



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: DECEMBER 12, 2019

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Date: December 2, 2019
Case No.: **2019-000503DRP-03**
Project Address: **2452 Green Street**
Permit Application: 2018.1106.5097
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 0537 / 011
Project Sponsor: William Pashelinsky
1937 Hayes Street
San Francisco, CA 94117
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Take DR and Approve with Modifications**

PROJECT DESCRIPTION

The project proposes a four-story horizontal addition connected via a one-story corridor at the front of the existing two-story single-family dwelling which is located at the rear of the lot. The proposed addition would expand the size of the dwelling from approximately 2,211 s.f. to 8,828 s.f. and include a 2-car garage and a roof deck above the fourth floor.

SITE DESCRIPTION AND PRESENT USE

The site is a 25' wide x 155' deep lateral and down sloping lot with an existing 2-story, one-family house built in 1907 situated at the rear portion of the lot. The building is a category 'C' historical resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The buildings on this block of Green Street are generally 3-stories fronting the street with no setbacks except the adjacent property to the west which has a 10' front setback. The adjacent property to the east is 4-stories at its street face and has a similar structure in the rear that abuts a rear alley court. The mid-block open space hosts other similar rear structures to define a pattern of rear court yards.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	July 19, 2019 – August 19, 2019	8.16 & 19. 2019	12.12. 2019	115 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	November 22, 2019	November 22, 2019	20 days
Mailed Notice	20 days	November 22, 2019	November 22, 2019	20 days
Online Notice	20 days	November 22, 2019	November 22, 2019	20 days

PUBLIC COMMENT

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

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).

DR REQUESTORS

DR requestors 1:

Steven Platzman and Julie Downing of 2446-2450 Green Street, residents of the adjacent property to the East of the proposed project.

DR requestor 2:

Dr. Peter Wilton on behalf of Lunar Trust of 2465 1/2 Union Street, resident of the property to the immediate Northwest of the proposed project.

DR requestors 3:

Dan and Barbara Heffernan of 2423 Green Street, residents of the property across the street to the South of the proposed project.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

DR requestor 1:

The proposed project:

1. Is a de facto demolition;
2. Endangers foundation of the adjacent building;

3. Eliminates green open space and ignores the Cow Hollow Design Guideline related to front setbacks;
4. Eliminates historic and significant trees;
5. Eliminates open space / setting for a historic structure with the scale of existing buildings.
6. Ignores topography and is out of character with the scale of surrounding homes;
7. Unreasonable impacts to light, air, privacy to adjacent properties.

Proposed alternatives:

1. Eliminate all below grade improvements: media room; exercise room, and garage;
2. Increase the front yard setback to preserve the Live Oak tree
3. Eliminate passage to preserve redwood tree;
4. Deny the addition to the front of the existing residence to preserve yard and open space.

See attached *Discretionary Review Application*, dated August 19, 2019.

DR requestor 2:

The proposed project adversely impacts:

1. Privacy to adjacent properties to the rear;
2. Noise and light intrusion to occupants of 2465 and 2465 ½ Union Street and other neighbors to the rear;
3. The character with the Cow Hollow neighborhood;
4. Views from public spaces along Green Street and;
5. Daylight to occupants of 2465 and 2465 ½ Union Street and other neighbors to the rear.

Proposed alternatives:

1. Reduce the overall scale of the project;
2. Reorient the common spaces in the existing dwelling to the lower level of the house; relocate one or more bedrooms to the lower level facing the courtyard; remove the rear deck;
3. Reduce the glazing area including skylights and sliding doors along the rear of the property and ensure low intensity downlights are located out of sight line from neighbors;
4. Ensure the privacy screens and landscaping in rear yard not obstruct natural daylight or open-air line of sight to 2465 ½ Union Street and;
5. Guarantee no adverse impacts to geological stability and water flows that would impact neighboring properties.

See attached *Discretionary Review Application*, dated August 19, 2019.

DR requestor 3:

1. The height of the proposed project is out of scale with the neighborhood and the block;
2. The architectural character is not in keeping with the other houses in the neighborhood;
3. Loss of heritage oak tree, large redwood, and existing visually accessible open space;
4. The amount of excavation is a serious threat to adjoining houses and to those across the street due to potential foundation damage and water drainage issues.

Proposed alternatives:

1. Restrict the F.A.R. to 1.2;
2. Reduce the footprint of the proposed building to adhere to 25% rear yard open space;
3. Identify describe and communicate process and method to save redwood tree and heritage oak during and after construction;
4. Reduce the height at the front from 4- to 3-stories;
5. Provide detailed engineering reports on excavation water and soil stability;
6. Provide plan to ensure existing building will be protected during excavation;
7. Design a façade in keeping with the character of the block.

See attached *Discretionary Review Application*, dated August 19, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project sponsor has not responded directly to the DR applicants.

DEPARTMENT REVIEW

The Department's Residential Design Advisory Team (RDAT) re-reviewed this and confirmed that this addition does present exceptional or extraordinary circumstances with respect to the heritage tree and deemed the proposal requires modifications. However, with respect to the Cow Hollow Neighborhood Design Guidelines pertaining to building scale, light, views, privacy, and open space in relation to DR requestors' properties, staff did not see any exceptional or extraordinary circumstances. The DR requestors' issues related to excavation are likewise not regulated by Planning.

Specifically:

1. This is not a demolition per Planning Code 317.
2. Department review of the site determined it not be in a Landslide or Liquefaction zone and therefore it does not require a geotechnical investigation per Planning Department CEQA thresholds (under 20% slope). Excavation and structural issues related to jeopardizing existing foundations and water drainage, in this instance, would be regulated by The Department of Building Inspection. A geotechnical report is on file with this project.
3. The existing front green space, which has undoubtedly been a neighborhood resource, has never been public, nor is it a recognized historic setting for the existing building, which is categorized as a 'C' resource. Views from the sidewalk into this open space are not protected by the Planning Code or the Cow Hollow Neighborhood Design Guidelines. The Cow Hollow Neighborhood Design Guidelines does take views from uphill neighbors into account when the slope affords views because of that terracing.
4. The height of the proposed addition at the front corresponds to the height of the adjacent building to the east and the overall scale of the surrounding buildings. The proposed siting and scale also allow the proposed addition to respond appropriately to the topography, by maintaining a stepping with respect to the adjacent properties.

It is worth noting that with respect to scale and massing, the standard Staff uses to determine appropriateness is not measured with Floor Area Ratio, but on the patterns of existing adjacent building massing, height and footprints.

5. Staff deemed the project poses minimal impacts to the neighbors with respect to light, noise, privacy and access to mid-block open space at the rear since the depth of rear wall of the new addition matches that of the adjacent neighbor to the East to preserve mid-block open space and visual access to it. The existing building further shields visibility and light and privacy intrusions of the front addition from neighbors. The modifications to the rear of the existing building do not change the massing and therefore do not change the light to the DR requestors to the north. The rear doors and windows are sized and proportioned within reason, and do not pose any exceptional or extraordinary impacts to light pollution or privacy.
6. The Live Oak tree is within 10' of the front property and determined to be significant. While a tree protection plan has been provided to Bureau of Urban Forestry, the siting and massing of the building at the front does not seem to provide adequate space for the existing significant tree to survive or thrive, given the extent of its canopy, and its dripline. Staff recommends setting the third floor back 10' and eliminating any projection beyond that setback, such that all floors are set back a minimum of 10' from the front property line. In addition, staff recommends modification of the front landing to a location and minimum size to ensure adequate space for the tree roots are maintained. If the above recommendation is taken it also merits making the exterior material the same since the front building façade will be in the same plane. Staff recommends either horizontal wood siding or an applied cement plaster.
7. The front setback meets Planning Code and Cow Hollow Guidelines, however Staff's recommendation for a 10' front setback on all levels should improve the relationship of building scale, and open space landscaping and the retention and survival of the heritage tree.

As such, staff finds exceptional or extraordinary circumstances with respect to the project with respect to the heritage tree and recommends taking Discretionary Review and approving with the recommended modifications above.

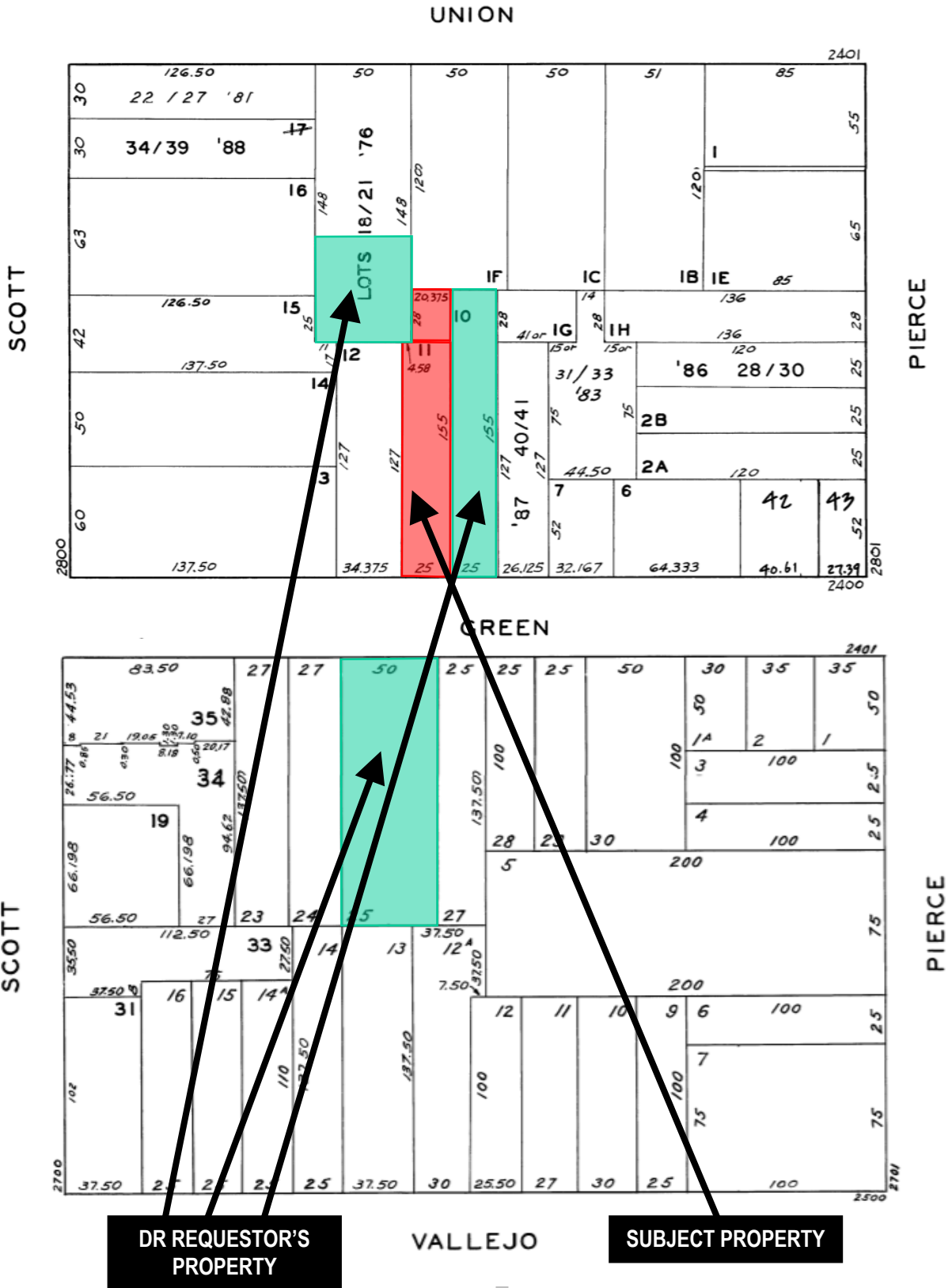
RECOMMENDATION: Take DR and Approve with Modifications
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Attachments:

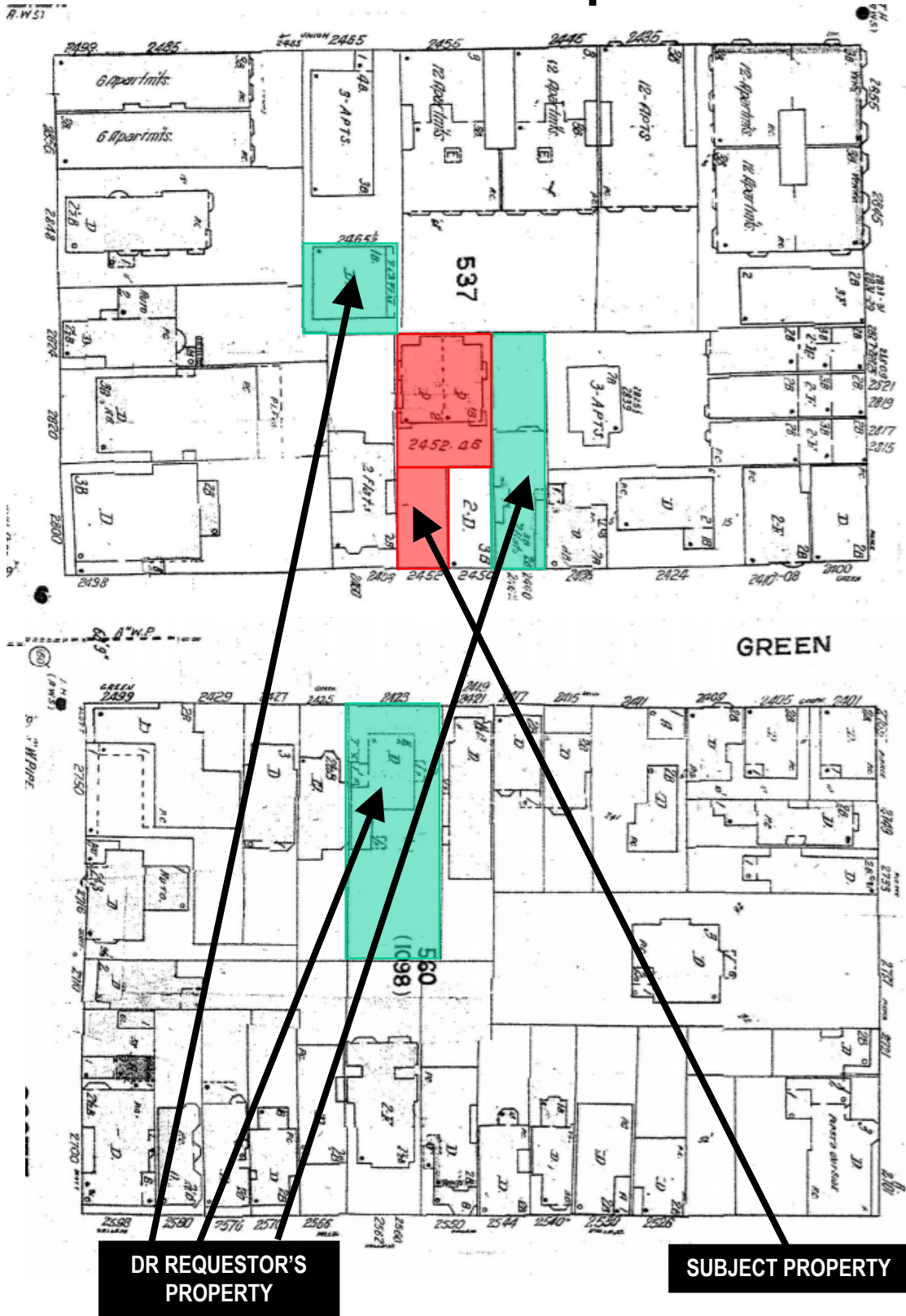
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Applications
Reduced Plans

Exhibits

Parcel Map



Sanborn Map*

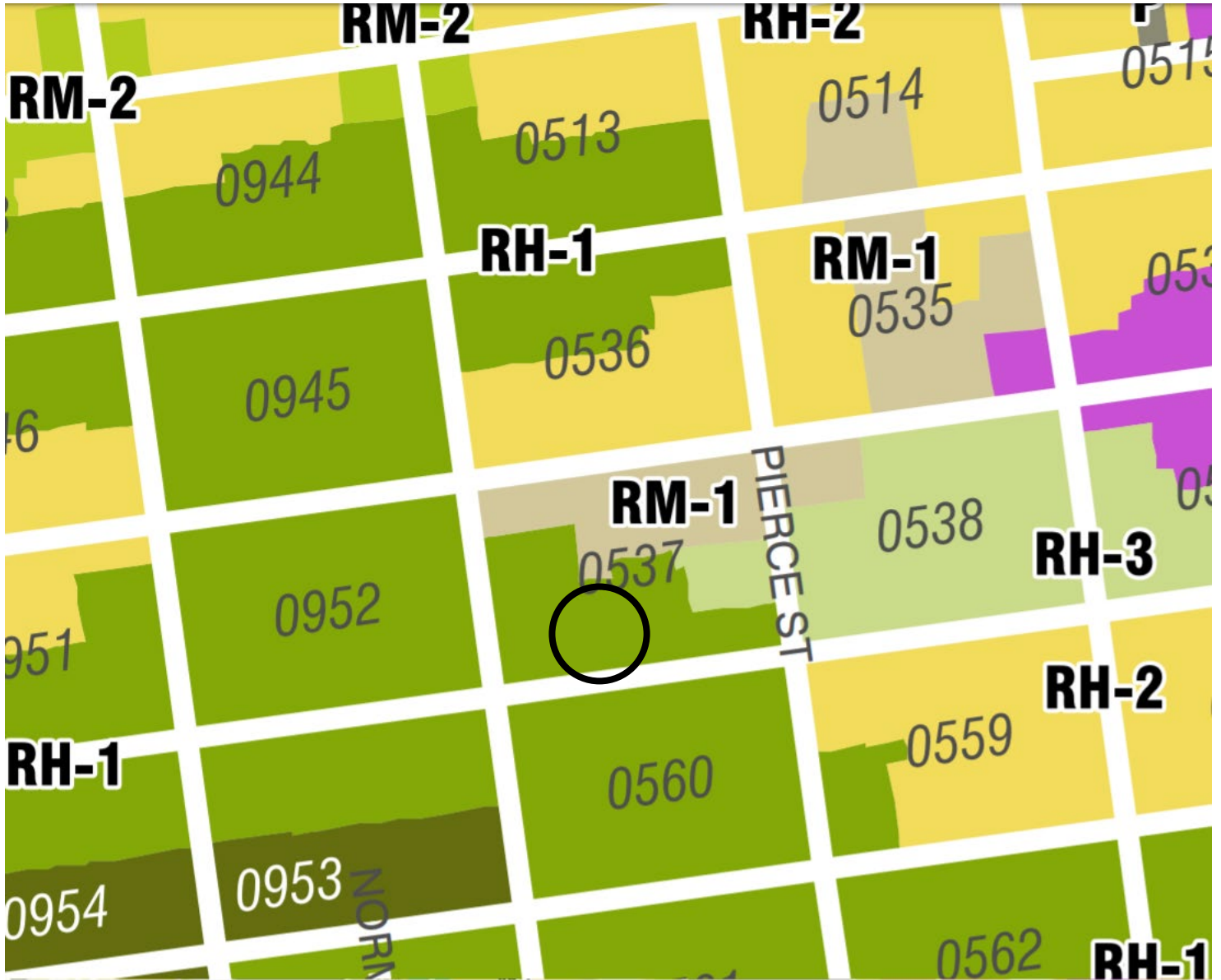


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



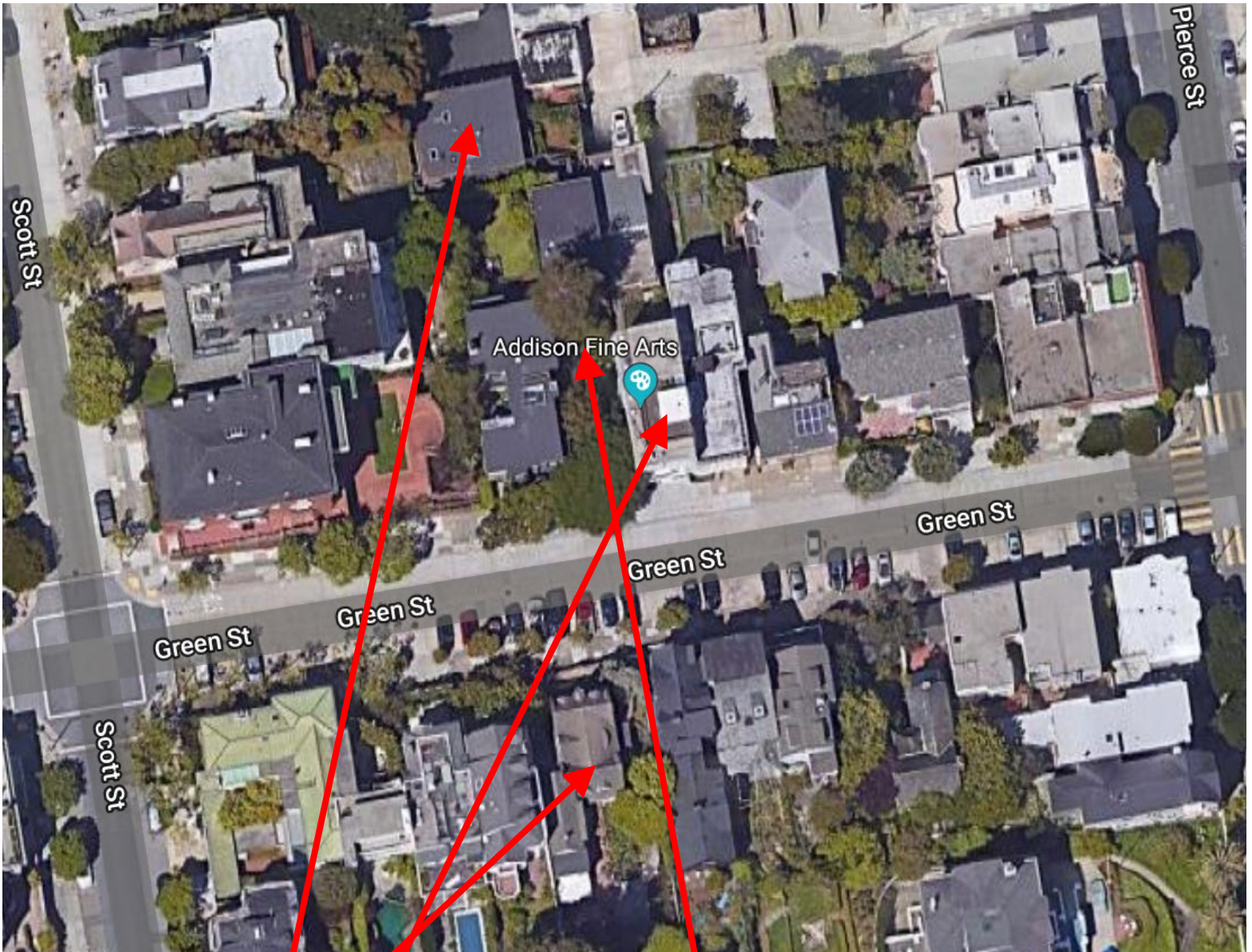
Discretionary Review Hearing
Case Number 2019-000503DRP-03
2452 Green Street

