



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: JANUARY 16, 2020

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: December 30, 2019
Case No.: **2019-005400DRP-02**
Project Address: **166 Parker Avenue**
Permit Application: 2019.0410.7564
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 1065 / 032
Project Sponsor: Jonathan Pearlman
Elevation Architects
1159 Green Street #4
San Francisco, CA 94109
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do Not Take DR and Approve**

PROJECT DESCRIPTION

The project proposes to construct a new four-story, two-family dwelling on a vacant lot. The proposed building will be approximately 40 feet in height with two off-street parking spaces. One dwelling unit would occupy the habitable space behind the garage and the entire second floor. The second dwelling unit would occupy the entirety of the third and fourth floors. The project proposes a 430 square foot roof deck that is setback a minimum of five feet from all property lines. Second and fourth floor decks are proposed at the rear.

SITE DESCRIPTION AND PRESENT USE

The site is a 25' wide x 110' vacant lot. In 2005 a demolition permit was filed to remove a dilapidated 2-story, single family house that was located in the rear yard.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The buildings on this block of Parker Avenue are generally 2- to 3-stories at the street face. The mid-block open space is varied. The proposed project is immediately situated between a 4-story apartment building that extends further into the rear, and a 3-story apartment building which extends less than its neighbors. This presents the responsibility of the subject property to moderate between the two, and to fit into and preserve the adjacent neighbors' access to the mid-block open space.

BUILDING PERMIT NOTIFICATION

| TYPE | REQUIRED PERIOD | NOTIFICATION DATES | DR FILE DATE | DR HEARING DATE | FILING TO HEARING TIME |
|------------|-----------------|---|--------------|-----------------|------------------------|
| 311 Notice | 30 days | August 28, 2019 – September 27, 2019 | 9.27. 2019 | 1.16. 2020 | 112 days |

HEARING NOTIFICATION

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|---------------|-----------------|----------------------|--------------------|---------------|
| Posted Notice | 20 days | December 27, 2019 | December 27, 2019 | 20 days |
| Mailed Notice | 20 days | December 27, 2019 | December 27, 2019 | 20 days |
| Online Notice | 20 days | December 27, 2019 | December 27, 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 15303 (Class 3 – New Construction. Up to three new single-family residences or six dwelling units in one building).

DR REQUESTORS

DR requestor 1:

Xiu Li of 164A Parker Avenue, resident of the adjacent property to the North of the proposed project.

DR requestor 2:

Rose Hilson of 115 Parker Avenue, resident of the property to the North and across the street of the proposed project.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

DR requestor 1:

Is concerned by the following issues:

1. The proposed addition extends 4'-9" beyond the DR requestors rear wall.

Proposed Alternative: align rear wall with adjacent rear wall to North.

See attached *Discretionary Review Application*, dated September 27, 2019.

DR requestor 2:

Is concerned by the following issues:

1. The scale and massing is out of character with surrounding buildings
2. The materials and composition of the front and rear facades are modern and out of character with the rest of the block;
3. The proposed roof deck will create privacy and noise impacts.

See attached *Discretionary Review Application*, dated September 26, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The design has been extensively reviewed and modified to comply with the letter and intent of the Planning Code and Residential Design Guidelines. The proposed design responds to and fits the adjacent context, and here are no exceptional or extraordinary circumstances.

See attached *Responses to Discretionary Review*, dated December 17, 2019.

DEPARTMENT REVIEW

The Department's Residential Design Advisory Team (RDAT) re-reviewed this and confirmed that this meets the Residential Design Guidelines related to scale, character, and preservation of access to mid-block open space. The project sponsor has designed a building that moderates the massing of two adjacent buildings in a sensible manner and as such Staff deems there are no exceptional or extraordinary circumstances.

Specifically, staff finds:

1. The massing of the building at the rear maintains visual access to the mid-block open space by locating massing against the deeper neighbor and setting back along the shallower neighbor. It is typically allowed for a building to project up to 5' further than an adjacent neighbor and in so doing still maintain visual access to the rear. This massing moderates the varying depths and heights of the immediate adjacent buildings.
2. The angled bay window projection and window sizes and proportions are of similar scale and form as the neighboring buildings and respects the scale and character of other buildings on the block. The primary building material is stucco, consistent with other buildings on this block.
3. The roof deck is modestly sized and set back 5' from side and rear building edges so as to pose minimal impacts to the neighbors with respect to noise and privacy. It is set back approximately 25' from the front building wall.

| |
|---|
| RECOMMENDATION: Do Not Take DR and Approve |
|---|

Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photographs

Section 311 Notice

CEQA Determination

DR Applications

Response to DR Application, dated December 17, 2019

Reduced Plans and 3-D renderings

Exhibits

Parcel Map

15
 RGED
 207 51-1417
 50-40
 47-59
 1-1922
 15-28
 30-1964
 23-1
 L55 For 2019 roll
 B64 For 2014 roll



Discretionary Review Hearing
 Case Number 2019-005400DRP-02
 166 Parker Avenue

Sanborn Map*

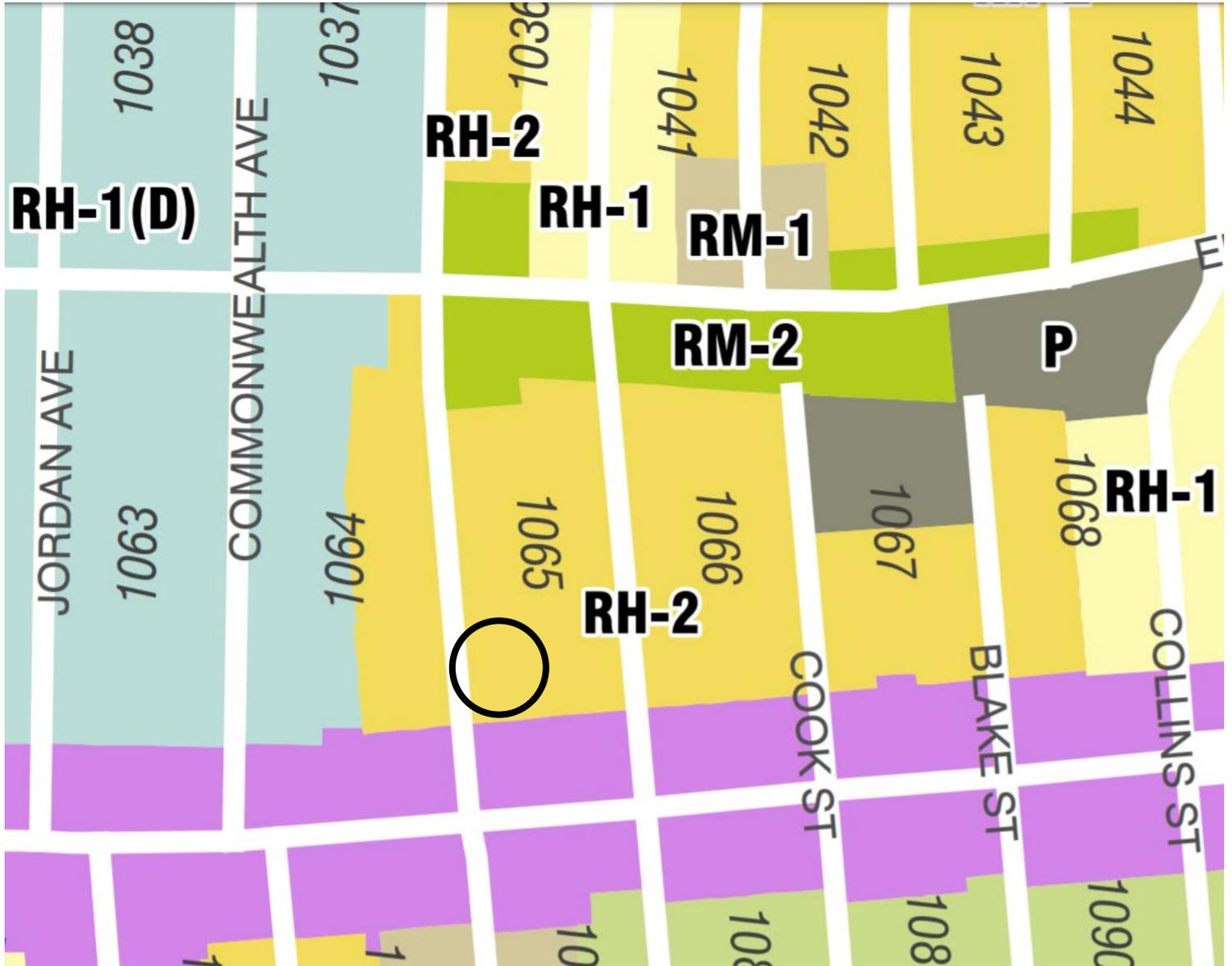


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Discretionary Review Hearing
Case Number 2019-005400DRP-02
166 Parker Avenue

Zoning Map



Discretionary Review Hearing
Case Number 2019-005400DRP-02
166 Parker Avenue

Aerial Photo



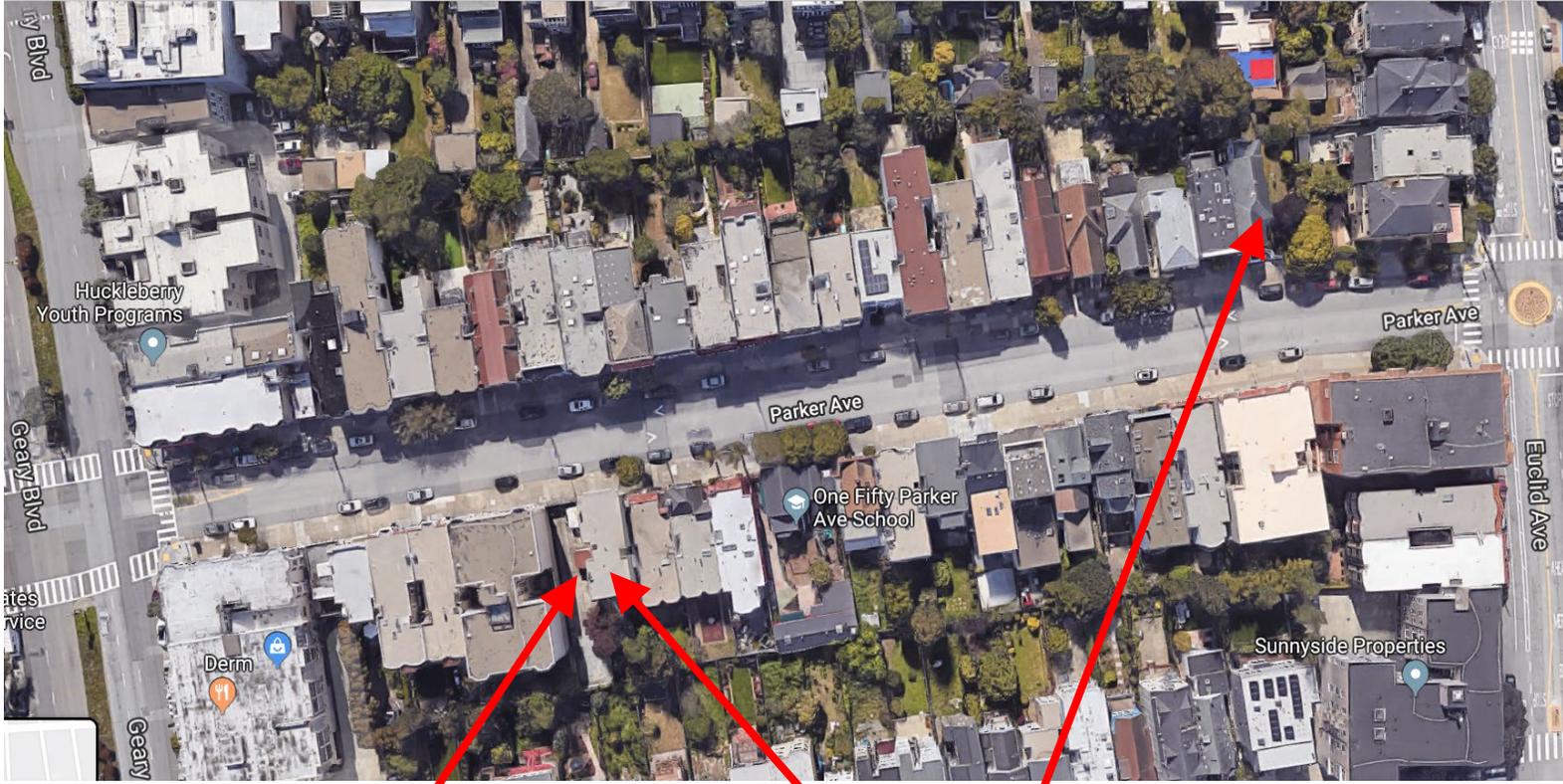
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-005400DRP-02
166 Parker Avenue

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2019-005400DRP-02
166 Parker Avenue

Aerial Photo



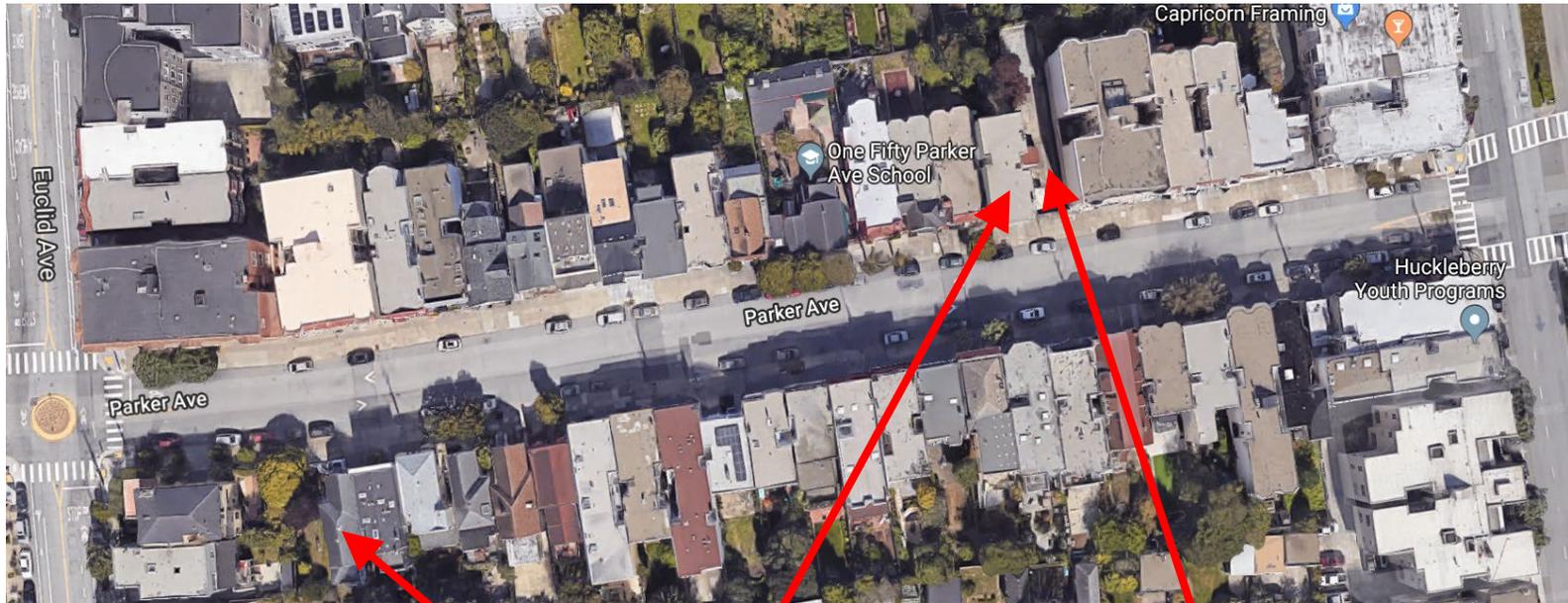
SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2019-005400DRP-02
166 Parker Avenue

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-005400DRP-02
166 Parker Avenue

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2019-005400DRP-02
166 Parker Avenue



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **April 10, 2019**, Building Permit Application No. **2019.0410.7564** was filed for work at the Project Address below.

Notice Date: 8/28/2019

Expiration Date: 9/27/2019

| PROJECT INFORMATION | | APPLICANT INFORMATION | |
|---------------------|--|-----------------------|--|
| Project Address: | 166 Parker Avenue | Applicant: | Jonathan Pearlman |
| Cross Street(s): | Geary Boulevard and Euclid Avenue | Address: | 1159 Green Street, #4 |
| Block/Lot No.: | 1065 / 032 | City, State: | San Francisco, CA 94109 |
| Zoning District(s): | RH-2 /40-X | Telephone: | (415) 537-1125 ext. 101 |
| Record Number: | 2019-005400PRJ | Email: | jonathan@elevationarchitects.com |

You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. **You are not required to take any action.** For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

| PROJECT SCOPE | | |
|---|---|---|
| <input type="checkbox"/> Demolition | <input type="checkbox"/> New Construction | <input type="checkbox"/> Alteration |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Façade Alteration(s) | <input 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 | Vacant Lot | Residential (Two-Family Dwelling) |
| Front Setback | N/A | None |
| Side Setbacks | N/A | None |
| Building Depth | N/A | 82 feet 6 inches |
| Rear Yard | N/A | 28 feet on the northern property line 29 feet 1 inch on the southern property line |
| Building Height | N/A | 39 feet 2 inches |
| Number of Stories | N/A | 4 |
| Number of Dwelling Units | N/A | 2 |
| Number of Parking Spaces | N/A | 2 |
| PROJECT DESCRIPTION | | |
| <p>The project proposes to construct a four-story two-family dwelling on a vacant lot. The proposed building will be approximately 40 feet in height with two off-street parking spaces. One dwelling unit would occupy the habitable space behind the garage and the entire second floor. The second dwelling unit would occupy the entirety of the third and fourth floors. The project proposes a 430 square foot roof deck that is setback a minimum of five feet from all property lines. Second and fourth floor decks are proposed at the rear.</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:

Matthew Dito, 415-575-9164, Matthew.Dito@sfgov.org

中文詢問請電 | PARA INFORMACIÓN EN ESPAÑOL LLAMAR AL | PARA SA IMPORMASYON SA TAGALOG TUMAWAG SA | 415.575.9010

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) |
| 166 PARKER AVE | | 1065032 |
| Case No. | | Permit No. |
| 2019-005400PRJ | | 201904107564 |
| <input type="checkbox"/> Addition/ Alteration | <input type="checkbox"/> Demolition (requires HRE for Category B Building) | <input checked="" type="checkbox"/> New Construction |
| Project description for Planning Department approval. New construction of a 4-story 2-unit residential building. | | |

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

| | |
|--|--|
| <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 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 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):</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 type="checkbox"/> | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4. |
| <input checked="" 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 PROJECT PLANNER

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

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

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

| | | |
|---|---|-----------------------------------|
| <input 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: Matthew Dito |
| | If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. | 08/13/2019 |
| 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) |
| 166 PARKER AVE | | 1065/032 |
| Case No. | Previous Building Permit No. | New Building Permit No. |
| 2019-005400PRJ | 201904107564 | |
| 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: |
| | |



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

RECEIVED

SEP 27 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

WHAT TO SUBMIT:

- Two (2) complete applications signed.
- A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- A digital copy (CD or USB drive) of the above materials (optional).
- Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#)).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please submit in person at the Planning Information Center:

Location: 1660 Mission Street, Ground Floor
San Francisco, CA 94103-2479

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



**San Francisco
 Planning**

RECEIVED

SEP 27 2019

CITY & COUNTY OF S.F.
 PLANNING DEPARTMENT
 PIC

**DISCRETIONARY REVIEW PUBLIC (DRP)
 APPLICATION**

Discretionary Review Requestor's Information

Name: Xiu Li
 Address: 164A Parker Ave. San Francisco, CA 94118
 Email Address: xiutli@gmail.com
 Telephone: 415-312-2730

Information on the Owner of the Property Being Developed

Name: 166 Parker Ave SF, LLC contact: Jeff Fu
 Company/Organization: 166 Parker Ave SF, LLC contact: Jeff Fu
 Address: PO Box 60003 Palo Alto, CA 94306
 Email Address: jva.corp@yahoo.com
 Telephone: 650-771-1745

Property Information and Related Applications

Project Address: 166 Parker Ave. San Francisco, CA 94118
 Block/Lot(s): 1065/032
 Building Permit Application No(s): 201904107564

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. | | |

Not applicable.

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 response to Question 1 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.

Not applicable.

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?

None; proposed changes in question #1.

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.

The original plans for 166 Parker presented at the Pre-Planning meeting with the neighbors in January 2019 had a different massing at the rear. The current drawings appears to have changed from the original drawing package in response to comment III 6, "Revise the massing to reflect the 'alternate' means of averaging, per Section 134(c)(2); the south may extend to the extent of the adjacent southern building for half the lot width, and the north should align with the northern neighbor. The 25% required rear yard must still be met." on the July 10, 2019 Plan Check Letter issued by SF Planning.

The current 166 Parker proposed plan of the rear at the north (adjacent to 164 Parker) extends 4'-9" beyond the depth of 164 Parker Ave. 164 Parker is proposing the 166 Parker north building wall be flush with the 164 Parker from Levels 2 to 4.

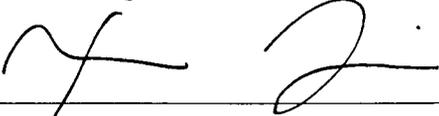
164 Parker has communicated aligning the building walls to the Architect of 166 Parker in August 2019. The architect responded on 19 August 2019 stating that 164 Parker's proposed setback to flush out the adjoining building walls would result in a reduction in the allowable envelope, and is therefore, not recoverable. The architect stated he will review this matter with the Owner, and 164 Parker has not received any further communication.

164 Parker spoke to Christopher May at planning on 26 September 2019, who stated the area lost due to the aligning 164 and 166 Parker rear walls is recoverable. Therefore, 164 Parker is requesting further review into the rear yard massing of 166 Parker. 164 Parker continue to propose the 166 Parker align their north wall with 164 Parker. We also believe this proposal would be inline with the intent of the comment from SF Planning from July 2019.

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

Xiu Li

Name (Printed)

SELF

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

(415)312-2730

Phone

XIUTLI@GMAIL.COM

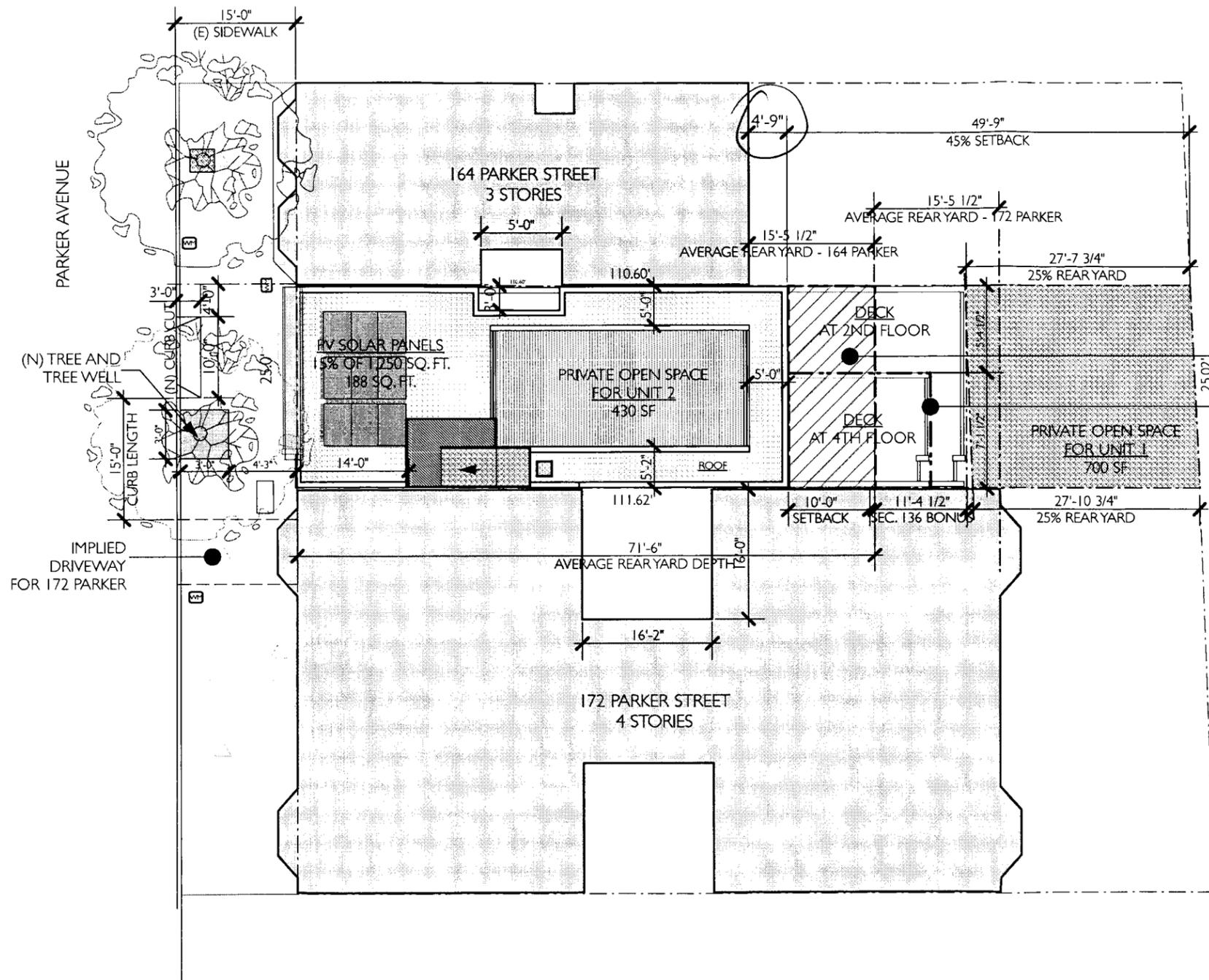
Email

For Department Use Only

Application received by Planning Department:

By: JEFF SPEARS

Date: 9/27/19



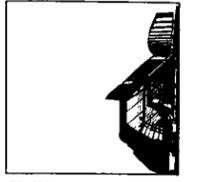
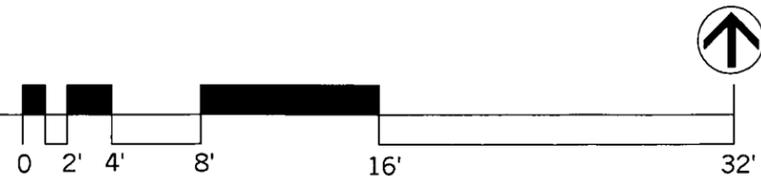
SECTION 134 (c) (2) ALTERNATIVE METHOD OF AVERAGING:

AREA OF AVERAGE SETBACK BONUS:
 $10'-8" \times 25'-0" = 267 \text{ SQ. FT.}$

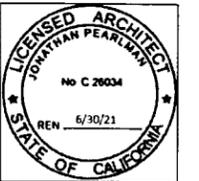
AREA OF BONUS UTILIZED:
 $17'-6" \times 14'-4" = 251 \text{ SQ. FT.}$

4TH FLOOR SETBACK 10'-0" FROM AVERAGE

1 PROPOSED SITE / ROOF PLAN
 Scale: 1/8" = 1'-0"



ELEVATION architects
 1159 Green Street, Suite 4
 San Francisco, CA 94109
 415.537.1125 v
 www.elevationarchitects.com w



Condominiums
 166 Parker Avenue
 San Francisco, CA 94118

| # | date | issue |
|---|---------|----------|
| | 8.12.19 | SEC. 311 |
| | | |
| | | |
| | | |

Proposed Site Plan

project: 18.07
 drawn by: JP
 checked by:
 date: 3.12.19
 scale:

A-1



San Francisco Planning

PROJECT APPLICATION RECORD NUMBER (PAR)

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

RECEIVED
SEP 26 2019
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

Discretionary Review Requestor's Information

Name: K. Rose Hillson

Address: 115 Parker Ave

Email Address: gumby5@att.net

Telephone: unlisted

Information on the Owner of the Property Being Developed

Name: Yeh Jen Fu (aka Jeff Fu), Liu Pishuan, Lu Pei Ying

Company/Organization: 166 Parker Ave SF LLC/Shanghai Commercial Bank(?)JF Management LLC (lists 315 Fernando, Palo Alto)/JVA Management (Delaware)

Address: 315 Fernando Palo Alto CA 94306; P.O. Box 60003, Palo Alto, CA 94306

Email Address: yj_fu@yahoo.com; jva.corp@yahoo.com

Telephone: 650-771-1745

Property Information and Related Applications

Project Address: 166 Parker Ave

Block/Lot(s): 1065/032

Building Permit Application No(s): 201904107564 (erect 4-story, 2-unit)

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.

