

Received at OPC Hearing 7/25/19  
D. Winslow

July 23, 2019

1310 18th Avenue  
San Francisco, CA 94122

**Re: Discretionary Review of 2017-000987DRP-02 (25 17th Ave) & 2017-000987DRP-04 (27 17th Ave)**

Members of the San Francisco Planning Commission:

This letter concerns the Discretionary Review application for 25 & 27 17th Avenue in the Lake District (a.k.a. Inner Richmond District) of San Francisco. I am a licensed California attorney with a personal interest in protecting the City and County of San Francisco's history.

If approved the project would legalize an unpermitted demolition project of a portion of the residence on the south facade of 25 17th Avenue, a building designed by E.E. Young in 1913, which is adjacent to several of Young's commissions at 5, 11, and 17 17th Avenue. It would allow for a large rear horizontal addition, a large horizontal front addition at 4th story and have the foreseeable effect of causing a major new construction project on the existing home's south side (27 17th Avenue) by authorizing a lot split despite their longtime merger.

#### **Summary of Argument**

The manner in which the Planning Department has assessed the district-level historic significance of 25 17th Avenue is in direct contradiction to a previous CEQA review on the same block. In 2012 the Department concluded that the "Lake District" was eligible for the California Register of Historical Resources with a period of significance between 1905 and 1920. The boundaries of this district were set between 15th and 20th Avenue on Lake St. extending to the Presidio. Because it was built within the period of significance and has not been significantly altered 25 17th Avenue would likely be a contributing historic property to the district.

However, for the purposes of this review, the Department has changed its approach to historic district evaluation, evaluating only the 10 homes on 17th Avenue between Lake and the Presidio and concluding that no historic district exists. This approach contradicts established preservation standards for historic district evaluation and will result in a failure of the City to properly consider the impact of the 25 and 27 17th Avenue projects on contributing properties within a previously-determined eligible historic district in violation of CEQA's requirements. As such I urge the Commission to deny the project until a proper CEQA evaluation has been completed.

#### **The City's Historic District Survey Methodology is Inconsistent with Previous Reviews**

The neighborhoods of the Inner Richmond - like many throughout the City's "Avenues" - have never been subject to a formal historic resources survey. The consequence is that the City has taken haphazard and inconsistent approach to assessing district-level choosing different boundaries from project to project.

One previous project review in the immediate vicinity of the project is highly relevant. In 2012, the Preservation Planning Team conducted environmental review for 1650 Lake Street, concluding that the property was eligible for the California Register individually and as a contributor to a historic district. City staff defined the district boundaries as follows:

[t]his California-eligible district generally consists of both sides of Lake Street from 15th to 20th Avenues and the frontages of these Avenues from Lake Street to Presidio Park. A formal survey of the neighborhood will better delineate boundaries. (see 2012.0590E at 11, relevant section attached).

The Department found the Lake District significant to San Francisco history as manifested in the overall setting of the neighborhood, building types, and architectural styles. The majority of the neighborhood was constructed within a defined period of significance dating from 1905 to 1920. Unique features include a “garden-style” of development distinct from homes in the neighboring Richmond district and “higher artistic values” in its architecture. The street and lot pattern are also referenced as being historically predetermined largely following the 1906 earthquake.

Now, even while acknowledging that “such a district would include the subject property,” the City has arbitrarily and without explanation abandoned the idea that a historic district might exist in the heart of the previously defined area (emphasis added, see p.28 of DR Abbreviated Analysis). And instead of actually surveying the district previously determined eligible it has simply limited its examination to the approximately 10 homes surrounding the property between Lake and the Presidio.<sup>1</sup>

#### **Reliance of the Environmental Review of 20 16<sup>th</sup> Avenue is Unfounded Because the Historic Resources Report Failed to Consider a Previous Determination of Eligibility for a Historic District**

The City errs in stating that a CEQA review subsequent to 1650 Lake project should be relied on. In 2015 a historic resources evaluation for a project at 20 16<sup>th</sup> Avenue concluded that

[n]o previous historic district has been identified in the area around 20 16th Avenue. The Preservation Team Review for 1421 Lake Street (Block# 1375) notes that the neighborhood is varied and mixed and do not represent a cohesive group of architecturally or historically similar buildings (see attached).

This determination of eligibility cannot be relied on because it omits mention altogether of the 1650 Lake Street project. It neither disputed the district eligibility finding nor provided any analysis as to why the determination was inaccurate. Instead the project consultant was simply never made aware of the district eligibility.

#### **The Department Provides No Rationale as to Why its Methodology for Historic District Evaluation has Changed Since the 1650 Lake Street Review**

Rather than engage in a reasoned evaluation of why the prior district eligibility determination is invalid the Planning Department in this case avoided discussion altogether. The staff evaluation instead reasons

“[s]ince the time of [the 1650 Lake St.] HRER, the Planning Department has *refined its approach to evaluating potential historic districts*. In the case of this area, staff has taken the position that if a district were to exist in this general vicinity, it is not as large as that described in the HRER for 1650 Lake Street” (emphasis added, see p. 28 of DR Abbreviated Analysis).

Some explanation of the “refined approach” to assessing historic districts is warranted in this case. Without a deeper analysis of why the approach has changed the public is left to assume that, moving forward, the Planning Department will only assess historic districts on a street by street level. This

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<sup>1</sup> The HRE prepared by Page & Turnbull states that the Planning Department specifically requested a historic district reconnaissance survey only of the east and west sides of 17<sup>th</sup> Avenue (see HRE at 22).



cursory approach is not only inconsistent with preservation standards and prior practice, it leaves adjacent resources vulnerable to harmful impacts that should be considered to accomplish CEQA's purposes of protecting historic resources.

**The Consequence of Cursory Historic District Assessment is Potential Impacts to a Property Adjacent to the Project Eligible for the California Register**

The curtailed approach to district level review the Department has pursued will leave project impacts to nearby historic properties unanalyzed. One example in this case is a stately Queen Anne home at 1628 Lake Street, immediately adjacent to the rear lot of the applicant's property. This home is shown on the 1905 Fire Insurance map as one of two homes existing on the same block as 25 17th Avenue along with 1650 Lake. (see p.18 of HRE). At a minimum environmental review must take account of these impacts.



1628 Lake Street (streetview courtesy Google Maps)



Aerial view of 25 17<sup>th</sup> (red) relative to 1628 Lake St. (green)

In light of this error of process I urge the Planning Commission to reject the project until a proper assessment of the subject property's historic context is completed. The evaluation should consider the previously defined district boundary. Even in the event that 25 17th Avenue is not considered a contributing property to the district, the review should include impacts of the project on adjacent historic resources.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian R. Turner".

Brian R. Turner  
California State Bar #251687

Encls: relevant sections of historic resources evaluations from 1650 Lake St. project (2012.0590E) and 20 16<sup>th</sup> Ave. environmental review (2016-001445ENV)

After the earthquake, wealthy San Franciscans moved west and developed "garden communities" in the Richmond District such as Presidio Terrace, located to the east of the Lake District. These enclaves were influenced by the British and domestic planning principles and the Bay Region Tradition, and were developed with large and lushly landscaped lots and bucolic suburban surroundings. The lots between Land Street and the Presidio Park – now known as the Lake District - while not developed as a tract, was developed in a similar manner.<sup>5</sup>

By the 1920's the Lake District, like the Richmond District in general, was largely built out. This portion of the City became the "most urban suburban neighborhoods."<sup>6</sup> The area remained largely unchanged until the 1960's, when it began to experience an influx of immigrants and saw the demolition of many historic buildings and homes. Due to the proximity to Presidio Park, the Lake District has remained an enclave of upper-class homes, and was largely spared from widespread demolition.

1650 Lake Street appears to be one of the earlier residential homes in this portion of the Lake District, but represents the ethos of the 'garden community' development gaining popularity at the turn of the century. The immediate area surrounding 1650 Lake Street consists of one and two-story single-family dwellings. The three corner properties adjacent to 1650 Lake Street are Edwardian apartment buildings. Many of the homes in the mid-blocks are detached structures with side yards. The dead-end Avenues have larger homes and yards than those on Lake Street. Building dates range from the late 1906 to 1914, with pockets of homes dating from the early 1920's.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

### CEQA Historical Resource(s) Evaluation

#### Step A: Significance

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

| Individual  | Historic District/Context  |
|---|--|
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: | Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: |
| Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                              | Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |
| Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                            | Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |
| Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                       | Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                    |
| Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                    | Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                 |
| Period of Significance: 1905  | Period of Significance: 1905-1920  |

<sup>5</sup> Ibid.

<sup>6</sup> Ibid.



|  |  |
|--|--|
|  | <input checked="" type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor |
|--|--|

Based upon information provided by the project sponsor and found within the Planning Department's background files, Preservation staff finds that the subject property is eligible for inclusion on the California Register as an individual historic resource under Criterion 3 and as contributor to a potential historic district under Criteria 1 and 3. This California-eligible district generally consists of both sides of Lake Street from 15<sup>th</sup> to 20<sup>th</sup> Avenues and the frontages of these Avenues from Lake Street to Presidio Park. A formal survey of the neighborhood will better delineate boundaries.

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

1650 Lake Street was constructed in 1905 and fits into the pattern of development of the Lake District. However, to be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building does not qualify individually under this Criterion because there has not been a significant event associated with the subject property. That it was one of the first properties to be developed in this area in the 'garden community' plan/style, does not in itself qualify as significant under Criterion 1.

The general development of the Lake District as a wealthy enclave after the 1906 earthquake and fire is eligible for inclusion as a historic district on the California Register. The period of significance would be from approximately 1905 - 1920. The majority of the surrounding neighborhood around 1650 Lake Street was constructed within the period of significance. As previously noted, the blocks have a consistency in building dates to fully represent the development of the Lake District – individual homes such as 1650 Lake Street that were constructed as the California Street rail lines were modernized, and then after the events of 1906. This neighborhood is an interesting example of a hybrid-type development; while it was not built in one 'tract' as Presidio Terrace was, the street pattern and lot pattern appears to have been predetermined and followed by many of the new homes. That is, the pattern of larger lots with lush gardens and yards is evident in this neighborhood. The area was adjacent to the Presidio and near several (former) cemeteries, all contributing to the overall 'garden' style of development in the neighborhood that is distinct from the remainder of the Richmond District. Staff finds that this section of the Lake District represents development in this portion of the Upper Richmond and qualifies as a historic district for the California Register.

It is therefore determined that the subject property is not eligible individually for the California Register under Criterion 1 but it is eligible as a contributor to a California eligible historic district under Criterion 1.

**Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.** Research does not indicate that 1650 Lake Street is associated with the lives of important persons in our past. Documentation shows that the building was constructed for Robert D. and Edna L. Connolly. Robert Connolly was employed by the firm of Vinzent & Patterson, dealing in "real estate and country lands." They lived at the home for a few years and sold it to Olive U. R. Wilson (1908-0909). Subsequent owners include Henry Eickhoff (1910-1920); Robert and Madeline Starrett (1943-1963); J. Woodbury (1963-1972); Dave Lombardi (1995-1999); Hill and Genevieve Ferguson (1999-present). Records indicate that neither the current owners nor any of the previous owners of the property were important to our local, regional or national past.

Therefore, 1650 Lake Street is not eligible for listing under California Register Criterion 2.

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

1650 Lake Street was constructed in 1905 and designed by Alexander Aimwell Cantin in the First Bay Tradition. Alexander Cantin was a well-known architect in San Francisco, who originally owned his own practice when he designed 1650 Lake Street. After 1906 he went to work for the firm of Miller and Pflueger. Cantin was one of the named architects of 140 New Montgomery, and later became well known for his movie theater work (Pflueger's firm is most commonly known for theater designs). Over the course of his career, he designed or remodeled at least 35 theaters in various locations around California, including the Cornet, the Grand, and the Pagoda, in San Francisco. Alexander Cantin remained active in San Francisco throughout his career until he passed away in 1964. Alexander Cantin is considered a master architect in San Francisco for his contributions to commercial and theater buildings.

Records show that Alexander Cantin's design for 1650 Lake Street was one of his early and rare residential property types. He was actively involved with the details of this project. The house and property embody the characteristics of the First Bay Tradition that was popular at the time, including the exaggerated front facing clunker brick chimney, wood shingle siding, deep roof line, dormer windows, and side entrance. It is individually eligible under this Criterion both as an excellent example of this property type and as a rare residential design by a master architect.

As discussed in Criterion 1 above, the development of the Lake District is significant to the history of San Francisco, and this development is manifested in overall setting of the neighborhood, buildings types, and architectural styles. The period of significance would be from approximately 1905-1920. The majority of the surrounding neighborhood around 1650 Lake Street was constructed within the period of significance. This area has a consistency in building styles to fully represent the development of the Lake District and the architectural styles tend to have higher artistic values than the adjacent Richmond District. The architecture represents the Lake District's development into a wealthy residential enclave. Staff finds that this section of the Lake District qualifies as a historic district for the California Register.

It is therefore determined that the subject property is eligible for the California Register both individually and as a contributor to a historic district under Criterion 3.

**Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.**

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare



construction types when involving the built environment. The subject property is not an example of a rare construction type.

### Step B: Integrity

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

The subject property has retained or lacks integrity from the period of significance noted in Step A:

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

1650 Lake Street has an excellent degree of integrity, as it has undergone few alterations since it was constructed in 1905. It remains in the same form and overall shape as it did when it was constructed. The original windows remain, as does the shingle siding, wood details, and clinker brick chimney. The home retains its expansive side yard, thus retaining its garden-like setting and its association with this residential movement. The building retains integrity of location, design, workmanship, feeling, and materials. All of these features assist in 1650 Lake Street to illustrate its significance to the California Register both individually and as a contributor to a historic district under Criteria 1 and 3.

### Step C: Character Defining Features

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

The character-defining features of 1650 Lake Street include:

- Detached setting with expansive garden;
- Double cross gable roof with shed dormers;
- Asymmetrical window openings and projecting bay elements on all four facades;
- Massive clinker brick chimney which extends beyond the peak of the roof;
- Side entrance featuring a stepped wall on the garden side, entry porch with Ionic columns and hood, wood paneled door and sidelights;
- On Lake Street, simple wood window openings which are symmetrical on either side of the chimney and feature different configurations on each floor;
- Deep eave with heavy square shaped brackets with dentils and wood pediment;
- Bay windows on 18<sup>th</sup> Avenue, both with different shapes, and one featuring leaded pane sashes;
- The multi-pane wood bay window that is located at the rear of building on 18<sup>th</sup> Avenue and wraps approximately 12 feet to the rear façade, featuring a pitched roof with small curved brackets at the cornice, and heavy brackets beneath the bay;
- Wood windows with a variety of sizes and configurations; and

- Wood shingle siding.

**CEQA Historic Resource Determination**

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
- ☒ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

**PART I: SENIOR PRESERVATION PLANNER REVIEW**

Signature: Tina Tam Date: 9-24-2012  
Tina Tam, Senior Preservation Planner

**PART II: PROJECT EVALUATION**

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: August 23, 2012

**Project Description**

The proposal is to the following:

- Remove the rear façade including the wood wrap-around bay window on the second floor and up to eight feet of the rear sloped roof, eave, and details.
- Construct a new three-story-plus-attic addition that will be setback four feet from the new 'corner' of the historic building (which will serve as a 'bridge' between the historic and new), that will feature a side-facing gable roof, and a façade that is similar to the Lake Street façade, with a central wide chimney clad in wood shingles, and a pair of double-hung wood windows on either side of the chimney. The addition will be clad in wood shingles. The 'bridge' will be constructed of flat wood and batten siding.
- Construct a new connector at the ground floor of the new addition to the existing garage and the construct a new roof deck on the garage.
- Alter the interior in accordance to the proposed plans for the new additions.

Please note: There are no proposed alterations on the remainder of the historic building.

**Project Evaluation**

*If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.*



*Criterion 4 – Information Potential*

Archival research provided no indication that 20 16<sup>th</sup> Avenue has the potential to yield information important to the prehistory or history of the local area, California, or the nation. Therefore, they do not appear eligible for listing in the CRHR under Criterion 4.

*Integrity*

Since the building at 20 16<sup>th</sup> Avenue is not eligible for the CRHR, the integrity was not assessed.

*Evaluation – District Significance*

No previous historic district has been identified in the area around 20 16<sup>th</sup> Avenue. The Preservation Team Review for 1421 Lake Street (Block# 1375) notes that the neighborhood is varied and mixed and do not represent a cohesive group of architecturally or historically similar buildings.<sup>38</sup>

*Abbreviated Survey*

Below is a table of the properties along 16<sup>th</sup> Avenue (blocks 1342 and 1343) which identify the various dates of construction and styles of buildings.

| Address                       | Block # | Year Built <sup>39</sup> | Style                  |
|-------------------------------|---------|--------------------------|------------------------|
| 8 16 <sup>th</sup> Avenue     | 1343    | 1912                     | Beaux Arts (stripped)  |
| 18 16 <sup>th</sup> Avenue    | 1343    | 1913                     | Bay Region             |
| 20 16 <sup>th</sup> Avenue    | 1343    | 1910                     | Bay Region / Craftsman |
| 30 16 <sup>th</sup> Avenue    | 1343    | 1914                     | Bay Region             |
| 1462 Lake Street              | 1343    | 1912                     | Bay Region             |
| 1 16 <sup>th</sup> Avenue     | 1342    | 2007                     | New Traditional        |
| 11 16 <sup>th</sup> Avenue    | 1342    | 1940                     | French Eclectic        |
| 19 16 <sup>th</sup> Avenue    | 1342    | 1912                     | Beaux Arts             |
| 29-45 16 <sup>th</sup> Avenue | 1342    | 1912                     | Bay Region             |
| 1508 Lake Street              | 1342    | 1912                     | Mediterranean Revival  |

The table above illustrates that most of the houses along the 1300 block of 16<sup>th</sup> Avenue were constructed in the early 1910s in a wide range of architectural styles. Although most of the houses were built within the same decade, the block as a whole lacks cohesion. Therefore, no potential historic district is present.

**CONCLUSION**

The building 20 16<sup>th</sup> Avenue does not appear eligible for CRHR listing as it does not meet any eligibility criteria. No historic events are associated with the building and no persons important

<sup>38</sup> San Francisco Planning Department, *1421 Lake Street, Preservation Team Review*, October 1, 2012.

<sup>39</sup> Dates from San Francisco Planning Department, *San Francisco Property Information Map*, <http://ec2-50-17-237-182.compute-1.amazonaws.com/PIM/> (accessed December 11, 2015).



# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Resource Evaluation Response

Date: September 14, 2012  
Case No.: 2012.0590E  
Project Address: 1650 Lake Street  
Zoning: RH-1 (Residential, House, Single Family)  
40-X Height and Bulk District  
Block/Lot: 1341/018 & 017  
Date of Review: August 30, 2012 (Part I)  
Staff Contact: Tara Sullivan (Preservation Planner)  
(415) 558-6258  
[tara.sullivan@sfgov.org](mailto:tara.sullivan@sfgov.org)

original  
Signed

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### PART I: HISTORIC RESOURCE EVALUATION

#### Buildings and Property Description

1650 Lake Street is located on the northeast corner of Lake Street and 18<sup>th</sup> Avenue in the northwest portion of the Inner Richmond neighborhood commonly called the Lake District. It is one block south from Presidio Park. The subject building is located on two rectangular shaped lots that measures 57.6 feet in width, 68 feet in depth within a RH-1 (Residential, House, Single-Family) Zoning District and 40 -X Height and Bulk District.<sup>1</sup>

City records state that 1650 Lake Street was constructed in 1911, but additional research, including the 1905 Sanborn Map and the original building contract (dated May 27, 1905), shows that the building was constructed in 1905. Designed by Alexander Aimwell Cantin, 1650 Lake Street is a three-story plus-attic single-family home designed in the First Bay Tradition. The home sits on the corner of the property and there is a large side yard to the east of the building and a one-story detached garage structure at the rear along 18<sup>th</sup> Avenue. Oriented towards Lake Street, the building features a double cross gable roof with shed dormers – there are two gable ends facing 18<sup>th</sup> Avenue and the eastern side yard. The Lake Street façade features a large central chimney of clinker brick. The chimney extends above the roof, and is flanked by a pair of flat dormer windows. The entrance is located on the eastern side of the building, setback approximately 20 feet from the property line, and features a straight brick stair with a low stepped wall on the garden side leading up to an entry porch. The entrance portico features a half-pedimented hood with Ionic columns, wood door and windows. The body of the Lake Street facade features a single window opening on either side of the chimney on each floor, with the openings getting larger by floor. The building retains its original windows, and there are double-hung, fixed, and casement window types. There is a large eave with big square brackets. The 18<sup>th</sup> Avenue façade features non-symmetrical sets of bays and windows, with an original fixed leaded pane window flanked by a pair of leaded casements in the Tudor style. There are pairs of double-hung wood windows throughout this façade, and diamond-shaped windows/vents in the two attic gables. At the northwest corner along the

<sup>1</sup> City records state that these are two separate lots of record: lot 018 (32.5 feet wide x 68 feet deep) and 017 (25 feet wide and 68 feet deep). Both are under same ownership.



18<sup>th</sup> Avenue is a two-foot deep projecting bay which wraps the corner and extends 12 feet on the rear façade. This bay is composed of painted wood and features a multi-paned fixed window 'wall' at the first floor, which terminates in a projecting bracketed hood with small curved brackets at the cornice and thick wood brackets beneath. The remainder of the building (north and east facades) feature a continuum of asymmetrical window openings and projecting bay elements. The building is clad in dark wood shingles. The property features an expansive yard which wraps the side and rear portions of the property. There is a one-story wood fence along the property line on 18<sup>th</sup> Avenue which terminates in a one-story wood garage structure.

#### **Pre-Existing Historic Rating / Survey**

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1905).

#### **Neighborhood Context and Description**

The subject property is located in the northwest portion of the Inner Richmond neighborhood in an area commonly called the Lake District. The neighborhood is defined by Presidio to the North, Presidio Heights to the East, the Central Richmond and Inner Richmond to the South, and the Sea Cliff neighborhood to the West. Named after Lake Street which serves as a border between the neighborhood and the Presidio, the area is characterized by single-family homes constructed between 1905 and 1920. The majority of homes were constructed in 1911 – 1914 and are designed in a high Edwardian style, with First Bay Tradition and Mediterranean Revival styles interspersed throughout. There is great continuity in this neighborhood in terms of style and setting.

In the mid-to-late 19<sup>th</sup> century, the Lake District neighborhood was largely rural pastures and sand dunes. There were several large city cemeteries in the area, the closest one being where Lincoln Park is today. In the late 1880's and 1890's street railway lines were developed on California Street, located one block to the south of Lake Street, and contributed to the development of the Lake District. At first they were operated with horse cars, but eventually replaced with steam and electric streetcars. The development of Golden Gate Park led to several north-south lines.<sup>2</sup>

As with the development of the remainder of the Richmond District, residential development was sparse prior to the 1906 earthquake and fire.<sup>3</sup> Even before 1906, the pattern of development in this area was typically single-family residences built on an individual basis with uneven streetscapes, varying heights and setbacks, and architectural detailing. In general, the principal structure on the lot was sited on the front property line, with "the remaining 40% of the lot occupied by gardens, a shed, a garage, or in some cases, a residual windmill or tankhouse."<sup>4</sup>

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<sup>2</sup> VerPlank, Christopher. "Social and Architectural History of the Richmond District." *San Francisco Apartment Magazine*, December 2000.

<sup>3</sup> Ibid.

<sup>4</sup> Ibid.

After the earthquake, wealthy San Franciscans moved west and developed "garden communities" in the Richmond District such as Presidio Terrace, located to the east of the Lake District. These enclaves were influenced by the British and domestic planning principles and the Bay Region Tradition, and were developed with large and lushly landscaped lots and bucolic suburban surroundings. The lots between Land Street and the Presidio Park – now known as the Lake District – while not developed as a tract, was developed in a similar manner.<sup>5</sup>

By the 1920's the Lake District, like the Richmond District in general, was largely built out. This portion of the City became the "most urban suburban neighborhoods."<sup>6</sup> The area remained largely unchanged until the 1960's, when it began to experience an influx of immigrants and saw the demolition of many historic buildings and homes. Due to the proximity to Presidio Park, the Lake District has remained an enclave of upper-class homes, and was largely spared from widespread demolition.

1650 Lake Street appears to be one of the earlier residential homes in this portion of the Lake District, but represents the ethos of the 'garden community' development gaining popularity at the turn of the century. The immediate area surrounding 1650 Lake Street consists of one and two-story single-family dwellings. The three corner properties adjacent to 1650 Lake Street are Edwardian apartment buildings. Many of the homes in the mid-blocks are detached structures with side yards. The dead-end Avenues have larger homes and yards than those on Lake Street. Building dates range from the late 1906 to 1914, with pockets of homes dating from the early 1920's.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

### CEQA Historical Resource(s) Evaluation

#### Step A: Significance

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

| Individual  | Historic District/Context  |
|---|--|
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: | Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: |
| Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                              | Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |
| Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                            | Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |
| Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                       | Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                    |
| Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                    | Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                 |
| Period of Significance: 1905  | Period of Significance: 1905-1920  |

<sup>5</sup> Ibid.

<sup>6</sup> Ibid.



|  |   |
|--|---|
|  | <input checked="checked" type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor |
|--|---|

Based upon information provided by the project sponsor and found within the Planning Department's background files, Preservation staff finds that the subject property is eligible for inclusion on the California Register as an individual historic resource under Criterion 3 and as contributor to a potential historic district under Criteria 1 and 3. This California-eligible district generally consists of both sides of Lake Street from 15<sup>th</sup> to 20<sup>th</sup> Avenues and the frontages of these Avenues from Lake Street to Presidio Park. A formal survey of the neighborhood will better delineate boundaries.

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

1650 Lake Street was constructed in 1905 and fits into the pattern of development of the Lake District. However, to be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building does not qualify individually under this Criterion because there has not been a significant event associated with the subject property. That it was one of the first properties to be developed in this area in the 'garden community' plan/style, does not in itself qualify as significant under Criterion 1.

The general development of the Lake District as a wealthy enclave after the 1906 earthquake and fire is eligible for inclusion as a historic district on the California Register. The period of significance would be from approximately 1905 - 1920. The majority of the surrounding neighborhood around 1650 Lake Street was constructed within the period of significance. As previously noted, the blocks have a consistency in building dates to fully represent the development of the Lake District – individual homes such as 1650 Lake Street that were constructed as the California Street rail lines were modernized, and then after the events of 1906. This neighborhood is an interesting example of a hybrid-type development; while it was not built in one 'tract' as Presidio Terrace was, the street pattern and lot pattern appears to have been predetermined and followed by many of the new homes. That is, the pattern of larger lots with lush gardens and yards is evident in this neighborhood. The area was adjacent to the Presidio and near several (former) cemeteries, all contributing to the overall 'garden' style of development in the neighborhood that is distinct from the remainder of the Richmond District. Staff finds that this section of the Lake District represents development in this portion of the Upper Richmond and qualifies as a historic district for the California Register.

It is therefore determined that the subject property is not eligible individually for the California Register under Criterion 1 but it is eligible as a contributor to a California eligible historic district under Criterion 1.

**Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.** Research does not indicate that 1650 Lake Street is associated with the lives of important persons in our past. Documentation shows that the building was constructed for Robert D. and Edna L. Connolly. Robert Connolly was employed by the firm of Vinzent & Patterson, dealing in "real estate and country lands." They lived at the home for a few years and sold it to Olive U. R. Wilson (1908-0909). Subsequent owners include Henry Eickhoff (1910-1920); Robert and Madeline Starrett (1943-1963); J. Woodbury (1963-1972); Dave Lombardi (1995-1999); Hill and Genevieve Ferguson (1999-present). Records indicate that neither the current owners nor any of the previous owners of the property were important to our local, regional or national past.

Therefore, 1650 Lake Street is not eligible for listing under California Register Criterion 2.

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

1650 Lake Street was constructed in 1905 and designed by Alexander Aimwell Cantin in the First Bay Tradition. Alexander Cantin was a well-known architect in San Francisco, who originally owned his own practice when he designed 1650 Lake Street. After 1906 he went to work for the firm of Miller and Pflueger. Cantin was one of the named architects of 140 New Montgomery, and later became well known for his movie theater work (Pflueger's firm is most commonly known for theater designs). Over the course of his career, he designed or remodeled at least 35 theaters in various locations around California, including the Cornet, the Grand, and the Pagoda, in San Francisco. Alexander Cantin remained active in San Francisco throughout his career until he passed away in 1964. Alexander Cantin is considered a master architect in San Francisco for his contributions to commercial and theater buildings.

Records show that Alexander Cantin's design for 1650 Lake Street was one of his early and rare residential property types. He was actively involved with the details of this project. The house and property embody the characteristics of the First Bay Tradition that was popular at the time, including the exaggerated front facing clunker brick chimney, wood shingle siding, deep roof line, dormer windows, and side entrance. It is individually eligible under this Criterion both as an excellent example of this property type and as a rare residential design by a master architect.

As discussed in Criterion 1 above, the development of the Lake District is significant to the history of San Francisco, and this development is manifested in overall setting of the neighborhood, buildings types, and architectural styles. The period of significance would be from approximately 1905-1920. The majority of the surrounding neighborhood around 1650 Lake Street was constructed within the period of significance. This area has a consistency in building styles to fully represent the development of the Lake District and the architectural styles tend to have higher artistic values than the adjacent Richmond District. The architecture represents the Lake District's development into a wealthy residential enclave. Staff finds that this section of the Lake District qualifies as a historic district for the California Register.

It is therefore determined that the subject property is eligible for the California Register both individually and as a contributor to a historic district under Criterion 3.

**Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.**

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare



construction types when involving the built environment. The subject property is not an example of a rare construction type.

### Step B: Integrity

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

The subject property has retained or lacks integrity from the period of significance noted in Step A:

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

1650 Lake Street has an excellent degree of integrity, as it has undergone few alterations since it was constructed in 1905. It remains in the same form and overall shape as it did when it was constructed. The original windows remain, as does the shingle siding, wood details, and clinker brick chimney. The home retains its expansive side yard, thus retaining its garden-like setting and its association with this residential movement. The building retains integrity of location, design, workmanship, feeling, and materials. All of these features assist in 1650 Lake Street to illustrate its significance to the California Register both individually and as a contributor to a historic district under Criteria 1 and 3.

### Step C: Character Defining Features

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

The character-defining features of 1650 Lake Street include:

- Detached setting with expansive garden;
- Double cross gable roof with shed dormers;
- Asymmetrical window openings and projecting bay elements on all four facades;
- Massive clinker brick chimney which extends beyond the peak of the roof;
- Side entrance featuring a stepped wall on the garden side, entry porch with Ionic columns and hood, wood paneled door and sidelights;
- On Lake Street, simple wood window openings which are symmetrical on either side of the chimney and feature different configurations on each floor;
- Deep eave with heavy square shaped brackets with dentils and wood pediment;
- Bay windows on 18<sup>th</sup> Avenue, both with different shapes, and one featuring leaded pane sashes;
- The multi-pane wood bay window that is located at the rear of building on 18<sup>th</sup> Avenue and wraps approximately 12 feet to the rear façade, featuring a pitched roof with small curved brackets at the cornice, and heavy brackets beneath the bay;
- Wood windows with a variety of sizes and configurations; and

- Wood shingle siding.

**CEQA Historic Resource Determination**

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
- ☒ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

**PART I: SENIOR PRESERVATION PLANNER REVIEW**

Signature: Tina Tam  
Tina Tam, Senior Preservation Planner

Date: 9-24-2012

**PART II: PROJECT EVALUATION**

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: August 23, 2012

**Project Description**

The proposal is to the following:

- Remove the rear façade including the wood wrap-around bay window on the second floor and up to eight feet of the rear sloped roof, eave, and details.
- Construct a new three-story-plus-attic addition that will be setback four feet from the new 'corner' of the historic building (which will serve as a 'bridge' between the historic and new), that will feature a side-facing gable roof, and a façade that is similar to the Lake Street façade, with a central wide chimney clad in wood shingles, and a pair of double-hung wood windows on either side of the chimney. The addition will be clad in wood shingles. The 'bridge' will be constructed of flat wood and batten siding.
- Construct a new connector at the ground floor of the new addition to the existing garage and the construct a new roof deck on the garage.
- Alter the interior in accordance to the proposed plans for the new additions.

Please note: There are no proposed alterations on the remainder of the historic building.

**Project Evaluation**

*If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.*



**Subject Property/Historic Resource:**

- ☐ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☒ The project will cause a significant adverse impact to the historic resource as proposed.

**California Register-eligible Historic District or Context:**

- ☐ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☒ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project at 1650 Lake Street will have a significant adverse impact to the individually-eligible building and to the potential historic district. The scope of work will remove several of the original/historic material and character-defining features at the visible secondary façades.

In order to not have a significant adverse impact on the individual building and the surrounding properties, the proposed project should, at a minimum:

- Retain the historic wood bay window at the second floor side and rear façade in its entirety;
- Retain the bay feature at all floors at the corner of the rear of the building, which is approximately ten feet deep;
- Retain the historic roof, cornice, and eave at the rear;
- Lower the height of the 'bridge' structure so that it is constructed below the eave;
- Set back the proposed addition on 18<sup>th</sup> Avenue so that it is not impacting the bay – it should be setback at least a foot from the bay;
- Setback the addition along the eastern side of the building a minimum of eighteen inches from the corner.

**PART II: SENIOR PRESERVATION PLANNER REVIEW**

Signature: Tina Tam  
Tina Tam, Senior Preservation Planner

Date: 9-24-2012

cc: Vimaliza Byrd, Environmental Division/ Historic Resource Impact Review File  
Aaron Starr, Current Planning

Good afternoon Commissioners. My name is Gwendolyn Rothman. I am a southern neighbor, one of the 26 petitioners protesting this development. I have owned 1600-and 1602 Lake street for over 50 years. Our neighborhood is a close-knit community. Our 17th Avenue Improvement Association planted and periodically pruned matching trees and installed underground utilities on our short cul-de-sac block, bordered by the Presidio. We had annual block parties for Christmas and Halloween. My 1909 house was known as the old Easter Seal House. It had been donated by Charles Sutro, whose rose garden was admired by all passers-by. Even today, people stop to admire the garden with its stately palm trees.

It is not just Jerry Dratler and Alan Greinitz, who are affected by this speculative development, but the entire neighborhood. Although the claim has been made in the record of public comment (*see overhead*) that there was no feedback from the neighbors, I have attended three meetings in which we, neighbors presented the developer with our unanswered questions and objections. 26 neighbors have signed a petition opposing this project and 10 have submitted individual protest letters.

All the developers' underhanded procedures, described and documented by others today: the monstrous size of these houses, and the inappropriate design demonstrate a lack of respect for the neighborhood. The developers endeavored to do a lot-split on a large lot in order to create a new house with a wall that blocks our light and access to mid-block open space. Worst of all, are all the proposed decks, which overlook our house and yard, invading our privacy. In addition to removing all decks except the lowest one, could you please add a requirement that the various roofs be not filled in, to make more decks in the future?

Thank you for reviewing the sponsors' requests to go forward with these plans, including their attempt to again legalize the illegal lot split.



## PUBLIC COMMENT

|  | SUPPORT | OPPOSED | NO POSITION |
|--|---------|---------|-------------|
| Adjacent neighbor(s)                                       | 0       | 0       | 0           |
| Other neighbors on the block or directly across the street | 0       | 10      | 0           |
| Neighborhood groups  | 0       | 0       | 0           |

My name is Jim Riley. We moved to 1601 Lake St over 20 years ago with the intent to never move again.

Commissioners, please consider all the misleading statements, false plans, unpermitted demolition and lies that we have been subjected to for over 3 years. We have attended useless pre-app meetings by known bad actors, who seem to have no respect for the rules.

The owners and their professionals cannot seem to come up with something as simple as accurate square footage calculations. They are constantly changing! Their December 2018 plans are still incorrect.

There is no existing 4<sup>th</sup> floor roof deck at the front of #25 17<sup>th</sup> Avenue.

The proposed party deck on the SS Dishonest at this location would be new and not a replacement.

Without permits or approval the owners completed alterations to the façade of 25 17<sup>th</sup> Ave by demolishing a garage pedestrian entrance and cut back wing walls on both sides of the garage below the front bay. Why was an NOV not issued for this removal like the 3 story bay removed from the south side? Their existing and proposed plans for this area are incorrect. Their existing floor plan depicts future reduction in the wing walls but does not show the pedestrian door at all.

I also take exception to the last paragraph of Mr. Brown's response to the DR. He states:

**"We have not had one southern neighbor contact us with any questions or concerns after our significant envelope reductions"**

Why would we contact him? More lies and misinformation? Our concerns have never changed and I am just one of those southern neighbors who is here today or has sent letters opposing these projects.

