Discretionary Review
Abbreviated Analysis
HEARING DATE: JANUARY 9, 2020

Date: December 27, 2019
Case No.: 2018-003023DRP-02
Project Address: 2727 Vallejo Street
Permit Application: 2018.0214.1303
Zoning: RH-1 (D) [Residential House, One-Family- Detached]
40-X Height and Bulk District
Block/Lot: 0959/022
Project Sponsor: Lewis Butler
Butler Armsden Architects
1420 Sutter Street
San Francisco, CA 94109
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: Take DR and Approve with Modification

PROJECT DESCRIPTION
The project proposes construction a rear horizontal expansion on all levels, excavation of the basement and garage level to add habitable space, and other interior renovations.

SITE DESCRIPTION AND PRESENT USE
The site is a 30’-6” x 137’-6” lateral and down sloping lot with an existing 3-story, one-family house built in 1905. The building is listed as a category ‘A’ historic resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD
This property is adjacent to the rear property lines of houses that front Divisadero. The buildings on this block of Vallejo Street create a has an extremely consistent pattern of 3- and 4-story houses fronting the street that due to the steeply sloping down lots are greater height at the rear. The mid-block open space pattern is varied.

BUILDING PERMIT NOTIFICATION

<table>
<thead>
<tr>
<th>TYPE</th>
<th>REQUIRED PERIOD</th>
<th>NOTIFICATION DATES</th>
<th>DR FILE DATE</th>
<th>DR HEARING DATE</th>
<th>FILING TO HEARING TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td>311 Notice</td>
<td>30 days</td>
<td>August 19, 2019–September 18, 2019</td>
<td>9.28, 2019</td>
<td>1.9.2020</td>
<td>104 days</td>
</tr>
</tbody>
</table>
HEARING NOTIFICATION

<table>
<thead>
<tr>
<th>TYPE</th>
<th>REQUIRED PERIOD</th>
<th>REQUIRED NOTICE DATE</th>
<th>ACTUAL NOTICE DATE</th>
<th>ACTUAL PERIOD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Posted Notice</td>
<td>20 days</td>
<td>December 20, 2019</td>
<td>December 20, 2019</td>
<td>20 days</td>
</tr>
<tr>
<td>Mailed Notice</td>
<td>20 days</td>
<td>December 20, 2019</td>
<td>December 20, 2019</td>
<td>20 days</td>
</tr>
<tr>
<td>Newspaper Notice</td>
<td>20 days</td>
<td>December 20, 2019</td>
<td>December 20, 2019</td>
<td>20 days</td>
</tr>
</tbody>
</table>

PUBLIC COMMENT

<table>
<thead>
<tr>
<th></th>
<th>SUPPORT</th>
<th>OPPOSED</th>
<th>NO POSITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adjacent neighbor(s)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other neighbors on the block or directly across the street</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Neighborhood groups</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

DR REQUESTORS

1. Edward and Lynne Poole of 2737 Vallejo Street, adjacent neighbors to the West of the proposed project.
2. Daniel Alegre of 2623 Divisadero Street, adjacent neighbor to the Southeast of the proposed project.

DR REQUESTORS’ CONCERNS AND PROPOSED ALTERNATIVES

DR requestors 1:
Is concerned that the proposed project:
1. Does not provide the required side yard setbacks at the ground floor and requests a variance where there is not exceptional or extraordinary circumstance or unnecessary hardship;
2. Encroaches into the rear yard mid-block open space and fails to meet the Cow Hollow recommended standard of 45% rear yard depth;
3. exceeds the maximum allowed parking and requires excessive excavation to do so;
4. Is out of scale and character with existing neighborhood;
5. Is a de facto demolition;
6. Impacts light, air and privacy.

Proposed alternatives:
1. Include required 3’ side yard setbacks.
2. Reduce the horizontal expansion to 8’ beyond the Poole home to mitigate privacy light and air impacts and to preserve mid-block open space.
3. Eliminate expansion of existing garage and basement levels to minimize risk of complete demolition.

See attached Discretionary Review Application, dated September 18, 2019.
DR requestor 2:
Is concerned that the proposed addition:

1. The project requires extensive excavation that was not represented accurately on the Environmental Review Application;
2. Requires a side yard variance that is inconsistent with the neighborhood pattern and;
3. The additional massing will shade rear yard.

Proposed alternative:
Reduce the amount of excavation and the overall size of project to reduce shading and other impacts.
See attached *Discretionary Review Application*, dated September 18, 2019.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION
The project sponsor has attempted to locate the massing at or below grade and provided side setbacks at the upper floors to reduce impacts to the neighbors and complied with RDAT’s recommendations.


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

DEPARTMENT REVIEW
The current plans indicate space for 2 car parking spaces, which is allowed.

The 45% rear yard guideline in the Cow Hollow Neighborhood Design guidelines is located in the Appendix and not enforced by the Planning Department.

This is not considered a demolition by Planning Code Section 317, and if it were it is assumed that the subject property would easily exceed the affordable threshold of $2.2 million.

Excavation of this scope requires geotechnical analysis and structural reports that are in the purview of DBI to review for adequacy, not the Planning Department.

RH-1(D) zoning requires side setbacks. While no building on this block has side setbacks, additions that extend well beyond adjacent neighbors should employ side setbacks as a means of preserving access to mid-block open space. Because this property is adjacent to the rear yards of houses that front Divisadero, and the adjacent neighbor to the West is built to the current rear wall of the project, which due to the topography is below the project sponsor, particular care must be taken to balance the access to mid-block open space and preserve light to adjacent properties. The upper setbacks adequately address these issues and because the DR requestor to the East is above the proposed addition at the lower levels, staff deems the lack of side setback at the lower levels would not pose any extraordinary or exceptional circumstances.
However, the proposed second floor is well above and beyond the neighbor to the West. Therefore, Staff recommends providing a 3' side setback at the second level to maintain light and access to mid-block open space.

**RECOMMENDATION:** Take DR and Approve with Modification

**Attachments:**
- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- CEQA Determination
- DR Applications
- Response to DR Application dated December 19, 2019
- Reduced Plans
- Shadow studies
### Residential Design Guidelines Matrix

<table>
<thead>
<tr>
<th>Quadrant</th>
<th>FEATURES</th>
<th>BUILDINGS</th>
<th>THE NEIGHBORHOOD?</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Open Space</td>
<td>Building Scale and Form</td>
<td></td>
</tr>
<tr>
<td>Northwest</td>
<td>Building Scale</td>
<td>Design the scale of the building to be compatible with the height and depth of surrounding buildings.</td>
<td>MEETS GUIDELINE</td>
</tr>
<tr>
<td>Northeast</td>
<td>Building Scale at the Street</td>
<td>Design the height and depth of the building to be compatible with the existing building scale at the street.</td>
<td>MEETS GUIDELINE</td>
</tr>
<tr>
<td>South</td>
<td>Building Scale at the Mid-Block Open Space</td>
<td>Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.</td>
<td>MEETS GUIDELINE</td>
</tr>
<tr>
<td>Southeast</td>
<td>Building Scale at the Street</td>
<td>Design the height and depth of the building to be compatible with the existing building scale at the street.</td>
<td>MEETS GUIDELINE</td>
</tr>
<tr>
<td>East</td>
<td>Building Form</td>
<td>Design the building’s form to be compatible with that of surrounding buildings.</td>
<td>MEETS GUIDELINE</td>
</tr>
<tr>
<td>SouthEast</td>
<td>Facade Width</td>
<td>Design the building facade width to be compatible with those found on surrounding buildings.</td>
<td>MEETS GUIDELINE</td>
</tr>
<tr>
<td>West</td>
<td>Proportion</td>
<td>Design the building’s proportions to be compatible with those found on surrounding buildings.</td>
<td>MEETS GUIDELINE</td>
</tr>
<tr>
<td>NorthWest</td>
<td>Roofline</td>
<td>Design rooflines to be compatible with those found on surrounding buildings.</td>
<td>MEETS GUIDELINE</td>
</tr>
</tbody>
</table>

#### Architectural Features

- **Building Entrances**
  - Design building entrances to enhance the connection between the public realm of the street and sidewalk and the private realm of the building. MEETS GUIDELINE
  - Location of Building Entrances: Respect the existing pattern of building entrances. MEETS GUIDELINE
  - Front Porches: Provide front porches that are compatible with existing porches of surrounding buildings. NA
  - Utility Pavers: Locate utility pavers so they are not visible on the front building wall or on the sidewalks. NA

- **Front Windows**
  - Design the length, height and type of bay windows to be compatible with those on surrounding buildings. MEETS GUIDELINE

- **Garages**
  - Design garage structures to be compatible with the visual setting of surrounding buildings. MEETS GUIDELINE

- **Roof Top Architectural Features**
  - Design roof top features to minimize their visibility from the street. MEETS GUIDELINE

**Guideline Chapter, Topic, Subtopic**

- **Guideline Chapter:** Residential Design Guidelines Matrix
- **Topic:** Building Scale and Form

**Comment author:** Allison Albericci

**Date of Review / Response:** 8/31/2018

**Date of Drawings:** 4/9/2019

**Email:** Allison Albericci@residentialdesignmatrix.com

**Address:** 2707 Vallejo St

**City:** San Francisco

**State:** CA

**Zip Code:** 94115

**Contact:** Allison Albericci

**Phone:** (415) 123-4567

**Fax:** (415) 867-5342

**Email:** Alli@residentialdesignmatrix.com

**Website:** http://www.residentialdesignmatrix.com

**Notes:**

- MEETS GUIDELINE
- N/A
- See comments above.
- Same comment as above.

**Guideline:** Articulate the building to minimize impacts on light and privacy to adjacent properties. Findings made by sponsor to justify depth of addition; rear yard setback pattern to be reviewed; Core Hollow Design Guidelines; consult RDAT.

**Guideline:** Respect the topography of the site and the surrounding area.

**Guideline:** Respect major public views. Provide greater visual emphasis to corner buildings.

**Guideline:** Articulate the building to be compatible with the height and depth of surrounding buildings. Provide a minimum 3'-0" side setback along the west side property line for any horizontal expansion above the first floor (e.g. Second and 3rd Floors). Horizontal expansion along the west side property line (with 3'-0" setbacks at the 2nd floor and 5'-6" setbacks at the 3rd Floor) is compatible with the RDGs as proposed.