The 3/2019 v. white front vertical strip (Pre-app version ("v") vs. 7/29/2019 v.) was moved to the right, should be removed or cut to below roof level. Deck moved to 172 Parker side. Materials not consistent in 7/29/2019v plans -- Hardie Plank square channel fiber cement siding or stucco? Planning Staff (Dito) stated RDGs & Planning Code will weigh in. After questions sent to Planner & architect on 9/18/2019, architect abruptly replied that can file a DR. March 2019 Pre-app v. showed 6,200sf w/ 6,400sf permitted; Planning summary stated 6,048gsf; 7/29/19 plans changed to 6,891sf excluding 430sf deck. No other design changes to align with character of Jordan Park area. Since the 311 Notice was sent out, it was assumed still could dialogue but last email ended rather than answer further questions or clarifications an that have right to file DR. See attached.



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

WHAT TO SUBMIT:

- Two (2) complete applications signed.
- A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- A digital copy (CD or USB drive) of the above materials (optional).
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HOW TO SUBMIT:

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San Francisco, CA 94103-2479

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中文: 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

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.

Not sensitive to Jordan Park Improvement Association concerns, including points in Residential Design Guidelines (RDGs). After neighbors gave input to architect Jonathan Pearlman & owner Jeff Fu at Pre-app meeting, Jeff was very quiet except for "Modern. Modern." See attached document & pictures.

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.

Neighbors on Spruce St. will see modern facade unlike the rears of any on RH-2 lots or NCD or RM with decks on 2nd floor & roof. The 2-unit luxury condos expands to almost absolute maximum sf and height. This out-of-character large 2-unit building is not characteristic of 2-unit buildings on rest of block of the Jordan Park Improvement Association area. This block is part of a traditionally established area of historic Jordan Park. The design is not evocative of the Jordan Park sense of place -- it is a building that can be part of the modern downtown block as an office, mixed use or commercial building rather than a Jordan Park-like residential build. Overly modern design and unrefined out-sized 2-unit for this block. See attached document & pictures.

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?

Remove the rooftop stair penthouse & roof deck not anywhere else on block or in rear or across street or on Commonwealth Ave as nearest street away from Parker. With no more opportunity to get questions answered, had to file this DR due to 311 Notice going out. Privacy and quiet enjoyment of property for adjacent, rear and across-the-street residents with roof deck as first one on block. See attached document & pictures.

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.

K. Rose Hillson
Signature

K. Rose Hillson
Name (Printed)

self, as authorized by Jordan Park Improvement Association (JPIA)

unlisted

gumby5@att.net

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Jordan Park Improvement Association

120 Jordan Avenue, San Francisco, CA 94118

September 22, 2019

Dear Sir/Madam:

Rose Hillson is a Board Member of Jordan Park Improvement Association (JPIA) and is authorized to file the appeal on behalf of JPIA.

Sincerely,

Owen L. Hart
President, Jordan Park Improvement Association

The 100-block of Parker is an old established neighborhood block of mostly 20th century buildings. It is a unique block within the Jordan Park Improvement Association (JPIA) boundaries. The oldtown rhythm of this block is intact. The proposal will shatter the block with a project proposal lacking in detail and sensitivity to the rest of the immediate block and context. The proposed undetailed and overly modern, commercial design that includes a tall flat modern top 4th floor is a misfit that is reminiscent of buildings shown in the Urban Design Guidelines (UDGs) -- which do not apply to RH lots (166 Parker is on an RH-2 lot). 166 Parker does not respect the height, bulk, features, materials and pattern of heights of the majority of other buildings on this block built before the Residential Design Guidelines (RDGs) and Planning Code today. Generally, for this block, the 2-unit buildings are not as tall as the pre-RDG early 20th-century non-complying apartment buildings.

With the 311 Notice being sent out, it became more apparent that further dialogue was not going to occur, only to be sealed as no further dialogue on issues including actual measurements (e.g. square footage, height) that morphed since the Pre-Application meeting and after the receipt of the architect's last email response of "At this point, you are certainly within your rights to file a Discretionary Review." Since that response, JPIA was forced to throw together this DR prior to the 311 Notice deadline of 9/27/2019.

The 166 Parker proposal stands out in the overly modern design and black windows color as shown in the UDGs – which do *NOT* apply to RH lots. The proposal does not contribute to forms on the block. An example of a building built after the existing established early-20th -century buildings and prior to the RDGs which everybody at the Pre-Application Meeting agreed on and is documented in the Pre-Application Meeting Packet is that of 128 Parker. Everybody agreed that 128 Parker does not work for the block. Had the RDGs been in place these "mistakes" would not have occurred. One bad building should not be followed by another when there are ways to incorporate better finesse in design for this long-established block of the Jordan Park Neighborhood Association residents.

128 Parker as a bad example to not be repeated on this block is supported by the RDGs that came into being to address the "Richmond Specials" that prompted large demolitions and a "new design" for neighborhoods. These "Richmond Specials" were vociferously opposed by residents especially in the Richmond District but also in areas where such buildings were inserted. The 166 Parker proposal is akin to a "Richmond Special" being inserted into the Jordan Park neighborhood block of Parker. A sensitive project and a good neighbor would design more appropriately. This residential area does not have architecture that looks like a mixed-use or commercial build typically now found downtown or in the South of Market (SoMa).

Page 4-5, RDGs: The RDGs apply to all residential projects in RH. "Thoughtful application of the Guidelines and a sensitive design that is well detailed using quality materials, will assist in creating a project that is compatible with neighborhood character and reduces the potential for conflict and delay." "The Residential Design Guidelines focus on whether a building's design contributes to the architectural and visual qualities of the neighborhood."

Page 5, RDGs: Design Principles: Not compatible with surrounding buildings. All buildings on block have been built before the RDGs. JPIA members and the Board have always had a say on this block.

"Provide architectural features that enhance the neighborhood's character."

Move the top 4th floor level back as it is non-detailed with a flat commercial look and has no relation to the rest of the buildings on the block and should be reduced in height from 9'-4" to 8'-6" 10 feet or 45-degrees to the front wall plane, whichever is greater, as the 2-unit buildings give deference at the street to the 3-story buildings of the block without resorting to creating a 40-foot front wall plane that cuts the sky edge with its squared-off look. The resulting wall would extend 172 Parker's front wall which is already triple-wide at 75 feet to 100 feet with 166 Parker. There is a rhythm to this block rather than one expanse of wall.

By moving the top 4th floor back, the street level will maintain the character of the 2-unit buildings which are predominantly 3 stories as a historical pattern.

The top floor at 9'-4" (with 1'-1" inter-floor height = 10'-5") breaks the height and symmetry of the other lower levels above street level of 8'-6" and adjacent buildings for the living floors reflects floor symmetry for heights. The top floor is like the bottom floor of a commercial building downtown with the added height and the flat commercial lines. The measurements (elevation numbers) need to be looked at. The proposed building top floor (4th floor) is 9'-4" + 1'-1" = 10'-5". The average building height between 164 Parker (35'-6" tall) & 172 Parker (43'-8 1/4") is 39' 7-1/8" but no building in RH-2/40-X should be above 40 feet high. Using a building that was pre-zoning code and pre-RDG should be disregarded & the 172 Parker building should be considered at 40'. That will reduce the height of 166 Parker which attempts to get to the absolute maximum of allowable under Planning Code with no real need to do so. The total measurement at the front with the parapet equals 40'-14" (4'-6 1/4" + 35'-6"). As pedestrians from the street look at this 2-unit building, it will appear overly tall compared to other 2-unit buildings. The non-descript trim and parapet features only seek to maximize and go over the 40 ft. height limit.

In addition, the rooftop penthouse stair makes the height at 47'-8" and will be an eyesore as they proliferate and also by the neighbors who will see it from various vantage points even with it set to one side of 172 Parker apartment building. The penthouse stair will be over even the 172 Parker apartment building height with a pre-Planning Code height of 43'-8 1/4" (actually 47'-5 1/4" from rear grade). The folks on Spruce will see a 43'-11" tall (without the 1'-4" parapet) building from the rear. Rooftop stair penthouses and roof decks on the top floor are not characteristic of this Jordan Park block.

What is also cluttering the 4th floor top level (proposal has fireplaces but no chimney vents? Not sure what the box next to the rooftop penthouse stair depicts. It is hoped many unanswered questions sent herein and in prior emails copied to Planner Matthew Dito get answered.

Proposal is almost featureless except for bay angle thrown in as if that is all it takes to create a project that would fit the Jordan Park association block. The bay itself is plain, no detailing or ornamentation to move the eye to any other detailed portion of the project because it lacks details found on the other buildings on the block. The entire proposal appears to have been made to leave out as much detail as possible to effectively emphasize the "clean lines" of the modern style. It gives little deference to the existing neighborhood buildings otherwise. Insertion of this 166 Parker proposal appears as an attempt to force a modern design into an area that is decidedly not so.

For design, the architectural white trim feature that runs from the street level to the roofline originally positioned toward the middle of the front façade moved completely to the right side (south) and is taller than the roofline so that it sticks up like a finger. This feature does not add or accentuate the

characteristics of the older established homes adjacent nor across the street nor on the block. It directs the eye upwards, ever upwards. In addition, the white trim is as bad as the black vertical trims on 128 Parker which, as stated earlier, all agreed on was bad design. Not a feature to enhance the block or Jordan Park ambiance.

The bay window lacks any fine-grained finesse except that it is shaped like a bay window. Look at the bay windows of 164 Parker (2-unit) & 172 Parker (apartments) with shallow decorations and trims that lend accents. The proposal has fenestration that is something of a puzzle, too; the gray area that forms a wall expanse wider than the front blank walls around the windows just sticks out. Also, the gray void areas around the black rectangular windows in the proposal are wider and has more wall space void that clashes with the wall spaces around the bay windows of the adjacent early 20th-century Edwardian (164 Parker) and Art Deco or Art Nouveau-like buildings (172 Parker). Also look at the buildings across the street among pictures provided. This does not make for a building that fits harmoniously. The proposed 2-story bay window would be better balanced when viewed with the adjacent building bay windows if it is moved more north (left) due to the blank uninteresting gray void wall space shown. In addition, the proposed bay window set up with the flat top level that is starkly commercial and modern contrasts too sharply when viewing the adjacent buildings, those across the street, especially in relation to the 2-unit builds of 3 stories from the street.

Both 164 Parker and 172 Parker have bay windows on left and right. Having a big gap leaves the building unbalanced as related to its neighbors. The middle part of 172 Parker on a triple lot is for the fire escape. Even the 3-story duplexes across the street has bays on both right and left sides. One option could be to create a bay window at the right with added details reminiscent of the existing style of architecture of this block.

Bay windows on this block of the pre-RDG buildings of Victorian, Edwardian and Art Deco buildings which tell the history and give homage to the history of the City are further incorporated into other buildings on this block in the features that have been refined with the input of Jordan Park residents. The 166 Parker proposal does not accentuate that character of this neighborhood.

“Choose building materials that provide visual interest and texture to a building.” Proposal does not use mostly stucco and wood that are on the existing older buildings and are not in the pastel or “Spanish-Mediterranean style” (earth tones, red curved roof tiles, detailed ornamentation on windows, openings, doors, attention to finer details, etc.). Block shows buildings with sensitivity to prior architectural eras Victorian, Edwardian, Art Deco without forcing the modern element atop to “break the mold”.

Page 7, RDGs: Neighborhood Context: Immediate context of adjacent buildings is Edwardian (164 Parker) and Art Deco (172 Parker). JPIA has many kinds of buildings and the block being the way it is since before the RDGs and Planning Code were in effect and still having the character of this block respected all these years is extraordinary.

Page 10, RDGs: Buildings on this block and in Jordan Park Improvement Association area were built before RDGs but managed to keep a “sense of place”. No building project was denied but was altered to meet JPIA’s residents’ requests. The proposal does not define, unify and contribute positively to the EXISTING visual context.

Page 16, RDGs: Light: "Eliminate the need for parapet walls by using a fire-rated roof." The parapet for this proposal is simply to extend the height. Art Deco buildings were known for crenelation and parapets. Italianate flat fronts had the parapet as a feature of that architectural design. Modern

buildings do not need a parapet. In addition, this simplified straight edge undetailed "modern" parapet which adds further to the verticality to $39'-2" + 1'-4" = 40'-6"$ towards the outlier $43'-8 \frac{1}{4}"$ height of the pre-RDGs and Planning Code Art Deco at 172 Parker. The parapet also further extends the flat front 4th (top) floor which is already higher at $9'-4" (+1'-1")$ than all the other floors below at $8'-6"$ and $8'-0"$. Not sure why inter-floor spaces are $1'-1"$ on top vs. $1'-3"$ on others.

Looking at the block face, the 2 outlier apartment buildings on the RH-2 lots are supported by buildings that are 3 stories at the street front. This creates the rhythm to keep the ambiance of this street where duplexes and single-family homes of 3 stories at the street predominate. The buildings north of the proposal consist of older original cottages of stucco or those with Spanish roof tiles and other elements they have in common with each other unlike the proposal.

The steel cornice of 166 Parker is not characteristic of the majority if not all of the EXISTING homes. Parapet and vertical white trim and steel cornice should be replaced with elements that are more conducive to respect EXISTING features of adjacent buildings and those on the block.

The steel cornice that spans the entire rooftop level should be removed as a non-conforming design element to the adjacent and nearby buildings on this historic Jordan Park neighborhood street. The cornice should be removed. In its place should be more features of an era that is reflective of this block such as the "teeth" from the Edwardian building (164 Parker) or the more fancy Art Deco building features (172 Parker) to make it more contributory and aligned with the rest of the buildings on the block that have conformed.

Cornices on the existing older buildings on the block are much larger and of traditional materials such as wood or stucco, although the forms could be made of newer materials that can be painted.

Page 23, RDGs: Building Scale/Form: The proposal utilizes Planning Code Section 261 ("Additional Height Limits Applicable to Certain RH Districts"). The problem with this is that the buildings to which the developer uses to average is not of the same type of building – not 2 units – but of a huge triple-lot apartment building. All the duplexes are below the 40 ft. height and do not attempt to grab attention to itself and certainly not to create a massive wall with a noncomplying apartment building to the south (172 Parker).

The extraordinary situation is that buildings on this block were built before RDGs, before Planning Code as it is today (non-conforming). While Planning Code Section 261(c)(2) shows 3 similar buildings of equal size to calculate the average height, because 172 Parker was built before today's height and bulk were established back in the 1970s, as this proposal uses this Code Section to average out the height, the developer opts to max out using the apartment as the basis to go higher than had there been a code-complying (today) 40-ft. tall building.

In order for the top 4th floor to conform to the 2-unit buildings that are 3 levels at the street with other single-family and even apartment buildings at 3 levels to Geary, the top level should be set back at least 10 feet or at 45-degrees to the front property line wall plane, whichever is greater, and add a lot more detail and ornamentation for the eye to flow seamlessly with the adjacent and predominantly

the architecture of the past as this street has been even for the new builds. The negative overly tall, undersigned to neighboring structures proposal would impact all the other building designs next to the existing pre-RDG and prevailing Edwardian, Victorian, and 20th-century homes on the street. This is a way to destroy the fabric of this small older established residential street. The top 4th floor needs a lot of work to blend seamlessly in between an Edwardian and an Art Deco rather than stand out.

Moreover, the top 4th floor does not try to take into account the predominantly 3-story buildings across the street, adjacent with 164 Parker, and other close duplexes. It does not reinforce the existing character of the 3-story apartment buildings to the south of 172 Parker apartment building. Only the very largest apartment buildings built before the RDGs and before the 1970's Planning Code established today's height and bulk districts have the 4 levels but the buildings along Parker step down from them. Again, they were built pre-RDG as early 20th-century examples. Keep this block intact to provide the variation and cadence that works for this block of older established homes mainly of 2-unit and single-family and to extend the pattern of the 3-level buildings to the south towards Geary, especially as the corner Edwardian building with bay windows on the same side has 3 stores as well even though it is in NC-3. Jordan Park neighborhood would request to keep the rhythm of the block intact and still afford the 4th level as it be set back and detailed rather than remove the 4th floor. The proposal is also much larger than EXISTING 2-unit builds on the RH-2 lots on this block. It seems to have used the over-sized and large square footage outlier pre-RDG and pre-Planning Code outlier apartment building on a triple-sized lot to justify the maximum square footage and height to break the block pattern and the special nuance from the existing buildings on the block. Do this here and it will not bode well for many other streets in the City but there has been past precedent to take in the 4th floor from the street and to ensure the proper design details to be added.

The block is composed of many early settlement smaller cottages and mid-size family buildings except for 2 outlier 4-story large apartment buildings before most people's time of reading RDGs and Planning Code. It is part of the history of the formation of Jordan Park. So as not to diminish the charm of this street, the outlier oversized apartment building of 172 Parker, e.g., should be seen as an exception to the Planning Code Section 261 – a code that came after this building was built -- that does not take into account the history of development of the block. 166 Parker would set a bad precedent for the rest of the block to be using a 4th floor fully to the front property line and with the overwhelming example of the block being 3 stories except for the huge 12+ unit apartment building like 172 Parker on a triple lot. Triple lots have their own special allowances in parts of the Planning Code for a reason. Even the UDGs have this incorporated into them although UDGs do not apply to RH lots. Change the mass, scale and quality of materials that evoke the character of the block rather than what is presented. One need not ruin a whole block with a new form of forced entry of designs and massing and bulk that does nothing to conserve and protect neighborhood character on this overly long block that when allowed, would be a major impact than on shorter blocks which could end the spread of such "max out" behavior.

Incidentally, larger, taller buildings with taller ceilings floor-to-floor also need more heat which is a negative in this time of a climate crisis due to global warming, less rear yard open space to absorb and not re-radiate heat to cause the city cumulatively to become a heat sink.

Even the rear yards of RH-1 lots are being bumped from 25% to 30% rear yard because families need on-the-ground green space. The 45% rear yard requirement in Planning Code Section 134 for RH-2 was so that 2 families could each get access to the yard and was thus larger than the original 25% for RH-1 zoned lots. The early 20th-century buildings on this block and Jordan Park

neighborhood association area has a unique history on a special street with character, interest and design. The 166 Parker proposal is built to accentuate verticality to the max rather than make more than a cursory attempt to be compatible with the adjacent and nearby detailed designs of the existing buildings. Remove the top floor as a 2-unit residential condominium, add more details that reflect the older existing pre-RDG and mainly early 20th century buildings for a more seamless and less jarring transition.

On the matter of the size of the units on the Pre-Application Meeting Notice for the proposed use for a "2-unit family residential" (per plans) states:

6,200 sq. ft. (Proposed building square footage)

6,400 sq. ft. (Permitted building square footage)

39'-3" (Proposed building height)

39'-3" (Permitted building height)

82'-10" (Proposed building height)

82'-10" (Permitted building height)

After the Pre-Application Notice, there is the information on the "Project Application (PRJ)" which states: "The lower unit is 2,554 sq. ft. and has 4 bedrooms and 3 ½ baths. The upper unit is 3,143 sq. ft. and has 3 bedrooms and 3 ½ baths."

This is 2,554 + 3,143 = 5,697 sf.

The 7/29/2019 plans state for *BUILDING AREA* Unit #1 (1st & 2nd floors) and Unit #2 (3rd & 4th floors):

1st floor 2,015 sf

2nd floor 1,722 sf

3,735 sf

3rd floor 1,717 sf

4th floor 1,437 sf

3,154 sf

GRAND TOTAL of the *BUILDING AREA* is:

3,735 sf

+3,154 sf

6,889 sf

Then it states for "Unit Summary" the following:

Unit 1: 2,661 sf 4 bedroom / 3.5 bath

Unit 2: 2,919 sf 3 bedroom / 4 bath

Total of units 5,580 sf.

6,889 sf what is this composed of?

- 5,580 sf = 1,309 sf of non-living space?

Rear yard approx. 695.75 sf

2nd floor deck = 265 sf

3rd floor no deck

4th floor deck = 220 sf

Roof deck = 430 sf

Open space Unit #1 = 960.75 sf

Open space Unit #2 = 650 sf

Total open space = 1,610.75 sf

Measurements accurate?

Planning Code Section 135 states, **RH-2 requires 125 sf for each dwelling unit if all private and that the ratio of common Usable Open Space that may be substituted for Private is 1.33.**

The proposed 15'x 28.7' (430 sf) roof deck creates privacy issues for residents. It should be eliminated as the required square footage of private open space of 125 sf is already met under Planning Code Section 135. Exceptionally, there are no roof decks on the buildings on this block at the roof. This will also eliminate the rooftop stair penthouse as well. The penthouses will affect in future not only this east side of Parker but will creep to the west side and affect the homes on Commonwealth Avenue.

Once can access the rear yard which is 695.75 sf via a way to divide the ground floor open space with Unit 2 rather than keep it all for Unit #1. The 4th floor top level roof deck of 430 sf in addition to the other open space deck is not required under Planning Code and it would be an outlier to the block. Older buildings always had rear yard access but one can get side door or ladder down to rear yard for play area/sitting area. Since they are proposed as "residential condominiums," can put low fence in between in yard to get private open space for each unit ON THE GROUND.

This building goes to the absolute maximum of the rear 25% of rear yard (Planning Code Section 134) and while it is allowed to max out the square footage for highest return on investment, it can be tweaked to get a better overall project for features at the front and rear and to deal with the multiple decks with the minimum square footage of private open space that is required in the Planning Code for RH-2.

The proposal has much more square footage than the average sf of 2-unit buildings on this block and is made to the maximum allowable based on 2 non-conforming older, pre-RDG buildings adjacent. Lots of 2-unit buildings on Parker are much smaller even on lots larger than the subject property.

The majority of 2-unit buildings are sized much smaller on Parker Avenue. There are many 2-plus level cottages, 3-level duplexes (2-unit) with less square footage. Keep building bigger and lead to less affordable and certain families who can only afford much more expensive units. Maxing out does not necessarily help the neighborhood nor the city to retain a diversity of people and income levels being able to live together in Jordan Park area.

As for the front façade..., the gray front feature labeled "Hardie Plank" and / or stucco (unclear which or both or?), are overly wide and tall as stated and out of character of any building on this block. The material is fiber cement and fine grained like the buildings downtown. The gray area appears like a shield in front of the building that does not add to harmonious addition to the Jordan Park Association block.

Page 24, RDGs: Building Scale at the Street: Try to match the predominant size of building scale which is not the larger adjacent buildings built before RDGs. Doing so will jeopardize the scale and ambiance of the predominantly 1- and 2-unit buildings on the block which have generally street level + 2 floors above. The charming scale of the block will change this Jordan Park Improvement Association area block.

Page 26, RDGs: While project complies with absolute minimum of rear yard to be left open as ground (soil) at 25%, it should have smaller footprint due to shorter than average lot (normally 25'x100'). The reduction of living space square footage being maximized for greatest financial return begs for more open space and forces the building of private open space via multiple decks. Reduce the square footage of the living space to accommodate less mass for better light.

Page 29, RDGs: Proportions: Proportions of floors and features placement (fenestration) not compatible with surrounding buildings. Overly large left side wall void gray area that continues to other side of bay window is a huge and uncharacteristic distraction to the block and residents of the Jordan Park Improvement Association.

