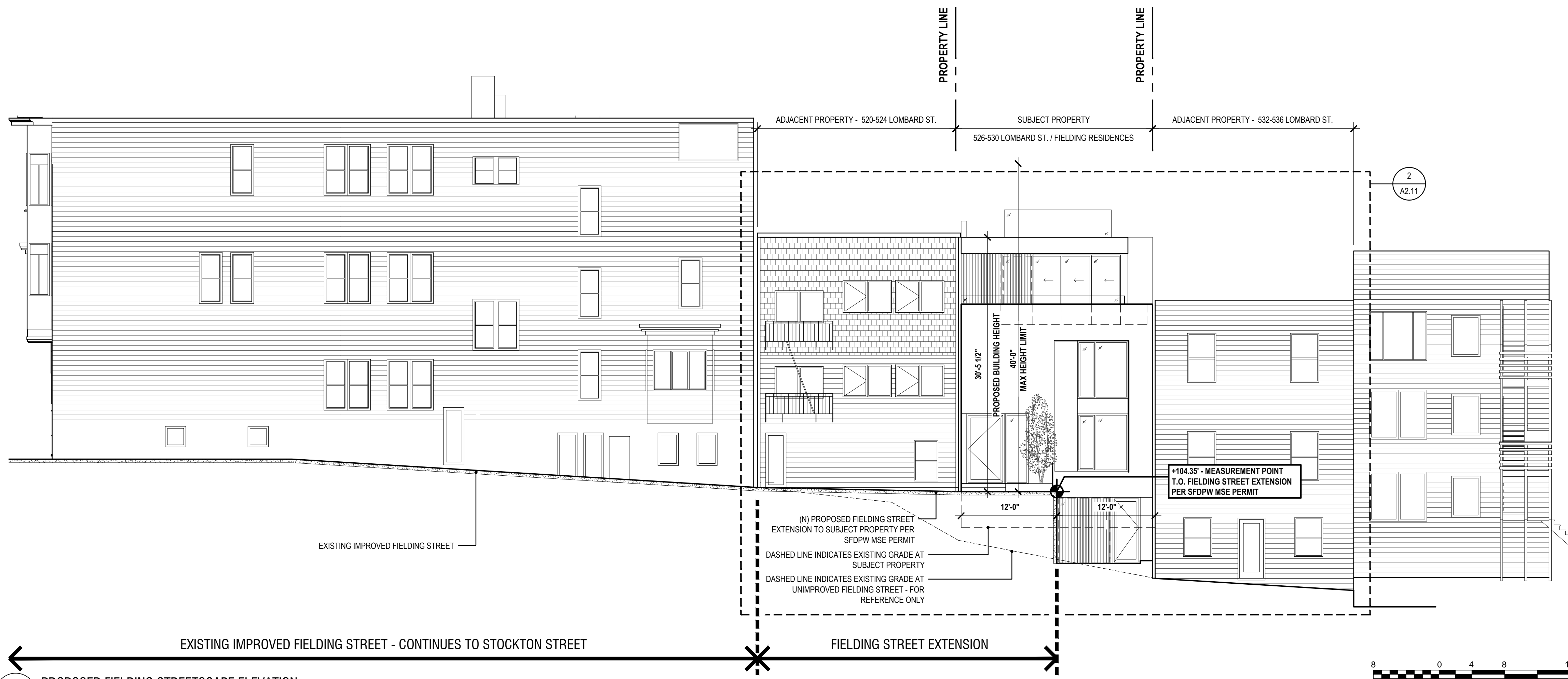
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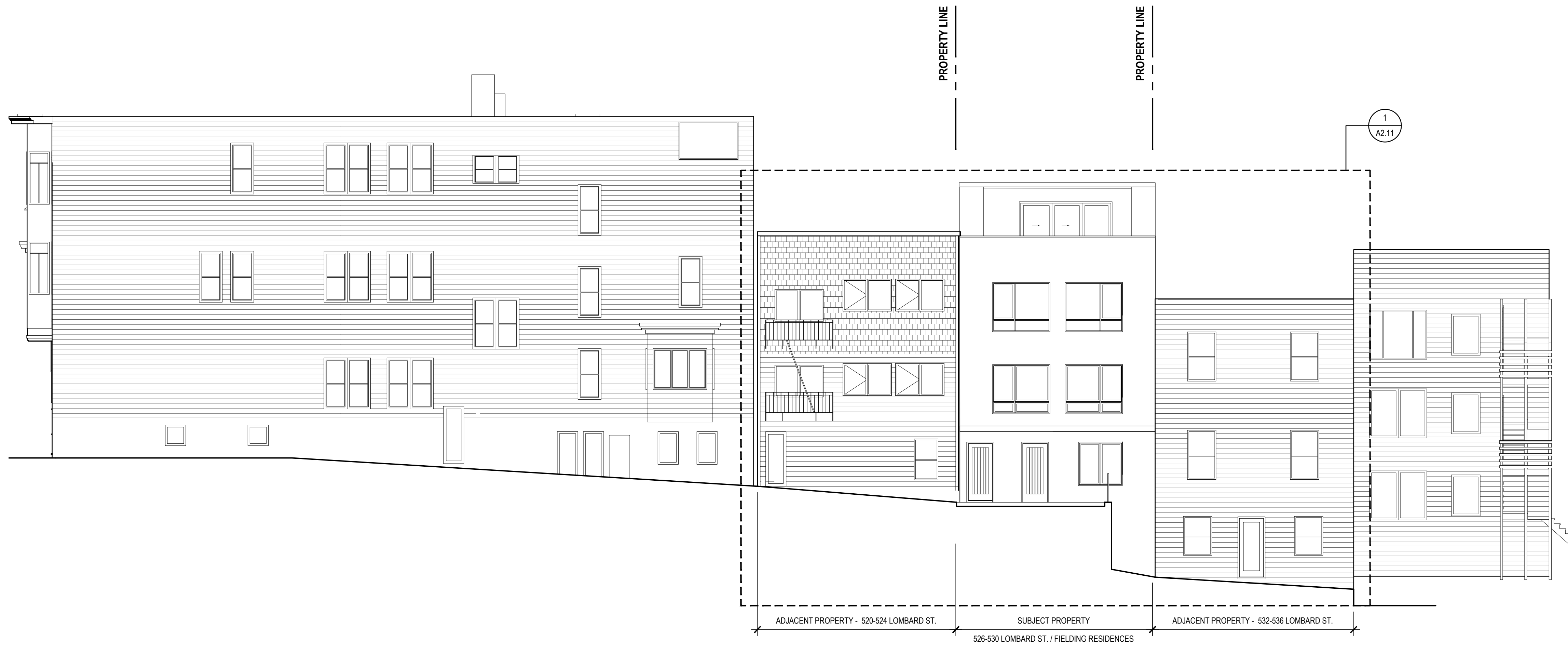
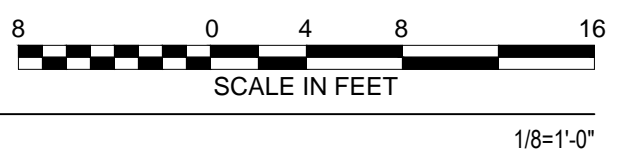
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SCALE IN FEET

1/8"=1'-0"



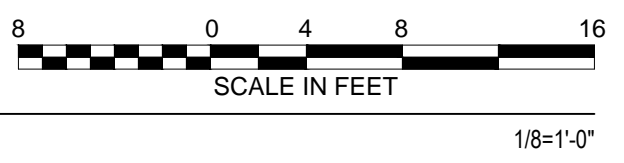
CURRENT PROPOSED FRONT ELEVATION

2 PROPOSED FIELDING STREETSCAPE ELEVATION



(FOR REFERENCE ONLY) PREVIOUSLY PROPOSED 311 NOTIFICATION FRONT ELEVATION

1 (FOR REFERENCE ONLY) - PREVIOUSLY SUBMITTED PROPOSED FIELDING STREETSCAPE ELEVATION



**526-530 LOMBARD -
FIELDING RESIDENCES**
526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

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Drawing Title
**PREVIOUSLY + NEWLY
PROPOSED STREETSCAPE
ELEVATIONS**

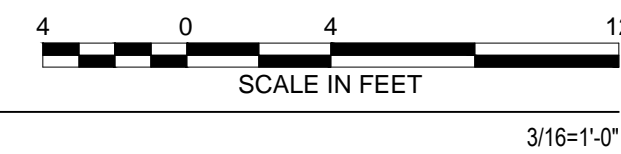
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A2.01



(FOR REFERENCE ONLY) EXISTING FRONT ELEVATION

1 EXISTING EXTERIOR ELEVATION - NORTH (FRONT)



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
2. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.