**Guideline:** Design garage structures to be compatible with overall building proportions and other building elements.
### RESIDENTIAL DESIGN GUIDELINES MATRIX

| V 13 | Windscree | N/A | GUIDELINE: Design windscree to minimize impacts on the building's design and on light to adjacent buildings. |

#### BUILDING DETAILS

| VI 1 | ARCHITECTURAL DETAILS | GUIDELINE: Design the placement and scale of architectural details to be compatible with the building and the surrounding area. | MEETS GUIDELINE | MEETS GUIDELINE |
| VI 2 | WINDOWS | GUIDELINE: Use windows that contribute to the architectural character of the building and the neighborhood. | MEETS GUIDELINE | MEETS GUIDELINE |
| VI 3 | Window Size | GUIDELINE: Relate the proportion and size of windows to that of existing buildings in the neighborhood. | MEETS GUIDELINE | MEETS GUIDELINE |
| VI 4 | Window Features | GUIDELINE: Design window features to be compatible with the building's architectural character, as well as other buildings in the neighborhood. | MEETS GUIDELINE | MEETS GUIDELINE |
| VI 5 | Window Material | GUIDELINE: Use window materials that are compatible with those found on surrounding buildings, especially on facades visible from the street. | MEETS GUIDELINE | MEETS GUIDELINE |
| VI 6 | EXTERIOR MATERIALS | GUIDELINE: The type, finish, and quality of a building's materials must be compatible with those used in the surrounding area. | MEETS GUIDELINE | MEETS GUIDELINE |
| VI 7 | Exposed Building Walls | GUIDELINE: All exposed walls must be covered and finished with quality materials that are compatible with the front facade and adjacent buildings. | MEETS GUIDELINE | MEETS GUIDELINE |
| VI 8 | Material Detailing | GUIDELINE: Ensure that materials are properly detailed and appropriately applied. | MEETS GUIDELINE | MEETS GUIDELINE |
Exhibits
The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.
Aerial Photo
Discretionary Review Hearing
Case Number 2018-003023DRP-02
2727 Vallejo Street
Aerial Photo

Discretionary Review Hearing
Case Number 2018-003023DRP-02
2727 Vallejo Street
NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On February 14, 2018, Building Permit Application No. 201802141303 was filed for work at the Project Address below.

Notice Date: 8/19/2019
Expiration Date: 9/18/2019

You are receiving this notice as an owner or occupant of property 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 that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a weekend or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

### PROJECT SCOPE

- **Demolition**
- **Change of Use**
- **Rear Addition**
- **New Construction**
- **Façade Alteration(s)**
- **Side Addition**
- **Alteration**
- **Front Addition**
- **Vertical Addition**

### PROJECT FEATURES

<table>
<thead>
<tr>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>No Change</td>
</tr>
<tr>
<td>None</td>
</tr>
<tr>
<td>1st Floor: None</td>
</tr>
<tr>
<td>± 65'-0&quot;</td>
</tr>
<tr>
<td>± 66'-0&quot;</td>
</tr>
<tr>
<td>No Change</td>
</tr>
<tr>
<td>No Change</td>
</tr>
<tr>
<td>1 Single-Family Residential Dwelling</td>
</tr>
<tr>
<td>2</td>
</tr>
</tbody>
</table>

### PROJECT DESCRIPTION

The project proposes to construct a rear horizontal expansion on all levels and excavate the basement and garage level to create additional habitable space. The proposal includes other interior renovations to the existing five-story single family residence. The proposal requires a Variance from side yard requirements pursuant to Planning Code section 133. A public hearing on the Variance has been tentatively scheduled for September 25, 2019. See attached plans.

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.

To view plans or related documents, visit [sf-planning.org/notices](http://sf-planning.org/notices) and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff:
Sylvia Jimenez, (415) 575-9187, [sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)
# CEQA Categorical Exemption Determination

## PROPERTY INFORMATION/PROJECT DESCRIPTION

<table>
<thead>
<tr>
<th>Project Address</th>
<th>Block/Lot(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2727 VALLEJO ST</td>
<td>0959022</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Permit No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018-003023ENV</td>
<td>201802141303</td>
</tr>
</tbody>
</table>

**Addition/Alteration**
- [ ] Demolition (requires HRE for Category B Building)
- [x] New Construction

Project description for Planning Department approval.

Horizontal addition at the rear of the property, including excavation to add habitable space at the ground floor. **MAHER: DISTURBANCE OF AT LEAST 50 CU. YD OF SOIL. ROUTE TO DPH**

## STEP 1: EXEMPTION CLASS

*Note: If neither class applies, an Environmental Evaluation Application is required.*

| Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft. |
| 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. |
| 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:  
(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.  
(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.  
(c) The project site has no value as habitat for endangered rare or threatened species.  
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.  
(e) The site can be adequately served by all required utilities and public services. |

FOR ENVIRONMENTAL PLANNING USE ONLY

| Class ____ |
## STEP 2: CEQA IMPACTS
### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an **Environmental Evaluation Application** is required.

<table>
<thead>
<tr>
<th><strong>Air Quality:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hazardous Materials:</strong> 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. 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 &gt; Maher layer).</td>
</tr>
<tr>
<td><strong>Transportation:</strong> 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?</td>
</tr>
<tr>
<td><strong>Archeological Resources:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</td>
</tr>
<tr>
<td><strong>Subdivision/Lot Line Adjustment:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Topography)</td>
</tr>
<tr>
<td><strong>Slope = or &gt; 20%:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Topography) If box is checked, a geotechnical report is required.</td>
</tr>
<tr>
<td><strong>Seismic: Landslide Zone:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report is required.</td>
</tr>
<tr>
<td><strong>Seismic: Liquefaction Zone:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.</td>
</tr>
</tbody>
</table>

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

Archaeological review complete 3/12/2018.
Project will implement recommendations outlined in Geotechnical Investigation, Rollo and Ridley, February 13, 2018
Maher application filed with DPH 4-27-2018
**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

- **Category A:** Known Historical Resource. GO TO STEP 5.
- **Category B:** Potential Historical Resource (over 45 years of age). GO TO STEP 4.
- **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.

- 1. Change of use and new construction. Tenant improvements not included.
- 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
- 3. Window replacement that meets the Department’s Window Replacement Standards. Does not include storefront window alterations.
- 4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
- 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
- 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
- 7. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows.
- 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.

- Project is not listed. GO TO STEP 5.
- Project does not conform to the scopes of work. GO TO STEP 5.
- Project involves four or more work descriptions. GO TO STEP 5.
- 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.

- 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.
- 2. Interior alterations to publicly accessible spaces.
- 3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
- 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
- 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
- 6. Restoration based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the Secretary of the Interior’s Standards for Rehabilitation.

8. **Other work consistent** with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
   - minor work at primary facade, rear addition and excavation of additional habitable space

9. **Other work** that would not materially impair a historic district (specify or add comments):

(Requires approval by Senior Preservation Planner/Preservation Coordinator)

10. **Reclassification of property status.** (Requires approval by Senior Preservation Planner/Preservation Coordinator)
   - Reclassify to Category A
     - a. Per HRER dated (attach HRER)
   - Reclassify to Category C

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.

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):
Requires demolition calculations.

Preservation Planner Signature: Alexandra Kirby

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

Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):
- Step 2 - CEQA Impacts
- Step 5 - Advanced Historical Review

STOP! Must file an Environmental Evaluation Application.

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

If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.

Signature: Laura Lynch

10/23/2018

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

<table>
<thead>
<tr>
<th>Project Address (If different than front page)</th>
<th>Block/Lot(s) (If different than front page)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2727 VALLEJO ST</td>
<td>0959/022</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Previous Building Permit No.</th>
<th>New Building Permit No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018-003023PRJ</td>
<td>201802141303</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Plans Dated</th>
<th>Previous Approval Action</th>
<th>New Approval Action</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Building Permit</td>
<td></td>
</tr>
</tbody>
</table>

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

☐ Result in expansion of the building envelope, as defined in the Planning Code;

☐ Result in the change of use that would require public notice under Planning Code Sections 311 or 312;

☐ Result in demolition as defined under Planning Code Section 317 or 19005(f)?

☐ 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

☐ 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: ___________________________ Date: ___________________________

SAN FRANCISCO PLANNING DEPARTMENT
DISCRETIONARY REVIEW PUBLIC (DRP)
APPLICATION

Discretionary Review Requestor's Information

Name: Edward and Lynn Poole
Address: 2737 Vallejo Street
Email Address: epoole@adplaw.com
Telephone: (415) 956-6413, ext. 102

Information on the Owner of the Property Being Developed

Name: Donald J. Santel and Kelly L. McGinnis
Company/Organization: 
Address: 4362 24th Street

Property Information and Related Applications

Project Address: 2727 Vallejo Street
Block/Lot(s): Block 0959, Lot 022
Building Permit Application No(s): 2018.02.14.1303

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

<table>
<thead>
<tr>
<th>PRIOR ACTION</th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Have you discussed this project with the permit applicant?</td>
<td></td>
<td><img src="https://example.com/yes" alt="Yes" /></td>
</tr>
<tr>
<td>Did you discuss the project with the Planning Department permit review planner?</td>
<td><img src="https://example.com/yes" alt="Yes" /></td>
<td></td>
</tr>
<tr>
<td>Did you participate in outside mediation on this case? (including Community Boards)</td>
<td><img src="https://example.com/yes" alt="Yes" /></td>
<td></td>
</tr>
</tbody>
</table>

Changes Made to the Project as a Result of Mediation.
If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.

The proposed horizontal expansion was slightly reduced and side yard setbacks required under the Planning Code were provided on the second and third floors.
**DISCRETIONARY REVIEW REQUEST**

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

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

   Please see attached statement.

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.

   Please see attached statement.

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?

   Please see attached statement.
DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

Signature

Robia S. Crisp
Name (Printed)

(415) 995-5806
Phone

rcrisp@hansonbridgett.com
Email

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

For Department Use Only
Application received by Planning Department:
By: [Signature]  
Date: 9/18/19
San Francisco Planning Department  
City and County of San Francisco  
1650 Mission St, Ste. 400  
San Francisco, CA 94103

Re: Authorization to File Discretionary Review Application

To Whom it May Concern:

We, Edward G. and Lynn A. Poole, as Trustees of the Poole Family Trust under agreement dated May 24, 2005, owner of the property located at 2737 Vallejo, San Francisco, CA 94123, authorize Robia Crisp at the law firm of Hanson Bridgett LLP to file on our behalf, an application for Discretionary Review with the San Francisco Planning Department.

Very truly yours,

[Signature]
Edward G. Poole, Trustee

[Signature]
Lynn A. Poole, Trustee
Our clients, Edward and Lynn Poole (collectively, the "Pooles") are husband and wife and the owners of the property at 2737 Vallejo Street (the "Poole Property"). The Poole Property is improved with an approximately 3,412 square foot, three-story over garage, single family home (the "Poole Home") and rear yard. The Pooles have resided in their home for nearly 25 years.

The proposed project site is located at 2727 Vallejo Street (the "Project Site"), immediately east of the Poole Property, and is also improved with an approximately 3,955 square foot, three-story over garage, single family home (the "Existing Home"). The Project Site is also improved with a large garden at the rear that significantly contributes to the mid-block open space. Both the Poole Home and the Existing Home are Category A Historic Resources. The Poole Home and Existing Home are complementary to one another, both having been designed by architect Van Trees & McCrea and both having been remodeled in 1920 by Albert Farr.

The proposed Project is for a horizontal and below-grade addition to the rear of the Existing Home, to create an approximately 9,297 square-foot mansion, including a 1,903 square-foot garage level (the "Project"). The proposed Project, which requires a variance, will roughly double the size of the Existing Home and is generally comprised of the following work:

- Demolition of 100% of the existing below grade garage and basement levels and portions of the first, second, third and roof levels;
- Excavation to depths of up to approximately 37 feet (29,890 cubic feet) to accommodate new garage and basement levels with no side yard setbacks; and
- Horizontal addition to the first, second, and third floors with a fourth floor roof deck, by approximately 19 feet into the rear yard (with a corresponding reduction to the existing rear yard), with no side yard setbacks on the first floor.

