



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: MARCH 12, 2020

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: February 27, 2020
Case No.: **2018-013511DRP**
Project Address: **350 Liberty Street**
Permit Application: 2018.0921.1017
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 3605 / 047
Project Sponsor: David Piper
YA Studio
777 Florida Street, Suite 301
San Francisco, CA 94110
Staff Contact: David Winslow – (415) 575-9159
david.winslow@sfgov.org
Recommendation: **Do Not Take DR and Approve**

PROJECT DESCRIPTION

The project proposes 343 square foot, horizontal front addition to the third floor of an existing 3-story single-family home. A deck on the roof of the 2nd floor is also proposed at the front and side of the addition.

SITE DESCRIPTION AND PRESENT USE

The subject property is a three-story, single family house built in 1925 on a 25' wide x 114' deep lateral and down sloping lot.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The immediate neighboring building on this block of Liberty have a development pattern of primarily two-story single-family residential buildings that maintain a consistent scale with the street and step with the slope of the street. Liberty street itself is made into two narrow lanes split by a planted center median / retaining wall. This affects the perceptibility of building scale.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	October 16, 2019 – November 15, 2019	November 15, 2019	March 12, 2020	118 days

HEARING NOTIFICATION

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

PUBLIC COMMENT

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

DR REQUESTOR

Phillipe Vendrolini, of 337 Liberty Street neighbor across the street to the Southeast.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

The project does not conform to the following Residential Design Guidelines:

1. Respect the topography and the scale of the street
2. Is out of architectural character is not compatible with that of other buildings on the street.

Proposed alternatives: set the addition back 15' and eliminate the sloped roof.

See attached *Discretionary Review Application*, dated November 15, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated February 20, 2020.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Advisory Team re-reviewed the project in consideration of the DR Application and confirmed that the project meets the Residential Design Guidelines.

RDAT found that the modest expansion proposed maintains the primary sense of scale at the street as it is set back 10' from primary front building wall, partially set behind a high parapet, and is further made subordinate with a 5'-1" side setback. Additionally, the planted median of Liberty street aids in the relative subordination of the addition and maintaining the 2-story scale. The relative amount of glass was likewise not found to be excessive or detrimental to the overall architectural character of the street.

Therefore, staff found that DR requestor's concerns regarding the scale and character are not extraordinary or exceptional.

RECOMMENDATION:	Do Not Take DR and Approve
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Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photographs

Section 311 Notice

CEQA Determination

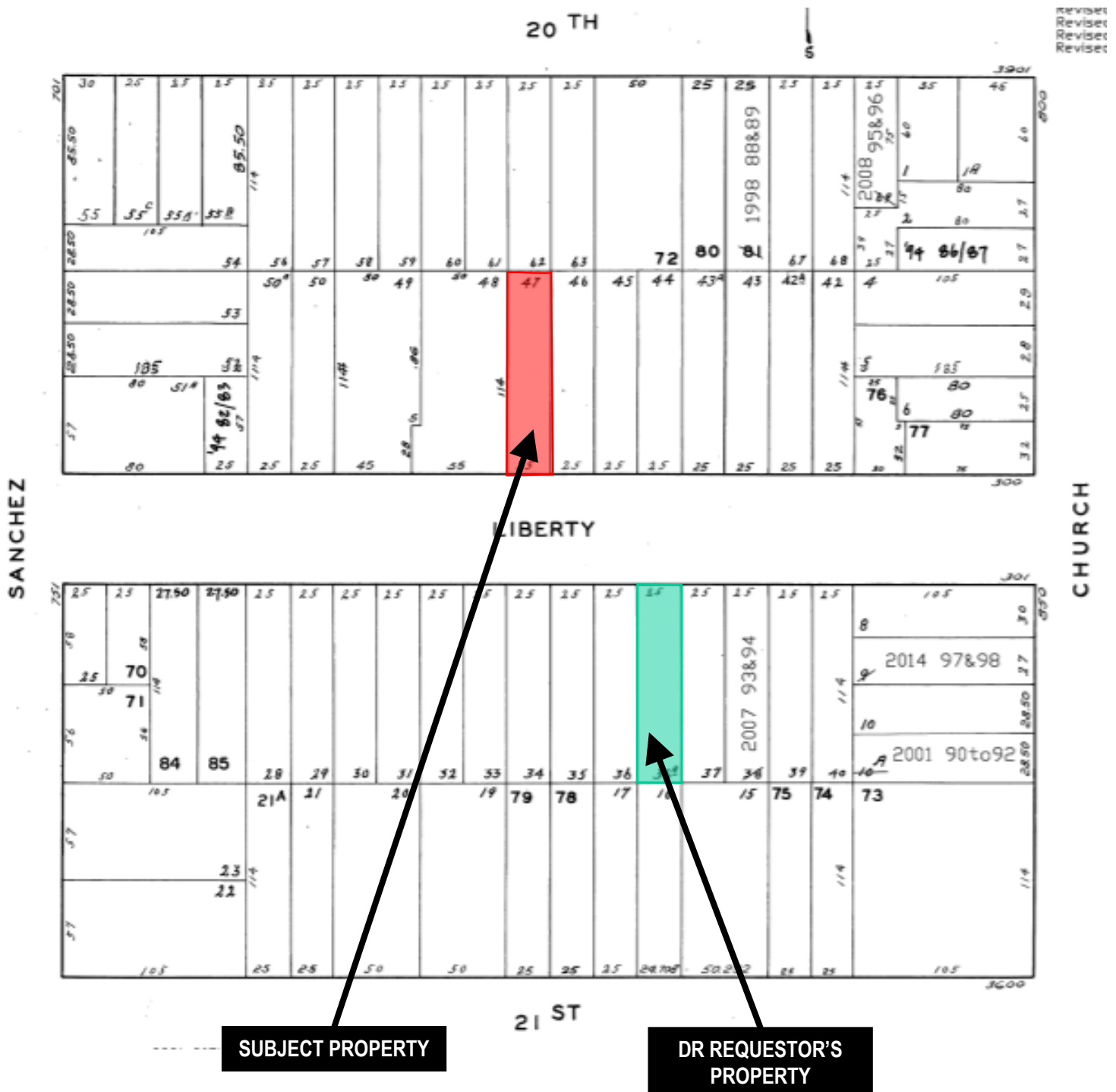
DR Application dated November 15, 2019

Project Sponsor Submittal dated February 20, 2020

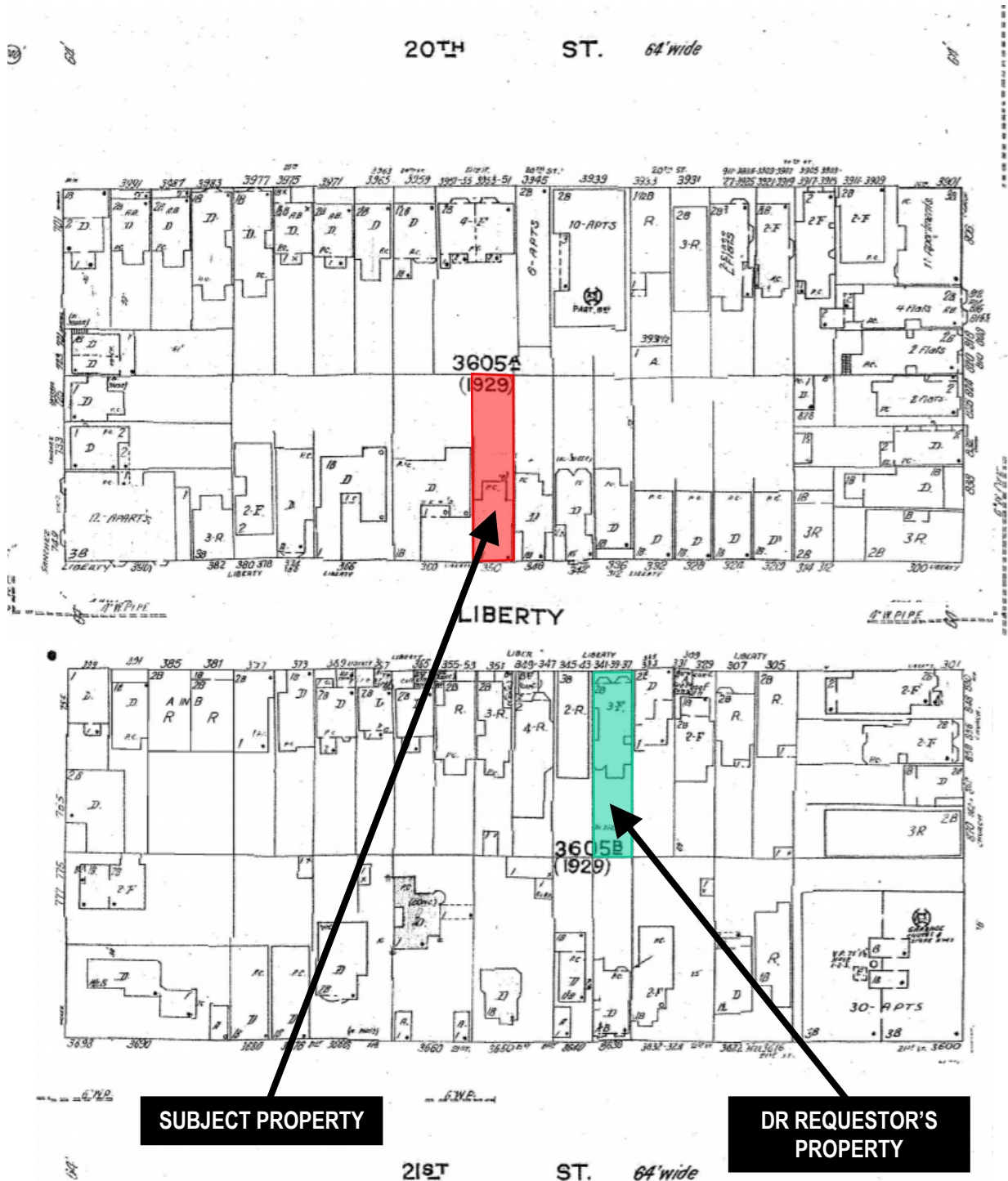
Reduced 311 Plans

Exhibits

Parcel Map



Sanborn Map*

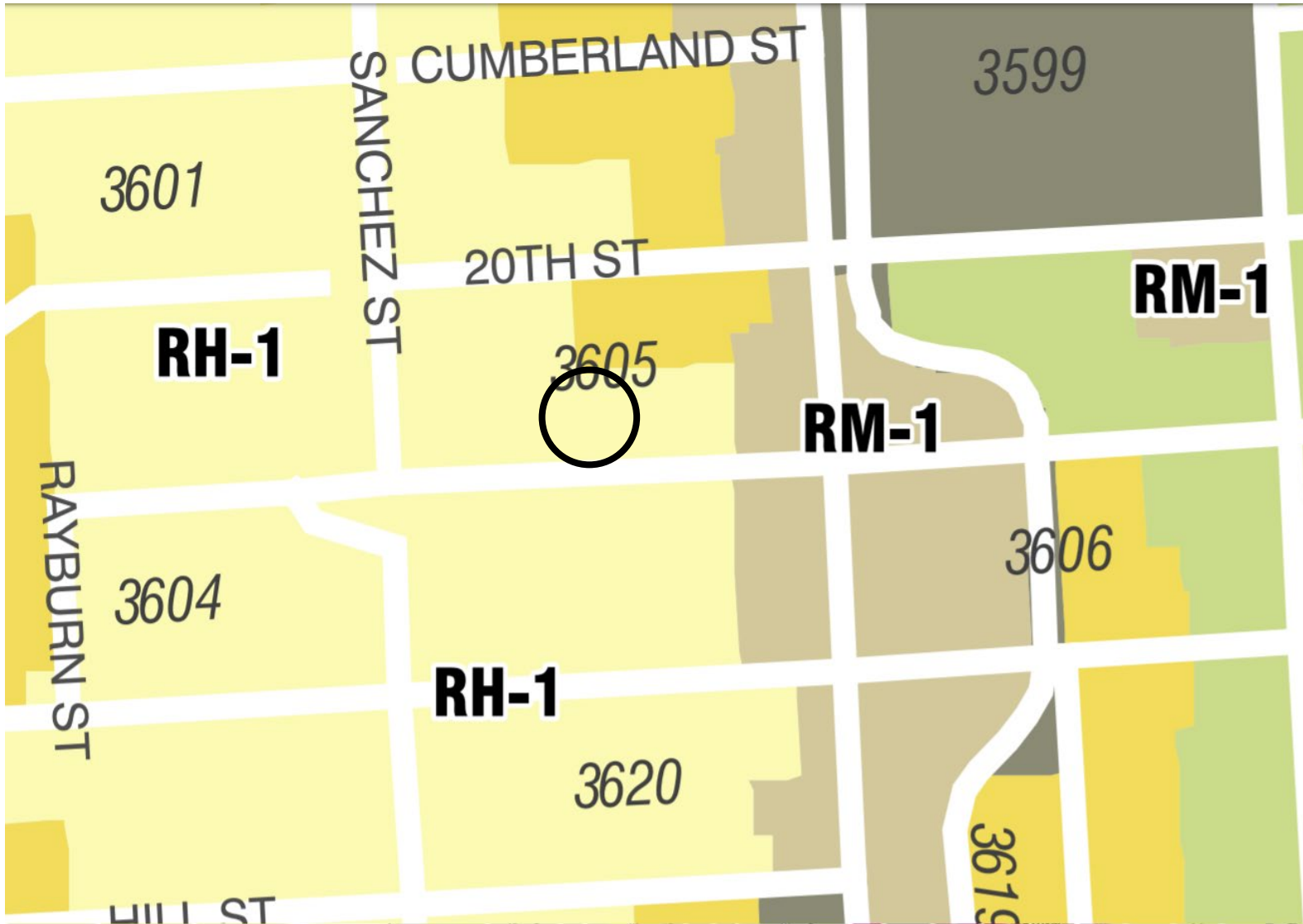


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2018-013511DRP
350 Liberty Street

Zoning Map



Discretionary Review Hearing
Case Number 2018-013511DRP
350 Liberty Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2018-013511DRP
350 Liberty Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-013511DRP
350 Liberty Street

Aerial Photo



Discretionary Review Hearing
Case Number 2018-013511DRP
350 Liberty Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2018-013511DRP
350 Liberty Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **September 21, 2018**, Building Permit Application No. **2018.0921.1017** was filed for work at the Project Address below.

Notice Date: October 16th, 2019

Expiration Date: November 15th, 2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	350 Liberty Street	Applicant:	David Piper, Y.A. Studio
Cross Street(s):	Sanchez and Church Streets	Address:	777 Florida Street, Suite 301
Block/Lot No.:	3605 / 047	City, State:	San Francisco, CA
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 920-1839
Record Number:	2018-013511PRJ	Email:	david@ya-studio.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input checked="" type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single Family Home	No Change
Front Setback	± 2 feet	No Change
Side Setbacks	None	No Change
Building Depth	72 feet, 6 ½ inches	No Change
Rear Yard	32 feet, 4 ¼ inches	No Change
Building Height	31 feet, 4 inches	34 feet, 11 inches
Number of Stories	3	No Change
Number of Dwelling Units	0	No Change
Number of Parking Spaces	0	No Change
PROJECT DESCRIPTION		
The project proposes a 343 square foot, horizontal front addition to the third floor of an existing 3-story single-family home. A deck on the roof of the 2 nd floor is also proposed at the front and side of the addition.		
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 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:

Jeff Horn, 415-575-6925, Jeffrey.Horn@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

Affidavit of Mailing

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

I, _____ **Monica Huggins** _____ have mailed the attached
document

(please print name)

- ___ Notification of Project Receiving Environmental Review (Neighborhood Notice)
- ___ Notice of Availability of Environmental Review Document (NOA)
- ___ Notice of Scoping Meeting for an Environmental Impact Report
- ___ Notice of Preparation of an Environmental Impact Report
- ___ Notice of Availability of Draft Environmental Impact Report
- ___ Preliminary Negative Declaration (PND) and Standard Neg Dec Cover Letter
- ___ Mitigated Negative Declaration (FMND)
- ___ Notice of Availability of Preliminary Negative Declaration
- ___ Notice of Hearing on Appeal After Initial Evaluation of a Project
- X** Certificate of Determination of Exemption/Exclusion From Environmental Review
- ___ Other : _____

On **6/26/2019** Project File No. & Title **2018-013511ENV-350 Liberty Street**
(Date)

Also attached is a copy of the mailing list/ mailing labels to which the document was
mailed.

_____ **Monica Huggins** _____
(Signature)

_____ **6/26/2019** _____
(Date)

N:\MEA\Administrative\forms\Affidavit of Mailing.doc

Revised 04/24/07



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
350 LIBERTY ST		3605047
Case No.		Permit No.
2018-013511ENV		201809211017
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. ADDITION OF A SUN ROOM TO THE 3RD FLOOR, WHICH WILL INCLUDE SOME RENOVATION TO THE ADJACENT THIRD FLOOR STUDY AND AN ASSOCIATED EXTERIOR DECK.		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

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

Comments and Planner Signature (optional): Laura Lynch

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated 06/07/2019 b. Other (specify): See attached PTR form. </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Charles Enchill	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Charles Enchill 06/07/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
350 LIBERTY ST		3605/047
Case No.	Previous Building Permit No.	New Building Permit No.
2018-013511PRJ	201809211017	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	5/20/2019
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PROJECT INFORMATION:		
Planner:	Address:	
Charles Enchill	350 Liberty Street	
Block/Lot:	Cross Streets:	
3605/047	Church Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2018-013511ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration
		<input checked="" type="radio"/> Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	n/a
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Application, prepared by Architect David Piper (revised May 2019)	

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

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

PRESERVATION TEAM COMMENTS:

According to the Supplemental Application Form prepared by Architect David Piper (dated December 2018) and information in the planning department files, the subject property at 350 Liberty Street contains a four-story, wood-framed, flat roof residential building with stucco exterior. The subject building was constructed in 1925 (Building Permit Record) with unknown architect and/or builder. Only two stories are visible from the street as the property is down-sloping to the north (rear). The ground floor has a gated and recessed vestibule entry to the left of a two-car garage entrance. The floor above projects over the sidewalk with two symmetrical three-part, fixed, wood windows. Each window system consists of a center window with three lites over one, flanked by a window on each side with a small lite over larger lite. The top of the front facade contains a mansard parapet. The partially visible east (side) elevation consists of painted vinyl siding. Permitted and visible exterior alterations include: replacement of a single car garage door for two cars (1966), re-roofing (1992), reconfiguration of entry stair (2003), and re-roofing (2008). The earliest owner from construction was Mary S. McLerie with unknown occupation. It is unclear whether Mary ever resided at the property, but she purchased it back from her buyers on two occasions. First in 1928 from dentist Joseph F. Baptist and again in 1932 from nurse Verna L. Mitchel. Verna is the first known tenant who resided at the property from 1928-1930.

Department preservation staff have determined that 350 Liberty Street does not appear to be eligible for listing in the California Register. No known historic events have occurred at the subject property that have made a significant contribution to the local, regional, state, or national levels (Criterion 1). None of the owners or occupants of the subject property are known to be important to history (Criterion 2). The original builder and/or architect are unknown. The building is also vernacular in style and does not embody distinctive characteristics of a master or possesses high artistic value (Criterion 3). Based upon a review of information in the Department's records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archaeological sensitivity is undertaken through the Department's Preliminary Archaeological Review process and is outside the scope of this review.

(see continuation sheet)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice <small>Digitally signed by Allison K. Vanderslice Date: 2019.06.07 13:31:20 -07'00'</small>	

The subject property is not located within the boundaries of any identified historic district and is located on a block face that lacks architectural cohesion and integrity overall.

Therefore, Planning Department Preservation staff has determined the subject property is not eligible for listing in the California Register, either individually or as a district contributor.



View west of 350 Liberty Street. Two of four stories are visible from the street (Google Street View).

**HISTORICAL RESOURCE DISTRIBUTION LIST
UPDATED 1-24-2019**

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Karin@unionsquarebid.com
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Oakland, CA 94610
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San Francisco, CA 94109

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HISTORICAL EVALUATION of 350 LIBERTY STREET, SAN FRANCISCO



View looking west, showing subject block and the block directly across

SUMMARY OF PROPERTY	2
PHOTOGRAPHS OF PROPERTY	3
NEIGHBORHOOD SUMMARY	4
PHOTOGRAPHS OF ADJACENT PROPERTIES	5

SUMMARY OF PROPERTY

The property at 350 Liberty Street is in the southeastern part of Dolores Heights Special Use District. The property is located on block 3605 and lot 047, such that the front entrance is from Liberty Street. 350 Liberty is currently a four-story building that was originally built in 1925. The front facade is located on the south side of the subject property and it consists of two three-pane windows, a recessed entrance door, and a two door garage. The front facade of the building is clad in a coating of stucco. The rear facade, or the north side of the subject property, the building has Alcoa Older Dutch vinyl siding installed over existing wood panels. New casement windows and glass siding doors were installed on the rear facade. Decks exist on all three levels. The east and west facades are clad with this same vinyl siding.

Inside, the building has wooden floors and various levels. All of the windows provide plenty of natural light.

Originally the property was built as a two-story (basement and one level), wood-framed, flat-roofed building in 1925 (building permit #143562, dated 10/08/1925). No photos of the original building could be found. Two more stories were added to the original structure in 1971. The building permit (#403752, dated 11/26/1971) states the work to be performed as "extend present residential structure to rear, per submitted plans. Install studded, uncovered walls and sub floors at bottom two floors for future apartment addition". The extension of present residential structure to rear and completion of the other two floors were submitted with building permit #425246, dated 08/03/1973.

According to building permit #200310026436, dated 10/02/2003, the third floor front balcony became enclosed, creating an exercise area and walk in closet. Two re-roofing alterations occurred since the building was constructed. Building permit #200811176665, dated 11/17/2008, stated the removal of the old roof and an addition of App 80 base and modified Bitumen Roof System. Building permit #9207534, dated 05/08/1992, stated an installation of new vinyl siding on the back of house and an insulation underlayment to be used. On the rear side of the building, a new retaining wall was installed according to building permit #390853, dated 11/12/1970.

Various interior alterations occurred in 1966 (building permit #327164, dated 03/14/1966), 1981 (building permit #8105005, dated 06/03/1981), and 2003 (building permit #200304152364, dated 09/29/2003). These alterations respectively include: removing an existing garage door and installing a two car garage door (#327164), re-locating utility lines to more convenient locations (#327164), replacing temporary stairs in backyard (#8105005), enlarging landings in backyard stairs (#8105005), adding railings to these landings (#8105005), adding a 4'-0" x 5'-8" window to store room (#8105005), reconfiguring entry stair (#200304152364), removing existing bearing wall and shear wall at second floor (#200304152364), replacing these removed walls with new beam and upgraded shear walls, relocating kitchen (#200304152364), adding a bathroom on the third floor (#200304152364), replacing all windows and doors except at second floor south face and basement (#200304152364), and replacing existing guardrails on first and third floor (#200304152364).

PHOTOGRAPHS OF PROPERTY



View looking at the south face of the property building



View looking at the north face of the property building

NEIGHBORHOOD SUMMARY

The subject property and its vicinity properties are all located in the Dolores Heights Special Use District. Architecturally, there is an invisible line parallel to Liberty Street slope that informs the heights of the buildings.

Most of the adjacent properties look renovated. There are only two buildings on the opposite side of the subject block that have a Victorian style on the front exterior. The rest of the adjacent properties are either clad with stucco, has a wooden siding, or another form of simple exterior.

Other than 300, 345-343, 381, and 385 Liberty, all properties on the subject property's block and the one directly across it are classified under the B-category. While almost all of the properties are classified as a B-category, the listed property addresses are classified under the C-category.

While this analysis has not been conducted on every property, it should be a matter of further study.

PHOTOGRAPHS OF ADJACENT PROPERTIES



300 Liberty



From right to left: 312-314, 320 Liberty

PHOTOGRAPHS OF ADJACENT PROPERTIES



From right to left: 324, 329, 332 Liberty



332 Liberty

PHOTOGRAPHS OF ADJACENT PROPERTIES



From right to left: 336, 342, 346 Liberty



346 Liberty

PHOTOGRAPHS OF ADJACENT PROPERTIES



360 Liberty



366 Liberty

PHOTOGRAPHS OF ADJACENT PROPERTIES



From right to left: 374, 378-380 Liberty



From right to left: 384, 390 Liberty

PHOTOGRAPHS OF ADJACENT PROPERTIES



From right to left: 755 Sanchez-399 Liberty, 393 Liberty



From right to left: 385, 381 Liberty

PHOTOGRAPHS OF ADJACENT PROPERTIES



From right to left: 377,373 Liberty



From right to left: 369, 367 (under construction) Liberty

PHOTOGRAPHS OF ADJACENT PROPERTIES



From right to left: 363 (under construction), 353-333 Liberty



From right to left: 351, 347-349, 343-345 Liberty

PHOTOGRAPHS OF ADJACENT PROPERTIES



From right to left: 337-339-341, 333, 335 Liberty



From right to left: 333-335, 329-331 Liberty

PHOTOGRAPHS OF ADJACENT PROPERTIES



From right to left: 307, 305 Liberty



301 Liberty

The subject property is not located within the boundaries of any identified historic district and is located on a block face that lacks architectural cohesion and integrity overall.

Therefore, Planning Department Preservation staff has determined the subject property is not eligible for listing in the California Register, either individually or as a district contributor.



View west of 350 Liberty Street. Two of four stories are visible from the street (Google Street View).



DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Philippe Vendrolini
Address: 337 Liberty Street SF, CA 94114
Email Address: vendrolini@gmail.com
Telephone: 415-260-1368

Information on the Owner of the Property Being Developed

Name:
Company/Organization: Y. A. Studio
Address: 777 Florida Street #301 SF, CA
Email Address: david@ya-studio.com
Telephone: 415-920-1839

Property Information and Related Applications

Project Address: 350 Liberty Street SF, CA 94114
Block/Lot(s): 3605/ 047
Building Permit Application No(s): 2018.0921.1017

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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

After attending the pre-app meeting in which we raised our concerns: privacy and mass that would break character with the street. We, then received the 311 note and after contacting the architect received a document in which he explained how he revised the design to accomodate our concerns. In reality very little changes were made and nothing that mitigated our concerns. We voiced again our concerns but this time were told there was nothing else that could be done.

DISCRETIONARY REVIEW REQUEST

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

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

See Answer sheet

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.

1'

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?

1'

Discretionary Review Request Answers Sheet
Project 2018.0921.1017

Answer 1:

Currently on the northern side of Liberty Street there is a gradual stepping of homes which fits topography, all the homes are within the same height and have the same architectural visual character; from the 1940's. The proposed design would create a large glass mass visible from the street breaking the balance with the near by properties in architectural character and height. The proposed sun room would be of an un-usual context with the rest of the street and is not a necessity for the resident.

Answer2: By adding to the top floor and pushing it higher and closer to the street, the project does not respect topography. By reducing the front setback on the top floor the project is ignoring the RDG recommendation that the setback in this kind of situation should be 15' on the top floor.

Answer 3:

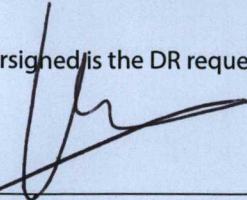
As the main purpose of this addition is for gardening and sun exposure, we think some sort of green roof/deck solution would be more appropriate and not alter the characteristic and appearance of the street.

A larger set back from the street or removing of the clerestory roof would also help mitigate the visual impact from the street.