The top 4th floor plain modern characterless windows are overly tall to over-emphasize the verticality of the building which including all features is over 40 feet tall. The windows on the entire building but most especially on the right (south) side, appear upside down with the small panes at the bottom of overly tall upper sections as compared to adjacent Edwardian and Art Deco buildings and those across the street. These are the same style windows found on commercial buildings. Window sizes are longer due to the bottom panes which do not add to reinforcing the existing older designs on the buildings adjacent or across the street. Shorten, make more smooth transition from adjacent window sizes and those across street and remove the bottom panes.

The floor-to-floor height of 9'-4" (without inter-floor additional heights included) for the top 4th level floor is not only not consistent with Floors 2 and 3 but also makes the building look top-heavy. It appears to have been put there as a means to introduce the Urban Design Guidelines (UDG)-like element and is an inappropriate articulation that would bleed into the rest of the block. The UDG on Page A5 states, "Use full top floor to articulate the top of a building façade." (See UDG pictures pages.) The articulation should be that of the lower levels with the bay and add more details to give deference to the existing character of the other buildings on this block.

If the top 4th floor is retained, it should be set back, again, at least 10 feet or 45% from the front property line plane, whichever is greater, so as not to be seen from the front sidewalk being that it is lacking details reminiscent of the surrounding pre-RDG and pre-Planning Code architectural styles. Otherwise, for a 2-unit building as with the others that were designed, the flat, "modern" 4th or top floor is too imposing to from the street level and goes against the lower 2nd and 3rd floor bay windows design. The right side of the building with only the gray wall void partially acting as a screen to cover up 2 of the 6 windows on the right is out of character. The windows on the right are even larger and taller than any of the windows of the adjacent buildings and seeks to shout out with its overly long top portion and the small pane of glass below to mock the UDGs.

The beauty of the block resides in the 2 pre-RDG, pre-Planning Code large apartment buildings with its imposing Art Deco façades to be broken up by detailing and by the lower heights of adjacent buildings and of those across the street. They play a tune of up and down and gives rhythm to the block. There might be a possibility of getting a detailed bay window on the right side after pulling in

the top 4th floor & possibly also on the 2nd and 3rd floors to reflect and continue the bay window patterns of the adjacent buildings, across the street and on the block. Doing so will continue the harmonious rhythm and help the proposal connect with the rest of the block rather than clash with it.

The bay and 4th floor top roof area at the front beg to be detailed to give homage to the rest of the existing architectural styles on the block. Utilizing secondary horizontal bands as on 164 Parker bays would be better for the front bay but details such as that of 177 Parker (olive green next to yellow across street) would help. Suggest to move bay windows of the 7/29/2019 plans to the left more to not leave a non-complimentary large wall void gray area on the front. Alternative could be to create another bay on the right (south) side for Levels 2 and 3 and then set back the 4th top roof floor with a lowered ceiling and having it set back with details that pick up the designs of the adjacent buildings. The front wall void gray areas around the bay windows is out of character and diminishes the existing building designs on the block. Use frosted glass for privacy for areas of the bay windows if needed.

Page 31, RDGs: Building Entrances: Unclear for 2 units about 1 door and 2nd door not seen at street level. Older existing duplex homes with 2 doors, 1 door for each unit seen from the street unless showing a "tunnel entrance" Marina-style look. Address on building entrance shows only "166" and should show "166-8" or "166-168" or one cannot tell there are 2 units and will be like an apartment building which it is not.

The entrances to adjacent buildings and the existing buildings on the block has more ornamentation rather than a plain rectangular frame and a full unornamented pane of glass. Both adjacent buildings and other existing properties of the Jordan Park established neighborhood have refined entrances with decorations evocative of the era of this block that is predominantly pre-RDG and early 20th century. Even the architect was able to build a more traditional "Spanish-Mediterranean style" building in the Richmond District on an 18th Avenue block but the developer refuses to change anything further on the design.

Page 34, RDGs: Bay Windows: Length, height and type of bay windows not compatible with surrounding buildings. Add details that accentuate and respect adjacent buildings and existing older homes. Reduce the vertical length of windows which are overly tall, and remove lower panes. See comments addressing this elsewhere as well. Proposed bay windows are much taller than adjacent bay windows with the upper and lower wall areas included. Measure ratio of floors of 164 Parker, 172 Parker, upper wall area, lower wall area and proposal is much taller with larger upper and lower areas. Larger areas may be remedied by breaking up with added designs like those seen on blue duplex across the street. It could be that the black makes the windows look taller and all one sees is the glass but if toned down to white or beige, perhaps the effect would not be so harsh.

Page 35, RDGs: Garage Door Design: 164 Parker duplex to the left (adjacent to north) has a carriage entrance style door. 172 Parker to the right (adjacent to south) has a paneled garage door. One slab of a garage door or those will only plain horizontal boards is more mid-century modern or more aligned with UDGs. On this block, the paneled garage doors and carriage door designs prevail. Garage doors on other buildings have glass panels for design on top or have rectangular panels, some with 3D effect with trim. Paneled garage doors predominate or if not paneled, there are openings and detailing evocative of the predominant era of the buildings of this historic block.

Page 38, RDGs: Rooftop Stair Penthouses

"Stair penthouses may also be entirely eliminated through the use of roof hatches, courts with stairs, or exterior rear stairs to the roof."

No 4th floor top roof level has a roof deck on this entire block. The roof deck needs to be moved elsewhere and sized to fit. Decks on this block and in Jordan Park area are in the rear but never on the very top roof level floor. Planning Code requires 125 sf per dwelling unit in RH-2 and each of the units has met that. Put the open space in the rear. Architect stated not taking off roof stair penthouse and ignores further questions about it. There are no roof level stair penthouses to any roof decks on this block historically. Spruce Street residents in rear and Parker residents across the street and those living in 164 Parker and 172 Parker will get the added impacts from the deck on the top 4th floor roof level which includes privacy right near the lightwell especially. The roof deck should be removed from the top 4th floor. Can expand other area for deck rather than leaving as indoor space if the outdoor space is sought rather than impacting future proliferation of the roof deck on the top 4th floor with rooftop stair penthouses. With the move of the roof off the top 4th roof floor, the penthouse should be also be removed.

Page 39, RDGs: "Design parapets to be compatible with overall building proportions and other building elements." "Use of fire-rated roof can eliminate need for parapet wall." The parapet does not add to the characteristics of the built form on this established block with elements of an earlier architectural styles. The proposed parapet does not add to the adjacent building design and appears to act to only be a way to further continue to overemphasize the verticality of the design in its window sizes, the gray void wall areas, the narrow long panes above the smaller rectangles in the windows, the white trim piece on the right (south), etc. The proposed project is trying too hard to max out and be insensitive to this block. Parapets can be eliminated with fire-rated deck. Parapets do not have to be stark modern in this block nor have to go to the maximum height.

Page 40, UDGs: Windscreens: While the 4th top level roof deck should be eliminated due to Planning Code requirement of only 125 sf per unit in RH-2 which is already met and this top level is problematic in other respects described herein, would like to address what could be in this windscreen category.

Is the surrounding mostly solid enclosure depicted for the roof deck railings or windscreens? Railings should be open to allow sunlight passage when over or near lightwells. While the roof deck is being asked to be moved off the top 4th floor level, the windscreen (?) or railing (?) measurements shown around the 4th top floor roof deck (15' W X 28.7' L) has a perimeter total of ~87.4 ft. 30% = 26.2 ft. 57.4 ft is solid and opaque in the proposal. If these are windscreens, they should have been shown as transparent because the RDG states, "Transparent windscreens are encouraged." Light would be better maximized to not block rising and setting sunlight.

Page 43, RDGs: "Design the placement and scale of architectural details to be compatible with the building and the surrounding area." "Architectural details provide visual richness..."

Placement of the void wall gray areas around the windows on the front façade is not compatible with buildings adjacent or on the block. The voids have no detail and if there are any fine textures, it is covered up by a solid surface. If the Hardie Plank small channel fiber cement siding is supposed to be the detail or texture, it is not compatible with the materials of the other potential historic buildings on this block. These large gray wall void areas on either side of the bay windows go from the street level all the way to the top floor and there is nothing else like it on the block. It should be removed, redesign with possibly with architectural shields with the façade being broken up by them as the shields at 176-178 Parker (pink apartment building south of 172 Parker) or its green twin south of the pink one at 180-182 Parker. There needs to be something to break up the large gray expanses at the

front. Why not reduce the window lengths on the right side and show the windows rather than hide behind this screen of gray void? No other building uses this front façade treatment to hide a front window but this one appears to do so. If the inside residents want privacy, there are window treatments available rather than foist the out-of-character gray wall void or “screen” for the window at the front as it is uncharacteristic of the Jordan Park block.

The proposal seeks to force, per the architect, a “Modern interpretation” on this old residential established old-world charm block and is the crux of the matter with the proposal. This singular modern-styled or UDG-like building (if one removes the bay) does not respect the adjacent buildings, the buildings across the street, the pre-20th century buildings that have existed on this block or the other buildings that respected adjacent builds on this block much more so than this one does. The fenestration, and the rectangular lines rather than decorated to honor the other adjacent and older historic homes on this established block is problematic. The proposal states use of Hardie Plank vs. trim in wood, wood cladding, or stucco for all visible walls as in adjacent buildings. Suggest to change materials and style to conform more to immediate context and block context of the 20th century building features and materials – wood, stucco like 164 Parker and 172 Parker and many other 20th-century buildings that predominate on this block of the Jordan Park Improvement Association residents. There is so much detail missing in this overly modern building that is not evocative of this established block in Jordan Park neighborhood.

Something is shown as a “canopy” on the front façade and is labeled as “painted metal cladding at canopy.” The canopy as a non-contributing feature that does nothing to accentuate the adjacent nor existing older homes should be eliminated. “Canopy” by definition in Planning Code is for over entrances and usually supported on columns such as in front of businesses or as a trim feature. The canopy (horizontal light gray feature) over the top floor windows of UNKNOWN material and the metal cladding should be removed. More details are needed for Jordan Park to support the building project.

Page 46, RDGs: “Use window materials that are compatible with those found on surrounding buildings especially on facades visible from the street.” “In order for a building to be harmonious with surrounding buildings, the choice of window material is very important.”
See comments on windows throughout this document.

Page 47, RDGs: Exterior Materials: “Look at types of materials used in the neighborhood.” 166 Parker proposal does not make clear use of materials used in the neighborhood. Rather, it introduces new unused materials of steel, Hardie Plank small channel fiber cement siding rather than stucco and such new materials are not of the character of the existing buildings on this older block. If newer materials are used, they should evoke the and further impress upon the viewer as definitely the look of the existing older buildings here. The new modern design seeks to force and change the character of this Jordan Park neighborhood association block so the exterior materials are important to be firmed down and be sensitive to the existing Jordan Park builds.

Page 48, RDGs: Exposed Building Walls: “Visible facades...walls within lightwells” The south view shows “Pre-painted Hardie Plank siding” rather than stucco in the light well and on the rest of the exposed surface that will be seen by the 164 Parker residents and others with any sight into the rear deck pop-out areas. The rear building walls are also *NOT* of the character of the Spruce St. rear building walls which are mainly stucco. Keep consistent with front of wood and stucco for pleasant ambiance.

“Ensure materials properly detailed and appropriately applied.” The straight undetailed steel cornice detracts and has no relation to anything on the block except to add a “modern” feature. Straight steel unornamented like the designs on the adjacent or other buildings on the block are not appropriate. Steel cornices are also like the UDG shiny metal on the edges and there is a subdued older charm block environment with the existing homes that do not resort to “modern”. Again, it should be removed and the top 4th floor redesigned to be more compatible without stressing the height ad nauseum.

Add decoration to give a nod to the adjacent Art Deco or Edwardian buildings. Look at buildings across the street. The roof termination lacks details that evoke the block’s history with the 20th-century styles and middle-class residents of the block and historically those of the working middle class.

This project needs to be revised and thought this could be worked on further. The 166 Parker proposal does not follow the General Plan Priority Policy No. 2, Section 101.1(b): “That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.” Jordan Park neighborhood association has had a say on this block as part of its boundaries. This block is important to the historic context of this Jordan Park neighborhood.

When people do not know the history of a neighborhood in the Presidio Heights Neighborhood Planning Area, insensitive and inappropriate designs enter. The proposal does not conserve and protect this block of the Jordan Park neighborhood in the “modern” proposal.

While the architect is a fan of Mid-century modern and has had influence on buildings of that era as a sitting commissioner on the Historic Preservation Commission, this block is not the block to practice the modern style as an experiment to break the Jordan Park block.

**** URBAN DESIGN GUIDELINES (UDGs) pictures & comments ****

Here are some Urban Design Guidelines (UDGs) examples that 166 Parker strives to emulate: Black frames of windows with the top pane being long and narrow pane and the bottom pane being small for the NC zoning area. The long upper pane combined with the short small pane below type of windows as is proposed for 166 Parker is evocative of the high-rises downtown such as those being built near the Transbay Terminal and in the more mixed-use or commercial streets. This is not for a Jordan Park area building. Wooden windows of less rectangular modern lines with high-quality wood or detailed window finishes would be an example sympathetic to the size and materials of the existing buildings adjacent or across the street to minimize the impact of a misfit.



More black windows and canopy over door entrance that seems to be at 4th floor level of 166 Parker proposal over the window. See below photo with 6-paned glass overhang over the round green plant in container at street level. The canopy with painted steel trim should be removed. Appropriate embellishment should be added as per document.



This UDG photo shows what 166 Parker is doing – use of full top floor to articulate the top of a building façade. No need to articulate the UDG-style floor on 166 Parker proposal. Appropriate alternative as per document. UDG shows this in NC zone.



While this is NC zone example in UDGs, no finer-grained details to provide transition of crenelation on adjacent 172 Parker apartment building is even attempted for a more interesting visual from the street level. The 166 Parker proposal can be an “anywhere downtown commercial building.”

Sincerely,

/s

Rose Hillson

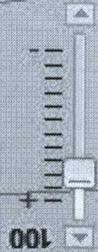
Jordan Park Improvement Association (JPIA) Board Member

As authorized by JPIA

187
185

PARKER AVE

100 - 199



100
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481

43

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122-124

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SUBJECT

172

176-178

180-182

184

687-689

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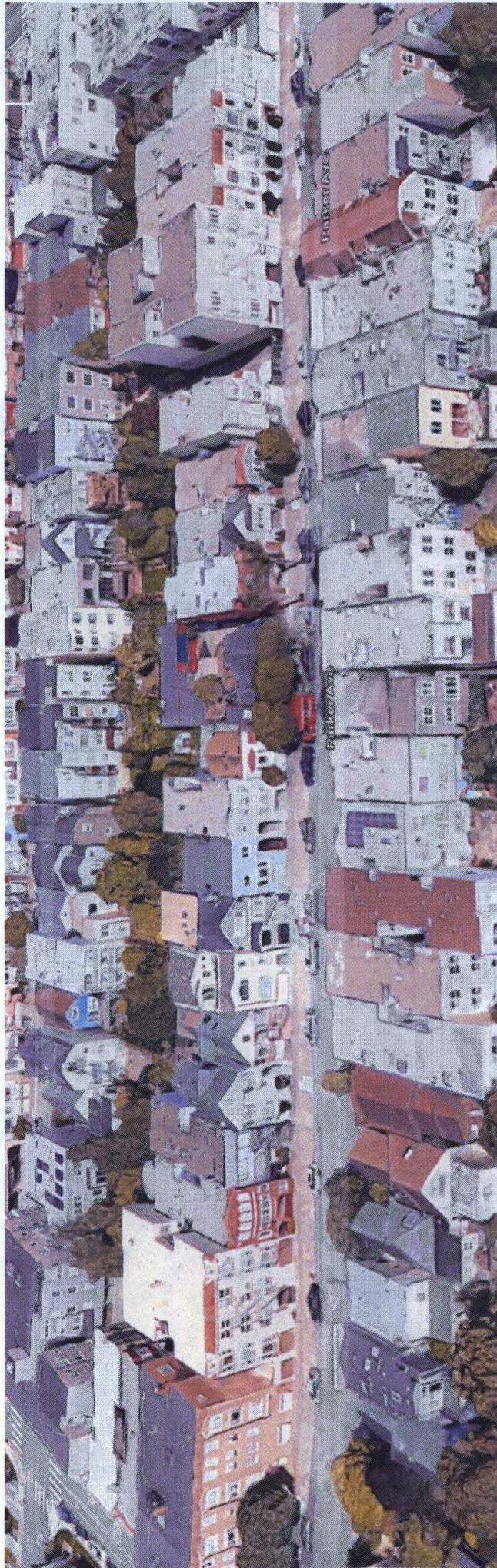
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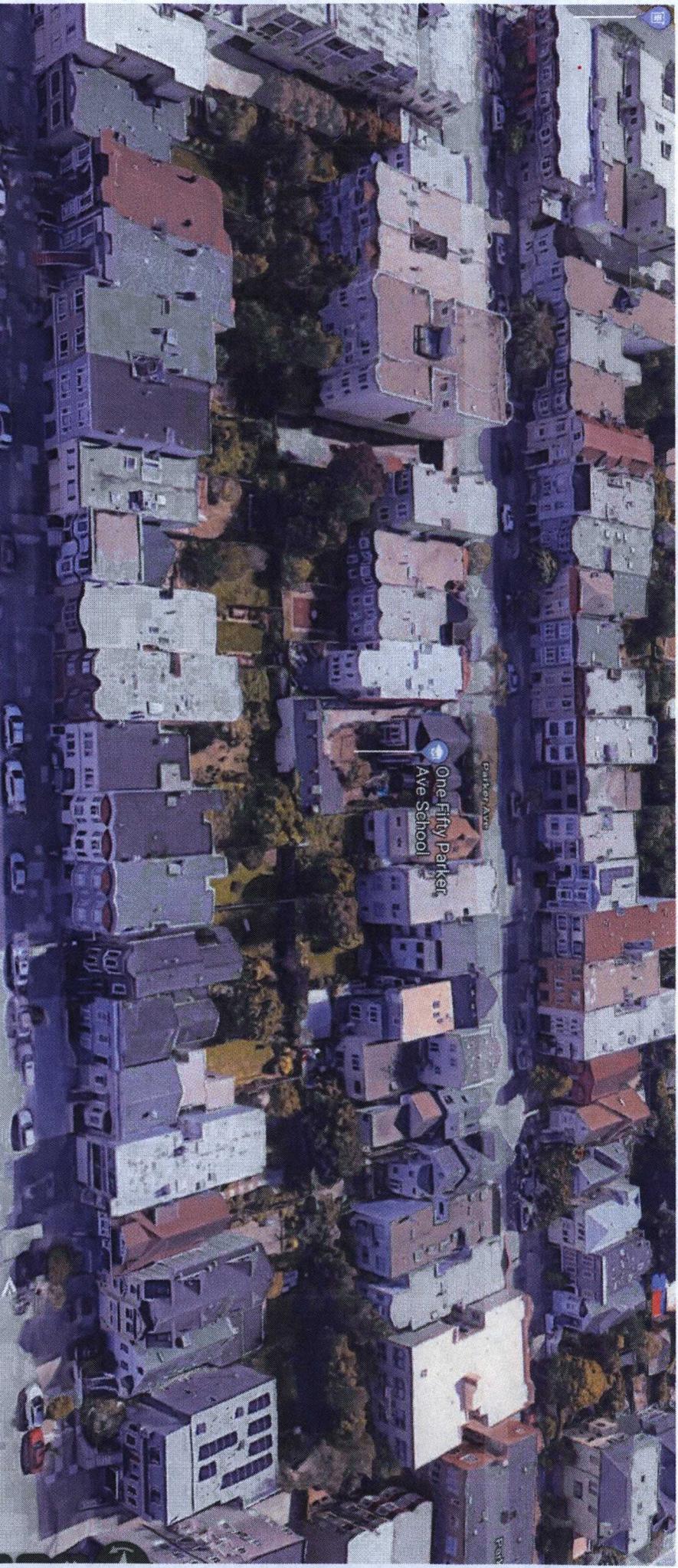
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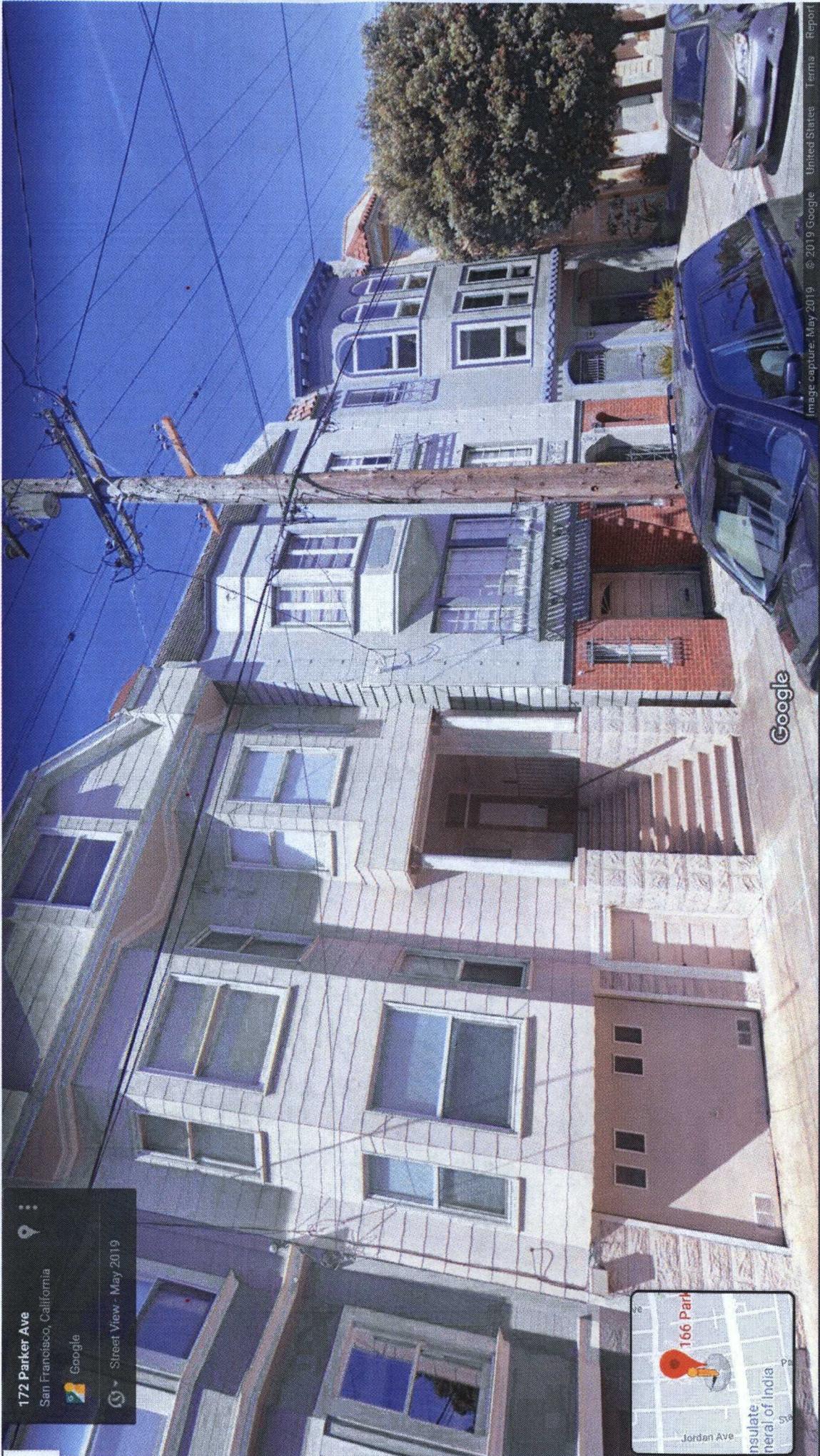
PARKER FACING EAST