Zoning Map



Discretionary Review Hearing
Case Number 2019-000503DRP-03
2452 Green Street

Aerial Photo



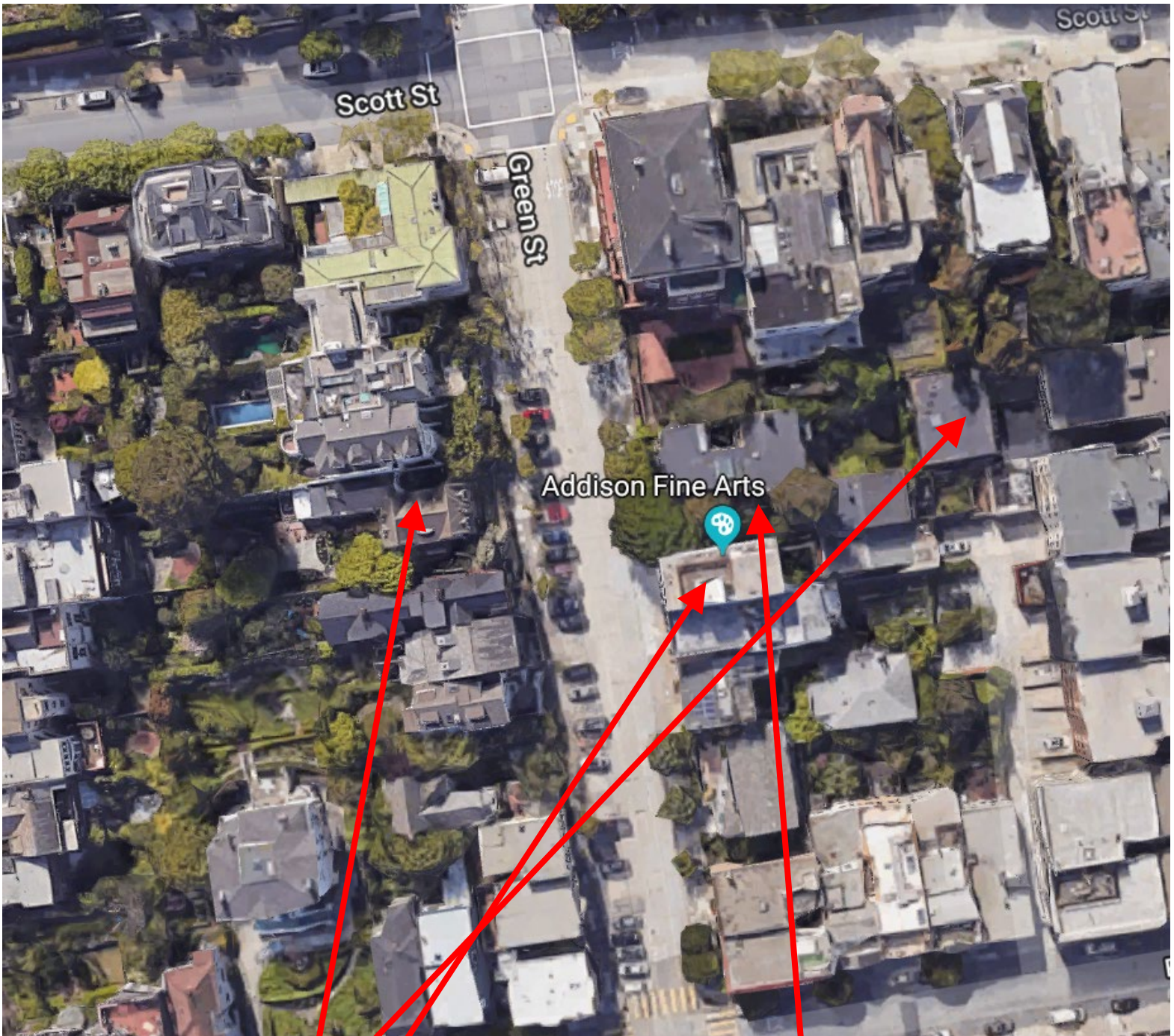
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-000503DRP-03
2452 Green Street

Aerial Photo



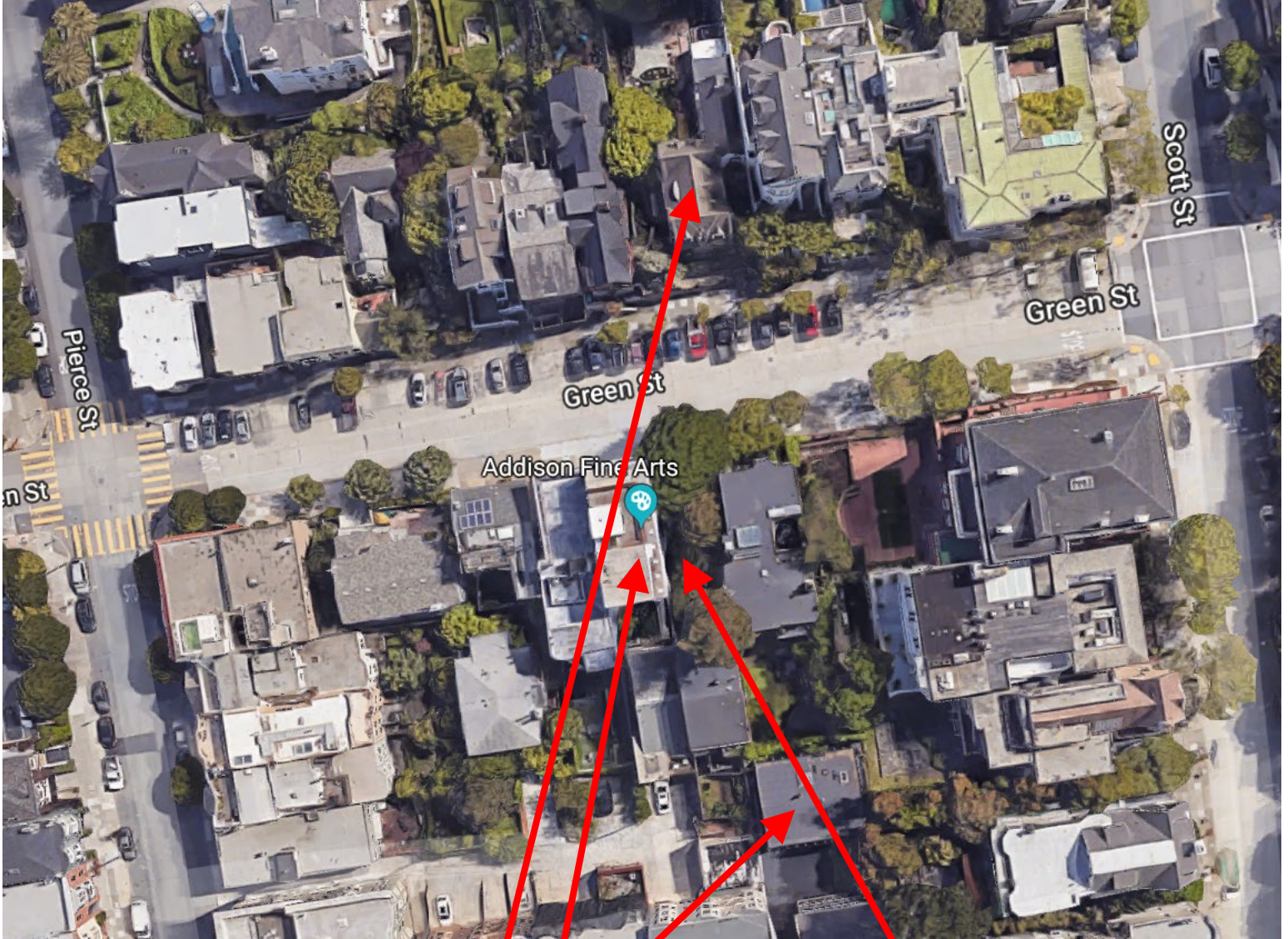
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-000503DRP-03
2452 Green Street

Aerial Photo



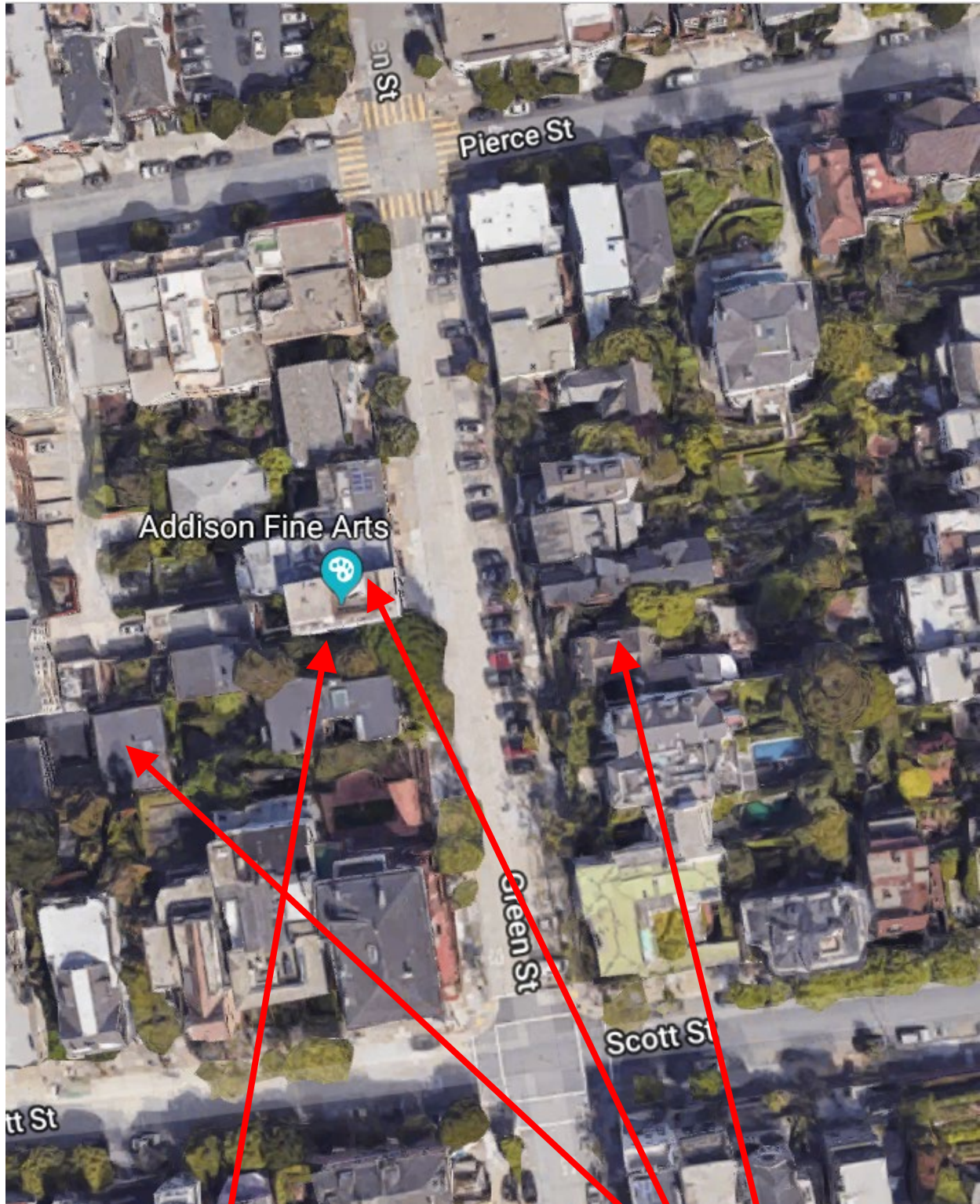
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-000503DRP-03
2452 Green Street

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2019-000503DRP-03
2452 Green Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2019-000503DRP-03
2452 Green Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **November 6, 2018**, Building Permit Application No. 2018.1106.5097 was filed for work at the Project Address below.

Notice Date: 7/19/2019

Expiration Date: 8/19/2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	2452 GREEN STREET	Applicant:	William Pashelinsky
Cross Street(s):	Scott & Pierce Streets	Address:	1937 Hayes Street
Block/Lot No.:	0537 / 011	City, State:	San Francisco, CA
Zoning District(s):	RH-1 /40-X	Telephone:	(415) 806-3464
Record Number:	2019-000503PRJ	Email:	billpash@gmail.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 checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" 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	Residential	No Change
Front Setback	74 feet	5 feet
Side Setbacks	None	No Change
Building Depth	50 feet	122 feet
Rear Yard	0-34 feet	No Change
Building Height	17-23 feet	35 feet (front addition)
Number of Stories	2	4
Number of Dwelling Units	1	No Change
Number of Parking Spaces	0	2
PROJECT DESCRIPTION		
<p>The project proposes a four-story horizontal addition, connected via a one-story corridor, at the front of the existing two-story single-family dwelling located at the rear of the subject lot. The proposed addition would increase the size of the dwelling from approximately 2,211 square feet to approximately 8,828 square feet, and would include a two-car garage and a roof deck above the fourth floor with a glass guardrail. See attached plans.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code</p>		

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:

Christopher May, 415-575-9087, Christopher.May@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

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2452 GREEN ST		0537011
Case No.		Permit No.
2019-000503PRJ		201811065097
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. HORIZONTAL ADDITION & ALTERATIONS TO (E) SFR. (E) RESIDENCE TO REMAIN WITH NEW 4 STORY ADDITION TO THE FRONT YARD WITH ROOF DECK ABOVE TOP FLOOR. PROVIDE CONNECTING CORRIDOR. ** MAHER: DISTURBANCE OF AT LEAST 50 CU.YD OF SOIL. ROUTE TO DPH **</p>		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p>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)</p>
<input checked="" type="checkbox"/>	<p>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></p>
<input type="checkbox"/>	<p>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?</p>
<input checked="" type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<p>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</p>	
<p>Comments and Planner Signature (optional): Laura Lynch</p> <p>No archeological effects. Maher enrollment 8/14/2017 Project will follow recommendations of 5/4/16 Kevin O'Connor, Inc. geotechnical investigation.</p>	

**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 <input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C a. Per HRER dated 01/27/2017 (attach HRER) b. Other (specify): Confirming findings of HRER associated with 2016-004276ENV
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: Allison Vanderslice	

**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: Laura Lynch 06/17/2019
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)
2452 GREEN ST		0537/011
Case No.	Previous Building Permit No.	New Building Permit No.
2019-000503PRJ	201811065097	
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

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2452 GREEN ST		0537011
Case No.		Permit No.
2019-000503PRJ		201811065097
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The project proposes a four-story horizontal addition, connected via a one-story corridor, at the front of the existing two-story single-family dwelling located at the rear of the subject lot. The proposed addition would increase the size of the dwelling from approximately 2,211 square feet to approximately 8,828 square feet, and would include a two-car garage and a roof deck above the fourth floor with a glass guardrail</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>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)</p>
<input checked="" type="checkbox"/>	<p>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?</p> <p><i>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></p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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?</p>
<input checked="" type="checkbox"/>	<p>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? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>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). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Laura Lynch</p> <p>No archeological effects. Maher enrollment 8/14/2017 Project will follow recommendations of 5/4/16 Kevin O'Connor, Inc. geotechnical investigation.</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property 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 <input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C a. Per HRER or PTR dated 01/27/2017 (attach HRER or PTR) b. Other (specify): Confirming findings of HRER associated with 2016-004276ENV
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<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: Allison Vanderslice	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Laura Lynch
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	08/15/2019
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 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)
2452 GREEN ST		0537/011
Case No.	Previous Building Permit No.	New Building Permit No.
2019-000503PRJ	201811065097	
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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Review Date: January 27, 2017
Case No.: 2016-004276ENV
Project Address: 2452 Green Street
Zoning: RH-1 (Residential, House, Single-Family) Zoning District;
40-X Height and Bulk District
Block/Lot: 0537/011
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625 | shelley.caltagirone@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The parcel is located on north side of Green Street between Pierce and Scott Street. The property is located in an RH-1 Zoning District at the juncture of the Cow Hollow, Pacific Heights, and Marina neighborhoods. Union Street, a neighborhood commercial corridor, is located one block to the north. 2452 Green Street was constructed in 1907 as a two-family attached residential building for business partners Adele Beckman and Annette Mosher. Contractor W.G. Thornally constructed the building spanning Lots 010 and 011. A second story was added to 2452 Green Street in 1923 and the building now has a vernacular Craftsman style.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The subject property is not included in *Here Today: San Francisco's Architectural Heritage*, or the 1976 Planning Department Architectural Survey. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context

Please refer to pages 5-9 of the Historical Resource Evaluation report.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

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

Based on the information provided in the Historic Resource Evaluation report and memo prepared by Tim Kelley Consulting (April 2015 and December, 20, 2016) and information provided in the memo prepared by Bridget Maley (November 2, 2016), the Department finds that the subject property does not appear to be eligible for inclusion on the California Register either as an individual historic resource or as a contributor to the California Register-eligible Pacific Heights Historic District.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

There is no information provided by the Project Sponsor’s reports or located in the San Francisco Planning Department’s background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The subject building was constructed in 1907 during a second wave of residential construction in the area. This pattern of neighborhood development (and specifically, construction of the subject building) does not appear to be a singular or important event in the history of the City, the State, or the Nation.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Research into the history of the owners and occupants of the subject property was conducted. The first owner, Adele Beckman, built the two-family building in 1907 with her business partner Annette Mosher. Each owned her own lot and half of the building. Beckman lived in the subject house until 1916 and sold the property in 1923. There is no information in the historical record indicating that Beckman was important in our local, regional or national past. No other significant historical figures are associated with the property. The building does not appear eligible for listing under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The building at 2452 Green Street does not appear to be individually eligible under Criterion 3 for embodying the distinctive characteristics of a type, period, region, or method of construction. The building is not uniquely representative of the Craftsman style. Furthermore, the building has been altered

over time such that the two residences no longer bear any resemblance to one another and do not reflect their original period of construction. The original builder was not a master in his field, and the altered building no longer represents his work. The 1923 alterations were presumably designed by the owner at the time, Francis Shoemaker, who also would not be considered a master builder or architect. For these reasons, the property does not appear to be individually eligible for listing under Criterion 3, nor does it contribute to a historic district (see analysis in pages 19-22 of the HRE report). The California Register-eligible Pacific Heights Historic District is located within one lot of the subject property to the west. The bulk of the district runs along Broadway and Pacific Street. The subject property is located outside of the boundary of the district, and furthermore, is not associated with the architectural significance of the district. The district is characterized by large, formal, detached dwellings, typically designed by master architects and displaying a high level of architectural detailing and materials. The subject building is builder-designed and displays a relatively vernacular style. Neither the subject building nor its immediate neighbors contribute to this district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
The evaluation of Criterion 4 (Information Potential) is not within the scope of this evaluation.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

- | | | | | | |
|---------------------|----------------------------------|--------------------------------|-------------------|----------------------------------|--------------------------------|
| Location: | <input type="checkbox"/> Retains | <input type="checkbox"/> Lacks | Setting: | <input type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| Association: | <input type="checkbox"/> Retains | <input type="checkbox"/> Lacks | Feeling: | <input type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| Design: | <input type="checkbox"/> Retains | <input type="checkbox"/> Lacks | Materials: | <input type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| Workmanship: | <input type="checkbox"/> Retains | <input type="checkbox"/> Lacks | | | |

The subject building is not eligible for listing on the California Register; therefore, a discussion of the integrity is not applicable.