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

PHILIPPE VENDROLINI

Name (Printed)

H/A

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

415 260 1368

Phone

VENDROLINI@GMAIL.COM

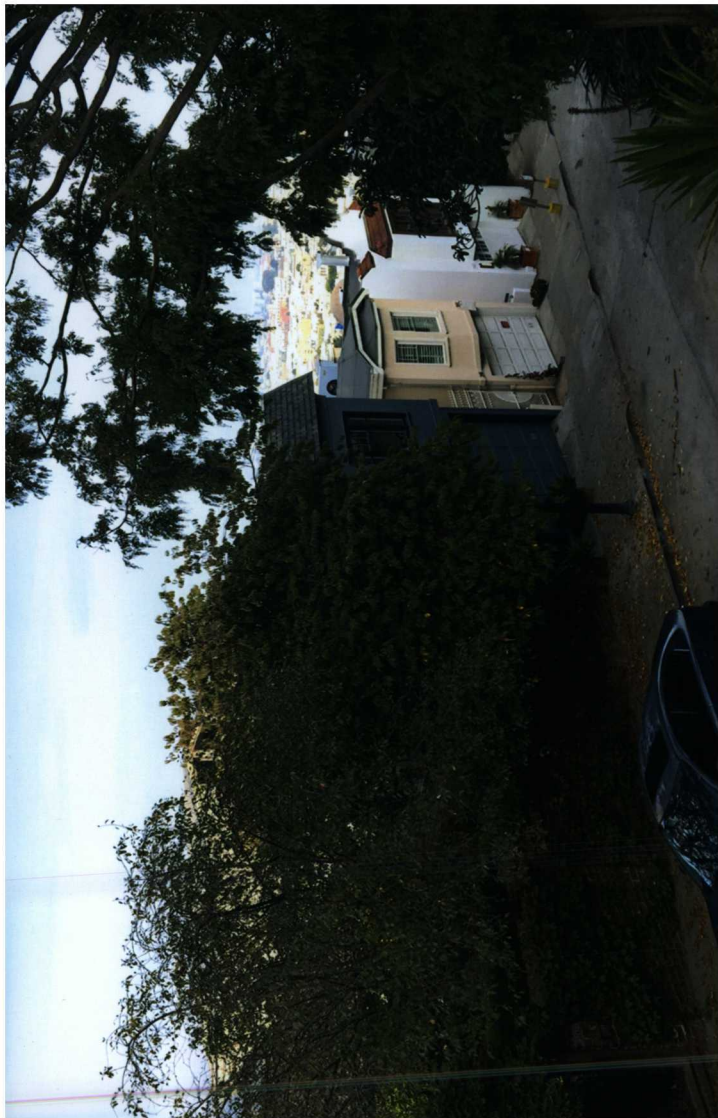
Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____







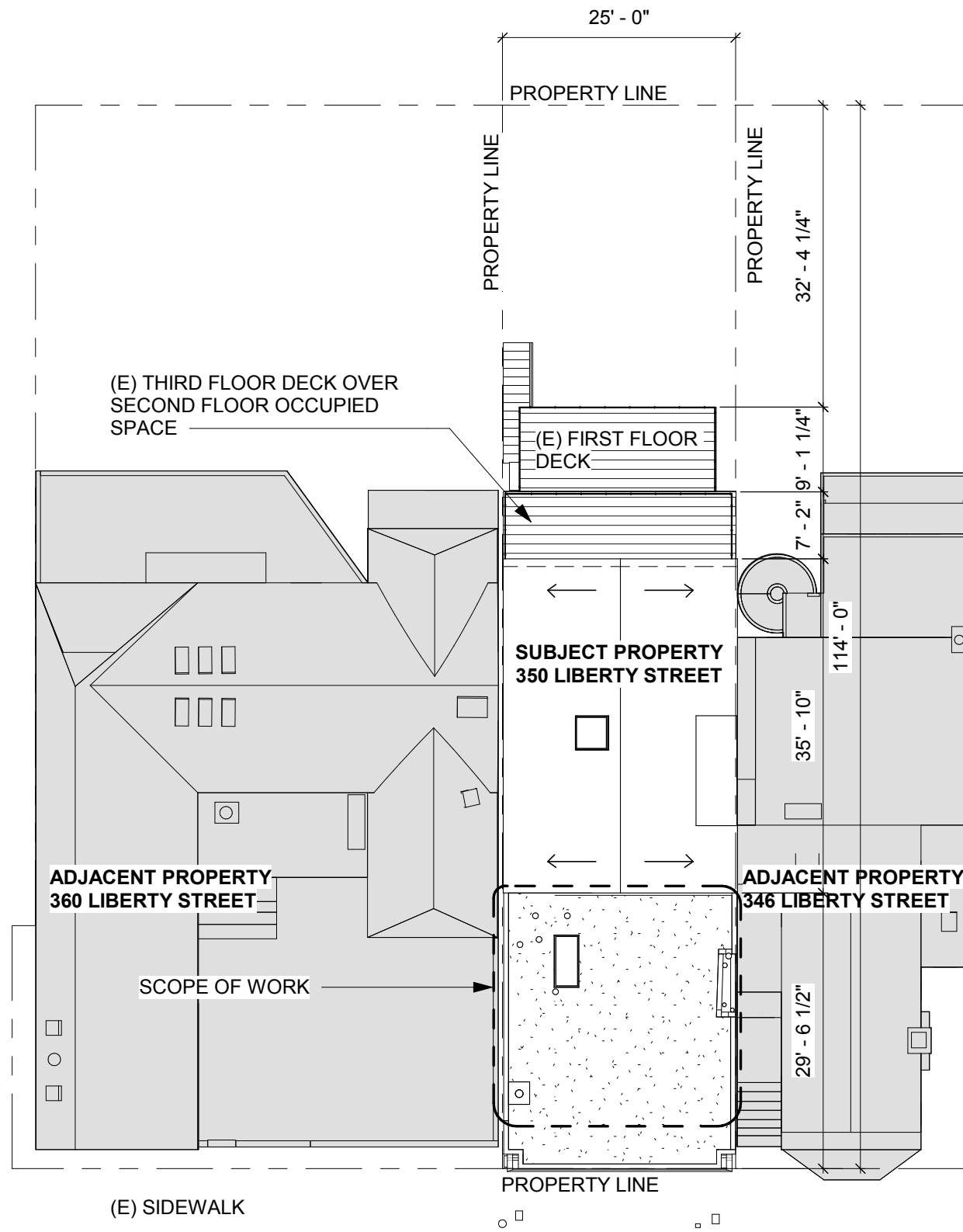
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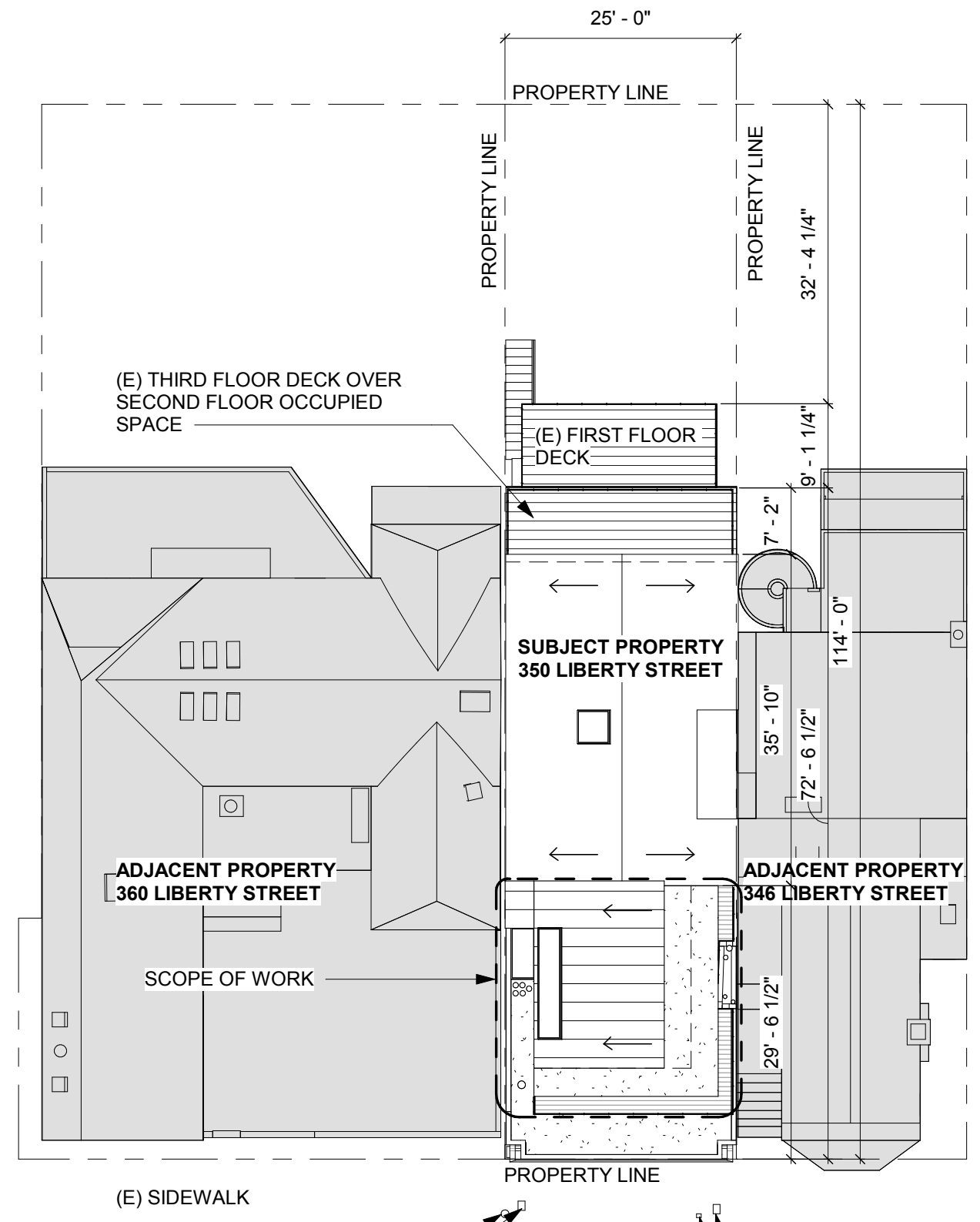








2 (E) SITE PLAN
P1.1 1/16" = 1'-0"



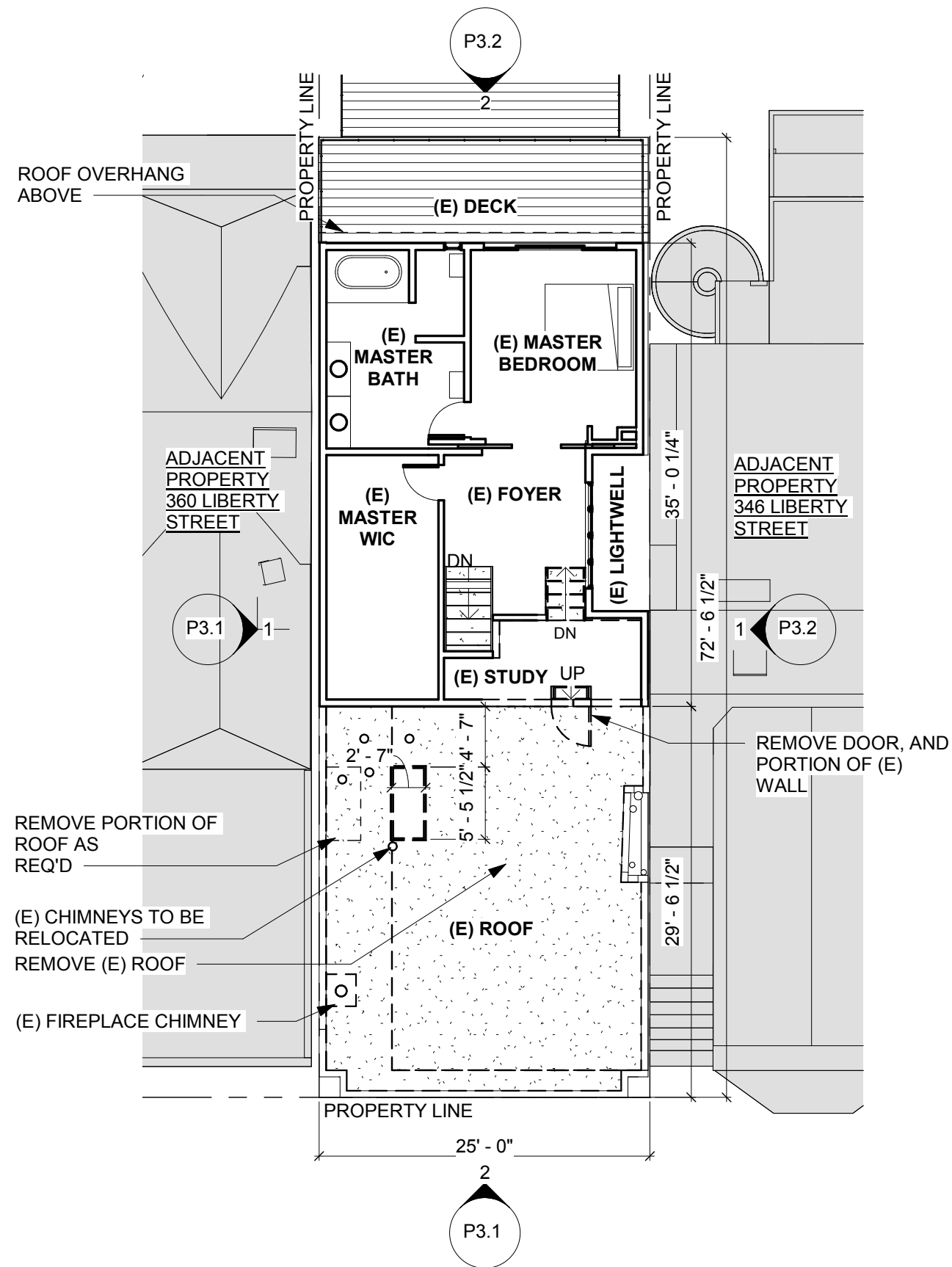
1 (N) SITE PLAN
P1.1 1/16" = 1'-0"

350 LIBERTY ST.

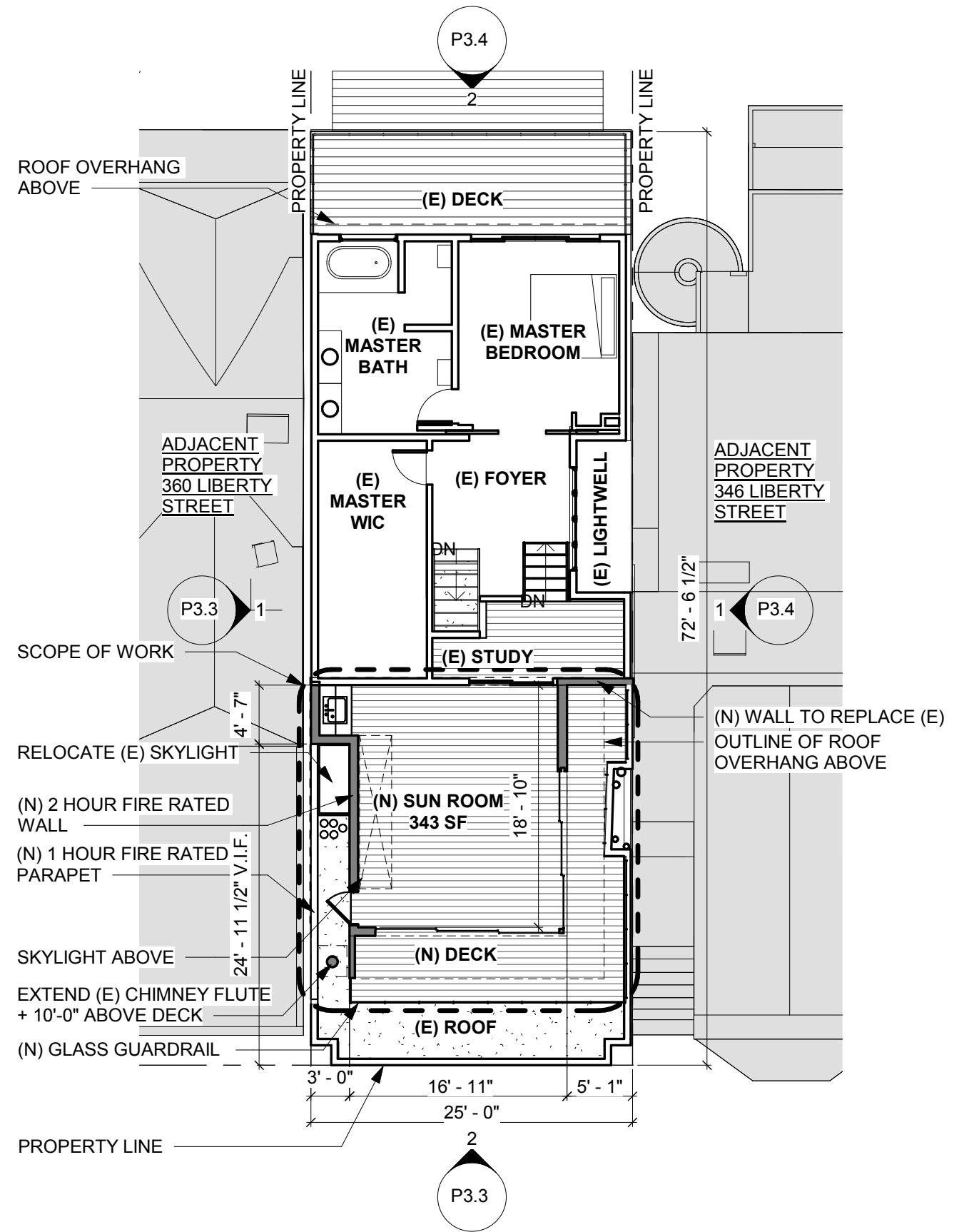
STATUS:
311 NOTICE

TITLE:
SITE PLAN

SHEET NO.
P1.1



2 (E) AND DEMO PARTIAL LEVEL 3 FLOOR PLAN
P2.1 3/32" = 1'-0"



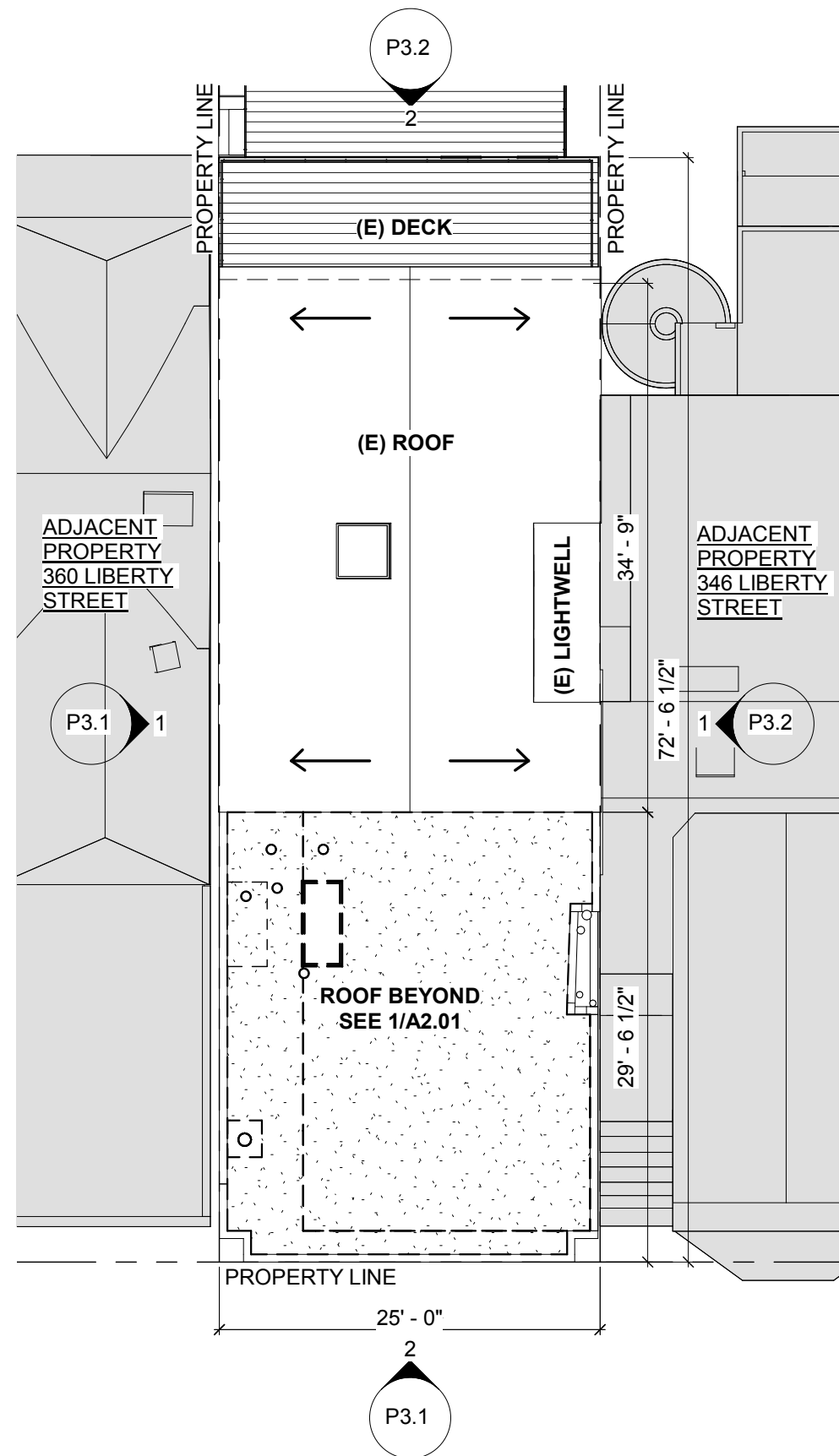
1 (N) PARTIAL LEVEL 3 FLOOR PLAN
P2.1 3/32" = 1'-0"

350 LIBERTY ST.

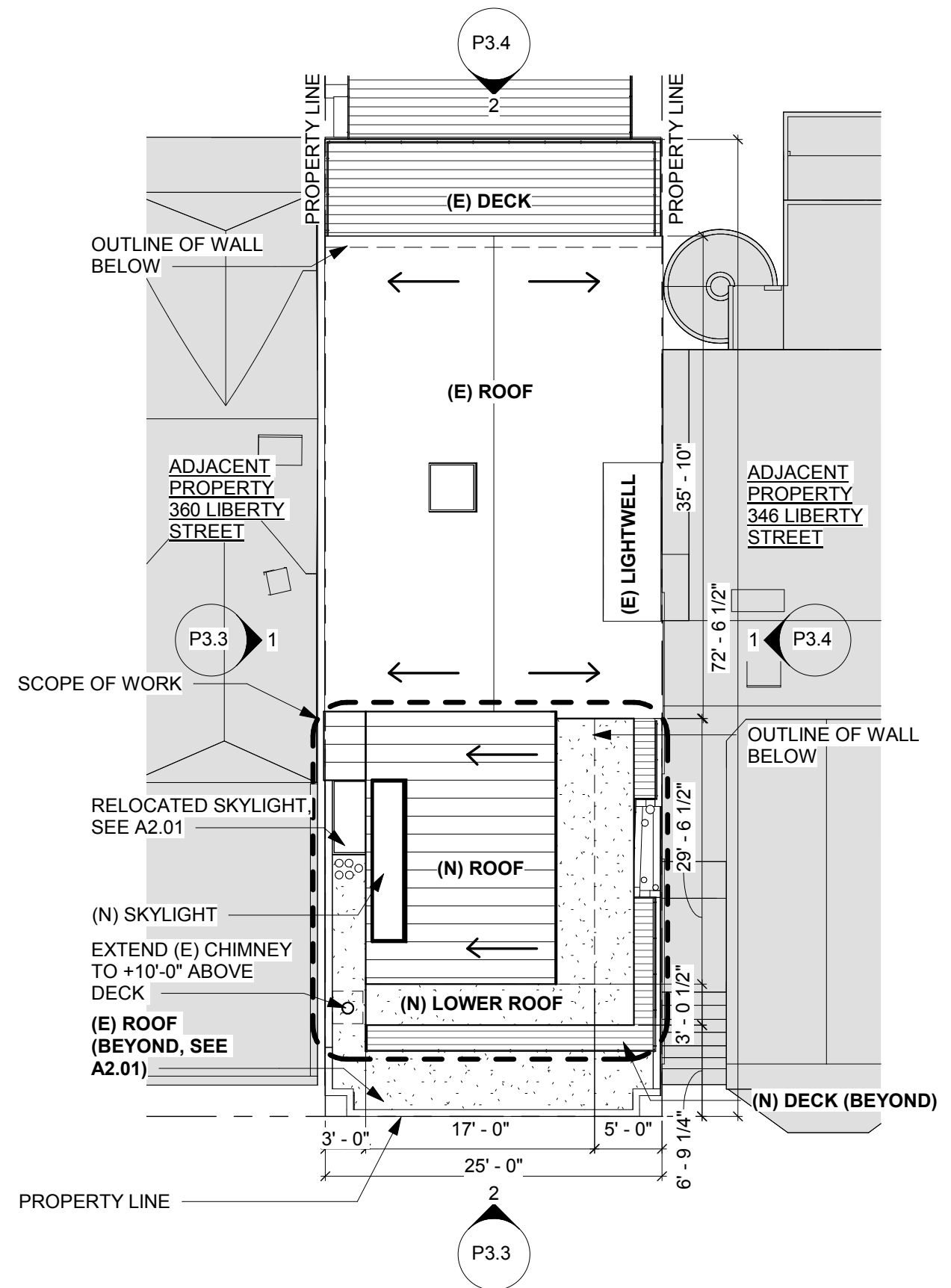
STATUS:
311 NOTICE

TITLE:
PARTIAL LEVEL 3 FLOOR PLAN

SHEET NO.
P2.1



2 (E) AND DEMO ROOF PLAN
P2.2 3/32" = 1'-0"



1 (N) ROOF PLAN
P2.2 3/32" = 1'-0"

350 LIBERTY ST.

350 Liberty Street, San Francisco, CA 94114

STATUS:
311 NOTICE

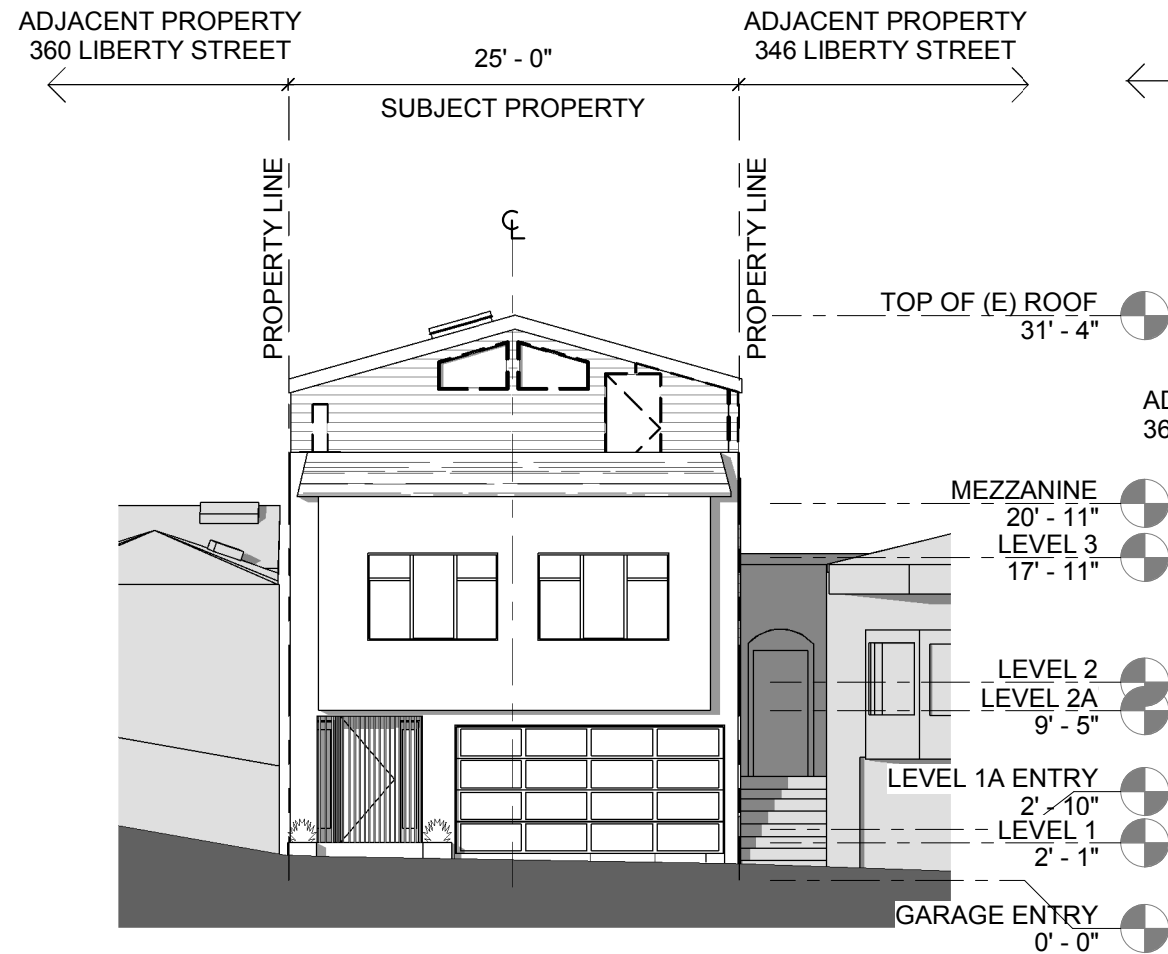
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ROOF PLAN

SHEET NO.
P2.2

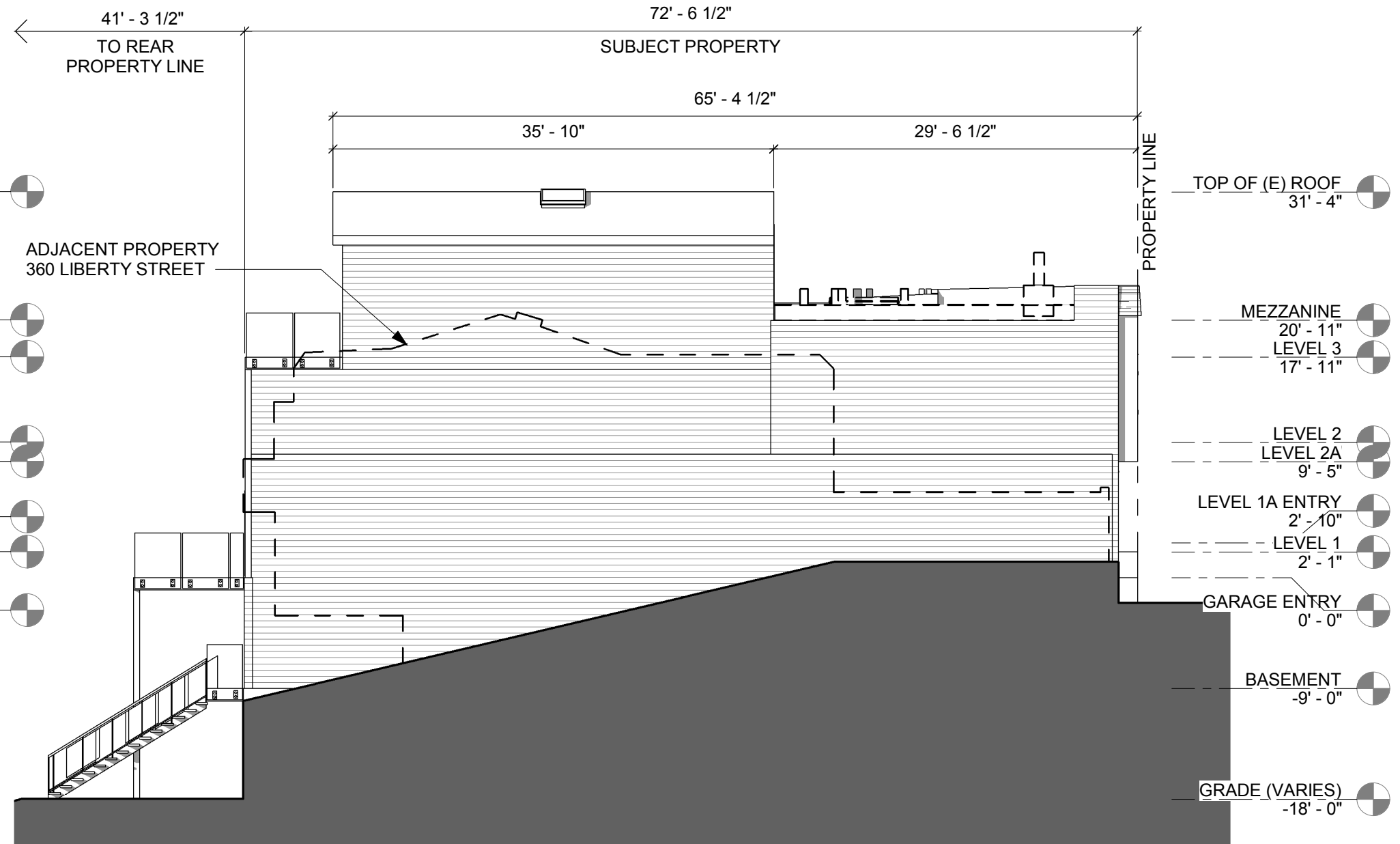


Y.A. studio

9/19/2019 4:39:06 PM



2 (E) AND DEMO SOUTH ELEVATION
P3.1 3/32" = 1'-0"