PARKER FACING WEST



ACROSS



172 Parker Ave
San Francisco, California
Google
Street View - May 2019

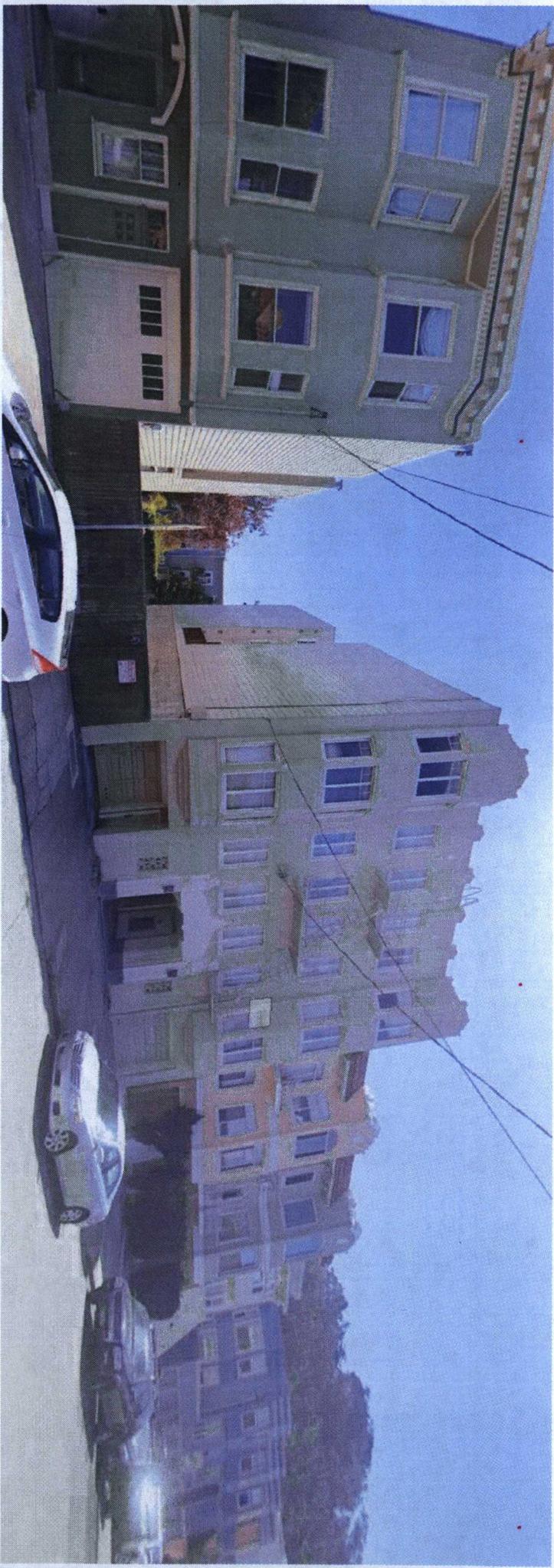


EAST SIDE PARKER

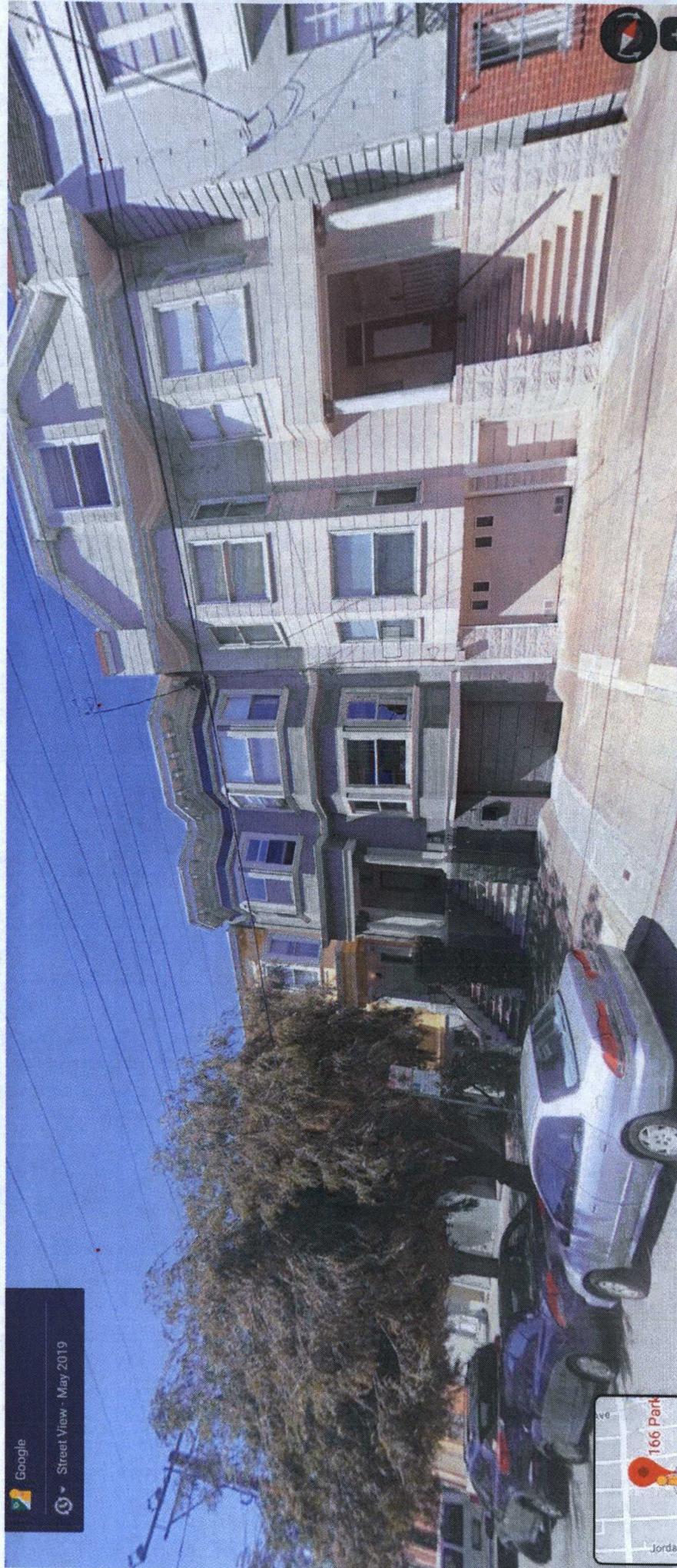
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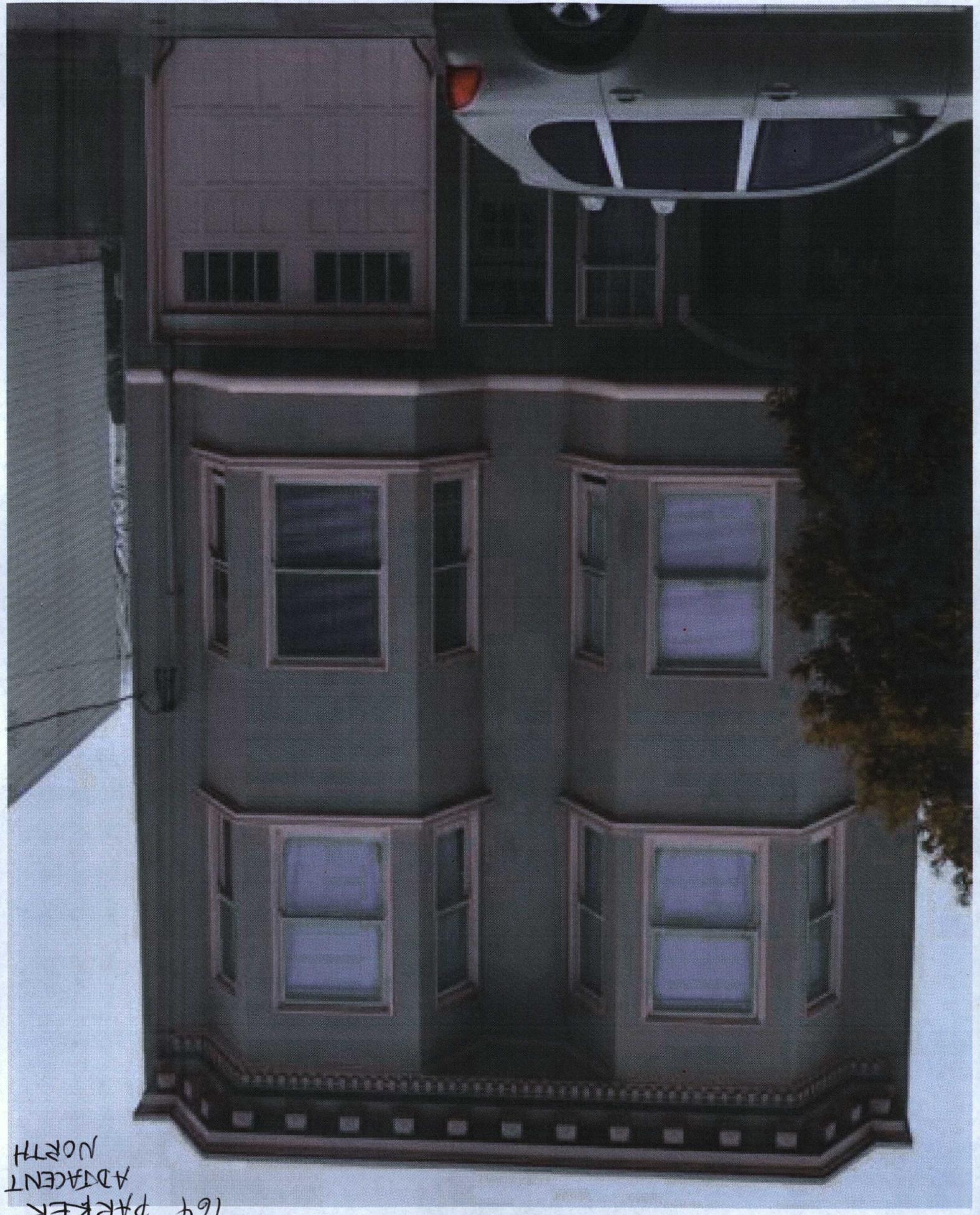
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172 ↓



WEST SIDE PARKER
ACROSS STREET





164 PARKER
ADJACENT
NORTH

172 PARKER ADJACENT SOUTH





PRE-APPLICATION MEETING PACKET

This packet consists of instructions for conducting the Pre-Application Meeting. Planning Department staff are available to advise you in the preparation of these materials. Call the Planning Information Center at (415) 558-6377 for further information.

Planning Department staff are available to advise you in the preparation of this application. Call 415.558.6377 for further information.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A PRE-APPLICATION MEETING?

The Pre-Application Meeting is a mandatory form of community outreach conducted by the project sponsor to receive initial feedback regarding certain project types prior to submittal to the Planning Department or the Department of Building Inspection. Adjacent neighbors and relevant neighborhood organizations are invited to attend this meeting, which must take place during certain hours of the day and within a certain distance from the project site. The meeting's intention is to initiate neighbor communication and identify issues and concerns early on; provide the project sponsor the opportunity to address neighbor concerns about the potential impacts of the project prior to submitting an application; and, reduce the number of Discretionary Reviews (DRs) that are filed.

The Pre-Application process is required for certain projects subject to Planning Code Section 311 or 312 Notification, or as required by other activities listed below. It serves as the first step in the process prior to building permit application or entitlement (Conditional Use Authorization, Variance, etc.) submittal. Those contacted as a result of the Pre-Application process will also receive a formal notice of public hearing for an entitlement or 311 or 312 notification when the project is submitted and reviewed by Planning Department staff.

WHEN IS A PRE-APPLICATION MEETING REQUIRED?

- Projects subject to 311 or 312 Notification that include:
 - New Construction;
 - Any vertical addition of 7 feet or more;
 - Any horizontal addition of 10 feet or more;
 - Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization;
- Community Business Priority Processing (CB3P);
- Projects in PDR-1-G Districts subject to Section 313; and
- Department staff may request a Pre-Application meeting be conducted for any project.

WHY IS A PRE-APPLICATION MEETING REQUIRED?

The Pre-Application process is required for certain projects subject to Planning Code Section 311 or 312 Notification, or as required by other activities listed above. It serves as the first step in the process prior to building permit application or entitlement (Conditional Use Authorization, Variance, etc.) submittal. Those contacted as a result of the Pre-Application process will also receive a formal notice after the project is reviewed by Planning Department staff.

INSTRUCTIONS FOR PRE-APPLICATION MEETINGS

Prior to filing any Project Application, the applicant must conduct a minimum of one Pre-Application meeting if required, as stated above.

Additionally, if the project will be required to submit a Transportation Demand Management (TDM) Plan pursuant to Planning Code Section 169, the Project Sponsor must discuss potential TDM Measures that may be incorporated into the project.

These materials must be submitted to the Planning Department:

All of the following materials must be submitted along with the Project Application for the project in order to verify compliance with the Pre-Application Meeting requirements. If a Pre-Application Meeting is required, Planning Department review will not begin until all the following are received:

- A copy of the letter mailed to neighbors and neighborhood organizations (use attached invitation)
- A list of the neighborhood organizations and individuals invited to the meeting, including the mailing address for each (see instructions below)
- A copy of the sign-in sheet (use attached template)
- A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached template)
- The affidavit, signed and dated (use attached template)
- One reduced copy of the plans presented to the neighbors at pre-application meeting, labeled as "Pre-Application Plans"

This meeting must be held in accordance with the following rules.

These groups and individuals must be invited to the meeting:

- Invite all Neighborhood Organizations for the neighborhood(s) in which the project site is located, as defined on the Planning Department Neighborhood Groups Map. Enter “Neighborhood Groups Map” into the search bar on www.sfplanning.org. Then, click on the relevant neighborhood on the map, and click on the “Neighborhood Contact List” link to download the list of neighborhood organizations in a spreadsheet format. Be sure to view the list for the appropriate neighborhood(s) by using the tabs at the bottom of the spreadsheet. If the property is located on the border of two or more neighborhoods, you must invite all bordering neighborhood organizations.
- Invite all owners and residents of properties that are abutting (next to), and directly across the street from, the project site. If the project site is on a corner, you must also invite owners and occupants of the properties across both streets, and the corner property diagonally across the intersection. To find the address of abutting properties, go to the online San Francisco Property Information Map (propertymap.sfplanning.org), search for the address of the project site, and click on each of the abutting properties to find the address and block/lot number of the property. The list of property owners should be based on the latest citywide property tax roll, which is available at the Office of the Treasurer and Tax Collector, City Hall, Room 140, Carlton B Goodlett Pl. You must also invite all residents of the abutting properties by mailing an invitation to each property addressed to “Residents”. Be sure to mail to each unit separately, if there are more than one unit on the property.
- Note that projects in PDR-1-G districts subject to Sec. 313 require mailing to owners and residents of properties within a 300 foot radius. Refer to the Neighborhood Notification handout, available at www.sfplanning.org, for clarification.
- Invitations must be sent at least 14 calendar days before the meeting. One copy of the invitation letter must be mailed to the project sponsor as proof of mailing. Invitations The postal date stamp will serve as record of timely mailing.
- You may have a private drafting or mailing service generate the correct mailing list for you, for a fee that varies by firm. The following businesses have indicated that they provide professional notification services. This listing does not constitute an endorsement. Other professionals can also perform this work and can be added to this list upon request:

Build CADD

3515 Santiago Stree
San Francisco, CA 94116
(415) 759-8710

Javier Solorzano

3288 - 21st Street #49
San Francisco, CA 94110
(415) 724-5240, Javier131064@yahoo.com

Jerry Brown Designs

619 - 27th Street, Apt. A
Oakland, CA 94612
(415) 810-3703, jbdsgn328@gmail.com

Notificationmaps.com

Barry Dunzer
(866) 752-6266
www.notificationmaps.com

Radius Services

1221 Harrison Street #18
San Francisco, CA 94103
(415) 391-4775, radianservices@sfradius.com

Ted Madison Drafting

P.O. Box 8102
Santa Rosa, CA 95407

(707) 228-8850, tmadison@pacbell.net

Notice This - (650) 814-6750

The meeting must be conducted at one of these places:

- The project site; or
- An alternate location within a one-mile radius of the project site (i.e. community center, coffee shop, etc.); or
- The project sponsor may opt to have a Pre- Application Meeting held at the Planning Department instead of the project site, for a fee. A planner will be available for questions. Please see the Department Facilitated Pre-Application Meeting form at www.sfplanning.org for more information.

The meeting must be held within specific timeframes and meet certain requirements:

- Meetings are to be conducted within 6:00 p.m. -9:00 p.m., Mon.-Fri.; or within 10:00 a.m. -9:00 p.m., Sat-Sun. If the Project Sponsor has selected a Pre-Application Meeting held at the Planning Department, this meeting will be conducted during regular business hours.
- A sign-in sheet must be used in order to verify attendance. Note if no one attended.
- Preliminary plans must be available at the meeting that include the height and depth of the subject building and its adjacent properties, and dimensions must be provided to help facilitate discussion. Neighbors may request reduced copies of the plans from the Project Sponsor by checking the “please send me plans” box on the sign-in sheet, and the Project Sponsor shall provide reduced copies upon such request.
- Questions and concerns by attendees, and responses by Project Sponsor, if any, must be noted.

Note: When the subject lot is a corner lot, the notification area shall further include all properties on both block faces across from the subject lot, and the corner property diagonally across the street.

For more information, please visit the Planning Department’s website at www.sfplanning.org or in person at the Public Information Counter (PIC) located at 1660 Mission Street, San Francisco, CA 94103.

NOTICE OF PRE-APPLICATION MEETING

Date: December 10, 2018

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 166 Parker Avenue, cross street(s) Gearv and Euclid (Block/Lot#: 1065/032); Zoning: RH-2), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive formal notification from the city after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction subject to 311/312;
- Any vertical addition of 7 feet or more subject to 311/312;
- Any horizontal addition of 10 feet or more subject to 311/312;
- Decks over 10 feet above grade or within the required rear yard subject to 311/312;
- All Formula Retail uses subject to a Conditional Use Authorization;
- PDR-1-B, Section 313;
- Community Business Priority Processing Program (CB3P).

The development proposal is to: build a new 2-unit residential building on a vacant lot

| | | | | | |
|-------------------------------|----------|-----------|----------------|------------|----------------|
| Existing # of dwelling units: | <u>0</u> | Proposed: | <u>2</u> | Permitted: | <u>2</u> |
| Existing bldg square footage: | <u>0</u> | Proposed: | <u>6,200</u> | Permitted: | <u>6,400</u> |
| Existing # of stories: | <u>0</u> | Proposed: | <u>4</u> | Permitted: | <u>4</u> |
| Existing bldg height: | <u>0</u> | Proposed: | <u>39'-3"</u> | Permitted: | <u>39'-3"</u> |
| Existing bldg depth: | <u>0</u> | Proposed: | <u>82'-10"</u> | Permitted: | <u>82'-10"</u> |

MEETING INFORMATION:

Property Owner(s) name(s): Jeff Fu
 Project Sponsor(s): Jonathan Pearlman
 Contact information (email/phone): jonathan@elevationarchitects.com / 415-537-1125 x101
 Meeting Address*: Starbucks at 3595 California at Spruce in Laurel Village
 Date of meeting: January 3, 2019 Time of meeting**: 6 PM

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m, unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

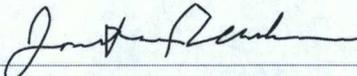
AFFIDAVIT OF CONDUCTING A PRE-APPLICATION MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

I, Jonathan Pearlman, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at Starbucks at 3595 California at Spruce in Laurel Village (location/address) on January 3, 2019 (date) from 6 PM (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, January 3, 2019 IN SAN FRANCISCO.



Signature

Jonathan Pearlman

Name (type or print)

Agent, Elevation Architects

Relationship to Project (e.g. Owner, Agent)
(if Agent, give business name & profession)

166 Parker Avenue

Project Address

PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: January 2019
 Meeting Time: 6 PM
 Meeting Address: Starbucks at 3595 California at Spruce in Laurel Village
 Project Address: 166 Parker Avenue
 Property Owner Name: Jeff Fu
 Project Sponsor/Representative: Jonathan Pearlman, Architect

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

| NAME/ORGANIZATION | ADDRESS | PHONE # | EMAIL | SEND PLANS |
|------------------------------|---|-----------------------|---------------------------|-------------------------------------|
| 1. <u>MARC SAMUEL</u> | <u>164A PARKER</u> | <u>803-734-3123</u> | <u>masamuel@gmail.com</u> | <input checked="" type="checkbox"/> |
| 2. <u>XIU LI</u> | <u>164A PARKER</u> | <u>415 312 2730</u> | <u>xiutli@gmail.com</u> | <input checked="" type="checkbox"/> |
| 3. <u>Rose Wilson</u> | <u>115 Parker</u> | <u>gumby5@att.net</u> | | <input checked="" type="checkbox"/> |
| 4. <u>Phyllis Kurzbard</u> | <u>172 PARKER</u> | <u>415 312 4177</u> | <u>AMCARPETS@ATT.NET</u> | <input checked="" type="checkbox"/> |
| 5. <u>MARNA NOSSARDI</u> | <u>172 Parker #201</u> | | | <input type="checkbox"/> |
| 6. <u>LYDIA AVAK</u> | <u>172 PARKER</u> | <u>415-326-5563</u> | | <input checked="" type="checkbox"/> |
| 7. <u>John + Dorcas Hosh</u> | <u>673 Spruce</u> | <u>530-318-3139</u> | <u>Jh1@nsa@gmail.com</u> | <input checked="" type="checkbox"/> |
| 8. _____ | | | | <input type="checkbox"/> |
| 9. _____ | | | | <input type="checkbox"/> |
| 10. _____ | | | | <input type="checkbox"/> |
| 11. _____ | | | | <input type="checkbox"/> |
| 12. _____ | | | | <input type="checkbox"/> |
| 13. _____ | <u>January 3, 2019</u> | | | <input type="checkbox"/> |
| 14. _____ | <u>6 PM</u> | | | <input type="checkbox"/> |
| 15. _____ | <u>Starbucks at 3595 California at Spruce in Laurel Village</u> | | | <input type="checkbox"/> |
| 16. _____ | <u>166 Parker Avenue</u> | | | <input type="checkbox"/> |
| _____ | <u>Jeff Fu</u> | | | <input type="checkbox"/> |
| _____ | <u>Jonathan Pearlman, Architect</u> | | | <input type="checkbox"/> |

SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: January 3, 2019
Meeting Time: 6 PM
Meeting Address: Starbucks at 3595 California at Spruce in Laurel Village
Project Address: 166 Parker Avenue
Property Owner Name: Jeff Fu
Project Sponsor/Representative: Jonathan Pearlman, Architect

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): _____
Can there be a hatch at the roof for access to the roof deck?

Project Sponsor Response: _____
A hatch to the roof is impractical for access to the roof deck. Th stair penthouse is set back 15'-0" from the front of the building and will not be seen from the street. It is on the south side, so the shadows from the penthouse fall on to the roof.

Question/Concern #2: _____
There is a question about the force surcharge of the new building on to the basement of 164 Parker

Project Sponsor Response: _____
While no structural design has been done at this point, this is not an uncommon structural issue. The project sponsor will hire a licensed structural engineer and we will review the design with the owner of 164 Parker, Marc Samuel, who is a structural engineer.

Question/Concern #3: Be sure not to lose the existing parking space at the front of the lot.

Project Sponsor Response: _____
The existing curb length at the front of 166 Parker is 12'-10" according to the survey included in the drawing package. The available curb length between the new driveway curb cut and the driveway at 172 Parker will be 15'-0".

Question/Concern #4: The building is too modern, not "Jordan Park" style.

Project Sponsor Response: _____
Although there is no apparent consistent "Jordan Park" style, the design has been revised to include elements that are more in keeping with the neighboring buildings including:

- an angled bay window of similar proportion to those at 164 and 172 Parker
- The deck on the street front has been removed
- There are vertical elements that are a modern interpretation of the vertically oriented Art Deco ornament on 172 Parker
- There is simple trim above and below the windows on the bay and a simple extended cornice piece at the top, again as a modern interpretation of the trim bands on both 164 and 172 Parker.

SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: January 3, 2019
 Meeting Time: 6 PM
 Meeting Address: Starbucks at 3595 California at Spruce in Laurel Village
 Project Address: 166 Parker Avenue
 Property Owner Name: Jeff Fu
 Project Sponsor/Representative: Jonathan Pearlman, Architect

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #5 by (name of concerned neighbor/neighborhood group): Windows at the 2nd floor across from the courtyard of 172 Parker - are they high enough and will there be privacy for 166 Parker

Project Sponsor Response: We will verify the measurement for the height to be sure that the windows are sufficiently above the courtyard deck at 172 Parker. As property line windows, those windows will be fixed and 1-hour fire rated and will be translucent for privacy.

Question/Concern #6: 164 Parker has decks on the east/rear yard on the south side of the building. Would you do a shadow study so we can see the impact of the new building?

Project Sponsor Response: The shadow study, with images of the existing and proposed at various times of the day and year, is included with the drawing package. Obviously, with a vacant lot, there to the south, there has been good light to the rear yard of 164 Parker. The proposed building has been designed to step down to the east so there is not a massive wall against the south property line of 164, but, of course, there will be increased shading of those decks.

Question/Concern #7: What will be the impact of the Plum tree in the rear yard of 164 Parker?

Project Sponsor Response: The project sponsor will get an arborist report to evaluate the impact of the proposed design on the plum tree

Question/Concern #8: 128 Parker is considered a "mistake" by the neighbors.

Project Sponsor Response: It is evident why 128 Parker is not considered to be a sterling example of fine architecture. That building, completed in 1966 is a strange amalgam of different styles and materials. I can only hope that the design of 166 Parker is considered more sensitively composed and is more contextual to the other buildings on the street!



PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance. For more, see the [Project Application Informational Packet](#).

Cost for Time and Materials: Any time and materials exceeding initial fees charged for services provided are subject to billing.

For more information call 415.558.6377, or email the Planning Information Center (PIC) at pic@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

BUILDING PERMIT APPLICATIONS

HOW TO SUBMIT:

For Building Permit Applications that require intake for Planning Department review, present this Project Application together with the Building Permit Application at the Planning Information Center (PIC), 1660 Mission Street, Ground Floor.

WHAT TO SUBMIT:

- One (1) complete and signed application.
- Two (2) hard copy sets of plans that meet Department of Building Inspection submittal standards. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more.

Note: The applicable fee amount for Building Permit Applications will be assessed and collected at intake by the Department of Building Inspection at the Central Permitting Bureau at 1660 Mission St, Ground Floor.

(See [Fee Schedule and/or Calculator](#)).

ENTITLEMENTS

HOW TO SUBMIT:

For projects that require an entitlement from the Planning Department (e.g., Conditional Use, Variance), schedule an intake appointment to submit this Project Application and any required supplemental applications by sending an [Intake Request Form](#) to CPC.Intake@sfgov.org.

WHAT TO SUBMIT:

- One (1) complete and signed application.
- One (1) hard copy set of reduced sized (11"x17") plans. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more.
- Current or historic photograph(s) of the property.
- All supplemental applications (e.g., Conditional Use) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.
- A digital copy (CD or USB drive) of the above materials.
- Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See [Fee Schedule and/or Calculator](#)).