The Pooles seek discretionary review because the proposed Project: (1) does not meet minimum side yard setback requirements under the Planning Code; (2) does not meet Cow Hollow Neighborhood Design Guidelines, in part, with respect to mid-block open space; (3) creates a high risk of a de facto demolition and jeopardizes the safety of the foundation beneath the Poole Home; and (4) will create a wall along approximately 15 feet of the eastern perimeter of the Poole Property beyond the rear façade of the Poole Home, severely impacting the Pooles' privacy, eliminating their access to light and air, and creating a tunnel effect when combined with the depth of the home on the property located immediately west of the Poole Property.

In fact, the Planning Department made several requests and recommendations during their review of the Project that the Project sponsor has refused to satisfy. More specifically, the Planning Department had recommended that the Project be presented to the Cow Hollow Association Board at a regular meeting, and this was never done. The Residential Design Advisory Team also requested a three foot side yard setback along the east and west side of the horizontal addition, and requested that the second and third floor additions project no more

---

1 The 311 Notice and associated plans do not clearly indicate the existing and proposed total square footage for the Project and the total proposed square footage is taken from the Project sponsor's application for Environmental Evaluation dated March 5, 2018.
ATTACHMENT TO APPLICATION FOR DISCRETIONARY REVIEW 
OF PROPOSED PROJECT AT 2727 VALLEJO STREET

than six feet beyond the Poole Home.\(^2\) The Project sponsor refused to make these modifications.

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


Within the RH-1(D) Zoning District, side yard setbacks are required for lots 28 feet and wider. (Planning Code Sec. 209.1.) For lots with a width of 28 feet or more but less than 31 feet, one side yard equal to the amount by which the lot width exceeds 25 feet, or the same total amount in the form of two side yards, one of which shall be at least three feet is required. (Planning Code Sec. 133(a)(2).) The width of the Project Site is 30.5 feet and exceeds 25 feet by 5.5 feet. Therefore, the Project must provide one side yard equal to 5.5 feet or two side yards of 3 feet and 2.5 feet, including at the ground floor.

The proposed Project does not provide any side yard setbacks at the ground floor where a combined side yard of 5.5 feet is required, and there are no circumstances that justify the approval of a variance.

b. Special Circumstances Regarding the Project Site Do Not Support Granting the Required Variance.

A party seeking a variance has the burden of showing that because of special circumstances regarding the property, a strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by other property in the vicinity with the identical zoning classification, or otherwise create a hardship for the property owner. There are no such circumstances here, to support the requisite findings for a variance, established in Section 305 of the Planning Code as follows:

(1) That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;

(2) That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;

\(^2\) A copy of the Notice of Planning Department Requirements #2 dated September 20, 2018 is attached hereto as Exhibit A.
(3) That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;

(4) That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and

(5) That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

There is no evidence to support any of the findings required for the granting of a variance.

First, the Project Site is strikingly similar in size, shape, and topography to all of the lots on the same block along Vallejo, as well as those on the northern half of the block along Divisadero Street, which are all subject to the same zoning requirements. (See Orinda Assn. v. Board of Supervisors (1986) 182 Cal.App.3d 1145, 1167 [setting aside variance where there was “no affirmative showing that the subject property differs substantially and in relevant aspects from other parcels in the applicable zone”].)

Second, application of the side yard requirement to the Project creates no hardship to the Project sponsor. The expansion on the first floor is for a large, approximately 30 foot-wide open concept family room and kitchen. A reduction in width by 5.5 feet does not amount to practical difficulty or unnecessary hardship.

Third, a variance is not necessary for the preservation and enjoyment of a property right of the Project Site possessed by other property in the RH-1(D) zoning district. Indeed, a variance is not necessary for any proposed expansion of the Existing Home because there is nothing to prevent the Project to provide side yards totaling 5.5 feet on the ground floor. A mere desire for a larger room is not equivalent to property rights possessed by others in the RH-1(D) zoning district.

Fourth, a variance will be materially detrimental to the properties immediately to the east and west of the Project Site. The side yard setback is required to minimize impacts on adjacent properties and here, as discussed in more detail below, a horizontal expansion to the east property line of the Poole Property will create severe privacy, noise and light impacts.

Fifth, the granting of a variance would not be in harmony with the general purposes of the Code, which include protection of the character and stability of residential areas within the City, and promotion of the orderly and beneficial development of such areas. (SF Planning Code § 101.) To the contrary, granting a variance would improperly grant a special privilege to the Project sponsor and encourage development inconsistent with the Code. (See Stolman v. City of Los Angeles (2003) 114 Cal.App.4th 916, 925 [ordering denial of variance, reasoning that the variance procedure is not to be used to grant a special privilege but rather, is a means by which to remedy a disparity of privileges].)

Moreover, the RDAT previously advised that it would only consider a proposal that supports code-complying side yards, and requested that a three-foot side yard setback be provided along the east and west side of the horizontal addition so that a variance from Planning Code Section 133(a)(3) is not required.
ATTACHMENT TO APPLICATION FOR DISCRETIONARY REVIEW
OF PROPOSED PROJECT AT 2727 VALLEJO STREET

We understand that the Project sponsor has suggested that a variance at the first floor and below grade on both sides is warranted because the first floor of the Project is below the top of the fences located along the east and west side property line, and is shielded from both sides by planting. The Project sponsor suggests that accordingly, no privacy concerns or other measurable impacts would result if the variance is granted. Aside from the fact that the fences and plantings provide minimal to no noise attenuation and the plantings are not permanent, these improvements are not relevant to a determination of whether granting a variance is warranted.

c. The Project Does Not Respect Mid-Block Open Space Requirements of the Cow Hollow Neighborhood Design Guidelines.

The Cow Hollow Neighborhood Design Guidelines establish minimum criteria for neighborhood compatibility, and recognize the mid-block open space in the Cow Hollow neighborhood as contributing to the quality of life for immediate residents. Expansions, "even though permitted by the Planning Code, may not be appropriate if they fail to respect the mid-block open space and have adverse impacts on adjacent buildings." In Cow Hollow, the mid-block open space constituted by the open adjoining rear yards are considered a major and defining element of the neighborhood character. (Cow Hollow Neighborhood Design Guidelines, p. 29.)

Here, the expansive rear yard of the Project Site provides a significant contribution to the mid-block green space.

d. The Proposed Garage Exceeds the Maximum Off-Street Parking Spaces Permitted.

The proposed Project requires extensive excavation to accommodate the construction of a 1,903 square foot subterranean garage level. Under Section 151 of the Planning Code, up to 1.5 parking spaces is permitted for each dwelling unit and none is required. As you are aware, the City eliminated the minimum parking requirement earlier this year as a strategy to reduce traffic congestion and encourage the use of sustainable transportation modes where off-street parking is provided which exceeds 1.5, such parking is to be classified as a conditional use, requiring Planning Commission approval of a conditional use authorization.

As yet another example of the Project sponsor's unwillingness to make reasonable modifications to the Project, in response to the Planning Department's request that the proposed garage be reconfigured to comply with the allowable limit of two spaces, the Project sponsor left the proposed garage intact and removed the depiction of a third vehicle within the garage space shown. The existing 547 square-foot garage accommodates one car. The proposed 1,905 square foot garage level can easily accommodate three cars. As initially advised by Planning staff, a request for accessory residential parking in excess of what is principally permitted is required for the Project.

e. The Project is Incompatible with Surrounding Properties.

As stated above, the Existing Home was originally constructed in or around 1903 and the Poole Home was constructed in or around 1905. Both homes were designed by architect Van Trees

3 Copies of the plan set sheets showing the proposed garage level before and after revisions, are attached hereto as Exhibit B.
& Mc Crea and both homes are believed to have been remodeled in 1920 by Albert Farr. The Project Site is an historic resource identified in the City's 1976 Architectural Survey as having particular significance in its relationship with surrounding buildings. (Dept. of City Planning Survey dated January 1, 1976.)

In conducting the 1976 survey, City Planning numerically rated each building on a scale starting at a low level of importance with a rating of -2, to a high level of importance with a rating of 5. The inventory assessed architectural significance, which included design features, the urban design context and overall environmental significance. The Existing Home possesses a rating of 4 for its relationship of setting to building, and a rating of 5 for its importance as contribution to a cluster/streetscape. When completed, the 1976 Architectural Survey was believed to represent the top 10 percent of the City’s architecturally significant buildings.

*Here Today*, the Historic Sites Project of the Junior League of San Francisco, Inc., also describes the Project Site as “Complementing its neighbor at 2727 in this shingle residence.” We note that *Here Today* identifies as the most notable feature of the home, the French window surmounted by an unusual pediment. We note that the plan set provided with the 311 Notice provides no Northern Elevation and at a minimum, request that all front façade features remain intact to preserve the historical elements complementary to those of the Poole Home.

The doubling in size of the existing home in a manner that overpowers the Poole Home is architecturally incompatible and incompatible with the size and massing of surrounding homes, including the Poole Home.

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

a. **De Facto Demolition of the Existing Home.**

The proposed Project creates the risk of a complete demolition of the Existing Home. The Project involves the excavation of approximately 29,890 cubic feet of dirt beneath the over century-old Existing Home, with no side setbacks, to construct two full below grade levels. Together with the complete or partial demolition proposed at every level of the Existing Home, there are serious concerns that a potential impact of the proposed Project is a de facto demolition of the Existing Home.

b. **Construction Impacts on the Foundation and the Poole Property.**

Relatedly, the extensive excavation required for the proposed Project will weaken the lateral support needed for the foundation beneath the Poole Home, and have an unreasonable impact on its safety. The geotechnical report prepared for the Project and dated February 13, 2018 specifically identifies among its primary concerns, the protection of surrounding improvements, specifically the adjacent residences and property lines. The plans are entirely unclear as to how the construction of the Project will ensure that the adjacent properties and their foundations are adequately protected.
ATTACHMENT TO APPLICATION FOR DISCRETIONARY REVIEW
OF PROPOSED PROJECT AT 2727 VALLEJO STREET

In addition, because the Poole Home is downslope from the Project Site, it will be unreasonably impacted by construction activities, including noise, vibration, debris, and dust. The Poole Home, in their home, fragile personal property that the Poole Home will be required to have professionally removed, packed, and stored for the duration of the construction activities associated with the Project.

c. Unreasonable Interference with Light, Air and Privacy.

The Cow Hollow Neighborhood Design Guidelines state that rear additions should "minimize adverse impacts on adjacent buildings, such as significant deprivation of light, air and views. Expansions should be designed to avoid overshadowing neighboring gardens, existing sunlit decks, sunny yard space, or blocking significant views." (Cow Hollow Neighborhood Design Guidelines, p. 29.)