1 (E) AND DEMO WEST ELEVATION
P3.1 3/32" = 1'-0"

350 LIBERTY ST.

350 Liberty Street, San Francisco, CA 94114

STATUS:
311 NOTICE

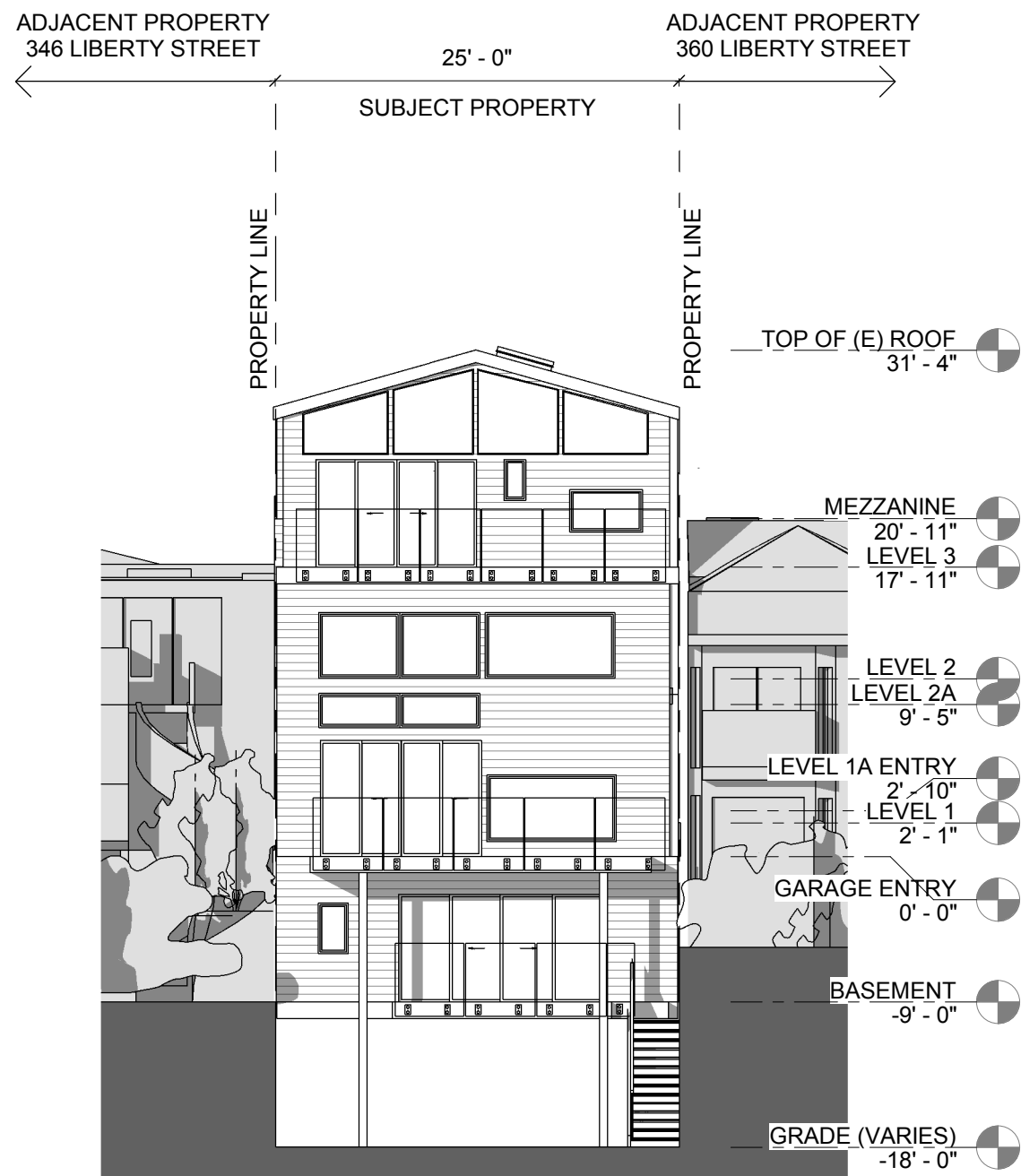
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SHEET NO.
P3.1



Y.A. studio

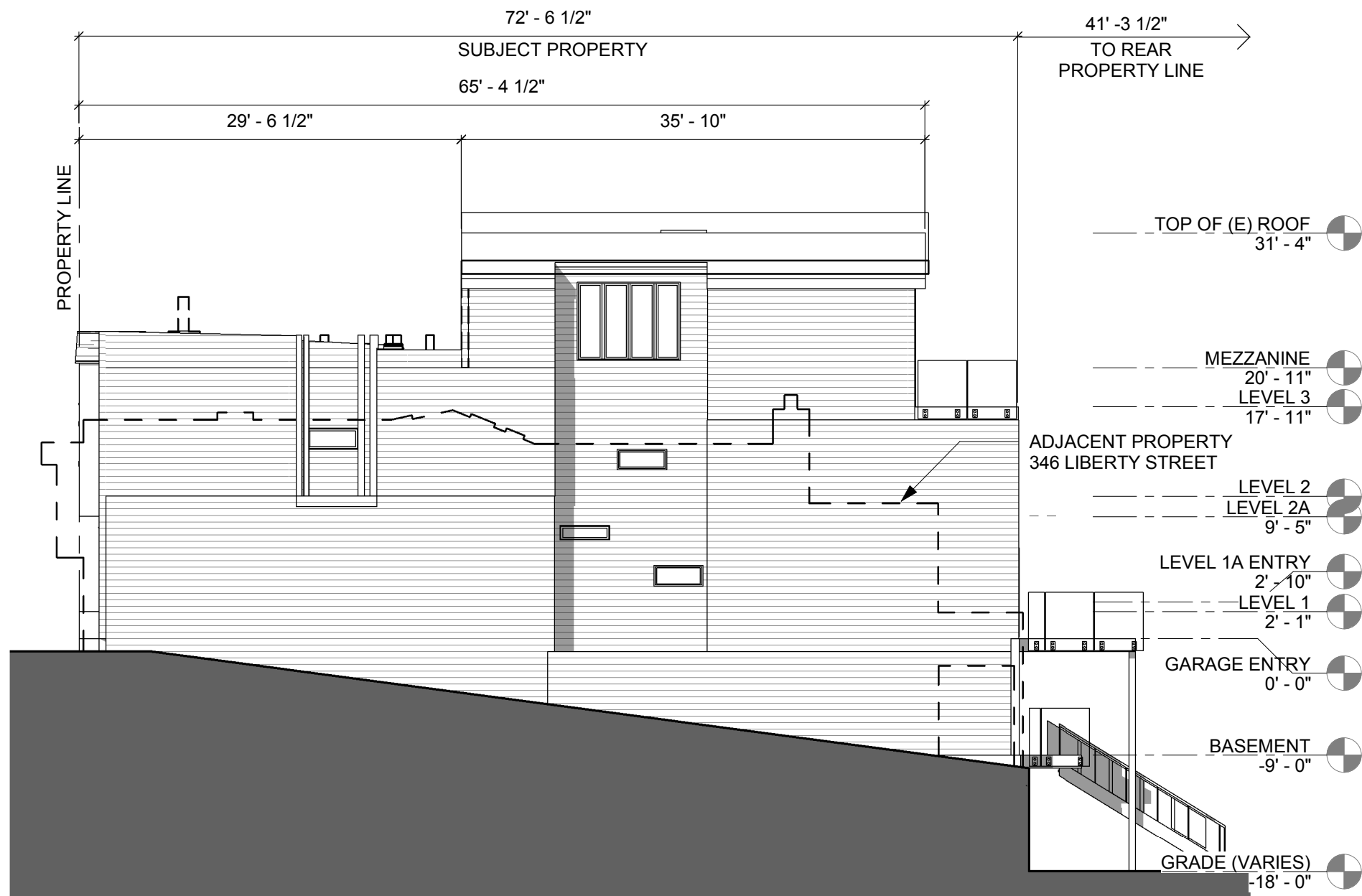
9/19/2019 4:39:10 PM



2 (E) AND DEMO NORTH ELEVATION
P3.2 3/32" = 1'-0"

350 LIBERTY ST.

350 Liberty Street, San Francisco, CA 94114



1 (E) AND DEMO EAST ELEVATION
P3.2 3/32" = 1'-0"

STATUS:
311 NOTICE

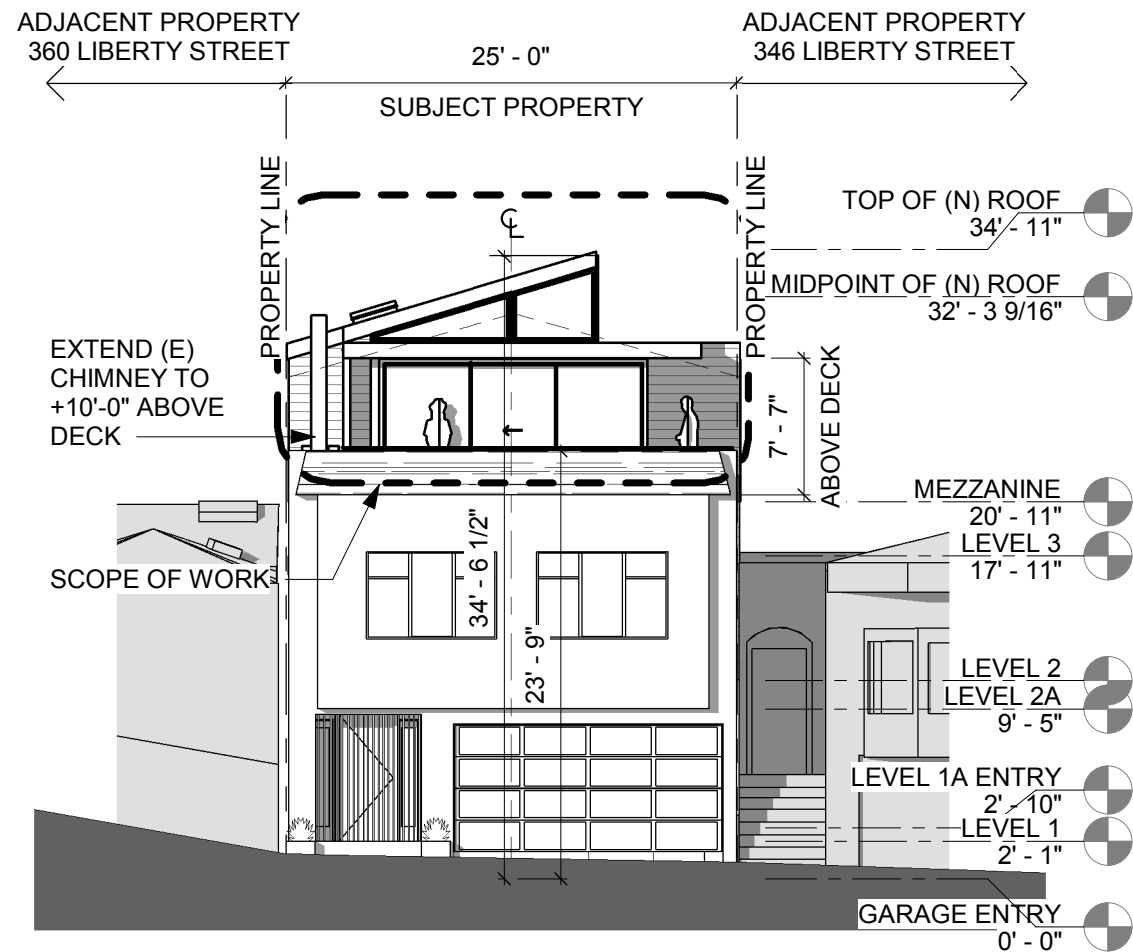
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SHEET NO.
P3.2

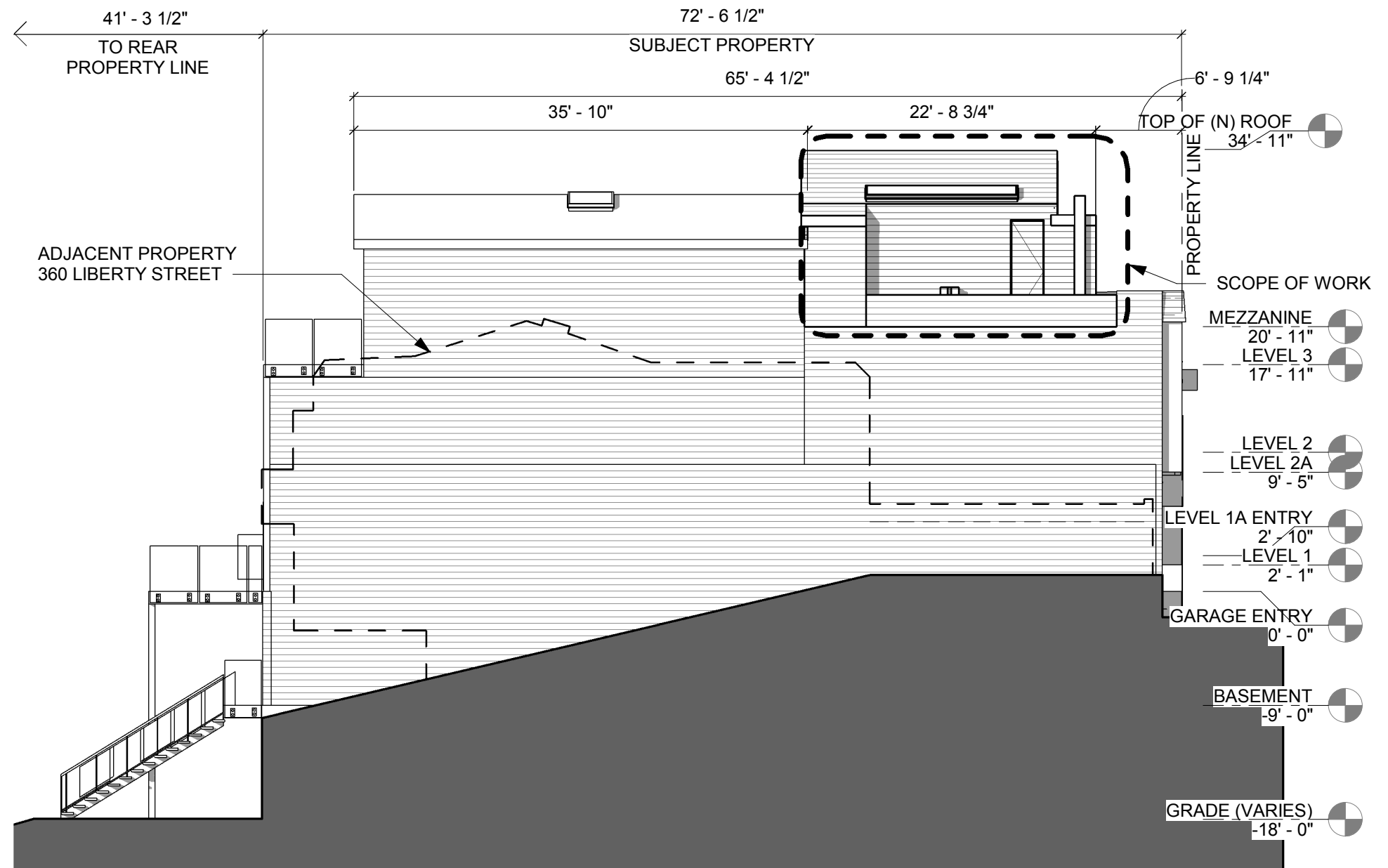


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9/19/2019 4:39:15 PM



2 (N) SOUTH ELEVATION
P3.3 3/32" = 1'-0"



1 (N) WEST ELEVATION
P3.3 3/32" = 1'-0"

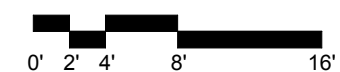
350 LIBERTY ST.

350 Liberty Street, San Francisco, CA 94114

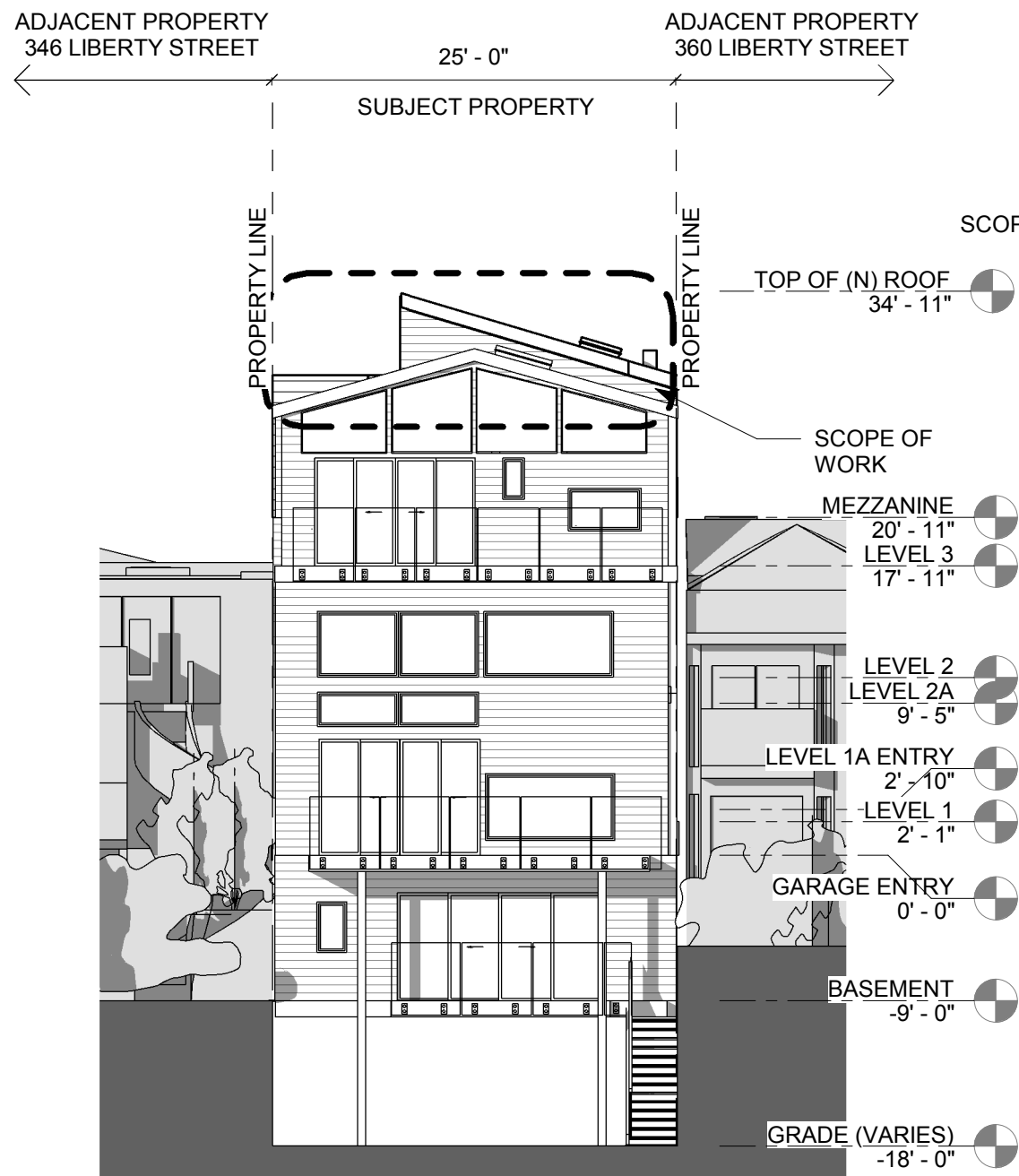
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TITLE:
PROPOSED ELEVATIONS

SHEET NO.
P3.3



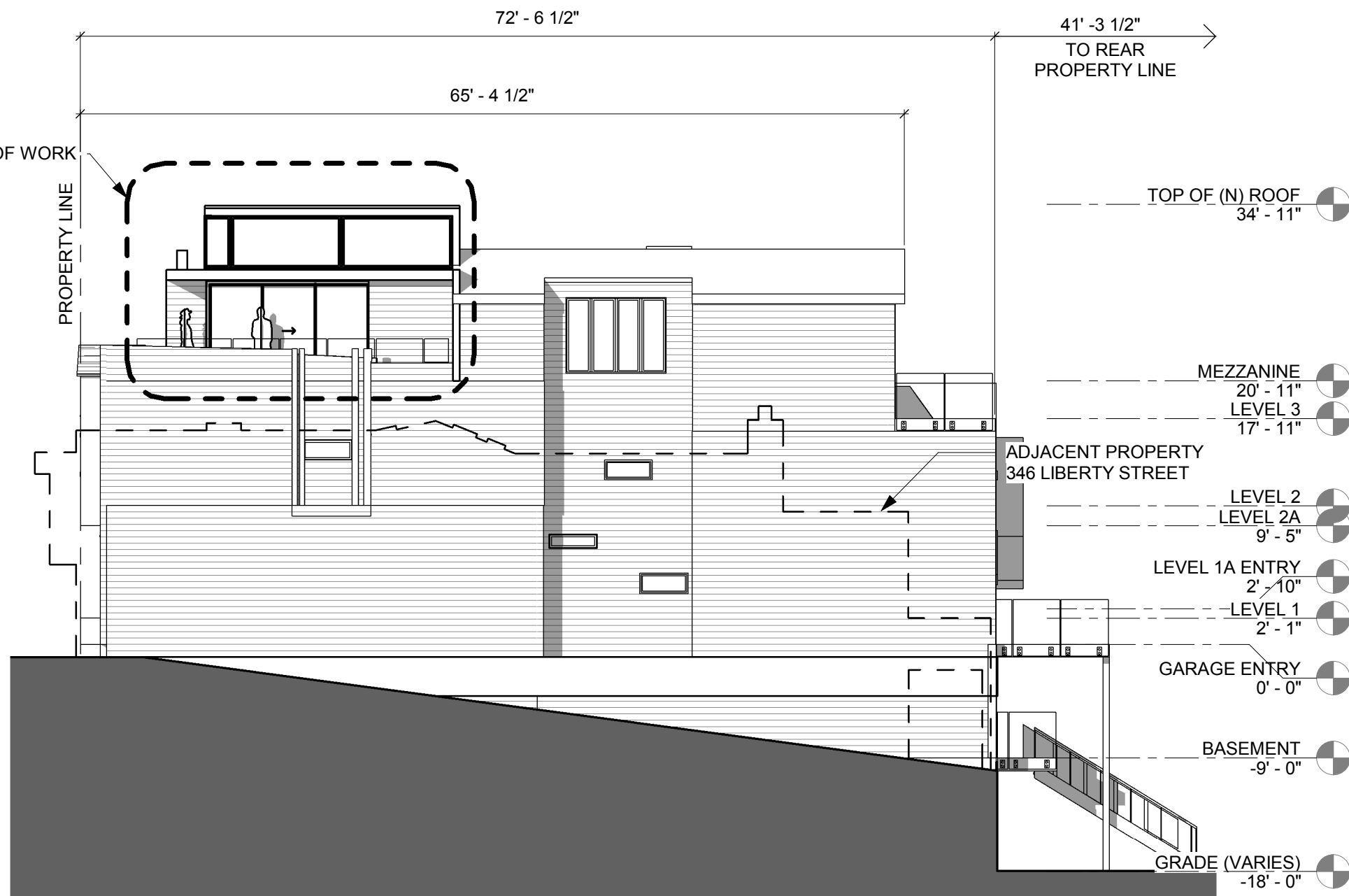
9/19/2019 4:39:21 PM



2 (N) NORTH ELEVATION
P3.4 3/32" = 1'-0"

350 LIBERTY ST.

350 Liberty Street, San Francisco, CA 94114



1 (N) EAST ELEVATION
P3.4 3/32" = 1'-0"

STATUS:
311 NOTICE

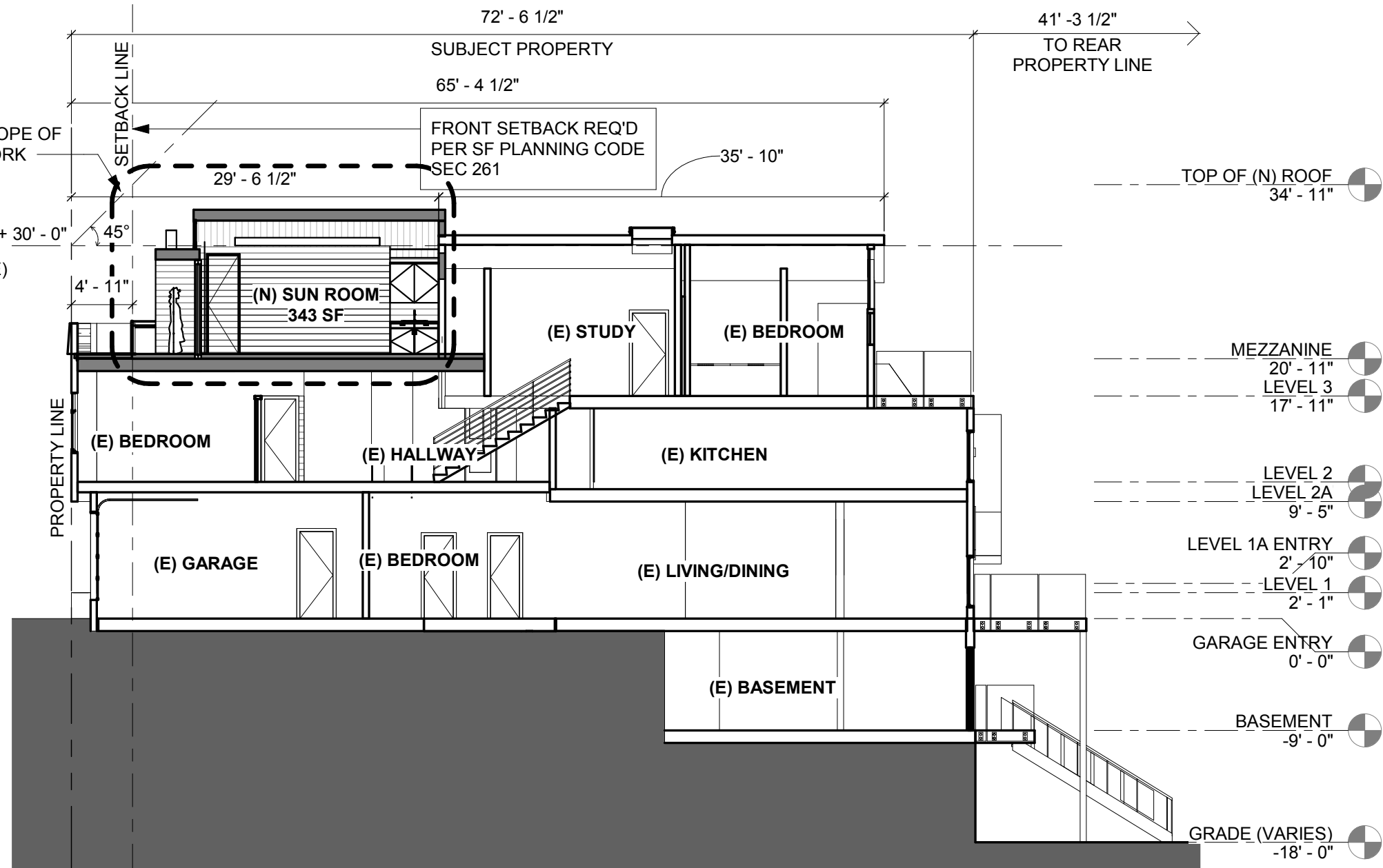
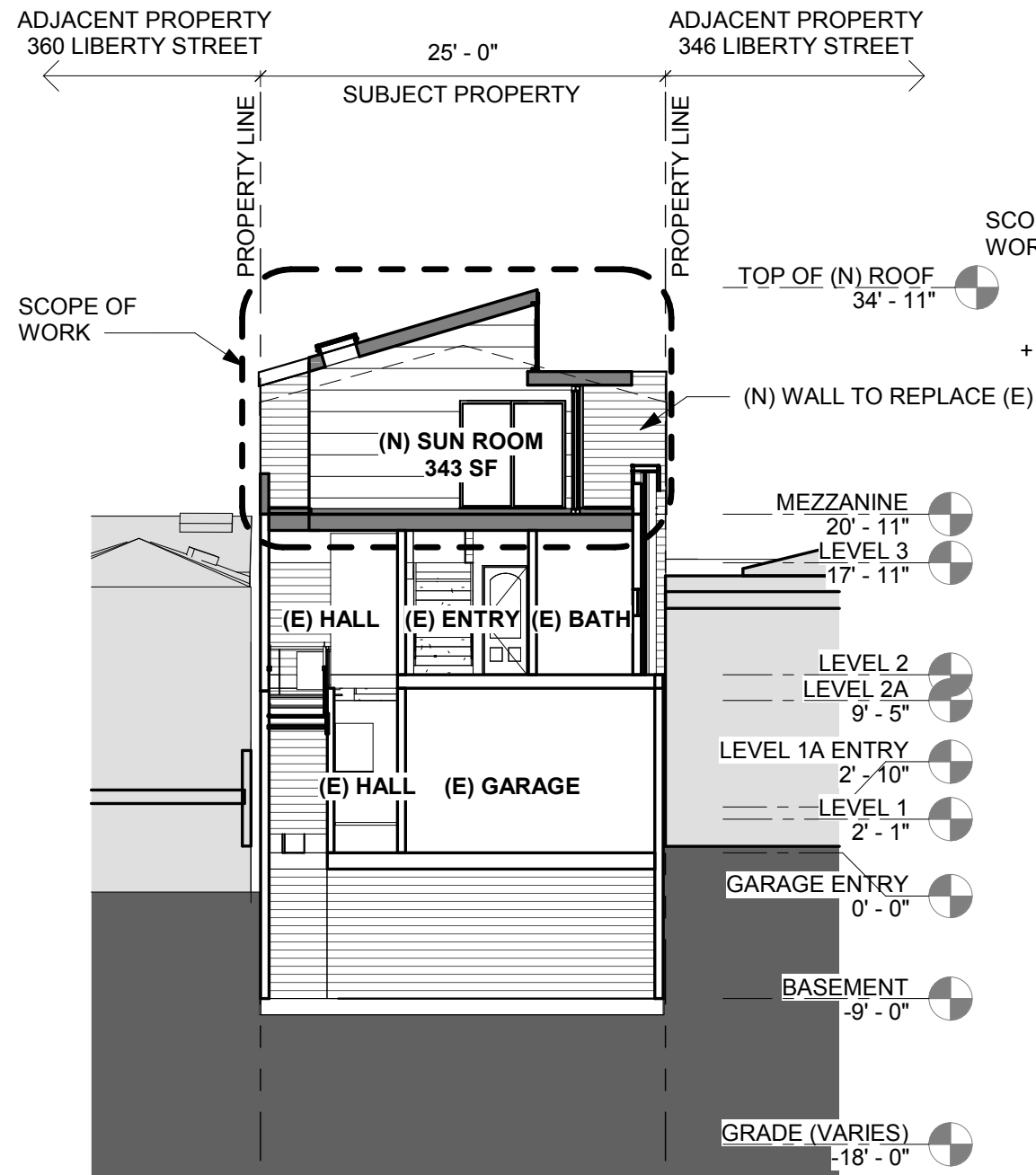
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PROPOSED ELEVATIONS