SHEET NOTES - EXSITING ELEVATIONS

- 1 (E) GRADE OF FIELDING STREET
- 2 (E) FENCE ON SUBJECT PROPERTY
- 3 (E) 526-530 LOMBARD STREET PROPERTY BEYOND

526-530 LOMBARD -
FIELDING RESIDENCES

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

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DR HEARING SET	06.10.20

Drawing Title

EXISTING EXTERIOR
ELEVATION

Sheet Number

E2.11

526-530 LOMBARD - FIELDING RESIDENCES

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

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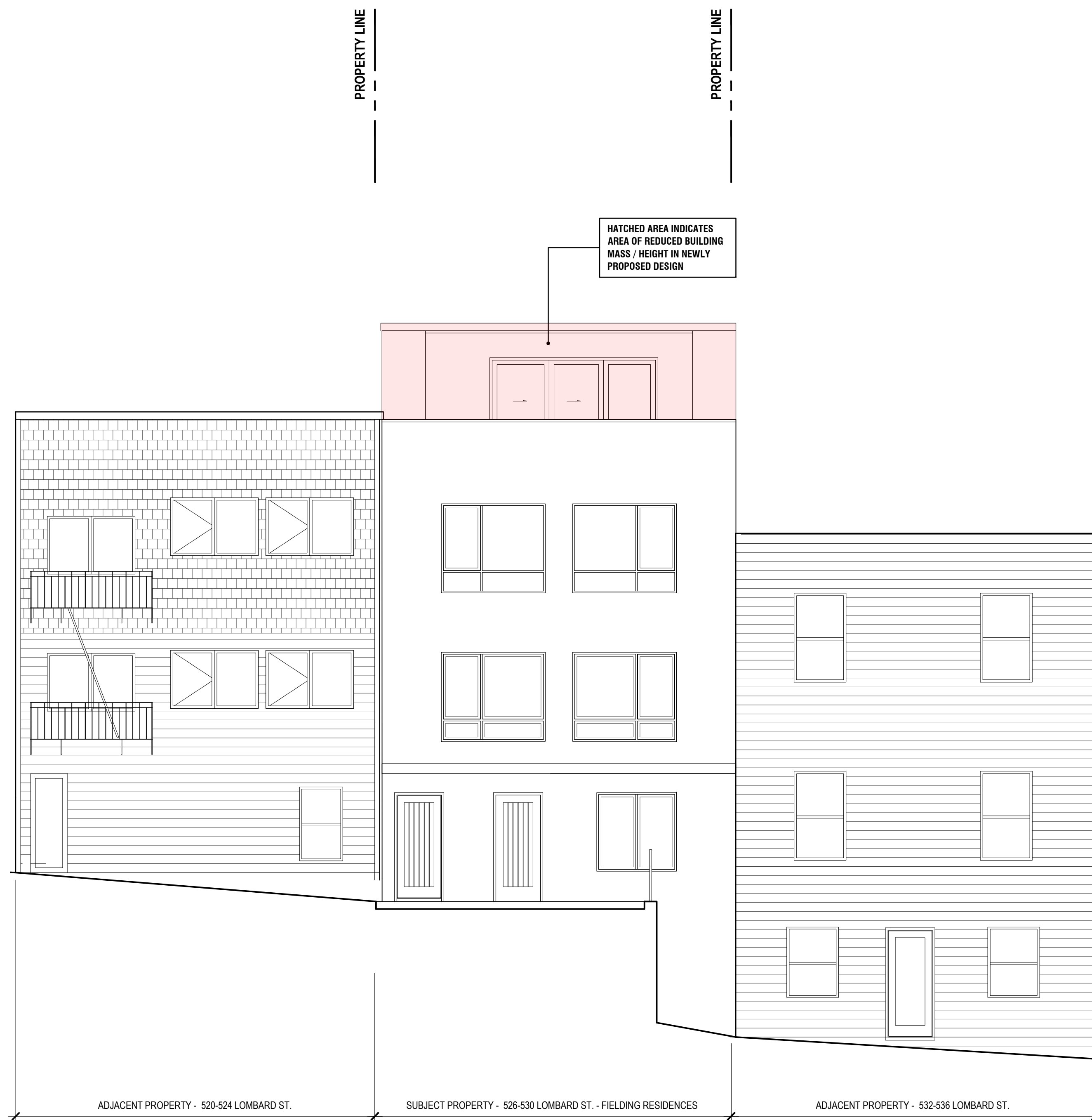
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DR HEARING SET	06.10.20

Drawing Title

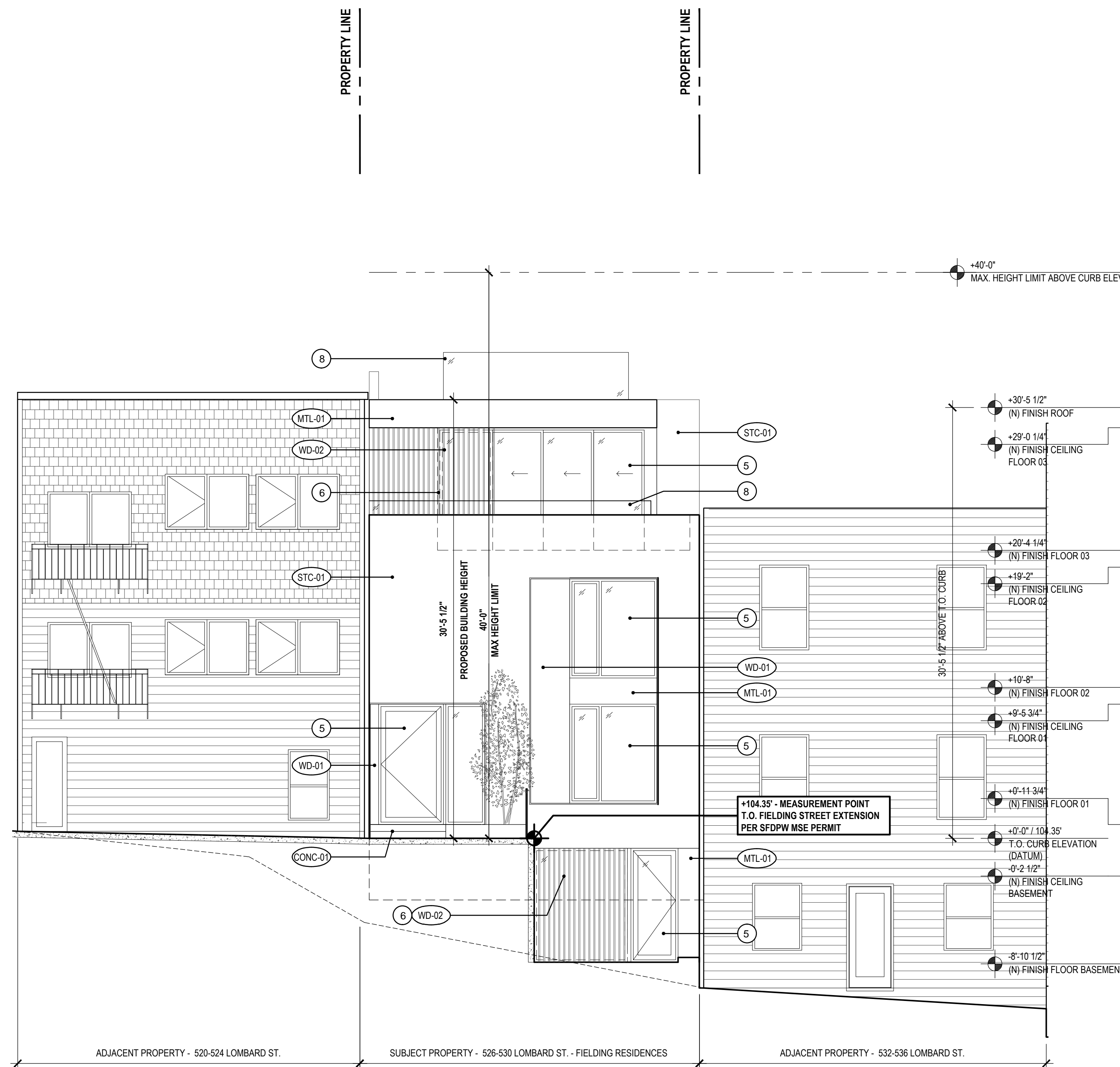
**PREVIOUSLY + NEWLY
PROPOSED EXTERIOR
ELEVATIONS**

Sheet Number

A2.11



**(FOR REFERENCE ONLY) PREVIOUSLY PROPOSED
311 NOTIFICATION FRONT ELEVATION**



**CURRENT PROPOSED FRONT
ELEVATION**

1 (FOR REFERENCE ONLY) - PREVIOUSLY SUBMITTED PROPOSED EXTERIOR ELEVATION - NORTH (FRONT)

2 PROPOSED EXTERIOR ELEVATION - NORTH (FRONT)

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- NOT ALL KEY NOTES ARE USED ON EVERY SHEET.

SHEET NOTES - PROPOSED ELEVATIONS

- NOT USED
- DASHED LINE INDICATES ADJACENT PROPERTY (520-524 LOMBARD STREET) BEHIND VIEW
- DASHED LINE INDICATES ADJACENT PROPERTY (532-536 LOMBARD STREET) BEHIND VIEW
- HATCH INDICATES SHARED PROPERTY LINE WALL
- (N) ALUMINUM WINDOW OR DOOR ASSEMBLY, TYPICAL
- (N) SLAT SCREEN ASSEMBLY OVER WINDOW
- DASHED LINE INDICATES (N) ALUMINUM WINDOW OR DOOR ASSEMBLY, BEHIND
- (N) GLASS GUARDRAIL ASSEMBLY AT 42" A.F.F.
- (N) 30" HIGH 1HR RATED PARAPET ASSEMBLY
- EXTERIOR REAR-YARD STAIR
- DASHED LINE INDICATES (E) WINDOW AT ADJACENT PROPERTY FACING SUBJECT PROPERTY
- (E) 526-530 LOMBARD STREET BUILDING ON SUBJECT PROPERTY TO REMAIN
- EGRESS STAIR SERVING 526-530 LOMBARD STREET