Step C: Character Defining Features


If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject building is not eligible for listing on the California Register; therefore, a discussion of the character-defining features is not applicable.

CEQA Historic Resource Determination

- Historical Resource Present
- Individually-eligible Resource
 - Contributor to an eligible Historic District
 - Non-contributor to an eligible Historic District
- No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, *Senior Preservation Planner*

Date: 2-3-2017

PART I HISTORICAL RESOURCE EVALUATION

2452 GREEN STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2452 Green Street		0537/011	
Case No.	Permit No.	Plans Dated	
2016-004276ENV		05/26/2016	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Addition and alterations to existing two-story-over-basement single-family residence at the rear of the lot. Construct a four-story addition with two vehicle parking spaces and a roof deck at the front of the lot. Add a two-story connector plus roof deck between the four-story addition and the existing building.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): No archeological effects. [wait for documentation of Maher enrollment]. Project will follow recommendations of 5/4/16 Kevin O'Connor, Inc. geotechnical investigation.	

**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 type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.




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

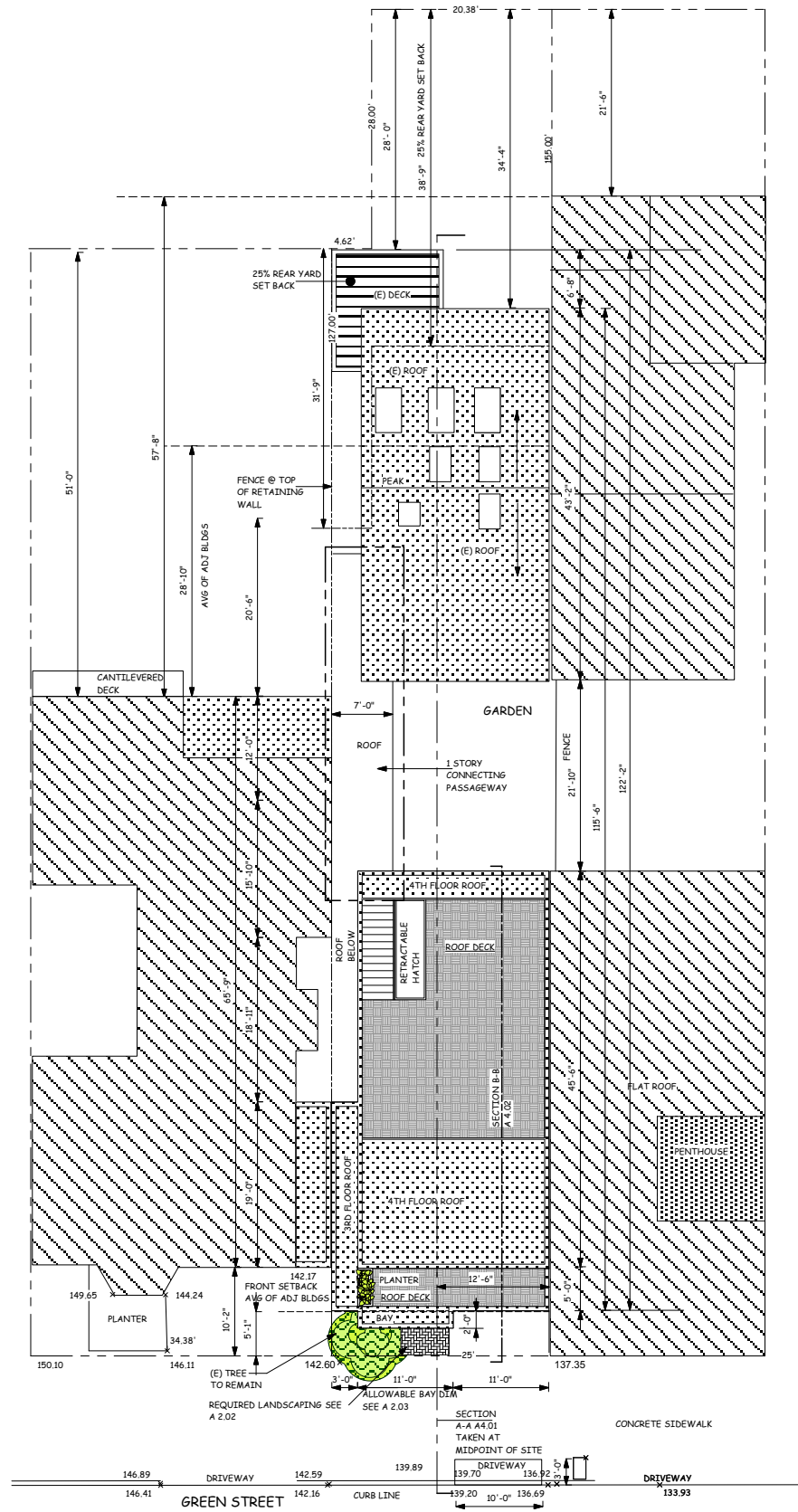
Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>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

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input checked="" type="checkbox"/>	<p>10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p><input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: <u>1/27/17</u> (attach HRER)</p> <p>b. Other (specify):</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input checked="" type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p>	
<p>Preservation Planner Signature: Shelley Caltagirone</p>	

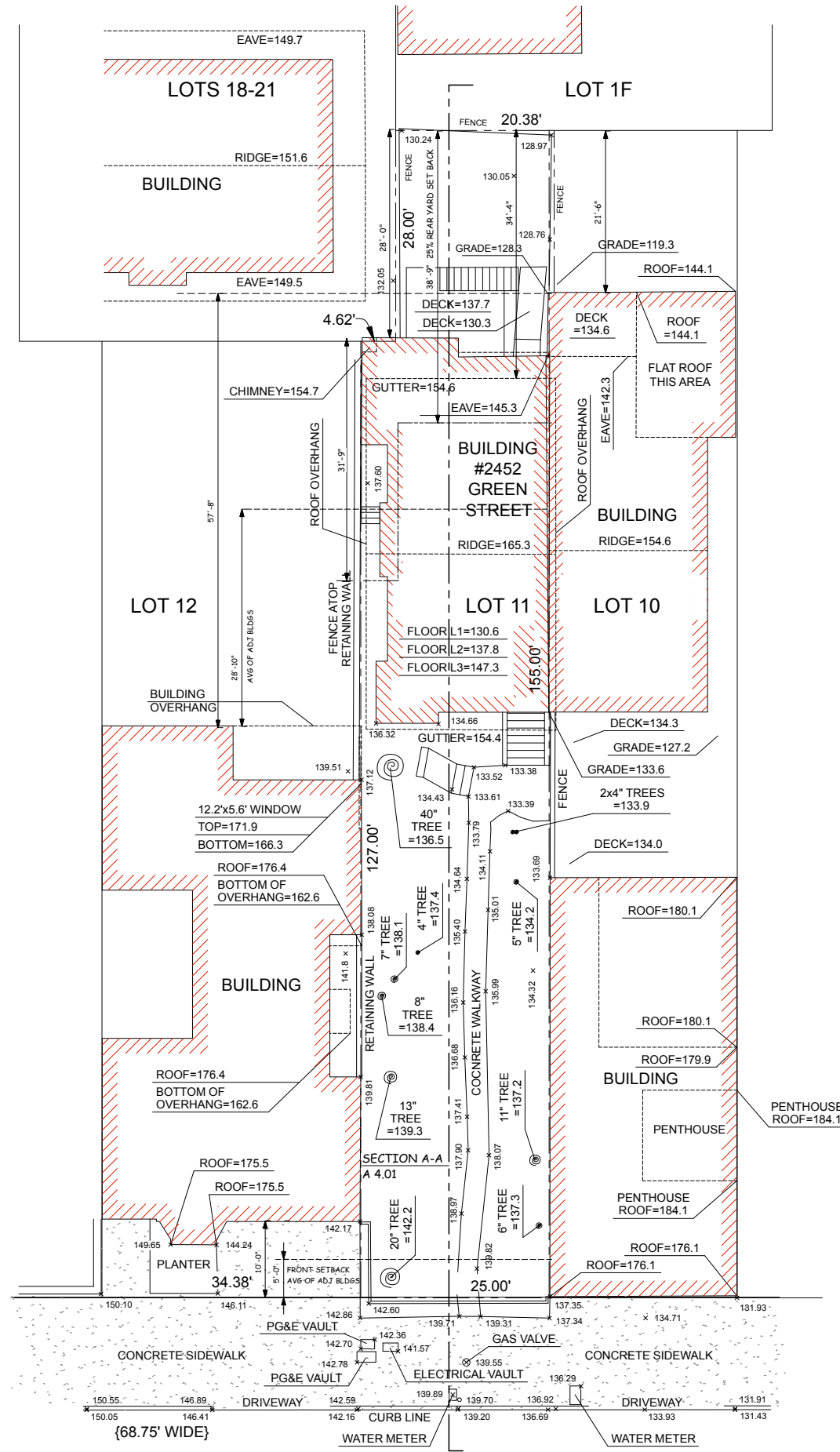
Digitally signed by Shelley Caltagirone
DN: cn=Shelley Caltagirone, o=San Francisco Planning, ou=Current Planning, email=Shelley.Caltagirone@sfdph.org, c=US
Date: 2017.01.27 14:08:30 -0800

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>				
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;"> <p>Planner Name: <u>Shelley Caltagirone</u></p> </td> <td style="width: 50%;"> <p>Signature:</p> </td> </tr> <tr> <td> <p>Project Approval Action:</p> <p>Select One <u>Building Permit</u></p> </td> <td style="text-align: center; vertical-align: middle;">  <p><u>2/9/17</u></p> </td> </tr> </table> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Planner Name: <u>Shelley Caltagirone</u></p>	<p>Signature:</p>	<p>Project Approval Action:</p> <p>Select One <u>Building Permit</u></p>	 <p><u>2/9/17</u></p>
<p>Planner Name: <u>Shelley Caltagirone</u></p>	<p>Signature:</p>				
<p>Project Approval Action:</p> <p>Select One <u>Building Permit</u></p>	 <p><u>2/9/17</u></p>				
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>					



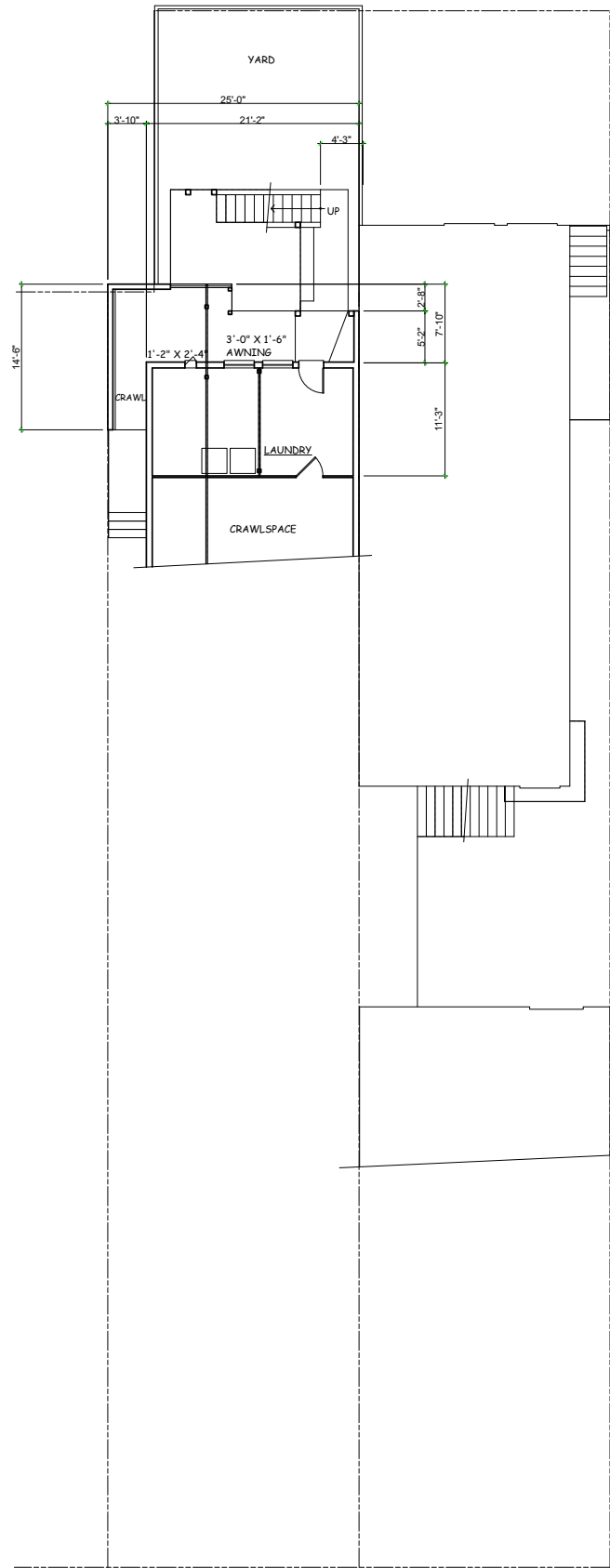
SITE AND ROOF PLAN (N)
1/8"=1'-0"



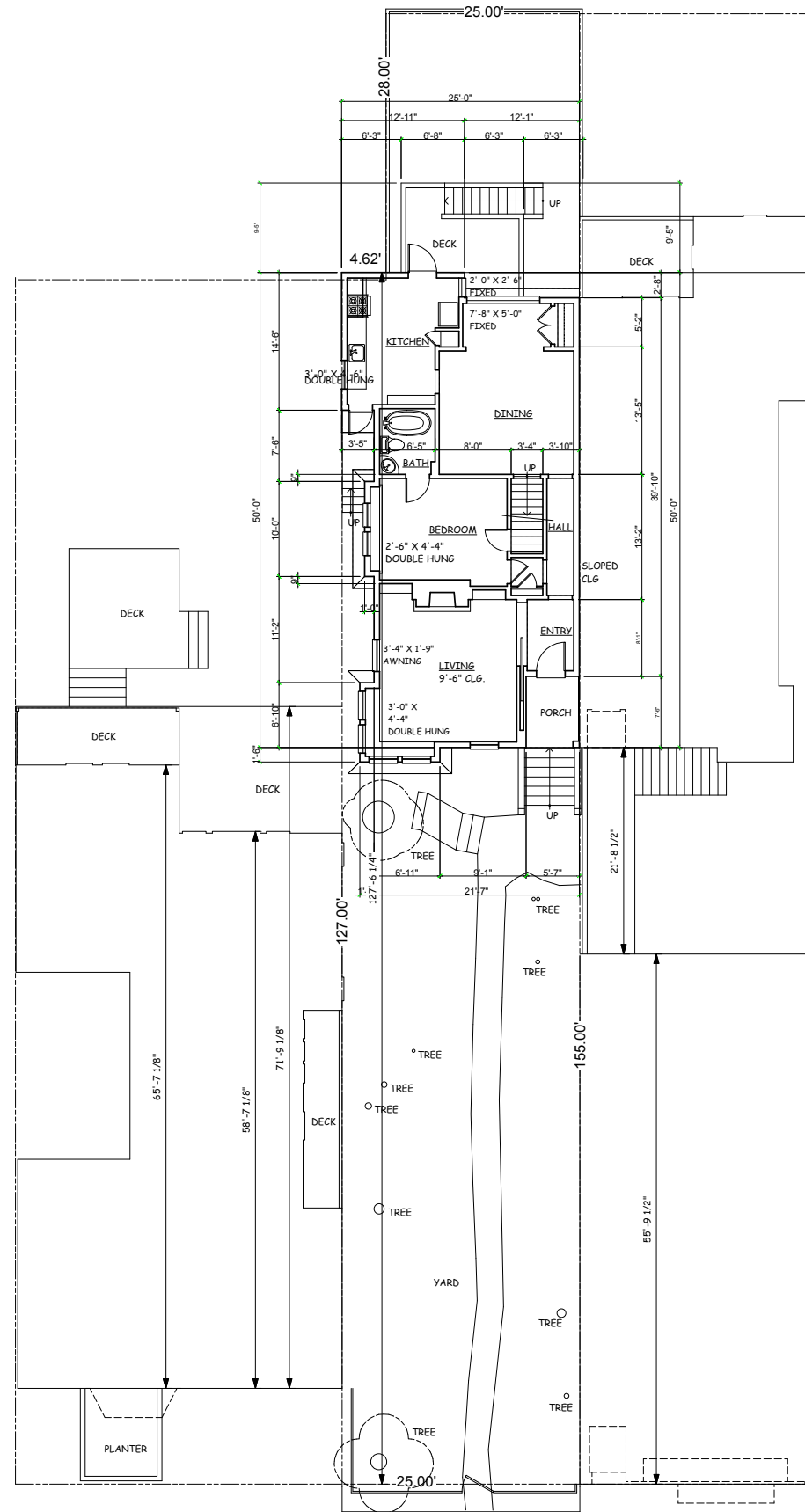
SITE PLAN EXISTING CONDITION
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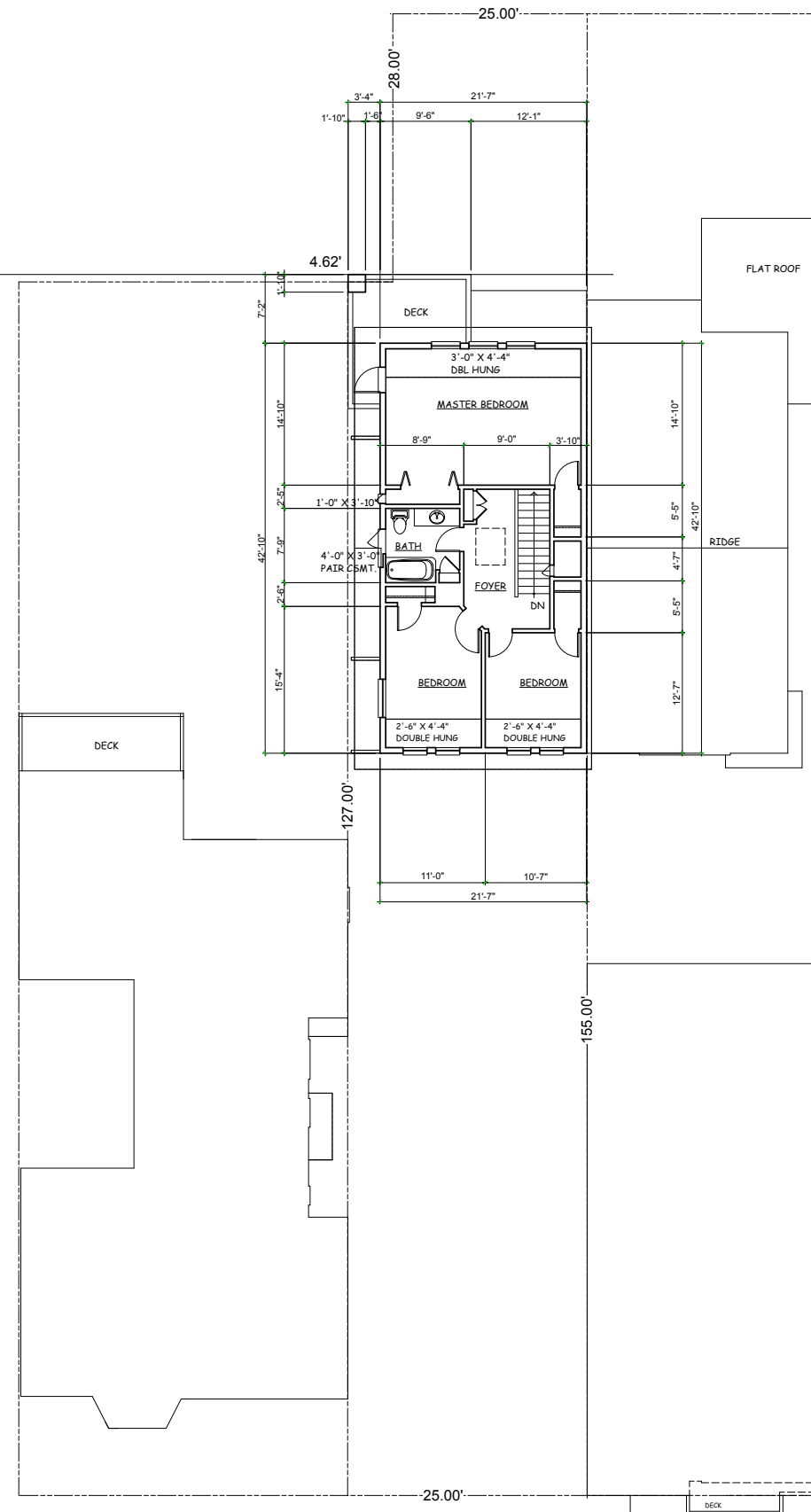
ADDITION AND ALTERATIONS
2457 GREEN STREET
SAN FRANCISCO, CA