Here, the Project sponsor has given no attention to the light, air and view impacts the Project will have on the Poole Property. Again, without any side yard setback and the elimination of most of the mid-block open space created by the existing rear yard of the Project Site, the Poole Home's views from the rear of their home and its exposure to light and air will considerably and unreasonably impacted. The Project sponsor's Massing Angle Study illustrates how severely impacted the Poole's access to light will be on the first floor.

The Project Sponsor prepared a shadow study that purports to show there will be minimal impacts on the Poole Property and yet they appear to confirm that in the mornings in the summer, the first and second floor windows at the rear will be almost entirely cast in shadows. The home located at 2741 Vallejo extends beyond the rear façade of the Poole Home by approximately 40 feet. The proposed Project will therefore, not only eliminate much needed mid-block open space, it will result in a tunneling effect at the rear of the Poole Property.

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?

- Include required side yard setbacks of three feet at the first floor to comply with Planning Code requirements and eliminate need for variance
- Reduce horizontal expansion to eight feet beyond the Poole Home to mitigate privacy, light and air impacts and preserve mid-block open space
- Eliminate expansion of existing garage and basement levels to minimize risk of complete demolition

---

4 Excerpts from the Project sponsor's shadow study are attached hereto as Exhibit C.
5 Photographs, including those taken from inside the Poole Home, are attached hereto as Exhibit D.
Notice of Planning Department Requirements #2

September 20, 2018

Lewis Butler
Butler Armsden Architects
1420 Sutter Street
San Francisco, CA 94109
butler@butlerarmsden.com

RE: Project Site Address: 2727 Vallejo Street
Block/Lot: 0959/022
Building Permit Application Number: 2018.02.14.1303

Your Building Permit Application #2018.02.14.1303 has been received by the Planning Department and has been assigned to planner Sylvia Jimenez. She has begun review of your application but the following information is required before it is accepted as complete and/or is considered Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

In order to proceed with our review of your Building Permit Application, the following is required:

1. Pre-Application Meeting. The proposed project is subject to the requirements of the Pre-Application Meeting process. Please submit the all related materials including the following: sign-in sheet, list of neighbors and neighborhood organizations invited to the meeting, completed summary and response sheet, affidavit, and plan set used for discussion during the meeting.

   Please note that the property is within the boundaries of the Cow Hollow Neighborhood. Further, it is recommended that the project be presented to the Cow Hollow Association Board at a regular meeting, as described in the Cow Hollow Neighborhood Design Guidelines (attached).

2. Plans.
   a. Please revise the proposed site plan and all floor plans to dimension the side yard setback on the west side, measured from the property line to the proposed addition.
   b. Please revise the proposed site plan and all floor plans to indicate the depth and width dimension of the proposed rear deck.
   c. Demolition calculations, referenced as Sheet A0.6 on the cover sheet, were not included in the submitted sets. Please submit said sheets to verify this information.
   d. Please label the property address corresponding to the adjacent building profiles shown on the proposed side elevations

www.sfplanning.org
3. Parking in Excess of the Maximum Permitted (PC Section 151). Per Planning Code Section 151, the amount of proposed parking spaces exceeds the allowable limit of two spaces. Please reconfigure the proposed garage to comply with the aforementioned code requirement. Alternatively, a request for accessory residential parking in excess of what is principally permitted shall be reviewed by the Planning Commission as a Conditional Use Authorization.

4. Residential Design Advisory Team (RDAT) Review. The proposed project was reviewed by the Planning Department's Residential Design Advisory Team (RDAT) on September 20, 2018 to ensure compliance with the Residential Design Guidelines (RDGs). The following revisions are requested:
   a. RDAT will only consider a proposal that supports code-complying side yards. Thus, a three-foot side yard setback shall be provided along the east and west side of the horizontal addition so that a variance from PC section 133(a)(3) is not required.
   b. Please revise the second and third floor additions to project no more than six feet beyond the adjacent property to the west of the subject property (line F).
   c. Please clarify if a height overrun will be required for the proposed elevator and if so, include this information on the proposed site plan, floor plans, cross sections etc.

5. Child Care Fees. The project is subject to the Child Care Fee and shall be charged for net new residential unit or additional space in an existing unit of more than 800 gross square feet. The Fee shall be paid before the City issues a first construction document. The fee is currently $1.02/ gsf but is subject to change.

Please note that further comment may follow review of the requested information.

Please provide the requested information within thirty (30) days. The application will be sent back to the Department of Building Inspection for cancellation if we do not receive the requested information in this time. Please contact the assigned planner if you need more time to prepare the requested information.

All plans submitted must be to an appropriate scale: site plan 1/8" = 1'; floor plans 1/4" = 1'. Plans should be clearly labeled.

All plan revisions must be filed at the Department of Building Inspection, Permit Processing Center, 1660 Mission Street, 2nd Floor. Do not submit plans directly to the Planning Department. Plans will not be accepted by mail or messenger, and all plans must be signed by preparer, architect or engineer.

Please respond fully with all requested information and/or plan revisions as described above. You may file any plan revisions responding to this notice at no extra charge. However, please be advised that failure to address all the items listed above, leading to additional requests for revisions beyond those filed in response to this notice, will require a Back-Check Fee for Permit Revisions ($233 per hour, Planning Code Sections 355(a)2). If you file additional plan revisions in the future, those plan revisions will be subject to the Back-Check Fee.
Planning Department Applications and Publications are available at the Planning Information Center, 1660 Mission Street, 1st floor or via the Department website: www.sfplanning.org.

Please direct any questions concerning this notice to the assigned planner, Sylvia Jimenez at (415) 575-9187 or Sylvia.Jimenez@sfgov.org. Contact the assigned planner to set up any meeting, should one be necessary. Please do not come to the Planning Department to discuss this notice without an appointment.

Thank you for your attention to this notice. An early and complete response on your part will help expedite our review of your permit application.

Attachment: Cow Hollow Design Guidelines
ELEVATIONS

EXISTING

OUTREACH PROPOSAL

CURRENT PROPOSAL

2737 VALLEJO ST.  2727 VALLEJO ST.

WINDOWS 48% IN SHADOW

WINDOWS 86% IN SHADOW

WINDOWS 78% IN SHADOW

PLANS

2727 VALLEJO ST.

2727 VALLEJO ST.

2727 VALLEJO ST.

2737 VALLEJO ST.

2737 VALLEJO ST.

2737 VALLEJO ST.

LOWER PATIO 100% IN SHADOW

LOWER PATIO 100% IN SHADOW

LOWER PATIO 100% IN SHADOW

BIRD'S EYE

2737 VALLEJO ST.

2727 VALLEJO ST.

2737 VALLEJO ST.

2727 VALLEJO ST.

2737 VALLEJO ST.

2727 VALLEJO ST.

INCREASED SHADE FROM OUTREACH MEETING PROPOSAL

INCREASED SHADE FROM CURRENT PROPOSAL

8:00AM 6/21 SUMMER SOLSTICE
2727 VALLEJO STREET, SAN FRANCISCO, CA 94123
PG 17 4/9/19
View from second floor at the rear of Poole Home looking southwest
View from third floor at the rear of Poole Home looking southwest
View of the rear of the Poole Home and portion of the Existing Home
December 26, 2019

VIA E-MAIL

President Myrna Meglar
and the Commissioners of the
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2727 Vallejo; Discretionary Review Application, Supplemental Materials

Dear President Meglar and Planning Commissioners:

We write on behalf of Edward and Lynn Poole, the owners of 2737 Vallejo Street (the “Poole Residence”), which is located immediately west of 2727 Vallejo Street (the “Project Site”), the subject of the Pooles’ request for discretionary review. The purpose of this correspondence is to supplement the Pooles’ request by addressing the Project Sponsors’ December 19, 2019 response brief (the “Response Brief”).

The Project Sponsors propose to expand an existing 3,955 square foot three-story residence on the Project Site by 19 feet into the rear yard and with no side yard setbacks on the ground floor to create an approximately 9,297 square foot home. The Pooles requested discretionary review due, in large part, to the Project’s significant impacts on their light, air and privacy.

First, in the Response Brief, the Project Sponsors do not refute the fact that the Project fails to meet minimum side yard setback requirements. On the contrary, they attempt to justify their proposed approximately 5,342 foot expansion into the side yard – and thus, their need for a side yard variance – by arguing that the Planning Code’s side yard controls create a "hardship" in that they should be permitted to have the same building envelope as the other properties in this neighborhood.

That argument misses the point. The Project Sponsors are required to prove that there are exceptional or extraordinary circumstances applying to the Project Site that do not apply generally to other properties or uses in the same class of district, and thus, that variances from the side yard setback requirement at the first floor and below grade are justified. The Project Sponsors have failed to satisfy their burden of proof. A variance that enables the doubling of a single family home to over 9,000 square feet (for the purpose of achieving larger living and kitchen space) to the detriment of the Pooles’ quiet enjoyment of their living space is not justified.

Second, in the Response Brief, the Project Sponsors do not address the Project’s inconsistency with mid-block open space requirements of the Cow Hollow Neighborhood Design Guidelines. The Guidelines clearly state that, even where a rear yard expansion is permitted by the Planning Code, it “may not be appropriate if they fail to respect the mid-block open space and have adverse impacts on adjacent buildings.” Such is the case here. Open, adjoining rear yards are considered a major and
defining element of this neighborhood's character and the proposed Project destroys the mid-block open space element at the eastern end of the block.

Third, the Response Brief completely ignores the Pooles’ concerns regarding the Project's impacts on light, air and privacy. If the Project is constructed as proposed, sunlight from both the east and west sides of the Poole Residence will be significantly diminished, if not eliminated, during winter months. There will be a direct view into the rear living spaces of the Poole Residence – some of the most private and intimate spaces in the entire home – from the west side railing of the proposed fourth floor roof deck. The Cow Hollow Neighborhood Design Guidelines require rear additions to be designed in a manner that specifically (1) minimizes adverse impacts on adjacent properties, such as significant deprivation of light, air, and views, and (2) avoids overshadowing neighboring gardens, existing sunlit decks, sunny yard space, or blocking significant views. Again, the Project Sponsors have flouted the Guidelines and give little attention to the light, air and view impacts the Project will have on the Poole Residence.

Finally, on November 21, 2019, the parties participated in a meeting facilitated by Principal Architect David Winslow. At the meeting, the Project Sponsors agreed to provide the Pooles with renderings that reflected the Project's massing as viewed from the adjacent residences and that simulated the Project's shadow impacts on adjacent residences. The Project Sponsors subsequently provided us with those renderings, a copy of which is attached to this letter.

At the meeting, the Project Sponsors claimed that their renderings would demonstrate no meaningful difference in impacts if their proposed expansion was pulled back. But the renderings we received clearly show that, if the horizontal expansion is reduced from 19 feet (as proposed) to 13 feet, there would be a manifest and material decrease in the Project's impacts. In light of this fact – and the guidance originally provided by the Residential Design Advisory Team to reduce the horizontal expansion to extend no farther than 9 feet (6 feet beyond the Poole Residence) – the Pooles’ reiterate their request for a reduction to no more than 8 feet beyond the Poole Residence.

The Pooles urge the Commission to grant discretionary review of the Project. We appreciate your time and consideration.