FINISH LEGEND

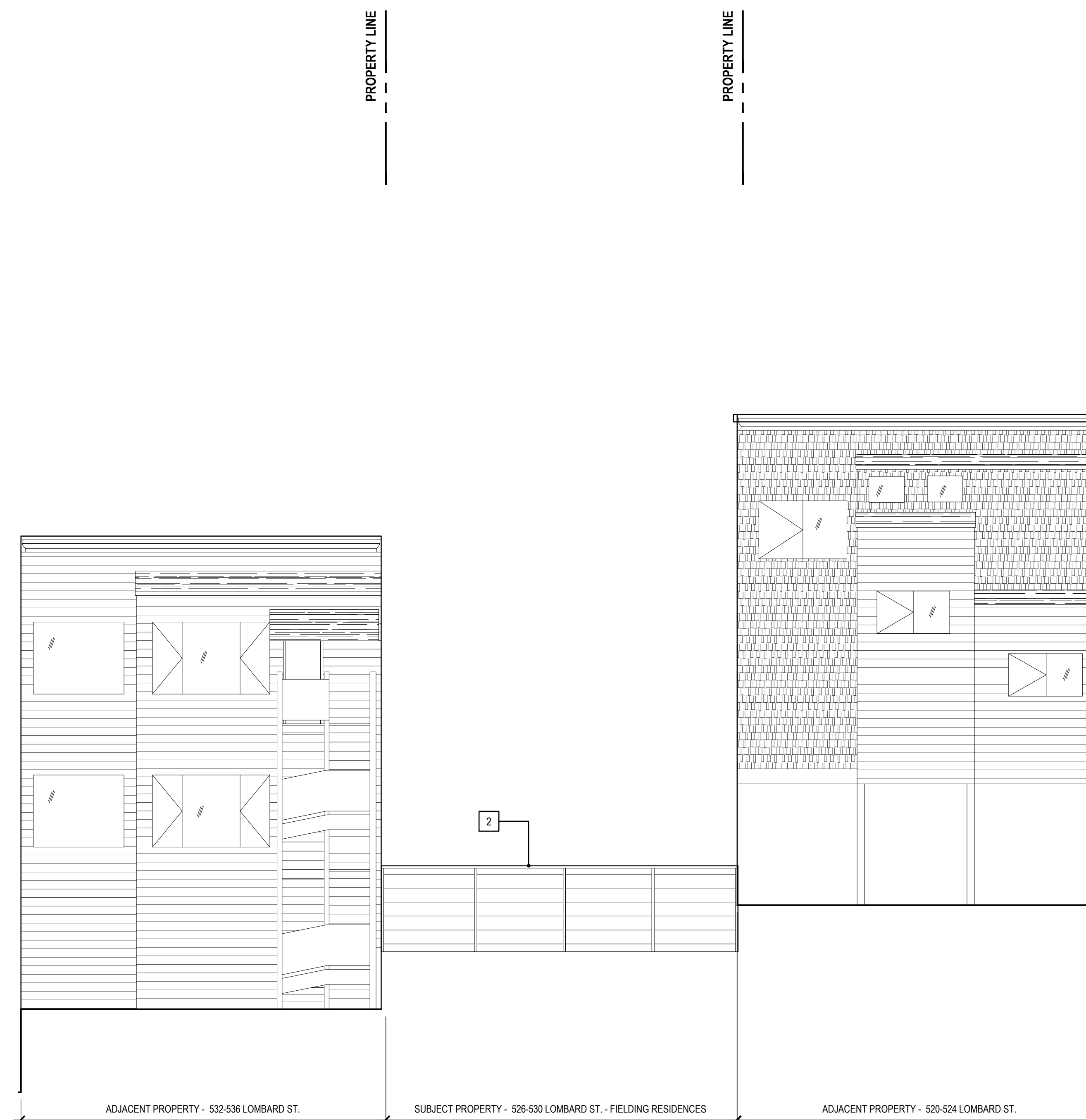
- (WD-01) EXTERIOR PTD. WOOD PANEL
- (WD-02) EXTERIOR VERTICAL WOOD OR METAL SLATS, TBD
- (WD-03) EXTERIOR WOOD SIDING, TBD
- (MTL-01) EXTERIOR METAL PANEL OR FIBER CEMENT PANEL, TBD
- (CONC-01) EXTERIOR CONCRETE
- (STC-01) STUCCO

526-530 LOMBARD - FIELDING RESIDENCES

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

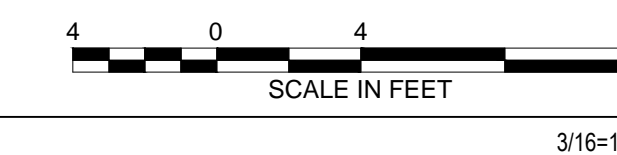
DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290



**(FOR REFERENCE ONLY) EXISTING REAR
ELEVATION**

1 EXSITING EXTERIOR ELEVATION - SOUTH (REAR)



SFDBI / SF PLANNING STAMP SECTION

Job No.	19105
Issue	Date
VARIANCE SET	02.20.20
SITE PERMIT SET	02.20.20
DR HEARING SET	02.20.20
DR HEARING SET	06.10.20

Drawing Title

EXISTING EXTERIOR
ELEVATION

Sheet Number

E2.12

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
2. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.

SHEET NOTES - EXSITING ELEVATIONS

- 1 (E) GRADE OF FIELDING STREET
- 2 (E) FENCE ON SUBJECT PROPERTY
- 3 (E) 526-530 LOMBARD STREET PROPERTY BEYOND

526-530 LOMBARD - FIELDING RESIDENCES

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
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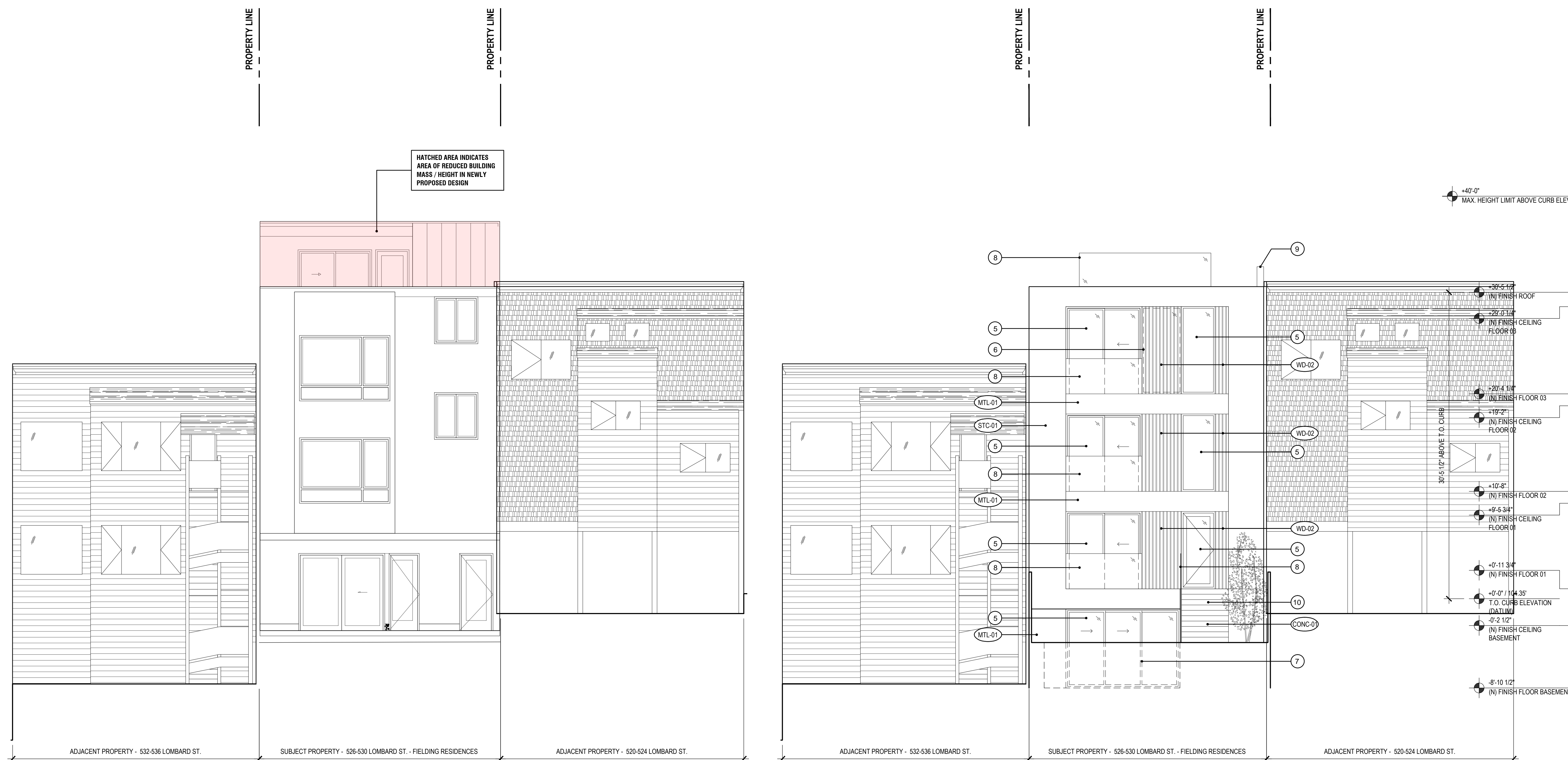
SFDBI / SF PLANNING STAMP SECTION	
Issue	Date
VARIANCE SET	02.20.20
SITE PERMIT SET	02.20.20
DR HEARING SET	02.20.20
DR HEARING SET	06.10.20

Drawing Title

**PREVIOUSLY + NEWLY
PROPOSED EXTERIOR
ELEVATIONS**

Sheet Number

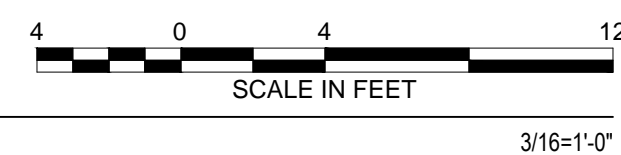
A2.12



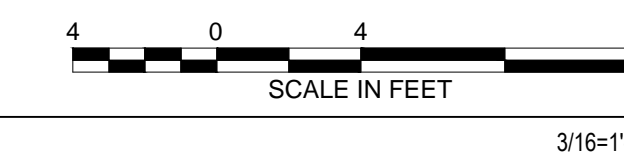
**(FOR REFERENCE ONLY) PREVIOUSLY PROPOSED
311 NOTIFICATION REAR ELEVATION**

**CURRENT PROPOSED REAR
ELEVATION**

1 (FOR REFERENCE ONLY) - PREVIOUSLY SUBMITTED PROPOSED EXTERIOR ELEVATION - SOUTH (REAR)