San Francisco Planning

PLANNING APPLICATION RECORD NUMBER

PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: 166 Parker Avenue

Block/Lot(s): 1065 / 032

Property Owner's Information

Name: 166 Parker Ave SF, LLC contact: Jeff Fu

Address: PO Box 60003
Palo Alto, CA 94306

Email Address: jva.corp@yahoo.com

Telephone: 650-771-1745

Applicant Information

Same as above

Name: Jonathan Pearlman

Company/Organization: Elevation Architects

Address: 1159 Green Street #4
San Francisco, CA 94109

Email Address: jonathan@elevationarchitects.com

Telephone: 415-537-1125 x101

Please Select Billing Contact:

Owner

Applicant

Other (see below for details)

Name: _____ Email: _____ Phone: _____

Please Select Primary Project Contact:

Owner

Applicant

Billing

RELATED APPLICATIONS

Related Building Permit Applications

N/A

Building Permit Applications No(s):

Related Preliminary Project Assessments (PPA)

N/A

PPA Application No(s):

PPA Letter Date:

PROJECT INFORMATION

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

New construction of a 4-story, 2-unit residential building on this vacant lot. The building will have a garage for 2 cars and provide 1 unit at the 1st and 2nd floors and one unit at the 3rd and 4th floor. The lower unit will have private open space at the rear yard and the upper unit will have a roof deck for its private open space. The lower unit is 2,554 sq. ft. and has 4 bedrooms and 3 1/2 baths. The upper unit is 3,143 sq. ft. and has 3 bedrooms and 3 1/2 baths.

The lot is vacant and is excavated to approximately 3'-0" below the sidewalk. The new building will require almost no excavation since only the back half of the 1st floor will be at grade. The front half, with the garage, will require engineered fill to raise the level to the sidewalk for the auto access to the garage.

Project Details:

- Change of Use New Construction Demolition Facade Alterations ROW Improvements
 Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other _____

- Residential:** Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
 Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units: Rental Units Ownership Units Don't Know

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
 Financial Service Massage Establishment Other: _____

Estimated Construction Cost: \$1,500,000

PROJECT AND LAND USE TABLES

| | | Existing | Proposed |
|-------------------------------|--|----------|----------|
| General Land Use | Parking GSF | 0 | 662 |
| | Residential GSF | 0 | 6,048 |
| | Retail/Commercial GSF | 0 | 0 |
| | Office GSF | 0 | 0 |
| | Industrial-PDR | 0 | 0 |
| | Medical GSF | 0 | 0 |
| | Visitor GSF | 0 | 0 |
| | CIE (Cultural, Institutional, Educational) | 0 | 0 |
| | Useable Open Space GSF | 0 | |
| | Public Open Space GSF | 0 | 0 |
| Project Features | Dwelling Units - Affordable | 0 | 0 |
| | Dwelling Units - Market Rate | 0 | 2 |
| | Dwelling Units - Total | 0 | 0 |
| | Hotel Rooms | 0 | 0 |
| | Number of Building(s) | 0 | 1 |
| | Number of Stories | 0 | 4 |
| | Parking Spaces | 0 | 2 |
| | Loading Spaces | 0 | 0 |
| | Bicycle Spaces | 0 | 2 |
| | Car Share Spaces | 0 | 0 |
| | Other: _____ | | |
| Land Use - Residential | Studio Units | 0 | 0 |
| | One Bedroom Units | 0 | 0 |
| | Two Bedroom Units | 0 | 0 |
| | Three Bedroom (or +) Units | 0 | 2 |
| | Group Housing - Rooms | 0 | 0 |
| | Group Housing - Beds | 0 | 0 |
| | SRO Units | 0 | 0 |
| | Micro Units | 0 | 0 |
| | Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit. | 0 | 0 |

ENVIRONMENTAL EVALUATION SCREENING FORM

This form will determine if further environmental review is required.

If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

| Environmental Topic | Information | Applicable to Proposed Project? | Notes/Requirements |
|--|--|---|--|
| 1a. General | Estimated construction duration (months): | N/A | 16 months |
| 1b. General | Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 2. Transportation | Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | If yes, submit an Environmental Supplemental- <u>School and Child Care Drop-Off & Pick-Up Management Plan</u> . |
| 3. Shadow | Would the project result in any construction over 40 feet in height? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required. |
| 4a. Historic Preservation  | Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | If yes, submit a complete <u>Historic Resource Determination Supplemental Application</u> . Include all materials required in the application, including a complete record (with copies) of all building permits. |
| 4b. Historic Preservation | Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org . |



Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

| Environmental Topic | Information | Applicable to Proposed Project? | Notes/Requirements |
|--|--|---|---|
| 5. Archeology  | Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | If Yes, provide depth of excavation/disturbance below grade (in feet*): <i>*Note this includes foundation work</i> |
| 6. Geology and Soils  | Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater? ----- Area of excavation/disturbance (in square feet): _____ Amount of excavation (in cubic yards): _____ | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: <ul style="list-style-type: none"> ● The project involves: <ul style="list-style-type: none"> ○ excavation of 50 or more cubic yards of soil, or ○ building expansion greater than 1,000 square feet outside of the existing building footprint. ● The project involves a lot split located on a slope equal to or greater than 20 percent. <i>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</i> |
| 7. Air Quality  | Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | If yes, the property owner must submit copy of initial filed application with department of public health. More information is found here . |
| 8a. Hazardous Materials | Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant. |
| 8b. Hazardous Materials  | Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | If yes, submit a copy of the Maher Application Form to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application. For more information about the Maher program and enrollment, refer to the Department of Public Health's Environmental Health Division . <i>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</i> |

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

PRIORITY GENERAL PLAN POLICIES FINDINGS

Please state how the project is consistent or inconsistent with each policy, or state that the policy is not applicable:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

There is no retail in this project so no retail uses will be effected.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

This is new construction in an existing neighborhood. The design of the new building includes features that compliment the varied architecture of this neighborhood.

3. That the City's supply of affordable housing be preserved and enhanced;

No affordable housing will be affected and at 2 units, no additional affordable housing will be added.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

There is no Muni transit on this street.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

This is a residential neighborhood (RH-2 zoning) and no commercial office development can take place on this site.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

As new construction, the new building will meet or exceed all required California Building Code requirements for seismic safety.

7. That landmarks and historic buildings be preserved; and

This site is vacant so no historic structures will be effected. This site is not in a historic district.

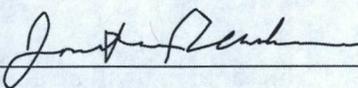
8. That our parks and open space and their access to sunlight and vistas be protected from development.

This building is at 40'-0" and below and is not near a park or vista so there will be no effect by the construction of this building.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Signature

Jonathan Pearlman

Name (Printed)

April 8, 2019

Date

Architect

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

415.537.1125 x101

Phone

jonathan@elevationarchitects.com

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



PLAN CHECK LETTER

July 10, 2019

Jonathan Pearlman (via email: jonathan@elevationarchitects.com)

Project Address: **166 PARKER AVE**
Assessor's Block/Lot: **1065/032**
Zoning District: **RH-2/40-X**

Building Permit Number: **2019.0410.7564**
Planning Record Number: **2019-005400PRJ**

Project Manager Matthew Dito, Planner, Matthew.Dito@sfgov.org, 415-575-9164

The Project Application for the above address has been reviewed by the Planning Department. This Plan Check Letter indicates (1) project revisions or missing information that must be provided to determine compliance with the Planning Code, (2) missing materials and information necessary for the department to conduct environmental review, and (3) other project modifications the Department is seeking in order to support the project. **Please review this Plan Check Letter carefully, and follow the instructions provided in order to advance the review process.**

PROJECT REVIEW HISTORY

On April 18, 2019, a project application was submitted to the Planning Department.

On May 15, 2019, the Planning Department deemed the Project Application accepted, and a Current Planner was assigned.

On July 3, 2019, the Residential Design and Advisory Team (RDAT) reviewed the project.

TARGET REVIEW TIMEFRAME

Due to the scope of your project and the anticipated level of environmental review, the target timeframe for the Planning Department to complete its review and approval will be 9 months from the date a complete response to Appendix A and B of this Plan Check Letter is received and verified for accuracy, in addition to any design modifications specifically identified in the Project Review Comments section, below. These design changes are necessary to conduct environmental review. Please note, this timeframe may be modified if there is a substantive change to the project description.

PROJECT REVIEW COMMENTS

1. The Planning Code Review Checklist (**Appendix A**) identifies necessary project modifications and missing materials and information necessary for the department to determine whether the project is compliant with the Planning Code, design guidelines, and other adopted policies.
2. The Design Review Comment letter (**Appendix B**) identifies recommended modifications to project design to achieve conformity with all applicable design guidelines.

REQUIRED ACTION

Please include a written response to this letter that discusses how you have addressed the items outlined above and in each of the attachments. Please note that the Department may request further revisions to the project as part of the environmental review process (e.g., to avoid a significant impact), or to ensure conformity with the Planning Code, design guidelines and other local ordinances and policies.

Within ninety (90) days from the date of this letter, please submit the requested information, or contact the project manager listed above if more time is needed to prepare the requested information. If the Department has not received the requested information or a request for additional time within 90 days, the application will be cancelled.

All building permit plan revisions must be filed at the Department of Building Inspection (DBI), Permit Processing Center, 1660 Mission Street, 2nd floor. To officially submit a change to the building permit plans, do not submit building permit plans directly to the Planning Department. Plan revisions will not be accepted by mail or messenger, all plans must be signed by a preparer, architect, or engineer.

All revisions to Planning Department entitlement cases (e.g., CUA) must be submitted to the Planning Department, 1650 Mission Street, 4th floor, to the Planner's attention. To officially submit a change to an active planning entitlement case, submit these directly to the Planning Department. This is a separate submittal from any building plan revisions submitted to DBI.

Please do not come to the Planning Department to discuss this letter without an appointment. Please direct all general questions or meeting requests to the project manager listed above. For questions related specifically to environmental review, please contact the environmental planner listed above.

Thank you,

Matt Dito, Planner
Northwest Quadrant, Current Planning Division

APPENDIX A: PLANNING CODE REVIEW

Record No. 2019-005400PRJ

Contact: Matthew Dito | Matthew.Dito@sfgov.org | 415-575-9164

166 PARKER AVE

PLAN SUBMITTAL GUIDELINES:

| Provided | Not Provided | Not Required | Description & Comment | |
|-------------------------------------|--------------------------|--------------------------|-------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | General Information | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Title Sheet & Details | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Site Survey | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Site Plan | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor & Roof Plans | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Elevations | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sections | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Material Specifications | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Renderings | |

LAND USE:

| Permitted Use | Conditional Use | Planning Code Section & Comment | |
|---|--------------------------|---------------------------------|------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>209.1</u> | RH-2 |
| <i>Comments:</i> Two units are principally permitted in RH-2 Zoning Districts. | | | |

OTHER REQUIRED APPROVALS:

| Required | Planning Code Section | |
|-------------------------------------|-----------------------|---------------------------|
| <input type="checkbox"/> | <u>305</u> | Variance |
| <input checked="" type="checkbox"/> | <u>311</u> | Neighborhood Notification |
| <i>Comments:</i> | | |

ADDITIONAL PLANNING CODE REQUIREMENTS:

| Complies | Does Not Comply | Needs Info | Planning Code Section | | Comments |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|--|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>134</u> | Rear Yard | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>135</u> | Open Space | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>136</u> | Permitted Obstructions | 1'8" projection over front property line that runs vertically does not appear Code-compliant. Cite Code section that permits feature if retained. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>139</u> | Bird Safety | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>140</u> | Dwelling Unit Exposure | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>141</u> | Rooftop Screening | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>142</u> | Parking Screening & Greening | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>144</u> | Street Frontage | Provide measurement of garage door to confirm that it is 10 feet or less in width. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>149</u> | Better Roofs/ Living Roof Alternative | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>151</u> | Required Off-Street | |

APPENDIX A: PLANNING CODE REVIEW

Record No. 2019-005400PRJ

Contact: Matthew Dito | Matthew.Dito@sfgov.org | 415-575-9164

166 PARKER AVE

| Complies | Does Not Comply | Needs Info | Planning Code Section | | Comments |
|-------------------------------------|-------------------------------------|--------------------------|-----------------------|------------------------|--|
| | | | | Parking | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>155.2</u> | Bicycle Parking | Width of access to bicycle parking is less than five feet in width (from north edge of stair to wall). Review Section 151.1(b)(1)(A) for more information on requirements. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>155(r)</u> | Curb Cuts | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>260(a)</u> | Height | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>260(b)</u> | Exemptions from Height | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>261</u> | Height Limits | |

DEVELOPMENT IMPACT FEES:

| Required | Planning Code Section | |
|-------------------------------------|-----------------------|---|
| <input type="checkbox"/> | <u>411</u> | Transit Impact Development Fee (TIDF) |
| <input type="checkbox"/> | <u>411A</u> | Transportation Sustainability Fee (TSF) |
| <input checked="" type="checkbox"/> | <u>414A</u> | Child-Care for Residential Projects |
| <input type="checkbox"/> | <u>415</u> | Inclusionary Affordable Housing Program |
| <input type="checkbox"/> | <u>416</u> | Market & Octavia Affordable Housing Fee |
| <input type="checkbox"/> | <u>417</u> | Eastern Neighborhoods Affordable Housing Fee for 20 DU or Less or <25,000 gsf |
| <input type="checkbox"/> | <u>420</u> | Visitacion Valley Community Facilities and Infrastructure Fund |
| <input type="checkbox"/> | <u>421</u> | Market & Octavia Community Improvement Fund |
| <input type="checkbox"/> | <u>422</u> | Balboa Park Community Improvements Fund |
| <input type="checkbox"/> | <u>423</u> | Eastern Neighborhoods Impact Fee and Public Benefits Fund |
| <input type="checkbox"/> | <u>424.3</u> | Van Ness & Market Affordable Housing & Neighborhood Infrastructure Fee |
| <input type="checkbox"/> | <u>430</u> | Bicycle Parking In-Lieu Fee |

OTHER REQUIREMENTS:

| Provided | N/A | Needs Info | Description | Comments |
|--------------------------|-------------------------------------|--------------------------|---|----------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Pre-Application Meeting | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Interdepartmental Project Review Required | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Inclusionary Housing Affidavit | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | First Source Hiring Affidavit | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Anti-Discriminatory Housing Affidavit | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Block Book Notification | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Active Enforcement | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Vision Zero | |

RESIDENTIAL DESIGN GUIDELINES MATRIX

| | | | |
|------------------------------|-----------------------|---------------------------|--|
| Project address | 166 PARKER AVE | REVIEW TYPE | RDAT |
| Application number | 2019-005400PRJ | Date of Review / Response | 7/3/2019 |
| Quadrant | | Date of Drawings | 3/12/2019 |
| Assigned Planner | Matthew Dito | Comment author | David Winslow |
| Assigned Design Review staff | | Meeting Attendees | Allison Albericci, Tren Greenan, Luiz Barata, Glenn Cabrerros, Jeff Joslin |

| # | Guideline Chapter, Topic | Subtopic | Guideline | |
|-------------------------------|--|--------------------------|--|-----------------|
| Neighborhood Character | | | | |
| II1 | WHAT IS THE CHARACTER OF THE NEIGHBORHOOD? | Defined Visual Character | GUIDELINE: In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings. | NA |
| II2 | | Mixed Visual Character | GUIDELINE: In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual context. | MEETS GUIDELINE |
| Site Design | | | | |
| III 1 | TOPOGRAPHY | | Guideline: Respect the topography of the site and the surrounding area. | MEETS GUIDELINE |
| III 2 | FRONT SETBACK | | GUIDELINE: Treat the front setback so that it provides a pedestrian scale and enhances the street. | NA |
| III 3 | | Varied Front Setbacks | GUIDELINE: In areas with varied front setbacks, design building setbacks to act as a transition between adjacent buildings and to unify the overall streetscape. | NA |
| III 4 | | Landscaping | GUIDELINE: Provide landscaping in the front setback. | NA |
| III 5 | SIDE SPACING BETWEEN BUILDINGS | | GUIDELINE: Respect the existing pattern of side spacing. | NA |

RESIDENTIAL DESIGN GUIDELINES MATRIX

| | | | | |
|--------------------------------|----------------------------|---------------------------------|--|---|
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| III 6 | REAR YARD | | GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties. | Revise the massing to reflect the 'alternate' means of averaging, per Section 134(c)(2); the south may extend to to the extent of the adjacent southern building for half the lot width, and the north should align with the northern neighbor. The 25% required rear yard must still be met. |
| III 7 | VIEWS | | GUIDELINE: Protect major public views from public spaces. | NA |
| III 8 | SPECIAL BUILDING LOCATIONS | Corner Buildings | GUIDELINE: Provide greater visual emphasis to corner buildings. | NA |
| III 9 | | Building Abutting Public Spaces | GUIDELINE: Design building facades to enhance and complement adjacent public spaces. | NA |
| III 10 | | Rear Yard | GUIDELINE: Articulate the building to minimize impacts on light to adjacent cottages. | NA |
| Building Scale and Form | | | | |
| IV 1 | | Building Scale | GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings. | See III 6. |

RESIDENTIAL DESIGN GUIDELINES MATRIX

| | | | | |
|-------------------------------|--------------------|--|---|--|
| Project address | | 166 PARKER AVE | REVIEW TYPE | RDAT |
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| IV 2 | | Building Scale at the Street | GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the street. | MEETS GUIDELINE |
| IV 3 | | Building Scale at the Mid-Block Open Space | GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space. | MEETS GUIDELINE |
| IV 4 | BUILDING FORM | | GUIDELINE: Design the building's form to be compatible with that of surrounding buildings. | See III 6. |
| IV 5 | | Facade Width | GUIDELINE: Design the building's facade width to be compatible with those found on surrounding buildings. | MEETS GUIDELINE |
| IV 6 | | Proportions | GUIDELINE: Design the building's proportions to be compatible with those found on surrounding buildings. | MEETS GUIDELINE |
| IV 7 | | Rooflines | GUIDELINE: Design rooflines to be compatible with those found on surrounding buildings. | MEETS GUIDELINE |
| Architectural Features | | | | |
| V 1 | BUILDING ENTRANCES | | GUIDELINE: Design building entrances to enhance the connection between the public realm of the street and sidewalk and the private realm of the building. | MEETS GUIDELINE |
| V 2 | | Location of Building Entrances | GUIDELINE: Respect the existing pattern of building entrances. | MEETS GUIDELINE |
| V 3 | | Front Porches | GUIDELINE: Provide front porches that are compatible with existing porches of surrounding buildings. | MEETS GUIDELINE |

RESIDENTIAL DESIGN GUIDELINES MATRIX

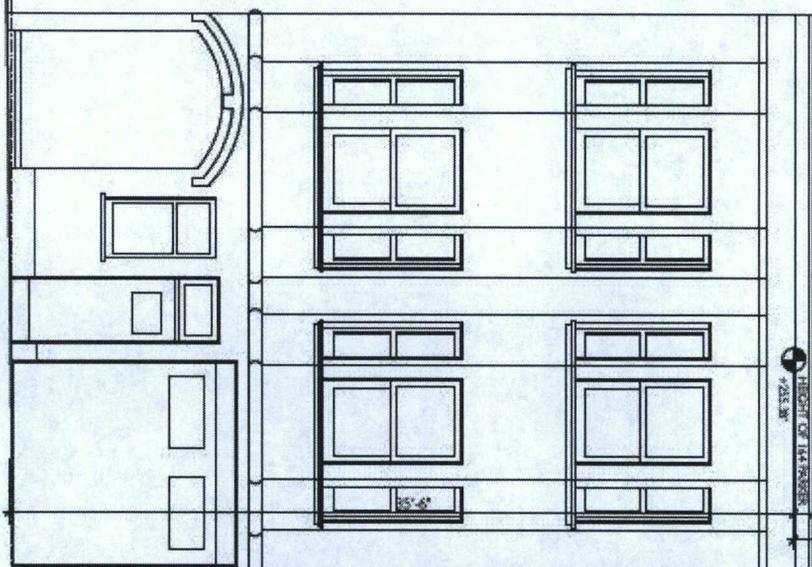
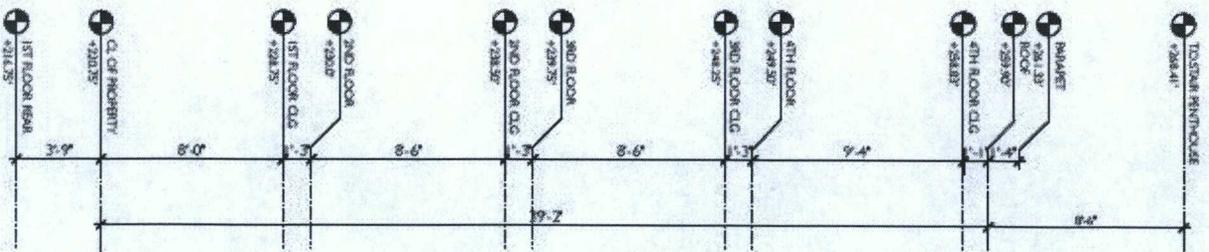
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| V 4 | | Utility Panels | GUIDELINE: Locate utility panels so they are not visible on the front building wall or on the sidewalk. | MEETS GUIDELINE |
| V 5 | BAY WINDOWS | | GUIDELINE: Design the length, height and type of bay windows to be compatible with those on surrounding buildings. | MEETS GUIDELINE |
| V 6 | GARAGES | Garage Structures | GUIDELINE: Detail garage structures to create a visually interesting street frontage. | MEETS GUIDELINE |
| V 7 | | Garage Door Design and Placement | GUIDELINE: Design and place garage entrances and doors to be compatible with the building and the surrounding area. | MEETS GUIDELINE |
| V 8 | | Garage Door Widths | GUIDELINE: Minimize the width of garage entrances. | MEETS GUIDELINE |
| V 9 | | Curb Cuts | GUIDELINE: Coordinate the placement of curb cuts. | MEETS GUIDELINE |
| V 9 | ROOFTOP ARCHITECTURAL FEATURES | | GUIDELINE: Sensitively locate and screen rooftop features so they do not dominate the appearance of a building. | MEETS GUIDELINE |
| V 10 | | Stair Penthouses | GUIDELINE: Design stair penthouses to minimize their visibility from the street. | MEETS GUIDELINE |
| V 11 | | Parapets | GUIDELINE: Design parapets to be compatible with overall building proportions and other building elements. | NA |
| V 12 | | Dormers | GUIDELINE: Design dormers to be compatible with the architectural character of surrounding buildings. | NA |

RESIDENTIAL DESIGN GUIDELINES MATRIX

| | | | | |
|------------------------------|-----------------------|-----------------------|---|--|
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| V 13 | | Windscreens | GUIDELINE: Design windscreens to minimize impacts on the building's design and on light to adjacent buildings. | NA |
| Building Details | | | | |
| VI 1 | ARCHITECTURAL DETAILS | | GUIDELINE: Design the placement and scale of architectural details to be compatible with the building and the surrounding area. | MEETS GUIDELINE |
| VI 2 | WINDOWS | | GUIDELINE: Use windows that contribute to the architectural character of the building and the neighborhood. | MEETS GUIDELINE |
| VI 3 | | Window Size | GUIDELINE: Relate the proportion and size of windows to that of existing buildings in the neighborhood. | The vertical 1'8" "fin projection" may not be a Code-complying feature, nor additive as a complement of the neighborhood character. It is recommend this feature is re-designed to relate to the bay projection better, and in so doing be the proportions and locations of the windows may also require adjustment. |

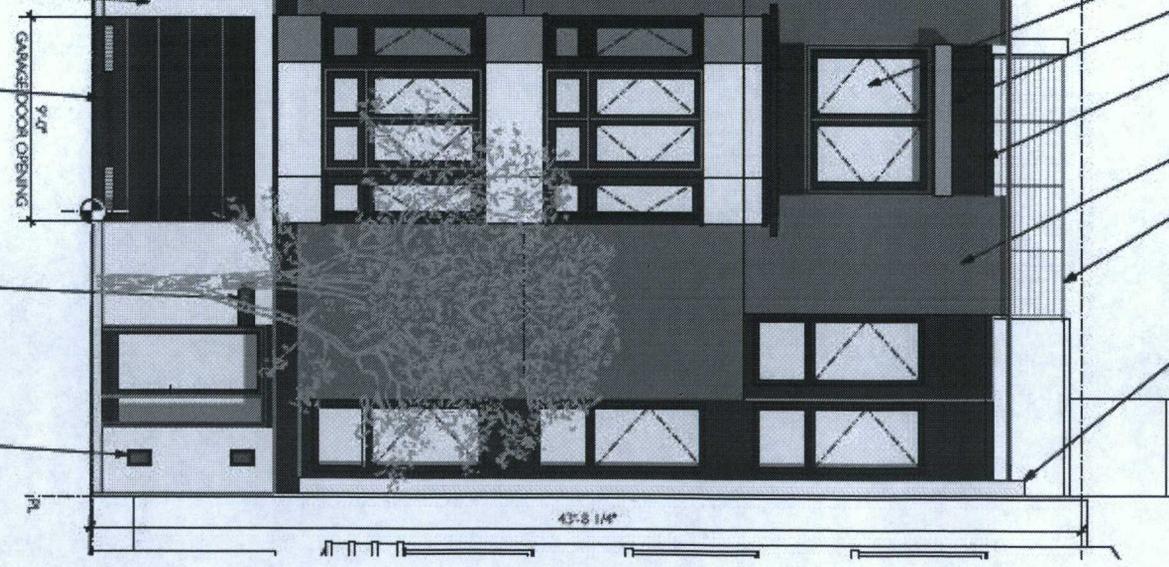
RESIDENTIAL DESIGN GUIDELINES MATRIX

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| Assigned Design Review staff | | | Meeting Attendees | Allison Albericci, Tren Greenan, Luiz Barata, Glenn Cabrerros, Jeff Joslin |
| VI 4 | | Window Features | GUIDELINE: Design window features to be compatible with the building's architectural character, as well as other buildings in the neighborhood. | MEETS GUIDELINE |
| VI 5 | | Window Material | GUIDELINE: Use window materials that are compatible with those found on surrounding buildings, especially on facades visible from the street. | MEETS GUIDELINE |
| VI 6 | EXTERIOR MATERIALS | | GUIDELINE: The type, finish, and quality of a building's materials must be compatible with those used in the surrounding area. | MEETS GUIDELINE |
| VI 7 | | Exposed Building Walls | GUIDELINE: All exposed walls must be covered and finished with quality materials that are compatible with the front facade and adjacent buildings. | MEETS GUIDELINE |
| VI 8 | | Material Detailing | GUIDELINE: Ensure that materials are properly detailed and appropriately applied. | MEETS GUIDELINE |