Very truly yours,

Robia Crisp

Robia S. Crisp

cc: Edward and Lynn Poole (Via E-Mail)
    Michael F. Donner (Via E-Mail)
Renderings of Perspective from the Poole Residence, looking East

Existing:

As proposed:

Reduced by six feet to 13 feet, with required setbacks:
2727 VALLEJO STREET MASSING STUDIES FROM 2737 VALLEJO STREET

NOTE: Massing studies represent our understanding of existing conditions, including existing and proposed buildings. Per the neighbors’ request, diagrams and renderings demonstrate the following scenarios pertaining to the addition at 2727 Vallejo Street:

- 311 notification proposal: includes a 3'-0" setback at the second floor and a 5'-6" setback at the third floor
- 6'-0" projection beyond 2737 Vallejo Street: includes a 3'-0" setback at the second and third floor
- 6'-0" projection beyond 2737 Vallejo Street: no setback
- 10'-0" projection beyond 2737 Vallejo Street: includes a 3'-0" setback at the second and third floor
- 10'-0" projection beyond 2737 Vallejo Street: no setback

PG SHEET
PG 1 TABLE OF CONTENTS
PG 2 311 PROPOSAL: OVERALL SITE
PG 3 311 PROPOSAL: VIEW FROM 2737 VALLEJO ST.
PG 4 6'-0" WITH A SETBACK: OVERALL SITE
PG 5 6'-0" WITH A SETBACK: VIEW FROM 2737 VALLEJO ST.
PG 6 6'-0" WITHOUT A SETBACK: OVERALL SITE
PG 7 6'-0" WITHOUT A SETBACK: VIEW FROM 2737 VALLEJO ST.
PG 8 10'-0" WITH A SETBACK: OVERALL SITE
PG 9 10'-0" WITH A SETBACK: VIEW FROM 2737 VALLEJO ST.
PG 10 10'-0" WITHOUT A SETBACK: OVERALL SITE
PG 11 10'-0" WITHOUT A SETBACK: VIEW FROM 2737 VALLEJO ST.
311 PROPOSAL: OVERALL SITE
2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

LEGEND
PROPERTY LINE
AREA OF ADDITION BEYOND 2737 VALLEJO
AREA OF SETBACK

3'-0" SETBACK AT SECOND FLOOR, 5'-6" SETBACK AT THIRD FLOOR
EXISTING CONDITIONS

3'-0" SETBACK AT SECOND FLOOR, 5'-6" SETBACK AT THIRD FLOOR
6'-0" WITH A SETBACK: OVERALL SITE

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

12/19/19

LEGEND
PROPERTY LINE
AREA OF ADDITION
BEYOND 2737 VALLEJO
AREA OF SETBACK

2727 VALLEJO ST.
BLOCK 0959 / LOT 022
3 STORY - SINGLE FAMILY DWELLING

2623 DIVISADERO ST.
BLOCK 0959 / LOT 002
3 STORY - SINGLE FAMILY DWELLING

2714 BROADWAY ST.
BLOCK 0959 / LOT 009
SINGLE FAMILY DWELLING

6'-0" PROJECTION BEYOND 2737 VALLEJO AT SECOND AND THIRD FLOOR, 3'-0" SETBACK
EXISTING CONDITIONS

6'-0" PROJECTION BEYOND 2737 VALLEJO AT SECOND AND THIRD FLOOR, 3'-0" SETBACK
6'-0" WITHOUT A SETBACK: VIEW FROM 2737 VALLEJO ST.

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

PG 7

12/19/19

EXISTING CONDITIONS

6'-0" PROJECTION BEYOND 2737 VALLEJO AT SECOND AND THIRD FLOOR, NO SETBACK
10'-0" WITH A SETBACK: OVERALL SITE
2727 VALLEJO STREET, SAN FRANCISCO, CA 94123
PG 8

10'-0" PROJECTION BEYOND 2737 VALLEJO AT SECOND AND THIRD FLOOR, 3'-0" SETBACK

LEGEND
PROPERTY LINE
AREA OF ADDITION
BEYOND 2737 VALLEJO
AREA OF SETBACK

2623 DIVISADERO ST.
BLOCK 0959 / LOT 002
3 STORY - SINGLE FAMILY DWELLING

2727 VALLEJO ST.
BLOCK 0959 / LOT 022
3 STORY - SINGLE FAMILY DWELLING

3'-0" AREA OF ADDITION
BEYOND 2737 VALLEJO

3'-0" AREA OF SETBACK
10'-0" WITH A SETBACK: VIEW FROM 2737 VALLEJO ST.

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123
PG 9
12/19/19

EXISTING CONDITIONS

10'-0" PROJECTION BEYOND 2737 VALLEJO AT SECOND AND THIRD FLOOR, 3'-0" SETBACK
EXISTING CONDITIONS

10'-0" PROJECTION BEYOND 2737 VALLEJO AT SECOND AND THIRD FLOOR, NO SETBACK
## DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

### Discretionary Review Requestor's Information

<table>
<thead>
<tr>
<th>Name: Daniel Alegre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 2623 Divisadero Street</td>
</tr>
<tr>
<td>Email Address: <a href="mailto:dalegre@gmail.com">dalegre@gmail.com</a></td>
</tr>
<tr>
<td>Telephone: (415) 690-6305</td>
</tr>
</tbody>
</table>

### Information on the Owner of the Property Being Developed

| Name: DJ SANTELA ND K. MCGINNIS REVOCABLE LIVING TRUST (Owner) |
| Company/Organization: BUTLER ARMSDEN ARCHITECTS (Applicant) |
| Address: 2727 VALLEJO STREET |
| Email Address: DTS@DTSALAZAR.COM |
| Telephone: 415-812-8756 |

### Property Information and Related Applications

| Project Address: 2727 VALLEJO STREET |
| Block/Lot(s): 0959/022 |
| Building Permit Application No(s): 2018.0214.1303 |

### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

<table>
<thead>
<tr>
<th>PRIOR ACTION</th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Have you discussed this project with the permit applicant?</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Did you discuss the project with the Planning Department permit review planner?</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Did you participate in outside mediation on this case? (Including Community Boards)</td>
<td>☑</td>
<td></td>
</tr>
</tbody>
</table>

Changes Made to the Project as a Result of Mediation:
If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.
DISCRETIONARY REVIEW REQUEST

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

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

Potential impacts on the rear yard of our property which abuts the project's rear yard, including additional shading.

Also, the project requires extensive excavation that could have a negative impact on all adjacent properties. Moreover, based on the plans provided, it appears there is more excavation required than indicated on the Project and Environmental Review applications.

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 requires a side yard variance that would bring the structure closer to our rear yard and the neighbor's rear yard, inconsistent with the pattern of the neighborhood.

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?

Reduction in excavation and/or the overall size of the project, to reduce shading and other impacts.
DISCRETIONARY REVIEW REQUESTOR’S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

Signature

Authorized Agent

Relationship to Requestor (e.g. Attorney, Architect, etc.)

415 690 6205

Phone

Email

NAME (Printed)

Date: 9/18/19

Application received by Planning Department:

By:

Date:
Delivered Via Email

President Myrna Melgar
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2727 Vallejo Street
Brief in Support of the Project
Planning Department Case No. 2018-003023DRP/VAR
Hearing Date: January 9, 2020
Our File No.: 11103.01

Dear President Melgar and Commissioners:

Our office is working with Kelly McGinnis and Donald Santel, owners of the property located at 2727 Vallejo Street (the “Property”). Ms. McGinnis and Mr. Santel (“Project Sponsor”) are proposing a rear horizontal and below grade addition to their existing home at the Property (the “Project”). The Project sensitively concentrates most of the added floor area at the lower levels, where there is no impact on neighbors. At the upper levels, impacts of the addition are minimized through a series of setbacks on both sides and in the rear. The Project architect, Lewis Butler, worked closely with the Residential Design Advisory Team (“RDAT”) through several iterations to revise the Project and address concerns of the neighbors. Based on this and the Project’s consistency with the Residential Design Guidelines (“RDG”) and the Cow Hollow Neighborhood Design Guidelines (“CHNDG”), the RDAT recommends approval of the Project as proposed.

The adjacent neighbors to the west at 2737 Vallejo Street, Lynn and Edward Poole, have filed a request for discretionary review of the Project. Daniel Alegre, a more distant neighbor at 2623 Divisadero Street, also requested discretionary review. We urge the Planning Commission to deny the discretionary review requests and approve the Project as proposed for the following reasons:

• Though the allowed rear yard is 25 percent under the Planning Code, the proposed addition at its deepest point is more than 36 feet short of this requirement, and is 6 feet short of the 45 percent rear yard line, therefore complying even with the non-binding recommended rear yard depth of the CHNDG. A site plan is attached as EXHIBIT A.
• The Project also fulfills the RDG’s and CHNDG’s direction that new additions be set back and shaped to reduce impacts on neighbors. The second and third (top) levels are set back 3 feet from both side property lines. The third level is set back an additional 2'-6” from the Pooles’ property line, and the depth of the third level is reduced 10 feet, specifically to minimize impacts on the Pooles’ property. These setbacks and massing revisions are the result of a significant amount of work and vetting by the Project team with Planning staff and the RDAT. Renderings of the addition are attached as EXHIBIT B.

• The Project seeks a variance to extend the first floor to the side property lines. This level is not visible to neighbors (Exhibit B), and the prevailing neighborhood pattern is of buildings built to the side property line. (EXHIBIT C.) Moreover, the Planning Code’s side yard controls create a unique hardship for the Property. Lots with widths of 25-28 feet have no side yard requirement. Hence, a property such as the Poole’s, with a lot width of 27 feet, has a buildable width of 27 feet. In contrast, the Property’s width is 31½ feet and at that width, a total side yard of 5½ feet (distributed on both sides) is required, thereby lowering the buildable width to 25 feet, or 2 feet less than the Pooles. (See EXHIBIT D.) Another hardship unique to the Property is its Category A Historic Resource status. This status makes any alterations of the front façade, and vertical additions, prohibitive.

• The amount of excavation proposed allows the Project Sponsors to add floor area to their home without impacting neighbors. This amount and type of excavation is not uncommon in this neighborhood on properties similar to the subject Property. The Project Sponsors will employ the City’s foremost engineering and construction experts. We have proactively engaged the Pooles on these issues and have agreed in principle to the terms and conditions of a construction agreement drafted by the Pooles to ensure their Property and home receive the highest protections possible.

• Mr. Alegre expresses concern about shadow caused by the Project, but the effects on Mr. Alegre’s property are only on small portions of his rear yard (none on the home) in the autumn afternoon, where the yard is already heavily shaded at those times. (Shadow study is attached as EXHIBIT E.)

Discretionary review is a “special power of the Commission, outside of the normal building permit approval process. It is supposed to be used only when there are exceptional and extraordinary circumstances associated with the proposed project.”1 The discretionary review authority is based on Sec. 26(a) of the Business & Tax Regulations Code, and moreover, pursuant to the City Attorney’s advice, it is a “sensitive discretion … which must be exercised with the utmost restraint.” Exceptional or extraordinary circumstances have been defined as complex topography, irregular lot configuration, unusual context, or other circumstances not addressed in the design standards.