BASEMENT FLOOR PLAN (E)
1/8"=1'-0"



1ST FLOOR PLAN (E)
1/8"=1'-0"



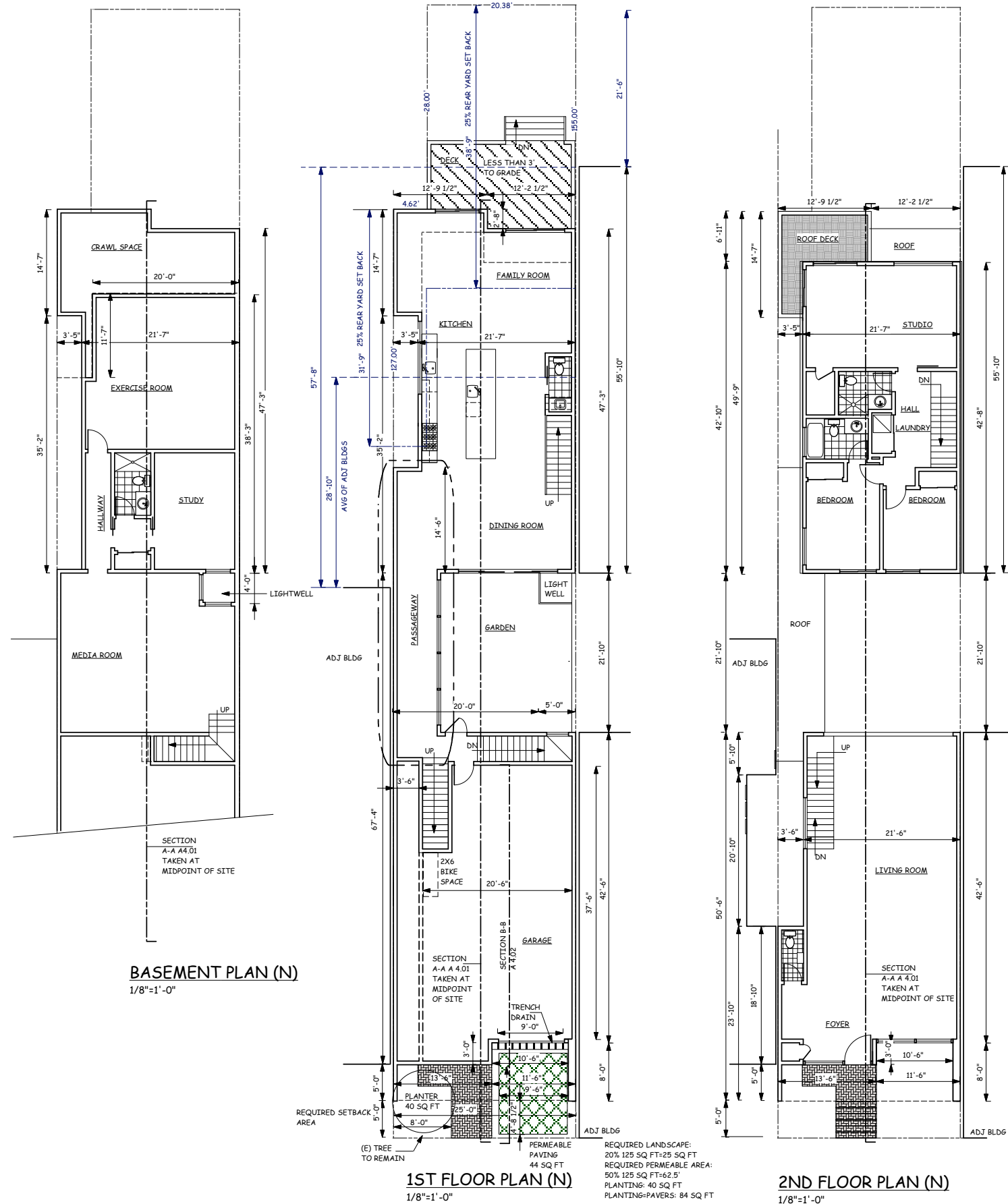
2ND FLOOR PLAN (E)
1/8"=1'-0"



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**ADDITION AND
ALTERATIONS**
2452 GREEN STREET
SAN FRANCISCO, CA.

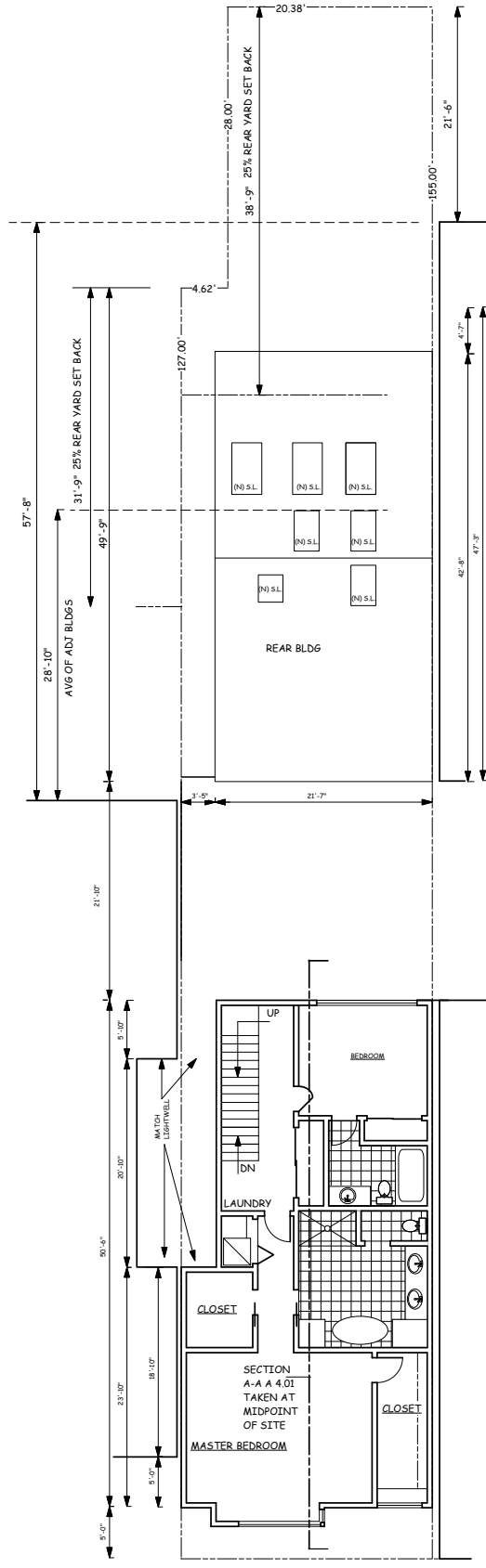
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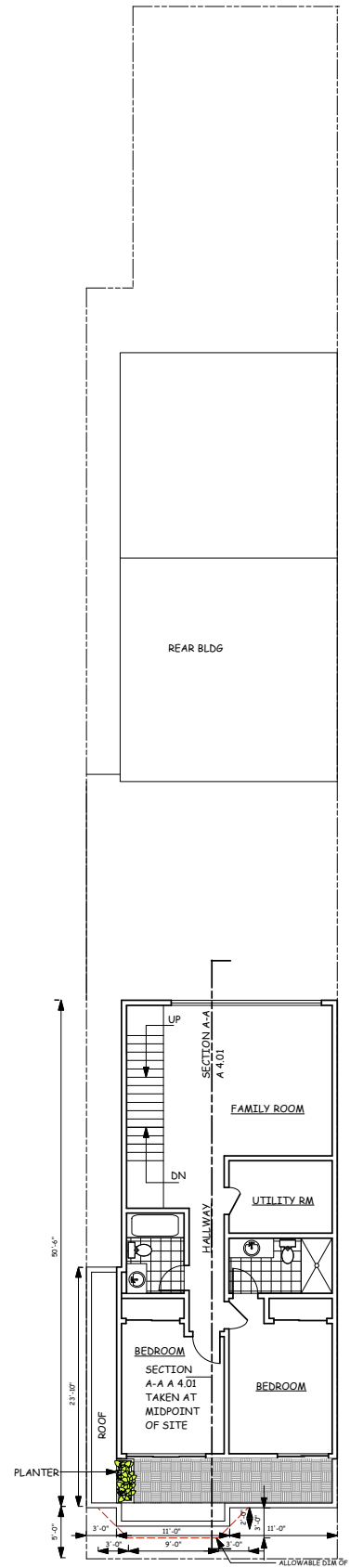
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ADDITION AND ALTERATIONS
2457 GREEN STREET
SAN FRANCISCO, CA

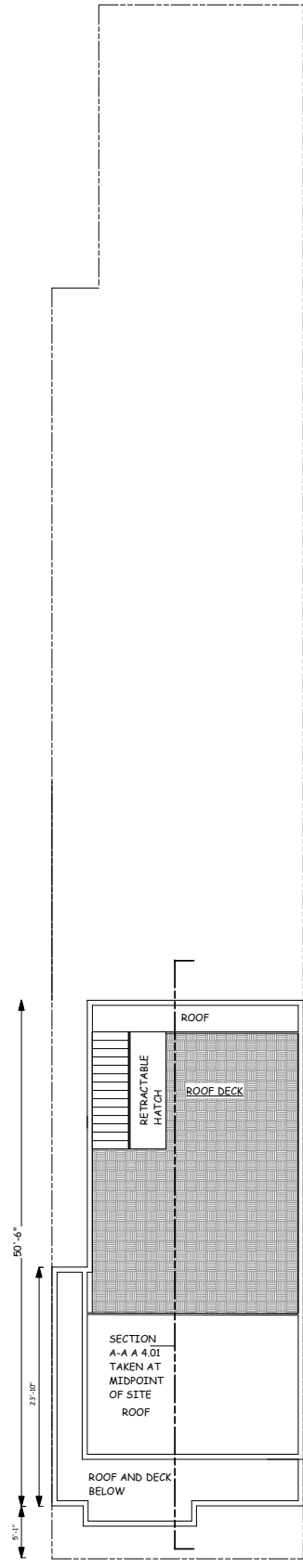
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3RD FLOOR PLAN (N)
1/8"=1'-0"



4TH FLOOR PLAN (N)
1/8"=1'-0"



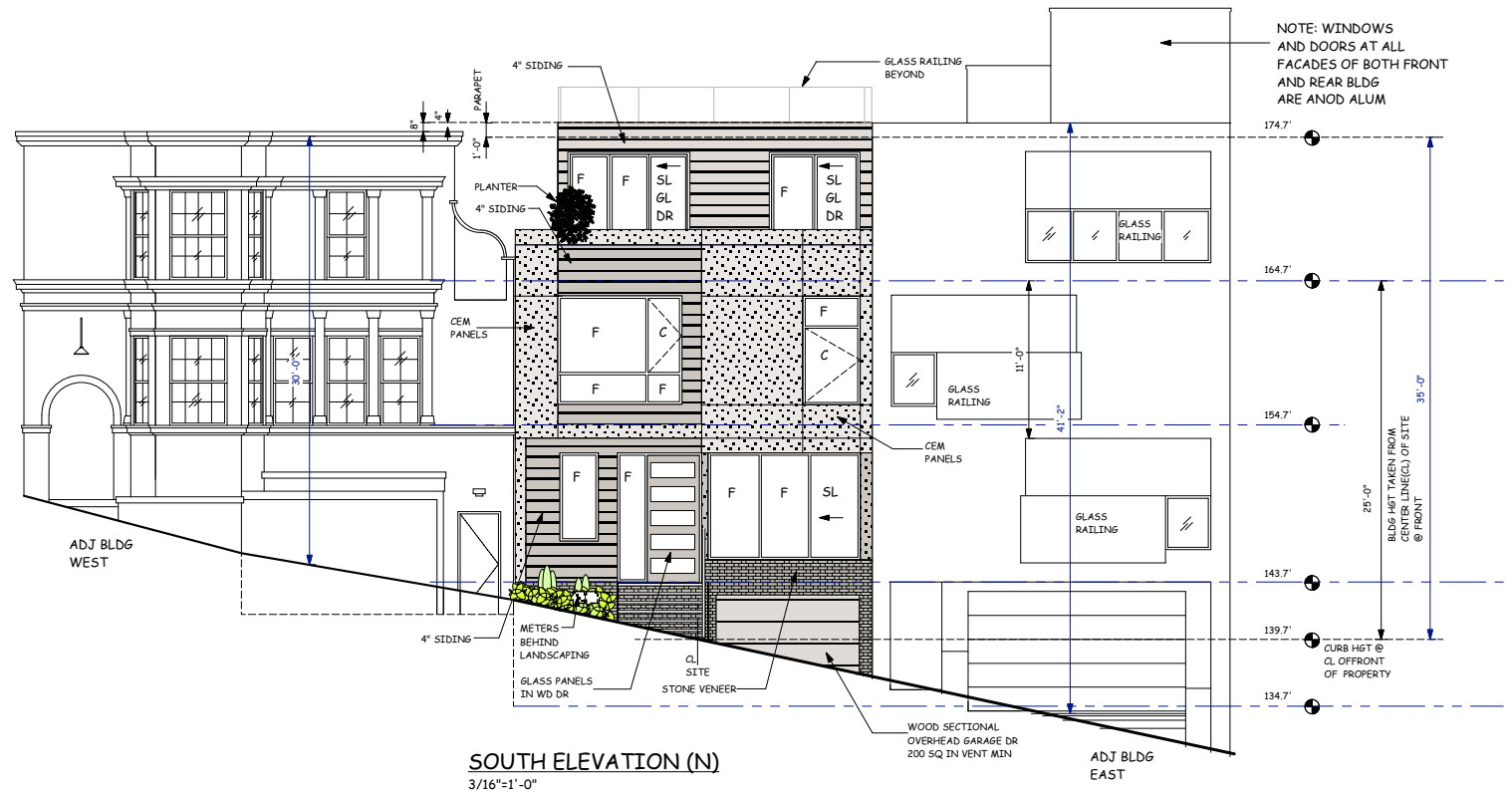
ROOF PLAN (N)
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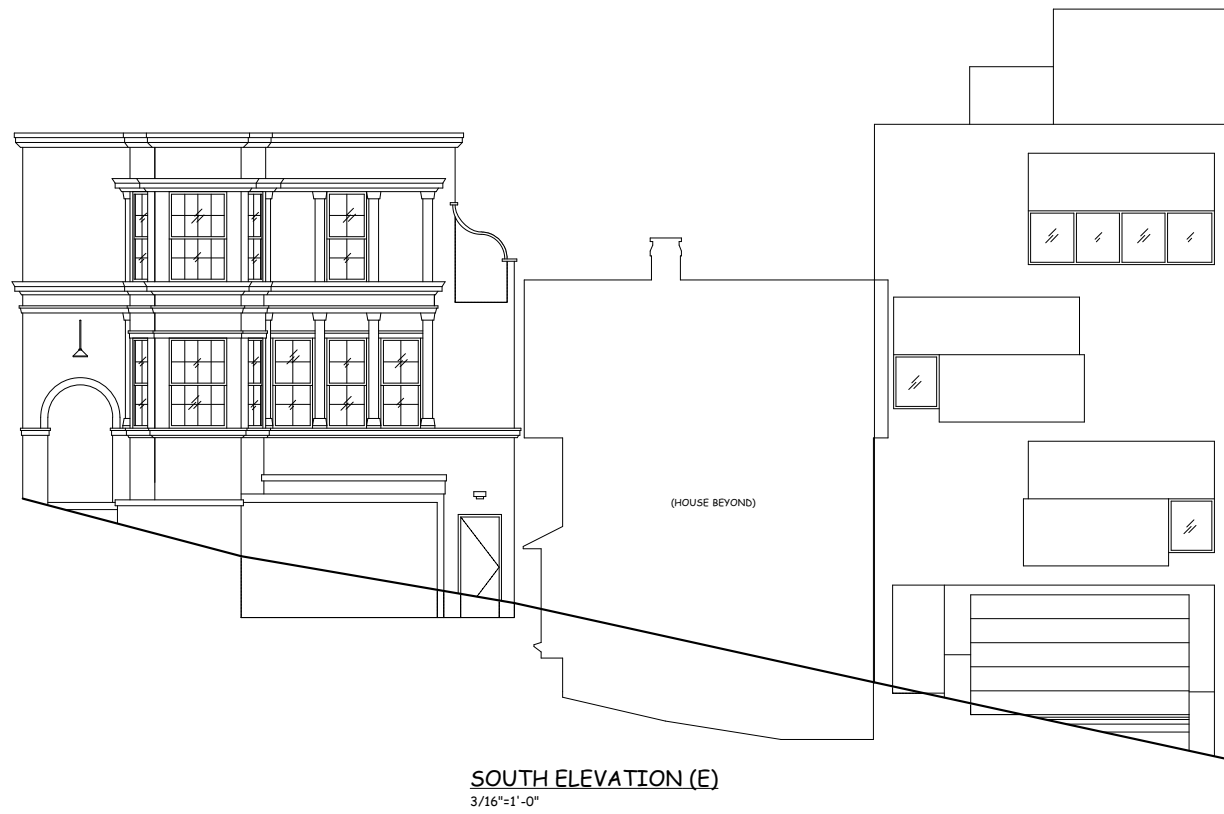
ADDITION AND ALTERATIONS
2457 GREEN STREET
SAN FRANCISCO, CA.