2 PROPOSED EXTERIOR ELEVATION - SOUTH (REAR)



GENERAL NOTES

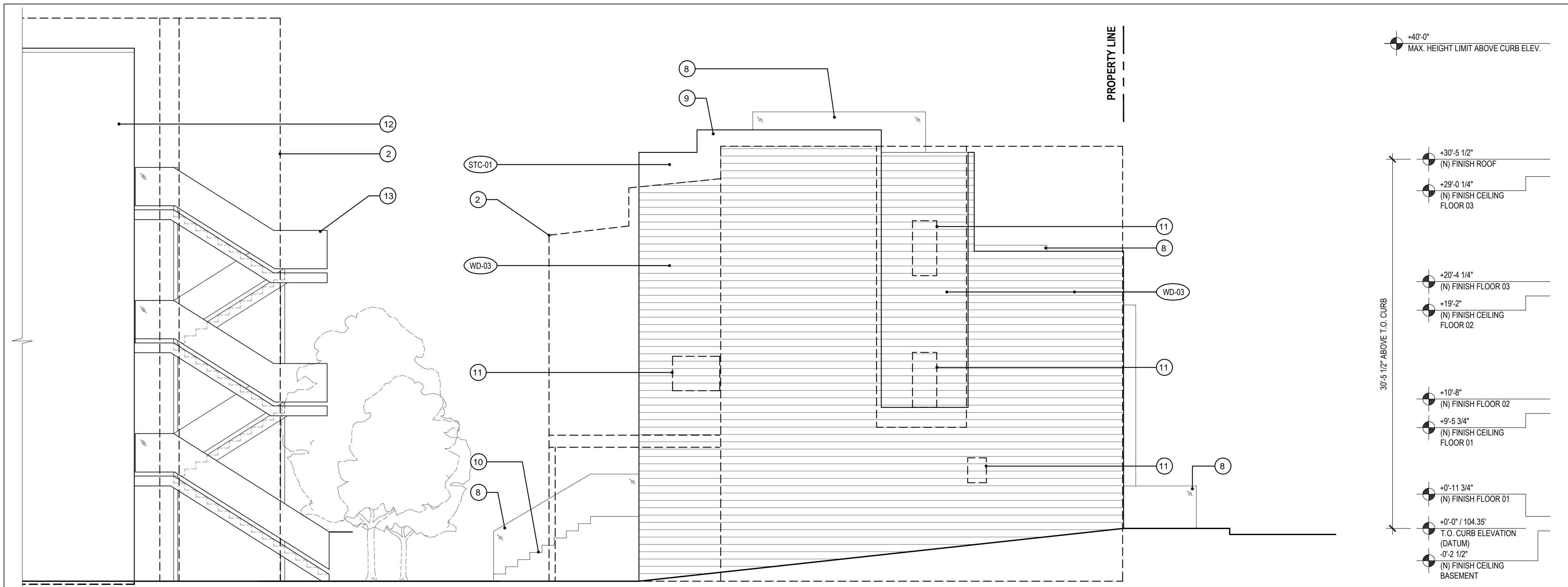
- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- NOT ALL KEY NOTES ARE USED ON EVERY SHEET.

SHEET NOTES - PROPOSED ELEVATIONS

- NOT USED
- DASHED LINE INDICATES ADJACENT PROPERTY (520-524 LOMBARD STREET) BEHIND VIEW
- DASHED LINE INDICATES ADJACENT PROPERTY (532-536 LOMBARD STREET) BEHIND VIEW
- HATCH INDICATES SHARED PROPERTY LINE WALL
- (N) ALUMINUM WINDOW OR DOOR ASSEMBLY, TYPICAL
- (N) SLAT SCREEN ASSEMBLY OVER WINDOW
- DASHED LINE INDICATES (N) ALUMINUM WINDOW OR DOOR ASSEMBLY, BEHIND
- (N) GLASS GUARDRAIL ASSEMBLY AT 42" A.F.F.
- (N) 30" HIGH 1HR RATED PARAPET ASSEMBLY
- EXTERIOR REAR-YARD STAIR
- DASHED LINE INDICATES (E) WINDOW AT ADJACENT PROPERTY FACING SUBJECT PROPERTY
- (E) 526-530 LOMBARD STREET BUILDING ON SUBJECT PROPERTY TO REMAIN
- EGRESS STAIR SERVING 526-530 LOMBARD STREET

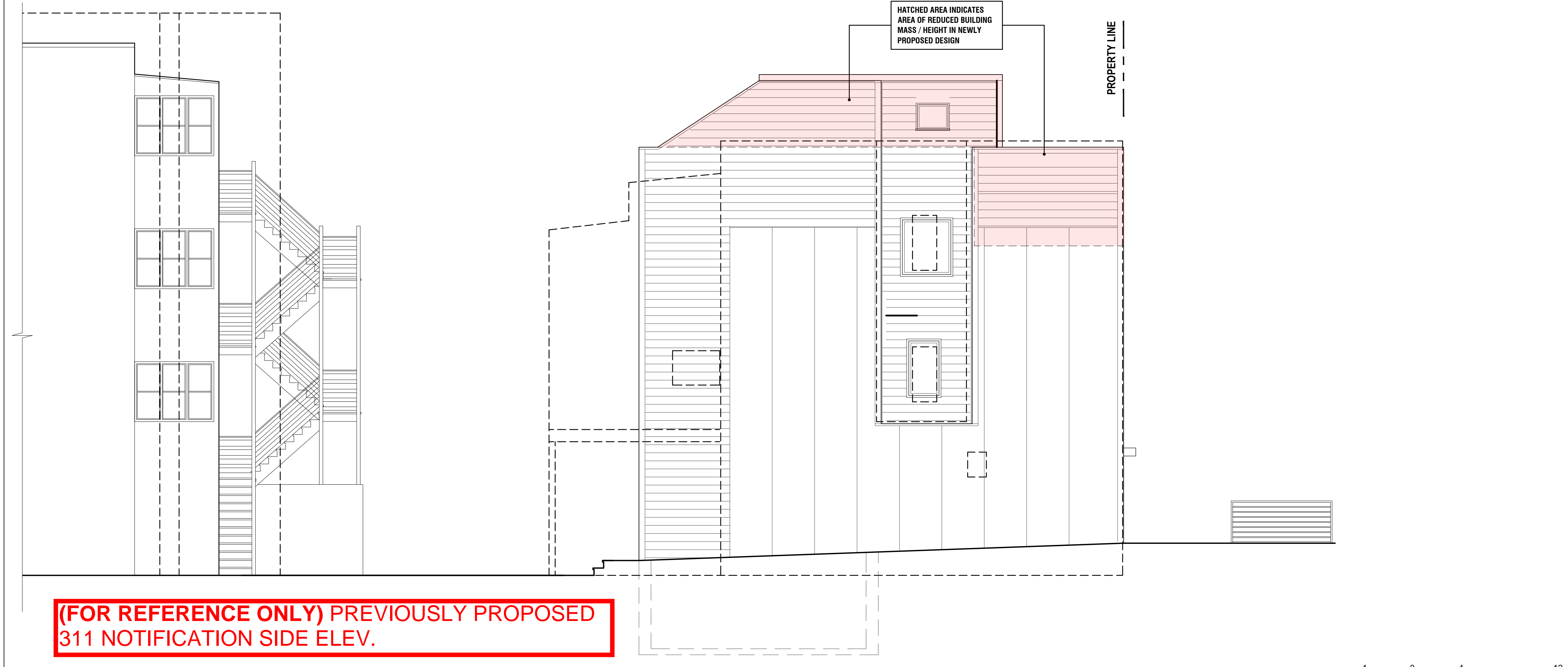
FINISH LEGEND

- WD-01 EXTERIOR PTD. WOOD PANEL
- WD-02 EXTERIOR VERTICAL WOOD OR METAL SLATS, TBD
- WD-03 EXTERIOR WOOD SIDING, TBD
- MTL-01 EXTERIOR METAL PANEL OR FIBER CEMENT PANEL, TBD
- CONC-01 EXTERIOR CONCRETE
- STC-01 STUCCO



CURRENT PROPOSED SIDE ELEVATION

2 PROPOSED EXTERIOR ELEVATION - EAST (SIDE)



(FOR REFERENCE ONLY) PREVIOUSLY PROPOSED 311 NOTIFICATION SIDE ELEV.

1 (FOR REFERENCE ONLY) - PREVIOUSLY SUBMITTED PROPOSED EXTERIOR ELEVATION - EAST (SIDE)

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
2. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.