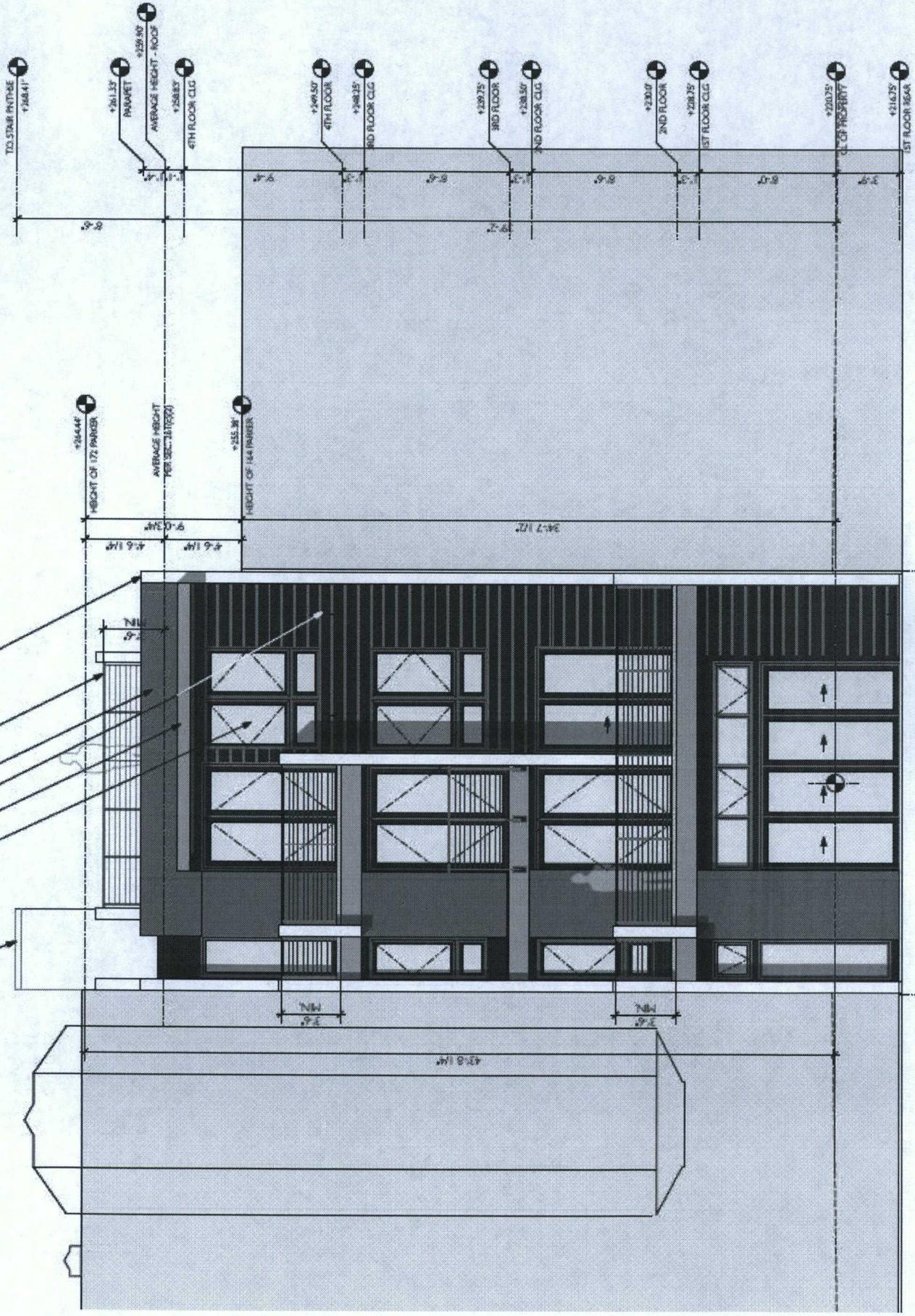


TOP OF STAIR PENNTHOUSE
 SMOOTH FINISH STUCCO, COLOR 2
 STEEL AND CABLE RAILING, TOP
 HARDIE PLANK, ASPHER SQUARE CHANNEL SIDING
 SMOOTH FINISH STUCCO, COLOR 1
 PAINTED METAL CLADDING AT CANOPY
 ALUM CLADWOOD WINDOWS, TOP
 STEEL CORNICE

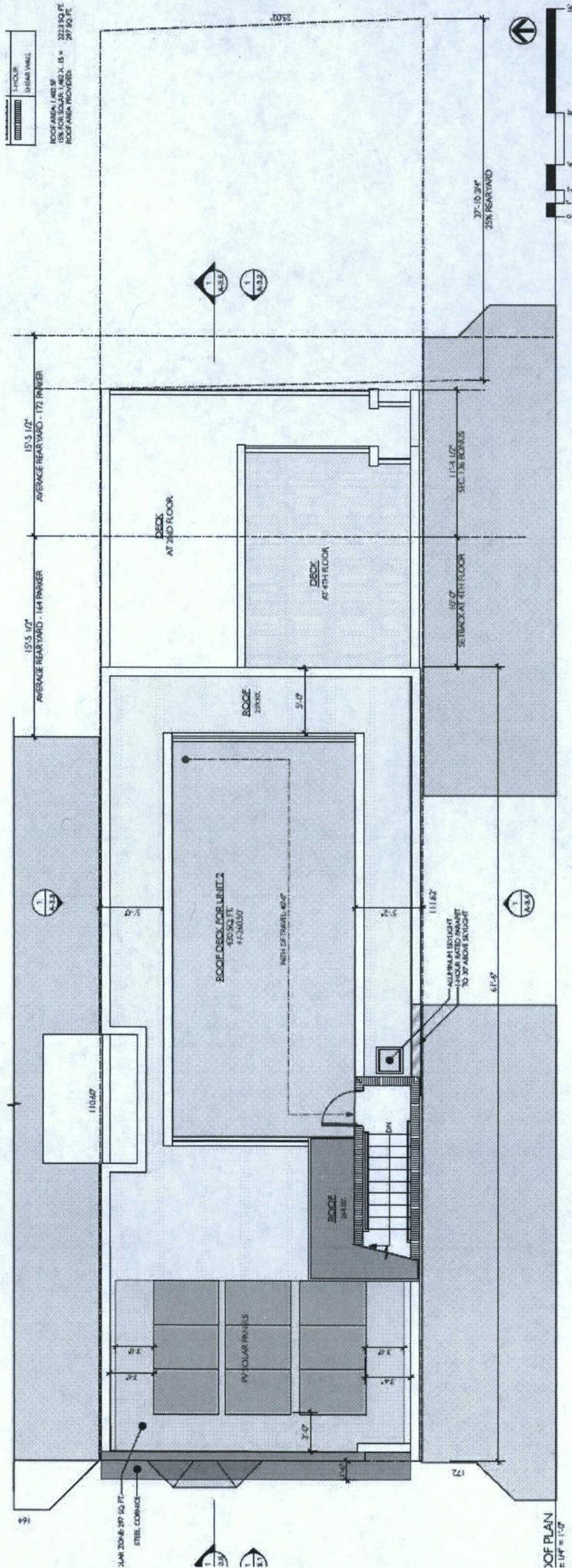
164 BARKER STREET
 SMOOTH FINISH STUCCO, COLOR 3
 SMOOTH FINISH STUCCO, COLOR 2
 SMOOTH FINISH STUCCO, COLOR 1
 PAINTED MDO GARAGE DOOR
 W/ MIN. 200 SQ. IN. CLEARVIEWING
 BACKLIT STEEL, PLYWOOD NUMBERS
 PTD. HTL. VENT GRILLS



- SMOOTH FINISH STUCCO, COLOR 1
- STEEL AND CABLE RAILING, TYP
- SMOOTH FINISH STUCCO, COLOR 2
- HARDIE PLANK "ASPIRE" SQUARE CHANNEL SIDING
- PAINTED METAL CLADDING AT CANOPY
- ALUM CLAD WOOD WINDOWS, TYP
- TOP OF STAIR PENTHOUSE

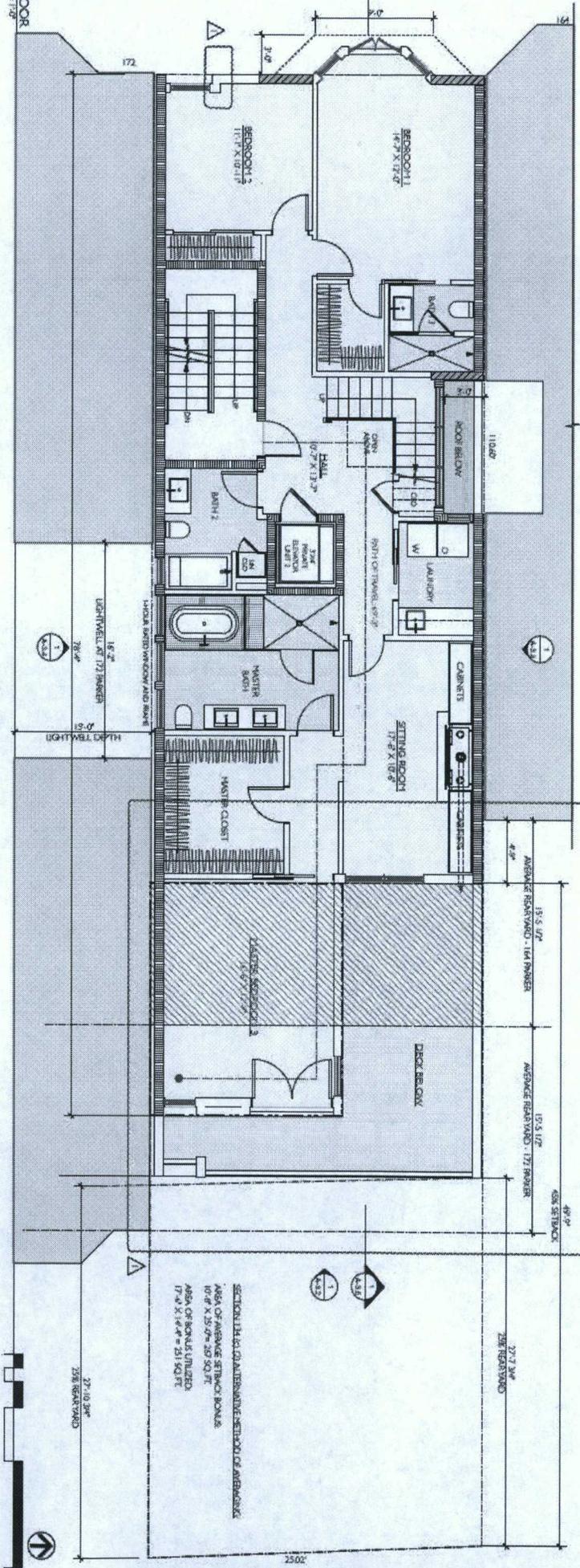


1'-0" = 1" (VERTICAL)
 1" = 10'-0" (HORIZONTAL)
 ROOF AREA: 480 SQ. FT.
 15% OVERHANG: 1,482 X 15% = 222.3 SQ. FT.
 ROOF AREA PROVIDED: 297.7 SQ. FT.

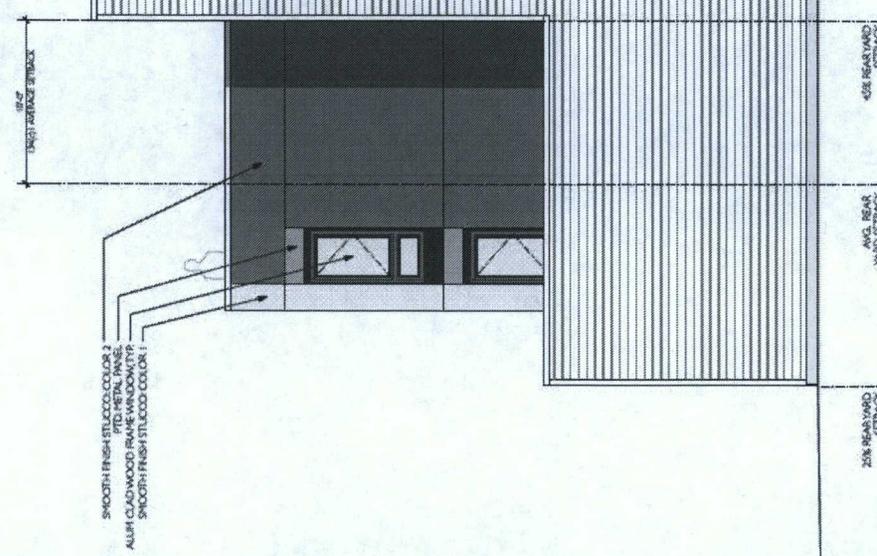
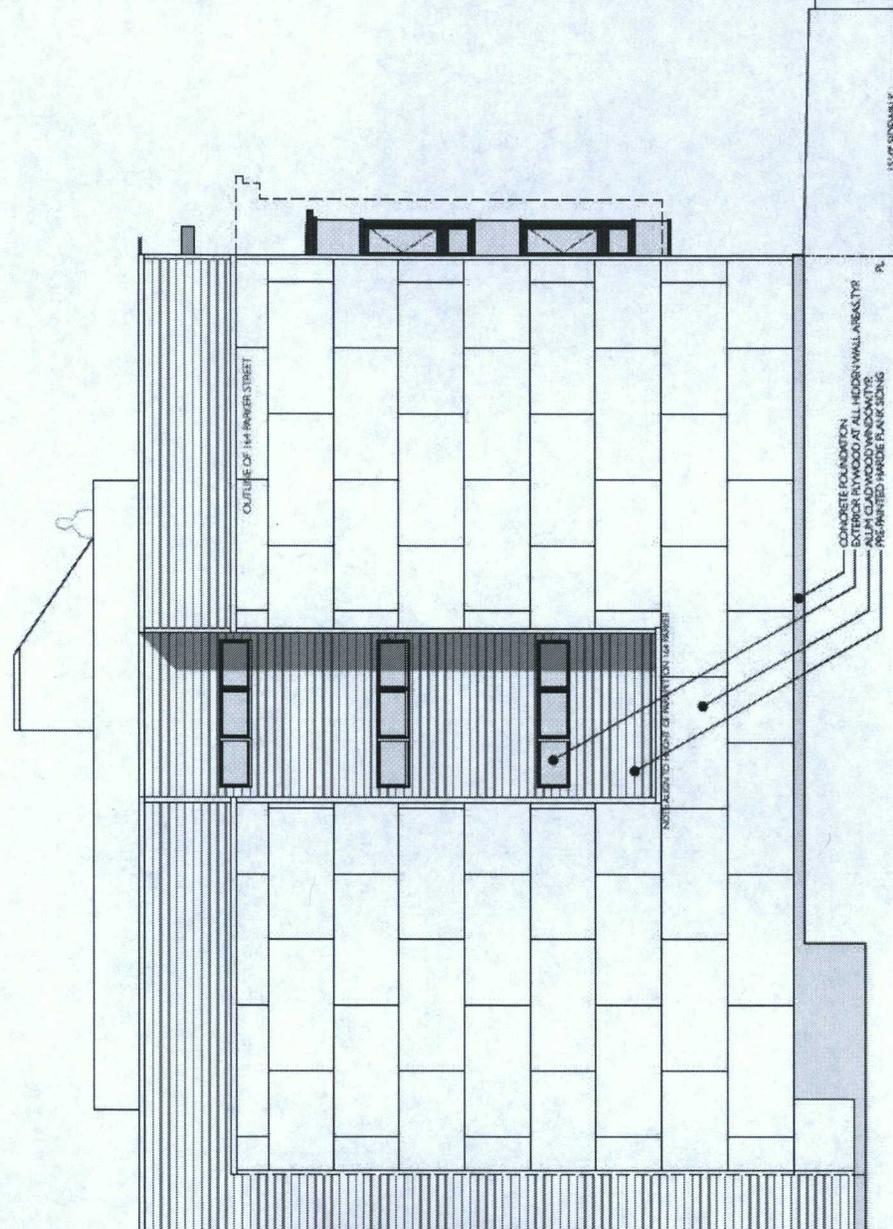
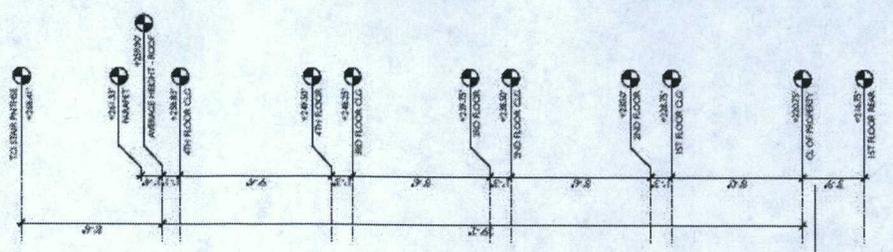


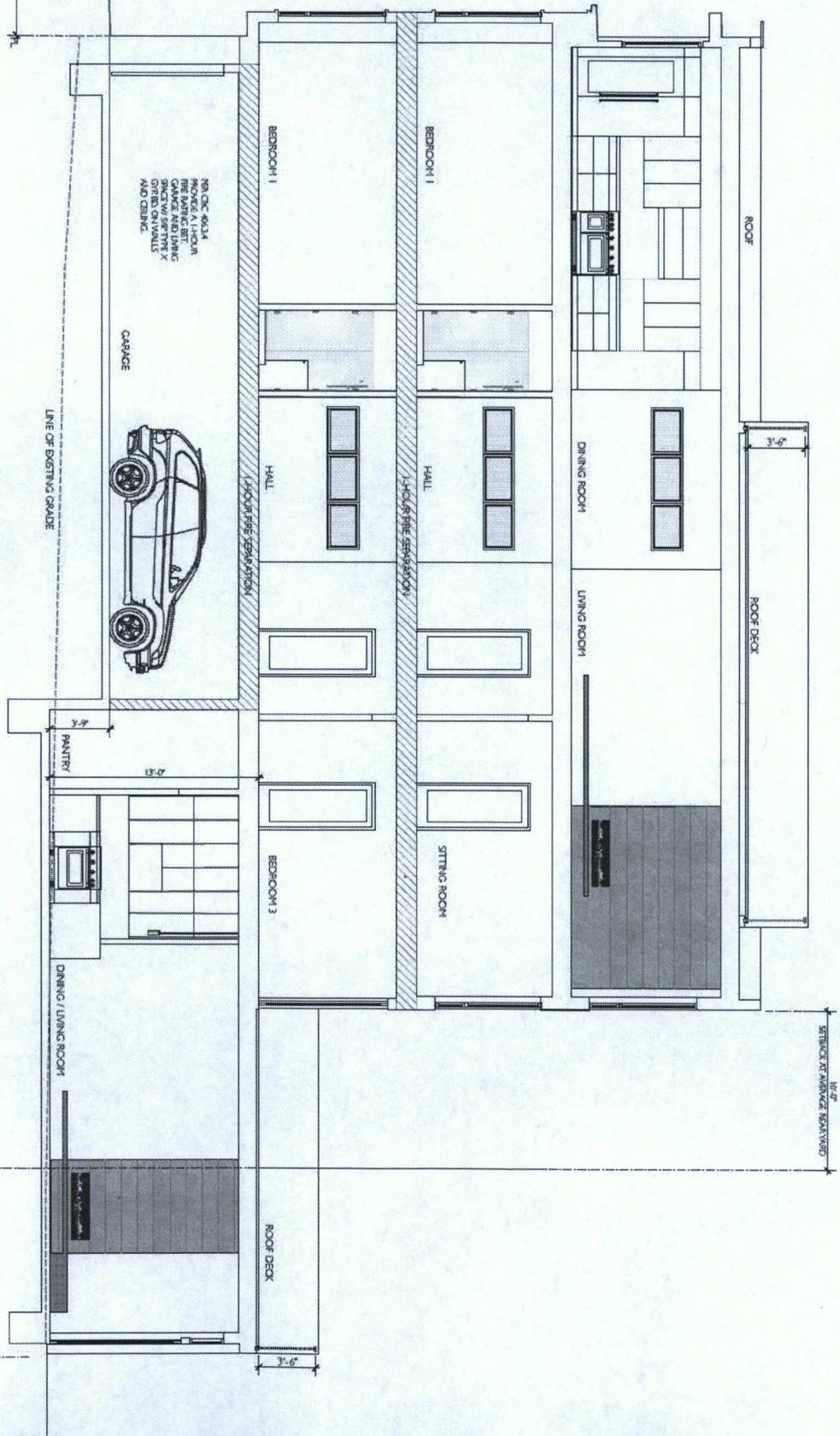
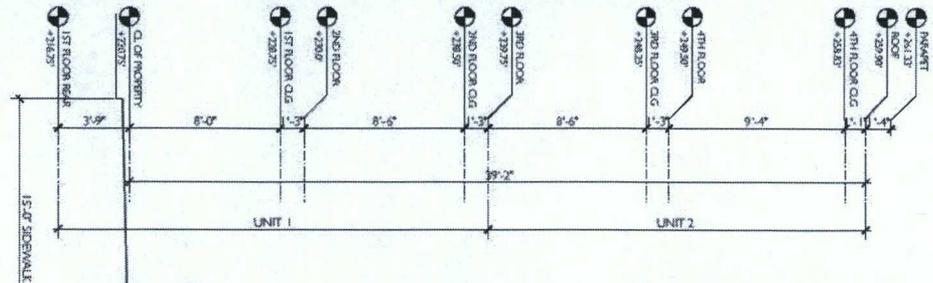
ROOF PLAN 2
 1/8" = 1'-0"

3RD FLOOR
Scale 1/8" = 1'-0"



SECTION 1-1 TO 1-2 ALTERNATIVE METHOD OF AVERAGE
 AREA OF AVERAGE STRUCK BOARD
 17'-0" X 23'-0" = 391 SQ. FT.
 AREA OF SOLID UNITS
 17'-0" X 14'-0" = 238 SQ. FT.





15% REAR YARD SETBACK
 15% REAR YARD SETBACK
 15% REAR YARD SETBACK

RESPONSE TO
DISCRETIONARY
REVIEW (DRP)



SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: _____ Zip Code: _____

Building Permit Application(s): _____

Record Number: _____ Assigned Planner: _____

Project Sponsor

Name: _____ Phone: _____

Email: _____

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

| | EXISTING | PROPOSED |
|--|----------|----------|
| Dwelling Units (only one kitchen per unit - additional kitchens count as additional units) | | |
| Occupied Stories (all levels with habitable rooms) | | |
| Basement Levels (may include garage or windowless storage rooms) | | |
| Parking Spaces (Off-Street) | | |
| Bedrooms | | |
| Height | | |
| Building Depth | | |
| Rental Value (monthly) | | |
| Property Value | | |

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

| | |
|--|--|
| Signature:  | Date: |
| Printed Name: | <input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent |

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



December 16, 2019

Response to DR for 166 Parker Avenue
Permit Application #: 2019.0410.7564

There are two DRs filed on this project: DR one (DR 1) is from the neighbor, Marc Samuels at 164 Parker Avenue and a second (DR 2) from Rose Hilson on behalf of the Jordan Park Improvement Association (JPIA). The responses below will address each separately with which DR request noted in the text response.

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?

DR 1: The proposed project had extensive review by the Residential Design Team which included a complete reshaping of the rear yard massing. By utilizing the alternate means of rear yard averaging (sec. 134(c)2), the revised massing substantially reduces the impact at the shared property line by 10'-8" over 3 stories, from an extension beyond the rear wall of 164 Parker from 15'-5 1/2" to 4'-9".

The DR requester feels the portion of the building closest to his home should be set back further than the averaging proscribes. When asked (from the text of the DR application), *"The architect responded on 19 August 2019 stating that 164 Parker's proposed setback to flush out the adjoining building walls would result in a reduction in the allowable envelope, and is therefore, not recoverable. 164 Parker spoke to Christopher May (note that this was not posed to the project planner, Matt Dito) at planning on 26 September 2019, who stated the area lost due to the aligning 164 and 166 Parker rear walls is recoverable."*

What the DR requester did not do is show the planner the plans of the project but asked a generic question about whether or not the space moved could be located elsewhere on the property. The response from the architect is that *in this case*, the space that the DR requester is asking to be removed, approximately 150 sq. ft., cannot fit anywhere else on the property and be within the allowable envelope as prescribed by the Planning code and the Residential Design Guidelines. Also, this additional setback would eliminate a bedroom in the lower unit of the building.

Therefore, the project should be approved because the design does not create any extraordinary circumstance, not anticipated by the Residential Design Guidelines or the code and that the revised design, as suggested by the Residential Design Team, provides for an acceptable, code compliant compromise for the neighbor.

DR 2: There are many concerns expressed by this DR requester that, for the most part, involve a complete rejection of the proposed design with respect to *"the height, bulk, features, materials and patterns of height,"* (from DR requester's text.) In addition, there are numerous references to the colors that she clearly does not like. As, of course, should be evident is that this project could not have been approved by either the assigned planner or the Residential Design Team for 311 notification if the project had the extent of the problems as outlined in this DR application. These "concerns" are in no way extraordinary or exceptional and do not, in any way, conflict with the City's General Plan, Priority Policies or the Residential Design Guidelines.

The only reference to an "extraordinary circumstance", finally noted on page 4 of 14, is that "the other buildings on the block were built before RDGs, before planning code as it is today (non-conforming)." The

explanation of this is that since there are some buildings that exceed basic code requirements (ie, the height of the building at 172 Parker) then they should just not be noted or used when evaluating the new project for code compliance. While this seems ignorant of how both the code and the Residential Design Guidelines are actually implemented, it also attempts to supersede decisions about well-established planning principles with her own judgement about what is appropriate on any property from her own perspective. This can hardly be considered extraordinary and exceptional in any possible way and should not be considered at all.