One of the best aspects of our 17<sup>th</sup> Lake and 18<sup>th</sup> blocks is the green space we have around our homes. North of me is the historic Charles Sutro home with 3 mature palm trees, mid block green space and the Presidio beyond. If the SS Obnoxious at 27 17<sup>th</sup> Ave is built as planned, this open space will be 3 stories of wall instead. A wall that could be sold for billboard space if it were south of Market. Please do not just consider the front façade. Sides of structures can be just as important. I would also like to mention that a similar project was built on 18<sup>th</sup> Ave SW of me. Prior to its docking, there was always a nice tree lined skyline in the southwest sky. Now at night I see 500 recessed light fixtures on 3 floors above and through the trees. Please do not allow this to happen on 17<sup>th</sup> Ave north of Lake (times two) and ruin the character of our neighborhood. Thank you.









Good afternoon. My name is Stephanie Peek. For 35 years, I have lived and worked in my house at #35-17<sup>th</sup> Ave. It fills most of a key-lot directly south of lot 21.

17<sup>th</sup> and 18th Avenues north of Lake St. are comprised of short, narrow blocks that dead end into the Presidio. On each side of the block, there are only 5 houses from the Presidio to the corner building at Lake Street. This is a quiet family neighborhood.

The red dots on this block map represent the 26 neighbors who submitted a petition opposing both proposed houses, asking they be reduced in size and scale and redesigned to fit into our neighborhood.

10 neighbors wrote you letters of opposition. There are no letters in support. We feel the buildings look like cruise ships with their 7 glass decks. We ask for one deck per house like most of ours.

The city has proposed design guidelines to minimize roof decks because of noise and light pollution. The developers have designed a front 15x25' deck right next to my bedroom and work area.

And we worry that these decks, if built, can be filled in so we ask for a requirement preventing the various roof areas from being converted into future decks.

While I appreciate Planning's attention, their modifications do not go far enough. My house will still be boxed in. The south wall of new house extends 14 feet past my house blocking much of my mid-block access with light and privacy taken away. It would help if the 3<sup>rd</sup> floor fill-in on the south side just proposed by Planning could be eliminated.

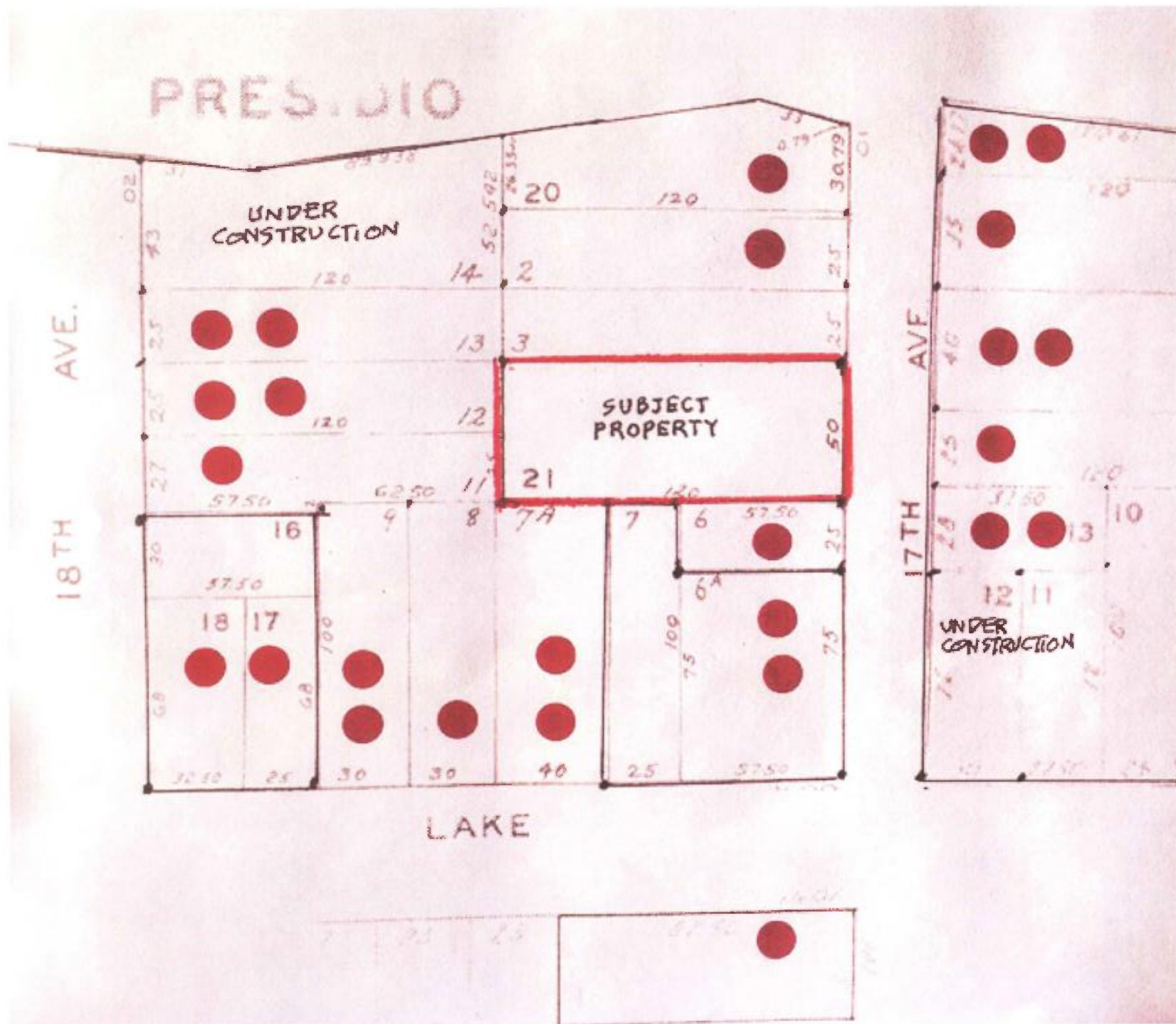
A helpful design change as minor as removing or reducing the depth of the thin, deep extra closets on the south side of floors 3 and 4 of the new house #27 would make a world of difference to my top floor professional art studio.

My bath and stained glass windows will be covered by a wall. Mr. Kantor ignored my request for light-well at the Pre-App meeting for #27.

In conclusion, the thoroughly documented improper procedures and misrepresentations to city staff and neighbors, the massive size of the proposed houses, and the inappropriate design (for example, the incongruous facade of #27 with its commercial glass canopy) demonstrate little consideration of the neighbors.

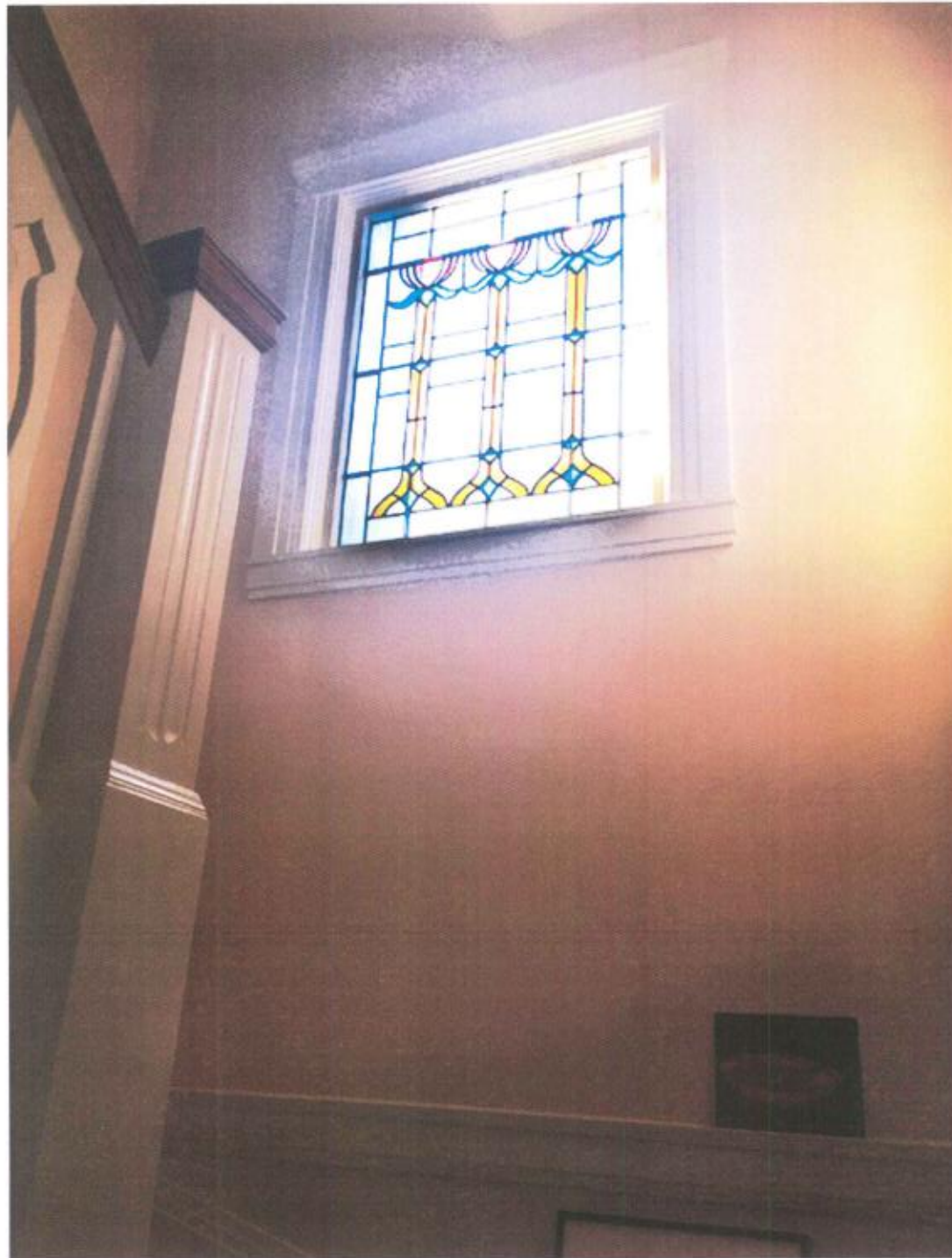
Please deny the sponsors' requests to go forward with these plans. Thank you.













July 23, 2019

1310 18th Avenue  
San Francisco, CA 94122

**Re: Discretionary Review of 2017-000987DRP-02 (25 17th Ave) & 2017-000987DRP-04 (27 17th Ave)**

Members of the San Francisco Planning Commission:

This letter concerns the Discretionary Review application for 25 & 27 17th Avenue in the Lake District (a.k.a. Inner Richmond District) of San Francisco. I am a licensed California attorney with a personal interest in protecting the City and County of San Francisco's history.

If approved the project would legalize an unpermitted demolition project of a portion of the residence on the south facade of 25 17th Avenue, a building designed by E.E. Young in 1913, which is adjacent to several of Young's commissions at 5, 11, and 17 17th Avenue. It would allow for a large rear horizontal addition, a large horizontal front addition at 4th story and have the foreseeable effect of causing a major new construction project on the existing home's south side (27 17th Avenue) by authorizing a lot split despite their longtime merger.

#### **Summary of Argument**

The manner in which the Planning Department has assessed the district-level historic significance of 25 17th Avenue is in direct contradiction to a previous CEQA review on the same block. In 2012 the Department concluded that the "Lake District" was eligible for the California Register of Historical Resources with a period of significance between 1905 and 1920. The boundaries of this district were set between 15th and 20th Avenue on Lake St. extending to the Presidio. Because it was built within the period of significance and has not been significantly altered 25 17th Avenue would likely be a contributing historic property to the district.

However, for the purposes of this review, the Department has changed its approach to historic district evaluation, evaluating only the 10 homes on 17th Avenue between Lake and the Presidio and concluding that no historic district exists. This approach contradicts established preservation standards for historic district evaluation and will result in a failure of the City to properly consider the impact of the 25 and 27 17th Avenue projects on contributing properties within a previously-determined eligible historic district in violation of CEQA's requirements. As such I urge the Commission to deny the project until a proper CEQA evaluation has been completed.

#### **The City's Historic District Survey Methodology is Inconsistent with Previous Reviews**

The neighborhoods of the Inner Richmond - like many throughout the City's "Avenues" - have never been subject to a formal historic resources survey. The consequence is that the City has taken haphazard and inconsistent approach to assessing district-level choosing different boundaries from project to project.

One previous project review in the immediate vicinity of the project is highly relevant. In 2012, the Preservation Planning Team conducted environmental review for 1650 Lake Street, concluding that the property was eligible for the California Register individually and as a contributor to a historic district. City staff defined the district boundaries as follows:

[t]his California-eligible district generally consists of both sides of Lake Street from 15th to 20th Avenues and the frontages of these Avenues from Lake Street to Presidio Park. A formal survey of the neighborhood will better delineate boundaries. (see 2012.0590E at 11, relevant section attached).

The Department found the Lake District significant to San Francisco history as manifested in the overall setting of the neighborhood, building types, and architectural styles. The majority of the neighborhood was constructed within a defined period of significance dating from 1905 to 1920. Unique features include a “garden-style” of development distinct from homes in the neighboring Richmond district and “higher artistic values” in its architecture. The street and lot pattern are also referenced as being historically predetermined largely following the 1906 earthquake.

Now, even while acknowledging that “such a district would include the subject property,” the City has arbitrarily and without explanation abandoned the idea that a historic district might exist in the heart of the previously defined area (emphasis added, see p.28 of DR Abbreviated Analysis). And instead of actually surveying the district previously determined eligible it has simply limited its examination to the approximately 10 homes surrounding the property between Lake and the Presidio.<sup>1</sup>

**Reliance of the Environmental Review of 20 16<sup>th</sup> Avenue is Unfounded Because the Historic Resources Report Failed to Consider a Previous Determination of Eligibility for a Historic District**

The City errs in stating that a CEQA review subsequent to 1650 Lake project should be relied on. In 2015 a historic resources evaluation for a project at 20 16<sup>th</sup> Avenue concluded that

[n]o previous historic district has been identified in the area around 20 16th Avenue. The Preservation Team Review for 1421 Lake Street (Block# 1375) notes that the neighborhood is varied and mixed and do not represent a cohesive group of architecturally or historically similar buildings (see attached).

This determination of eligibility cannot be relied on because it omits mention altogether of the 1650 Lake Street project. It neither disputed the district eligibility finding nor provided any analysis as to why the determination was inaccurate. Instead the project consultant was simply never made aware of the district eligibility.

**The Department Provides No Rationale as to Why its Methodology for Historic District Evaluation has Changed Since the 1650 Lake Street Review**

Rather than engage in a reasoned evaluation of why the prior district eligibility determination is invalid the Planning Department in this case avoided discussion altogether. The staff evaluation instead reasons

“[s]ince the time of [the 1650 Lake St.] HRER, the Planning Department has *refined its approach to evaluating potential historic districts*. In the case of this area, staff has taken the position that if a district were to exist in this general vicinity, it is not as large as that described in the HRER for 1650 Lake Street” (emphasis added, see p. 28 of DR Abbreviated Analysis).

Some explanation of the “refined approach” to assessing historic districts is warranted in this case. Without a deeper analysis of why the approach has changed the public is left to assume that, moving forward, the Planning Department will only assess historic districts on a street by street level. This

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<sup>1</sup> The HRE prepared by Page & Turnbull states that the Planning Department specifically requested a historic district reconnaissance survey only of the east and west sides of 17<sup>th</sup> Avenue (see HRE at 22).

cursory approach is not only inconsistent with preservation standards and prior practice, it leaves adjacent resources vulnerable to harmful impacts that should be considered to accomplish CEQA's purposes of protecting historic resources.

**The Consequence of Cursory Historic District Assessment is Potential Impacts to a Property Adjacent to the Project Eligible for the California Register**

The curtailed approach to district level review the Department has pursued will leave project impacts to nearby historic properties unanalyzed. One example in this case is a stately Queen Anne home at 1628 Lake Street, immediately adjacent to the rear lot of the applicant's property. This home is shown on the 1905 Fire Insurance map as one of two homes existing on the same block as 25 17th Avenue along with 1650 Lake. (see p.18 of HRE). At a minimum environmental review must take account of these impacts.



1628 Lake Street (streetview courtesy Google Maps)



Aerial view of 25 17<sup>th</sup> (red) relative to 1628 Lake St. (green)

In light of this error of process I urge the Planning Commission to reject the project until a proper assessment of the subject property's historic context is completed. The evaluation should consider the previously defined district boundary. Even in the event that 25 17th Avenue is not considered a contributing property to the district, the review should include impacts of the project on adjacent historic resources.

Sincerely,

Brian R. Turner  
California State Bar #251687

Encls: relevant sections of historic resources evaluations from 1650 Lake St. project (2012.0590E) and 20 16<sup>th</sup> Ave. environmental review (2016-001445ENV)



After the earthquake, wealthy San Franciscans moved west and developed "garden communities" in the Richmond District such as Presidio Terrace, located to the east of the Lake District. These enclaves were influenced by the British and domestic planning principles and the Bay Region Tradition, and were developed with large and lushly landscaped lots and bucolic suburban surroundings. The lots between Land Street and the Presidio Park – now known as the Lake District - while not developed as a tract, was developed in a similar manner.<sup>5</sup>

By the 1920's the Lake District, like the Richmond District in general, was largely built out. This portion of the City became the "most urban suburban neighborhoods."<sup>6</sup> The area remained largely unchanged until the 1960's, when it began to experience an influx of immigrants and saw the demolition of many historic buildings and homes. Due to the proximity to Presidio Park, the Lake District has remained an enclave of upper-class homes, and was largely spared from widespread demolition.

1650 Lake Street appears to be one of the earlier residential homes in this portion of the Lake District, but represents the ethos of the 'garden community' development gaining popularity at the turn of the century. The immediate area surrounding 1650 Lake Street consists of one and two-story single-family dwellings. The three corner properties adjacent to 1650 Lake Street are Edwardian apartment buildings. Many of the homes in the mid-blocks are detached structures with side yards. The dead-end Avenues have larger homes and yards than those on Lake Street. Building dates range from the late 1906 to 1914, with pockets of homes dating from the early 1920's.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

#### CEQA Historical Resource(s) Evaluation

##### Step A: Significance

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<sup>5</sup> Ibid.

<sup>6</sup> Ibid.