SHEET NOTES - PROPOSED ELEVATIONS

- 1 NOT USED
- 2 DASHED LINE INDICATES ADJACENT PROPERTY (520-524 LOMBARD STREET) BEHIND VIEW
- 3 DASHED LINE INDICATES ADJACENT PROPERTY (532-536 LOMBARD STREET) BEHIND VIEW
- 4 HATCH INDICATES SHARED PROPERTY LINE WALL
- 5 (N) ALUMINUM WINDOW OR DOOR ASSEMBLY, TYPICAL
- 6 (N) SLAT SCREEN ASSEMBLY OVER WINDOW
- 7 DASHED LINE INDICATES (N) ALUMINUM WINDOW OR DOOR ASSEMBLY, BEHIND
- 8 (N) GLASS GUARDRAIL ASSEMBLY AT 42" A.F.F.
- 9 (N) 30" HIGH 1HR RATED PARAPET ASSEMBLY
- 10 EXTERIOR REAR-YARD STAIR
- 11 DASHED LINE INDICATES (E) WINDOW AT ADJACENT PROPERTY FACING SUBJECT PROPERTY
- 12 (E) 526-530 LOMBARD STREET BUILDING ON SUBJECT PROPERTY TO REMAIN
- 13 EGRESS STAIR SERVING 526-530 LOMBARD STREET

FINISH LEGEND

- WD-01 EXTERIOR PTD. WOOD PANEL
- WD-02 EXTERIOR VERTICAL WOOD OR METAL SLATS; TBD
- WD-03 EXTERIOR WOOD SIDING; TBD
- MTL-01 EXTERIOR METAL PANEL OR FIBER CEMENT PANEL; TBD
- CONC-01 EXTERIOR CONCRETE
- STC-01 STUCCO

**526-530 LOMBARD -
FIELDING RESIDENCES**
526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

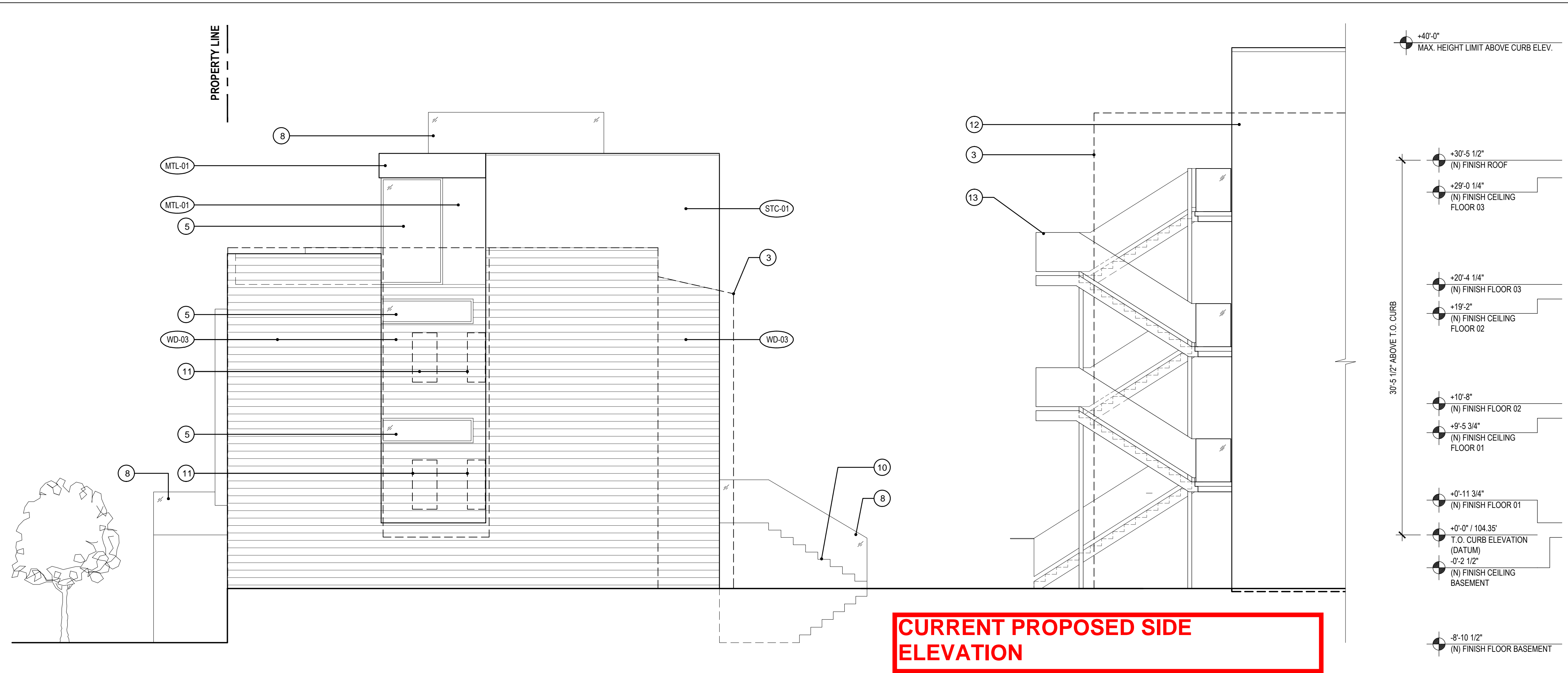
**DUMICAN MOSEY
ARCHITECTS**

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san francisco, california 94103
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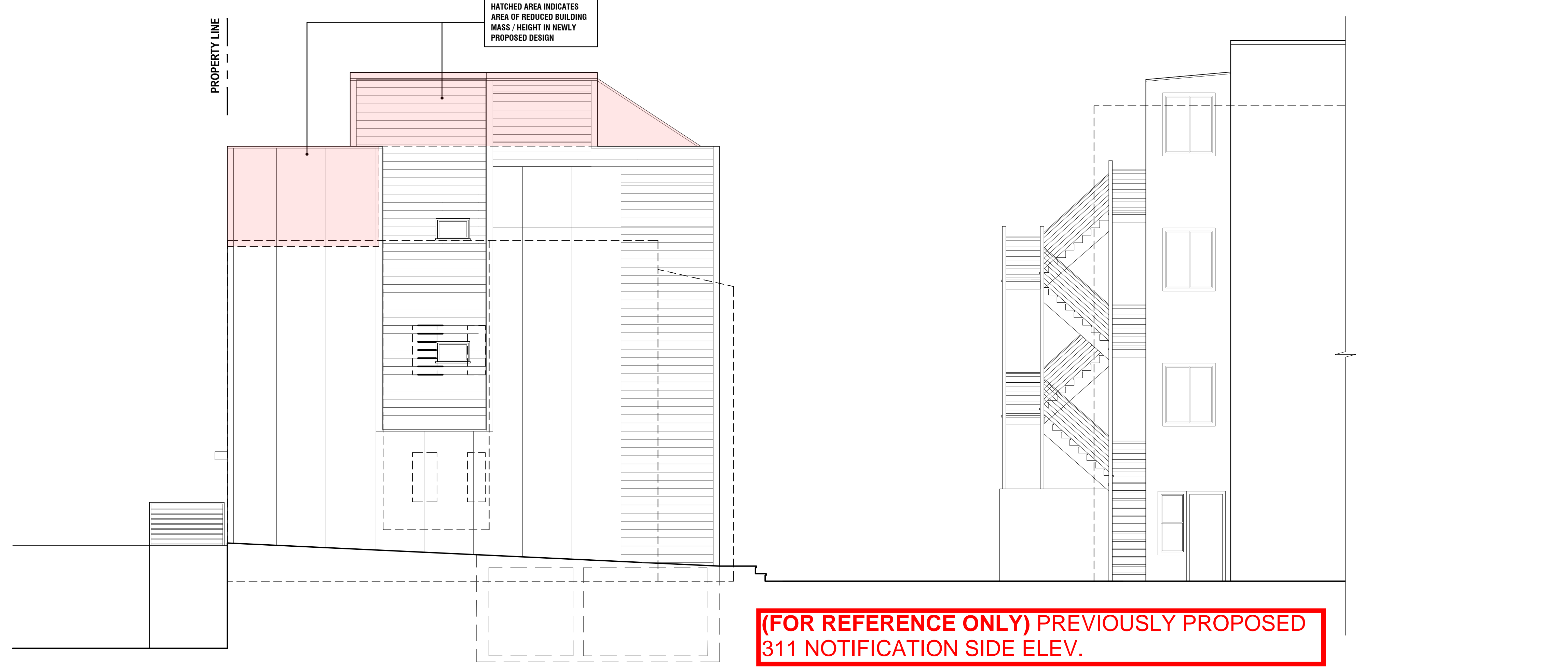
SFDBI / SF PLANNING STAMP SECTION	
Job No.	19105
Issue	Date
VARIANCE SET	02.20.20
SITE PERMIT SET	02.20.20
DR HEARING SET	02.20.20
DR HEARING SET	06.10.20

Drawing Title
**PREVIOUSLY + NEWLY
PROPOSED EXTERIOR
ELEVATIONS**
Sheet Number

A2.13



2 PROPOSED EXTERIOR ELEVATION - WEST (SIDE)



1 (FOR REFERENCE ONLY) - PREVIOUSLY SUBMITTED PROPOSED EXTERIOR ELEVATION - WEST (SIDE)

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
2. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.