REAR ELEVATION OF FRONT BUILDING

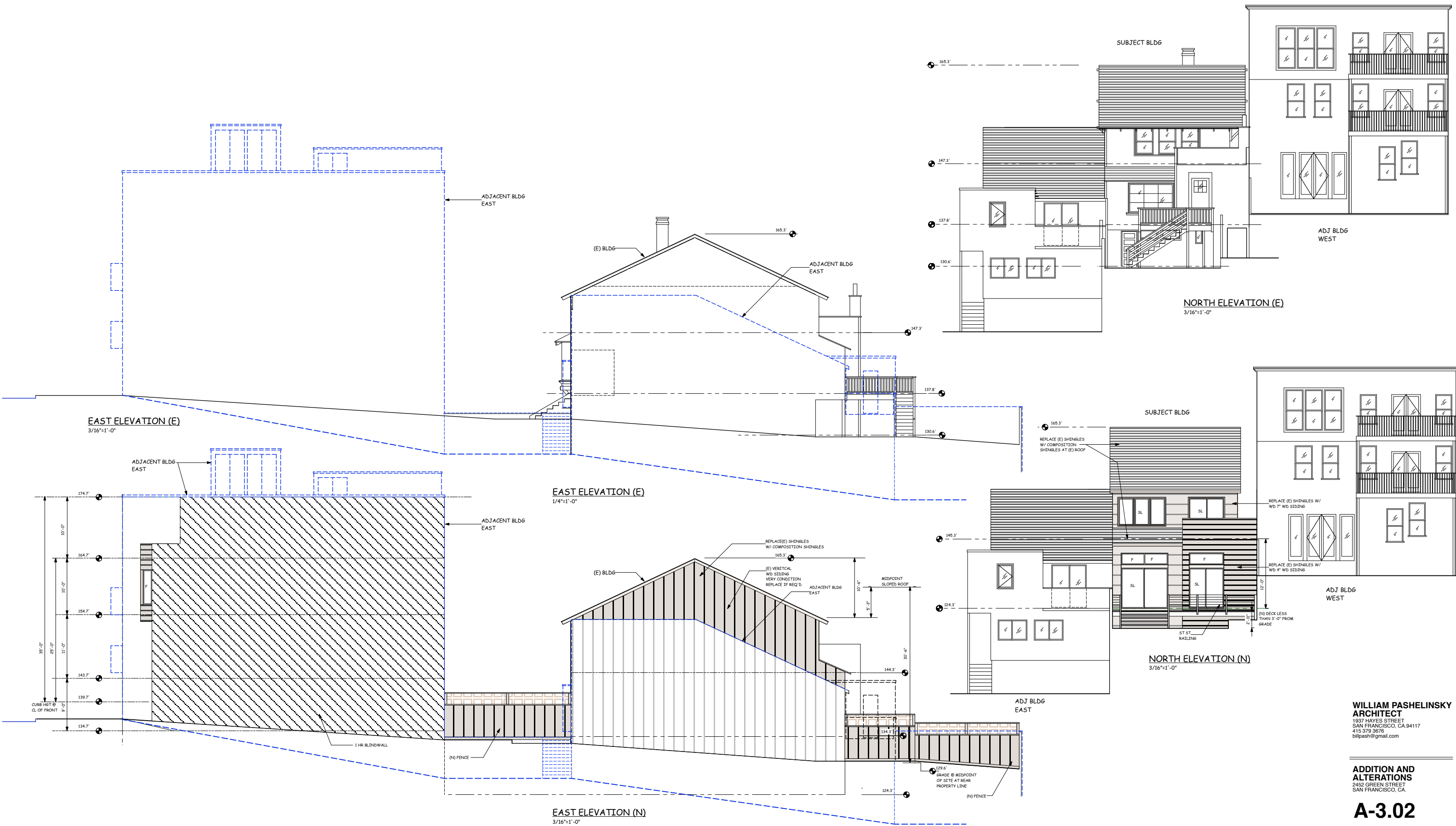


REAR ELEVATION OF FRONT BUILDING



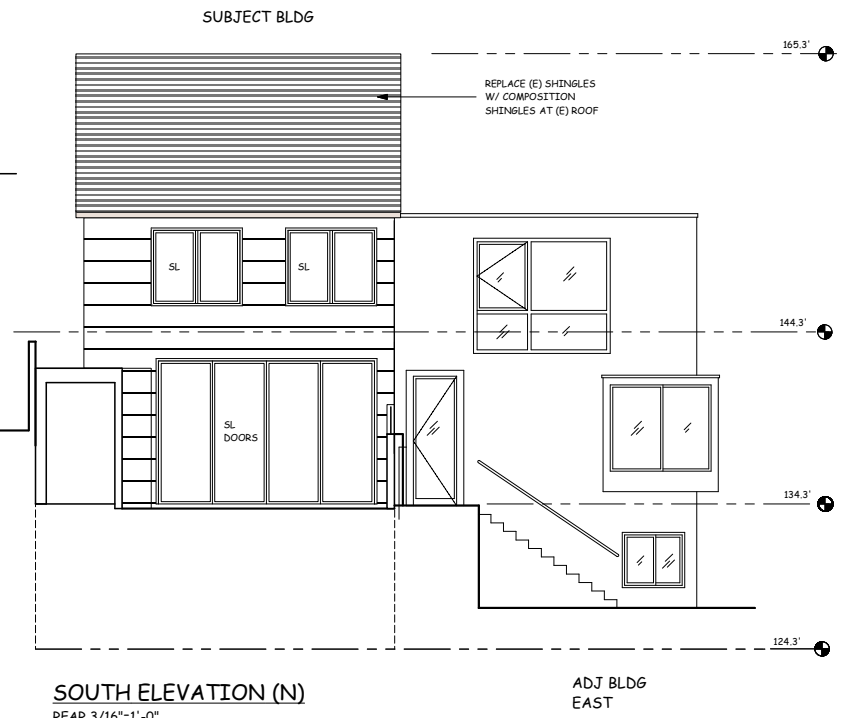
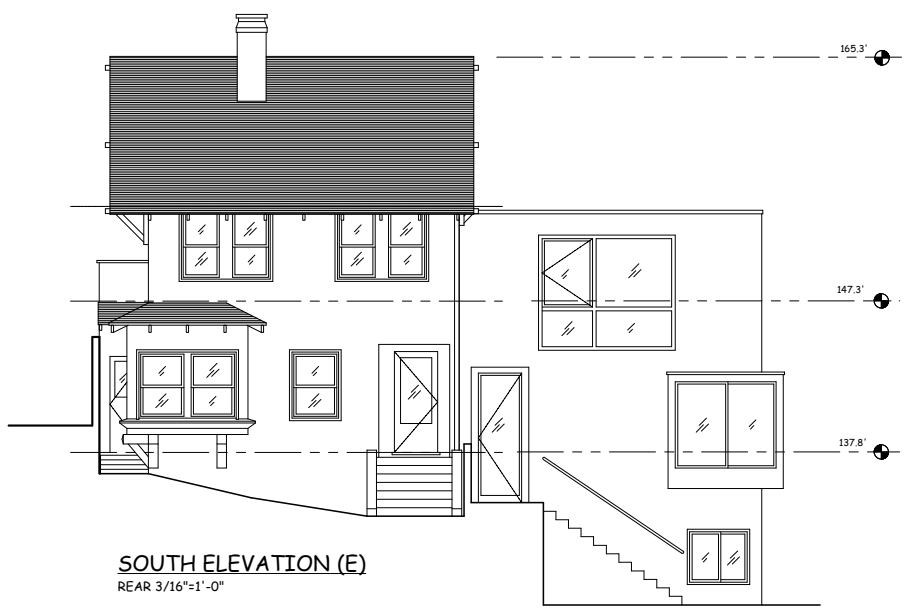
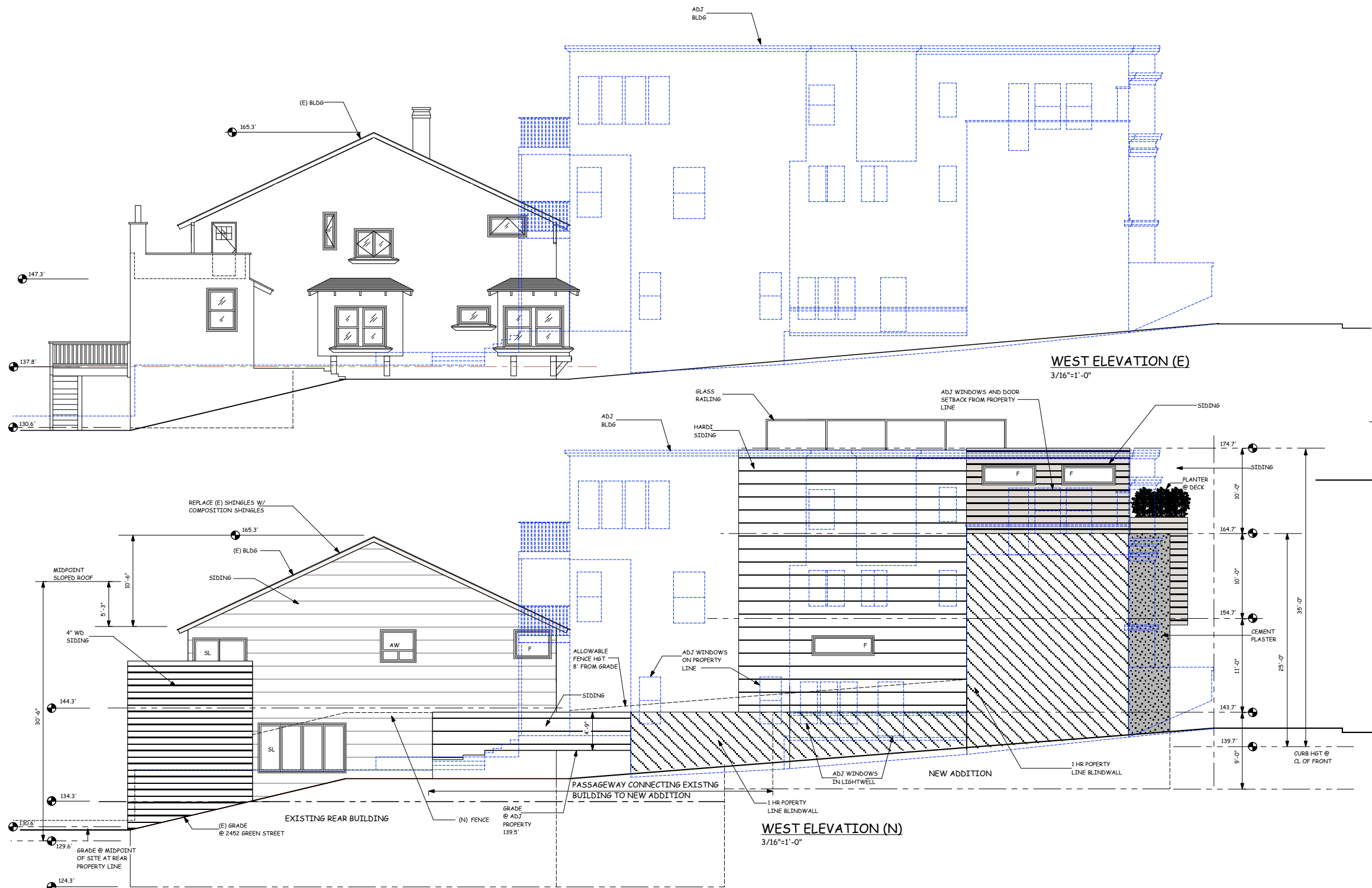
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ADDITION AND ALTERATIONS
 2452 GREEN STREET
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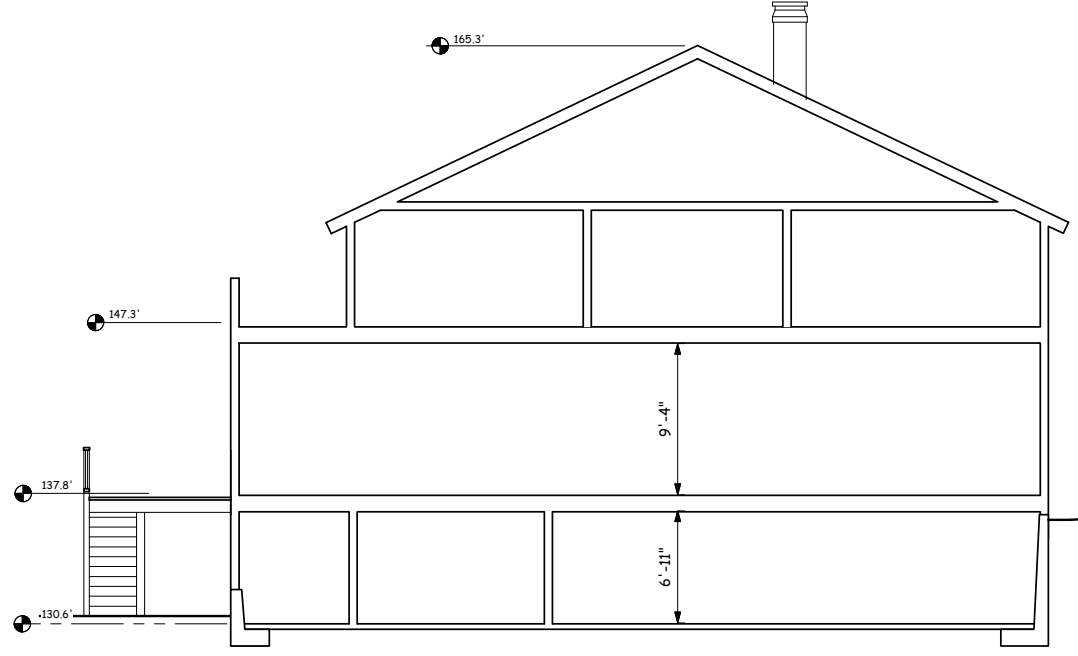
ADDITION AND ALTERATIONS
 2452 GREEN STREET
 SAN FRANCISCO, CA



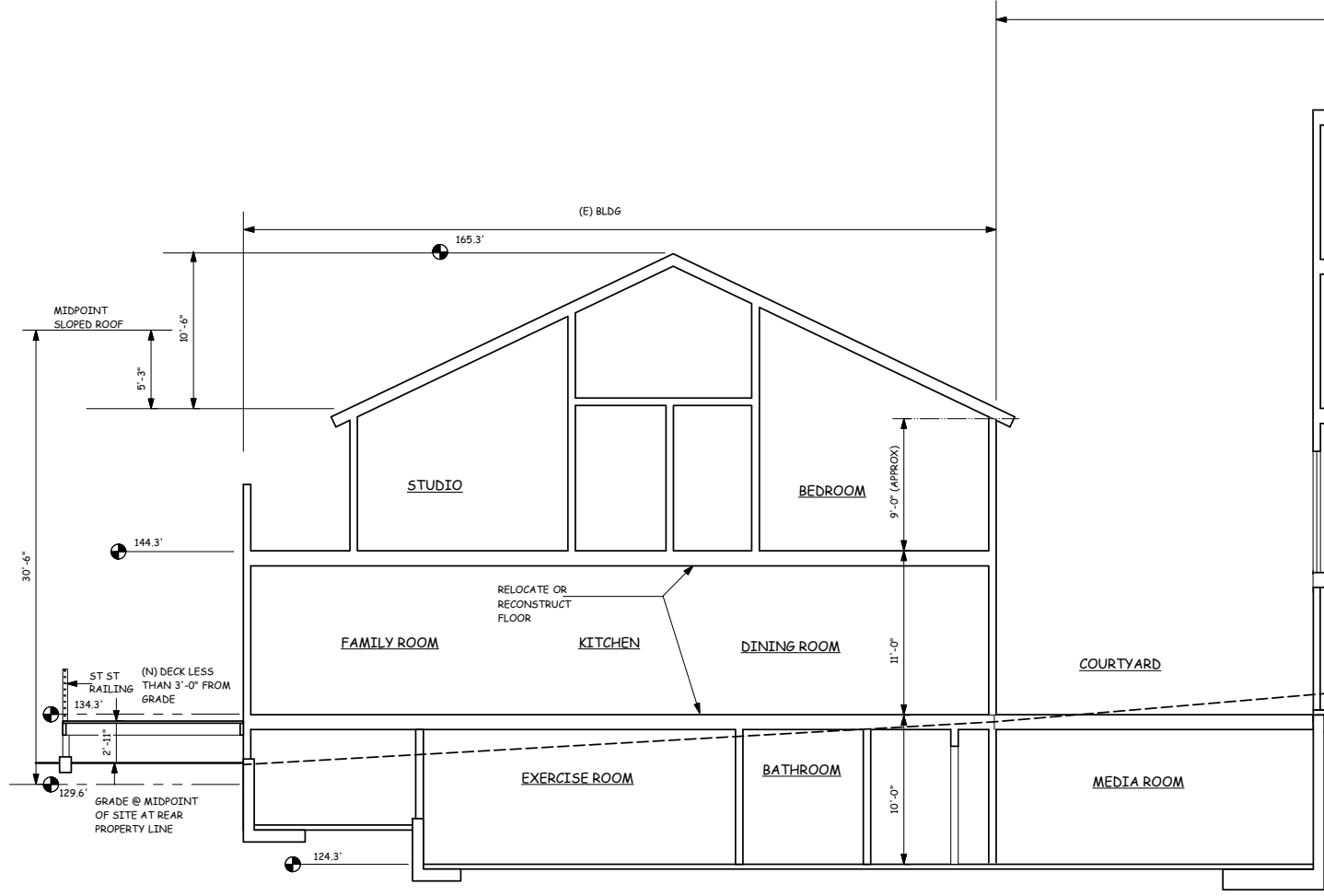
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**ADDITION AND
ALTERATIONS**
2452 GREEN STREET
SAN FRANCISCO, CA.