The project should be approved because it meets both the letter and intent of the Planning Code and approved by the Residential Design Team in two reviews. The height, bulk, features, materials and patterns of height are all consistent with the neighborhood and the project fits comfortably within the very diverse forms and styles of this block of Parker Avenue.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

DR 1: The changes made to the rear massing of the project were done at the request of the Residential Design Team after the project that was reviewed at the pre-application meeting had been submitted. With that alteration, we do not wish to make any additional alterations to address the concern of the DR requester.

DR 2: The only change that I have offered to make to this DR requester is in the final color palette for the building. In a number of email exchanges, and in the text of the DR application, there are many references to the DR requester's dislike of the black of the window frames or the "grey" wall areas. I have responded with our offer to alter the color palette to be more in keeping with that of the JPIA area. It should be noted, however, that there are a number of houses in Jordan Park that feature dark stained shingles with black or dark green painted trim, as well as houses of loud colors of yellow and red, medium to dark grey and dark navy blue.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

DR 1: The project as designed, sensitively addresses both the form and massing of the neighboring buildings at the rear yard or east end of the property. The reduction of the 4'-9" extension beyond 164 Parker would eliminate a bedroom in the lower unit of 166 Parker. The small portion that does extend beyond the setback that the DR requester is at issue with, is set 10'-8" south of the property line and is only 3 stories, not 4 for that portion of the building. Also, this portion of the building is set back 32'-6" from the rear property line, 16.5% more than is required. This rear yard massing is very modest as compared with similar buildings in the area or in any RH-2 zoning area. Therefore, the proposed building will not have any adverse effect on the surrounding properties and we are not willing to modify the project as requested in this DR application.

DR 2: Since this DR request calls for the complete redesign of the building based on the DR requester's own interpretation of the Planning code and the Residential Design Guidelines, we are not willing to make any physical changes to the design. The proposed design in form, massing, materials and features are consistent with the Residential Design Guidelines and are a compliment to the myriad of styles, scale, forms and materials that can be found in the 100 block of Parker Avenue and therefore, will have no adverse effect on the surrounding properties. As there are no extraordinary or exceptional circumstances cited in the DR application, we are unwilling to modify the project at all, except as noted in the response to question 2.

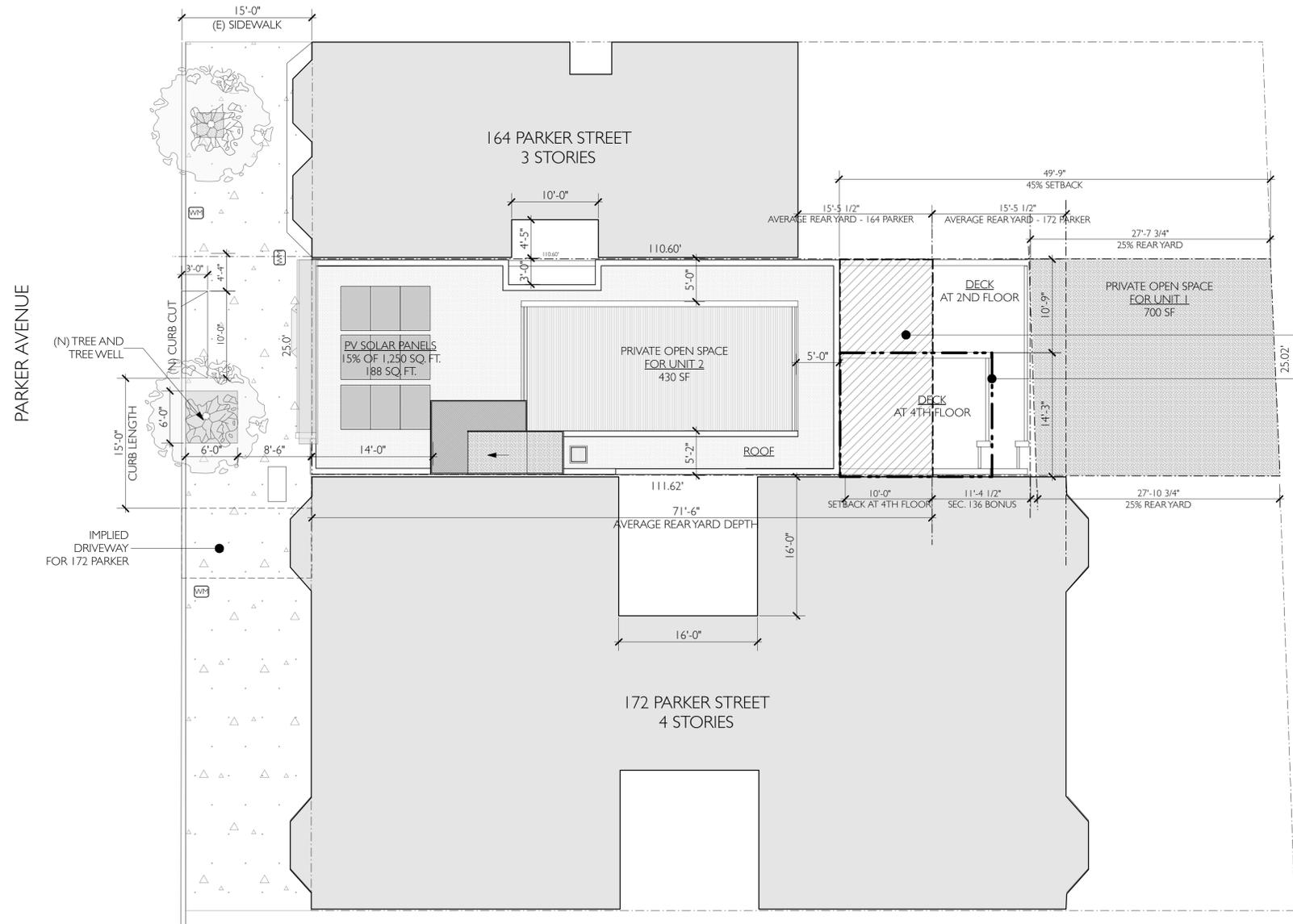


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Jonathan Pearlman



SECTION 134 (c) (2) ALTERNATIVE METHOD OF AVERAGING:

AREA OF AVERAGE SETBACK BONUS:
 10'-8" X 25'-0" = 267 SQ. FT.

AREA OF BONUS UTILIZED:
 17'-6" X 14'-4" = 251 SQ. FT.

4TH FLOOR SETBACK 10'-0" FROM AVERAGE

PARKER AVENUE

IMPLIED DRIVEWAY FOR 172 PARKER

1 PROPOSED SITE / ROOF PLAN
 Scale: 1/8" = 1'-0"



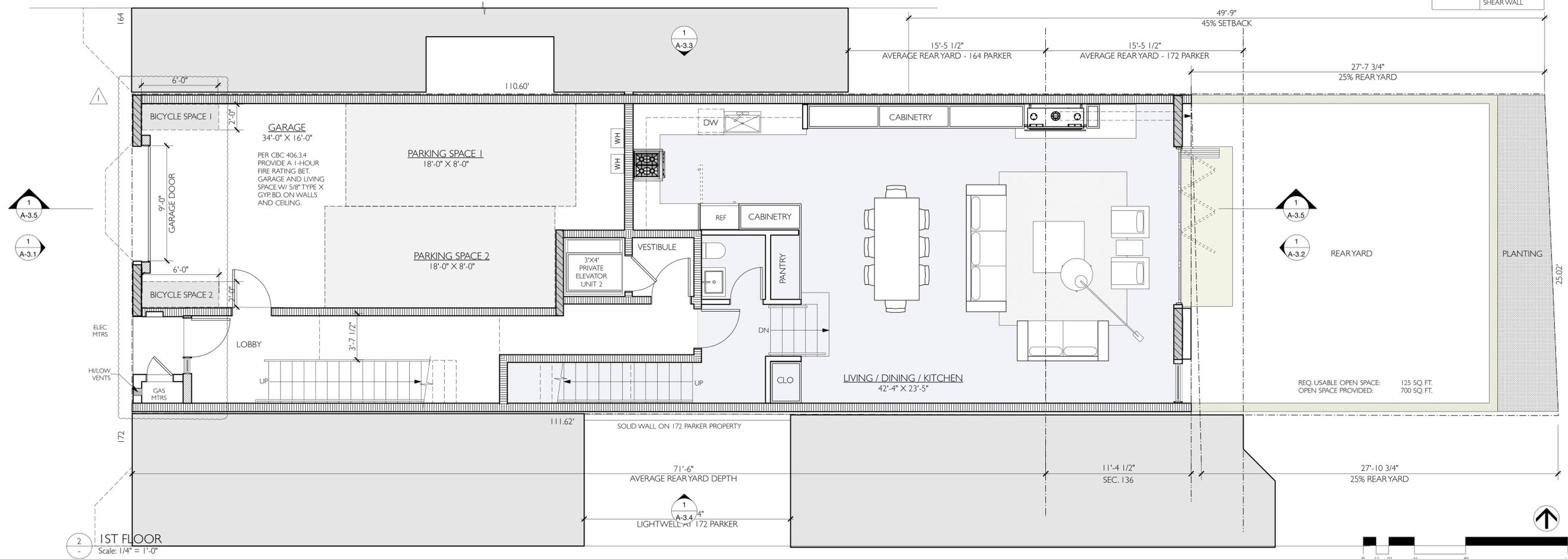
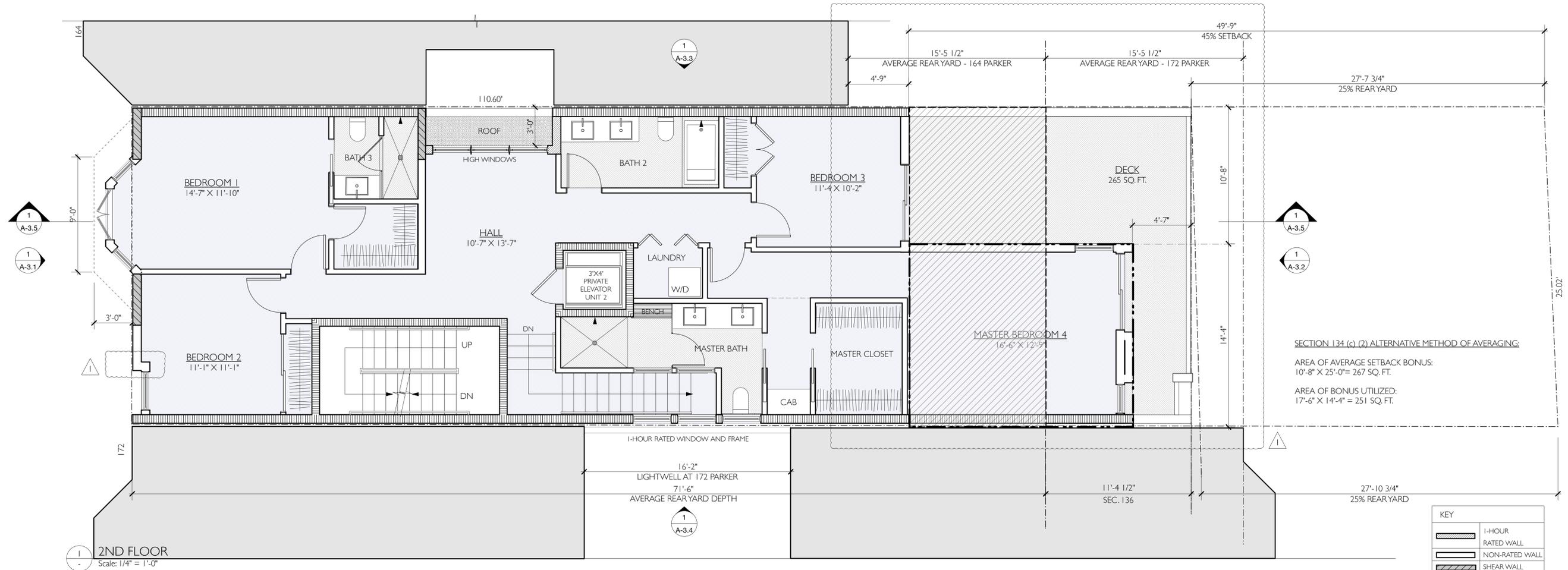
Condominiums
 166 Parker Avenue
 San Francisco, CA 94118

| # | date | issue |
|---|---------|-------------------|
| 1 | 7.30.19 | PLANNING RESPONSE |

Proposed Site Plan

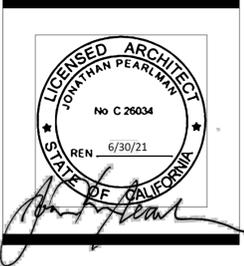
| | |
|-------------|---------|
| project: | 18.07 |
| drawn by: | JP |
| checked by: | |
| date: | 3.12.19 |
| scale: | |

A-1.1



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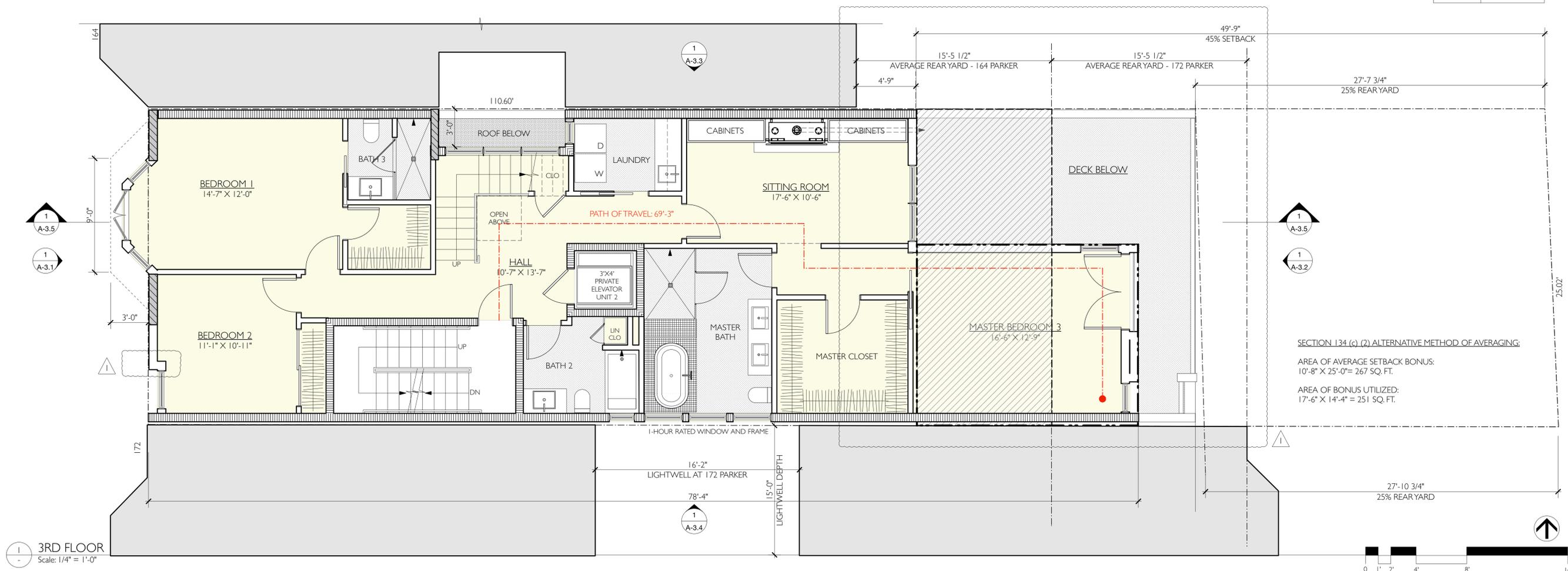
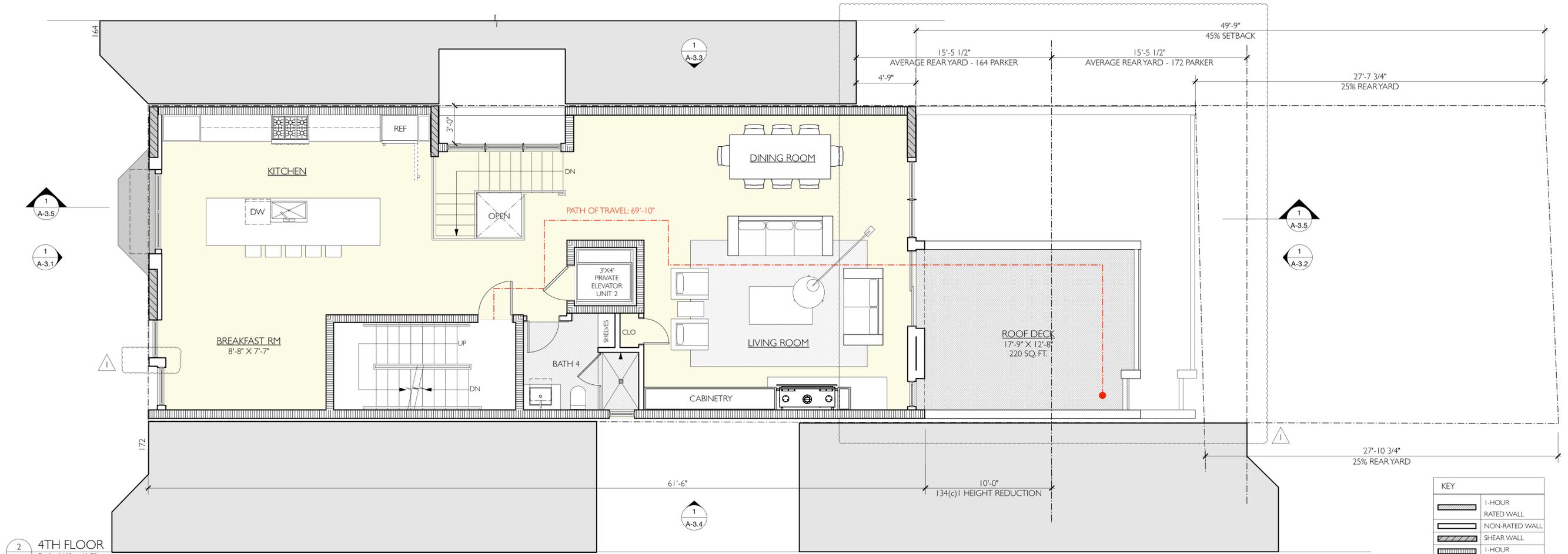
Condominiums
 166 Parker Avenue
 San Francisco, CA 94118

| # | date | issue |
|---|---------|-------------------|
| 1 | 7.30.19 | PLANNING RESPONSE |

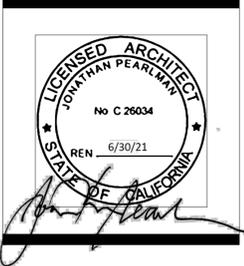
1st & 2nd Floor Plans

project: 18.07
 drawn by: JP
 checked by:
 date: 3.12.19
 scale:

A-2.1



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| # | date | issue |
|---|---------|-------------------|
| 1 | 7.30.19 | PLANNING RESPONSE |

3rd & 4th Floor Plans

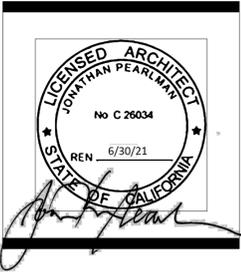
project: 18.07
drawn by: JP
checked by:
date: 3.12.19
scale:

A-2.2



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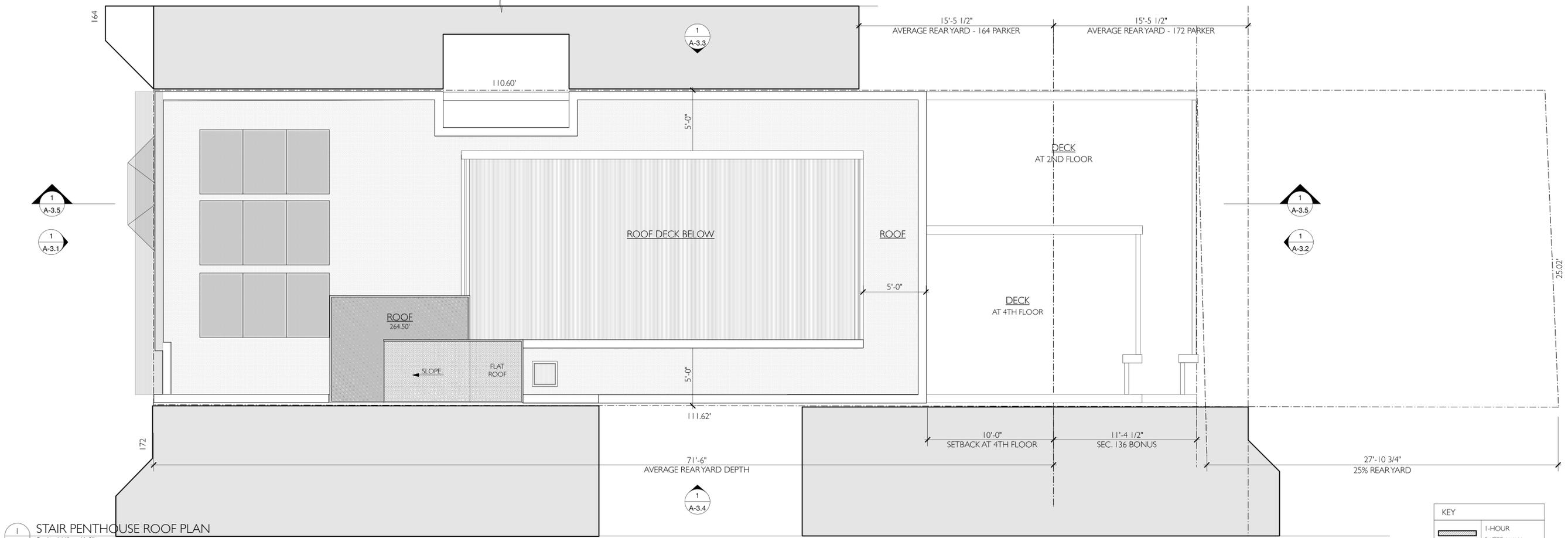
Condominiums
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 San Francisco, CA 94118

| # | date | issue |
|---|---------|-------------------|
| 1 | 7.30.19 | PLANNING RESPONSE |

Roof Plan

project: 18.07
 drawn by: JP
 checked by:
 date: 3.12.19
 scale:

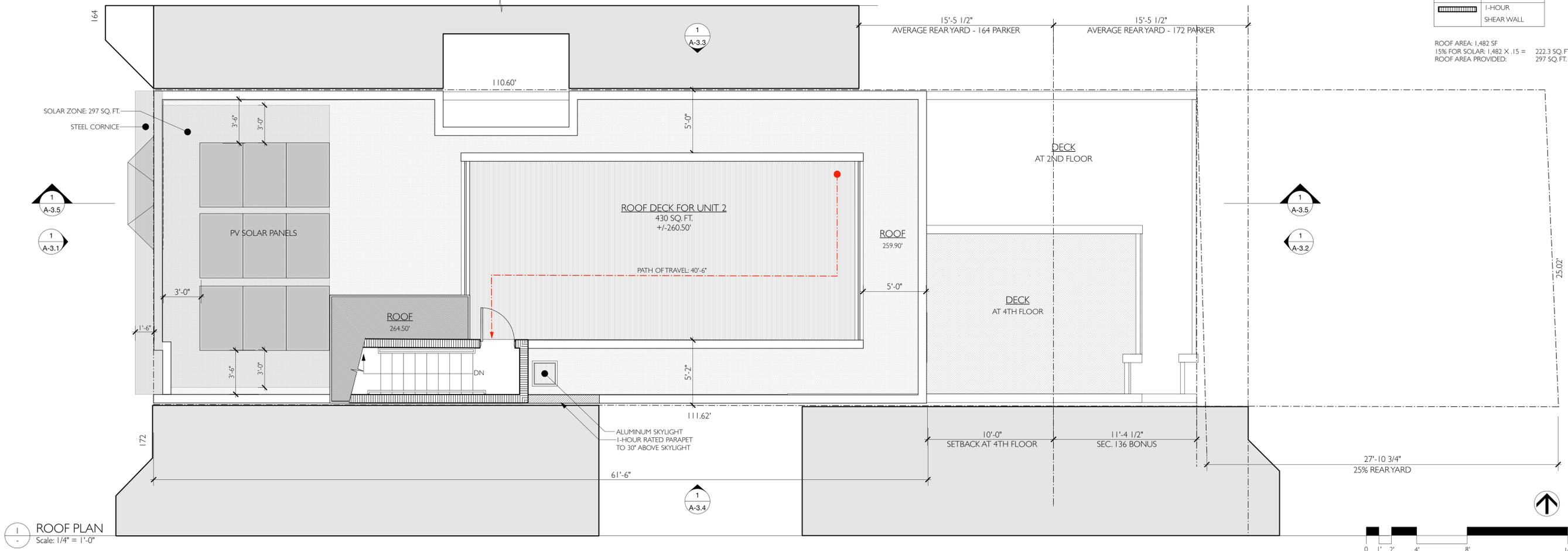
A-2.3



KEY

| | |
|--|-------------------|
| | 1-HOUR RATED WALL |
| | NON-RATED WALL |
| | SHEAR WALL |
| | 1-HOUR SHEAR WALL |

ROOF AREA: 1,482 SF
 15% FOR SOLAR: 1,482 X .15 = 222.3 SQ. FT.
 ROOF AREA PROVIDED: 297 SQ. FT.