---

1 Planning Department publication for the Application Packet for Discretionary Review.
We submit that no exceptional or extraordinary circumstances exist here, and thus respectfully request that the Planning Commission approved the Project as proposed. The Project’s site permit plan set is attached as EXHIBIT F.

I. THE DR REQUESTERS DO NOT IDENTIFY ANY EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES

A. The Pooles

The Pooles’ stated reasons for requesting discretionary review are set forth below in italics, with our response provided.

(1) The Project does not meet minimum side yard setback requirements under the Planning Code.

The Project has been revised so that a side yard variance is sought only at the ground level. This area of the rear addition will not be visible to the Pooles as it is well below the existing fence and mature plantings that separate the two properties. Hence, the variance causes no impact to the Pooles. The Project Sponsor, at great cost, has concentrated the bulk of the new floor area at lower levels to reduce any impact on neighbors.

Moreover, the proposed width of the ground floor, built to each side property line, simply allows the Project Sponsor the same building envelope as the other properties in this neighborhood. As shown in Exhibit C, the prevailing pattern in this neighborhood is of homes built to the side property lines.

In addition, as described above, the Planning Code’s side yard controls create a hardship for this Property. Because of the Property’s width, 31½ feet, the Project Sponsor has a narrower buildable envelope, 25 feet, than the Pooles, even though the Pooles’ lot is narrower at 27 feet wide. Another hardship unique to the Property is its Category A Historic Resource status. This status makes any alterations of the front façade, and vertical additions, prohibitive.

Finally, the Project Sponsor has set back the upper levels of the addition considerably beyond Planning Code requirements to minimize impacts on the Pooles. The second floor is set back 3 feet from the property line, where 2½ feet is required, and the third floor is set back 5½ feet. (The second and third floors also are set back 3 feet on the side away from the Pooles, adding to the reduced envelope at these levels.) These reductions are on top of the considerable setbacks of the depth of the addition. The second floor is set back more than 36 feet from the 25 percent rear yard line, and 6 feet from the 45 percent line. The third floor is set back an additional 10 feet.
(2) Does not meet Cow Hollow Neighborhood Design Guidelines, in part, with respect to mid-block open space.

Contrary to the Pooles’ assertion, the Project does in fact meet the CHNDG. The depth of the rear addition is 6 feet short of the 45 percent rear yard recommended (this control is a non-binding policy) by the CHNDG. (See CHNDG at p. 58 (Appendix A).) The addition is generally shallower than the typical building depth on this block. (See Exhibit C.) In addition, the Project’s side setbacks fulfill the policies of the CHNDG calling for accommodations for neighbors. (See CHNDG at pp. 28-31.) For these reasons, the RDAT found that the Project is consistent with the CHNDG.

(3) Creates a high risk of a de facto demolition and jeopardizes the safety of the foundation beneath the Poole Home.

As stated above, the Project has been designed intentionally to concentrate the new floor area at the lower levels, thereby minimizing impacts on neighbors. This necessarily means there will be excavation and foundation work along the property line shared with the Pooles. This excavation and foundation work will be performed by the City’s foremost professionals with expertise in this area of the city, and with the utmost care. The Pooles have presented us with a draft construction, excavation, and shoring agreement, which we found largely acceptable, including measures to protect the Pooles’ art collection. Finally, we have provided the Pooles with a geotechnical report on the Project from Frank J. Rollo, P.E., G.E. of Rollo & Ridley, Inc.

As to any potential “de facto demolition”, no such demolition will occur. The Project’s demolition calculations fall well within the limits proscribed by Planning Code Sections 317 and 1005, and have been confirmed by staff.

(4) Will create a wall along approximately 15 feet of the eastern perimeter of the Poole Property beyond the rear facade of the Poole Home.

The measures taken to minimize impacts of the proposed addition on the Pooles’ home have been discussed at great length above. The depth of the addition is over 36 feet short of the allowed depth, and even 6 feet short of the 45 percent yard recommended by the CHNDG. The third floor is set back an additional 10 feet. The depth of the addition results in a rear building wall that is consistent with, if not shallower than, the prevailing block pattern.

The ground floor level of the addition will not be visible to the Pooles. At the second level, the addition is set back 3 feet from the property line, where 2½ feet is required, and the third floor is set back 5½ feet. (The second and third floors also are set back 3 feet on the side away from the Pooles, further reducing the massing at these levels.) These reductions are on top of the considerable setbacks of the depth of the addition.
Based on these revisions, the RDAT recommended approval of the Project as proposed, and staff has found that the Project does not result in exceptional or extraordinary circumstances that warrant discretionary review.

B. Alegre

Mr. Alegre makes non-specific claims about the amount of excavation and the overall size of the Project. These issues have been addressed above.

Mr. Alegre also expresses concern about potential increased shadow from the Project. As shown by the shadow study, the effects on Mr. Alegre’s property are only on small portions of his rear yard (none on the home) in the autumn afternoon, where the yard is already heavily shaded at those times.

II. CONCLUSION

The proposed Project is thoughtfully designed to incorporate the direction of the Planning Commission on prior projects, minimize impacts on the neighbors, and achieve consistency with the RDG and CHNDG. For these reasons, we submit there are no exceptional or extraordinary circumstances present, and respectfully request the Planning Commission approve the Project as proposed.

Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

Thomas Tunny

Enclosures

cc: Vice President Joel Koppel
Commissioner Sue Diamond
Commissioner Frank Fung
Commissioner Milicent Johnson
Commissioner Kathrin Moore
Commissioner Dennis Richards
Jonas Ionin, Commission Secretary
David Winslow, Planning Department
Kelly McGinnis and Donald Santel
Lewis Butler
LIST OF EXHIBITS

Exhibit A  Site Plan
Exhibit B  Renderings
Exhibit C  Block Map
Exhibit D  Side Yard Controls
Exhibit E  Shadow Study
Exhibit F  Site Permit Plan Set
Exhibit A
Exhibit B
Exhibit E
**MAXIMUM ALLOWED BUILD OUT ANALYSIS PER CODE**

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

12/19/19

- SF PLANNING CODE PROVIDES FOR A 5'-6" SIDE YARD SETBACK WHICH CAN BE DISTRIBUTED ON ONE OR BOTH SIDES AS DESIRED
- PROPOSED SIDE YARD SETBACK IS 3' ON THE SECOND FLOOR AND 5'-6" ON THE THIRD FLOOR
- COW HOLLOW RECOMMENDED REAR WALL IS 45% LOT DEPTH, PROPOSED IS 4'-7" LESS
- SF PLANNING REAR YARD REQUIREMENT IS 25%, PROPOSED IS 32'-1 1/2" LESS

**Scale: 1/8" = 1'-0"**

**Side Yard Setback encumbrance**

The lot width of 2727 Vallejo is 30.5', which is a width that is unfairly penalized by the RH-1 (D) side setback requirements.

**Rear Yard/Side Yard Special Condition at the corner of the block**

Request to consider the applicability of the 2727 Vallejo Eastern side setback when all the adjacent houses to the east are required to have rear yard setbacks.
EXISTING CONDITIONS: VIEW FROM 2714 BROADWAY STREET

3'-0" SETBACK AT 2ND FLOOR, 5'-6" SETBACK AT 3RD FLOOR
EXISTING CONDITIONS: VIEW FROM 2737 VALLEJO STREET
3'-0" SETBACK AT 2ND FLOOR, 5'-6" SETBACK AT 3RD FLOOR

EXISTING CONDITIONS: VIEW FROM 2623 DIVISADERO STREET
3'-0" SETBACK AT 2ND FLOOR, 5'-6" SETBACK AT 3RD FLOOR
 SUBJECT PROPERTY WITH PROPOSED ADDITION

NOTE TO SCALE
SIDE SETBACK RULES AND ANALYSIS

SEC. 133. SIDE YARDS, RH-1(D) DISTRICTS.

The following requirements for side yards shall apply to every building in an RH-1(D) District. Any lot width of less than 33 feet as described herein shall refer only to substandard lots of record as defined in Section 180 of this Code.

(a) Minimum side yards shall be provided as follows:

(1) For lots with a width of less than 28 feet: none;

(2) For lots with a width of 28 feet or more but less than 31 feet: one side yard equal to the amount by which the lot width exceeds 25 feet, or the same total amount in the form of two side yards, one of which shall be at least three feet;

(3) For lots with a width of 31 feet or more but less than 40 feet: two side yards each of three feet;

(4) For lots with a width of 40 feet or more but less than 50 feet: two side yards each of four feet;

(5) For lots with a width of 50 feet or more: two side yards each of five feet.

(b) Where, however, the building does not exceed 25 feet in height, any side yard required by Subsection (a) to be more than three feet in width may be reduced to three feet if the width of the other side yard is increased by the same amount as the first one is reduced.

(c) Buildings may be built to the common line of two adjoining lots if a side yard having a width of not less than the combined width of the two side yards required above for each lot is provided on each such lot on the opposite side.

(d) Only those obstructions specified in Section 136 of this Code shall be permitted in a required side yard, and no other obstruction shall be constructed, placed or maintained within any such yard. No motor vehicle, trailer, boat or other vehicle shall be parked or stored within any such yard, except as specified in Section 136.

Side Yard Setback encumbrance

The lot width of 2727 Vallejo is 30.5', which is a width that is unfairly penalized by the RH-1 (D) side setback requirements.
LEGEND
PROPERTY LINE
EXISTING SHADOW
ADDITIONAL SHADOW AT REAR YARD

VALLEJO ST

2737 VALLEJO ST.
BLOCK 0959 / LOT 021
3 STORY - SINGLE FAMILY DWELLING

2727 VALLEJO ST.
BLOCK 0959 / LOT 022
3 STORY - SINGLE FAMILY DWELLING

2623 DIVISADERO ST.
BLOCK 0959 / LOT 002
3 STORY - SINGLE FAMILY DWELLING

REAR YARD

PROPOSED - NO ADDITIONAL SHADOW AT YARD

SHADOW STUDY: DECEMBER 21, 10:00
2727 VALLEJO STREET, SAN FRANCISCO, CA 94123
PG 6  12/19/19
LEGEND
PROPERTY LINE
EXISTING SHADOW
ADDITIONAL SHADOW AT REAR YARD

SHADOW STUDY: JUNE 21, 18:00
2727 VALLEJO STREET, SAN FRANCISCO, CA 94123
PG 31  12/19/19

2737 VALLEJO ST.
BLOCK 0959 / LOT 021
3 STORY - SINGLE FAMILY DWELLING

2727 VALLEJO ST.
BLOCK 0959 / LOT 022
3 STORY - SINGLE FAMILY DWELLING

2623 DIVISADERO ST.
BLOCK 0959 / LOT 002
3 STORY - SINGLE FAMILY DWELLING

REAR YARD
PROPOSED - NO ADDITIONAL SHADOW AT YARD

1"=20'
**Green Building: Site Permit Submittal**

**BASIC INFORMATION:**
- Green Building: Site Permit Submittal
- Square feet must implement a Stormwater Control Plan
- Water Efficient Irrigation -
  - Construction site Stormwater Pollution Prevention Plan
- CalGreen measures for residential projects have
  - Code requirements reduction compared to Title 24, Part 6 (2013).
- LEED for Homes Mid-Rise projects must meet the "Silver" standard,
  - LEED certification level
  - Base number of required points: 60