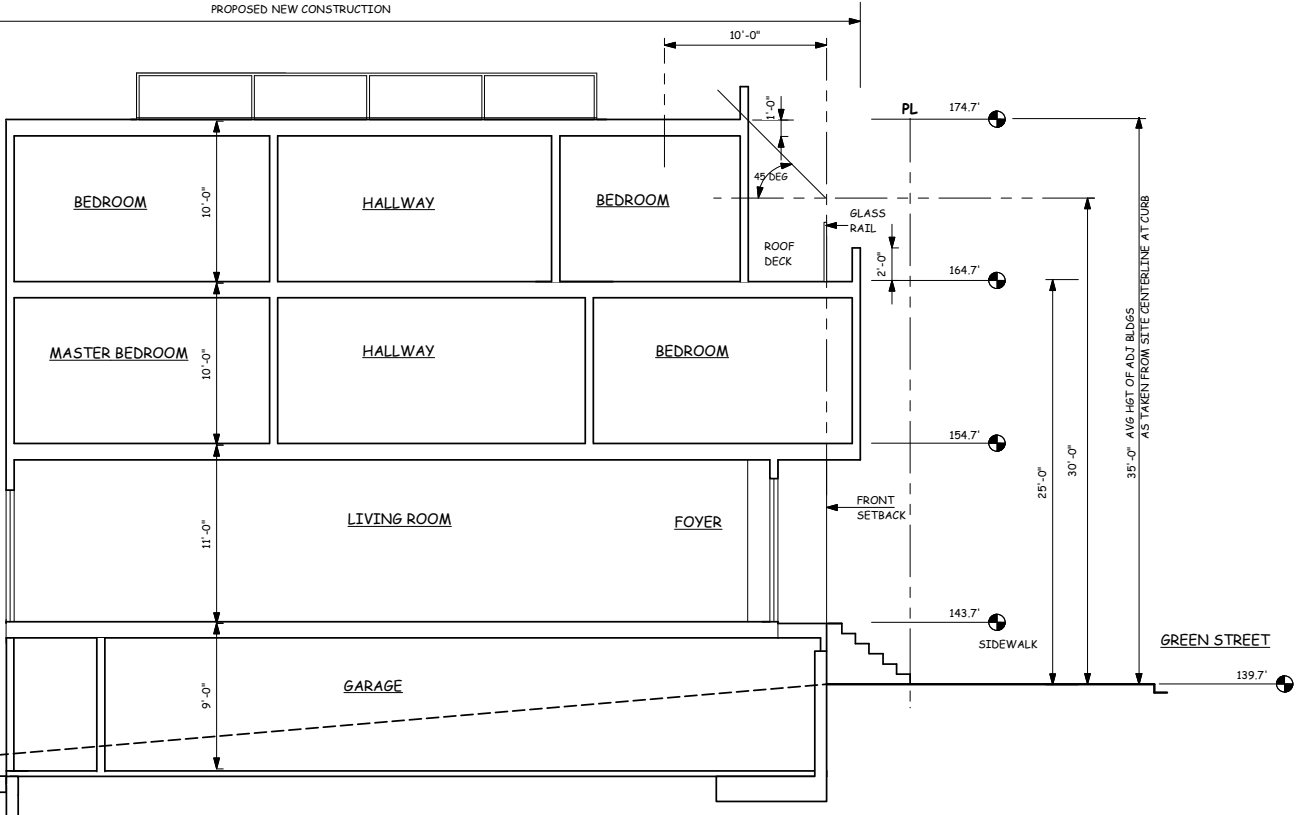
A-3.03



SECTION A-A (E)
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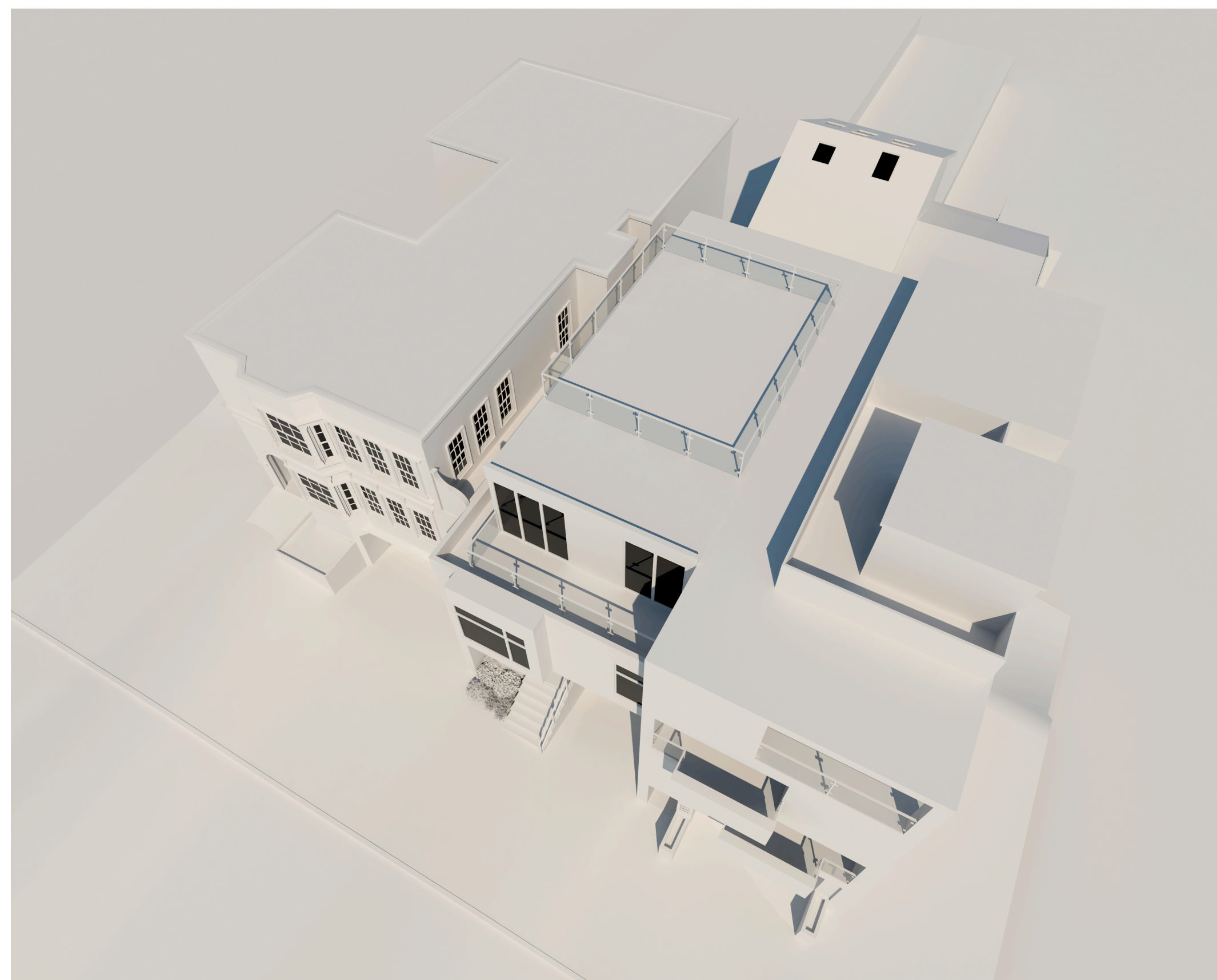
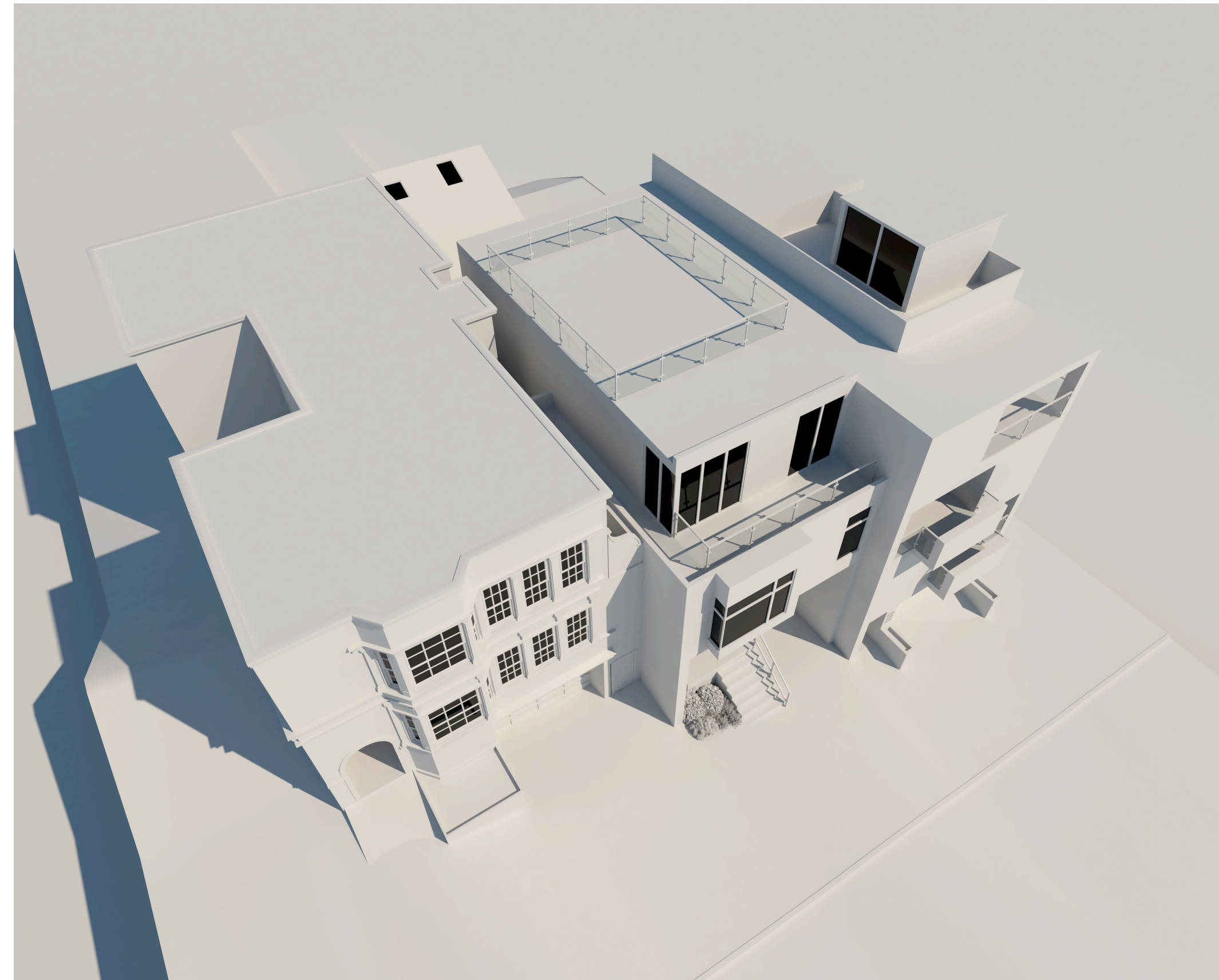


SECTION A-A (N)
1/4"=1'-0"



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**ADDITION AND
ALTERATIONS**
2452 GREEN STREET
SAN FRANCISCO, CA



FRONT (SOUTH) VIEWS

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**ADDITION AND
ALTERATIONS**

2452 GREEN STREET
SAN FRANCISCO, CA.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OF PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF WILLIAM PASHELINSKY ARCHITECT

NO.	DATE	DESCRIPTION
1	12/7/16	PLANNING REV

PROJECT NO. 2015.22
SHEET

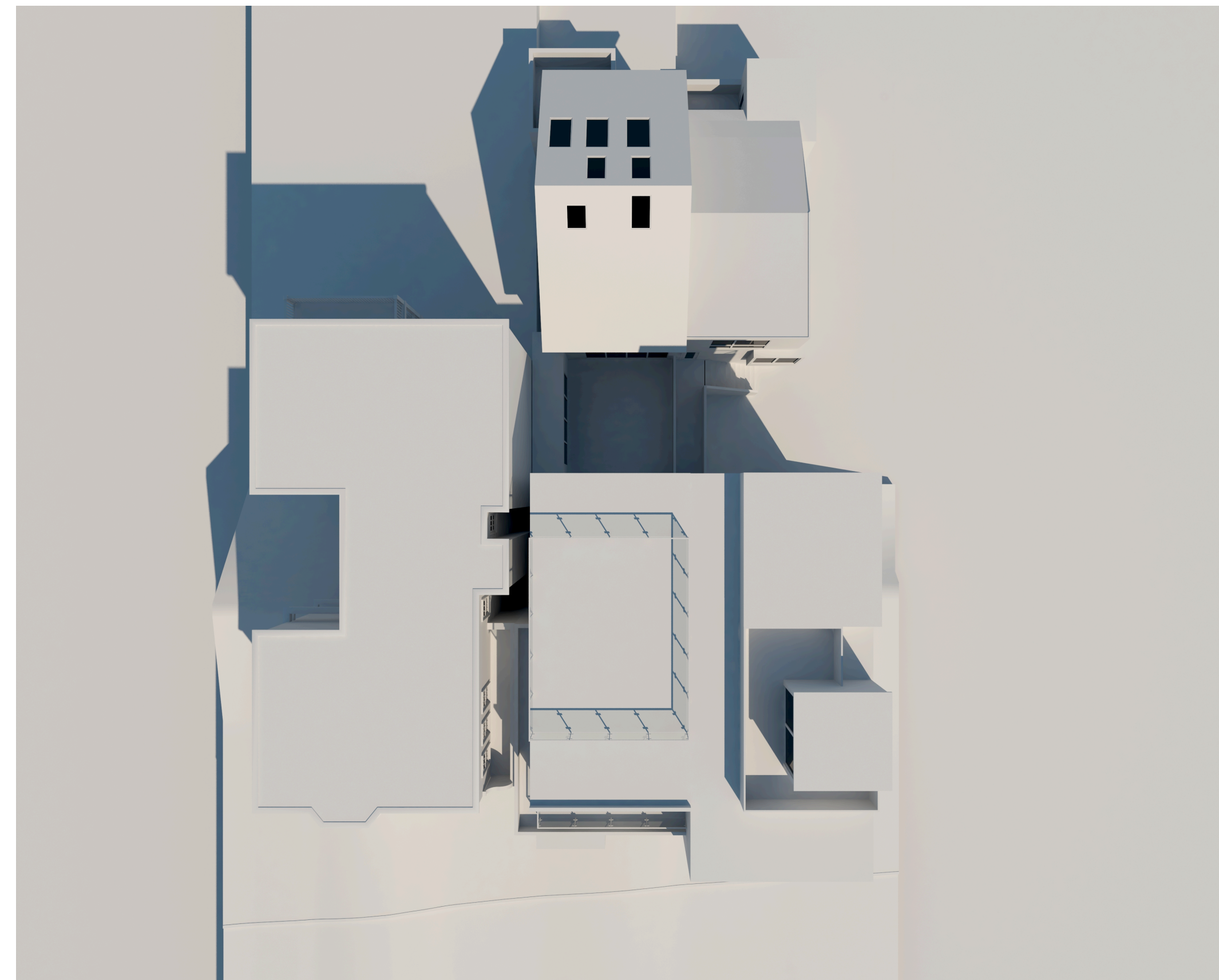
A-7.01

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**ADDITION AND
ALTERATIONS**

2452 GREEN STREET
SAN FRANCISCO, CA.



REAR AND OVERHEAD VIEWS

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NO.	DATE	DESCRIPTION

PROJECT NO. 2015.22
SHEET

A-7.02

2019-000503 DRP-02



San Francisco
Planning

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

RECEIVED

AUG 19 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

Discretionary Review Requestor's Information

Name: Steven B. Platzman and Julie A. Dowling

Address: 2446-2450 Green Street

Email Address: platzman@addisonfinearts.com

Telephone: (415) 776-3206

Information on the Owner of the Property Being Developed

Name: Kieran Buckley

Company/Organization:

Address: 2452 Green Street

Email Address: kieran@donbauer.co

Telephone: (415) 681-1080

Property Information and Related Applications

Project Address: 2452 Green Street

Block/Lot(s): 0537/011

Building Permit Application No(s): 201811065097

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 type="checkbox"/>	<input checked="" 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.

None.

DISCRETIONARY REVIEW REQUEST

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

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

Please see attached.

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.

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.

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 [Handwritten Signature]

Attorney (415) 995-5806

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

Robia S. Crisp Name (Printed)

rcrisp@hansonbridgett.com Email

For Department Use Only

Application received by Planning Department:

By: [Handwritten Signature]

Date: [Handwritten Date]

August 19, 2019

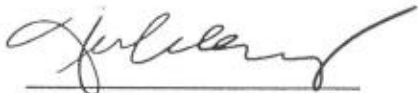
San Francisco Planning Department
City and County of San Francisco
1650 Mission Street, Suite 4000
San Francisco, CA 94103

**Re: Authorization to File Application for Discretionary Review for 2452 Green Street;
Building Permit Application No. 201811065097**

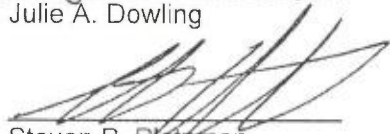
By this letter, we hereby authorize the law firm of Hanson Bridgett LLP to file on our behalf, an Application for Discretionary Review.

Please direct any communications or questions regarding the application to Robia Crisp at rcrisp@hansonbridgett.com or by telephone to (415) 995-5806.

Sincerely,



Julie A. Dowling



Steven B. Plazman

**ATTACHMENT TO APPLICATION FOR DISCRETIONARY REVIEW
OF PROPOSED PROJECT FOR 2452 GREEN STREET**

Our clients, Steven Platzman and Julie Dowling, are husband and wife (collectively, the "Platzmans") and the owners of the property at 2446-2450 Green Street (the "Platzman Property"). The Platzmans reside there with their child. The Platzman Property is improved with a two-unit building located at the front of the lot (the "Platzman Front Building") and a one unit building at the rear of the lot (the "Platzman Rear Building"). The Platzman Property is adjacent to the east of, and downslope from, the proposed project site at 2452 Green Street (the "Project Site"). The properties are located on a steep, sloped hill on one of the City's most iconic streets in the Cow Hollow/Pacific Heights neighborhoods.

The Platzmans seek discretionary review because the proposed project will result in a de facto demolition of an existing historic home on the Project Site, the elimination of the only open green space of its size in the Cow Hollow/Pacific Heights neighborhoods, and the destruction of historic old-growth trees that have been there for more than a century. The Platzmans also seek discretionary review because the Project proposes to construct a mammoth, nearly 8,500 square foot single family residence on the Project Site that will be radically out of character for the neighborhood and incompatible with surrounding homes, and that will contravene the Residential Design Guidelines. Finally, the Platzmans seek discretionary review because the Project, as proposed, will involve (1) significant excavation of a downslope geography with historic lateral movement (notwithstanding the project sponsor's lack of geotechnical and soils analysis) and (2) a "lifting up" of the existing historic home on the Project Site despite the fact that it shares a common wall and foundation with the Platzman Rear Building on the Platzman Property (notwithstanding the project sponsor's lack of an engineering analysis and solution).

The Project Site

The Project Site is approximately 25 feet in width and 155 feet in depth. It is comprised of two component parts: (1) a 70-foot deep garden (the "Garden") at the front of the lot at its Green Street exposure and (2) an historically notable, approximately 2,211 square foot, two-story, shingled, single family residence (the "Existing Residence") that was built in 1907 following the Great Earthquake.

The Garden represents one of the last remaining open space areas of its kind in the Cow Hollow/Pacific Heights neighborhoods. It offers a "park-like" appearance that features seven old growth trees, including a 150 year old Redwood Tree, approximately five feet in diameter and approximately 90 feet tall with a canopy that spans roughly 20 feet (the "Redwood Tree"), and a 100 year old Live Oak Tree approximately four feet in diameter and approximately 45 feet tall with a canopy that spans roughly 50 feet (the "Live Oak Tree").

The Existing Residence shares a foundation, a common demising wall, and a common sewer and drainage system with the Platzman Rear Building on the Platzman Property.

The Existing Residence and the Garden are well-known throughout San Francisco and are popular tourist destinations for architectural and historical walking and bus tours.

The Proposed Project

Kieran Buckley is the owner of the Project Site and the developer of the proposed Project. Mr. Buckley has developed a number of single family residences in San Francisco.

By his Application, Mr. Buckley proposes to build an 8,460 square-foot single family residence.

**ATTACHMENT TO APPLICATION FOR DISCRETIONARY REVIEW
OF PROPOSED PROJECT FOR 2452 GREEN STREET**

To do so, he plans to eliminate the Garden and, in its place, to construct a new four-story (above basement) main residence (the "New Residence"). The New Residence will abut the public sidewalk on Green Street and will feature a roof deck above the top floor, a curb cut and driveway along Green Street, and a nine-foot below-grade garage for three off-street parking spaces. These improvements will require significant excavation of the downslope, the measurements for which the plans do not show. They also will require the removal of nearly all vegetation in the Garden, including the Redwood Tree and the Live Oak Tree.

Mr. Buckley also proposes to add approximately 6,249 square feet to the Existing Residence by constructing a horizontal addition to it, as well as a vertical, below grade basement beneath it. These modifications of the Existing Residence will require the installation of a new foundation for the Existing Residence. Mr. Buckley has said that, to accomplish this, he must "lift" the Existing Residence – something that undoubtedly will severely impact the Platzman Rear Building on the Platzman Property, given that the two structures are physically connected to each other.

The Application's characterization of the Project as a mere "addition" to the Existing Residence is misleading. The Project is an addition only to the extent that it involves the construction of an enclosed hallway along the side property line to connect the New Residence with the Existing Residence.

Moreover, the current proposal calls for the demolition of nearly all interior walls on the first floor of the Existing Residence and the common wall that the Existing Residence shares with the Platzman Rear Building on the Platzman Property. We have serious concerns that the Project likely will result in a de facto demolition of the Existing Residence. Our concerns are based both on the amount of demolition work proposed for the Project and on Mr. Buckley's 2016 Application (later withdrawn), which called for the demolition of the entire Existing Residence and its replacement with a new, larger home.

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?**

a. Eliminates Rare Street Facing Greenspace. The proposed Project will reduce the front setback from 74 feet to 5 feet, reducing the almost 70 foot deep Garden and one of the last remaining areas of street facing green space in Cow Hollow to a roughly 20' foot deep yard between the Existing Residence and the new building and bounded on the west by the new passageway. The front gardens of many homes in Cow Hollow are recognized as an important asset of the neighborhood under the Cow Hollow Neighborhood Design Guidelines. The green space on the Project Site provides a continuous swath of open space that extends directly across the street between the homes at 2421 and 2423 Green Street.

The Cow Hollow Neighborhood Design Guidelines make clear that expansions should be designed to avoid overshadowing neighboring gardens, existing sunlit decks, sunny yard

**ATTACHMENT TO APPLICATION FOR DISCRETIONARY REVIEW
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space, or blocking significant views. (Cow Hollow Neighborhood Design Guidelines, Sec. 3.1.C, pp. 28-29.) The Cow Hollow Neighborhood Design Guidelines further state that the elimination of street front gardens damages neighborhood character and depreciates home values. (Cow Hollow Neighborhood Design Guidelines, Sec. 3.1.C, p. 27.)

The General Plan Priority Policy 101.1(1)(8) states that “parks and open space and their access to sunlight and vistas be protected from development.” Yet in describing how the Project is consistent with this policy on the Project application form, signed by the Project architect under penalty of perjury that the information presented is true and correct to the best of his knowledge, the application states, the “project shall not impact any parks.” The General Plan Policy is not limited to public parks but rather concerns both parks and open space, which the Project application does not address.

b. Eliminates Historic Trees. The proposed Project requires the removal of a significant, 150 year-old redwood tree near the middle of the lot, at the location of the proposed passageway or corridor. And while the plans indicate that the Live Oak Tree at the front of the lot will be retained, given the size of the new building and the amount of excavation required to create the garage level, the retention of the tree is not possible.

The planned excavation at the front of the lot will necessarily require severing the tree’s roots, which likely extend the full width of the canopy. As such, it is a near certainty that the proposed work will result in severe damage to the tree and its roots, creating a hazard adjacent to the public right of way and the tree’s premature death.

It is disingenuous to suggest this tree will survive the proposed construction activities. If in fact the applicant’s intent is to have the tree—a significant tree located within 10 feet of the public right of way—removed, such removal must be authorized by the duly noticed issuance of a tree removal permit by the Department of Public Works. The removal of these two large, healthy trees will significantly reduce the benefits of shade, clean air and increased quality of life the trees provide to the neighborhood.

c. Eliminates Open Space for an Historic Structure. While the Existing Residence, built in or around 1907, is not formally designated as an historic resource, the home bears historic and cultural significance as an “earthquake shack”—an important aspect of San Francisco that is enjoyed by residents and visitors alike. Significantly, the Cow Hollow Neighborhood Design Guidelines acknowledge that historically or architecturally significant structures are often set back from the street and that “for these lots, open space can sometimes be even more important than the building itself. The setback treatment should be sympathetic to the importance of the building, its setback and the open space.” (Cow Hollow Neighborhood Design Guidelines, Sec. 3.1.C., p. 28.) With the proposed Project, the historic earthquake shack will no longer be visible from the public right of way.