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|  | <input checked="" type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor |
|--|--|

Based upon information provided by the project sponsor and found within the Planning Department's background files, Preservation staff finds that the subject property is eligible for inclusion on the California Register as an individual historic resource under Criterion 3 and as contributor to a potential historic district under Criteria 1 and 3. This California-eligible district generally consists of both sides of Lake Street from 15<sup>th</sup> to 20<sup>th</sup> Avenues and the frontages of these Avenues from Lake Street to Presidio Park. A formal survey of the neighborhood will better delineate boundaries.

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

1650 Lake Street was constructed in 1905 and fits into the pattern of development of the Lake District. However, to be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building does not qualify individually under this Criterion because there has not been a significant event associated with the subject property. That it was one of the first properties to be developed in this area in the 'garden community' plan/style, does not in itself qualify as significant under Criterion 1.

The general development of the Lake District as a wealthy enclave after the 1906 earthquake and fire is eligible for inclusion as a historic district on the California Register. The period of significance would be from approximately 1905 - 1920. The majority of the surrounding neighborhood around 1650 Lake Street was constructed within the period of significance. As previously noted, the blocks have a consistency in building dates to fully represent the development of the Lake District – individual homes such as 1650 Lake Street that were constructed as the California Street rail lines were modernized, and then after the events of 1906. This neighborhood is an interesting example of a hybrid-type development; while it was not built in one 'tract' as Presidio Terrace was, the street pattern and lot pattern appears to have been predetermined and followed by many of the new homes. That is, the pattern of larger lots with lush gardens and yards is evident in this neighborhood. The area was adjacent to the Presidio and near several (former) cemeteries, all contributing to the overall 'garden' style of development in the neighborhood that is distinct from the remainder of the Richmond District. Staff finds that this section of the Lake District represents development in this portion of the Upper Richmond and qualifies as a historic district for the California Register.

It is therefore determined that the subject property is not eligible individually for the California Register under Criterion 1 but it is eligible as a contributor to a California eligible historic district under Criterion 1.



**Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.** Research does not indicate that 1650 Lake Street is associated with the lives of important persons in our past. Documentation shows that the building was constructed for Robert D. and Edna L. Connolly. Robert Connolly was employed by the firm of Vinzent & Patterson, dealing in "real estate and country lands." They lived at the home for a few years and sold it to Olive U. R. Wilson (1908-0909). Subsequent owners include Henry Eickhoff (1910-1920); Robert and Madeline Starrett (1943-1963); J. Woodbury (1963-1972); Dave Lombardi (1995-1999); Hill and Genevieve Ferguson (1999-present). Records indicate that neither the current owners nor any of the previous owners of the property were important to our local, regional or national past.

Therefore, 1650 Lake Street is not eligible for listing under California Register Criterion 2.

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

1650 Lake Street was constructed in 1905 and designed by Alexander Aimwell Cantin in the First Bay Tradition. Alexander Cantin was a well-known architect in San Francisco, who originally owned his own practice when he designed 1650 Lake Street. After 1906 he went to work for the firm of Miller and Pflueger. Cantin was one of the named architects of 140 New Montgomery, and later became well known for his movie theater work (Pflueger's firm is most commonly known for theater designs). Over the course of his career, he designed or remodeled at least 35 theaters in various locations around California, including the Cornet, the Grand, and the Pagoda, in San Francisco. Alexander Cantin remained active in San Francisco throughout his career until he passed away in 1964. Alexander Cantin is considered a master architect in San Francisco for his contributions to commercial and theater buildings.

Records show that Alexander Cantin's design for 1650 Lake Street was one of his early and rare residential property types. He was actively involved with the details of this project. The house and property embody the characteristics of the First Bay Tradition that was popular at the time, including the exaggerated front facing clunker brick chimney, wood shingle siding, deep roof line, dormer windows, and side entrance. It is individually eligible under this Criterion both as an excellent example of this property type and as a rare residential design by a master architect.

As discussed in Criterion 1 above, the development of the Lake District is significant to the history of San Francisco, and this development is manifested in overall setting of the neighborhood, buildings types, and architectural styles. The period of significance would be from approximately 1905-1920. The majority of the surrounding neighborhood around 1650 Lake Street was constructed within the period of significance. This area has a consistency in building styles to fully represent the development of the Lake District and the architectural styles tend to have higher artistic values than the adjacent Richmond District. The architecture represents the Lake District's development into a wealthy residential enclave. Staff finds that this section of the Lake District qualifies as a historic district for the California Register.

It is therefore determined that the subject property is eligible for the California Register both individually and as a contributor to a historic district under Criterion 3.

**Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.**

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare



construction types when involving the built environment. The subject property is not an example of a rare construction type.

#### Step B: Integrity

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

The subject property has retained or lacks integrity from the period of significance noted in Step A:

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

1650 Lake Street has an excellent degree of integrity, as it has undergone few alterations since it was constructed in 1905. It remains in the same form and overall shape as it did when it was constructed. The original windows remain, as does the shingle siding, wood details, and clinker brick chimney. The home retains its expansive side yard, thus retaining its garden-like setting and its association with this residential movement. The building retains integrity of location, design, workmanship, feeling, and materials. All of these features assist in 1650 Lake Street to illustrate its significance to the California Register both individually and as a contributor to a historic district under Criteria 1 and 3.

#### Step C: Character Defining Features

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

The character-defining features of 1650 Lake Street include:

- Detached setting with expansive garden;
- Double cross gable roof with shed dormers;
- Asymmetrical window openings and projecting bay elements on all four facades;
- Massive clinker brick chimney which extends beyond the peak of the roof;
- Side entrance featuring a stepped wall on the garden side, entry porch with Ionic columns and hood, wood paneled door and sidelights;
- On Lake Street, simple wood window openings which are symmetrical on either side of the chimney and feature different configurations on each floor;
- Deep eave with heavy square shaped brackets with dentils and wood pediment;
- Bay windows on 18<sup>th</sup> Avenue, both with different shapes, and one featuring leaded pane sashes;
- The multi-pane wood bay window that is located at the rear of building on 18<sup>th</sup> Avenue and wraps approximately 12 feet to the rear façade, featuring a pitched roof with small curved brackets at the cornice, and heavy brackets beneath the bay;
- Wood windows with a variety of sizes and configurations; and

- Wood shingle siding.

**CEQA Historic Resource Determination**

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

**PART I: SENIOR PRESERVATION PLANNER REVIEW**

Signature: Tina Tam Date: 9-24-2012  
Tina Tam, Senior Preservation Planner

**PART II: PROJECT EVALUATION**

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: August 23, 2012

**Project Description**

The proposal is to the following:

- Remove the rear façade including the wood wrap-around bay window on the second floor and up to eight feet of the rear sloped roof, eave, and details.
- Construct a new three-story-plus-attic addition that will be setback four feet from the new 'corner' of the historic building (which will serve as a 'bridge' between the historic and new), that will feature a side-facing gable roof, and a façade that is similar to the Lake Street façade, with a central wide chimney clad in wood shingles, and a pair of double-hung wood windows on either side of the chimney. The addition will be clad in wood shingles. The 'bridge' will be constructed of flat wood and batten siding.
- Construct a new connector at the ground floor of the new addition to the existing garage and the construct a new roof deck on the garage.
- Alter the interior in accordance to the proposed plans for the new additions.

Please note: There are no proposed alterations on the remainder of the historic building.

**Project Evaluation**

*If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.*

#### Criterion 4 – Information Potential

Archival research provided no indication that 20 16<sup>th</sup> Avenue has the potential to yield information important to the prehistory or history of the local area, California, or the nation. Therefore, they do not appear eligible for listing in the CRHR under Criterion 4.

#### Integrity

Since the building at 20 16<sup>th</sup> Avenue is not eligible for the CRHR, the integrity was not assessed.

#### Evaluation – District Significance

No previous historic district has been identified in the area around 20 16<sup>th</sup> Avenue. The Preservation Team Review for 1421 Lake Street (Block# 1375) notes that the neighborhood is varied and mixed and do not represent a cohesive group of architecturally or historically similar buildings.<sup>38</sup>

#### Abbreviated Survey

Below is a table of the properties along 16<sup>th</sup> Avenue (blocks 1342 and 1343) which identify the various dates of construction and styles of buildings.

| Address                       | Block # | Year Built <sup>39</sup> | Style                  |
|-------------------------------|---------|--------------------------|------------------------|
| 8 16 <sup>th</sup> Avenue     | 1343    | 1912                     | Beaux Arts (stripped)  |
| 18 16 <sup>th</sup> Avenue    | 1343    | 1913                     | Bay Region             |
| 20 16 <sup>th</sup> Avenue    | 1343    | 1910                     | Bay Region / Craftsman |
| 30 16 <sup>th</sup> Avenue    | 1343    | 1914                     | Bay Region             |
| 1462 Lake Street              | 1343    | 1912                     | Bay Region             |
| 1 16 <sup>th</sup> Avenue     | 1342    | 2007                     | New Traditional        |
| 11 16 <sup>th</sup> Avenue    | 1342    | 1940                     | French Eclectic        |
| 19 16 <sup>th</sup> Avenue    | 1342    | 1912                     | Beaux Arts             |
| 29-45 16 <sup>th</sup> Avenue | 1342    | 1912                     | Bay Region             |
| 1508 Lake Street              | 1342    | 1912                     | Mediterranean Revival  |

The table above illustrates that most of the houses along the 1300 block of 16th Avenue were constructed in the early 1910s in a wide range of architectural styles. Although most of the houses were built within the same decade, the block as a whole lacks cohesion. Therefore, no potential historic district is present.

#### CONCLUSION

The building 20 16<sup>th</sup> Avenue does not appear eligible for CRHR listing as it does not meet any eligibility criteria. No historic events are associated with the building and no persons important

<sup>38</sup> San Francisco Planning Department, 1421 Lake Street, Preservation Team Review, October 1, 2012.

<sup>39</sup> Dates from San Francisco Planning Department, San Francisco Property Information Map, <http://ec2-50-17-237-182.compute-1.amazonaws.com/PIM/> (accessed December 11, 2015).



My name is Lynn Sondag and I am a Lake District neighbor concerned about these proposed projects.

The developer purchased the single-family home at 25 17<sup>th</sup> Avenue in August 2015 with the intent of splitting the 50-foot lot and developing a spec house in the current side yard. In his effort to accomplish this, he has undertaken illegal demolition of a three-story bay and a deck. Notices of Violation related to these demolitions were issued by DBI in July 2016. The Planning Department issued a Notice of Enforcement requiring the property owner to replace the three-story bay exactly as it existed before the removal.

The property owner's first request to abate the notices of violations was denied by the Board of Appeals in the fall of 2017. Your approval of the building permit will abate these Notices of Violation and send a message to the developer community that it is ok to ignore the City's Building and Planning Codes because, if you are caught, the City will approve a permit to abate your violations. **The Planning Commission should deny the developer's application to abate the two Notices of Violation for the illegal removal of the three-story bay and deck/parking structure.**

The developer of these projects has consistently been less than truthful with the neighbors and staff in the Planning Department regarding the size and scope of the renovation at 25 17<sup>th</sup> Avenue. He has submitted three different sets of architectural plans claiming the existing home to be as large as 5,817 sq. ft. and as small as 4,858 sq. ft. All three sets of plans cannot be accurate. Further, a forensic architect has verified that the proposed size of both 25 and 27 17<sup>th</sup> Avenue has been understated by the sponsor.

The Planning Department is proposing three alternatives for remodeling an existing 4<sup>th</sup> floor front deck at 25 17<sup>th</sup> Avenue, a deck that in fact does not exist but is just a flat roof with a parapet of less than one foot, another example of false plans. Additionally, the plans before you do not show the existing rooftop solar installation. **The remodel permit for 25 17<sup>th</sup> Avenue should be denied as it is based on false plans and de facto approves the abatement.**

The developer has from the first misrepresented the project to City staff and neighbors. He has shown himself to be a bad actor. These projects could already be underway if the established processes had been followed.

My name is Josiah Clark. I have lived at 1628 Lake Street all my life. Our house was built in 1896. \*\* It shares a backyard property line with Lot 21. I oppose this project because both of these proposed houses are out of scale with houses on the block and significantly reduce the mid-block open space shared with homes on 17<sup>th</sup> and 18<sup>th</sup> Avenue and on Lake Street. In our case, the open space would be entirely removed.

According to the proposed plans, a looming WALL of several decks would be at the rear of our property. Not only is every semblance of open space removed, equally significant is the removal of privacy.

We have many detached homes and some homes on larger or double lots. In fact, 1650 Lake Street is on a double lot. When it was for sale many developers were interested but there is a 2-story bay extension that overhangs from the home next door at 1638 Lake Street. Does this sound familiar? The illegal removal of the 3-story bay from the south side of 25 17<sup>th</sup> Avenue itself took away the character of that home and the west side of the block.

The developers have offered little in the way of accommodation to neighborhood concerns at their meetings.

I worry about the precedent that this sets for future construction. Building two homes is certainly more profitable. However, it is without a legal basis, for I understand that the lot is designated as a single lot and not a double lot. There seems to be a pretty solid history with a paper trail that proves that this is a single lot and the developers know it. A simple example is their bank loan is based on a single lot. Also, removing (without permit) 3 levels of southern bay windows to ensure space for a second home does not designate the available space as a second lot.

Additionally, it is hard to watch our city allow some developers to work the system while other residents, architects and developers follow the rules obtaining permits and engaging in the required steps of the approval process.

Finally, I think it would be true justice if this commission mandated the original bay windows be replaced instead of allowing the developer to move forward and just ask forgiveness. Thank you.



1628 Lake Street (streetview courtesy Google Maps)



Aerial view of 25 17<sup>th</sup> (red) relative to 1628 Lake St. (green)





**EXISTING  
OPEN SPACE**



**PROPOSED  
LACK OF OPEN SPACE**

I'm Daniel Neumayer, co-owner of 1600/1602 Lake St.

The saga of the 3-story bay is worthy of a chapter in Joseph Heller's Catch 22.

As stated by the developers in their application brief for the Board of Appeals, in Sept, 2017

They said they bought the lot in order to build a second house on the 'vacant' half of the lot. In actuality, the 3-story bay of the existing house was on the 'vacant' half of the lot. But, no problem, they simply demolished it.

They then said that the permit they obtained to shore up the southern wall covered the demolition they had already done.

They say any errors were there's and they take full responsibility.

Actually, the permit, filled by Rodrigo Santos, didn't show the existing 3 story bay.

So, put together, they claim, "We told Planning the half-lot was empty and Planning gave us permission to build. Thus Planning gave us permission to destroy any structures in our way."

Then they claim, Planning said it would be a waste of time and money to rebuild the 3-story bay. Actually, Planning said no such thing, in fact they issued a Notice of Enforcement to replace the 3-story bay exactly as it had been before the un-permitted demolition.

You've already heard about 1 lot/2 lot now you see it, now you don't game.

All of this had heads spinning at the BOA. Everything came to a crashing halt when Building withdrew their approval because of the lot game.

The Board of Appeals did make two concessions to the property owner. It allowed them to complete their permitted foundation replacement and a seismic upgrade.

But, true to pattern, they abandoned this work in June of 2018. It remains uncompleted today.

The BOA ended with the Board asking if Mr. Kantor was willing to work with the neighbors to resolve some of the disputes. He didn't answer. They asked again. No response. On the third try, Mr Kantor asked, "can I have 5 minutes to discuss this with my team?" The Board said, "No" and closed the meeting.

The applicant has shown a pattern of non-compliance with City codes, a bad actor, which needs to be taken into consideration as this second request for abatement is reviewed.

They aren't babes in the woods. They've done this before. They know how the system works, and they think they know how to work the system. They have never taken 'full responsibility' for anything.

Please reign them in!

Thank you!



## Applicant's justifications for removing the 3-story bay and deck without permits

| Statements in the BOA brief filed by Kantor  | Why these statements are false   |
|--|--|
| He said he "purchased the existing home which was occupying half of a 50'x120' lot with a goal to build a second home on the vacant portion of the lot."   | Actually, he removed the 3-story bay and deck in order to create a "vacant" portion.   |
| He said "removal of the bay was done under the permit to one-hour rate the home's southern wall. We believe the permit covered this scope of work and proceeded with inaccurate information for which we take full responsibility."                          | Actually, the permit, filed by Rodrigo Santos, failed to show the existing 3-story bay.<br><br>i.e., "We told Planning the half-lot was vacant. They gave us permission to build. Thus, Planning gave us permission to destroy any structure(s) that existed |
| He said "the Planning Department staff said it would be a waste of time, money and resources to require us to replace a structure they suspected was not part of the home's original structure."   | Actually, Planning never said that. In fact, the Planning Department issued a Notice of Enforcement to replace the 3-story bay exactly as it existed before the unpermitted removal.   |
| He said "our initial interest in the property came from our belief the lot was in fact two 25'x120' lots as there was never a formal merger. The City agreed that the second lot always existed and the property line between the 2 lots was never removed." | Actually, the 1985 revision of block map 1341 replaced lots 004 and 005 with lot 021, a 50' wide lot. The preliminary title report the property owner received included this block map and a legal description for a 50' wide lot.                           |





**Testimony by Jerry Dratler**

July 25, 2019

Matter of 25 and 27 17<sup>th</sup> Avenue

- The sponsor is asking the commission to approve two 6,000 sq. ft. homes with seven external decks on a street where the average home is less than 4,000 sq. ft. with one deck. The proposed plans disrespect the existing character of our neighborhood and the City's planning process. Both homes are over-scale for the block, and the Planning Department's re-review of 27 17<sup>th</sup> Avenue identified the need for a complete revision of the plans, not 11<sup>th</sup> hour tweaks.
- The plans the sponsor submitted are inaccurate. I hired forensic architects to review the plans. They determined the plans understate the size of the two proposed homes by 840 square feet (attached). The Commission should not waste time hearing the sponsor's 11th hour changes to bogus plans.

| Property                   | Richard Avelar & Associates sq. ft. | Sponsor sq. ft | Understated square footage |
|----------------------------|-------------------------------------|----------------|----------------------------|
| 25 17 <sup>th</sup> Avenue | 5,946                               | 5,589          | 357                        |
| 27 17 <sup>th</sup> Avenue | 5,983                               | 5,500          | 483                        |
| <b>TOTAL</b>               | <b>11,929</b>                       | <b>11,089</b>  | <b>840</b>                 |

- 17 17<sup>th</sup> Avenue, the adjacent house to the north of #25, is the largest of the 10 houses on the street. .
- The proposed #25 and #27 are even larger, creating a massing problem with three monster houses in a row.