SHEET NO.
P3.4



Y.A. studio

9/19/2019 4:39:27 PM



2 (N) EAST - WEST SECTION
P4.2 3/32" = 1'-0"

1 (N) NORTH - SOUTH SECTION
P4.2 3/32" = 1'-0"

350 LIBERTY ST.

STATUS:
311 NOTICE

TITLE:
PROPOSED SECTIONS

SHEET NO.
P4.2

DISCRETIONARY REVIEW PACKAGE FOR
350 LIBERTY STREET

02/20/20

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- P02 STREET FACE ELEVATION DIAGRAM
- P03 STREET FACE PHOTO
- P04 OPPOSITE STREET FACE ELEVATION DIAGRAM
- P05 OPPOSITE STREET FACE PHOTO
- P06 STREET CROSS SECTION DIAGRAM

EXISTING FLOOR PLANS AND ELEVATIONS

- P07 EXISTING SITE PLAN
- P08 EXISTING 3RD FLOOR PLAN AND ROOF PLAN
- P09 EXISTING ELEVATIONS
- P10 EXISTING ELEVATIONS
- P11 EXISTING BUILDING SECTIONS

PROPOSED FLOOR PLANS AND ELEVATIONS

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- P13 PROPOSED 3RD FLOOR PLAN AND ROOF PLAN
- P14 PROPOSED ELEVATIONS
- P15 PROPOSED ELEVATIONS
- P16 PROPOSED BUILDING SECTIONS

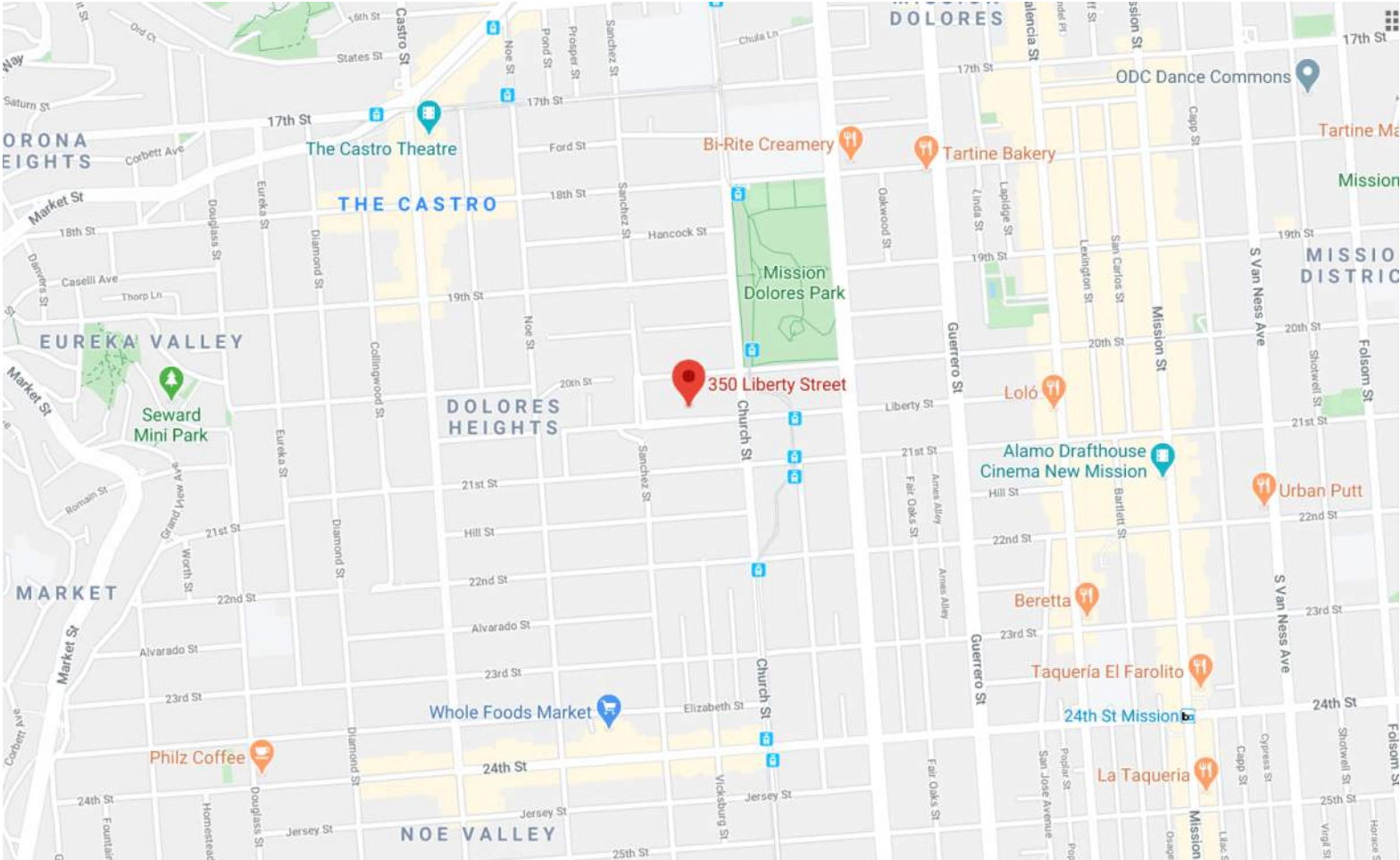
RENDERINGS

- P17 BIRDSEYE VIEW FROM EAST
- P18 BIRDSEYE VIEW FROM WEST
- P19 STREET VIEW RENDERING FROM EAST
- P20 STREET VIEW RENDERING FROM WEST

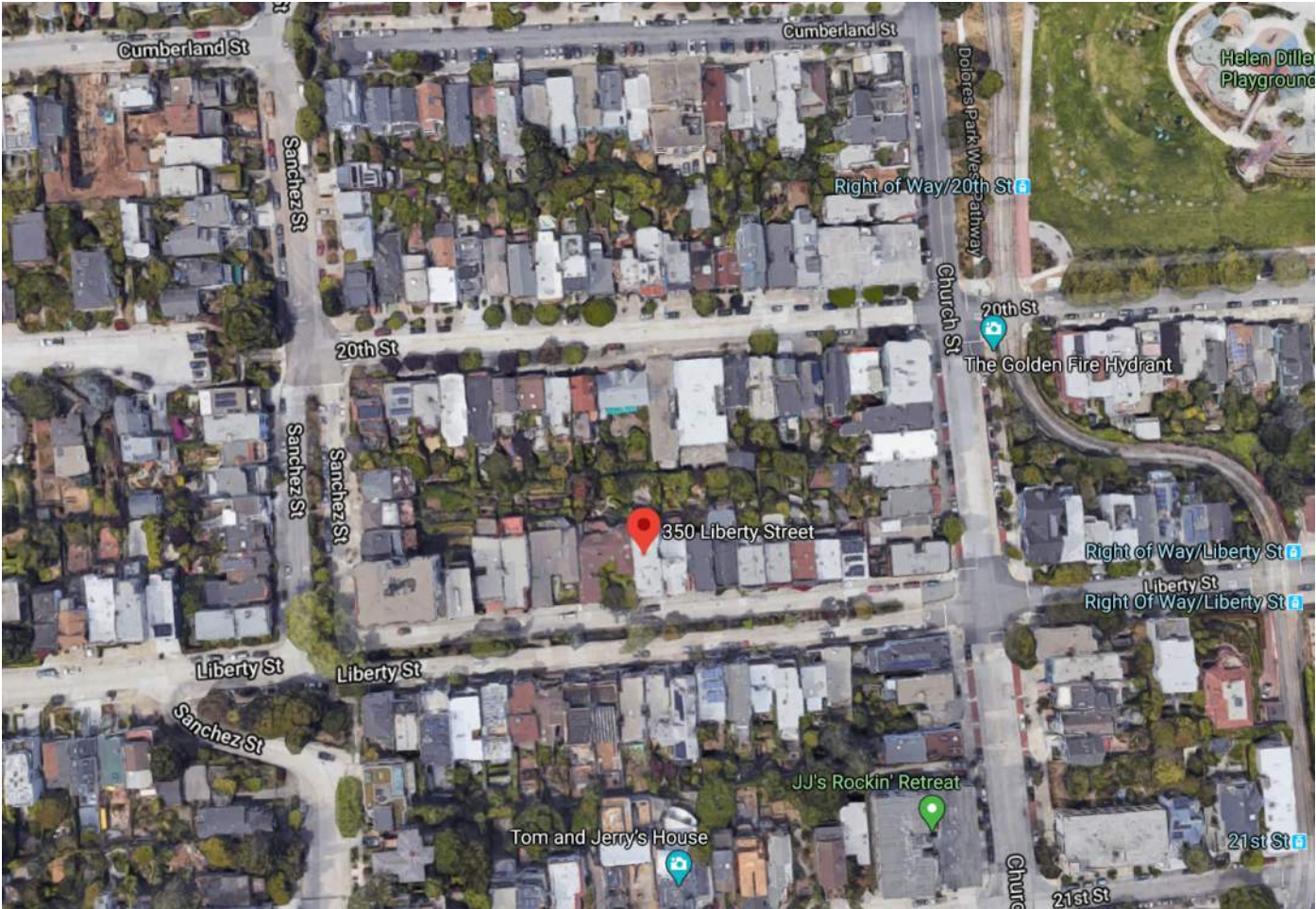
APPENDIX

- P21 PRE-APPLICATION MEETING 3RD FLOOR AND ROOF PLAN
- P22 PRE-APPLICATION ELEVATIONS
- P23 PRE-APPLICATION ELEVATIONS
- CORRESPONDENCE WITH DISCRETIONARY REVIEW REQUESTOR

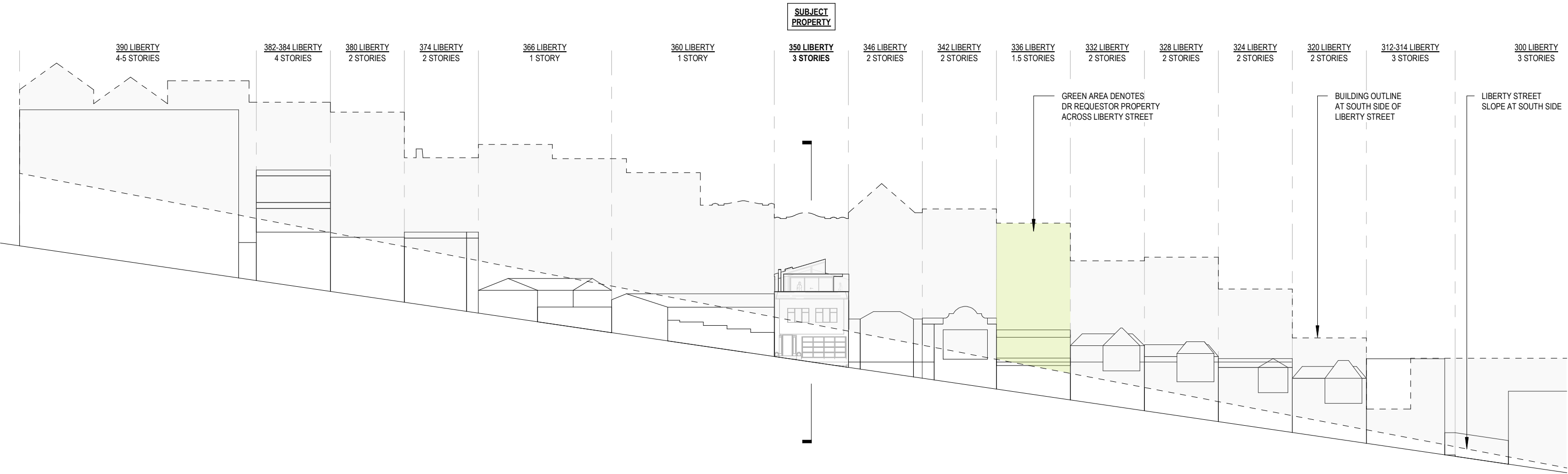
CONTEXT



VICINITY MAP



AERIAL MAP

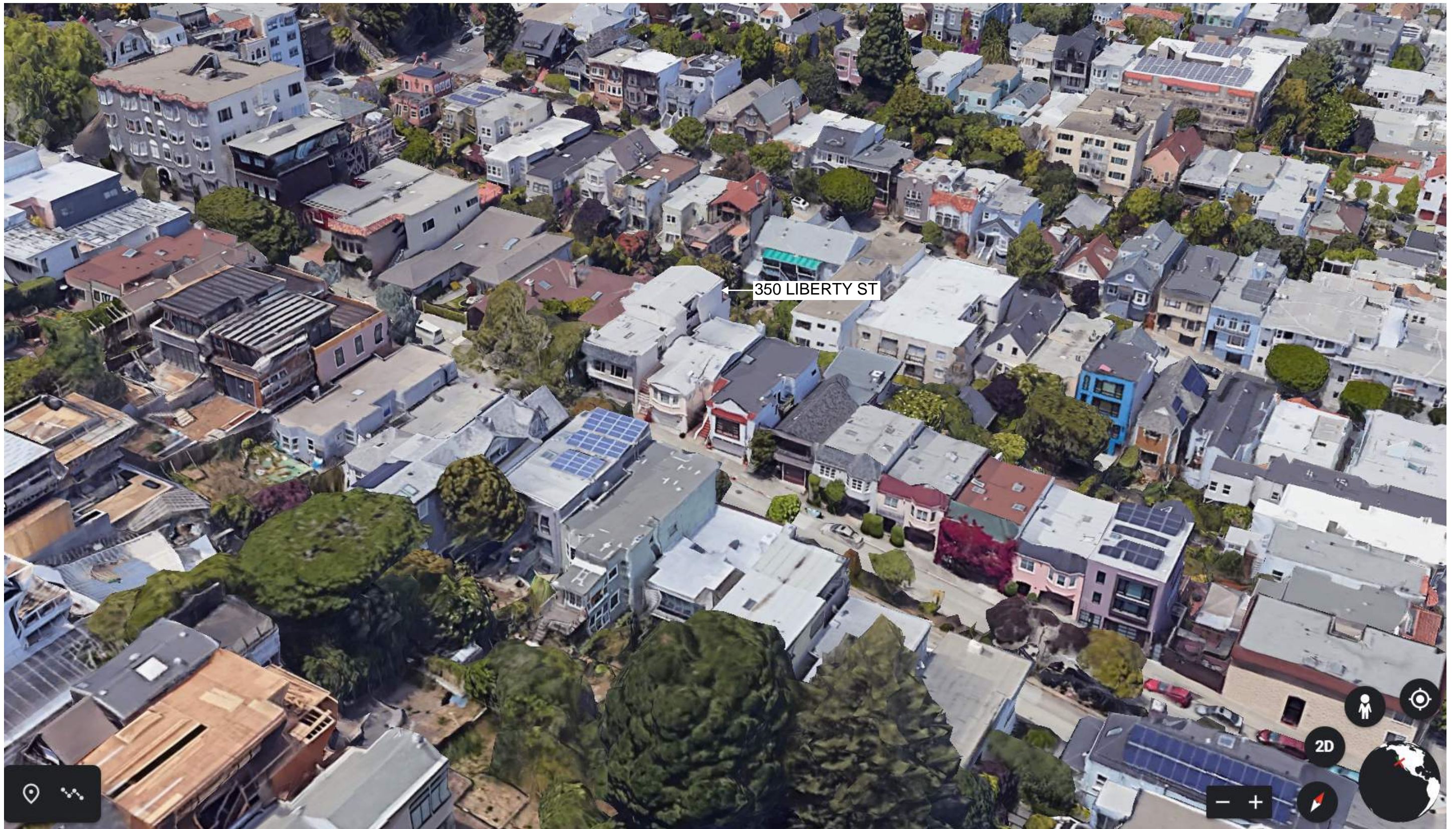


350 LIBERTY ST.

STATUS:
DR RESPONSE

TITLE:
STREET FACE ELEVATION DIAGRAM

SHEET NO.
P02



350 LIBERTY ST.

STATUS:
DR RESPONSE

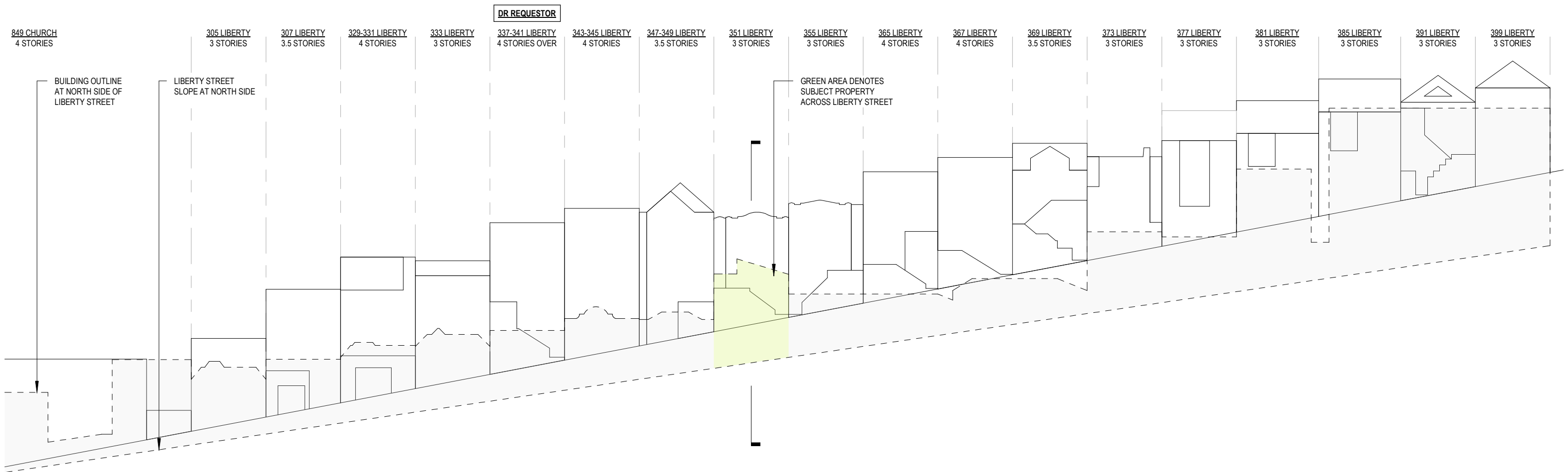
TITLE:
STREET FACE PHOTO

SHEET NO.
P03

350 Liberty Street, San Francisco, CA 94114

 Y.A. studio

2/20/2020 3:42:29 PM



350 LIBERTY ST.

350 Liberty Street, San Francisco, CA 94114

STATUS:
DR RESPONSE

TITLE:
OPPOSITE STREET FACE ELEVATION
DIAGRAM

SHEET NO.
P04



350 LIBERTY ST.

350 Liberty Street, San Francisco, CA 94114

STATUS:
DR RESPONSE

TITLE:
OPPOSITE STREET FACE PHOTO

SHEET NO.
P05

SUBJECT PROPERTY

SCOPE OF WORK

LIBERTY STREET

LIBERTY STREET

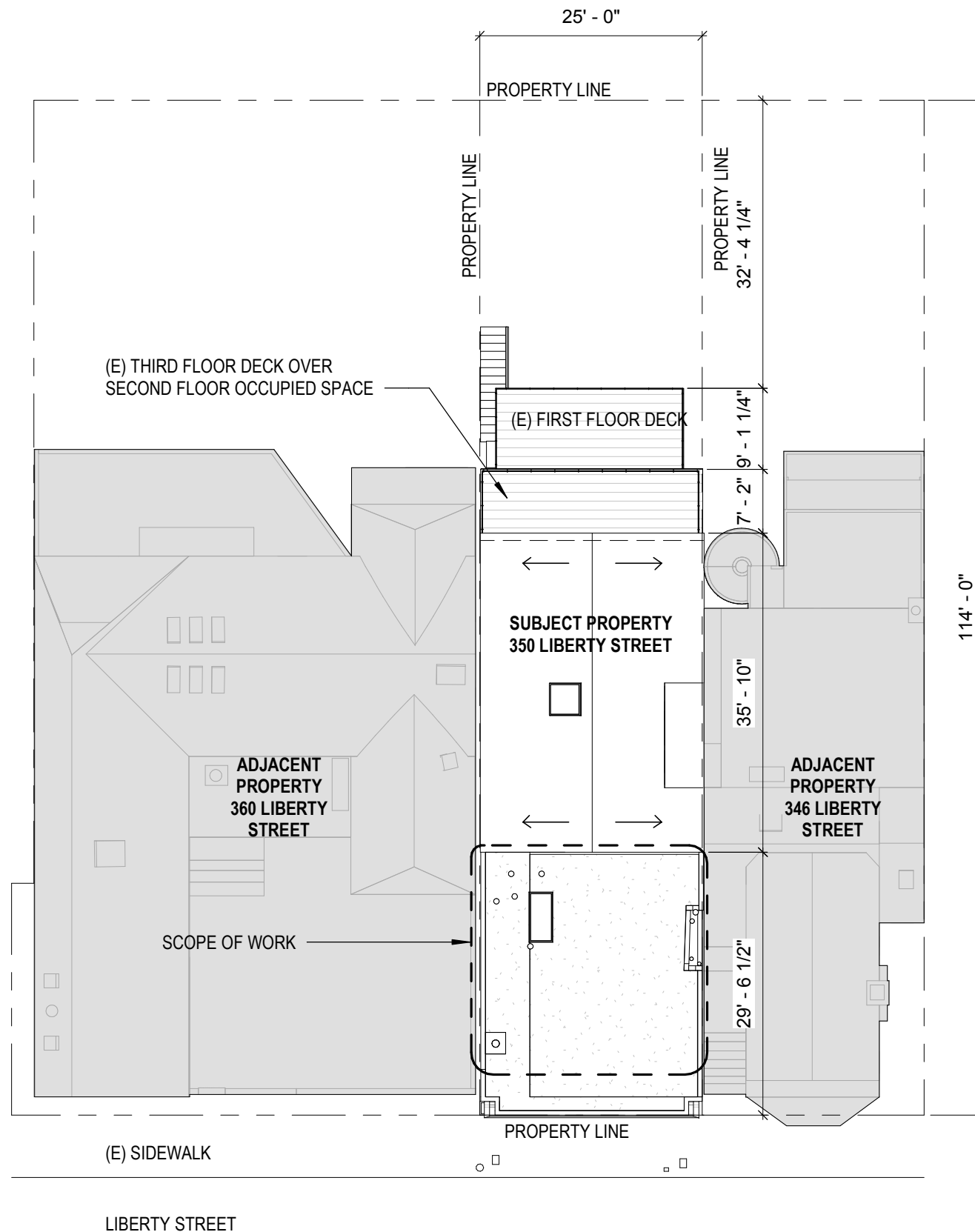
350 LIBERTY ST.