**ALL PROJECTS, AS APPLICABLE**

<table>
<thead>
<tr>
<th>Type of Project Proposed</th>
<th>LEED Projects</th>
<th>Other APL Non-Residential Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Large Commercial</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Urban Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Small/High-Rise</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Large/High-Rise</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial/Single Residence</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial/Multi Residence</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial/Non-Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial/Mixed Use</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial/Office</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial/Government</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial/Other</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Major Alteration</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minor Alteration</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Commercial</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other New Commercial</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other New Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Commercial</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other New Commercial</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other New Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Residential</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**GREENPOINT RATED PROJECTS**

- Preparing a GreenPoint Rated Project
- Base number of required GreenPoints: 75
- Adjustment for reduction / demolition of historic features / building:
- Final number of required points (base number +/- adjustment)

**LEED PROJECTS**

- Enhanced Commissioning of Building Energy Systems
- Water Use: 30% Reduction
- Indoor Air Quality Management System
- Compliant with LEED prerequisites
- Low-Emitting Materials
- Energy Use:
- Bicycle parking:
- Parking for 5% of total motorized parking capacity each, or meet
- Low-Emitting, fuel efficient, and carpool/van pool vehicles
- LEED EA 3
- Enhanced Commissioning of Building Energy Systems
- Water Use: 30% Reduction
- Indoor Air Quality Management System
- Compliant with LEED prerequisites
- Low-Emitting Materials
- Energy Use:
- Bicycle parking:
- Parking for 5% of total motorized parking capacity each, or meet
- Low-Emitting, fuel efficient, and carpool/van pool vehicles

**OTHER APL NON-RESIDENTIAL PROJECTS**

- Renewable Energy or Enhanced Energy Efficiency
- Enhanced Commissioning of Building Energy Systems
- Water Use: 30% Reduction
- Indoor Air Quality Management System
- Compliant with LEED prerequisites
- Low-Emitting Materials
- Energy Use:
- Bicycle parking:
- Parking for 5% of total motorized parking capacity each, or meet
- Low-Emitting, fuel efficient, and carpool/van pool vehicles

**Notes**

- New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" category. New residential with 1-3 floor occupied floors must use the "New Residential Low-Rise" category. Projects for new multifamily residential projects must meet the "New" inclusion criteria. The number of points required to achieve "Green" depends on the LEED version.
- Stormwater, as a new feature of the LEED v4.1 system, is a key component of the "new building" category. The LEED v4.1 New Building Rating System is designed to encourage sustainable site design, water and energy conservation, materials selection, and improved indoor environmental quality.

**Instructions:**
- As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:
  - (a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.
  - (b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint Checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory requirements by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

**VARIANCE SET**

- VARIANCE REQUESTED: 0

**SCALE:**

- Insert Project Name / Titleblock here

**TO BE REMOVED**

- EXISTING WALL

**SYMBOLS**

- TO BE REMOVED

**SYMBOLS**

- TO BE REMOVED
EXISTING WALL TO BE REMOVED
NEW WALL

GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N.
8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

VARIANCE SET

EXISTING GARAGE PLAN

BIM Server: bim.butlerarmsden.com - BIM Server 21/1721_2727_VallejoSt/1721_currentPlans

SYMBOLS

JOB#: 1721
DATE: 08/28/2018
CHECKED:

SCALE: 1/4" = 1'-0"
EXISTING WALL
TO BE REMOVED
NEW WALL

EXISTING WALL

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

2727 VALLEJO REMODEL

REVISIONS:

GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.

2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.

5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.

6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.

7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N.

8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.

9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.

10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.

11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

SYMBOLS

VARIANCE SET

EXISTING BASEMENT PLAN
EXISTING FIRST FLOOR PLAN

GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE, REMOVE WINDOW HARDWARE, U.O.N.
8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123
2727 VALLEJO REMODEL
REVISIONS:

BY:

VARIANCE SET

SYMBOLS

SCALE: 1/4" = 1'-0"

EXISTING WALL
NEW WALL

EXISTING PLAN
FIRST FLOOR

2737 VALLEJO STREET

2737 VALLEJO STREET FOR (N) ELEVATOR
DEMO (E) STAIRS AND LEVEL CHANGE

DEMO FLOOR FOR (N) STAIR
DEMO (E) FIREPLACE & FLUE
DEMO (E) STAIR
DEMO (E) WALLS AS INDICATED
DEMO (E) EXTERIOR STAIR (E) ENTRY STAIRS TO REMAIN
DEMO (E) ENTRY DOOR TO BE RELOCATED
DEMO (E) WINDOW TO BE RELOCATED

EXSTING PLAN - FIRST FLOOR
1. All demolition work to be conducted in such a manner as to protect adjacent property and landscape planting to remain.

2. Asbestos-containing materials in existing buildings to be identified and removed in compliance with all applicable regulations.

3. Lead-painted materials in existing buildings to be identified and removed in compliance with all applicable regulations.

4. Demolish all redundant HVAC equipment, including piping, ductwork, radiant panels, and baseboard heaters. Save and catalogue decorative grilles for storage and re-use.

5. Demolish redundant plumbing in walls or floor cavities opened for construction.

6. Demolish all abandoned interior electrical throughout.

7. Demolish all window coverings and related hardware. Remove window hardware, U.O.N.

8. At doors to be demolished or removed, remove door, hardware, and frame, U.O.N. and save for re-use.

9. Demolish all floor finishes, including carpet, vinyl, and tile. Wood floors to remain, U.O.N. Protect during construction.

10. Demolish all abandoned gas lines to main point of entry, U.O.N.

11. Contractor to verify bearing and non-bearing status of existing construction to be demolished before proceeding with work.
1. All demolition work to be conducted in such a manner as to protect adjacent property and landscape planting to remain.
2. Asbestos-containing materials in existing buildings to be identified and removed in compliance with all applicable regulations.
3. Lead painted materials in existing buildings to be identified and removed in compliance with all applicable regulations.
4. Demolish all redundant HVAC equipment, including piping, ductwork, radiant panels, and baseboard heaters. Save and catalogue decorative grilles for storage and re-use.
5. Demolish redundant plumbing in wall or floor cavities opened for construction.
6. Demolish all abandoned interior electrical throughout.
7. Demolish all window coverings and related hardware. Remove window hardware, U.O.N.
8. At doors to be demolished or removed, remove door, hardware, and frame, U.O.N. and save for re-use.
9. Demolish all floor finishes, including carpet, vinyl, and tile. Wood floors to remain, U.O.N. Protect during construction.
10. Demolish all abandoned gas lines to main point of entry, U.O.N.
11. Contractor to verify bearing and non-bearing status of existing construction to be demolished before proceeding with work.

VARIANCE SET

A1.5

EXISTING PLAN - THIRD FLOOR
1. All demolition work to be conducted in such a manner as to protect adjacent property and landscape planting to remain.

2. Asbestos containing materials in existing buildings to be identified and removed in compliance with all applicable regulations.

3. Lead painted materials in existing buildings to be identified and removed in compliance with all applicable regulations.

4. Demolish all redundant HVAC equipment, including piping, ductwork, radiant panels, and baseboard heaters. Save and catalogue decorative grilles for storage and reuse.

5. Demolish redundant plumbing in wall or floor cavities opened for construction.

6. Demolish all abandon interior electrical throughout.

7. Demolish all window coverings and related hardware. Remove window hardware, U.O.N.

8. At doors to be demolished or removed, remove door, hardware, and frame, U.O.N. and save for reuse.

9. Demolish all floor finishes, including carpet, vinyl, and tile. Wood floors to remain, U.O.N. Protect during construction.

10. Demolish all abandon gas lines to main point of entry, U.O.N.

11. Contractor to verify bearing and non-bearing status of existing construction to be demolished before proceeding with work.
GENERAL DEMOLITION NOTES

1. All demolition work to be conducted in such a manner as to protect adjacent property and landscape planting to remain.

2. Asbestos-containing materials in existing buildings to be identified and removed in compliance with all applicable regulations.

3. Lead-painted materials in existing buildings to be identified and removed in compliance with all applicable regulations.

4. Demolish all redundant HVAC equipment, including piping, ductwork, radiant panels, and baseboard heaters. Save and catalogue decorative grilles for storage and re-use.

5. Demolish redundant plumbing in wall or floor cavities opened for construction.

6. Demolish all abandoned interior electrical throughout.

7. Demolish all window coverings and related hardware. Remove window hardware, U.O.N.

8. At doors to be demolished or removed, remove door, hardware, and frame, U.O.N. and save for re-use.

9. Demolish all floor finishes, including carpet, vinyl, and tile. Wood floors to remain, U.O.N. Protect during construction.

10. Demolish all abandoned gas lines to main point of entry, U.O.N.

11. Contractor to verify bearing and non-bearing status of existing construction to be demolished before proceeding with work.
GENERAL DEMOLITION NOTES

1. ALL CONSTRUCTION DEBRIS TO BE COLLECTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY.
2. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N.
8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

SYMBOLS

VARIANCE SET

SUBJECT PROPERTY

40'-0" HEIGHT LIMITPER SFPC SEC. 261(b)(1)(A)

TOP OF PEAK

TOP OF BUILDING

TOP OF (E) FENCE

LINE OF REAR YARD STRUCTURE

ADJACENT WINDOWS

LINE OF RETAINING WALL

INFILL (E)

LIGHTWELL

DEMO (E) REAR WALLS AND WINDOWS AS NOTED

DEMO (E) ROOF EAVE

DEMO (E) SKYLIGHTS

(E) CHIMNEY TO REMAIN

DEMO (E) ROOF EAVE

DEMO (E) SKYLIGHTS

(E) CHIMNEY TO REMAIN

TOP OF NEIGHBOR'S FENCE

BASEMENT LEVEL F.C.

BASEMENT LEVEL F.F.E.

GARAGE LEVEL F.C.

GARAGE LEVEL F.F.E.

SECOND LEVEL F.C.

SECOND LEVEL F.F.E.

FIRST LEVEL F.F.E.

FIRST LEVEL F.C.

TOP OF (E) RETAINING WALL

TOP OF (E) FENCE

1'-0 1/4" (260'-1")

3'-0 1/4" (262'-1")

10'-6 1/4" (269'-7")

13'-0" (272'-0 3/4")

" (258'-3 3/4")

0" (259'-0 3/4")

8'-10" (267'-10 3/4")

9'-10" (268'-10 3/4")

18'-7" (277'-7 3/4")

19'-7" (278'-7 3/4")

27'-10" (286'-10 3/4")

28'-9 1/4" (287'-10")

30'-5" (289'-5 3/4")

4'-10"

10'-0 1/2"

17'-5"

5'-4 1/2"

13'-0"

14'-5 1/2"

4'-9"

40'-0"

26'-10 1/4" (285'-11")

4'-4 1/4" (263'-5"

26'-10 1/4"

8'-10" (267'-10 3/4")

9'-10" (268'-10 3/4")

18'-7" (277'-7 3/4")

19'-7" (278'-7 3/4")

27'-10" (286'-10 3/4")

28'-9 1/4" (287'-10")

30'-5" (289'-5 3/4")

4'-10"

10'-0 1/2"

17'-5"

5'-4 1/2"

13'-0"

14'-5 1/2"

4'-9"

40'-0"

26'-10 1/4" (285'-11")

4'-4 1/4" (263'-5"

26'-10 1/4"
EXISTING WALL TO BE REMOVED
NEW WALL

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

2727 VALLEJO REMODEL

REVISIONS:

BY:

GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.