**The Commission should require the sponsor to restart the process and submit entirely new accurate plans where the homes are in scale with the existing homes.**

**Misstatements in the discretionary review analysis (#25 and #27)**

1. The homes North of 25 17<sup>th</sup> Avenue do not have a generally consistent alignment in their rear yards. #17 has the greatest westward extension.
2. The application for 27 17<sup>th</sup> Ave. includes a map and not a boundary line survey as required by state law.
  - a. The map labeled Architectural Site Survey (attached) submitted with the December 2018 plans is not a survey. Attached is a draft copy of the document that should have been filed, the survey of record.

## **Testimony by Jerry Dratler**

July 25, 2019

Matter of 25 and 27 17<sup>th</sup> Avenue

- b. This draft was filed with DPW in December of 2018. The status of DPW's document review as of yesterday is pending Mylar submittal.
3. The existing building does not retain the features of its front façade. The sponsor demolished a portion of the ground floor façade without permit.
4. Letters from DPW are not conclusive regarding lots 025/026.
  - In an email exchange (attached) between Mr. Sanchez and Mr. Storrs the City Surveyor was unable to say the two lots were legally created. Mr. Storrs responded he is working with the City Attorney towards resolution.
  - The surveyor who prepared the COC application believes his client's title company might not accept the COC as per the attached email.

**A formal written legal opinion from the City Attorney that lots 025 and 026 were legally created is needed prior to approval of all three permits.**

### **Responses Sponsor statements**

- The sponsor has not brought the home at 25 17th Avenue into compliance. It has been illegally straddling two lots for the last 30 months. The only way to bring the project into compliance is for the sponsor to start over by submitting a lot split application to the Planning Department, the route that should have been taken.
- The Board of Appeals denied the first abatement permit but allowed the sponsor to complete the foundation replacement. The sponsor abandoned the work in June of 2018 without completing it. The second abatement permit should also be denied.
- The sponsor received a title policy for lot 21, a single 50 ft. lot. He also received a legal description for the 50-foot lot and a tax statement for lot 021.
- The City recognized the merger of the two lots. The City's 1985 revision of the block map replaced lots 004 and 005 with lot 021. Since 1985 all building permits, complaints, NOVs and the Planning Department's NOE were issued to lot 021.

## **Testimony by Jerry Dratler**

July 25, 2019

Matter of 25 and 27 17<sup>th</sup> Avenue

- If the sponsor's claim there was no merger is correct why did he submit a COC application? The two lot numbers would have been available.

**The two building permits and the abatement permit should be denied.** Approving permits based on false architectural plans, the illegal removal of a 3-story bay and deck would give the property owner a significant financial reward for his many improper acts. This would not be good public policy. It would also signal developers that false building plans are acceptable and if you are caught violating the building or planning code your abatement permit will be approved.



## Testimony by Jerry Dratler

July 25, 2019

Matter of 25 and 27 17<sup>th</sup> Avenue



## RICHARD AVELAR & ASSOCIATES ARCHITECTS

518 HARRISON STREET, SUITE 303 OAKLAND CA 94607 (510) 893-5501 FAX (510) 893-5874

25 & 27 - 17th Ave, San Francisco

RAA#19235

7/18/2019

Proposed Sq. Ft. Comparison:

25 - 17th based on plans by NIE YANG, 12/24/19, Delta 2

27 - 17th based on plans by NIE YANG, 12/24/19, Delta 1

| 25 - 17th Ave :<br>"Horizontal<br>Addition to A<br>S.F.D." | Per RAA Sq. Ft.<br>Take-Off of<br>Proposed | Per NIE<br>YANG, A1.0,<br>Building<br>Floor Area,<br>Proposed | Sq. Ft.<br>Discrep. |
|--|--|---|---------------------|
| 1F/Garage  | 1787                                       | 1717  | 70                  |
| 2F   | 1669                                       | 1484  | 185                 |
| 3F   | 1577                                       | 1499  | 78                  |
| 4F   | 913  | 889   | 24                  |

|        |      |      |     |
|--------|------|------|-----|
| Totals | 5946 | 5589 | 357 |
|--------|------|------|-----|

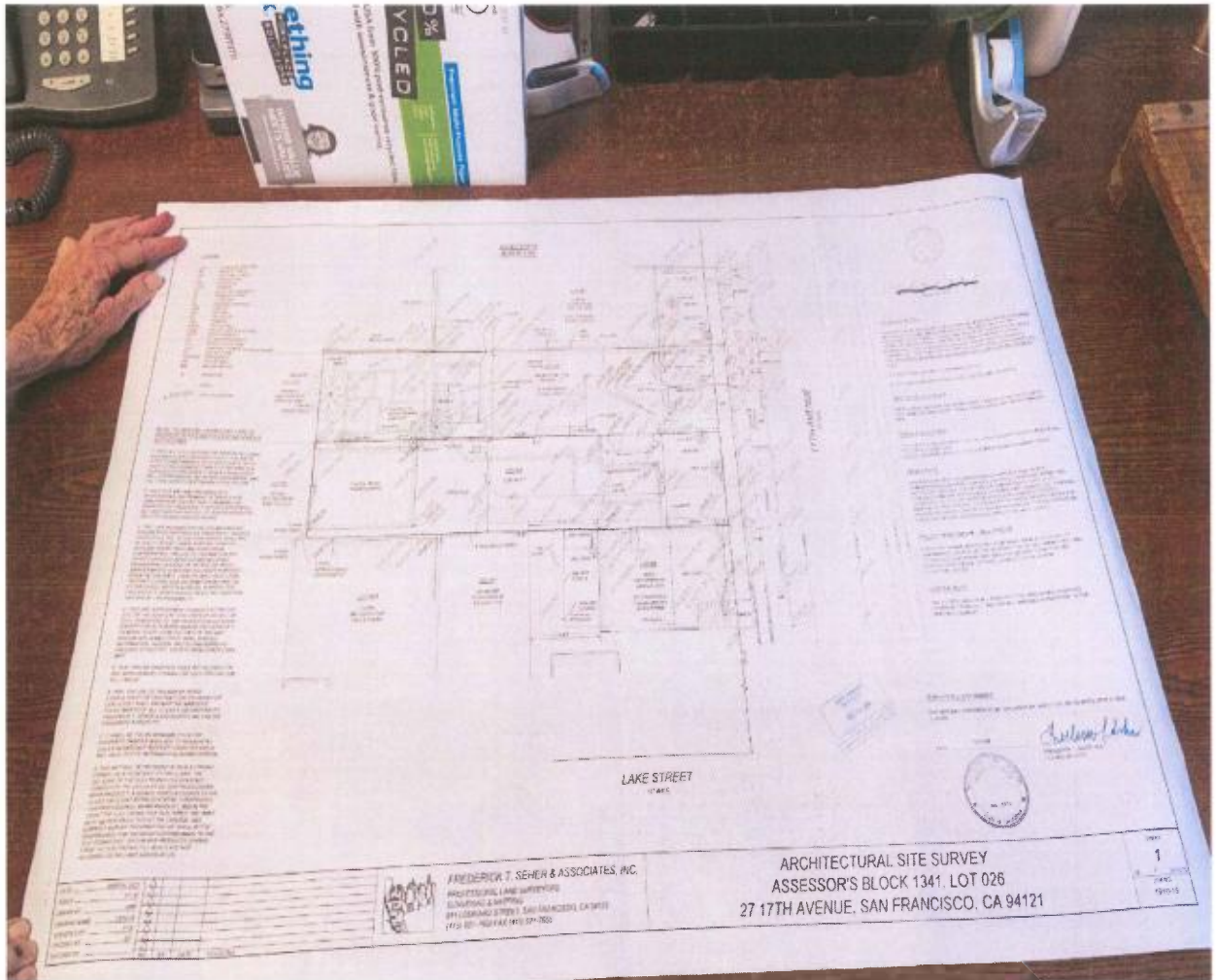
| 27 - 17th Ave :<br>"New<br>Construction<br>of a S.F.D." | Per RAA Sq. Ft.<br>Take-Off of<br>Proposed | Per NIE<br>YANG, A1.0,<br>Building<br>Floor Area,<br>Proposed | Sq. Ft.<br>Discrep. |
|---|--|---|---------------------|
| 1F/Garage   | 1950                                       | 1826  | 124                 |
| 2F  | 1588                                       | 1412  | 176                 |
| 3F  | 1363                                       | 1285  | 78                  |
| 4F  | 1082                                       | 978   | 104                 |

|        |      |      |     |
|--------|------|------|-----|
| Totals | 5983 | 5501 | 482 |
|--------|------|------|-----|

SQUARE FOOTAGE MEASUREMENT AND CALCULATION BASED ON METHODS AND STANDARDS ESTABLISHED BY AMERICAN NATION STANDARD INSTITUTE (ANSI) IN Z765-2003 FOR SINGLE FAMILY RESIDENTIAL BUILDINGS

RA&A WORK PRODUCT DISCLAIMER: THE ANALYSIS ABOVE IS PRELIMINARY, FOOTAGES STATED BY RA&A HAVE BEEN QUANTIFIED EXCLUSIVELY BASED ON THE CONSTRUCTION DOCUMENTS REFERENCED; WITHOUT ANY VERIFICATION OF ACTUAL EXISTING SITE CONDITIONS. THE ANALYSIS OR COMPARISON OF PROPOSED FOOTAGES IS COMPLICATED BY AN OVERALL LACK OF PLAN DETAIL.

**Testimony by Jerry Dratler**  
July 25, 2019  
Matter of 25 and 27 17<sup>th</sup> Avenue



Matter of 25 and 27 17<sup>th</sup> Avenue





## Testimony by Jerry Dratler

July 25, 2019

Matter of 25 and 27 17<sup>th</sup> Avenue

From: Storrs, Bruce (DPW)  
To: Sanchez, Scott (CPC); MALAMUT, JOHN (CAT); TOM, CHRISTOPHER (CAT)  
Cc: Teague, Corey (CPC); Kirby, Alexandra (CPC); Gordon-Jonckheer, Elizabeth (CPC)  
Subject: RE: Iconfidential I Attorney client privileged - Re: improper issuance of Certificate of Compliance - 25 17th Avenue  
Date: Monday, July 16, 2018 5:32:23 PM

---

Will do

From: Sanchez, Scott (CPC)  
Sent: Monday, July 16, 2018 5:26 PM  
To: Storrs, Bruce (DPW) <Bruce.Storrs@sfdpw.org>; MALAMUT, JOHN (CAT) <John.Malamut@sfcityatt.org>; TOM, CHRISTOPHER (CAT) <Christopher.Tom@sfcityatt.org>  
Cc: Teague, Corey (CPC) <corey.teague@sfgov.org>; Kirby, Alexandra (CPC) <alexandra.kirby@sfgov.org>; Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>  
Subject: RE: Iconfidential I Attorney client privileged - Re: improper issuance of Certificate of Compliance - 25 17th Avenue

Hi Bruce,

Hope all is well with you. The Planning Department has been involved with the review of building permits associated with this property, so please keep us in the loop (as determinations regarding the legality of the lot would impact our review of the permits).

Thanks!

Cheers,

**Scott F. Sanchez**  
Zoning Administrator  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.558.6350 | [www.sfdplaning.org](http://www.sfdplaning.org)  
[San Francisco Property Information Map](#)

---

From: Storrs, Bruce (DPW)  
Sent: Friday, July 13, 2018 8:53 PM  
To: MALAMUT, JOHN (CAT); TOM, CHRISTOPHER (CAT)  
Cc: Rahaim, John (CPC); Sanchez, Scott (CPC); Teague, Corey (CPC); Bendix, Brittany (CPC); Hui, Tom (DBI); O'Riordan, Patrick (DBI); Duffy, Joseph (DBI); Administrator, City (ADM); Nuru, Mohammed (DPW); Chu, Carmen (ASR); Sanguinetti, Jerry (DPW)  
Subject: Iconfidential I Attorney client privileged - Re: improper issuance of Certificate of Compliance - 25 17th Avenue

All

This is a Certificate of Compliance that I issued a while back. I will discuss with the C.A. office and work towards resolution, however, there will be no notice of violation issued.

If you want/need to continue to be in the loop on this, please let me know, otherwise I will work

Testimony by Jerry Dratler  
July 25, 2019  
Matter of 25 and 27 17<sup>th</sup> Avenue

4-1, PDF

Steinberg, David (DPW)

---

From: Ryan, James (DPW)  
Sent: Wednesday, February 15, 2017 9:28 AM  
To: Frederick T. Seher; Mapping, Subdivision (DPW)  
Cc: Storrs, Bruce (DPW); 'Jon Kantor'  
Subject: RE: 9190\_COC

We will get that corrected.

James

From: Frederick T. Seher [mailto:rick@sflandsurveyor.com]  
Sent: Tuesday, February 14, 2017 6:24 PM  
To: Mapping, Subdivision (DPW)  
Cc: Storrs, Bruce (DPW) ; Ryan, James (DPW) ; 'Jon Kantor'  
Subject: RE: 9190\_COC

Tsege et al.

I'm not entirely sure this COC will be able to be used by the client or title company as it appears to missing certain elements; legal description of the compliant parcels, exhibit "A", two exhibit "B's" one marked preliminary the other signed, missing ownership page and maybe other elements that I'm not aware of. Please advise. Thank you.

Kind regards,

Rick Seher

Frederick T. Seher & Associates, Inc.  
Professional Land Surveyors  
841 Lombard Street  
San Francisco, CA 94133  
415-921-7690 Office  
415-921-7655 Fax

Received at CPC Hearing 7/25/19  
*K. Conner*



**San Francisco**  
**Planning**

An aerial night photograph of San Francisco, showing the city's skyline with illuminated buildings and the Bay Bridge in the background. The text "SB-35 IMPLEMENTATION AND APPROVED PROJECTS" is overlaid in large white letters.

# SB-35 IMPLEMENTATION AND APPROVED PROJECTS

July 25, 2019 Planning Commission



## Background



- Effective January 2018
- Ministerial review for projects that provide a certain amount of affordable housing.
- Based upon RHNA production.
- State-wide

*[Handwritten signature]*

*[Handwritten date: 1/25/18]*

## Overview

State Legislation mandating streamlined approval of housing projects in cities that are not meeting RHNA production goals.

| RHNA INCOME CATEGORIES                    | SAN FRANCISCO  |
|---|--|
| Above-moderate income<br>(above 120% AMI) |   |
| Housing for households<br>below 80% AMI   |  |

## Benefits

For qualifying projects, requires streamlined approval including:



### **Ministerial approval process**

Removes requirement for CEQA analysis associated with Planning entitlements



**Removes requirement for Conditional Use Authorizations**  
or other discretionary entitlements.



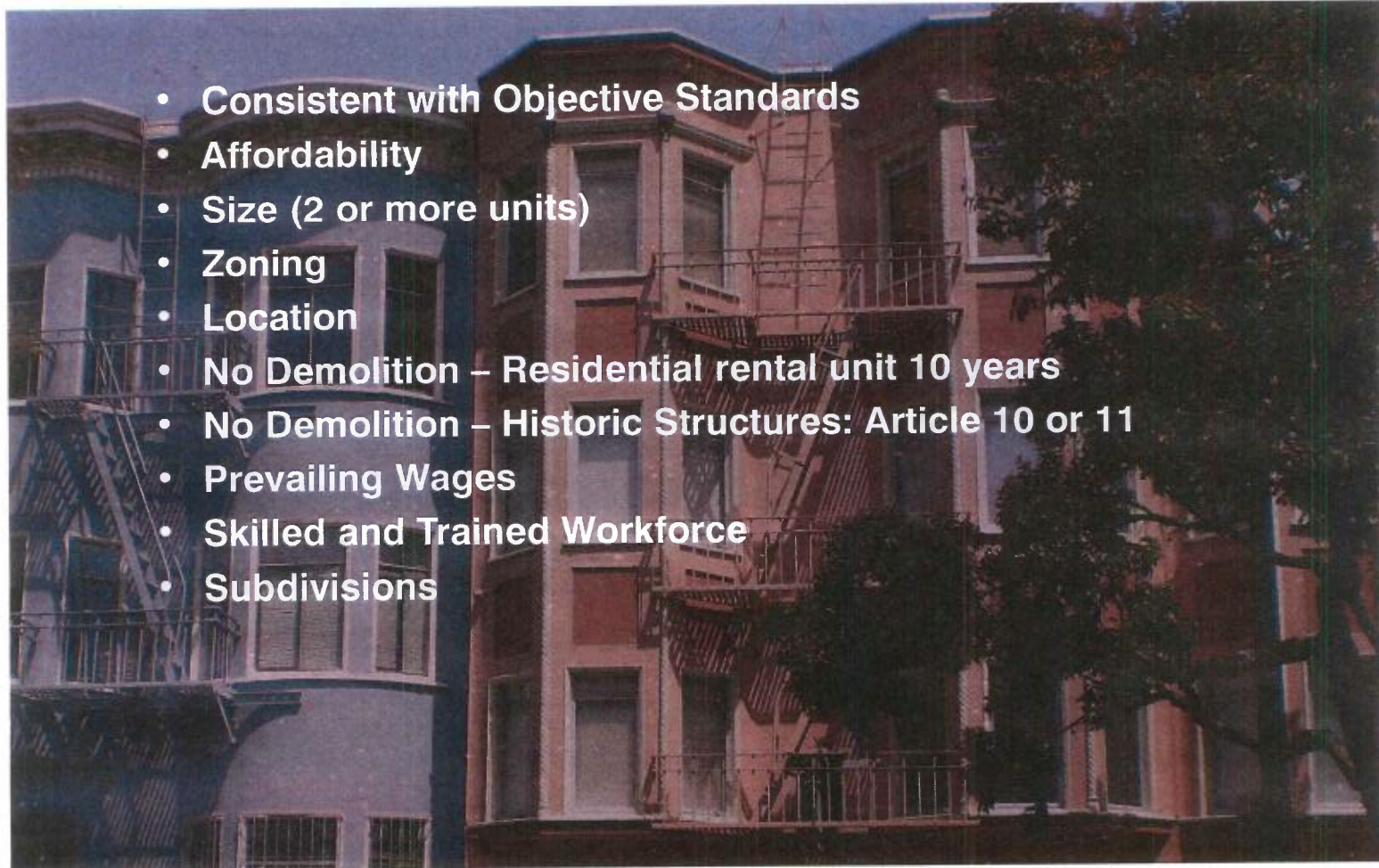
### **Codifies strict approval and review timelines**

60-90 days for completeness depending on size

90-180 days for design depending on project size



## Eligibility Criteria



- Consistent with Objective Standards
- Affordability
- Size (2 or more units)
- Zoning
- Location
- No Demolition – Residential rental unit 10 years
- No Demolition – Historic Structures: Article 10 or 11
- Prevailing Wages
- Skilled and Trained Workforce
- Subdivisions