Further demonstrating the misleading nature of the Project as presented by the applicant, the Project application states that the Project will not impact any historic buildings.

d. Ignores Topography and Is Incompatible With Surrounding Homes. The subject block of Green Street steeply slopes both downward from Green Street to the north and upward along Green Street to the west. The proposed new structure at the front of the lot will be the nearly same height as both the buildings to the east and west, thus a segment of the block face will be comprised of three homes in a row with little to no variation in height or

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roofline. This completely disregards guiding design principals to create buildings stepping up the hill in a terraced manner. "New buildings should not disregard or significantly alter the existing topography of a site." (Cow Hollow Design Guidelines, Sec. 3.1.a., pp. 21-22.)

By proposing to build to nearly the same height as the buildings to the east and west, its elevation is forced and a wall effect will be created. We would note that our client's home was constructed in or around 1959 and is unique in its variation from the size and configuration of other homes on the block. That said, the homes along the block face, downhill, are significantly terraced and the Garden on the Project Site provides a natural break between our client's building and the building to the west of the Project Site.

In addition to creating an incompatibility with the adjacent structures and exacerbating incompatibilities in terms of height and mass, the proposed structure will significantly reduce access to light, air and views on adjacent lots. "[T]erracing is important to adjacent neighbors in block faces with significant slope parallel to the street and terracing...preserves lateral access to light and views." (Cow Hollow Neighborhood Design Guidelines, p. 22.) The strength of terracing, which takes full advantage of available views, will be undermined if the structure does not respect the topography.

e. Creates Three Off-Street Parking Spaces. The proposed Project requires extensive excavation to accommodate the construction of an approximately 1,843 square foot garage at the basement level at the front of the lot. There are no minimum parking requirements under the Planning Code. The creation of this new, below grade parking area will create a dangerous driveway condition, encourage driving, and contribute to City traffic. A transit stop for the 45 Union/Stockton MUNI line is located less than one block away, at Union and Pierce Streets.

The 311 Notice states the Project proposes two parking spaces but the Project application states the Project will provide two to three car parking and the plans show ample parking for three large vehicles and bicycles in 1,843 square feet of garage space.

- 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:**

The rear unit on the Platzman Property is a two-story unit building with a basement that was also originally built in or around 1907 and shares a joint property wall with the Existing Residence. At one time the rear unit and the Existing Residence comprised a single house, and an adjoining staircase was later removed to separate the two structures. However, many of the shared features were retained and still exist. The rear unit on the Platzman Property continues to share with the Existing Residence, a common wall, common foundation, and common service from a sewer line and pump located on the Platzman Property.

As discussed below, because the Existing Residence is physically connected to the Platzmans' rear unit, including the sewer line serving the Existing Residence, it is foreseeable that the proposed partial demolition and raising of the Existing Residence, and proposed excavation and construction of an expanded basement level beneath the Existing Residence will have unreasonable impacts on the Platzmans' rear unit. In addition, the front of the Platzman Property

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is developed with a two-unit building constructed in 1959, and the proposed Project to build a new four story above basement level garage immediately adjacent to and flush against the Platzman's home, raises significant issues of privacy and sound transmission.

a. De Facto Demolition of the Existing Residence. The proposed Project creates a risk of complete demolition of the Existing Residence. The Project involves extensive excavation beneath the Existing Residence to construct, roughly 10 feet below grade, a media room, bathroom and exercise room. This will require work, including raising the building, foundation improvements, and most likely the reinforcement of load-bearing walls and reframing and replacement of the floors, that is not apparent from the plans. The plans do not show how the home will be raised in order to excavate beneath the home into the hillside, and there is a substantial amount of demolition required that has not been disclosed that puts the entire structure at risk.

The growing number of instances of developers illegally demolishing homes to replace them with significantly larger monster homes is well documented. While the plans do not propose demolition, we believe the Existing Residence is at high risk in part, because of the extent of the interior demolition proposed and the high likelihood of dry rot being discovered in the 112 year-old home during construction. For example, on the first floor of the Existing Residence, the existing living room, bedroom, dining room, kitchen and bathroom are proposed to be one large open-concept area with a large kitchen, living room and dining room. In 2016, the Project applicant submitted and later abandoned plans to demolish the Existing Residence to construct a new single family residence, and is now proposing to construct an even larger home. This should alert the City to the potential for a de facto demolition of the historic home.

b. Impacts on Shared Foundation, Common Wall and Utilities. Our client's property and the Project site are connected, and the Platzman Property, which is downslope from the Project Site, will be unreasonably impacted by construction, noise, vibration, drainage, and dust associated with the construction of the proposed Project. The significant excavation of the estimated 37 cubic square yards beneath the Existing Residence, and construction will jeopardize the safety and structural integrity of our client's rear structure, including its foundation. Relatedly, the estimated amount of excavation is questionable as are the dimensions of the existing basement level as shown on the plans. Where, as here, there are significant concerns relating to soil subsidence, drainage and lateral support to the Platzman Property, having accurate and complete information is imperative. While we obtained from the City a copy of a geotechnical report dated May 4, 2016, we have not yet received or know of whether a geotechnical report was prepared for the Project as proposed today. In this regard, we would request that the City independently verify the measurements of the Existing Home as shown on the plans.

The Existing Residence shares both a common wall and its foundation with the Platzman Property. Our clients have reinforced the common wall for security and fire safety only in areas on our client's side, and the wall will need to be reinforced on the side of the Project. Moreover, the Project requires a physical separation of the Existing Residence from our client's rear unit, which will expose the interior wall of our client's rear unit. How and when this work will be complete not shown on the plans and is vital to the safety and habitability of our client's home. A shared sewer line and joint pump located on the Platzman Property serves both the rear unit on the Platzman Property and the Project Site. The plans also fail to show how the sewer line will be separated and joint pump terminated.

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As stated above, the properties at issue are steeply sloped and currently experience significant drainage issues that will be exacerbated by development of the Project Site unless properly addressed at the outset and during the design stage.

Finally, areas in the basement of the Platzman Property have not been reinforced and there are no known safety precautions proposed to provide lateral support during excavation and during and after construction activities.

c. Unreasonable Interference with Light, Air and Privacy. As discussed above, the siting of the new, four-story, 70 foot deep structure will significantly reduce our client's access to light and air from their home and in particular, their building at the front of their lot. In addition, the new rear windows on the second and third floors of the new structure will face our client's accessory structure, providing both structures with nearly direct views into their respective homes, thereby creating significant privacy impacts.

d. Noise and Vibration Impacts on Common Wall. The proposed work on the Existing Residence will result in significant noise and vibration impacts that will not only disrupt and interfere with the Platzmans' use of the rear structure but potentially cause damage, including cracking and dust to the rear unit's interior. Additional concerns relating to construction activities include contractor parking, storage of building materials, dust and dirt as our client's home has a white stucco façade.

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?

- Elimination of all below grade improvements including (1) the addition of a basement level for a media room, bathroom and exercise room beneath the Existing Residence and (2) the creation of a garage level for two-car parking beneath the new structure at the front of the lot.
- Increased front yard setback to preserve the existing Live Oak Tree and elimination of passageway to preserve Redwood Tree.
- More restrictive limitations on the hours during which construction activities are permitted, than what is provided in the Code, to mitigate noise and vibration impacts to the rear unit on the Platzman Property.
- No horizontal addition the front of the Existing Residence, to preserve yard and open space.

Project Site With Live Oak Tree at Front of Lot



Project Site



Platzman Property



View from the Project Site Across the Street to Open Space Between 2421 and 2423 Green Street



View From Green Street of the Project Site and the Garden



View From Green Street of the Project Site and the Garden



The Existing Home



Shared Wall Between Existing Home and Platzman Rear Building



Shared Wall and Sewer Line Viewed from the Basement Level of the Platzman Rear Building



View from Platzman Rear Building to Garden on the Project Site



View of the Garden from the Existing Home





RECEIVED

AUG 19 2019

CITY & COUNTY OF S.F. PLANNING DEPARTMENT

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: Dr. Peter C. Wilton, on behalf of Lunar Trust

Address: 2465-1/2 Union St, San Fraciso, CA. 94123

Email Address: wilton@berkeley.edu

Telephone: 415-425-5151

Information on the Owner of the Property Being Developed

Name: Kieran Buckley

Company/Organization: Don Bauer & Co.

Address: P.O.Box 225245 San Francisco, CA 94122

Email Address: kieran@donbauer.co

Telephone: (415) 681-1080

Property Information and Related Applications

Project Address: 2452 Green St, San Francisco, CA. 94123

Block/Lot(s): 0537/011

Building Permit Application No(s): 2018.1106.5097 Project Application # 2019-000503PRJ

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

Table with 3 columns: PRIOR ACTION, YES, NO. Rows include: Have you discussed this project with the permit applicant?, Did you discuss the project with the Planning Department permit review planner?, Did you participate in outside mediation on this case? (including Community Boards). Includes a section for 'Changes Made to the Project as a Result of Mediation'.

Please see the attached chronology of correspondence and discussions with the developer and their architect. Despite rigorous efforts on our part to engage the developer on our concerns about this project, including specific suggested design changes which would ameliorate our concerns, there have been only two very minor changes to the proposed plans, neither of which addresses the essence or core substance of the project impacts:

- 1. "removal of our deck at its current height but the construction of a similar (larger) deck dropped to 3 feet from the existing lower patio with sliding doors for access to the rear yard."
2. "removal of the 3 feet notch that protrudes at the main living level allowing more space between our properties."

DISCRETIONARY REVIEW REQUEST

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

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

Please see the attached description of project impacts which support the request for a Discretionary Review. Apart from these reasons, we also respectfully submit that the project does NOT comply with the Cow Hollow Residential Design Guidelines.

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 the attached Project Impacts Statement. The proposed development directly adversely affects:

1. The right to privacy and peaceful enjoyment of occupants of 2465 and 2465-1/2 Union St and other neighbors to the rear of 2452 Green St.
2. Noise and light intrusion onto the occupants of 2465 and 2465-12/ Union St and other neighbors to the rear of 2452 Green St
3. The character of the Cow Hollow neighborhood
4. Views from public spaces along Green St
5. Potential loss of natural daylight to the occupants of 2465 and 2465-1/2 Union St and other neighbors to the rear of 2452 Green St.

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 Proposed Design Changes

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

Dr. Peter C. Wilton

Name (Printed)

415-425-5151

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

Phone

wilton@berkeley.edu

Email

For Department Use Only

Application received by Planning Department:

By: JEFF SPENCER

Date: 8/19/19

Chronology of Correspondence and Discussions with K. Buckley and W. Pashelinsky, re 2452 Green St, SF

December 3, 2018: pre-project neighborhood meeting on-site at 2452 Green St

December 4, 2018: email to W. Pashelinsky, expressing concerns about the project (scale, character, noise, light intrusion, privacy and right to peaceful enjoyment impacts), asking that minutes of the neighborhood meeting be shared with City Planning (as required), and asking for a meeting with the developer on site at 24651-1/2 Union St

December 5, 2018: email to W. Pashelinsky, requesting the courtesy of a reply to our email of 12/4/18
December 13, 2018: email from W. Pashelinsky indicating neither he nor the developer would be available to meet prior to January, 2019

January 22, 2019, 3:00 pm: W. Pashelinsky failed to show for a scheduled meeting with P. Wilton at 2465-1/2 Union St, San Francisco.

January 24, 2019: on site meeting at 2465-1/2 Union St, with W. Pashelinsky

March 6, 2019: email from W. Pashelinsky indicating K. Buckley has returned from vacation and would be available for an on-site meeting at 2465-1/2 Union St, SF.

March 6, 2019: email to W. Pashelinsky and Kieran Buckley proposing a meeting on-site at 2465-1/2 Union St in early April, 2019, to review project impacts

March 9, 2019: email to K. Buckley proposing a meeting on site at 2465-1/2 Union St for April 1, 2019

March 13, 2019: email from K. Buckley confirming a meeting on site at 2465-1/2 Union St, SF, on April 2, requesting a time of 11:00 am.

March 14, 2019: email to K. Buckley confirming a meeting on site at 2465-1/2 Union St for April 1, 2019 at 11:00 am

April 1, 2019: on site meeting at 2465-1/2 Union St, with W. Pashelinsky and K. Buckley

April 3, 2019: email with document attachment proposing the following minor changes to the design:

- *“removal of our deck at its current height but the construction of a similar deck dropped to 3 feet from the existing lower patio with sliding doors for access to the rear yard.*
- *the removal of the 3 feet notch that protrudes at the main living level allowing more space between our properties.”*

However, this same document affirming that:

- *“There will be ample glazing and natural light on all levels as shown in plans.*
- *Another concern is that people will congregate in the rear yard, this is of course is possible.”*

April 4, 2019: email to K. Buckley and W. Pashelinsky, confirming matters raised during on-site meeting on April 1, and proposing specific design changes that would ameliorate adverse impacts of the project

April 12, 2019: email to K. Buckley and W. Pashelinsky, following up on email of April 4, and proposing that it is “...in everyone’s interests that we reach a mutually acceptable compromise on the proposed design.”

April 23, 2019: email from K. Buckley agreeing that it would be “...in the best interest of all parties and in order to make this work. *Moving forward, it would be a great help to deal with your concerns above.*”

April 29, 2019: email to K. Buckley & W. Pashelinsky, responding to request for information on 2465-1/2 Union St, and reiterating that it “...we are keen to work towards a resolution within a reasonable time frame, so this matter does not drag on and so all relevant information can be considered by SF Planning Department in a timely fashion.”

July 24, 2019: email to K. Buckley & W. Pashelinsky, noting posting of permit application, inquiring as to whether the new plans reflected any of our prior concerns, and proposing further design consultation.

July 29, 2019: email from K. Buckley, stating incorrectly that:

- “..we have had several meeting with you” This is incorrect. Apart from the pre-project neighborhood meeting, there has been only one meeting at which K. Buckley, W. Pashelinsky and P. Wilton were present to discuss the project.
- “....I feel we have not gotten any closer to an agreement even though we changed our plans several times addressing your concerns as we saw them.” This is an inaccurate representation of the consultation process, in which K. Buckley expressly indicated that it would be “...in the best interest of all parties and in order to make this work.”, but then failed to engage in any further discussions over a 3-month period.

This is also an inaccurate representation of the compromise process. Only 2 minor changes were made to the design, as confirmed by K. Buckley:

- “removal of our deck at its current height but the construction of a similar deck dropped to 3 feet from the existing lower patio with sliding doors for access to the rear yard.
- the removal of the 3 feet notch that protrudes at the main living level allowing more space between our properties.”

All other concerns and suggested design improvements to ameliorate these concerns, expressed to Messrs Buckley and Pashelinsky both verbally and in writing, have been ignored.

PROJECT IMPACTS STATEMENT

REASONS FOR REQUESTING A DISCRETIONARY REVIEW

We are requesting a discretionary review for the following reasons:

1. Scale:

The proposed development takes a modest 1700 s.f. property and increases the dwelling area by almost 5 times to approximately 8,000 s.f. The project proposes an increase in the square footage of the existing single family home by approximately 1,000 square feet, and an expansion from two stories of habitable living space to three. This is a significant increase in living area, which will be virtually impossible to achieve without disrupting the existing envelope, structure, and character of the current house.

This scale is both unnecessary, and inconsistent with similar properties in the area. To our knowledge, there are no other single family homes in the Cow Hollow neighborhood comprising two physically separate dwellings of such magnitude on the same lot.

Since the project is speculative, there is no obvious justification for the scale of the project, based upon rational needs such as family size, etc., other than to maximize the return to the developer. We sincerely hope that the City will balance the rights of the developer with the rights of the community to sensible development and preservation of neighborhood character. We therefore ask that the scale of the project be reduced to a more reasonable level.

2. Purpose:

The project is a purely speculative developer project, with little regard to the impact of the development on surrounding neighbors, or the character of the Cow Hollow neighborhood. The property is currently a modest single family dwelling, and the project continues to be described as such, but in reality there is little likelihood that the site will remain so.

Given the current design, and specific conversations with the developer and their architect, confirmed in written emails, it is conceivable and indeed likely that the site will be used to accommodate two separate families or more with separate access to each dwelling on the property, thereby magnifying any lifestyle impacts on our home. The developer has so far intimated this may be the case, and has shown little regard to the use of the property and the impact on neighbors once the property is sold.

Whilst we understand the goal of increasing accommodation density in San Francisco, it is highly improbable that the residents of SF who are struggling to find affordable housing the in the city will benefit from this development. This population will simply not be able to afford to purchase a property of this nature. Indeed, the scale and cost of this project are certain to further inflate the cost of housing in SF, thereby exacerbating the housing affordability problem in the City.

3. Neighborhood Character Impacts:

Notwithstanding the review conducted by the City, the project does not comply with the Cow

Hollow Design Guidelines, as supported by residents of Cow Hollow. As shown in the attached review of compliance with the Cow Hollow Design Guidelines, we have identified specific areas in the guidelines where the proposed project does NOT comply with the Guidelines.

4. Engineering Risks and Soil Stability Impacts:

The project requires substantial excavation of land mass both for the new dwelling and the existing dwelling. When asking the architect how the developer intended to retain the existing dwelling envelope but still increase the square footage by 800 s.f., we were advised that he intended to undertake major excavations beneath the existing property to obtain additional living space. Even larger excavations are proposed for the new dwelling along the street frontage. Naturally, as an immediately adjacent neighbor we are concerned with the potential impacts of such major excavation on both hillside stability, and more immediately, on potential underground water stream diversion. Our property currently suffers from major water intrusions into the basement during heavy rains and we are concerned any further diversion of underground water flows at 2452 Green St may exacerbate this problem.

5. Privacy and "Right to Peaceful Enjoyment" Impacts:

This is our primary concern. The design as currently proposed orients the focal point of all congregational activity (kitchen, family room, outdoor recreation area, etc.) in the proposed dwelling directly in front of our home, which is only 3-5 feet from the existing dwelling at 2452 Green. Please see the attached image showing the extreme proximity of our property to the enlarged existing dwelling.

Whilst the project proposes to remove a small first level deck at the rear of the existing dwelling currently accessible only through a narrow door off the existing kitchen, in its place the project would add new LARGE (12' x 8') double French doors opening directly onto the entire back yard, directly in front of our living/dining room at a distance of 3-5 feet. It is clear these double French doors are intended to encourage regular congregations directly in front of our living and dining room. Even if occupants do not come out into the yard, there is a strong likelihood these sliding doors will be open at all hours, again allowing all noise from the primary congregational activity within the home to directly flow into our living/dining room. This poses significantly higher risk of loss of privacy and right to peaceful enjoyment.

In addition, the application proposes a significant increase in the entire glazing/window area at the rear of the property, directly visible uninterrupted from our living room, as well as new skylights in a gabled roof at the rear of the property, again directly visible and uninterrupted from our living room. We believe these changes will dramatically increase the level of nighttime light intrusion into our primary living space, as well as lead to a significant loss of privacy during all hours of the day.

We have advised the developer on multiple occasions that by substantially increasing the level of noise, and reducing the level of privacy, that we will have to live with after the project is completed, the design aggravates our primary concern with the proposed development. As such, we are vehemently opposed to these design features.

We have asked the developer on multiple occasions to address these concerns, per the specific

suggested design changes outlined below. However, to date, the developer has been unwilling to incorporate any of these suggestions into the project plans.

We believe that much of the noise, privacy, and right to peaceful enjoyment intrusion could be mitigated if the development:

- reoriented the focal point of all congregational activity in the existing dwelling to the upper level of the house facing south towards the courtyard in between the two dwellings. This would be consistent with the current layout of the house:
- at the same time moved one or more upper bedrooms to the lower level of the house facing the rear courtyard. Ideally, the bedroom facing the rear yard would be the master bedroom of the house:
- ensure that the existing rear deck be removed and that no new decks be added to the rear of the house, with the exception of the new lower deck facing the rear yard.

We believe these three changes could substantially mitigate the adverse impacts on our right to peaceful enjoyment.

6. Light intrusion.

As suggested above, the design substantially increases the glazing area at the rear of the house, facing directly into our home. The application proposes a significant increase in the window area at the rear of the property, directly visible uninterrupted from our living room, as well as new skylights in a gabled roof at the rear of the property, again directly visible and uninterrupted from our living room.