2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.

5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.

6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.

7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N.

8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.

9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.

10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.

11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

SYMBOLS

1.10.0 SCALE: 1/4" = 1'-0"

EXISTING SOUTHERN ELEVATION - SOUTH
EXISTING WALL TO BE REMOVED

NEW WALL

REVISIONS:

SYMBOLS

GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.

2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.

5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.

6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.

7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N.

8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.

9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.

10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.

11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

VARIANCE SET

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

2727 VALLEJO REMODEL

1420 SUTTER STREET 1ST FLOOR
SAN FRANCISCO, CA 94109

BUTLERARMSDEN.COM
INFO@BUTLERARMSDEN.COM
415-674-5554
415-674-5558

PRINTED: 7/2/19, 11:42 AM
EXISTING WALL TO BE REMOVED
NEW WALL

GENERAL DEMOLITION NOTES
1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N.
8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

VARIANCE SET

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

2727 VALLEJO REMODEL

SYMBOLS

JOB#:
DATE:
DRAWN:
CHECKED:
SCALE:

1721
08/28/2018
SH
DS
AS NOTED

1420 SUTTER STREET 1ST FLOOR
SAN FRANCISCO, CA 94109
BUTLERARMSDEN.COM
INFO@BUTLERARMSDEN.COM
415-674-5554
415-674-5558

BIM Server: bim.butlerarmsden.com - BIM Server 21/1721_2727_VallejoSt/1721_currentPlans

PRINTED: 7/2/19, 11:42 AM

SYMBOLS

A1.11

EXISTING SECTION - LONGITUDINAL

EXCAVATION CALCULATION

<table>
<thead>
<tr>
<th>AREA</th>
<th>LOT WIDTH</th>
<th>CUBIC FEET OF EXCAVATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>29,890</td>
<td>30'-6&quot;</td>
<td>1,107</td>
</tr>
</tbody>
</table>

DIVIDED BY 27 = 1,107 CUBIC YARDS

SCALE: 1/4" = 1'-0"
GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N.
8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

SYMBOLS

EXISTING SECTION - TRANSVERSE

EXISTING WALL
NEW WALL

PRINTED: 7/2/19, 11:42 AM

VARIANCE SET

A1.12

EXISTING SECTION - TRANSVERSE

SCALE: 1/4" = 1'-0"
PROPOSED NORTH ELEVATION

2727 VALLEJO STREET, SAN FRANCISCO, CA 94123

REVISIONS

BY:

1420 SUTTER STREET 1ST FLOOR
SAN FRANCISCO, CA 94109
BUTLERARMSDEN.COM
INFO@BUTLERARMSDEN.COM
T 415-674-5554
F 415-674-5558

BIM Server: bim.butlerarmsden.com - BIM Server 21/1721_2727_VallejoSt/1721_currentPlans

JOB#: 1721
DATE: 08/28/2018
DRAWN: SH
CHECKED: DS
SCALE: AS NOTED

VARIANCE SET

A3.1 PROPOSED ELEVATION - NORTH

SUBJECT PROPERTY

-19'-4 1/2" (239'-8 1/4")
-17'-3" (241'-9 3/4")
-10'-10 1/4" (248'-2 1/2")
-9'-8 1/4" (249'-4 1/2")
-1'-2" (257'-10 3/4")
0" (259'-0 3/4")
8'-10" (267'-10 3/4")
9'-10" (268'-10 3/4")
18'-7" (277'-7 3/4")
19'-7" (278'-7 3/4")
27'-10" (286'-10 3/4")
28'-9 1/4" (287'-10")
30'-5" (289'-5 3/4")
30'-4 1/4" (289'-5")
26'-10 1/4" (285'-11")

RELOCATED WINDOW AND WALL, BEHIND ARCHED ENTRY PORTAL

BASEMENT LEVEL F.C.
FIRST LEVEL F.C.
SECOND LEVEL F.F.E.
THIRD LEVEL F.C.
GARAGE LEVEL F.F.E.
GARAGE THRESHOLD
TOP OF BUILDING
TOP OF PEAK

SCALE: 1/4" = 1'-0"
Sheet: 1 of 6

2727 Vallejo Street
San Francisco, CA 94123

PGE
WM
CATV
WM
AT&T

Divisadero Street

Planters

4
4
3
3
2
2
1
1
5
5
6
6

14'-4 1/4"  
137'-6"
30'-6"
5'-11 3/4"
4'-9"
14'-5 1/2"
13'-0"
5'-4 1/2"
17'-5"
10'-0 1/2"
4'-10"
5'-6 1/2"
7'-8 1/2"
8'-6"
3'-2"
5'-6"
30'-6"
1'-4 3/4"
103'-1 1/2"
19'-7"
19'-0"
19'-7 1/4"
279'-0"
269'-7"
263'-1/2"
270'-0 3/4"
259'-0 3/4"
278'-7 3/4"
287'-10"

34'-4 1/2" (25% rear yard setback per SFPC)
3'-0"
5'-6"
71'-0" (Proposed building depth)
66'-6" (Proposed building setback)
61'-10 3/4" (45% Cow Hollow recommended setback)
19'-0"
19'-7 1/4"
270'-0 3/4" (TO FNCE)
259'-0 3/4"
278'-7 3/4" (DK)
287'-10" (TB)

AT&T

DN

(N) Deck

Over 2nd floor

Bedroom

Req. side setback per SFPC

(E) Chimney to remain

(N) Skylight & curb, TYP.

(N) Skylight & curb, TYP.

(N) Stair to basement

Subject Property

2727 Vallejo St.
Block 0959 / Lot 022

3 Story - Single Family Dwelling

2623 Divisadero St.
Block 0959 / Lot 002

3 Story - Single Family Dwelling

2663 Divisadero St.
Block 0959 / Lot 001

4 Story - Single Family Dwelling

2621 Divisadero St.
Block 0959 / Lot 003

4 Story - Multi Family Dwelling

2619 Divisadero St.
Block 0959 / Lot 004

3 Story - Single Family Dwelling

2615 Divisadero St.
Block 0959 / Lot 029

3 Story - Multi Family Dwelling

2737 Vallejo St.
Block 0959 / Lot 021

3 Story - Single Family Dwelling

2619 Divisadero St.
Block 0959 / Lot 004

3 Story - Single Family Dwelling

2615 Divisadero St.
Block 0959 / Lot 029

3 Story - Multi Family Dwelling

2737 Vallejo St.
Block 0959 / Lot 021

3 Story - Single Family Dwelling

2623 Divisadero St.
Block 0959 / Lot 002

3 Story - Single Family Dwelling

2663 Divisadero St.
Block 0959 / Lot 001

4 Story - Single Family Dwelling

2621 Divisadero St.
Block 0959 / Lot 003

4 Story - Multi Family Dwelling

2619 Divisadero St.
Block 0959 / Lot 004

3 Story - Single Family Dwelling

2615 Divisadero St.
Block 0959 / Lot 029

3 Story - Multi Family Dwelling

2737 Vallejo St.
Block 0959 / Lot 021

3 Story - Single Family Dwelling

2623 Divisadero St.
Block 0959 / Lot 002

3 Story - Single Family Dwelling

2663 Divisadero St.
Block 0959 / Lot 001

4 Story - Single Family Dwelling

2621 Divisadero St.
Block 0959 / Lot 003

4 Story - Multi Family Dwelling

2619 Divisadero St.
Block 0959 / Lot 004

3 Story - Single Family Dwelling

2615 Divisadero St.
Block 0959 / Lot 029

3 Story - Multi Family Dwelling

2737 Vallejo St.
Block 0959 / Lot 021

3 Story - Single Family Dwelling

2623 Divisadero St.
Block 0959 / Lot 002

3 Story - Single Family Dwelling

2663 Divisadero St.
Block 0959 / Lot 001

4 Story - Single Family Dwelling

2621 Divisadero St.
Block 0959 / Lot 003

4 Story - Multi Family Dwelling

2619 Divisadero St.
Block 0959 / Lot 004

3 Story - Single Family Dwelling

2615 Divisadero St.
Block 0959 / Lot 029

3 Story - Multi Family Dwelling

2737 Vallejo St.
Block 0959 / Lot 021

3 Story - Single Family Dwelling

2623 Divisadero St.
Block 0959 / Lot 002

3 Story - Single Family Dwelling

2663 Divisadero St.
Block 0959 / Lot 001

4 Story - Single Family Dwelling

2621 Divisadero St.
Block 0959 / Lot 003

4 Story - Multi Family Dwelling

2619 Divisadero St.
Block 0959 / Lot 004

3 Story - Single Family Dwelling

2615 Divisadero St.
Block 0959 / Lot 029

3 Story - Multi Family Dwelling

2737 Vallejo St.
Block 0959 / Lot 021

3 Story - Single Family Dwelling

2623 Divisadero St.
Block 0959 / Lot 002

3 Story - Single Family Dwelling

2663 Divisadero St.
Block 0959 / Lot 001

4 Story - Single Family Dwelling

2621 Divisadero St.
Block 0959 / Lot 003

4 Story - Multi Family Dwelling

2619 Divisadero St.
Block 0959 / Lot 004

3 Story - Single Family Dwelling

2615 Divisadero St.
Block 0959 / Lot 029

3 Story - Multi Family Dwelling

2737 Vallejo St.
Block 0959 / Lot 021

3 Story - Single Family Dwelling

2623 Divisadero St.
Block 0959 / Lot 002

3 Story - Single Family Dwelling

2663 Divisadero St.
Block 0959 / Lot 001

4 Story - Single Family Dwelling

2621 Divisadero St.
Block 0959 / Lot 003

4 Story - Multi Family Dwelling

2619 Divisadero St.
Block 0959 / Lot 004

3 Story - Single Family Dwelling

2615 Divisadero St.
Block 0959 / Lot 029

3 Story - Multi Family Dwelling

2737 Vallejo St.
Block 0959 / Lot 021

3 Story - Single Family Dwelling

2623 Divisadero St.
Block 0959 / Lot 002

3 Story - Single Family Dwelling

2663 Divisadero St.
Block 0959 / Lot 001

4 Story - Single Family Dwelling

2621 Divisadero St.
Block 0959 / Lot 003

4 Story - Multi Family Dwelling

2619 Divisadero St.
Block 0959 / Lot 004

3 Story - Single Family Dwelling

2615 Divisadero St.
Block 0959 / Lot 029

3 Story - Multi Family Dwelling