# Objective Standards

“Require no personal or subjective judgement by a public official”

“uniformly verifiable by reference to an external and uniform benchmark”

## Objective Standards

Rear Yard Setback  
Dwelling Unit Exposure  
Open Space

## Non-Objective Standards

Design Guidelines  
Preservation Design Comments

***Challenge: Most projects require some type of discretionary action***

## Project Types



### **100% Affordable Housing Projects**

- Administrative approval (PC Section 315)
- 100% Affordable Housing Density Bonus Program (PC Section 206.4)



### **Mixed-income projects including at least 50% on-site affordable**

- Projects conforming to existing zoning and meeting objective standards. May require entitlements for Planning Commission review



## Review process + timelines

### ① Sponsor Submittal

- *Building Permit Application*
- *SB-35 Application*
- *Individually Requested State Density Bonus Application, if applicable*

### ② Neighborhood Notification is not required.

### No Discretionary Review.

### ③ Planning Staff must determine eligibility within

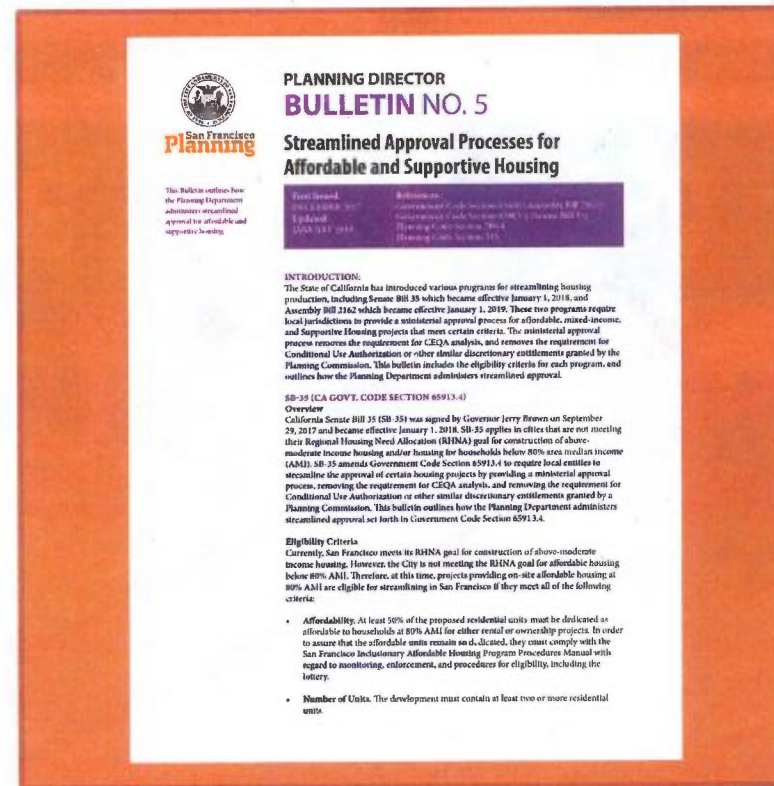
- *60 days of application submittal if project contains 150 units or fewer*
- *90 days of application submittal if project contains more than 150 units*

### ④ Planning Staff must complete any design review or other public oversight within

- *90 days for projects with 150 units or fewer*
- *180 days for projects with more than 150 units*

# Implementation Strategy

- Issued Planning Director Bulletin 5 in December 2017
- Issued application and Information packet in January 2018
- Internal working group meetings to look at SF specific implications





## Projects

8



**PROJECTS APPROVED SINCE  
JANUARY 2018**

1,106



**TOTAL HOUSING UNITS ADDED**

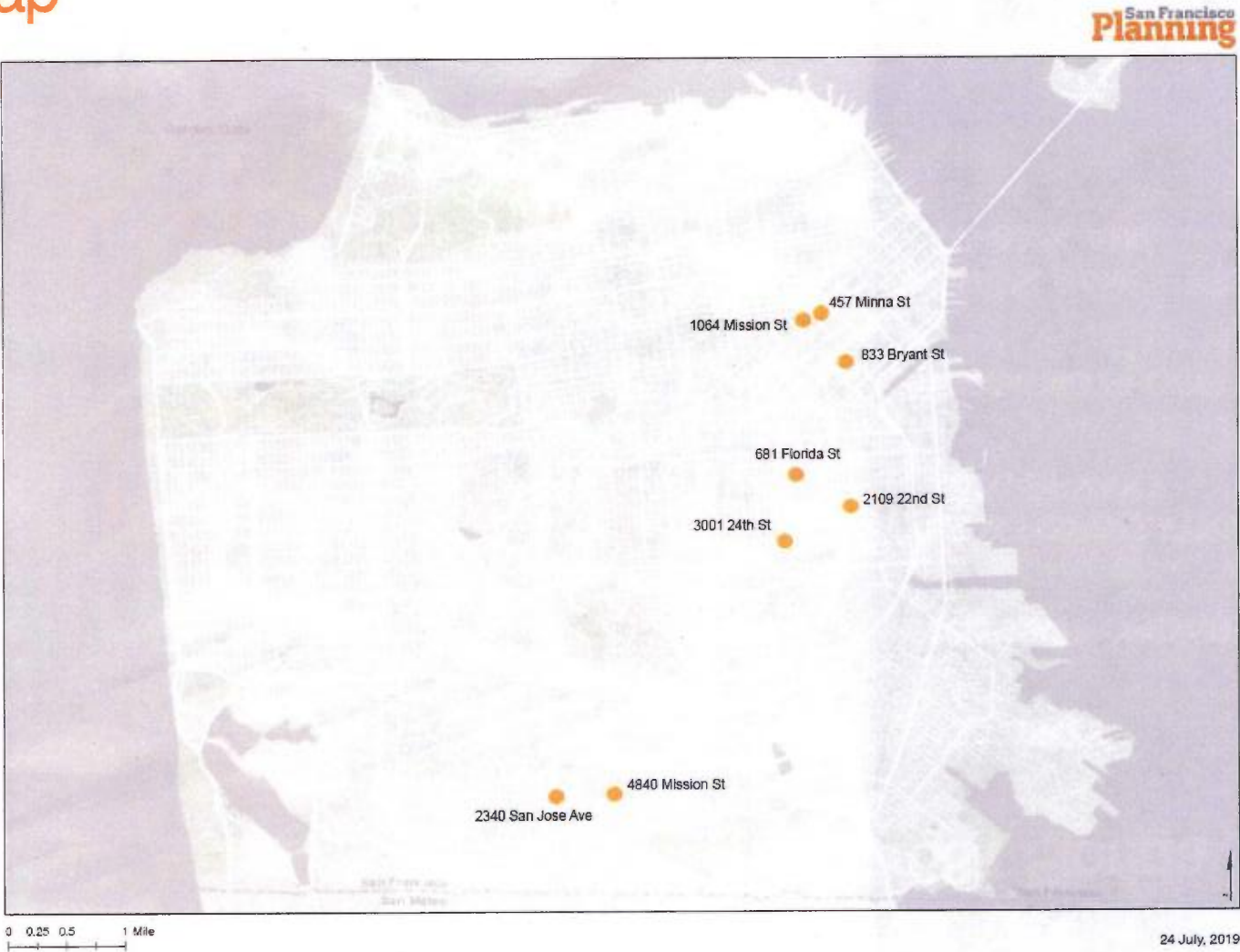
980



**DEED RESTRICTED  
AFFORDABLE UNITS**



# Projects Map





## **681 Florida**

**130 UNITS**

**100% AFFORDABLE**

**LAND DEDICATION FOR 2000-  
2070 BRYANT**

**GROUND FLOOR PDR**

**UNITS RANGE FROM 30% AMI  
TO 80 % AMI**



# 2340 San Jose

**129 UNITS**

**GROUND FLOOR  
CHILD CARE AND  
COMMERCIAL**

**100% AFFORDABLE**

**UNITS RANGE FROM  
35% AMI TO 100%  
AMI**







## 1064-1068 Mission

**253 TOTAL UNITS (TWO BUILDINGS)**

**-149 ADULT STUDIOS**

**-102 SENIOR STUDIOS**

**-2 PROPERTY MANAGERS**

**100% AFFORDABLE**

**CHEFS TRAINING  
ON-SITE CLINIC**

**50% AMI**



## 3001 24<sup>th</sup> Street

**45 SENIOR HOUSING UNITS**

**100% AFFORDABLE**

**UNITS AFFORDABLE TO LOW-  
INCOME AND FORMERLY  
HOMELESS SENIORS AGED 62  
AND OLDER (AT OR BELOW 50%  
AMI)**







## **457-475 Minna**

**270 GROUP HOUSING ROOMS**

**16-STORIES**

**53% AFFORDABLE**

**UNITS RANGE FROM 50% AMI  
TO 110% AMI**



# 833 Bryant

**146 GROUP HOUSING  
ROOMS**

**100% AFFORDABLE  
W/OUT GAP FUNDING  
FROM MOHCD**

**UNITS RANGE FROM  
50% AMI TO 60% AMI**





# 4840 Mission

**137 DWELLING  
UNITS**

**100%  
AFFORDABLE**

**UNITS RANGE  
FROM 30% AMI TO  
100% AMI**







THANK YOU



**San Francisco**  
**Planning**

**Kate Conner**  
Special Projects & Policy  
Manager  
San Francisco Planning Dept.

kate.conner@sfgov.org  
[www.sfplanning.org](http://www.sfplanning.org)



Pub. Com. 7/26/19

San Francisco Planning Commission c/o  
Room 400, City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

HAND DELIVERED

May 21, 2019

RE: Community Letter in Opposition to the DoggyStyle CUA

Dear Commissioner:

We are 121 Noe Valley neighbors who are directly affected by the proposed Doggy Style Inc. ("DS") business at 3927 24th Street. We are deeply concerned that DS's conditional use application, if approved by the Planning Commission, will create an environment that is entirely inconsistent with the reasonable expectations of the adjoining and surrounding residential community, including the upstairs residential tenants in the DS building, neighboring elderly long-term residents with health conditions, below-market rate tenants, and families with children and infants, all of whom live in close proximity to the property.

DS has represented to neighbors and on various versions of their website (<https://www.doggystylesf.com/>), as well as in recent media reports, that they plan on using the business' backyard for parties, "yappy hours," outdoor movie nights, and as a private dog park and kennel for customers who drop off their dogs for daily care.

Despite not having permits for outdoor use or a dog kennel, DS has already landscaped the backyard for use as a private commercial dog park. An aerial view that situates the DS business and the adjacent residential backyards is attached as **Exhibit A**. As can be seen, all the buildings between 24th St. and Jersey St. back to a common outdoor area.

On April 22, 2019, many of us attended a meeting with DS owners Rachel Swann and Cameron Silva who did not adequately address significant concerns raised about DS operations. These owners said they intend to have 15 client dogs in the backyard in what they have federally trademarked a "No Bark Park." Dogs bark, especially in large groups. To show what 15 dogs looks like in this space, we've attached a picture taken from the top floor of the DS building as **Exhibit B**. We've illustrated 15 dogs in this picture to give a sense of the crowded footprint. Dog kennels are in industrial areas for a reason and should be kept there.

### **Noise, Odor and Waste Abatement Plan is Entirely Inadequate**

The noise, odor and waste that will be created by this business is unacceptable. At the neighbors meeting (4/22/19), the DS owners indicated that their noise, odor and waste abatement plan consists of hosing the backyard off every day and having a staff member collect dog waste. They are relying on "porous" artificial grass and a six inch crystalline layer to "absorb" dog waste. There is a substantial downhill between 24th St. and the neighbors on Jersey St. (over a 10 foot drop). This means dog waste will certainly be washed into neighbors' yards. Families with children live and play in these backyards and residential tenants windows open to it from above. DS's plans pose an unacceptable health risk to the downhill neighbors and upstairs residential tenants who will be unreasonably impacted by the waste hosed into their backyards. In addition, dogs inside the DS building barking will resonate throughout the building, which is very old and poorly soundproofed.

Another aspect of the noise abatement plan, indicated by the DS owners on multiple occasions and again as recently as the 4/22/19 meeting, is that they plan on using high pitched noise emitting collars, commonly called sonic collars, on client dogs. The DS owners have repeated on multiple occasions that these devices are 97% effective. This noted, our research with dog professionals has indicated that these collars may only work about 40% of the time, and that is only when used in an individualized situation with a specialized trainer. In a group setting the collars can cause chaos, confusion and stress. Every time any dog barks, the sonic sound that humans can't typically hear, but is irritating to a dog, is delivered and may be heard by other dogs in the area. So one dog might associate barking with the punishing sound but all the other nearby dogs are, at best, confused and at worse are associating whatever they happen to be doing, good or bad, with a negative response. This also impacts dogs that belong to nearby neighbors, that share this common backyard area, but are not in the "No Bark Park," unduly impacting the health and well-being of neighborhood pets.

### **Retail Apocalypse in Noe Valley is Being Overplayed**

Many of us have dogs and wholly embrace businesses and services that help people better care for their pets. We are also pro-growth and strongly support retail businesses in the 24th Street commercial corridor. Indeed, Noe Valley is one of the healthiest neighborhood commercial districts in San Francisco with a commercial vacancy rate within the citywide target rate that is between 5-10%, according to Office of Economic and Workforce Development. Noe Valley is well served by numerous pet stores and dog walkers. This noted, we feel that Rachel Swann, one of the DS owners, who also serves as President of the Noe Valley Merchants and Professionals Association, has misrepresented the vacancy rate in Noe Valley, raising fears of a retail apocalypse on 24th Street. Many of the vacancies that Ms. Swann has overstated in her public comments are intentional or due to construction as the neighborhood goes through a building boom, with merchants expanding (see: [San Francisco Chronicle: "How does a retail space stay empty in San Francisco for 16 years?"](#), where she states the vacancy rate is 14%). Our own count indicated that the actual vacancy rate (ex-construction or pending openings) on 24th St between Diamond and Chattanooga and the surrounding side streets is approximately 8.5% (13



businesses on 153 total), with most of the vacancies further up the street between Diamond and Castro on 24th St, away from the more central DS location.

### **Private Social Clubs are Not Right for 24th St in Noe Valley**

In the words of the DS owners at the neighborhood meeting (4/22), however, retail is really a “side” issue for them with their primary stated goal to start a private social club, modeled after the Academy in Upper Market St., which had a decades-long history as a gay bar and club. There could not be a greater difference, however, between the vibrancy of retail along the 24th St. corridor versus that on Upper Market. A private social club in Noe Valley on 24th St. does not enrich the commercial corridor. The DS store is ~1,400 square feet, which does not appear large enough to have a private social club, retail store, and dog day care facility. In reality, the owners are trying to privatize retail space, driving rents up by charging their chosen “members” initiation fees of up to \$7,500 and monthly subscription fees of up to \$1,500 a month (see: [SFGATE](#) “Meet Doggy Style: An up to \$1,500-a-month members-only club for SF dog lovers”). This is not in the ethos or interests of Noe Valley residents. The owners have suggested in conversations with neighbors that they plan on taking over the second floor of the building. Not surprisingly, the 35+ year second floor commercial tenants, a legal office that provided community legal services, including doing substantial pro bono activities for the community, learned their lease would not be renewed in June.

### **Really A Luxury Doggy Day Care**

Though DS has tried to downplay this fact, it is first and foremost a luxury doggy day care business. Although the owners have taken pains to change the DS website numerous times, quite likely in response to growing neighborhood criticism, they had clearly laid out their plans for:

- “Full Concierge Services, 7 Days Per Week, Including Pick-Up and Drop Off” services (this is their \$1,500 a month “Doggy Wears Prada Package”);
- “Remote Webcam access to Watch Your Pooch Play with their Friends,”;
- “Signature Yappy Hours”; and
- “Movie Nights in the No Bark Park” etc.

These service plans were featured prominently in prior public versions of the DS website, see screen grabs attached as **Exhibit C**. These plans have also been widely reported in the media, including [The Noe Valley Voice](#) (“Permit rules hamper dog day care – outdoor play area may not pass sniff test”), and [The \(UK\) Guardian](#) (“‘The Dog Wears Prada’: \$1,500-a-month doggy daycare prompts growls in San Francisco”). However, it seems unlikely people are going to pay \$1,500 a month to “relax” in a ~1,400 square foot mixed use retail store on 24th St. with 15 dogs – it appears the core business is for the VIP pick-up and drop-off service of a doggy-day care kennel, which will create even more gridlock on 24th St. That is what we believe is the primary revenue stream of the proposed business, despite the owners’ attempts to hide this aspect by removing many of these service offerings that were previously listed on

their website and publicized in their marketing efforts. This doggy-day care has a twist though: you can also hang out with club members when you do decide to come by the location, and, on certain special days you can enjoy drinks and movies in the backyard. Some of the member levels also allow you to host your own party. The owners say this will be very much like the public Noe Valley Town square (only a couple minutes walk away), to which the response should be, then do it in Noe Valley Town Square, which is a communal space set up to accommodate these types of events.

#### **Dog Kennels Must be Carefully Permitted (Moulin Pooch)**

In considering doggy day care facilities in the city, it is instructive to consider Moulin Pooch in Cow Hollow. Unlike most of the other dog day care facilities, it is not in an industrial area. At the same time, it is vastly different from what DS envisions. Moulin Pooch does have a small outdoor space, a picture of which we attach as **Exhibit D**. You can see how its outdoor area is very small (~10x10), brick covered, with a drain in the center to the City's sewer system. Furthermore, the outdoor area is in the middle of the building, which blocks the sound from backyards and has no residential tenants in the building. In addition, the building is of modern construction, with modern sound-proofing techniques, something the DS building on 24th St. sorely lacks. Moulin Pooch has no private backyards behind the building, rather a large condo complex, which again is blocked by the Moulin Pooch building from the noise of the dogs. Also, Moulin Pooch closes at 7pm on weekdays, is open 12pm to 6pm on Saturdays, and is closed on Sundays and federal holidays and access to the outdoor area is further limited to 30 minutes every two hours only from 9am to 5pm. In addition the business limits dog size to those under 45 pounds. Despite these restrictions, a Moulin Pooch representative indicates that they still receive neighbor complaints. In short, this business is entirely different from the one that DS is proposing.