We believe these changes will dramatically increase the level of nighttime light intrusion into our primary living space, as well as lead to a significant loss of privacy during all hours of the day. Existing occupants have strung LED lights from the rear of the property to the rear fence, directly at eye level whilst sitting in our living room trying to dine and relax in private. This is already an incredible nighttime annoyance, which we feel will only be exacerbated by the project

We realize the lower level of the house requires some natural lighting, but believe the proposed glazing area is excessive. If the lower level facing the rear yard is made a bedroom, the large sliding doors would no longer be necessary.

7. View and natural light loss.

We are concerned that landscaping in the rear yard may result in large trees or other structures that may ultimately block our view and access to natural sunlight. Our living/dining room faces east, so this is practically speaking the only source of view and light enjoyment out home has. We are also concerned that the developer, in an attempt to mitigate our privacy concerns, will attempt to build a privacy screen directly in front of our dining room and kitchen, thereby blocking the essential source of natural sunlight in this area. Indeed, the developer has suggested as much. We ask for assurances that this view and light access be preserved.

Cow Hollow Design Guidelines:

Identified Areas of Non-Conformance

We respectfully submit that the project does not conform to the Cow Hollow Design Guidelines in the following sections:

RDAT ISSUES:

III1: Neighborhood Character: Why is this section marked NA?

III2: Neighborhood Character: The design most certainly does not "unify and contribute positively to the existing visual context: "

III1: Topography: Given the massive excavations planned, it appears the application does NOT "...respect the topography of the site and the surrounding area." Much of the increased square footage of both structures on the property is created through major excavations and sub-grade living spaces. There is an underground stream along the hill, and diverting it will create unanticipated moisture and soil stability risks affecting not just the said property, but other surrounding it, including mine.

III5: Side Spaces: Why is this marked NA? There are significant side space impacts.

III6: Rear Yard Privacy Impacts: This is one of our major concerns, which has been outlined in more than one email to Planning. From the comments on this section, it seems like none of this information has been shared with the reviewers.

The design orients the primary communal living space (kitchen/dining/living) of the whole house onto the rear yard 3-5 feet in front of our living/dining room, and adds new sliding doors opening onto the rear yard, clearly intended as a primary congregation area, as well as adding additional large glazing areas to the upstairs rear of the existing dwelling. These features of the design will create substantial privacy, noise and light impacts that really do harm our right to peaceful enjoyment. We have asked the developer to reorient these spaces onto the center courtyard between the two buildings, but he has unfortunately elected not done so.

III7: Views: This section is marked NA, but I believe there are public views from public spaces that will disappear under the plan, especially along the sidewalk of Green St. We have also asked the developer for a landscaping plan that preserves views of the City and natural sunlight (really the only source of unimpeded sunlight) from our living/dining room, but have not received any such plan or commitment to preserve.

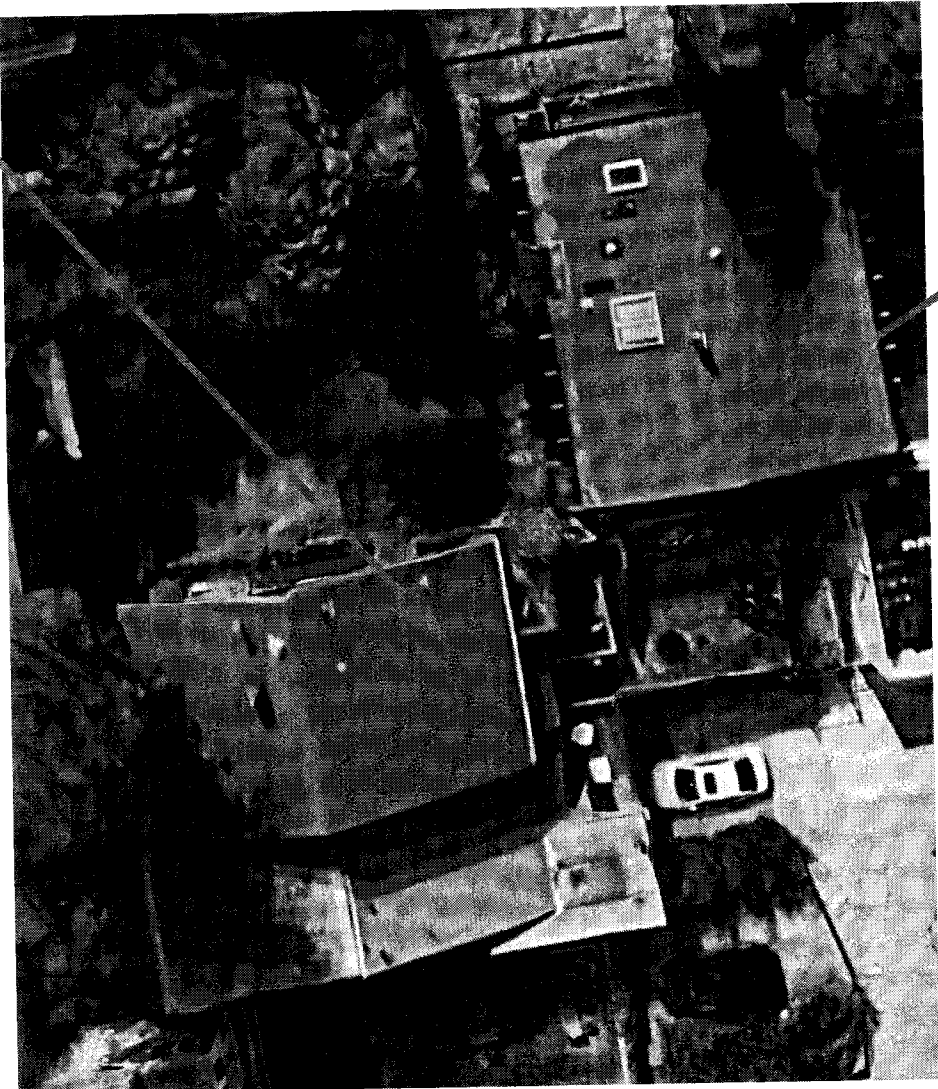
III10: Special Building Locations: Rear Yard: Light Impacts: See above. The design (increased glazing and new sliding doors at the rear of the existing dwelling) raises potential light intrusion into our property substantially. Rear yard landscaping could potentially dramatically reduce natural daylight access. The front building could potentially block sun from the south. Since our home is below the proposed addition, there are already "gully" effects on natural light, and these are likely to be exacerbated under the new design.

Sections IV1 to IV7: Building Scale and Form: We believe this is one of the major collective objections to the development. The scale and form of the building are not compatible with neighboring single family homes, yet the RDAT says the design meets requirements on all conditions. To our knowledge, there is no other building in the area that comprises TWO separate structures of this magnitude comprising a total of 6,500 s.f. Nor are we aware of many other single family homes in the area that comprise such massive sub-grade excavations and living spaces.

VI3: Window Size: Please see earlier comments. The design significantly increases the glazing area at the rear of the house (new sliding doors, increased upstairs glazing area), creating substantial evening light pollution for our home.

Proximate Location of 2452 Green St to 2465-/12 Union St

2465-1/2 Union St
Primary living/dining area
3-5 feet from proposed
development



2452 Green St
Increase in size from 1700 s.f. to 2600 s.f.

New primary congregation space of development: living room, dining room, kitchen, studio, media room, opening onto rear yard, resulting in privacy and noise impacts

Substantial new glazing along rear of property, resulting in privacy and light intrusion impacts

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and noise impacts

Substantial new glazing
along rear of property,
resulting in privacy and
light intrusion impacts

PROPOSED DESIGN CHANGES

Please see the attached Project Impacts Statement, We have asked the developer to:

1. Reduce the overall scale of the project to preserve the character of the Cow Hollow neighborhood.
2. Mitigate the impacts on our right to peaceful enjoyment and privacy, by:
 - o reorienting the focal point of all congregational activity in the existing dwelling to the upper level of the house facing south towards the courtyard in between the two dwellings. This would be consistent with the current layout of the house:
 - o at the same time moving one or more upper bedrooms to the lower level of the house facing the rear courtyard. Ideally, the bedroom facing the rear yard would be the master bedroom of the house:
 - o ensuring that the existing rear deck be removed and that no new decks be added to the rear of the house, with the exception of the new lower deck facing the rear yard.
3. Mitigate light and noise intrusion impacts by reducing the total glazing area, including skylights and sliding doors opening onto the rear yard, along the rear of the property, as well as ensuring that all exterior lighting on the property is low-intensity downlight only and oriented away from the line of sight from our living/dining area.
4. Preserve natural daylight by ensuring that landscaping, including privacy screens, in the rear yard does not obstruct natural daylight or open air line of sight to the east of 2465-1/2 Union St
5. Guarantee that there will be no adverse impacts on geological/topographical stability and underground water flows that could potentially impact neighboring properties.



RECEIVED

AUG 16 2019

CITY & COUNTY OF S.F. PLANNING DEPARTMENT PIC

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Dan and Barbara Heffernan

Address: 2423 Green Street

Email Address: bjhassoc@comcast.net

Telephone: 415-563-9642

Information on the Owner of the Property Being Developed

Name: Kieran Buckley

Company/Organization:

Address: P.O. Box 225245

Email Address: kieran@dkbauer.com

Telephone: 415-286-7116

Property Information and Related Applications

Project Address: 2452 Green Street

Block/Lot(s): 0537 lot: 011

Building Permit Application No(s): 201811065097

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.

See attached. page 1.

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

For prior action, Questions #1-#3 refer to the DR Application page 2.

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.

Our response:

We (homeowners) on the south side of Green Street (2415, 2421, 2423, 2425 and 2427) live within the 150 -foot notification of 2452 Green Street have been in communication with the developer/project sponsor and SF Planning concerning the scale and design of this project since 2016 during the first permit application process. (Brittany Bendix was the planner).

Our most recent communications: We (homeowners: 2400 block of Green Street) have been in touch with Christopher May, the planner managing this current application outlining our serious objections and concerns with this project. (May 1, 2019)

We have communicated and met with representatives of the PHRA and CHA to discuss our concerns since the Pre-Application meeting in December 2018.

History: The developer/project sponsor first filed an application # 2016.03.22.2705 to take an existing building: (1,677 square feet) and add a separate addition of 6,617 square feet connected by a 1 story covered ground level walkway. Total square footage proposed was 8,294 square feet. The city planner was Brittany Bendix. She maintained the overall position that the proposal was out-scale and detrimental to the mid-block open space. We have requested these ruling on the first permit filing and any resulting correspondence to no avail.

The developer/project sponsor filed for a second permit in December of 2018. The existing building is now listed as 2,211 square feet. With no construction between permit date applications, we are not sure why there has been an increase in the size of the existing building. The proposed addition is 6,632 square feet: a 4-story building at the front of the lot plus an excavation under the existing house to develop the below grade level for additional living space. We now have 2 buildings connected by a covered breezeway: total of 8,843 square feet and an increase from the original permit filed in 2016. The property is in the middle of the 2400 block on a steep hill. At the neighborhood pre-application meeting on Dec 3, 2018, we requested that the developer/project sponsor address our concerns about the size, design and construction of this second application. The developer/project sponsor did not acknowledge, record or address any of these concerns. We have had no communication with this developer.

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 attached p. 2 + 3

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

See attached p. 3 + 4

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

See attached p. 4.

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

Our response to Question 1

The following are the serious concerns, we (homeowners on the 2400 block south side) have and the exceptional and extraordinary circumstance that more than justify Discretionary Review of this project. The impact of this proposed building application will have a destructive irreversible impact on the block and the Cow Hollow neighborhood. It will set a precedent in Cow Hollow for exceptions to the RDG which purports to protect open space, the character of neighborhoods and prevent building of massive structures that are out-of-scale. We (homeowners) are not averse to development and understand the housing crisis in San Francisco.

This project will be a massive single-family house on a RH-1 lot. We are against this proposed design and scale. Our argument against the current design.

SCALE, HEIGHT AND CHARACTER, TREES AND OPEN SPACE AND EXCAVATION

Scale: Reference the Residential Design Guidelines (Section 3: Site and Design and Section 4: Building Scale and Form) pages: 23, 24 ,25, 29.

In the assessment done by SF Planning, they stated that the scale and form of the building is compatible with neighboring houses. We disagree for the following reasons.

SCALE: The proposed addition, a free standing 4-story building with below grade level parking for 2 cars plus added living space below grade and renovation of the existing building combined is much larger in scale than other houses on the 2400 block.

A profile of the 2400 block: buildings adjacent to and on the south side of the street. See following chart.

Building Address on Green Street	FAR	Approximate Lot Size in square feet	Building Size in square feet
2452	2.32	3,745	8,828
2458/2460	1.19	4,365	5,233
2440/2442/2446	1.05	4,000	5,875
2417	0.80		
2421	0.79	3,437	2,700
2423	0.48	6,875	3,300
2425	0.84	3,712	3,125
2427	0.71	2,660	3,711

HEIGHT AND CHARACTER: Reference the Residential Design Guidelines: Section II: Neighborhood Character. The **character** of the neighborhood and **2400** block is 2-3 story free standing houses: the exception being the property on the east side of 2452. It was built in the 1950's.

The historical report as part of the CEQUA did not even mention that there are 2 historical Ernest Coxhead houses (1890's) directly across the street from 2452 Green. The profile of the block is free-standing single-family (RH-1) houses with staggered roof profiles on a steep hill.

The **height** is not in scale with the profile of our block or the slope of the street. It is a massive 4-story building up against an adjacent building on a steep slope. It will present a solid wall of building frontages. The adjacent

building (east) was approved as non-conforming and should not be used as a standard. The proposed front façade is “modern” in style. Not in character with streetscape and existing homes. RDG: pages 31-32.

See Addendum A: photos street views (labelled) taken of houses across the street from 2452 illustrating this point, article in The New Fillmore (June 2017), illustrating the historical significance and character of the Coxhead houses at 2423/2421 Green Street and the block in general. Photo taken at 2423 Green Street north to 2452 Green Street illustrating open and green space and mature trees on the lot.

It is evident that the Planning Department approved the 4-story height based only on the property to the east of 2452 (a non-complying structure built in the 50’s) and did not take into consideration the unique character of the 2400 block, FAR, the steepness of the hill and one of the last remaining Open Spaces on Green Street.

TEES AND OPEN SPACE: We are proud of the trees (sidewalk) that we planted at our expense over 15 years ago to enhance the character of the block. (2421, 2423, 2425 and 2427 Green Street) The trees at 2452 Green Street (a giant redwood, home to nesting falcons and a heritage oak, both with diameters over 18 inches) are at risk. These trees have been an essential and integral part of our neighborhood and should be protected. On his Airbnb listing for 2452 Green Street, the developer/project sponsor listed the property as an “enchanted garden.” The trees will be destroyed during the excavation that is being proposed. **See Addendum A: photographs of the “enchanted garden.”** Taken from the sidewalk in front of 2452. The developer stated in the pre-app meeting that the trees would be protected. On the existing plan, there is little evidence of the trees. We question the intent of the developer to save the trees during construction. The extensive excavation proposed at the front of the lot will destroy the heritage oak and the renovation and addition to the existing house will damage and ultimately destroy the redwood tree during the deep excavation.

EXCAVATION: The geological and structural issues are too serious not to raise at this point. If SF Planning authorizes such a massive increase in square footage that can only be achieved with massive excavation in an area with well-known water issues, it could prove a significant structural risk to the adjacent buildings. Heavy excavation on the south side of the lot could also have an adverse impact on the houses across the street. These houses are over 100 years old and some have brick foundations. We requested detailed geo-tech reports and have not seen them.

Our response to Question 2

The project will cause unreasonable impacts on our property and the neighboring properties would be unreasonably affected.

1. **EXCAVATION:** We reside at 2423 Green Street, directly across the street. A deep excavation (about 20 feet) if measured from the front of the property in an area with well-known water issues is a serious threat to the adjoining houses and the buildings directly across the street. It could cause foundation damage and drainage issues to all of these homes.

2. **SIZE AND CHARACTER AND OPEN SPACE:** The size of the proposed project is massively out of scale with the existing homes on the 2400 block. (see FAR table) The visual impact of the proposed 4 story “addition “at the front of the lot is not in keeping with visual roof guidelines for structure on a slope. **(RDG, page 30 and summary)**

If this current design is approved it would detract from the character of the street: a massive structure on a narrow lot wedged between two properties. It would affect the value and character of the block given the probable demise of mature trees during construction and the removal of a lovely green space at the front of the lot. This open space at the front of the lot is a rarity in Cow Hollow and needs to be preserved!

3. **CONSTRUCTION:** The scale of this project would require a longer construction time than that proposed (8-10 Months). The neighbors directly across the street do not have garages and there is only perpendicular parking

on the south side of this steep street. It would be unreasonable for the homeowners on the south side of the street to deal with and accommodate the construction effects of this huge project including dust, debris, clean-up, noise, drilling, the length of the proposed construction, issues with excavation and water.

Response to Question 3: Alternatives or changes recommended

The following recommendations depend on the SF Planning Department and Planning Commission ensuring that they are addressed and adhered to if approved. As residents, homeowners and tax-payers, we are proud of our neighborhood and our block. We deserve and expect transparency throughout this process. We expect open communication and timely response from the developer/project sponsor and adherence by the developer/project sponsor to decisions made by the Planning Commission.

1. Restrict the FAR to 1.2
2. Reduce the footprint of the proposed building and renovation to adhere to the 25% open space guidelines.
3. Identify, describe and communicate process and method to protect and save the redwood tree and heritage oak during and after construction.
4. Reduce the vertical design of the front building from 4 to 3 floors.
5. Provide detailed engineering reports on excavation, water and soil stability and be prepared to meet with residents to review with the engineer. If necessary, obtain a second engineering appraisal. Submit detailed results to homeowners and the Planning Commission for review and next steps.
6. Ensure that the existing house on the property be saved during excavation under the houses at the north side of the lot and not an "oops it fell down." Provide detailed report on how this dwelling will be protected.
7. Design a facade that is keeping with the character of the block: no massive concrete exterior facing.

Addendum: PHOTOS

- From the sidewalk in front of 2452 Green Street to illustrate the slope of the block and the size and character of the houses across the street.
- In front of 2423 Green Street to illustrate the size of the 2352 lot and adjacent residences.
- Open space and trees on the lot: 2452 Green Street taken at street level in front of the property
- An article in the New Fillmore June 2017: character and historical significance of 2423 and 2421 Green Street



2452 Green St. 94123

6

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LANDMARKS

A PAIR *of* COXHEADS

His own home and the one next door show his English influences

By BARBIE MALEY

TWO NOTHERWORTHY HOUSES along the south side of Green Street, where it slopes steeply toward the center of Scott, emulate the craftsmanship of the English townhouses and rural cottages that influenced their design.

The James McGauley House, located at 2423 Green Street, was built in 1894, two years before its neighbor at 2421 Green Street. Both were designed by architect Ernest Coxhead, a British transplant. The house at 2421 Green was Coxhead's own, which he shared with his brother, Almeric. Around the corner at 2710 Scott Street, the Charles Murdoch house, also built in 1893, rounds out the grouping. This set of residences reflects Coxhead's transition from his earlier ecclesiastical work to the residential projects that shaped the second phase of his California career.

heavily on the rural English cottage and its more urban counterpart, the townhouse, as executed by English architect Richard Norman Shaw. In its roof-form, small dramatic heavy masonry chimney, large multi-paned windows, half-timbering and overall rustic character, the McGauley house attains exceptional craftsmanship to create what would have been a new, somewhat daring facade within the Victorian idiom.

The following year, amid continued

Coxhead's own home at 2421 Green Street and his design next door at 2423 Green would have been a new, somewhat daring facade within the Victorian idiom of the time.

Photo by author

copied churches: the Church of St. John the Evangelist, perhaps the grandest of his California church projects, which sat at the corner of 15th and Julian Streets in the Mission, and was destroyed by the 1906 fire; the Church of St. Mary the Virgin, at Union and Serrano Streets just a few blocks from his early residences; and the Chapel of the Holy Innocents on Fair Oaks Street in the Mission.

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: Barbara Hoffman. Jan Hoffman
8/16/2019

Relationship to Requestor (ie. Attorney, Architect, etc.)	same	Spouse
Phone	415-563-9642	
Email	bjhassoc@comcast.net	

Name (Printed)
Barbara and Dan Heffernan

For Department Use Only
Application received by Planning Department:
By: Michael

Date: 8/16/19