STATUS:
DR RESPONSE

TITLE:
STREET CROSS SECTION DRAWING

SHEET NO.
P06

EXISTING FLOOR PLANS AND ELEVATIONS



1 (E) SITE PLAN 1
P07 1/16" = 1'-0"

350 LIBERTY ST.

350 Liberty Street, San Francisco, CA 94114

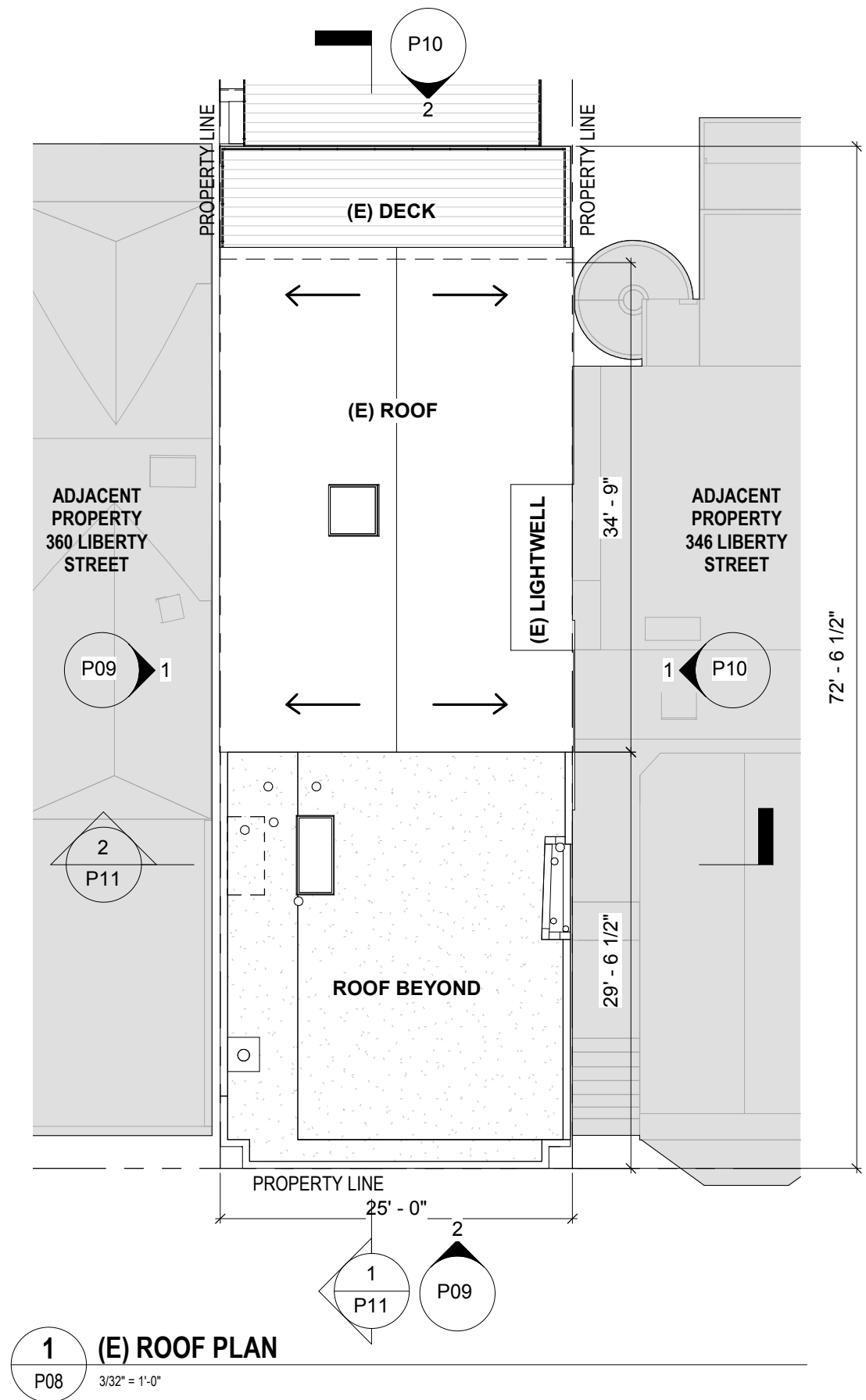
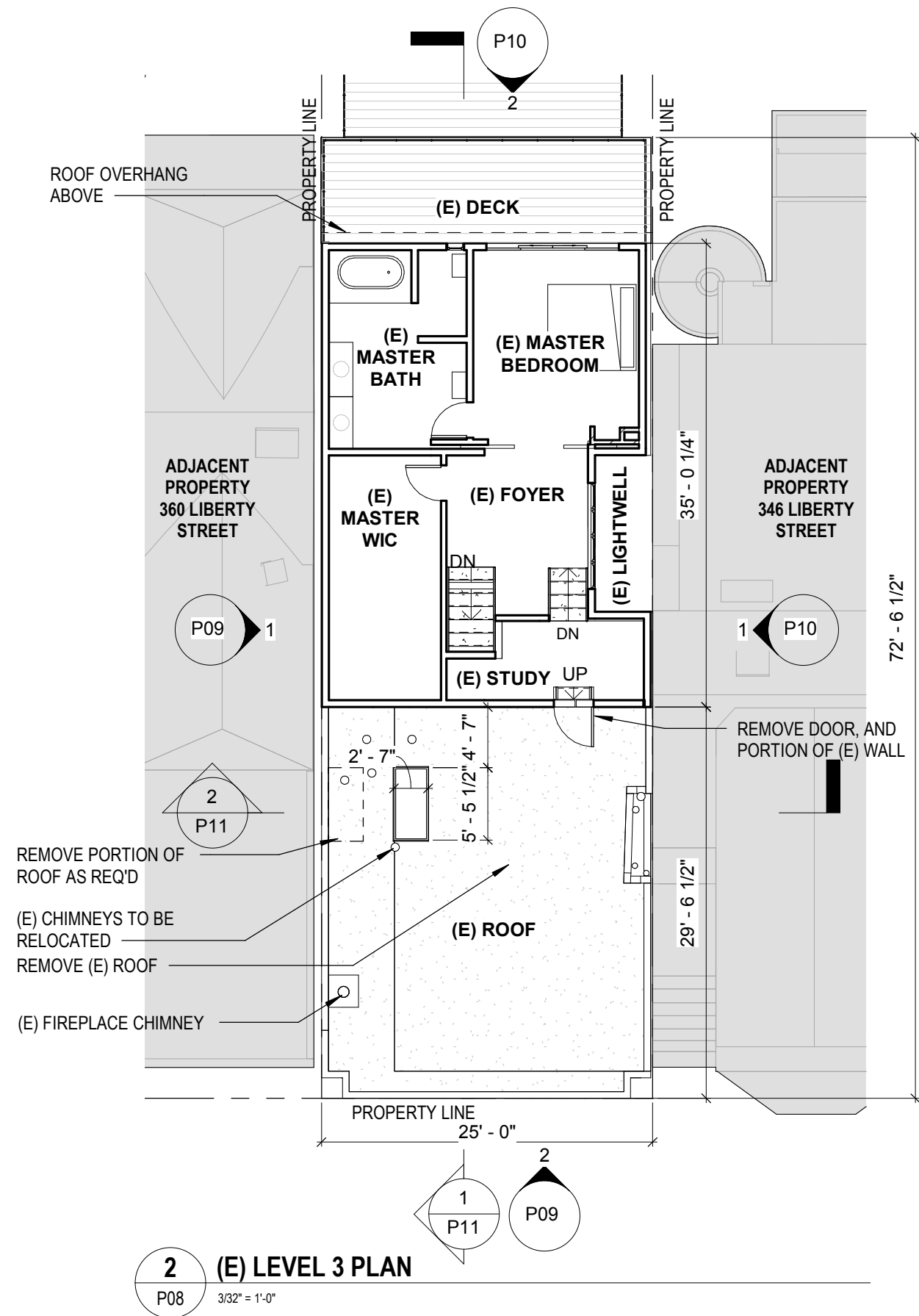
STATUS:
DR RESPONSE

TITLE:
EXISTING SITE PLAN

SHEET NO.
P07



2/20/2020 3:42:30 PM



350 LIBERTY ST.

350 Liberty Street, San Francisco, CA 94114

STATUS:
DR RESPONSE

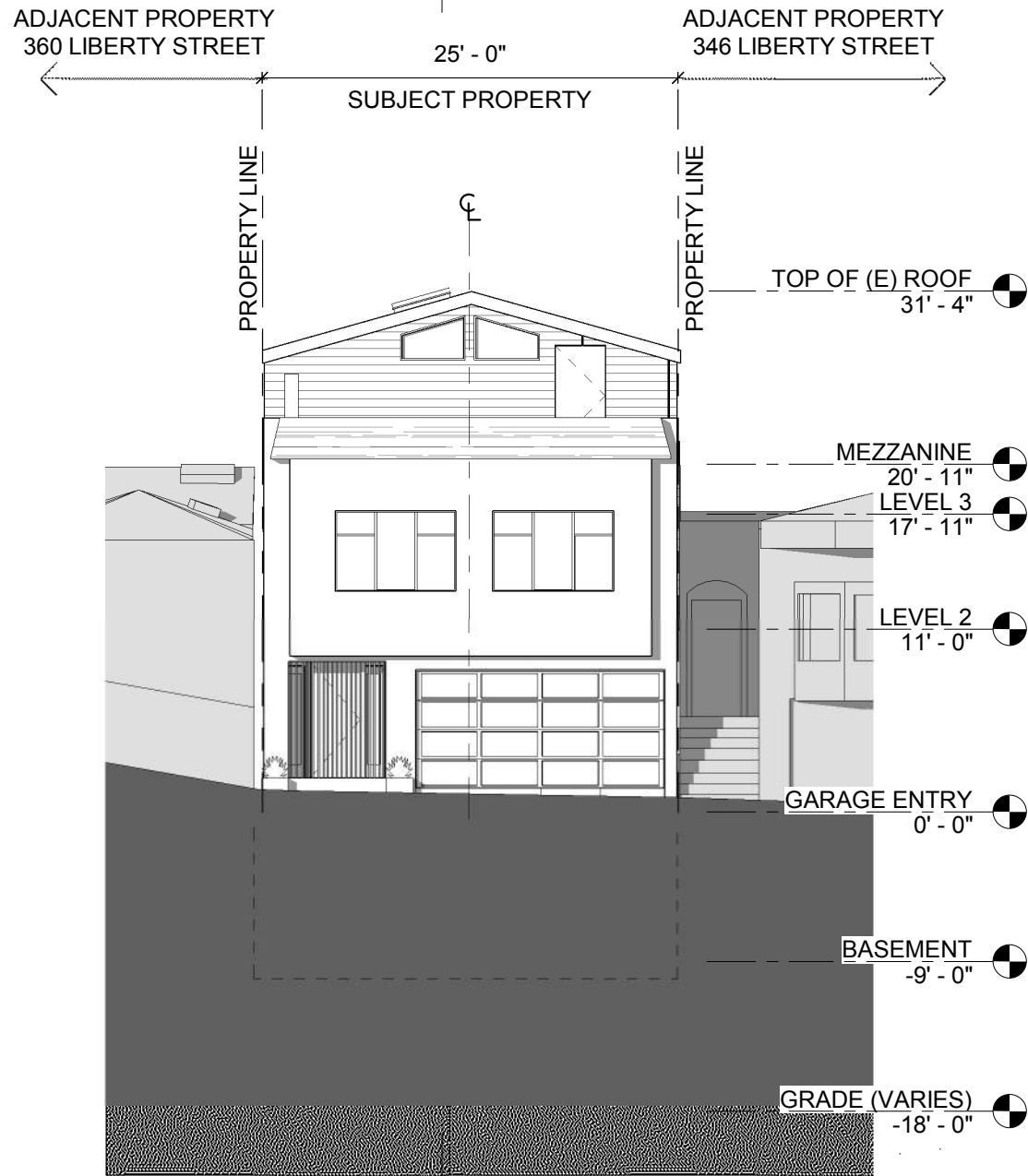
TITLE:
EXISTING LEVEL 3 FLOOR AND ROOF
PLAN

SHEET NO.
P08

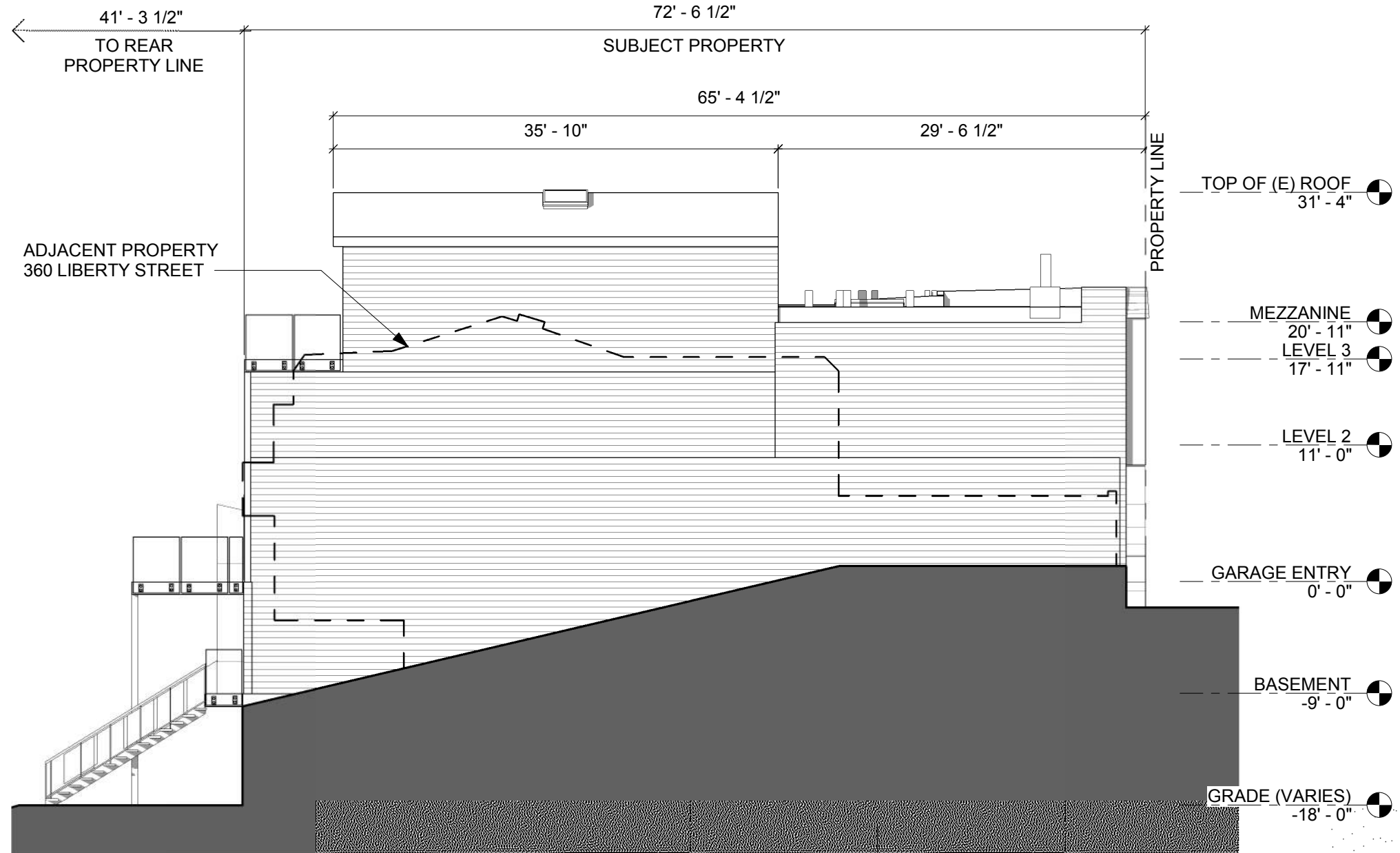


Y.A. studio

2/20/2020 3:42:32 PM



2 (E) SOUTH ELEVATION
P09 3/32" = 1'-0"



1 (E) WEST ELEVATION
P09 3/32" = 1'-0"

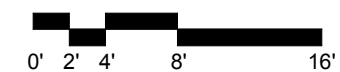
350 LIBERTY ST.

350 Liberty Street, San Francisco, CA 94114

STATUS:
DR RESPONSE

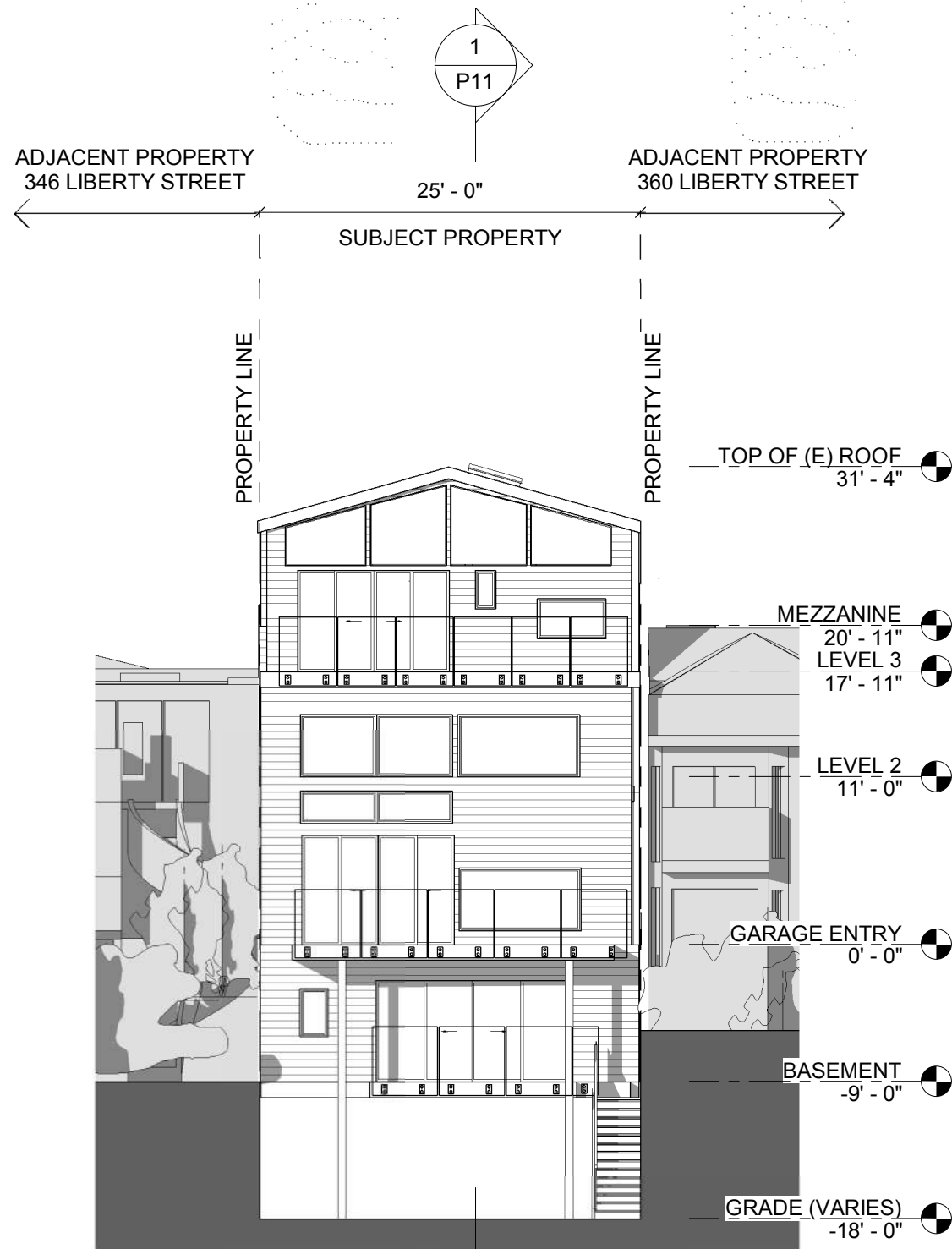
TITLE:
EXISTING ELEVATIONS

SHEET NO.
P09

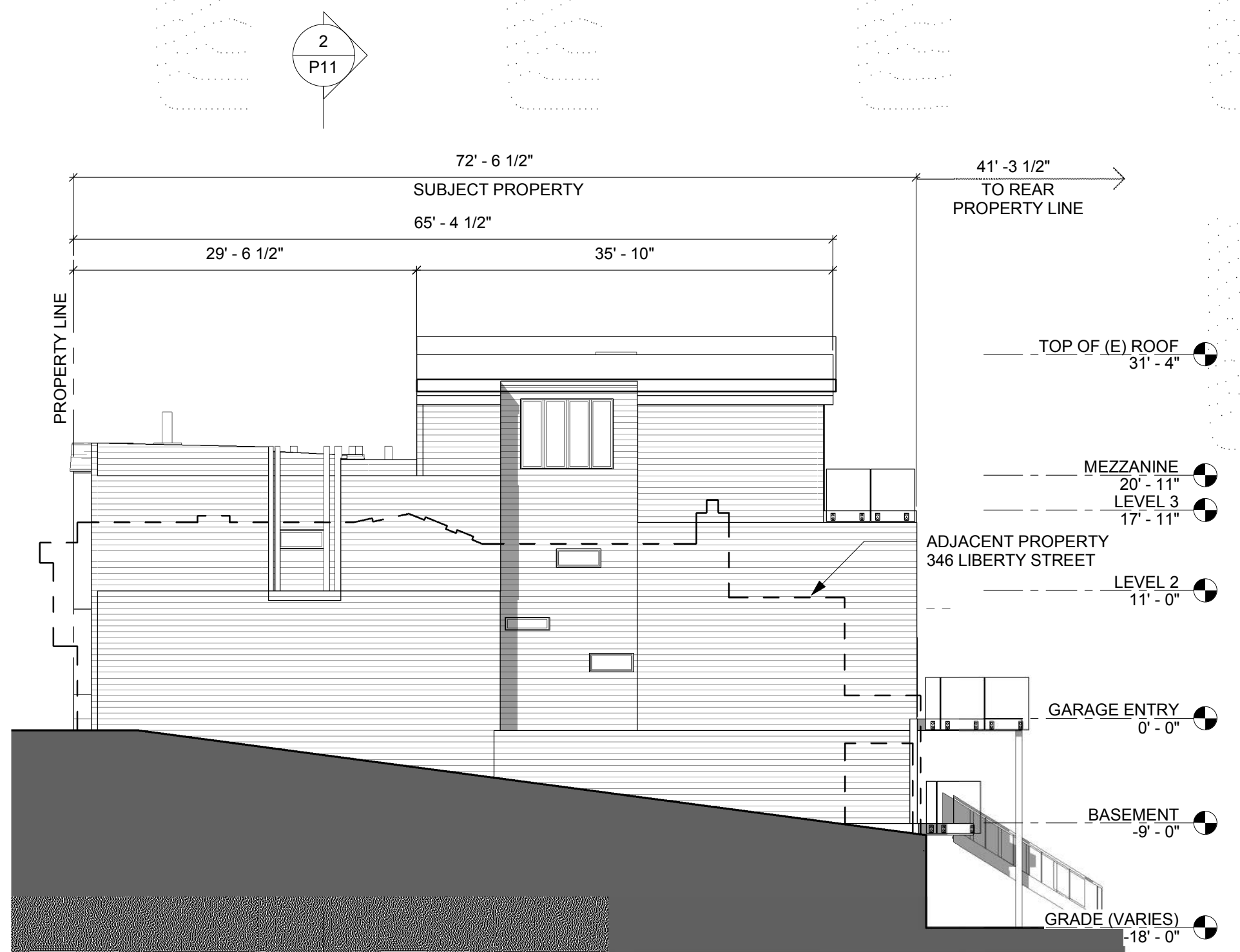


Y.A. studio

2/20/2020 3:42:33 PM



2 (E) NORTH ELEVATION
P10 3/32" = 1'-0"



1 (E) EAST ELEVATION
P10 3/32" = 1'-0"

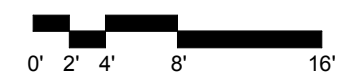
350 LIBERTY ST.

350 Liberty Street, San Francisco, CA 94114

STATUS:
DR RESPONSE

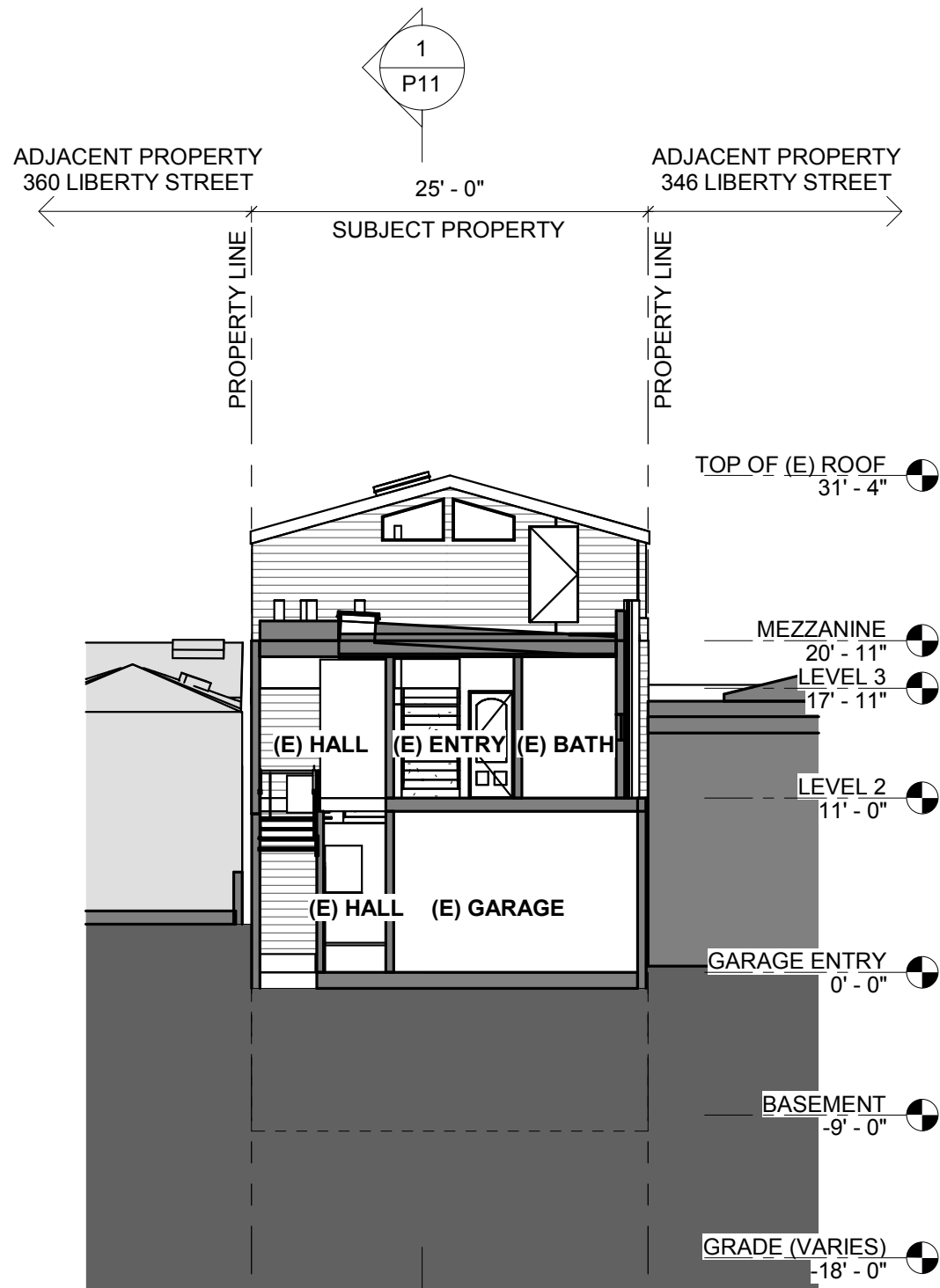
TITLE:
EXISTING ELEVATIONS

SHEET NO.
P10

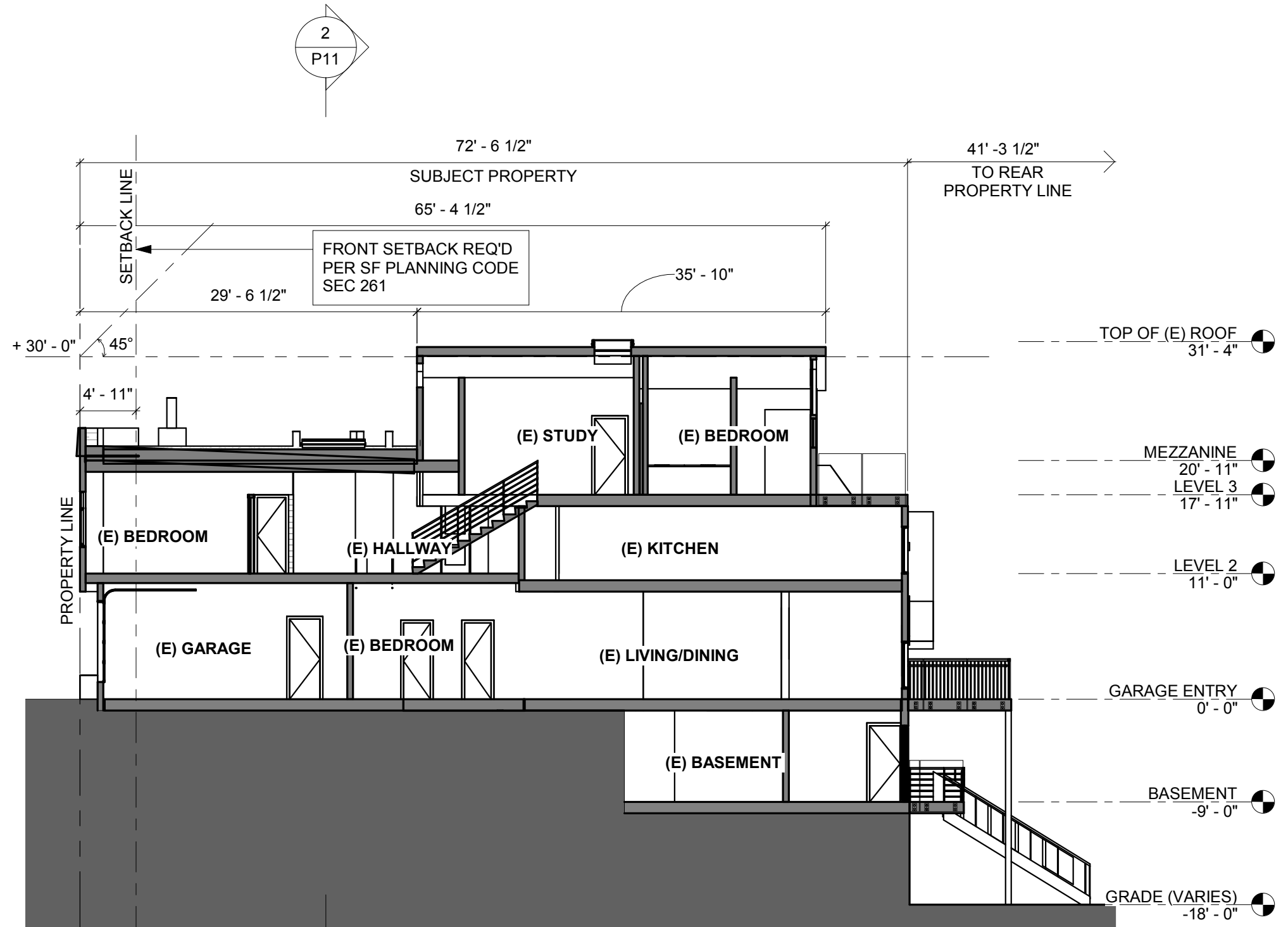


Y.A. studio

2/20/2020 3:42:34 PM



2 (E) EAST - WEST SECTION
P11 3/32" = 1'-0"



1 (E) NORTH - SOUTH SECTION
P11 3/32" = 1'-0"

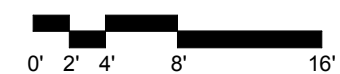
350 LIBERTY ST.