#### **The Planning Process Must be Respected**

DS owners are not playing fairly as demonstrated by their actions. They clearly are trying to "ask for forgiveness rather than permission". The owners are experienced in the CUA process and are advised by counsel, yet they have fallen far short of the standard one would reasonably expect of business owners that took the planning process and neighbors' concerns seriously. This is evidenced by the numerous actions described above, but underlined by:

- 1) their undertaking substantial renovations to the proposed business's backyard without first obtaining a CUA;
- 2) the Notice of Enforcement issued by the Planning Department on January 29, 2019 and Plan Check Letter issued May 16, 2019;
- 3) their use of the backyard prior to obtaining their CUA;
- 4) the owners refusal to provide written information in their CUA or in response to neighbors' multiple requests, addressing the details of their business, noise, odor, and waste abatement plan, make and model of sonic collars for dogs, hours of operations, exact nature of the business, proposed use of the backyard etc;
- 5) continuously changing the DS website, hiding the doggy day care aspects of the business; and



- 6) indicating to neighbors at the community meeting they held on 4/22/19 that their proposed use as a private social club was in a grey regulatory zone and will not need a CUA and that they also did not believe the business needed a CUA to be a kennel (both statements are not in line with clear communications provided by the Planning Department).

The owners overall conduct here raises significant questions of whether they would abide by any restrictions ultimately placed on their use. In addition to the above, the City should consider how granting this CU will create additional unforeseen planning problems should DS sell the business and a new owner take control. At such point, there will be no way to limit how any permitted uses impact neighbors.

In summary, a backyard dog park, private social club, and dog care business is simply not consistent with a mixed use residential building that backs to private backyards with families in our neighborhood. We are not aware of any businesses along the 24th Street corridor in Noe Valley that back directly to residential backyards that are permitted to use outdoor space to conduct business activities. It is unreasonable to expect residents to endure the health and safety risk posed by dog waste, the certain noise from multiple dogs playing in what is a small retail store and the "No Bark Park", disruption of parties and a rambunctious dog play in the outdoor area backing to neighbors' yards, risks to our pets health from DS's noise emitting collars, and privatization of vital retail space on 24th Street.

We strongly ask you to deny the CUA for Doggy Style Inc. The nature of the planned activity operated in the outdoor area is not compatible with surrounding uses; it will significantly disturb the privacy and affect the livability of adjoining or surrounding residences. This is the wrong location for such a disruptive business.

Sincerely,

The Undersigned Noe Valley Neighbors

*[Signature Pages Follow]*

The undersigned are signatories to the Community Letter in Opposition to the DoggyStyle CUA.

DocuSigned by:  
*Pauline Meda c/o David Meda*  
87F6780F47E449...  
Pauline Nicola c/o David Nicola  
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San Francisco, CA 94114

DocuSigned by:  
*David Meda*  
87F6780F47E449...  
David Nicola (Trustee)  
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San Francisco, CA 94114

DocuSigned by:  
*Jean Allan*  
DBFD21210C3D423...  
Jean Allan  
3929 24<sup>th</sup> St.  
San Francisco, CA 94114

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36377E8CC83949C...  
Jessica West  
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*Jennifer Tutunik*  
4EA04D4E51ED4A5...  
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DocuSigned by:  
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86E3FBC8D5CB497...  
Michael Palmer  
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SF 94114

DocuSigned by:  
*Ed O'Neill*  
44A815C2A1364D1...  
Ed O'Neill  
3953 24th Street, Unit 3  
San Francisco, CA 94114

DocuSigned by:  
*Jonathan Axelrad*  
3FCC58FB3B8451...  
Jonathan Axelrad  
222/224 Jersey St. (Owner)  
San Francisco, CA 94114

DocuSigned by:  
*Judith Baer*  
FB62644A33ED482...  
Judith Baer  
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DocuSigned by:  
*Stephen Barry*  
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Stephen Barry  
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DocuSigned by:  
*Christina Murphy*  
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Christina Murphy  
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DocuSigned by:  
*Cathy Simon*  
86E3FBC8D5CB497...  
Cathy Simon  
265 Jersey Street  
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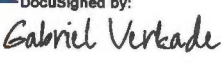
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*Dr. Anita Hoy*  
126492A2903644B...  
Dr. Anita Hoy, President 3953 24th St. HOA  
3953 24th Street, Unit 2  
San Francisco, CA 94114

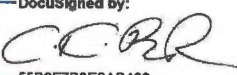
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*Michele Anderson*  
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Michele Anderson  
3953 24th Street, Unit 6  
San Francisco, CA 94114

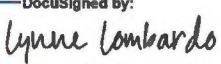
The undersigned are signatories to the Community Letter in Opposition to the DoggyStyle CUA.

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D202CCDB83CE498...  
Timothy J Muldoon  
3953 24th St., Unit 5  
San Francisco CA 94114

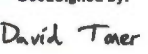
DocuSigned by:  
  
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Dr. Wayne Hoy  
3953 24th Street, Unit 2  
San Francisco, CA 94114

DocuSigned by:  
  
07507290B5A940A...  
Gabriel Verkade  
224 Jersey St.  
San Francisco, CA 94114

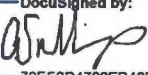
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55B0F7B9E2AB480...  
Chris Black  
242 Jersey St.  
San Francisco, CA 94114

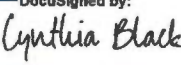
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9BFEF32D059A40F...  
Lynne Lombardo  
240 Jersey St.  
San Francisco, CA 94114

  
Shirley Abbott  
175 Jersey St.  
San Francisco, CA 94114

DocuSigned by:  
  
AAE712B041FA405...  
David Toner  
222 Jersey St.  
San Francisco, CA 94114

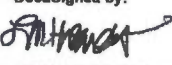
DocuSigned by:  
  
242BA61FD8FD48F...  
Susan Kroll  
3953 24th Street, Unit 3  
San Francisco, CA 94114

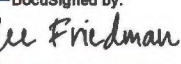
DocuSigned by:  
  
72EE2D47B9ED46B...  
Adam Snellings  
224 Jersey St.  
San Francisco, CA 94114

DocuSigned by:  
  
55B0F7B9E2AB480...  
Cynthia Black  
242 Jersey St.  
San Francisco, CA 94114

DocuSigned by:  
  
697B7119478E49D...  
Stephen Shane  
236 Jersey Street  
San Francisco, CA 94114

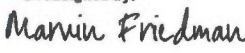
DocuSigned by:  
  
E2BA29D96B464D8...  
Phyllis Ball  
249 Jersey St  
San Francisco, CA 94114

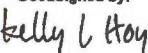
DocuSigned by:  
  
0B564EB663FC43B...  
Lindsey Thomas  
222 Jersey St.  
San Francisco, CA 94114

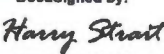
DocuSigned by:  
  
5D9B369CA7284F3...  
Lee Friedman  
268 Jersey St.  
San Francisco, CA 94114

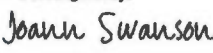


The undersigned are signatories to the Community Letter in Opposition to the DoggyStyle CUA.

DocuSigned by:  
  
5D9B588CA7284F3...  
Marvin Friedman  
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San Francisco, CA 94114


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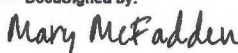
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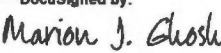
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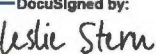
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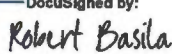
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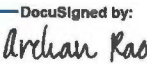
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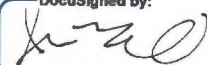
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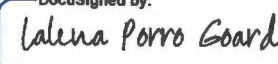
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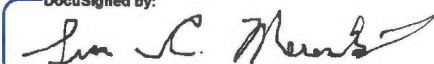
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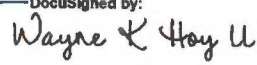
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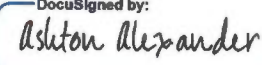

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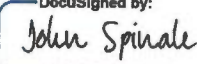
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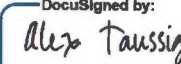
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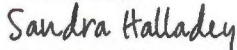
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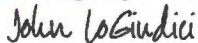
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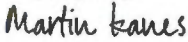
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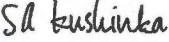
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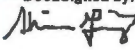

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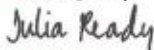
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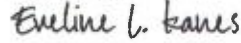

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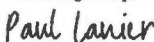
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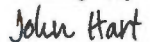
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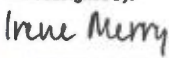
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
Sarah Schwartz  
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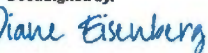
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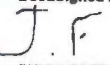
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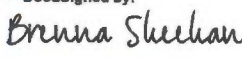
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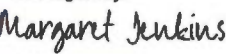
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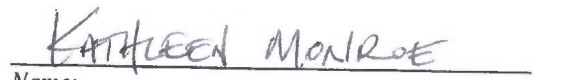
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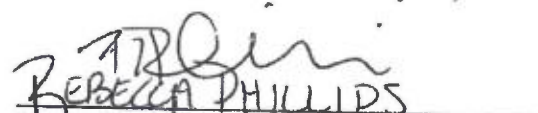
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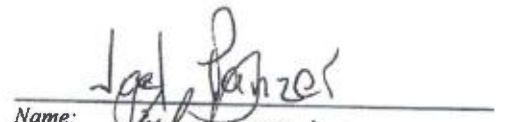
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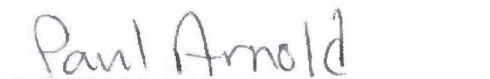
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Exhibit A

Aerial view that situates the DS Business and the Adjacent Residential Backyards



**Exhibit B**

DoggyStyle's "No Bark Park" (Illustrated with 15 Dogs)  
(Picture taken from living room of the four residential 3rd floor tenants)



### Exhibit C

DoggyStyle's Top Tier \$1500/month Package & Membership Services from Screen Grab

## The Dog Wears Prada

*For those whose doggy children are secretly the sole beneficiaries of their estate*

- Full Concierge Services 7 Days Per Week including Pickup/Drop-off
- Unlimited Doggy Dayclub and Members Lounge Access
- 1 Guest per visit included, Additional Upon Request
- Mural of Your Pup Featured On Our "Wall of Fame" as Painted by Local Artist
- Private Doggy Birthday party with 12 furry friends and their humans
- Basic & Special Programming Included
- "The Dog Wears Prada" Members-Only Events
- (1) Complimentary Doggie Grooming Services Per Month
- 20% Retail Gallery Discount
- 50% Private Rental Discount
- 1-Year Advisory Board Seat
- Unlimited New Member Referrals

www.doggystyle.com/memberships/

Patagonia Men's Nano Puff V... Series A Due Diligence - Drop... Membership - Doggy Styl... x

portalstgov Web Slice Gallery Suggested Sites

Doggy Style, Inc. will offer a variety of events and programming for our Members and their guests, in collaboration with top-notch partners from the San Francisco Bay Area and beyond.

A modern interpretation of the classic social club, we at Doggy Style, Inc. have created a refuge for our members; a place where you can feel relaxed, engaged, appreciated, and immersed in our finely curated surroundings while you work or play.

Benefits for members may include:

- Dayclub access in our No Bark Park™
- Members Lounge access with unlimited high-speed wifi, beverages, workspace, lounge areas, and a 4k TV to watch your pooch run and play with their freinds
- Retail discounts in The Gallery
- Concierge services such as home or work pickup and drop-off, grooming, mobile veterinary services, solo or group walks, doggy day trips
- Remote webcam access to watch your pooch play with their friends
- Invitations to exclusive events and programming such as:
  - Signature Yappy Hour
  - Trunk shows featuring local and international designers
  - Movie nights in our outdoor No Bark Park™
  - Children's activities including story time and animal safety/etiquette classes
  - Charitable activities such as adoption days with *Muttville Senior Dog Rescue* and PTSD therapy for US Veterans
  - Book Clubs for adults and children
  - Speaker series
- Private doggy birthday parties



**Exhibit D**

**Moulin Pooch Outdoor Dog Area**

(Note: ~10'X10'; Drains to City Sewer System; Bricked Floor; In Middle of an Entirely Non-Residential Building of Modern Construction (blocks noise); No Backyard Use; Accessible for 30 Minutes Every Two Hours from 9am to 5pm; and 45 Pound Dog Size Limitation)



TO: COMMISSION 7/25/2019 FROM G. SCHUTTS (1 COPY) 7/25/19



FOR FILE

DRE#01053526 / DRE#01077981  
SHARE THIS SITE

Clay Seibert  
Photographer

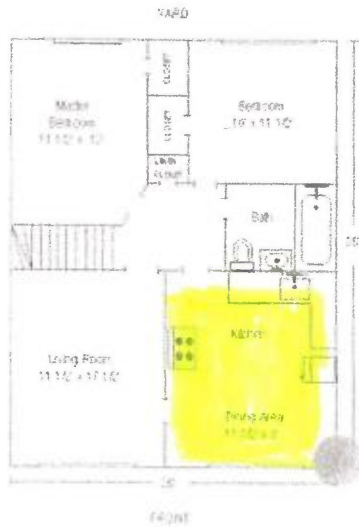
THIS KITCHEN AND OTHERS IN  
OLDER HOMES WHETHER BY MASS  
PRODUCTION AS DOELER OR BY  
REOWN ARCHITECTS LIKE NEUTRA,  
OR WURSTER OR PAILEY SIZED  
KITCHENS — AND ROOMS — AT A  
REASONABLE SQUARE FOOTAGE TO  
MAKE ULTIMATE USE OF LOT AND  
INTERIOR SPACE TO PROVIDE LIVEABLE  
AND PRACTICAL HOUSING.

2018-005411 CRU

# 10



# TYPICAL S.F. HOMES IN SUNSET AND BUILT IN MID 20<sup>TH</sup> CENTURY



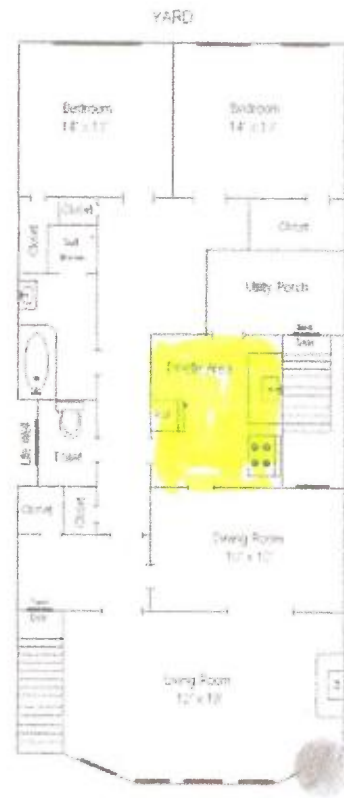
**Junior-5**

The Junior-5 is a basic and common floor plan built in the Sunset District. The name refers to the five-room interior configuration. Most Junior-5's were constructed during WWII and into the late 1940s. The average plan is slightly less than 900 square feet. The plan features a combined kitchen and dining area. "Jumbo" versions of the Junior-5 were constructed primarily in the postwar era and feature larger rooms and/or a third bedroom off the first floor tunnel passageway. The second floor living space of most Junior-5 buildings is through a tunnel entry.



**Patio Plan**

A still popular house plan layout, the Patio Plan configuration is referred to by some as the "Cadillac of the Avenue homes." It was built primarily in the early 1930s with occasional examples dating to the early 1940s. The name refers to the interior second floor center courtyard atrium, which is accessed from the hall, dining room, and breakfast nook. The patio serves to provide additional natural light to the center of the house.



**Barrel Front**

The barrel front layout featured a large living room, dining room, and separate Pullman built-in dinette. The barrel front layout could be expanded to include three upstairs bedrooms or a sunroom at the rear. A second set of interior stairs occasionally led to a downstairs den or social room.

Wall St. Journal

# Trade Dispute Raises Costs for Kitchen Updates

By INTI PACHECO

The U.S. has agreed to suspend a planned January increase in tariffs on \$200 billion in Chinese goods to 25% from 10%, as the two sides negotiate on trade.

But tariffs are already having an impact in kitchens across the U.S., and the truce isn't expected to soften the blow.

Just about every material you would need to remodel a kitchen is now subject to the earlier round of tariffs. Many U.S. vendors import the majority of their materials from China. Flooring, cabinets, countertops, sinks, refrigerators and lighting fixtures are on the list of imports from China that now have a 10% tax, as are many of the materials used to make them, from plywood and quartz to stone and granite.

Companies across the construction supply chain have tried to mitigate the impact, looking for alternative suppliers in neighbor-

ing countries like Vietnam and Cambodia or loading up on inventory in the event that the tax jumps to 25% in January. But many say they have had to raise prices to offset the effects of tariffs. American suppliers are now raising prices as well, as tariffs on foreign products have boosted demand for theirs.

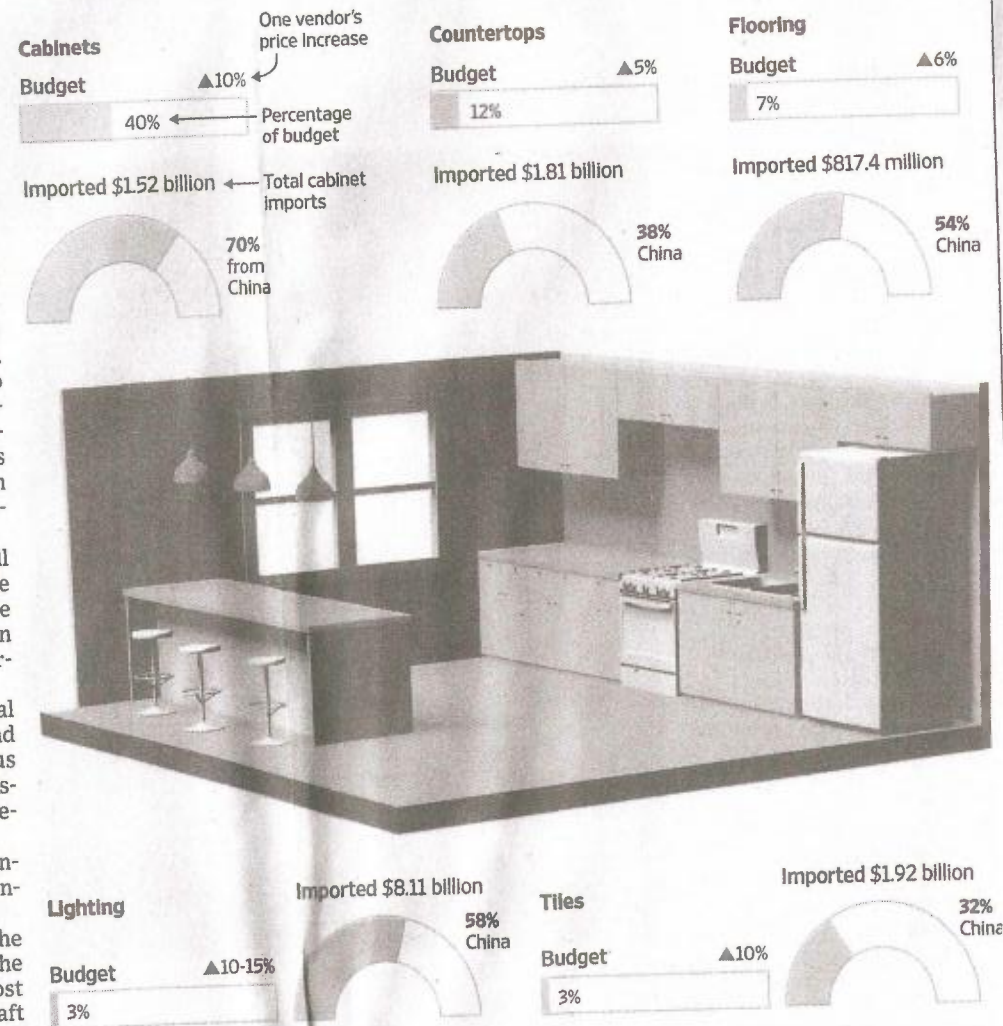
Companies say prices will remain elevated even if the U.S. and China reach a trade deal in which Washington would hold off on future tariffs.