SHEET NOTES - PROPOSED ELEVATIONS

- 1 NOT USED
- 2 DASHED LINE INDICATES ADJACENT PROPERTY (520-524 LOMBARD STREET) BEHIND VIEW
- 3 DASHED LINE INDICATES ADJACENT PROPERTY (532-536 LOMBARD STREET) BEHIND VIEW
- 4 HATCH INDICATES SHARED PROPERTY LINE WALL
- 5 (N) ALUMINUM WINDOW OR DOOR ASSEMBLY; TYPICAL
- 6 (N) SLAT SCREEN ASSEMBLY OVER WINDOW
- 7 DASHED LINE INDICATES (N) ALUMINUM WINDOW OR DOOR ASSEMBLY, BEHIND
- 8 (N) GLASS GUARDRAIL ASSEMBLY AT 42" A.F.F.
- 9 (N) 30" HIGH 1HR RATED PARAPET ASSEMBLY
- 10 EXTERIOR REAR-YARD STAIR
- 11 DASHED LINE INDICATES (E) WINDOW AT ADJACENT PROPERTY FACING SUBJECT PROPERTY
- 12 (E) 526-530 LOMBARD STREET BUILDING ON SUBJECT PROPERTY TO REMAIN
- 13 EGRESS STAIR SERVING 526-530 LOMBARD STREET

FINISH LEGEND

- WD-01 EXTERIOR PTD. WOOD PANEL
- WD-02 EXTERIOR VERTICAL WOOD OR METAL SLATS; TBD
- WD-03 EXTERIOR WOOD SIDING; TBD
- MTL-01 EXTERIOR METAL PANEL OR FIBER CEMENT PANEL; TBD
- CONC-01 EXTERIOR CONCRETE
- STC-01 STUCCO

**526-530 LOMBARD -
FIELDING RESIDENCES**
526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

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SFDBI / SF PLANNING STAMP SECTION	
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DR HEARING SET	02.20.20
DR HEARING SET	06.10.20

Drawing Title

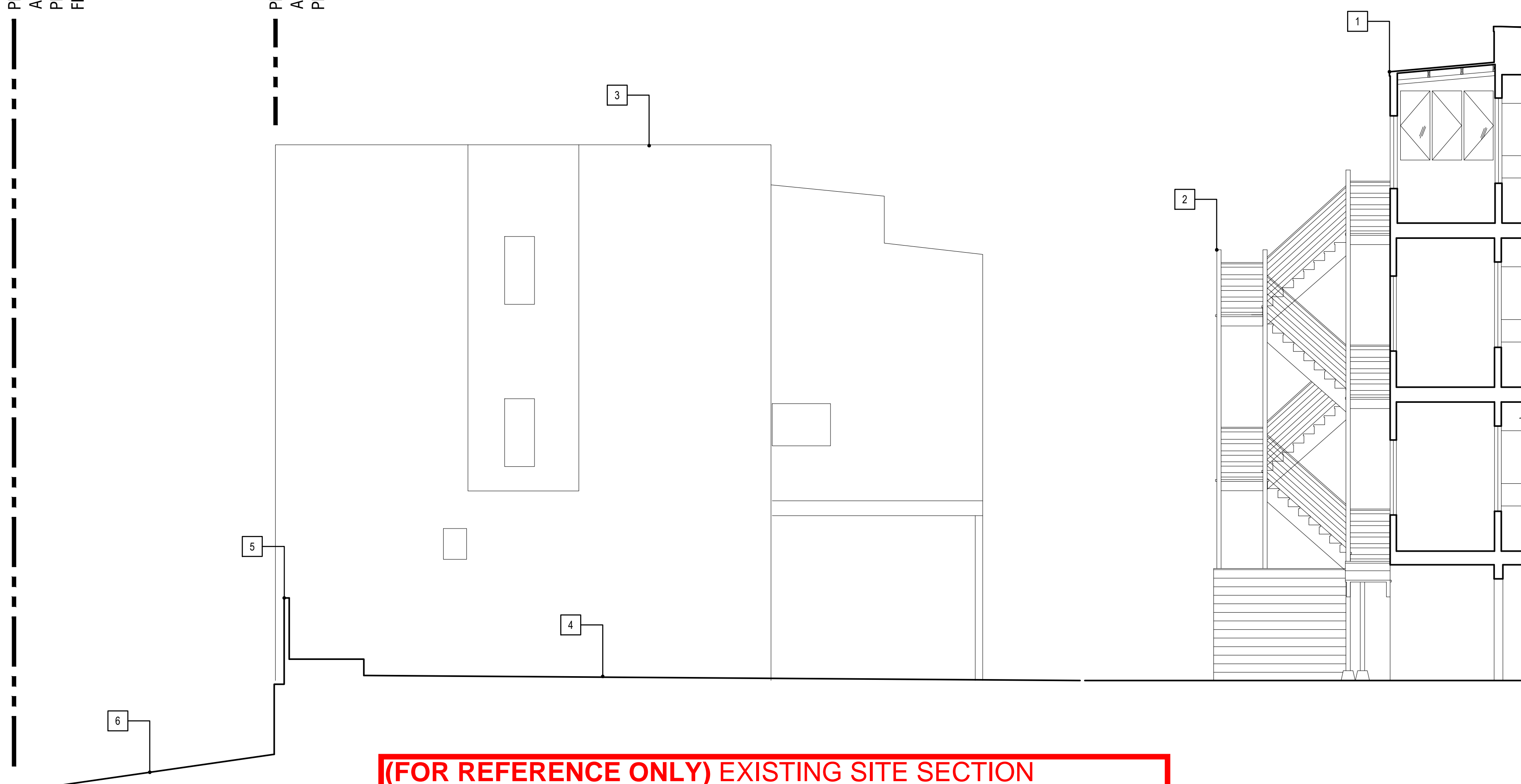
**PREVIOUSLY + NEWLY
PROPOSED EXTERIOR
ELEVATIONS**

Sheet Number

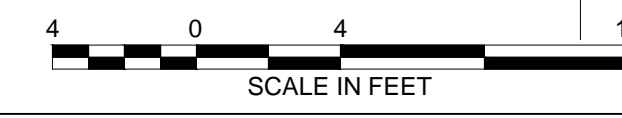
A2.14

PROPERTY LINE
AT ADJACENT
PROPERTY ACROSS
FIELDING STREET

PROPERTY LINE
AT SUBJECT
PROPERTY



(FOR REFERENCE ONLY) EXISTING SITE SECTION



1 FOR REFERENCE ONLY - EXISTING SITE SECTION

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
2. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.

SHEET NOTES - PROPOSED SECTIONS

- 1 (E) BUILDING LOCATED ON THE SUBJECT PROPERTY - 526-530 LOMBARD STREET (FOR REFERENCE ONLY)
- 2 (E) EGRESS STAIR SERVING 526-530 LOMBARD STREET
- 3 (E) ADJACENT PROPERTY AT 520-524 LOMBARD STREET BEYOND
- 4 (E) GRADE AT SUBJECT PROPERTY
- 5 (E) FENCE AT SUBJECT PROPERTY
- 6 (E) GRADE AT UNIMPROVED FIELDING STREET

526-530 LOMBARD - FIELDING RESIDENCES

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

DUMICAN MOSEY
ARCHITECTS

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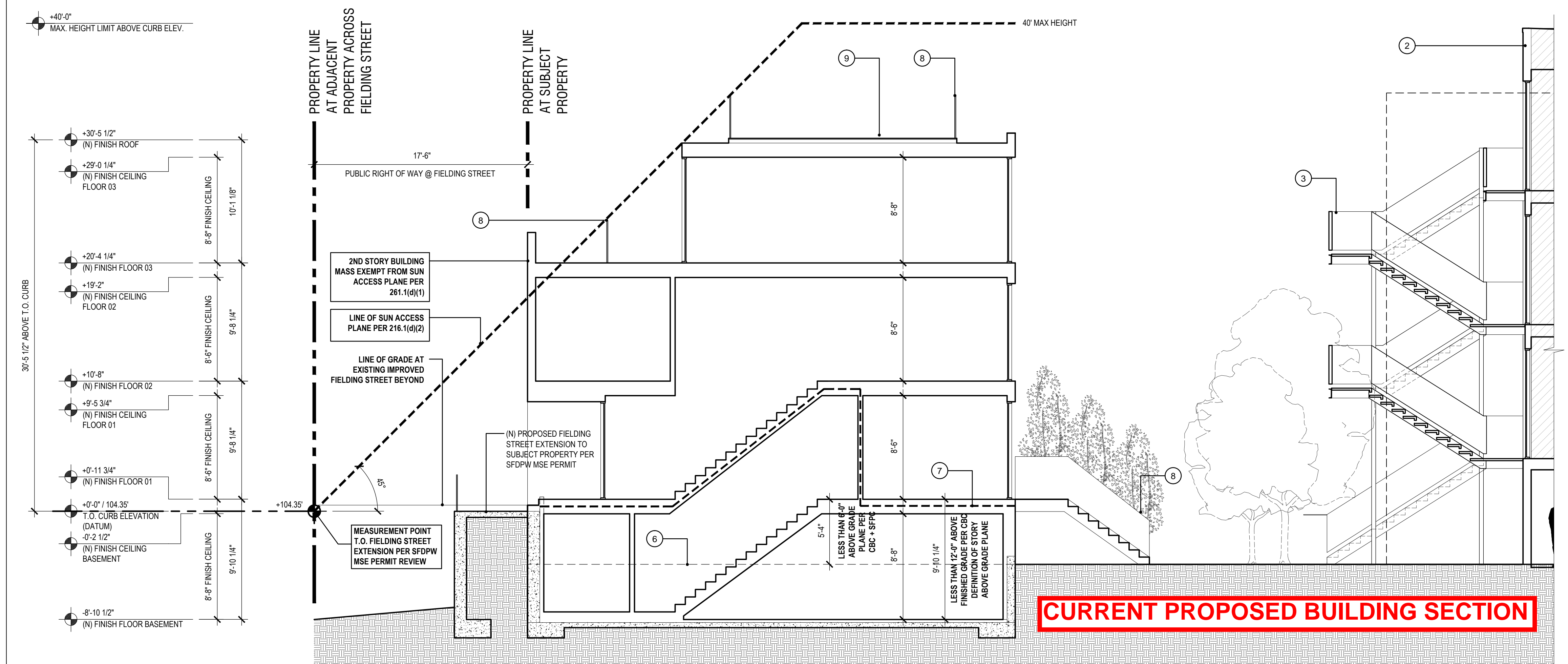
SFDBI / SF PLANNING STAMP SECTION	
Job No.	19105
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DR HEARING SET	02.20.20
DR HEARING SET	06.10.20