350 Liberty Street, San Francisco, CA 94114

STATUS:
DR RESPONSE

TITLE:
EXISTING BUILDING SECTIONS

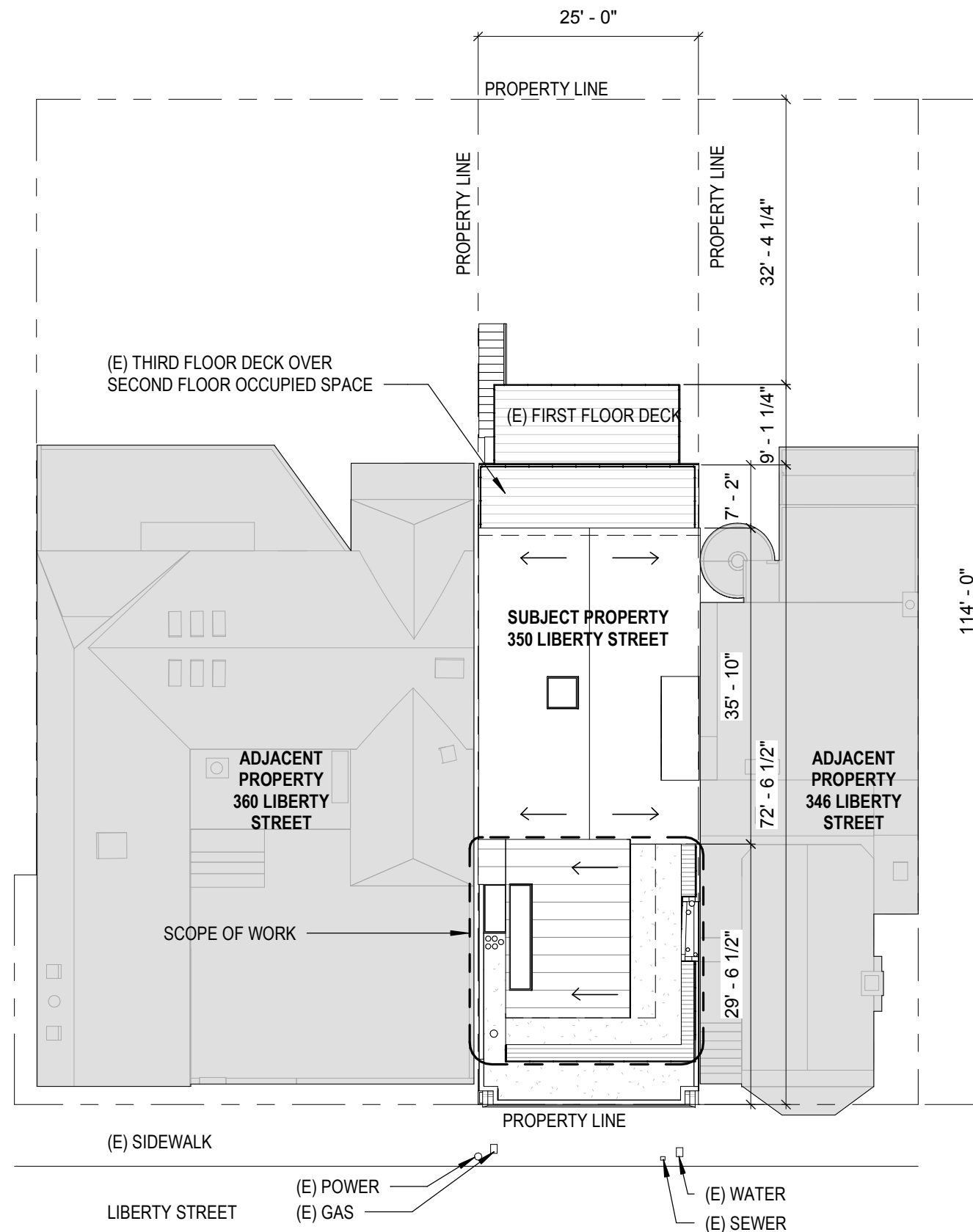
SHEET NO.
P11



Y.A. studio

2/20/2020 3:42:35 PM

**PROPOSED
FLOOR PLANS
AND ELEVATIONS**



1 (P) SITE PLAN
P12 1/16" = 1'-0"

350 LIBERTY ST.

350 Liberty Street, San Francisco, CA 94114

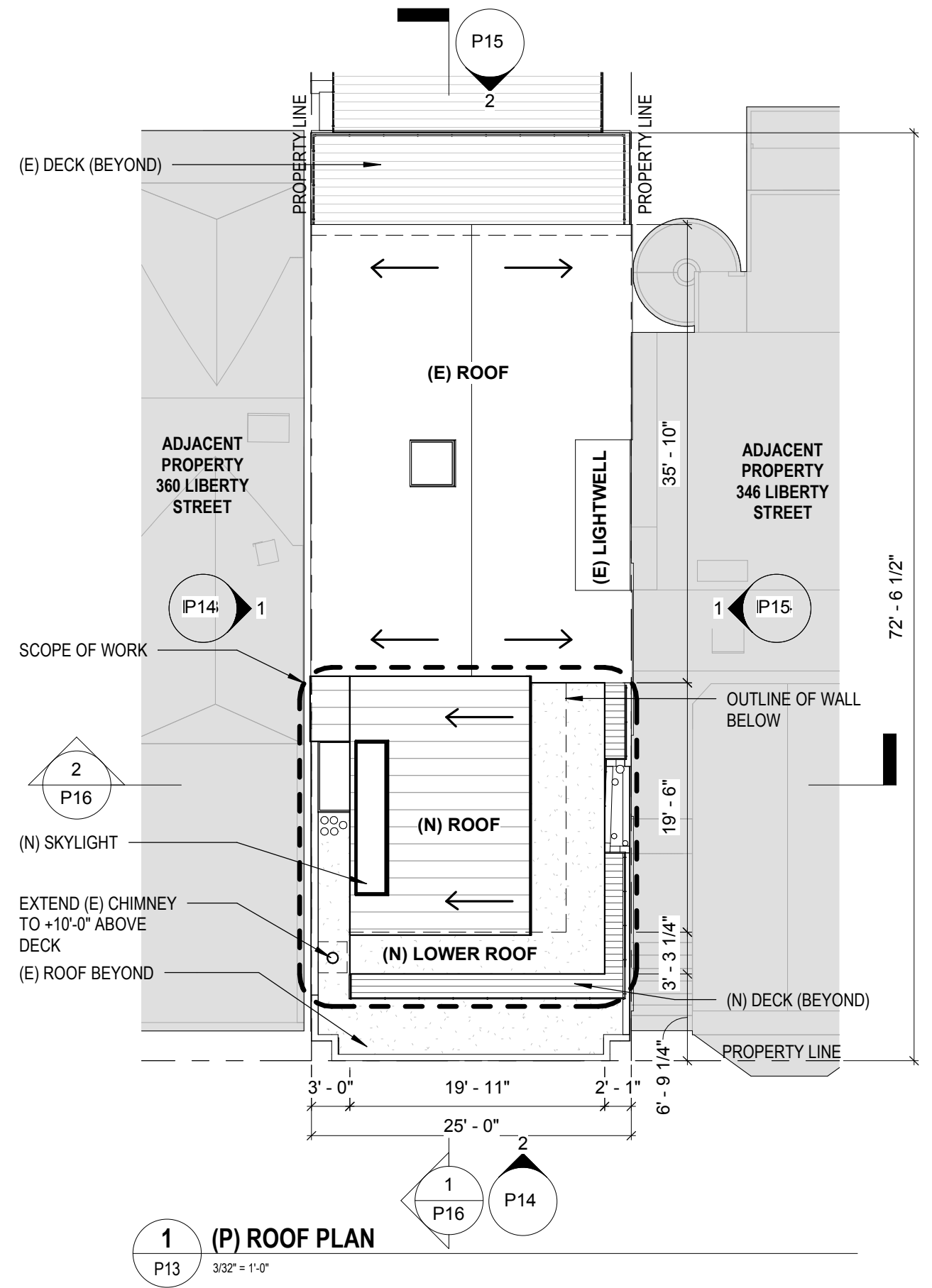
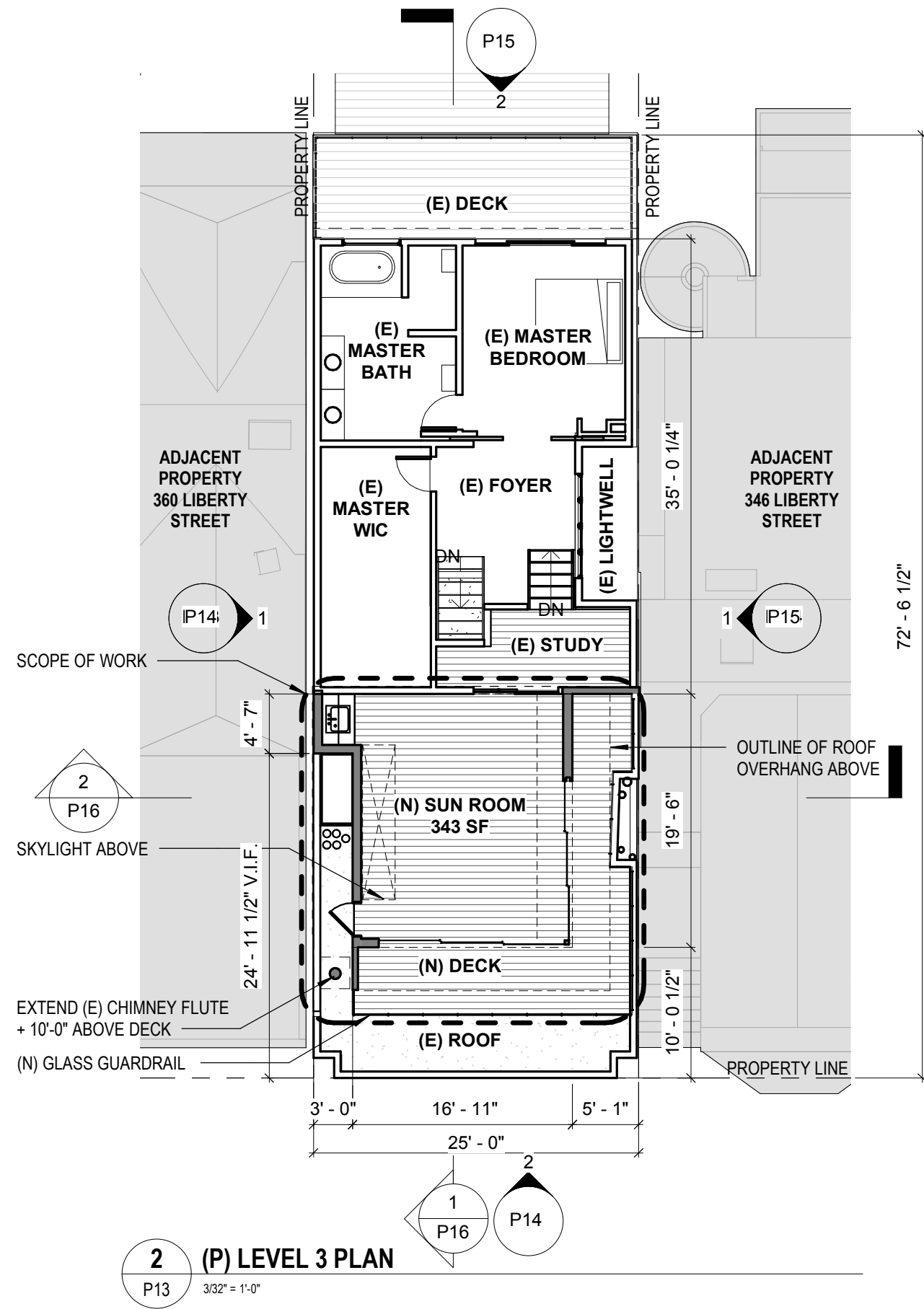
STATUS:
DR RESPONSE

TITLE:
PROPOSED SITE PLAN

SHEET NO.
P12



2/20/2020 3:42:36 PM



350 LIBERTY ST.

350 Liberty Street, San Francisco, CA 94114

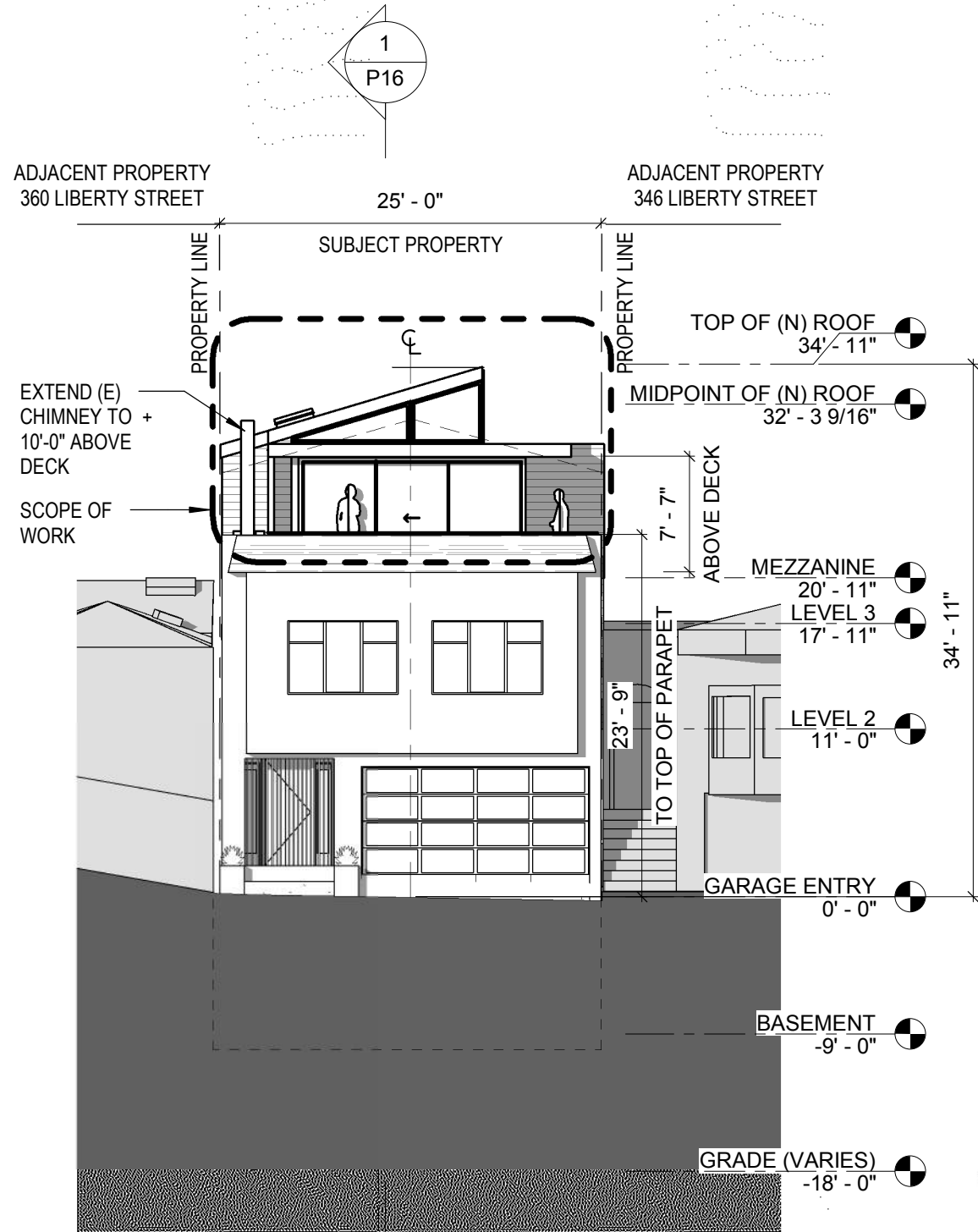
STATUS:
DR RESPONSE

TITLE:
PROPOSED LEVEL 3 FLOOR AND ROOF
PLAN

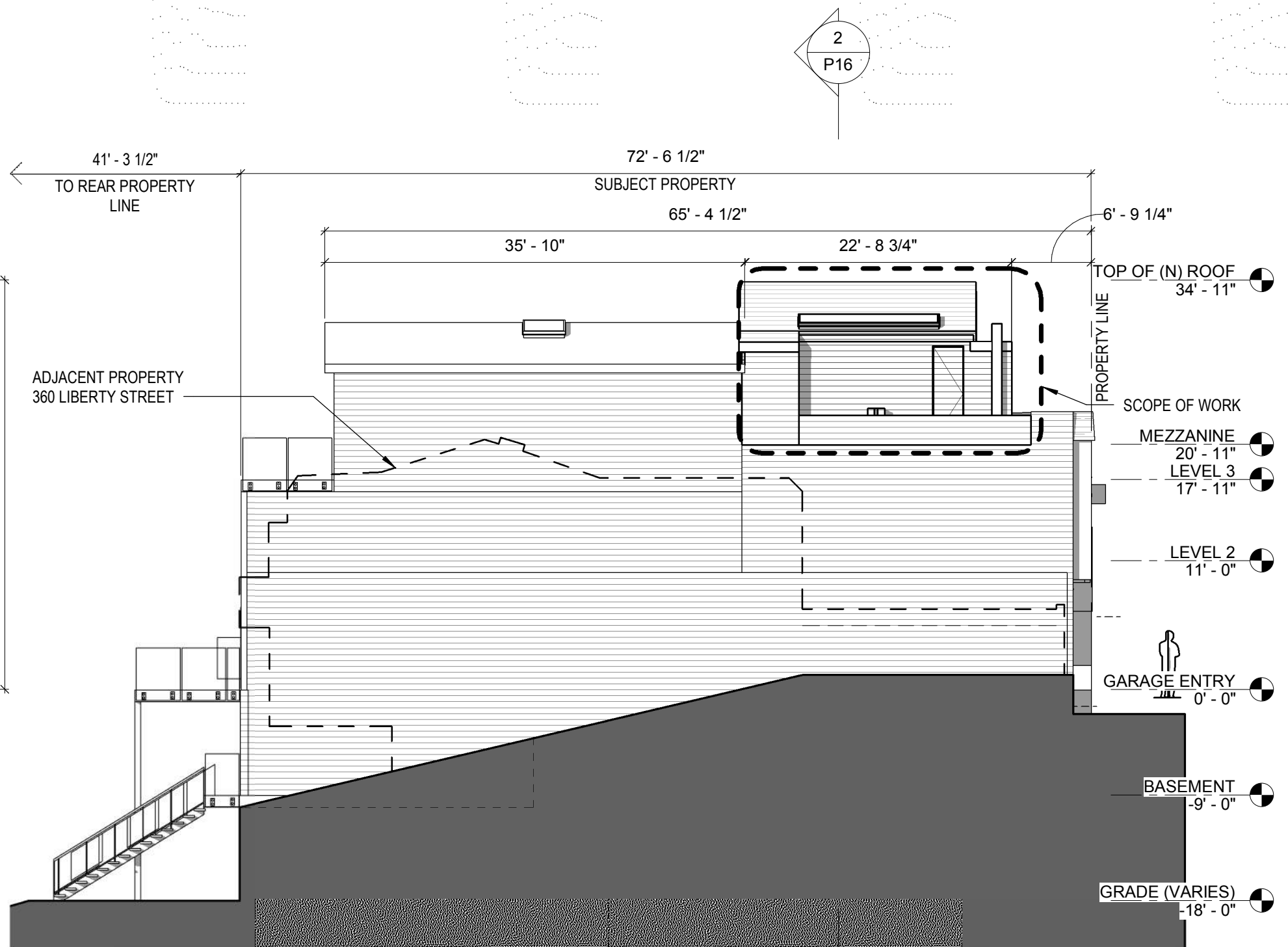
SHEET NO.
P13



Y.A. studio



2 (P) SOUTH ELEVATION
P14 3/32" = 1'-0"



1 (P) WEST ELEVATION
P14 3/32" = 1'-0"

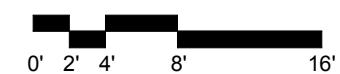
350 LIBERTY ST.

350 Liberty Street, San Francisco, CA 94114

STATUS:
DR RESPONSE

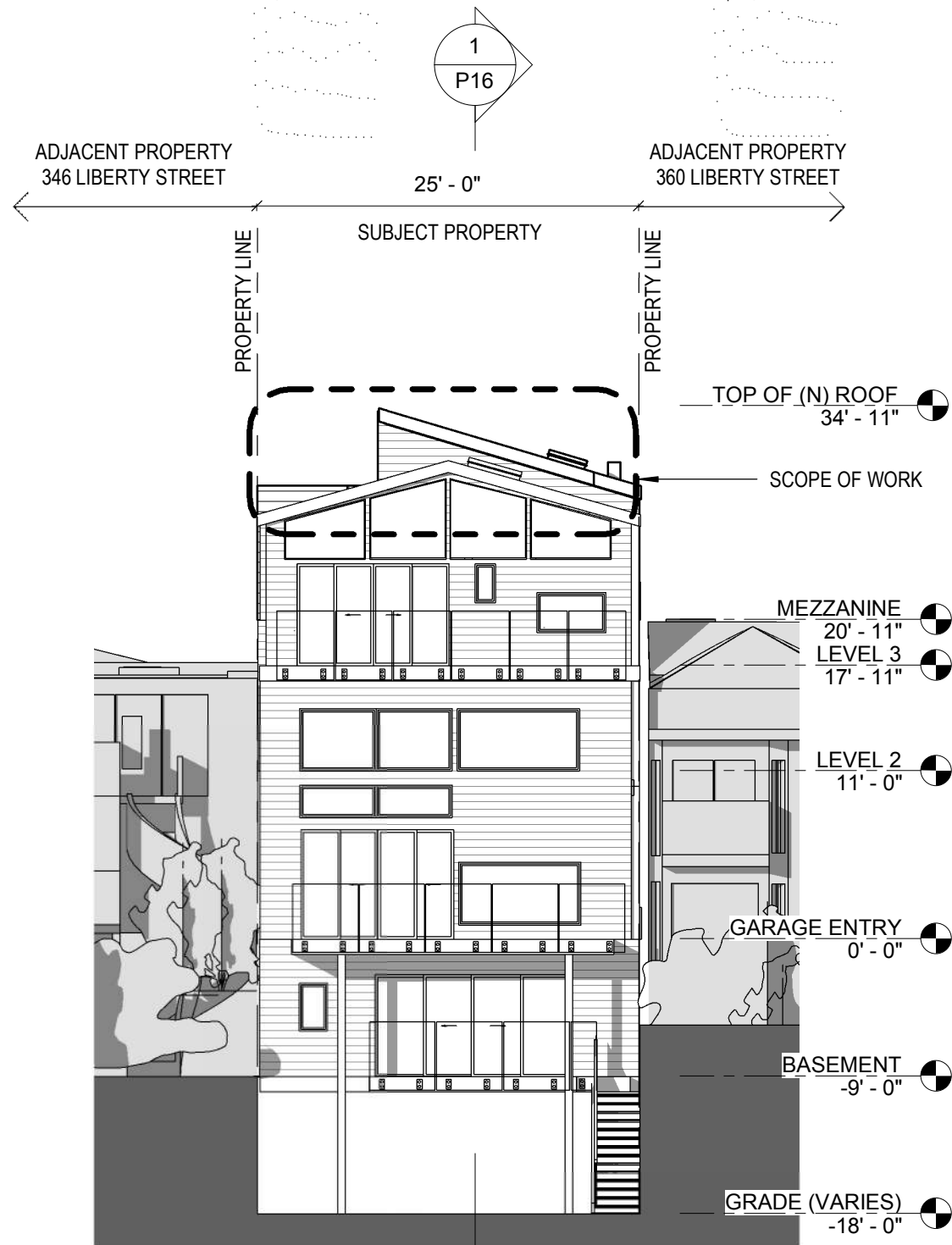
TITLE:
PROPOSED ELEVATIONS

SHEET NO.
P14

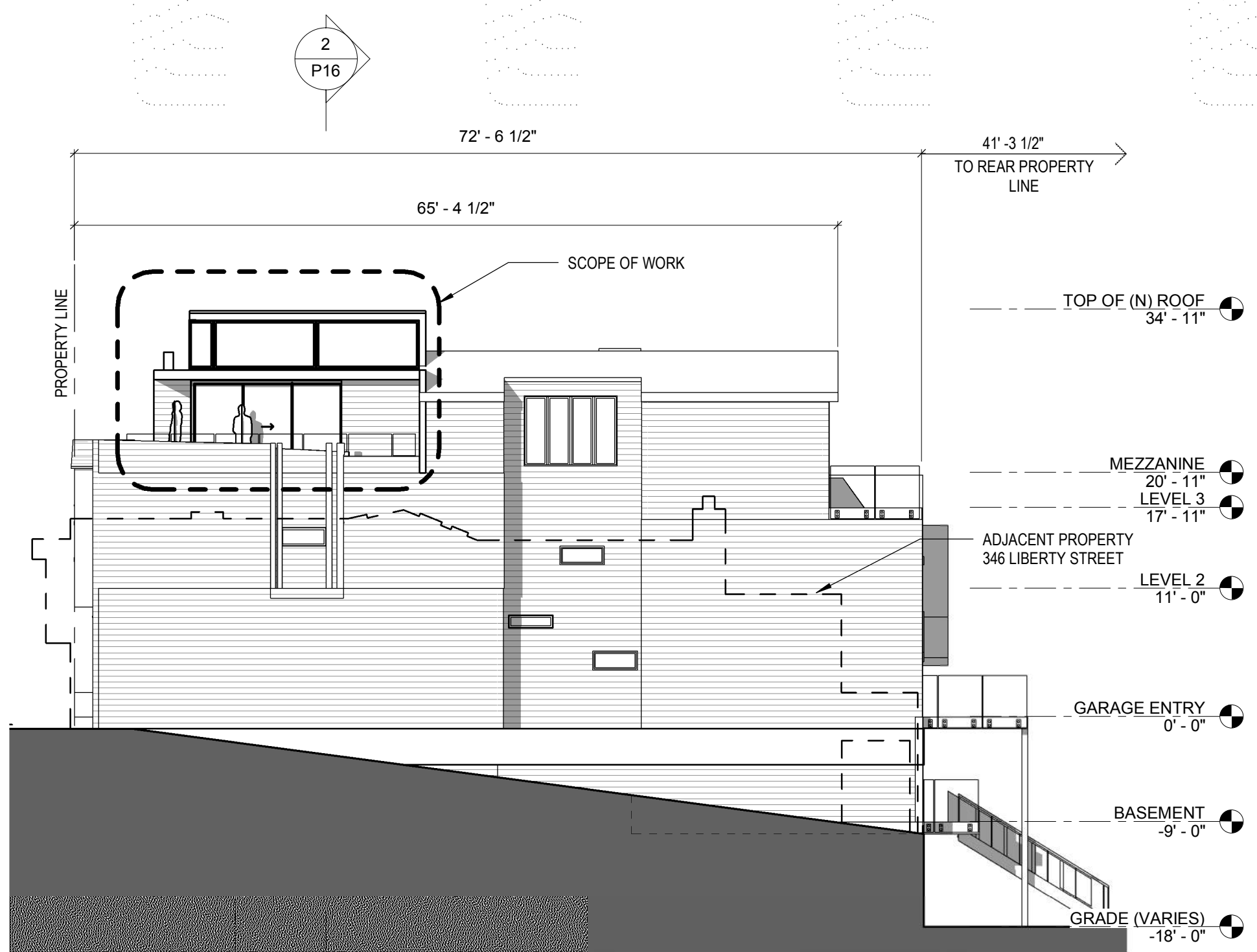


Y.A. studio

2/20/2020 3:42:39 PM



2 (P) NORTH ELEVATION
P15 3/32" = 1'-0"



1 (P) EAST ELEVATION
P15 3/32" = 1'-0"

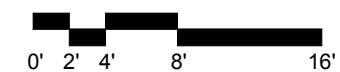
350 LIBERTY ST.

350 Liberty Street, San Francisco, CA 94114

STATUS:
DR RESPONSE

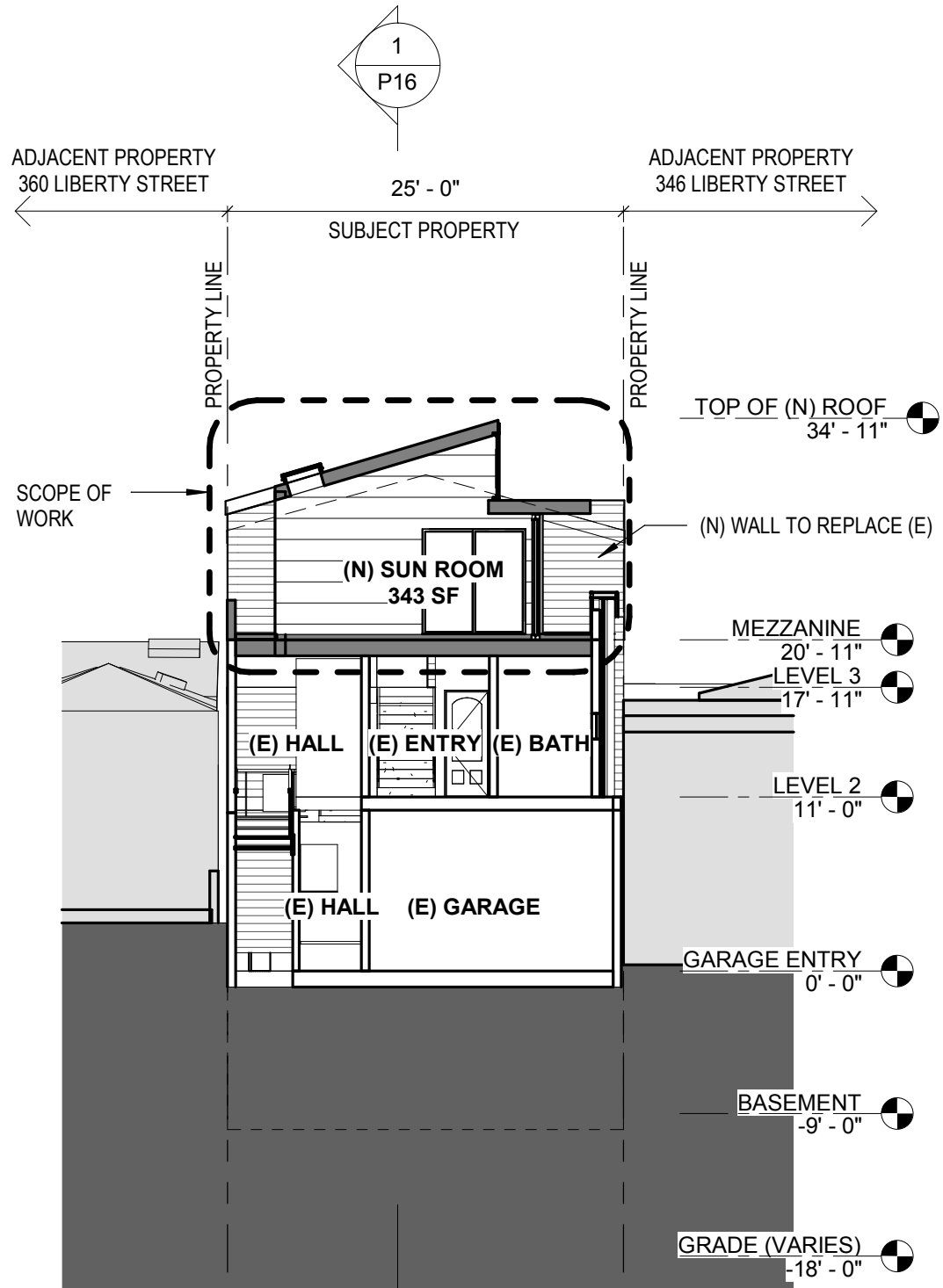
TITLE:
PROPOSED ELEVATIONS

SHEET NO.
P15

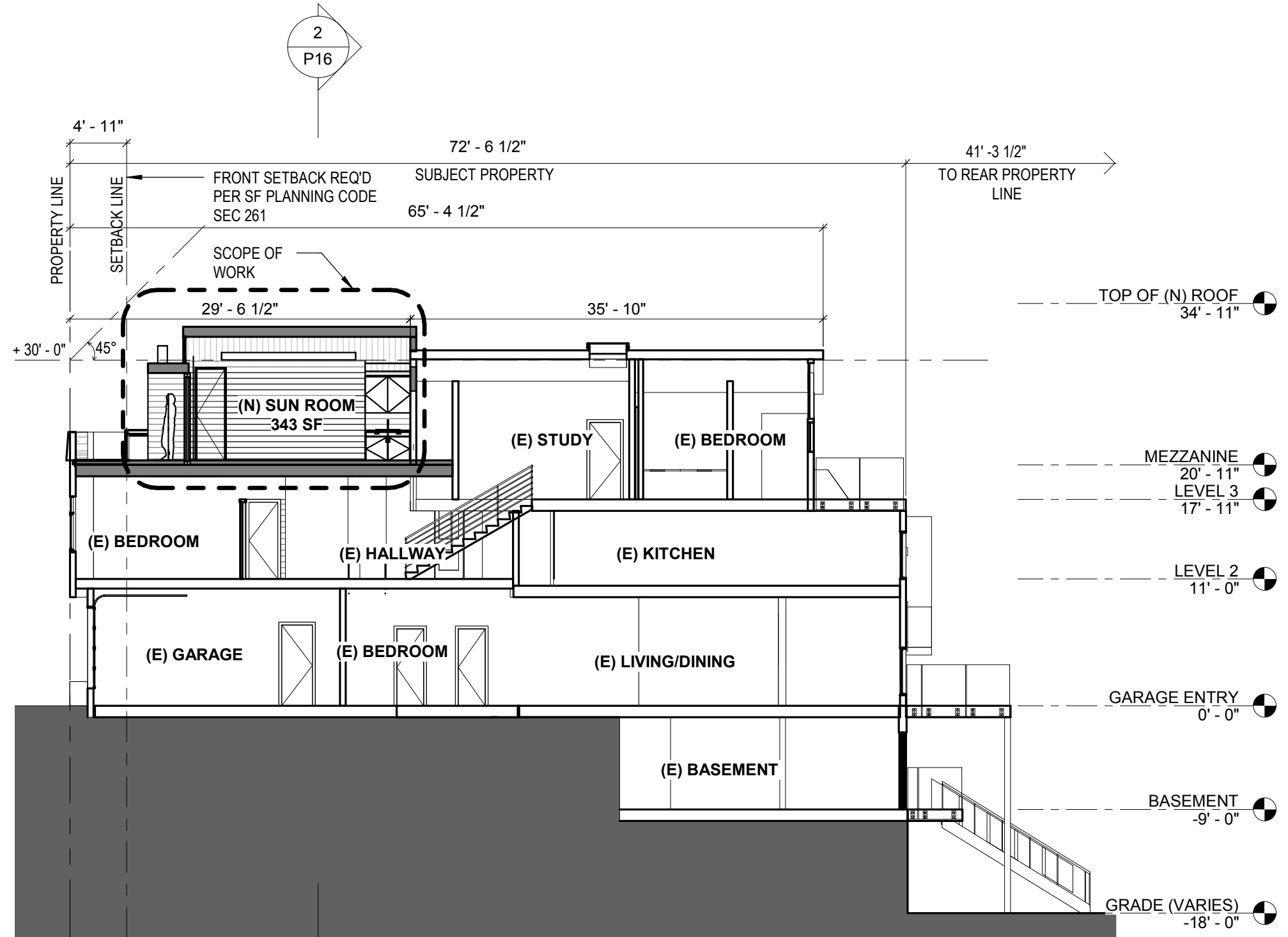


Y.A. studio

2/20/2020 3:42:40 PM



2 (N) EAST - WEST SECTION 1
P16 3/32" = 1'-0"



1 (N) NORTH - SOUTH SECTION 1
P16 3/32" = 1'-0"

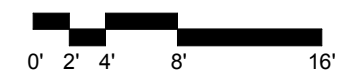
350 LIBERTY ST.