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| # | date | issue |
|---|---------|-------------------|
| 1 | 7.23.19 | PLANNING RESPONSE |
| | | |
| | | |
| | | |

West Elevation

| | |
|-------------|---------|
| project: | 18.07 |
| drawn by: | JP |
| checked by: | |
| date: | 3.12.19 |
| scale: | |

A-3.1

TOP OF STAIR PENTHOUSE
 SMOOTH FINISH STUCCO, COLOR 2
 STEEL AND CABLE RAILING, TYP
 HARDIE PLANK "ASPYRE" SQUARE CHANNEL SIDING
 SMOOTH FINISH STUCCO, COLOR 1
 PAINTED METAL CLADDING AT CANOPY
 ALUM CLAD WOOD WINDOWS, TYP
 STEEL CORNICE

SMOOTH FINISH STUCCO, COLOR 3
 SMOOTH FINISH STUCCO, COLOR 2
 SMOOTH FINISH STUCCO, COLOR 1
 PAINTED MDO GARAGE DOOR
 W/ MIN. 200 SQ. IN. CLEAR VENTING
 BACKLIT, ST. STEEL PIN-MTD NUMBERS
 PTD MTL VENT GRILLS

- TOP STAIR PENTHOUSE
+268.41'
- PARAPET
+261.33'
- ROOF
+259.90'
- 4TH FLOOR CLG
+258.83'
- 4TH FLOOR
+249.50'
- 3RD FLOOR CLG
+248.25'
- 3RD FLOOR
+239.75'
- 2ND FLOOR CLG
+238.50'
- 2ND FLOOR
+230.0'
- 1ST FLOOR CLG
+228.75'
- CL OF PROPERTY
+220.75'
- 1ST FLOOR REAR
+216.75'



WEST ELEVATION
 Scale: 1/4" = 1'-0"





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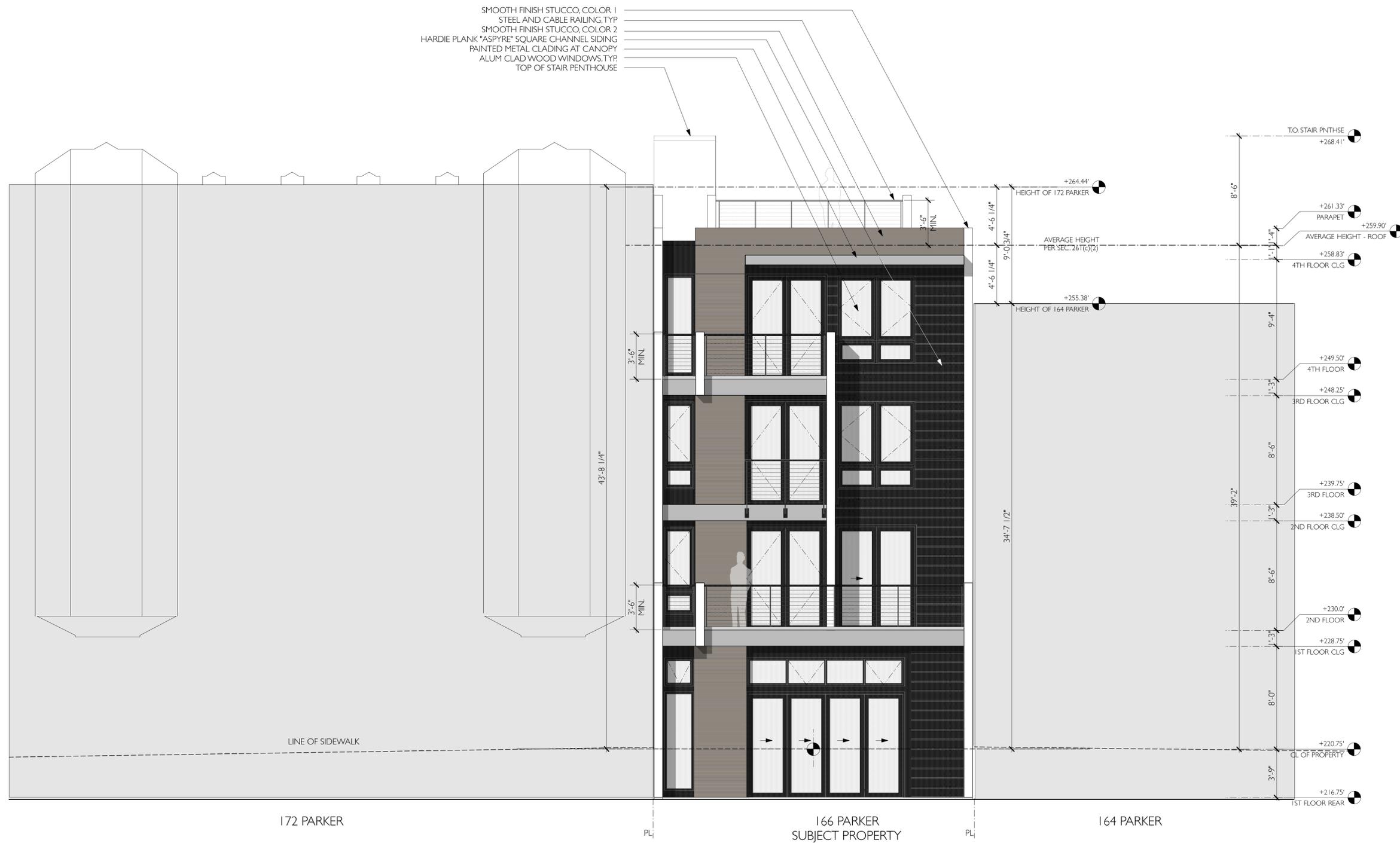
Condominiums
 166 Parker Avenue
 San Francisco, CA 94118

| # | date | issue |
|---|---------|-------------------|
| 1 | 7.23.19 | PLANNING RESPONSE |

East Elevation

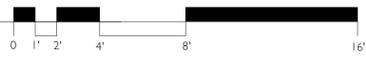
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|-------------|---------|
| project: | 18.07 |
| drawn by: | JP |
| checked by: | |
| date: | 3.12.19 |
| scale: | |

A-3.2



SMOOTH FINISH STUCCO, COLOR 1
 STEEL AND CABLE RAILING, TYP
 SMOOTH FINISH STUCCO, COLOR 2
 HARDIE PLANK "ASPYRE" SQUARE CHANNEL SIDING
 PAINTED METAL CLADDING AT CANOPY
 ALUM CLAD WOOD WINDOWS, TYP
 TOP OF STAIR PENTHOUSE

EAST - REAR ELEVATION
 Scale: 1/4" = 1'-0"





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| # | date | issue |
|---|---------|-------------------|
| 1 | 7.23.19 | PLANNING RESPONSE |

North Elevation

project: 18.07
 drawn by: JP
 checked by:
 date: 3.12.19
 scale:

A-3.3

SMOOTH FINISH STUCCO, COLOR 2
 PTD. METAL PANEL
 ALUM. CLAD WOOD FRAME WINDOW, TYP.
 SMOOTH FINISH STUCCO, COLOR 1

10'-0"
 134(c)1 AVERAGE SETBACK

25% REAR YARD SETBACK
 AVG. REAR YARD SETBACK
 45% REAR YARD SETBACK

NOTE: ALIGN TO HEIGHT OF PARAPET ON 164 PARKER

CONCRETE FOUNDATION
 EXTERIOR PLYWOOD AT ALL HIDDEN WALL AREAS, TYP.
 ALUM. CLAD WOOD WINDOW, TYP.
 PRE-PAINTED HARDIE PLANK SIDING

OUTLINE OF 164 PARKER STREET

TO STAIR PNTHSE +268.41'
 8'-6"
 +261.33' PARAPET
 +259.90' AVERAGE HEIGHT - ROOF
 1'-11/4"
 +258.83' 4TH FLOOR CLG
 9'-4"
 +249.50' 4TH FLOOR
 1'-3" 3RD FLOOR CLG
 +248.25'
 8'-6"
 39'-2" 3RD FLOOR
 +239.75'
 1'-3" 2ND FLOOR CLG
 +238.50'
 8'-6"
 8'-0" 2ND FLOOR
 +230.0'
 1'-3" 1ST FLOOR CLG
 +228.75'
 8'-0"
 3'-9" CL OF PROPERTY
 +220.75'
 15'-0" SIDEWALK
 +216.75' 1ST FLOOR REAR

NORTH ELEVATION
 Scale: 1/4" = 1'-0"





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Jonathan Pearlman

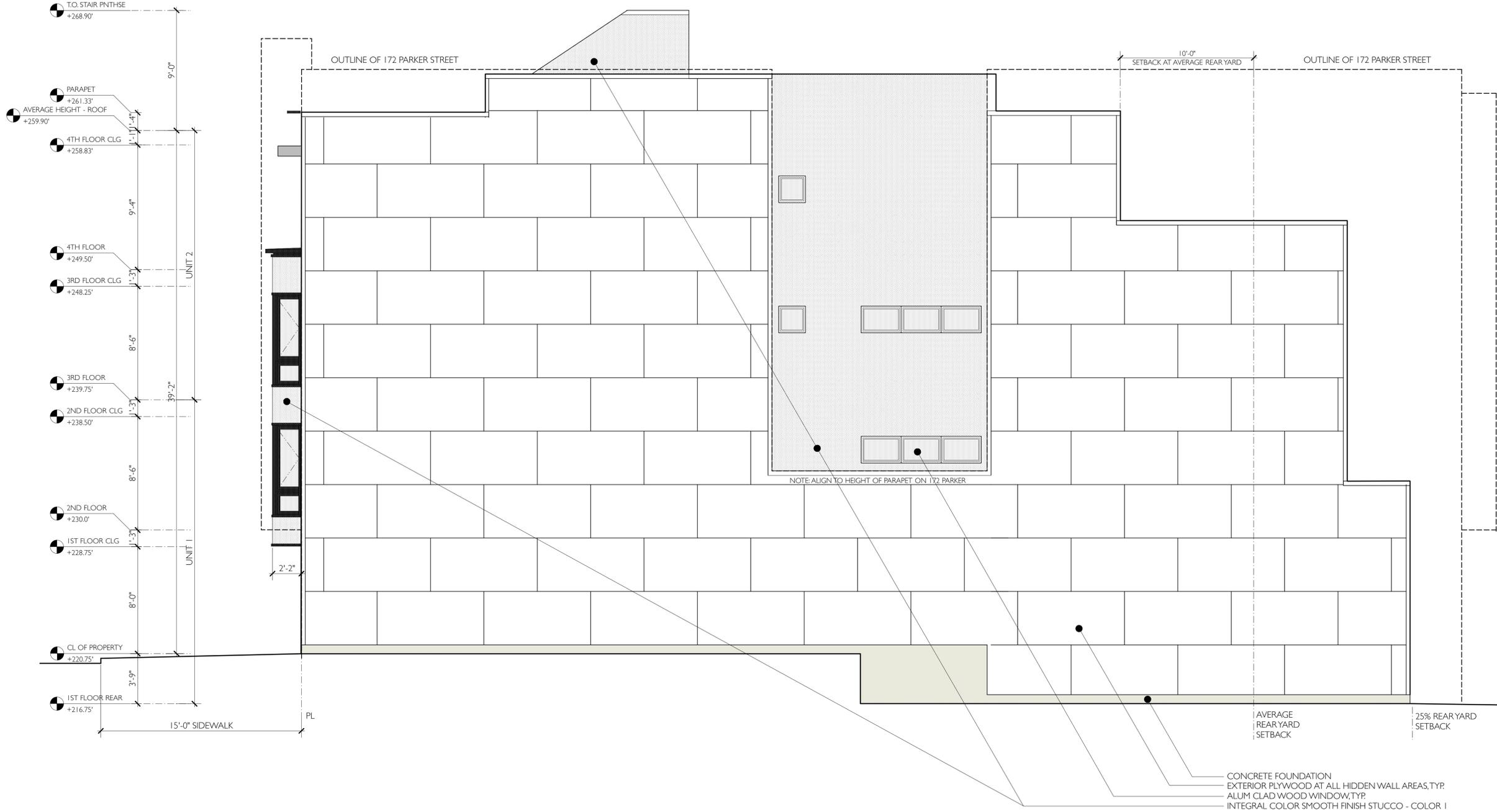
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| # | date | issue |
|---|---------|-------------------|
| 1 | 7.23.19 | PLANNING RESPONSE |

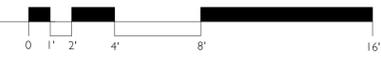
South Elevation

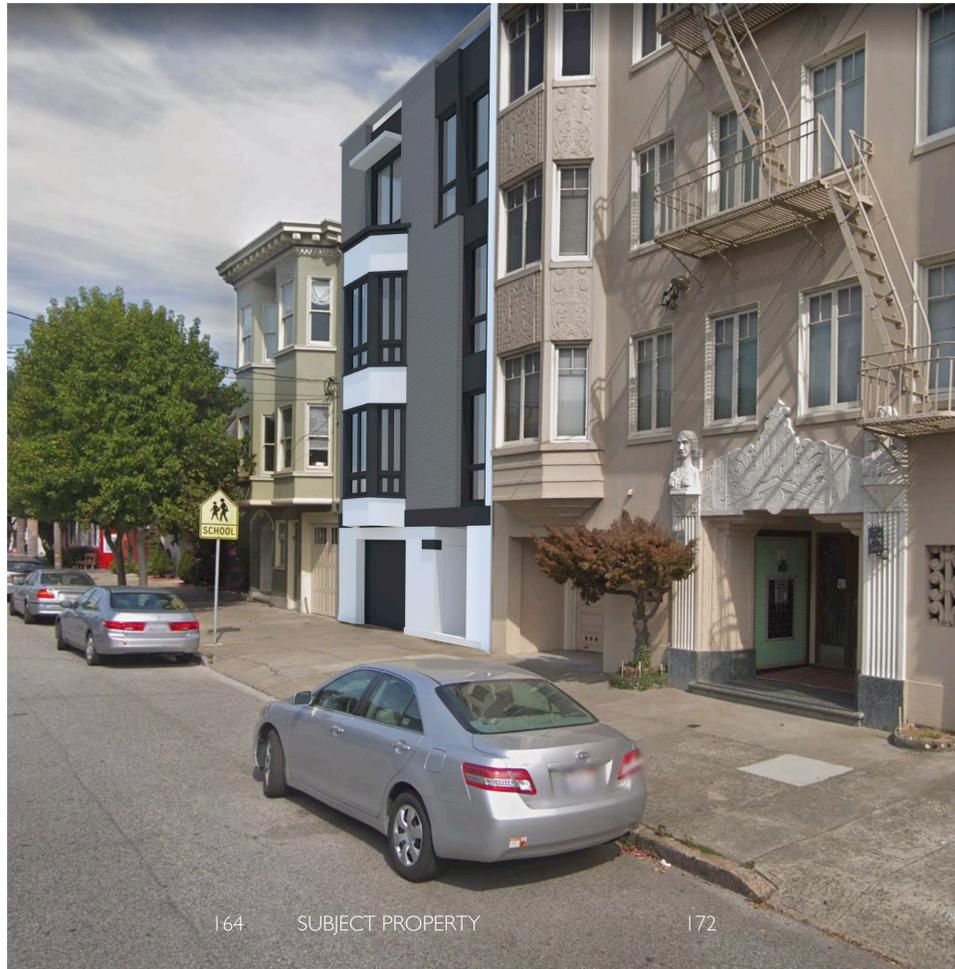
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 drawn by: JP
 checked by:
 date: 3.12.19
 scale:

A-3.4



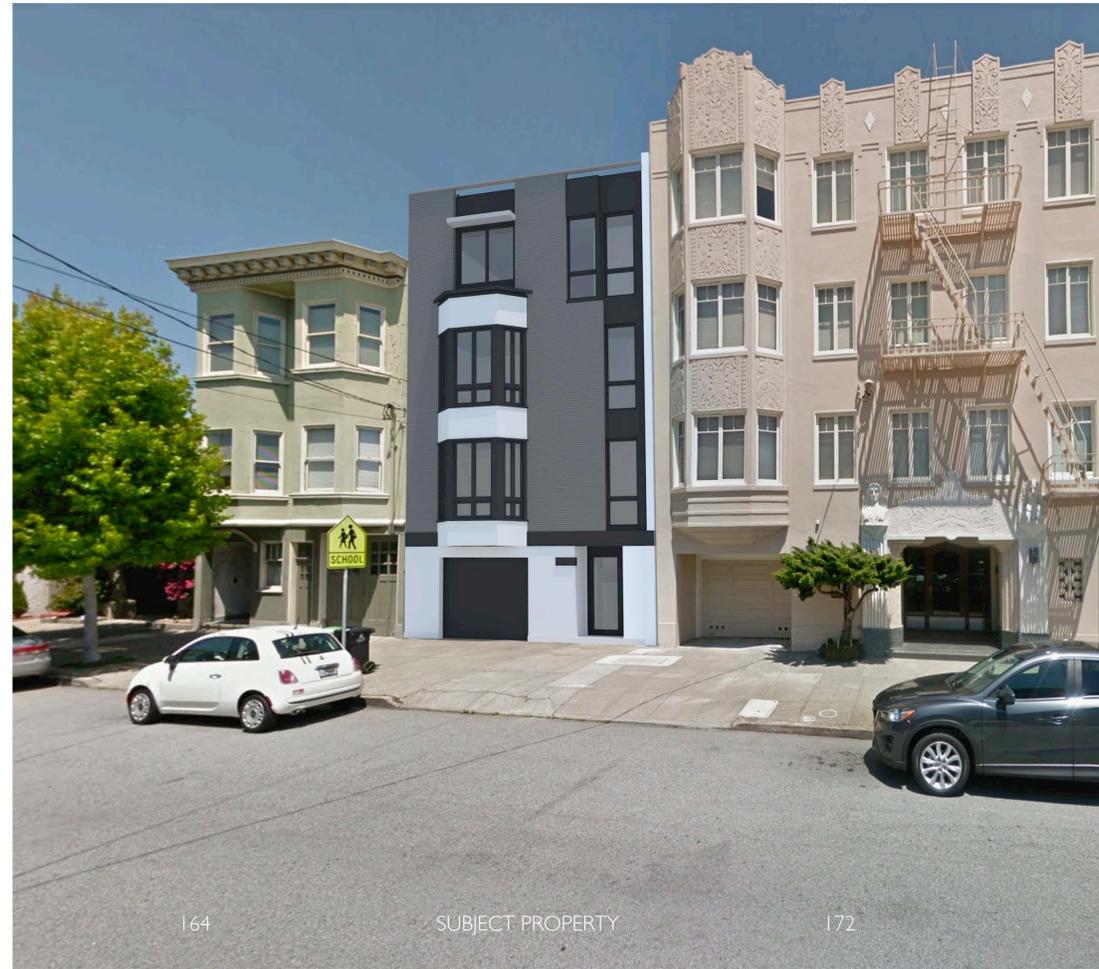
SOUTH ELEVATION
 Scale: 1/4" = 1'-0"





164 SUBJECT PROPERTY

172



164

SUBJECT PROPERTY

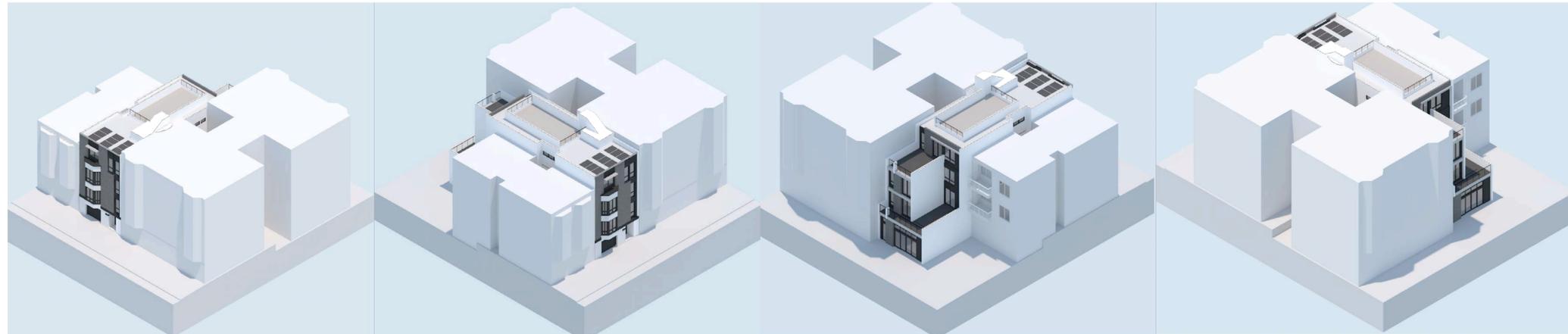
172

FRONT FROM SOUTHWEST

FRONT FROM NORTHWEST

REAR FROM NORTHEAST

REAR FROM SOUTHEAST

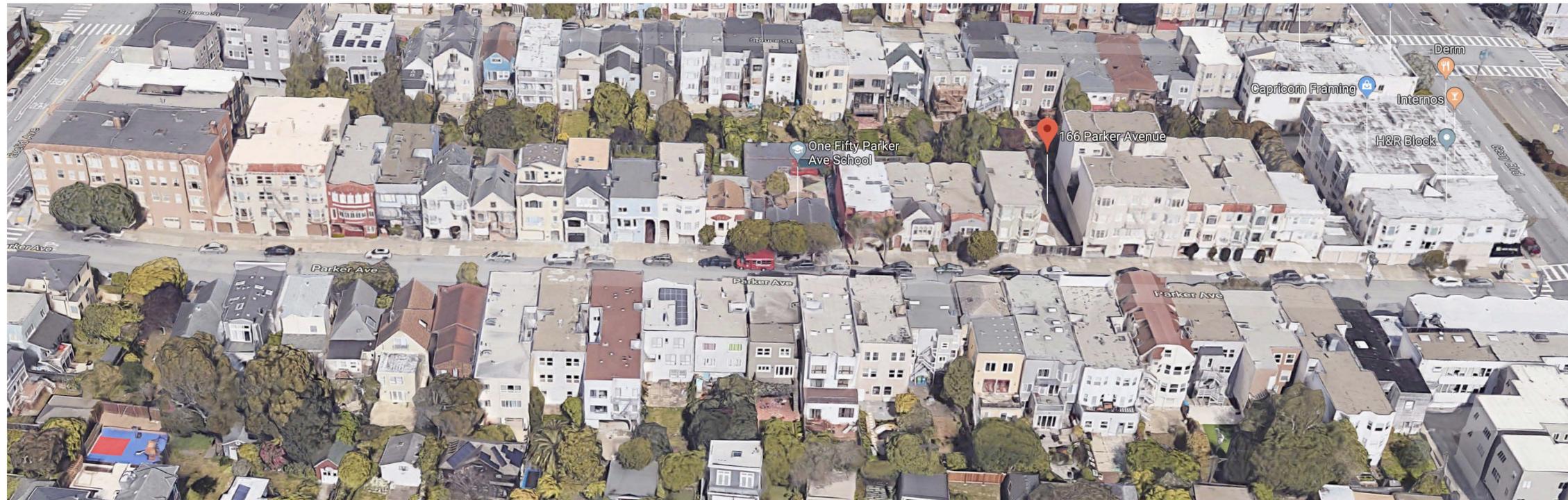


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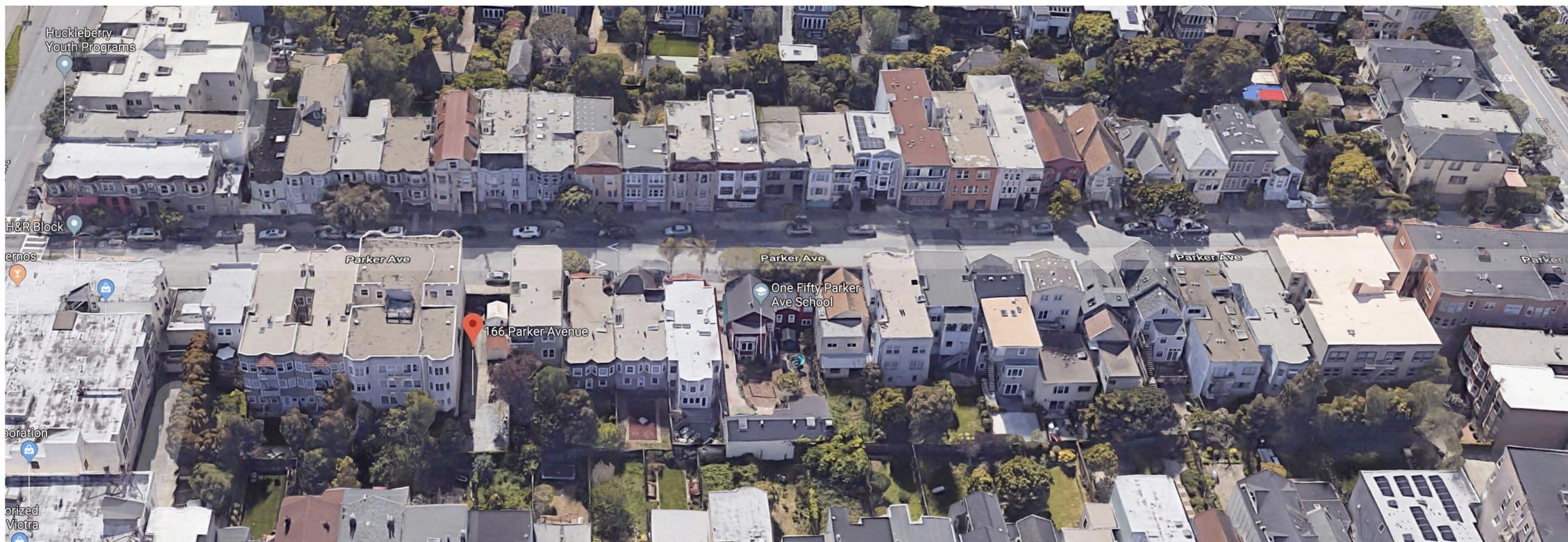
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EAST SIDE OF PARKER AVENUE FROM EUCLID AVENUE (LEFT) TO GEARY BOULEVARD (RIGHT)

WEST SIDE OF PARKER AVENUE FROM GEARY BOULEVARD (LEFT) TO EUCLID AVENUE (RIGHT)



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EAST SIDE OF PARKER AVENUE FROM EUCLID AVENUE (LEFT) TO GEARY BOULEVARD (RIGHT)

166 PARKER
PROJECT SITE



WEST SIDE OF PARKER AVENUE FROM GEARY BOULEVARD (LEFT) TO EUCLID AVENUE (RIGHT)

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