Drawing Title

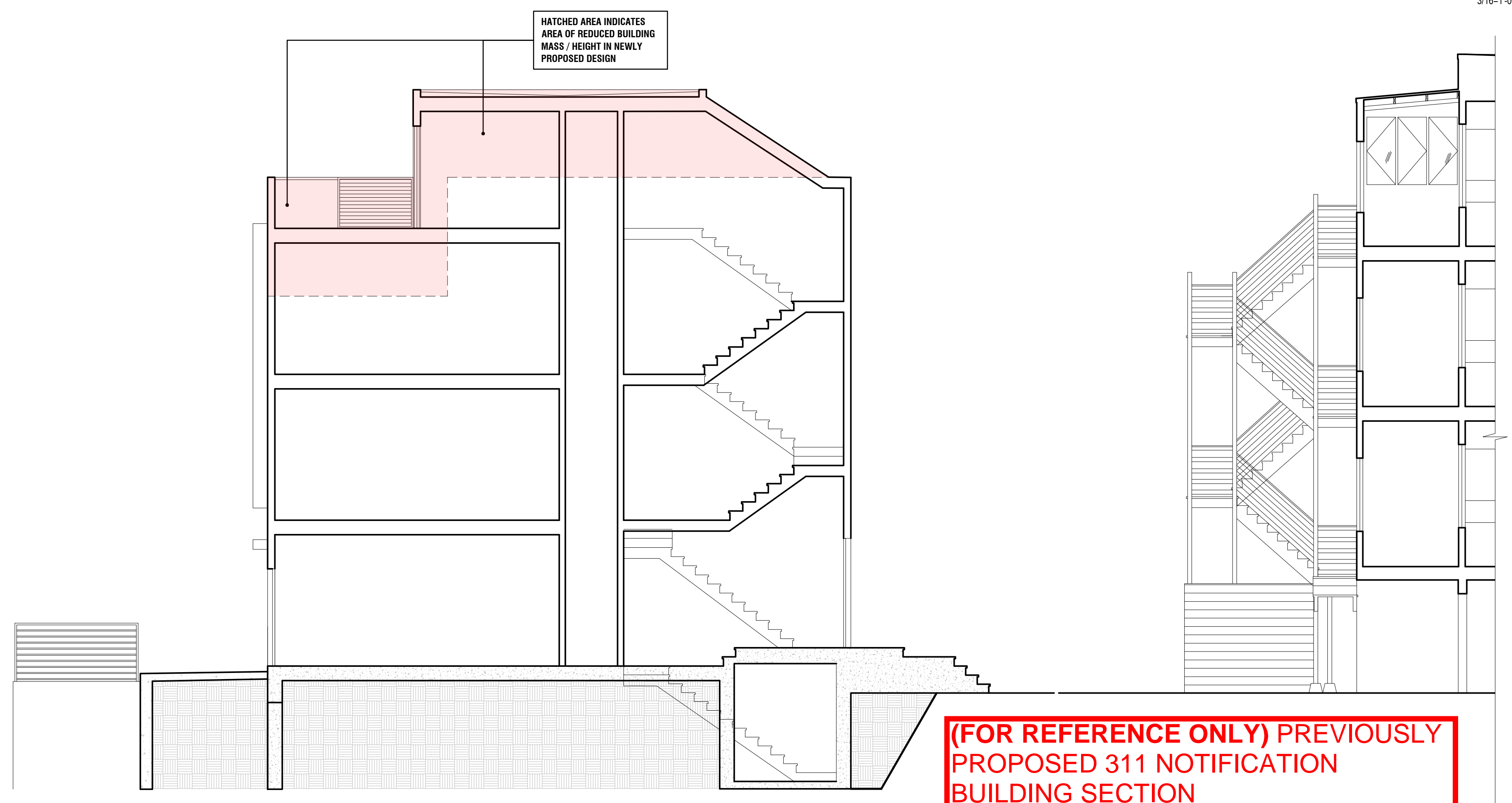
EXISTING SITE SECTION

Sheet Number

E3.11



2 PROPOSED BUILDING SECTION



1 FOR REFERENCE ONLY - PREVIOUSLY SUBMITTED PROPOSED BUILDING SECTION

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
2. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.

- SHEET NOTES - PROPOSED SECTIONS**
- 1 NOT USED
 - (E) BUILDING LOCATED ON THE SUBJECT PROPERTY - 526-530 LOMBARD STREET (FOR REFERENCE ONLY)
 - EGRESS STAIR SERVING 526-530 LOMBARD STREET
 - (E) ADJACENT PROPERTY AT 520-524 LOMBARD STREET
 - (E) ADJACENT PROPERTY AT 532-536 LOMBARD STREET
 - DASHED LINE INDICATES APPROXIMATE LOCATION OF (E) GRADE - EXCAVATE AS REQ'D
 - DASHED LINE INDICATES 1HR FIRE-RESISTANCE RATED ASSEMBLY, TYPICAL.
 - (N) GLASS GUARDRAIL ASSEMBLY AT 42" A.F.F.
 - (N) NON-COMBUSTIBLE ROOF DECK ASSEMBLY
 - (N) RETRACTABLE SKYLIGHT ASSEMBLY BEYOND
 - (N) 1HR FIRE-RESISTANCE RATED 30" HIGH PARAPET BEYOND

**526-530 LOMBARD -
FIELDING RESIDENCES**

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

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ARCHITECTS**

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Issue	Date
VARIANCE SET	02.20.20
SITE PERMIT SET	02.20.20
DR HEARING SET	02.20.20
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Job No. 19105

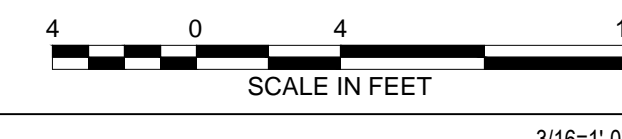
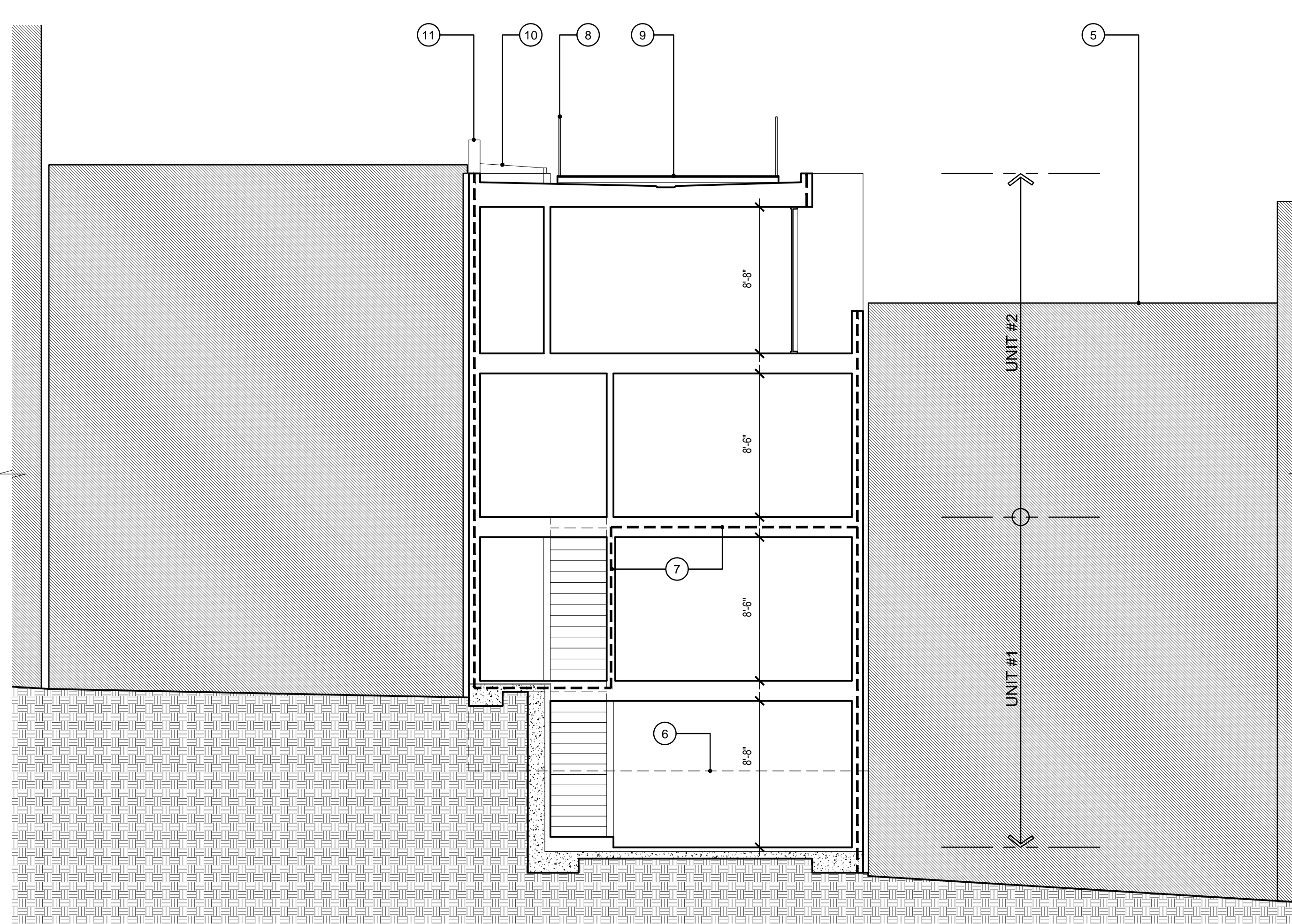
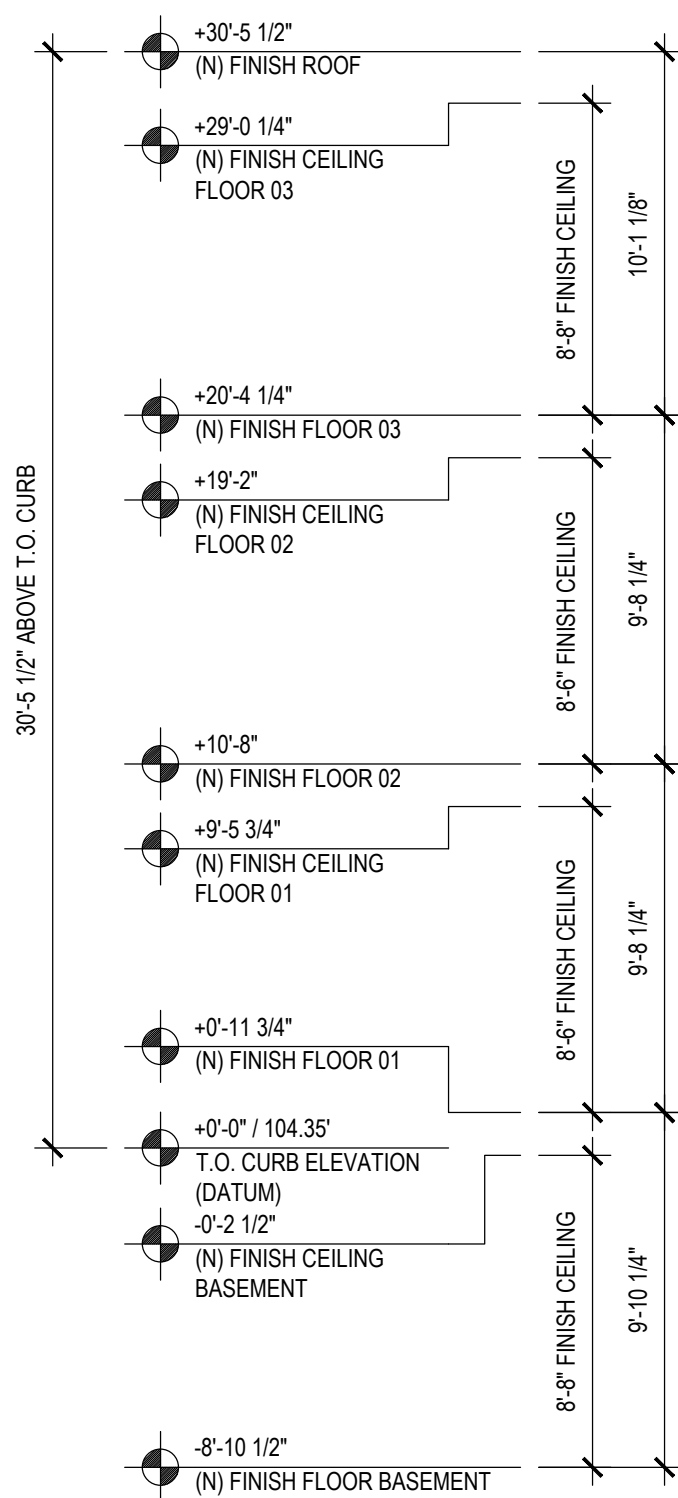
Drawing Title