350 Liberty Street, San Francisco, CA 94114

STATUS:
DR RESPONSE

TITLE:
PROPOSED BUILDING SECTIONS

SHEET NO.
P16



Y.A. studio

2/20/2020 3:42:41 PM

RENDERINGS



350 LIBERTY ST.

350 Liberty Street, San Francisco, CA 94114

STATUS:
DR RESPONSE

TITLE:
BIRDSEYE FROM EAST

SHEET NO.
P17



350 LIBERTY ST.

STATUS:
DR RESPONSE

TITLE:
BIRDSEYE FROM WEST

SHEET NO.
P18



350 LIBERTY ST.

350 Liberty Street, San Francisco, CA 94114

STATUS:
DR RESPONSE

TITLE:
STREET VIEW FROM EAST

SHEET NO.
P19



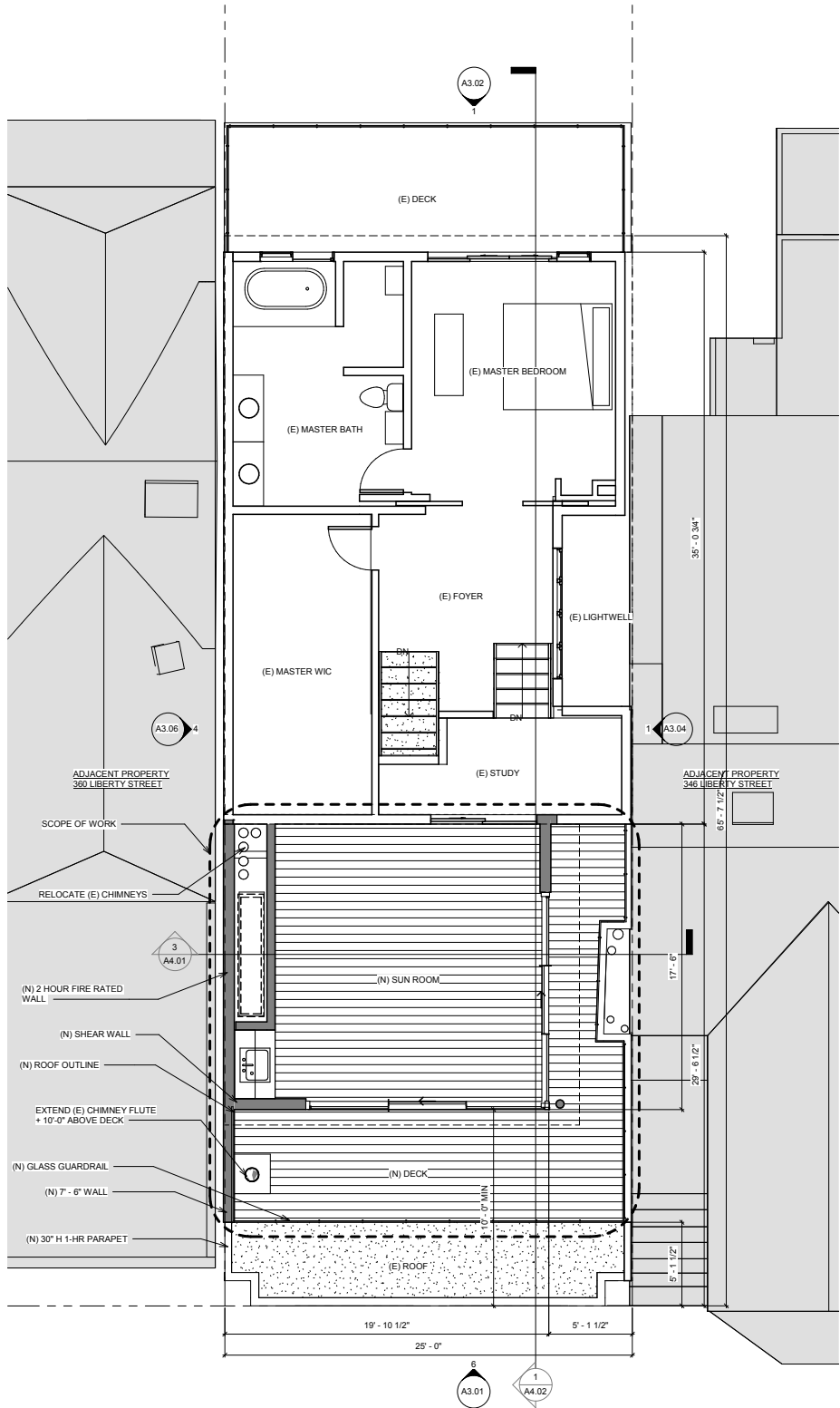
350 LIBERTY ST.

STATUS:
DR RESPONSE

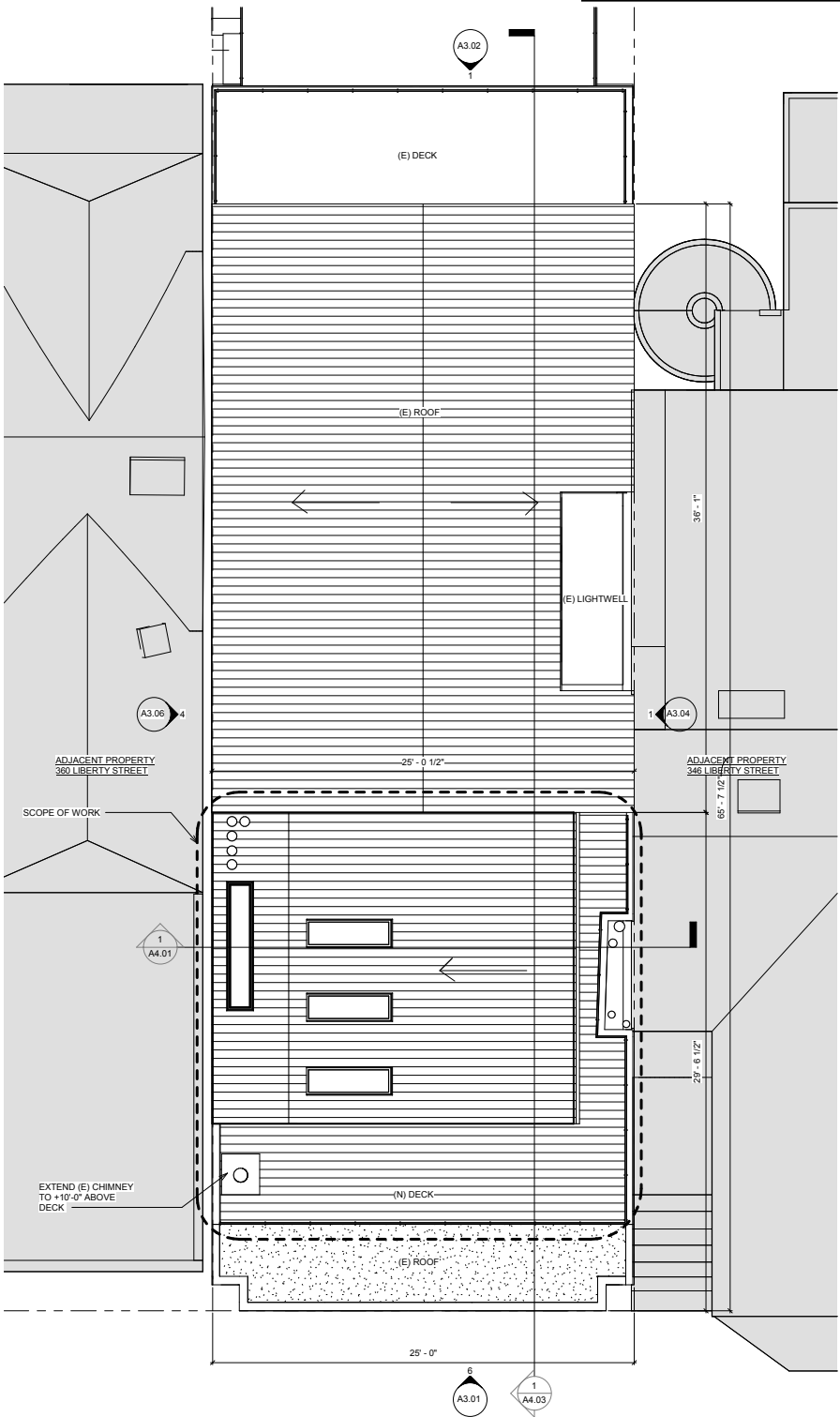
TITLE:
STREET VIEW FROM WEST

SHEET NO.
P20

APPENDIX



LEVEL 3 PLAN (PRE-APPLICATION)



ROOF PLAN (PRE-APPLICATION)

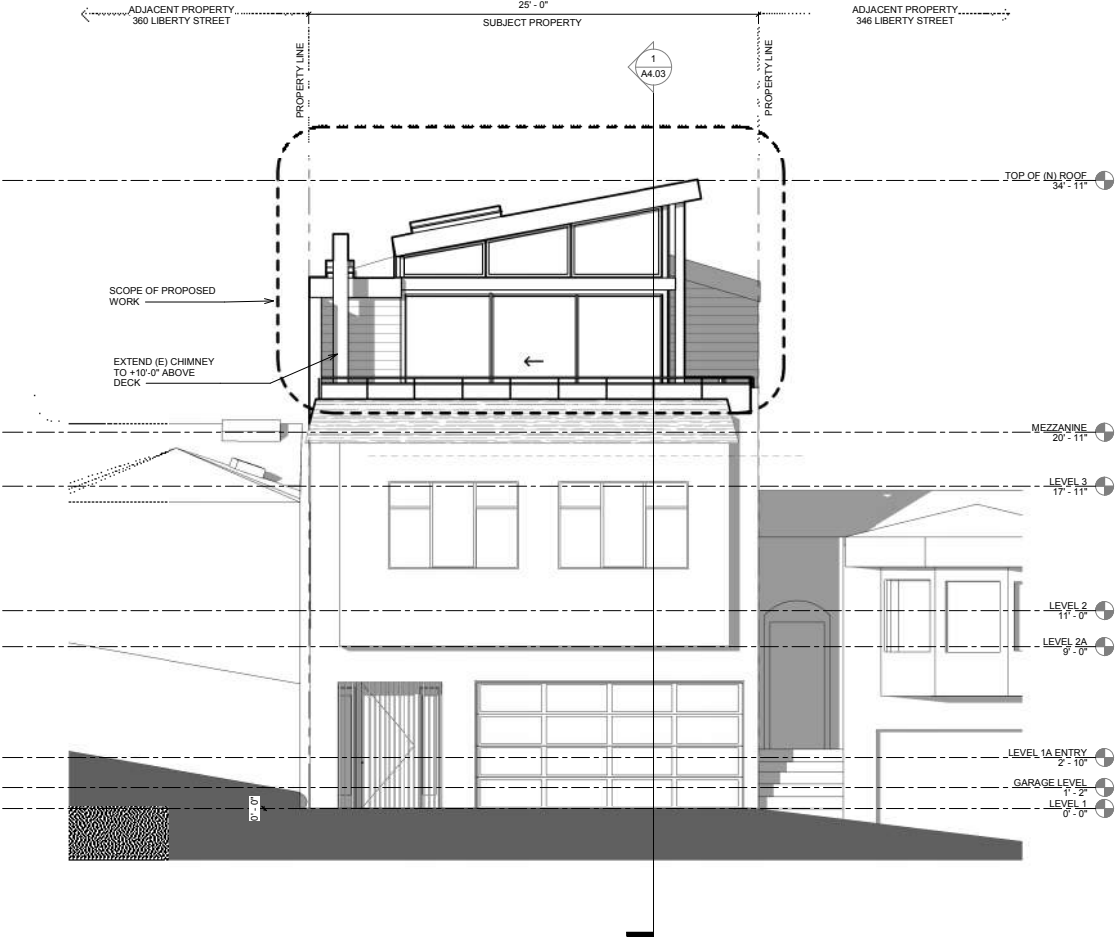
350 LIBERTY ST.

350 Liberty Street, San Francisco, CA 94114

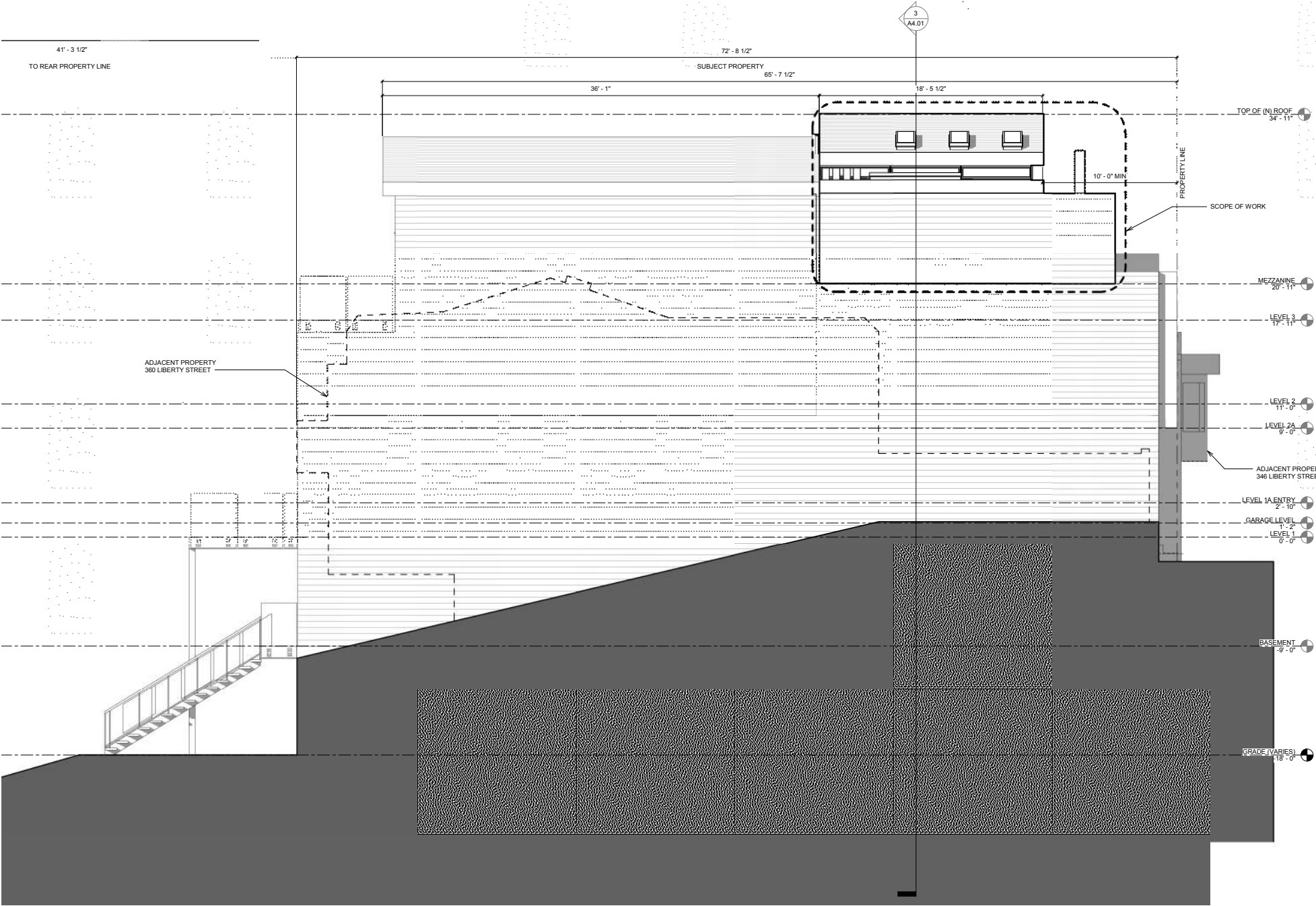
STATUS:
DR RESPONSE

TITLE:
PRE-APPLICATION FLOOR AND ROOF
PLANS

SHEET NO.
P21



SOUTH ELEVATION (PRE-APPLICATION)



WEST ELEVATION (PRE-APPLICATION)

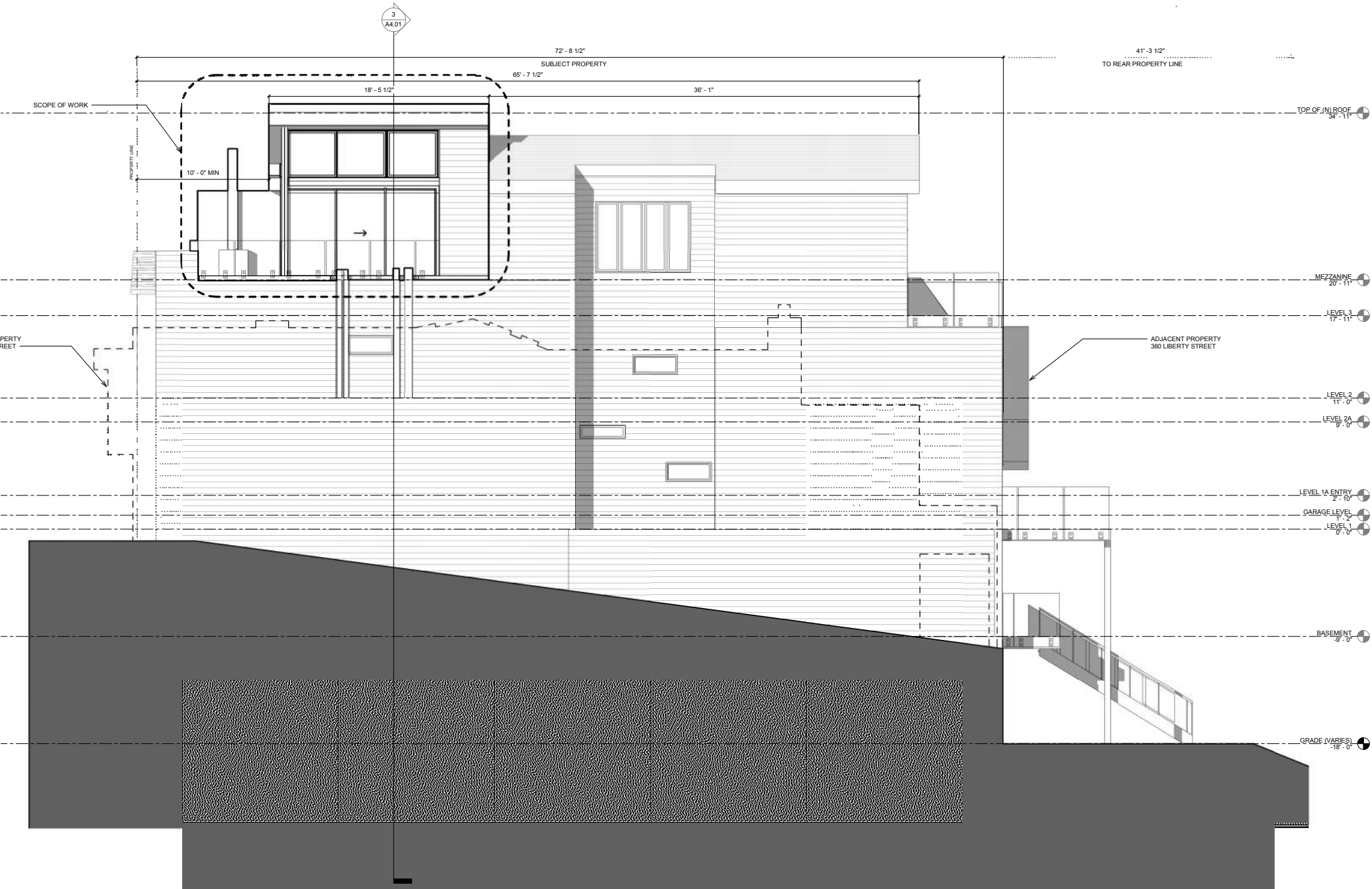
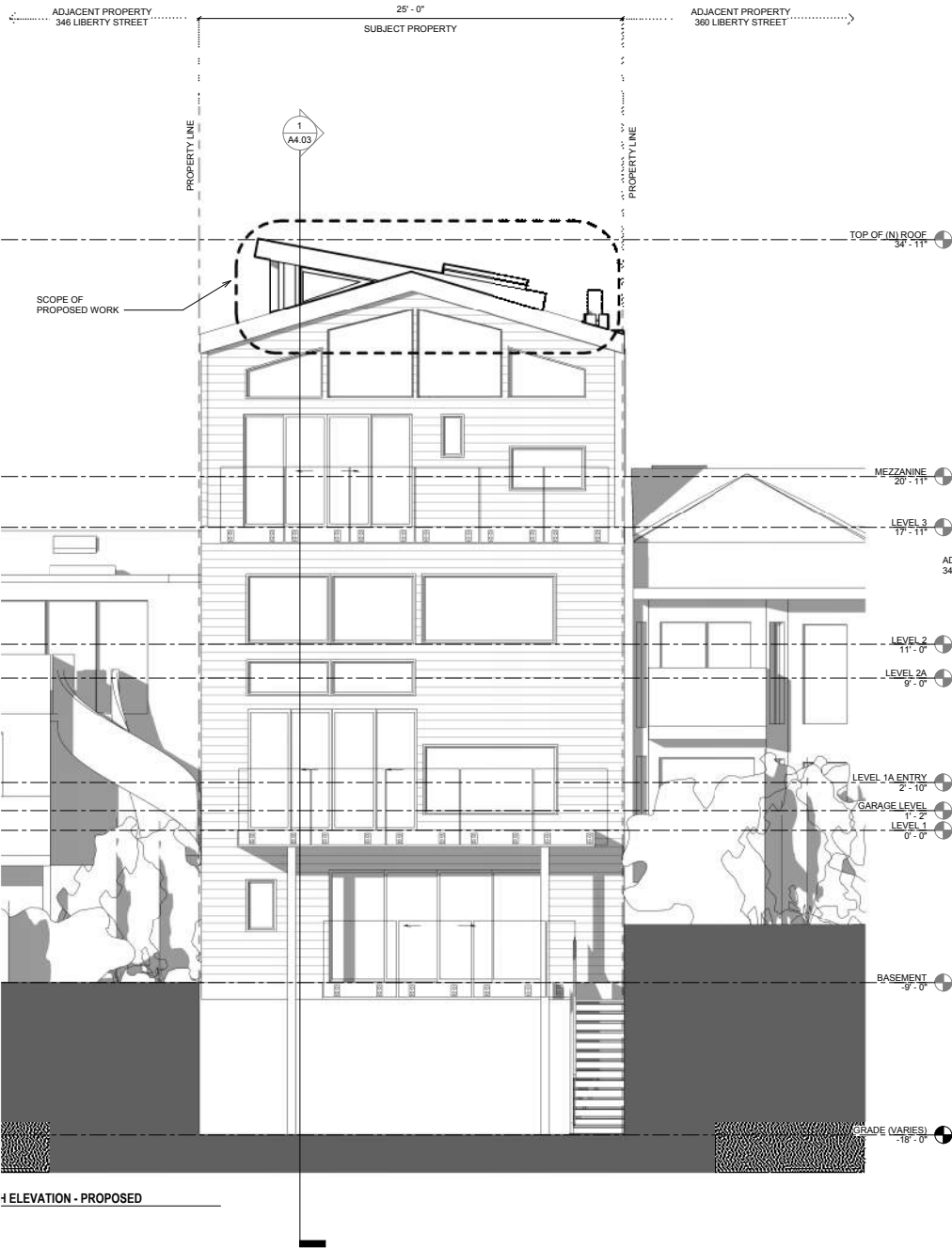
350 LIBERTY ST.

350 Liberty Street, San Francisco, CA 94114

STATUS:
DR RESPONSE

TITLE:
PRE-APPLICATION ELEVATIONS

SHEET NO.
P22



NORTH ELEVATION (PRE-APPLICATION)

EAST ELEVATION (PRE-APPLICATION)

350 LIBERTY ST.

STATUS:
DR RESPONSE

TITLE:
PRE-APPLICATION ELEVATIONS

SHEET NO.
P23

Paul Wang

From: philippe vendrolini <vendrolini@gmail.com>
Sent: Wednesday, November 06, 2019 9:11 PM
To: Paul Wang
Cc: Liberty Street; David Piper; Katherine Moore
Subject: Re: 350 Liberty - Summary of changes

Paul,

Thanks for the detailed explanation, what I would bring up is if the main purpose of the addition to provide a place to enjoy the sun and do some light gardening, couldn't a roof deck in the front be a better fit, it would allow for maximum sun exposure, create some nice greenery on the roof and not impact the street by adding mass/volume to the front. Any thoughts on that option?

I would also say that I find it a little odd to have purchased this particular property if sun exposure was such an important part of their lives, when we purchased our apartment we specifically went for this side of the street to get a southern garden.

Privacy in our front bedrooms is also of importance to us.

Philippe

On Nov 6, 2019, at 12:08 PM, Paul Wang <paul@ya-studio.com> wrote:

Hi Philippe,

Thanks for your email and taking the time to review the memorandum.

As a resident living on Liberty Street, I'm sure you're well aware that north facing side of the houses are generally cold, damp, and windy. This is the case with my client's house. Even though he has decks with a small rear yard, these spaces on the north side of the property are hardly ever usable due to the weather.

The purpose of the project was to create a modestly sized sun room where he can do a little gardening and enjoy some limited time in the sun with his family. By removing the clerestory roof form as you've suggested, it would really defeat the purpose of the addition.

We've been working closely with Bruce Bowen and a Senior Planner at the Planning department to ensure that our proposed addition is under the allowable height limit set forth by the planning department and in compliance with the Dolores Heights Special Use district. Some questions regarding interpretation of the way height is measured is currently being reviewed by the Zoning Administrator and we are waiting for feedback to make any adjustments to our design, if necessary. This is currently the next step in the process.

We certainly value and carefully consider all feedback we receive from the neighbors and Planning Department and our client has made significant concessions based on the outreach meeting then again during Planning review.

Sorry again for the slow nature of this process and we appreciate your patience as we work with the neighbors and the city.

Paul Wang, Senior Associate

<image001.png>

777 Florida Street, Suite 301, San Francisco, CA 94110

(o) 415.920.1839 x103 (f) 415.920.1840

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<image002.jpg><image003.png><image004.png>

From: philippe vendrolini <vendrolini@gmail.com>

Sent: Monday, November 04, 2019 11:55 AM

To: Paul Wang <paul@ya-studio.com>

Cc: Liberty Street <350libertystreet@gmail.com>; David Piper <david@ya-studio.com>; Katherine Moore <katherine@ya-studio.com>

Subject: Re: 350 Liberty - Summary of changes

Paul,

Thanks for sending this, I did review and think this is going in the right direction, I still have some privacy concerns with the amount of windows you have in the front.

Another neighbor reached out to me about the project and is also concerned about adding mass to the front of the building as it will change the face of that building and the "downhill" facades from the street. We feel removing the peak roof would help; staying within the height of the current roof in the back.

What would be next steps for finding a solution here.
Our deadline for DR is coming up.

Let me know.

Thanks.

Philippe.
415 260 1368

On Oct 25, 2019, at 12:18 PM, Paul Wang <paul@ya-studio.com> wrote:

Hi Philippe

Attached please see a memorandum summarizing the changes between the design we presented at the neighborhood outreach meeting and the design reflected in the 311 notification.

Please feel free to call me if you have any questions.

Again apologies in the delay in getting to you.

Regards,

Paul Wang, Senior Associate

<image001.png>

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<image008.jpg><image009.png><image010.png
>

<19-1024_Liberty Neighborhood outreach Final.pdf>

MEMORANDUM

Date: 10/24/19

To: Mr. Philippe Vendrolini
vendrolini@gmail.com

From: Paul Wang (YA Studio)

CC: Christopher Burnett (Project Sponsor)
David Piper (YA Studio)
Katherine Moore (YA Studio)

Subject: 350 Liberty Street 311 Notification

Attachment: Exhibit of changes (4 sheets)

Dear Mr. Vendrolini

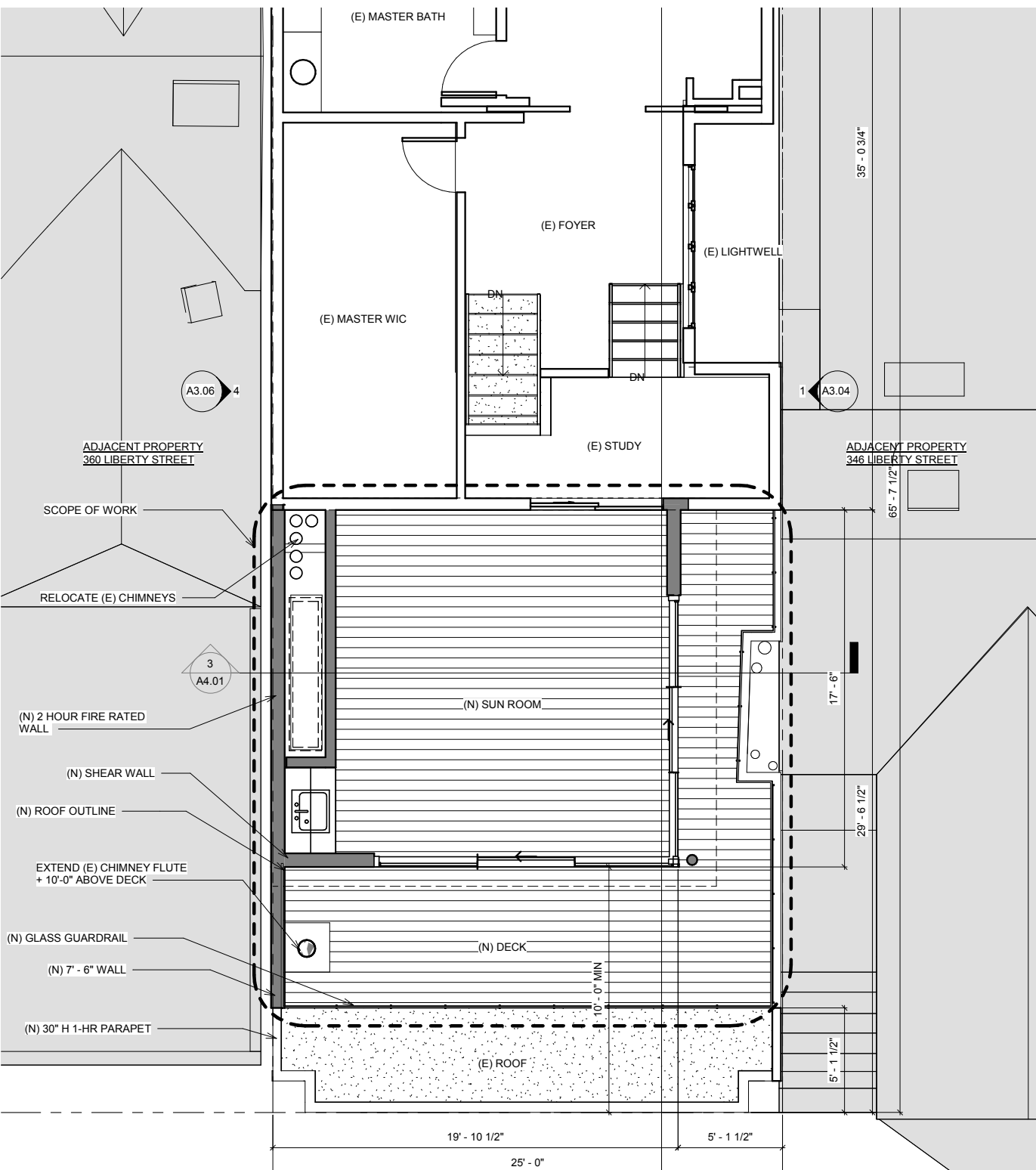
Below please find a summary of design changes between the drawings that was reviewed with you at our neighborhood outreach meeting and the current design per the 311 notification you received from the San Francisco Planning Department.

- 1) The massing of the addition along the west property line has been pulled back by 3'-0". This modification was to address a comment from the Planning Department to reduce the impact to the west neighbor.
- 2) A portion of the clerestory roof has been changed to a lower flat roof which wraps around to the south side of the addition. This modification was to address concerns from the neighbors at the outreach meeting that there was a lack of visual privacy from their residence located across the street. The wrap around roof element significantly cuts down on the view angle looking into the Project Sponsor's Sunroom.
- 3) The clerestory massing has been significantly reduced to minimize visual impact of the addition for the neighboring properties.

Please see the attached exhibit showing a comparison of the design that was presented at the neighborhood outreach meeting and the current design as shown in the 311 notification.

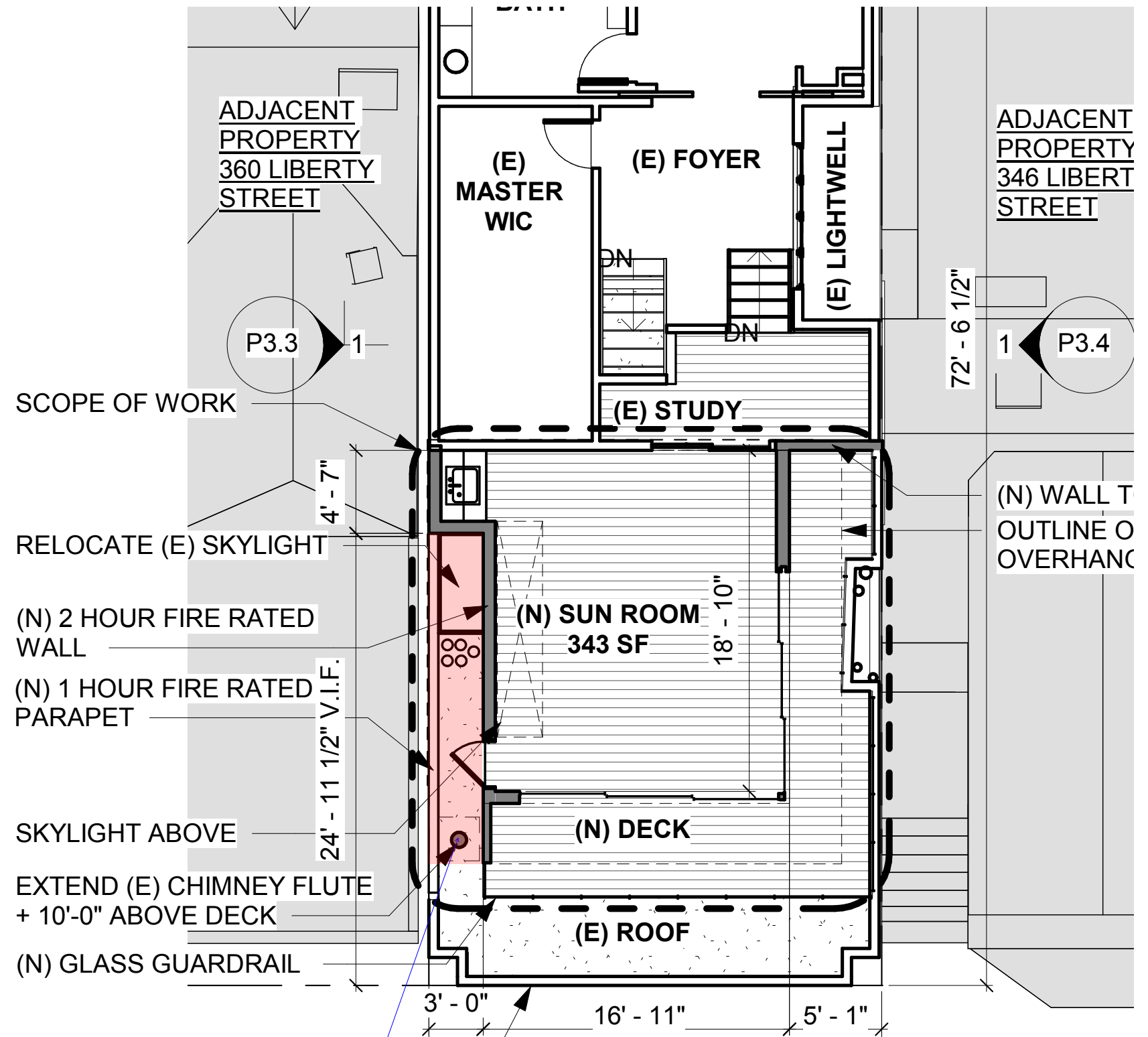
Please feel free to contact me if you have any questions.

Paul Wang
Senior Associate

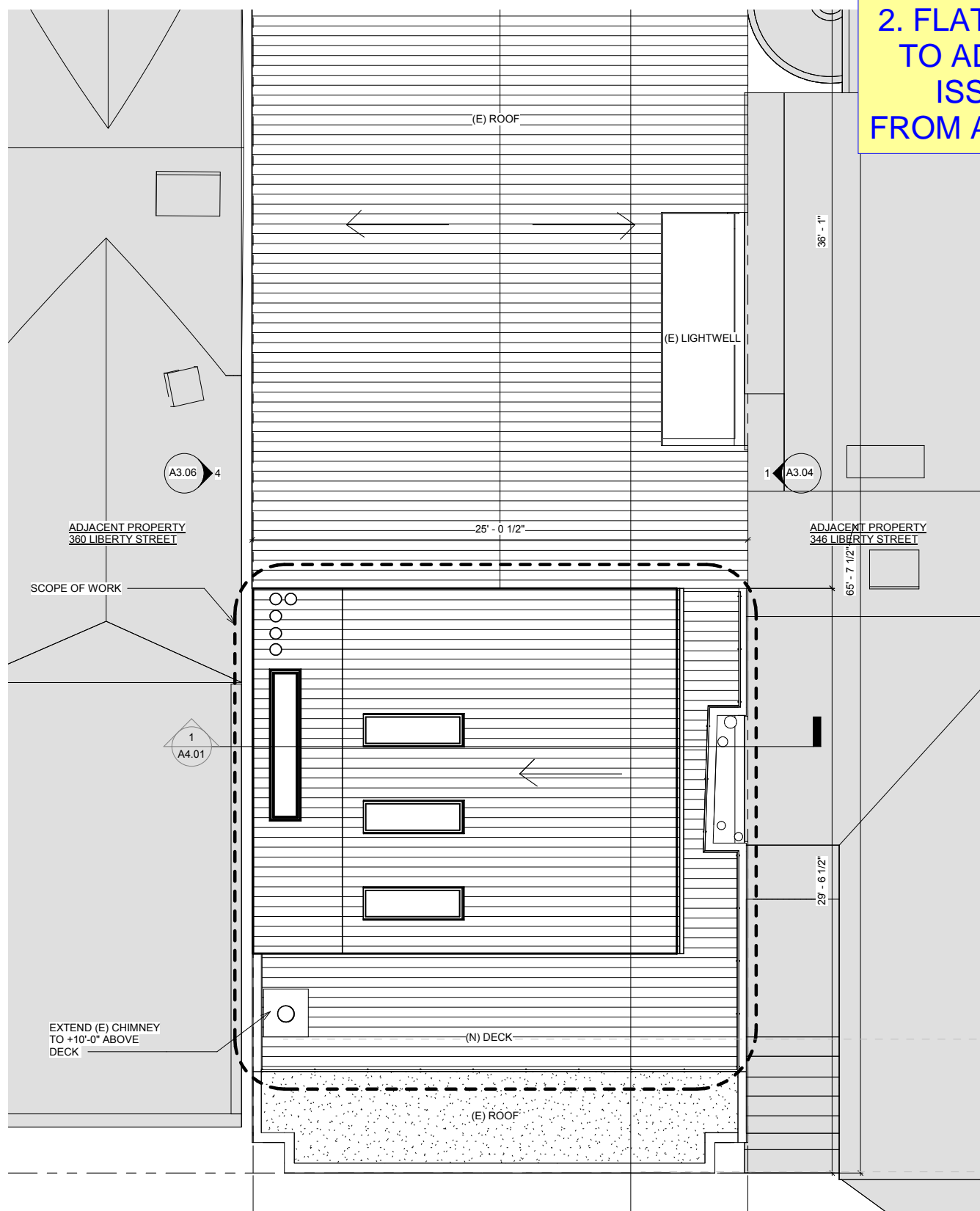


PROPOSED 3RD FLOOR PLAN
 NEIGHBORHOOD OUTREACH (08.30.18)

1. REDUCE MASSING FROM WEST
 PROPERTY LINE TO MINIMIZE
 IMPACT ON ADJACENT
 PROPERTY 360 LIBERTY STREET



PROPOSED 3RD FLOOR PLAN
 311 NOTIFICATION (OCT 16, 2019)



PROPOSED 3RD FLOOR PLAN
NEIGHBORHOOD OUTREACH (08.30.18)

2. FLAT ROOF INTRODUCED
TO ADDRESS VIEW ANGLE
ISSUES INTO SUNROOM
FROM ACROSS THE STREET

SCOPE OF WORK

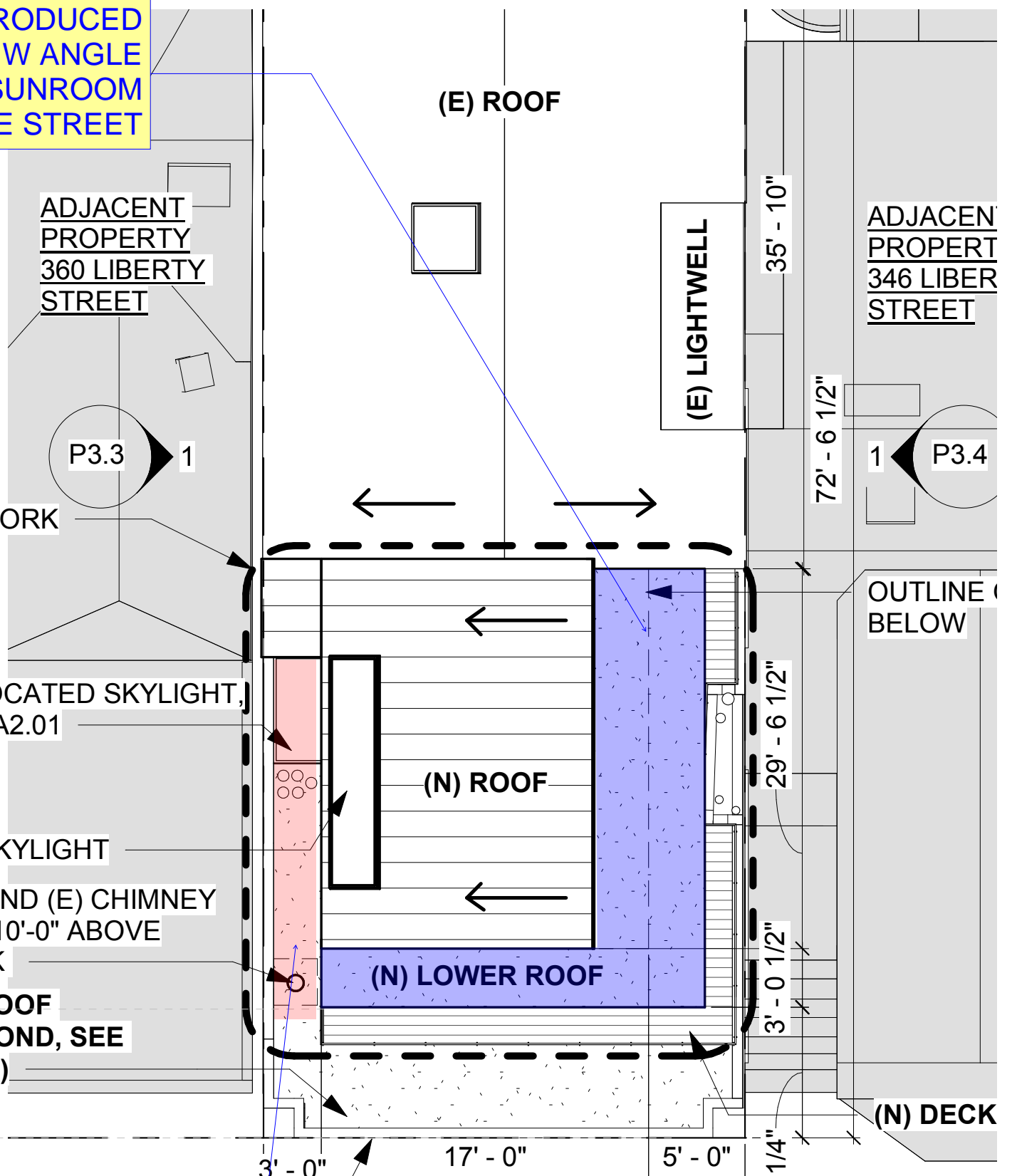
RELOCATED SKYLIGHT,
SEE A2.01

(N) SKYLIGHT

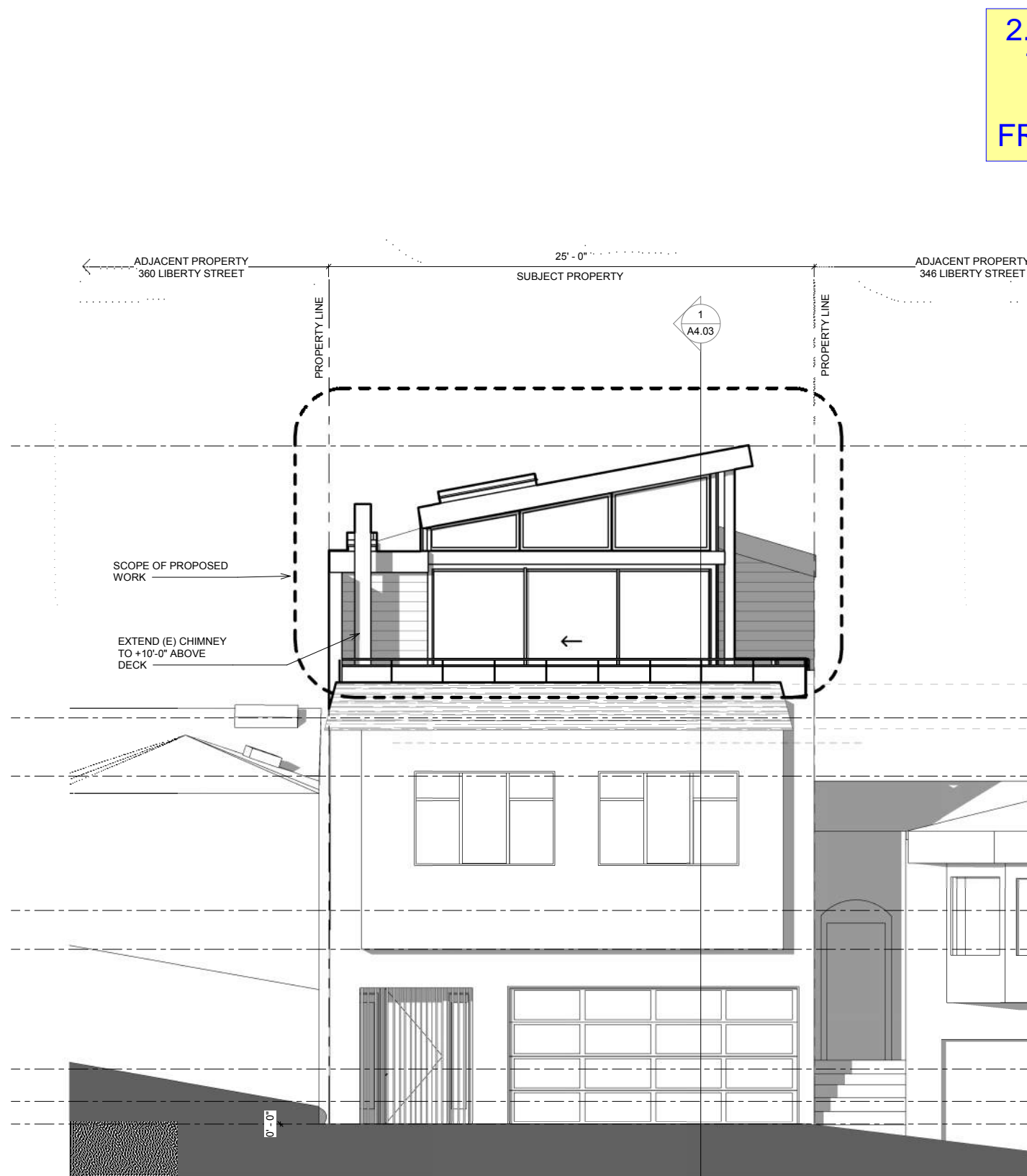
EXTEND (E) CHIMNEY
TO +10'-0" ABOVE
DECK

(E) ROOF
(BEYOND, SEE
A2.01)

1. REDUCE MASSING FROM
WEST PROPERTY LINE TO
MINIMIZE IMPACT ON
ADJACENT PROPERTY 360
LIBERTY STREET



PROPOSED 3RD FLOOR PLAN
311 NOTIFICATION (OCT 16, 2019)

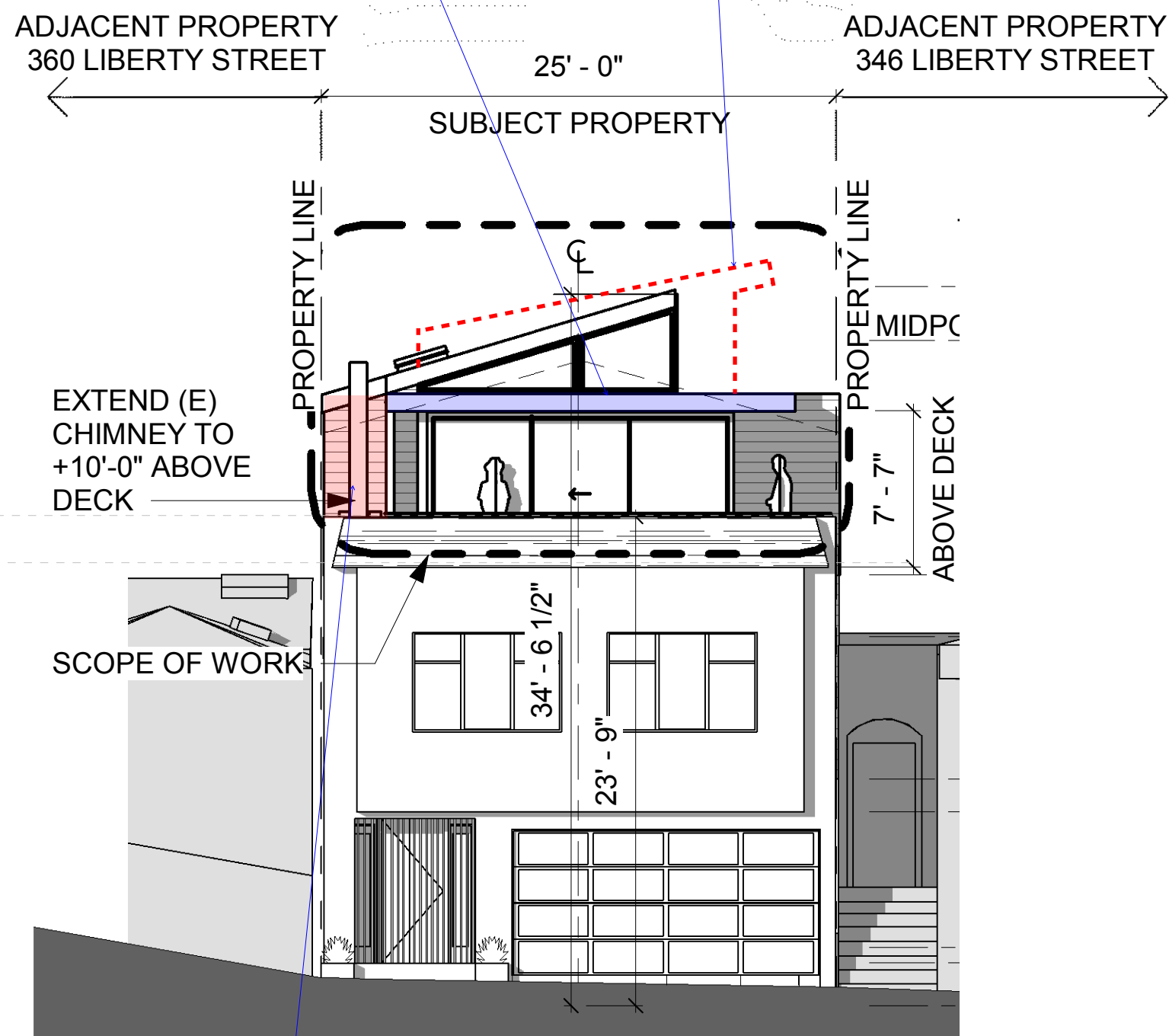


PROPOSED FRONT ELEVATION
NEIGHBORHOOD OUTREACH (08.30.18)

1. REDUCE MASSING FROM WEST PROPERTY LINE TO MINIMIZE IMPACT ON ADJACENT PROPERTY 360 LIBERTY STREET

2. FLAT ROOF INTRODUCED TO ADDRESS VIEW ANGLE ISSUES INTO SUNROOM FROM ACROSS THE STREET

3. OVERALL MASSING OF CLERESTORY ROOF ELEMENT REDUCED TO MINIMIZE VISUAL IMPACT



PROPOSED FRONT ELEVATION
311 NOTIFICATION (OCT 16, 2019)

350 LIBERTY STREET (3 OF 4)
EXHIBIT OF SUMMARY OF CHANGES (10/24/19)

Paul Wang

From: philippe vendrolini <vendrolini@gmail.com>
Sent: Wednesday, November 13, 2019 10:44 PM
To: Paul Wang
Subject: Re: 350 Liberty

Paul,

Thanks for the note.

I do hear you about your argument about the privacy issue. The project will have some impact on our privacy (both sides actually) but I guess that's hard to avoid with any windows facing the street.

On the other hand, we do believe the clerestory roof is out of character with the other homes of the block, it creates extra volume and mass that is not needed. One could argue that adding to the top floor and pushing it higher and closer to the street, the project does not respect topography.

With the addition the extra floor will stand out and alter the look of the north side of the street.

We do appreciate the effort you are willing to make but 1ft drop falls short.

We also are not eager to go through this whole DR process but in this case it is important to take a stand.

I am planning to submit a file for DR tomorrow or Friday am depending on my schedule.

Philippe.

On Nov 13, 2019, at 6:31 PM, Paul Wang <paul@ya-studio.com> wrote:

Hi Philippe – thank you for the call yesterday. I want to follow up on our conversation to try and address some of the concerns you voiced.

Regarding the privacy concerns: As we discussed, I think that expecting a sense of privacy from street facing windows seems unfair to any neighbors located across the street. The street is a public space that should be available and to be enjoyed by other building owners. Add to the fact that Liberty Street is a wider than normal street because of the planting median, and 350 Liberty is a couple of house up the hill from you, we do not feel that the addition would substantively impact your sense of privacy.

Regarding the scale and character concerns: I reviewed the planning guidelines, and while the 3rd floor addition is above the neighboring 2 story structures (even though there are several 3 and 4 story structures on the block face). The planning guidelines suggest that the appropriate solution to mitigate this, is to set back the upper floor addition, which we have done. I also want to stress that we are well below the allowable height limit and have already reduced the clerestory massing to address comments we received from you at the initial outreach meeting.

That said, I had a long discussion with the owner today and encouraged him to try to work with you to show that we're approaching the process in good faith. After some effort, he is willing to lower the clerestory roof by 12". This would put ceiling height of the sun room at 7'-6" along the entire west side of the room (this is the lowest legal ceiling height for a room per the building code).

While we are hoping to avoid a discretion review filing, we strongly feel that our design is not excessive, and that we've made every effort (within reason) to work with the neighbors and the Planning department and have adjusted the design based on feedback we've received.

If you don't feel that the 12" concession is sufficient, I think at this point, the owner is willing to take his chances at the Planning Commission with the design as currently submitted.

Paul Wang, Senior Associate

<image001.png>

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<image003.jpg><image005.png><image007.png>