**PREVIOUSLY & NEWLY
PROPOSED BUILDING
SECTIONS**

Sheet Number

A3.11

+40'-0"
MAX. HEIGHT LIMIT ABOVE CURB ELEV.



2 PROPOSED BUILDING SECTION

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
2. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.

- SHEET NOTES - PROPOSED SECTIONS**
- 1 NOT USED
 - 2 (E) BUILDING LOCATED ON THE SUBJECT PROPERTY - 526-530 LOMBARD STREET (FOR REFERENCE ONLY)
 - 3 EGRESS STAIR SERVING 526-530 LOMBARD STREET
 - 4 (E) ADJACENT PROPERTY AT 520-524 LOMBARD STREET
 - 5 (E) ADJACENT PROPERTY AT 532-536 LOMBARD STREET
 - 6 DASHED LINE INDICATES APPROXIMATE LOCATION OF (E) GRADE - EXCAVATE AS REQ'D
 - 7 DASHED LINE INDICATES 1HR FIRE-RESISTANCE RATED ASSEMBLY, TYPICAL.
 - 8 (N) GLASS GUARDRAIL ASSEMBLY AT 42" A.F.F.
 - 9 (N) NON-COMBUSTABLE ROOF DECK ASSEMBLY
 - 10 (N) RETRACTABLE SKYLIGHT ASSEMBLY BEYOND
 - 11 (N) 1HR FIRE-RESISTANCE RATED 30" HIGH PARAPET BEYOND

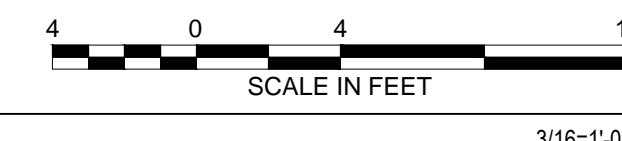
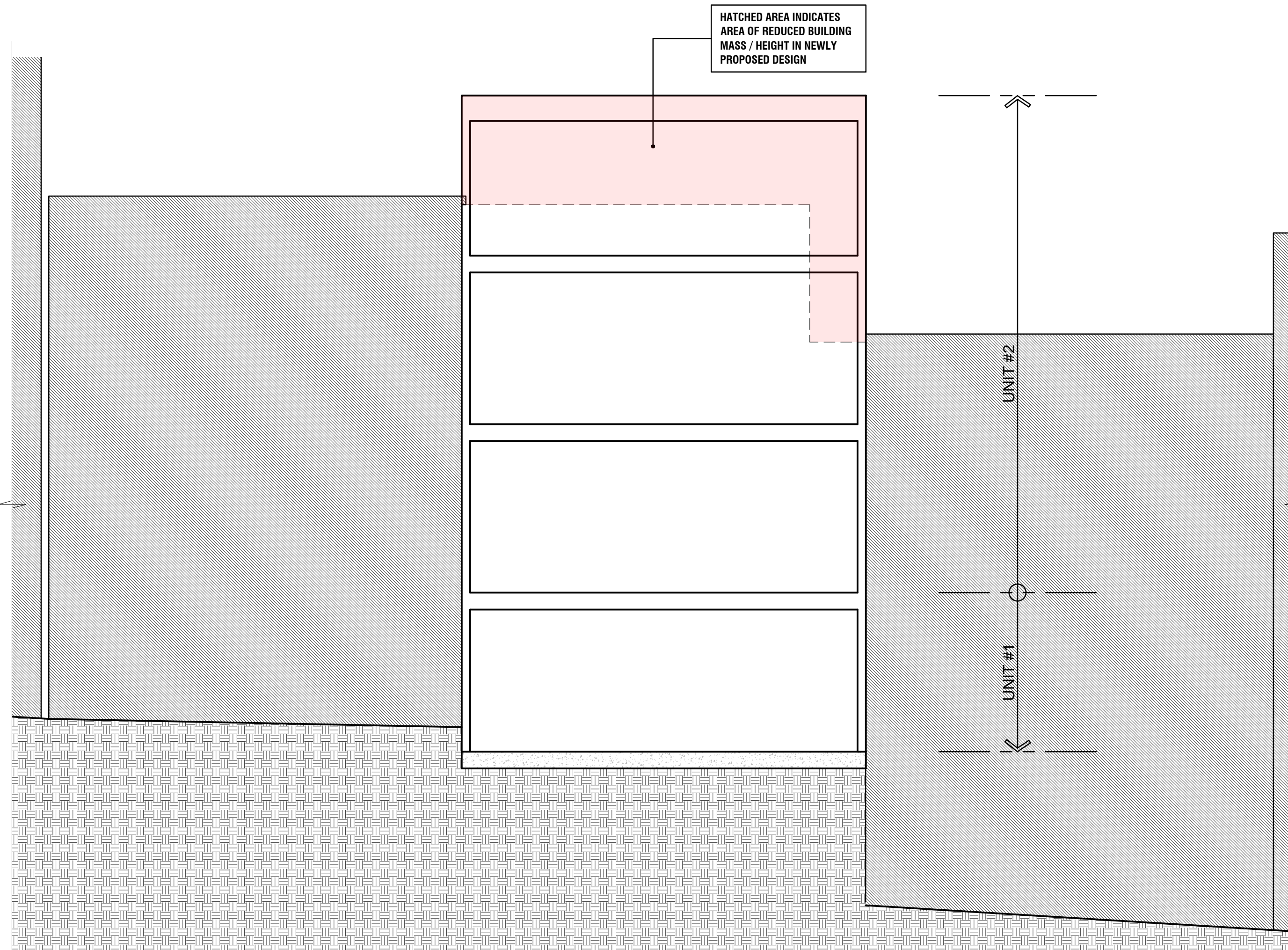
**526-530 LOMBARD -
FIELDING RESIDENCES**

526 LOMBARD STREET, SAN FRANCISCO, CA 94133
BLOCK: 0063 LOT: 011

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HATCHED AREA INDICATES
AREA OF REDUCED BUILDING
MASS / HEIGHT IN NEWLY
PROPOSED DESIGN



1 FOR REFERENCE ONLY - PREVIOUSLY SUBMITTED PROPOSED BUILDING SECTION

SFDBI / SF PLANNING STAMP SECTION

Job No.	19105
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SITE PERMIT SET	02.20.20
DR HEARING SET	02.20.20
DR HEARING SET	06.10.20

Drawing Title

**PREVIOUSLY & NEWLY
PROPOSED BUILDING
SECTIONS**

Sheet Number

A3.12