The Wall Street Journal spoke to manufacturers and distributors of the various components of a kitchen to assess the added cost of a remodel.

We based our price increases on interviews with individual vendors.

For the percentage of the budget that each piece of the job makes up, we used a cost calculator from KitchenCraft Cabinetry, a subsidiary of MasterBrand Cabinets Inc.,

## How tariffs affect a remodeling project



Sources: Census Bureau and National Association of Home Builders (imports); KitchenCraft Cabinetry (budget)

Received at CPC Hearing 7/25/19  
*Pub. Com.*

## CURRENT MISSION CORPORATE RENTALS BY COMPANY

(addresses not easily available)

| Company                           | Number of Units                    |
|-----------------------------------|------------------------------------|
| Sonder                            | 30                                 |
| SF Corporate Rentals              | 12                                 |
| NestApart                         | 0                                  |
| CHBO - Corporate Housing By Owner | 16                                 |
| Zeus                              | 13                                 |
| Blueground                        | 2                                  |
| Come2SF                           | information not publicly available |

## NEW CONSTRUCTION BUILDINGS CURRENT AND HISTORIC PERCENTAGE OF UNITS FOR CORPORATE RENTAL

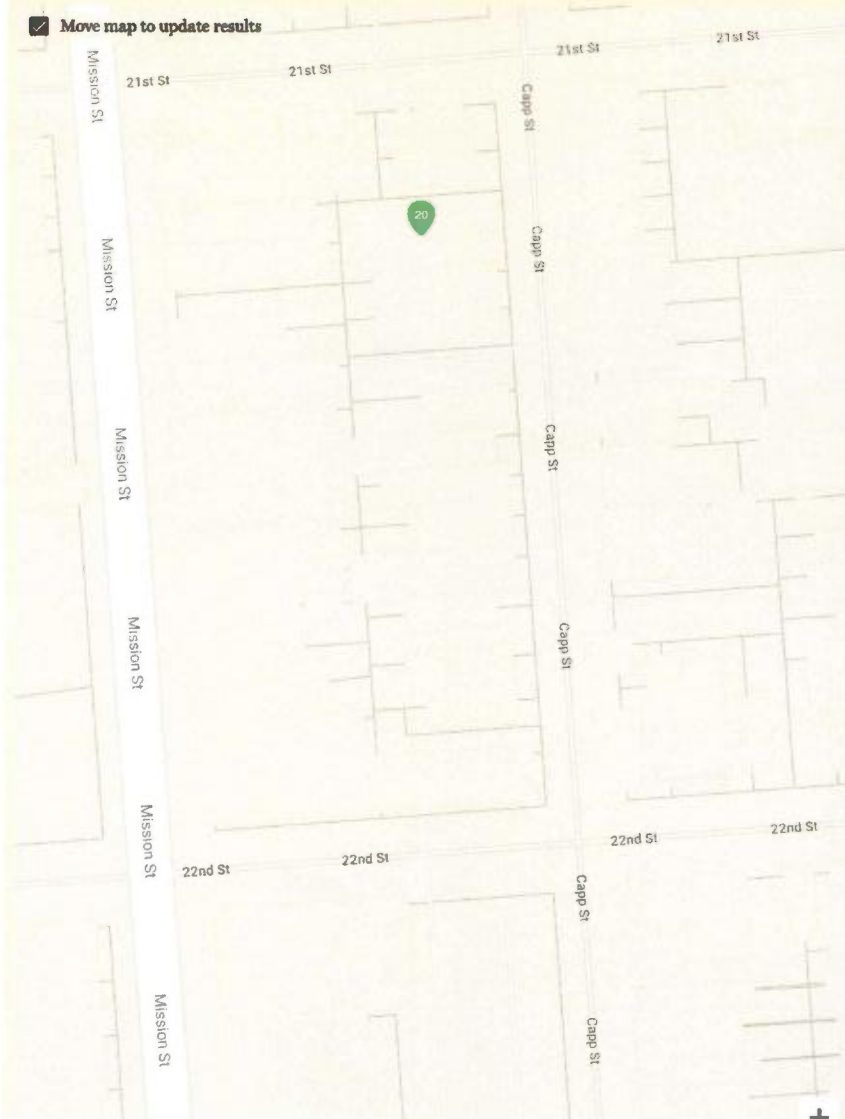
| Address             | Number of Units | Percentage Onsite<br>Affordable Units | Percentage Held for Corporate Rental            |
|---------------------|-----------------|---------------------------------------|---|
| 600 South Van Ness  | 27              | 14.4%                                 | 40%   |
| 606 Capp Street     | 20              | 12%                                   | 100%  |
| 1875 Mission Street | 38              | 18%                                   | 18%   |
| 3420 18th Street    | 16              | 0% - paid in lieu                     | 44%   |
| 1515 15th Street    | 40              | 18%                                   | historical corporate units - percentage unknown |



Get 15% off by signing up for a Sonder account (applies to stays of less than 30 nights) [Sign Up](#)

☐ Guests ☐ San Francisco ☐ Check In - Check Out ☐ Filters

☒ Move map to update results



\$240 AVG. RATE

2 Person | 1 Bedroom | 1 Bath

**Sonder | Capp Street | Bohemian 1BR + Balcony**  
Capp Street, San Francisco

30 Night Minimum

\$240 AVG. RATE

2 Person | 1 Bedroom | 1 Bath

**Sonder | Capp Street | Calming 1BR + Terrace**  
Capp Street, San Francisco

30 Night Minimum

\$240 AVG. RATE

2 Person | 1 Bedroom | 1 Bath

**Sonder | Capp Street | Simple 1BR + Balcony**  
Capp Street, San Francisco

30 Night Minimum

\$240 AVG. RATE

2 Person | 1 Bedroom | 1 Bath

**Sonder | Capp Street | Beautiful 1BR + Rooftop**  
Capp Street, San Francisco

30 Night Minimum

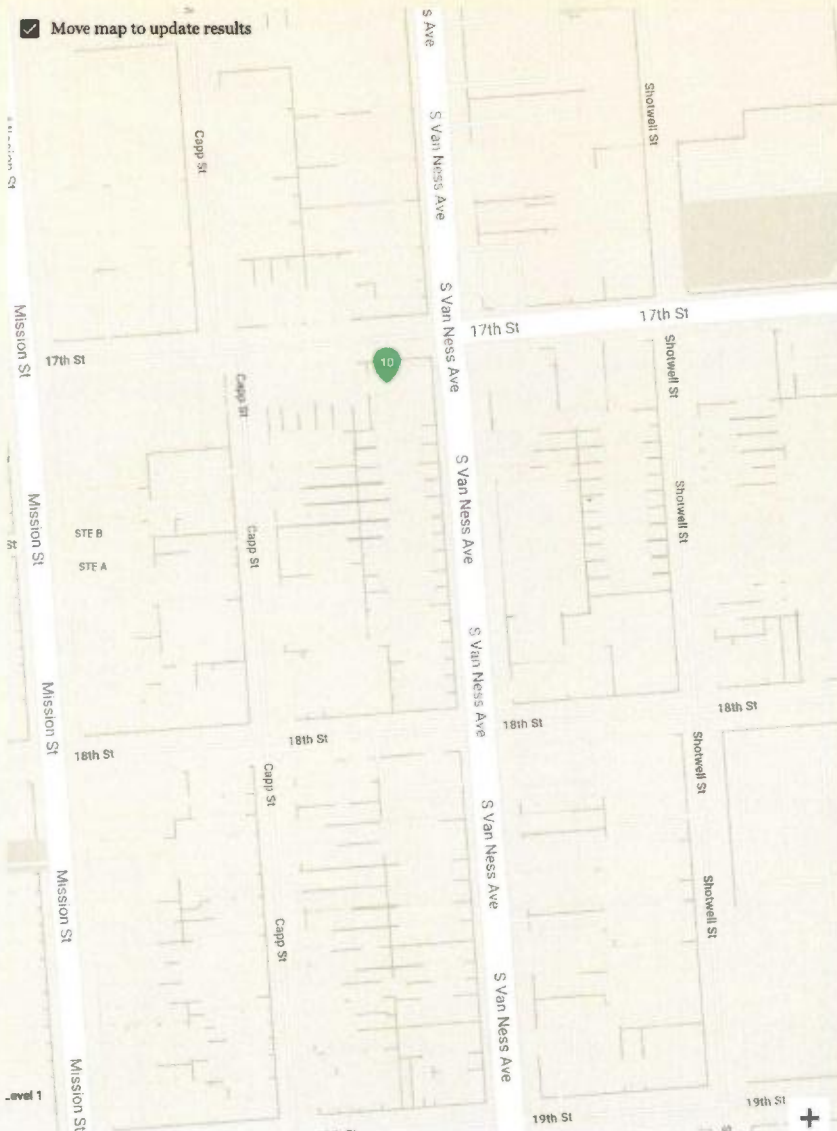
\$240 AVG. RATE

\$240 AVG. RATE

Get 15% off by signing up for a Sonder account (applies to stays of less than 30 nights) [Sign Up](#)

☐ Guests
 
 -

☒ Move map to update results



**\$184 AVG. RATE**

2 Persons | 1 Bedroom | 1 Bath

**Sonder | Van Ness | Stylish 1BR + Rooftop**  
South Van Ness Avenue, San Francisco

30 Night Minimum

**\$179 AVG. RATE**

2 Persons | 1 Bedroom | 1 Bath

**Sonder | Van Ness | Beautiful 1BR + Rooftop**  
South Van Ness Avenue, San Francisco

30 Night Minimum

**\$174 AVG. RATE**

2 Persons | 1 Bedroom | 1 Bath

**Sonder | Van Ness | Serene 1BR + Rooftop**  
South Van Ness Avenue, San Francisco

30 Night Minimum

**\$166 AVG. RATE**

2 Persons | 1 Bedroom | 1 Bath

**Sonder | Van Ness | Quaint 1BR + Rooftop**  
South Van Ness Avenue, San Francisco

30 Night Minimum

**\$184 AVG. RATE**

**\$174 AVG. RATE**

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## Spacious 2 bedroom condo at m1875

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Total Images:31

OVERVIEW

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Walk Score  
**99**

**CHBO**  
Complete



From **\$5500** Per month



**Rebecca**



CONTACT ME

MORE ABOUT REBECCA

SIMILAR LISTINGS



**Spacious Furnished 1  
Bedroom with Loft**  
Bedrooms: 1  
San Francisco



## Mission

## 1875 Mission Street #303

\$4,200/mo | Furnished  
 Available: 06/13/2018  
 Rental term: mo  
 Bedrooms: 1 bed  
 Bathroom: 1 bath

## 1875 Mission Street #402

\$5,800/mo | Furnished  
 Available: Pending  
 Rental term: mo  
 Bedrooms: 2 beds  
 Bathroom: 1 bath

## 1875 Mission Street #408

\$5,500/mo | Furnished  
 Available: 07/30/2018  
 Rental term: mo  
 Bedrooms: 2 beds  
 Bathroom: 1 bath

## 1875 Mission Street #409

\$5,500/mo | Furnished  
 Available: 06/16/2018  
 Rental term: mo  
 Bedrooms: 2 beds  
 Bathroom: 1 bath

## 1875 Mission Street #411

\$5,500/mo | Furnished  
 Available: 07/01/2018  
 Rental term: mo  
 Bedrooms: 2 beds  
 Bathroom: 1 bath

## 1875 Mission Street, # 405

\$5,000/mo | Furnished  
 Available: 07/19/2018  
 Rental term: mo  
 Bedrooms: 2 beds  
 Bathroom: 1 bath

## 1875 Mission Street, #106

\$3,200/mo | Unfurnished  
 Available: Pending  
 Rental term: mo  
 Bedrooms: 1 bed  
 Bathroom: 1 bath

## 3420 18th Street #402

\$4,450/mo | Furnished  
 Available: 5/6/2019  
 Rental term: mo  
 Bedrooms: 1 bed  
 Bathroom: 1 bath

## 3420 18th Street, #104

\$4,950/mo | Unfurnished  
 Available: 5/31/2019  
 Rental term: mo  
 Bedrooms: 2 bed  
 Bathroom: 2 bath

## 3420 18th Street, #202

\$3,700/mo | Unfurnished  
 Available: 5/31/2019  
 Rental term: mo  
 Bedrooms: 1 bed  
 Bathroom: 1 bath

## 3420 18th Street, #302

\$3,950/mo | Unfurnished  
 Available: 3/31/2019  
 Rental term: mo  
 Bedrooms: 1 bed  
 Bathroom: 1 bath

## 3420 18th Street, #303

\$3,950/mo | Unfurnished  
 Available: 5/11/2019  
 Rental term: mo  
 Bedrooms: 1 bed  
 Bathroom: 1 bath

## 3420 18th Street, #401

\$3,700/mo | Unfurnished

## 3420 18th Street, #404

\$3,700/mo | Unfurnished

## Awesome Mission Home

\$10,000/mo | Furnished



Zeus

Dates Beds Price More Filters



\$264/night

EUREKA VALLEY • SAN FRANCISCO, CA

**4424 18th St**

2BR, 1BA • Available Aug 2nd



\$262/night

MISSION DISTRICT • SAN FRANCISCO, CA

**639 Shotwell Street, Apt B**

2BR, 1BA • Available Aug 2nd



\$235/night

POTRERO HILL • SAN FRANCISCO, CA

**880 Wisconsin St**

3BR, 2BA • Available Aug 2nd

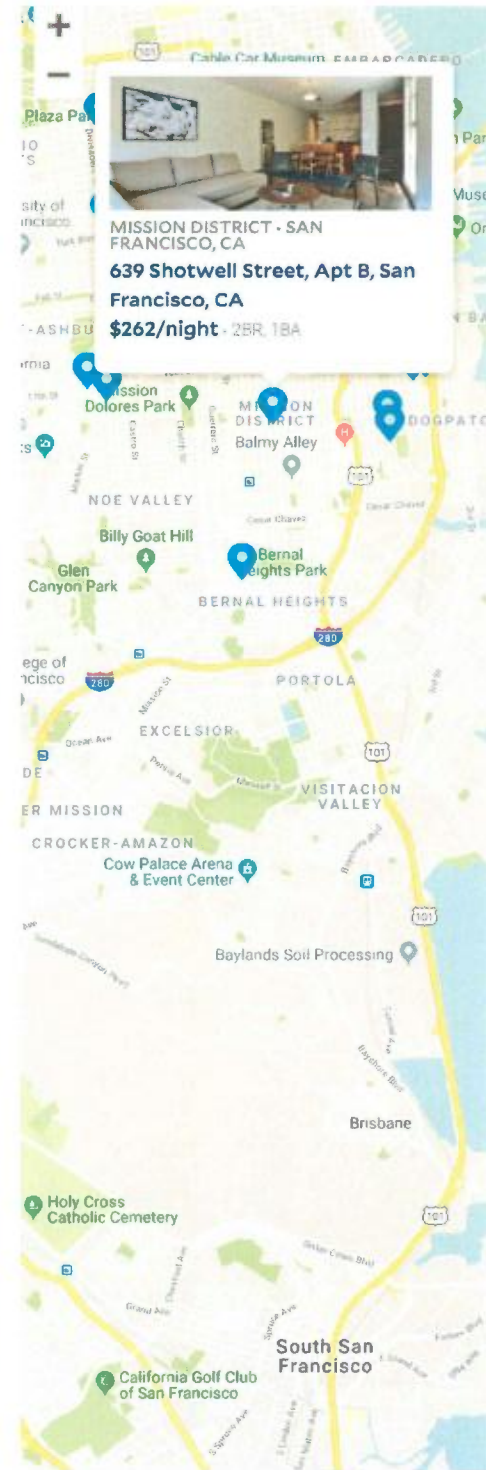


\$295/night

LOWER PACIFIC HEIGHTS • SAN FRANCISCO, CA

**2135 California St, Unit 8**

3BR, 2BA • Available Jul 31st



San Francisco Bay ... **2 Neighborhoods** Dates More Filters Q Clear all

Sort by: **Availability** | **Sh**

Furnished Apartments in San Francisco and the Bay Area. Blueground's beautiful furnished rentals in San Francisco are available for short and long-term stays. An alternative corporate housing solution suitable for monthly rent periods.



**4182 20th Street, The Castro**

2 Bedroom, 2 Bath

from **\$5,690/month**

available **17 Sep 2019**



**3605 20th Street #16, Mission Dolores**

1 Bedroom, 1 Bath Pets Allowed

from **\$3,990/month**

available **05 Nov 2019**



**38 Dolores Street #604, The Castro**

2 Bedroom, 1 Bath Elevator | Pets Allowed

from **\$5,490/month**

available **03 Dec 2019**



**3605 20th Street #6, Mission Dolores**

1 Bedroom, 1 Bath Pets Allowed

from **\$3,990/month**

available **30 Dec 2019**



**2339 Market Street #38, The Castro**

1 Bedroom, 1 Bath Pets Allowed

from **\$3,990/month**

available **02 Jan 2021**





7/25/17

A. Perry

**Academy of Art Institutional Master Plan  
Case: 2019-012970IMP**

Dear Commissioner Moore,

I have reviewed the Institutional Master Plan submitted by the Academy of Art University and have the following comments to share with you.

1. In my experience, with college and university planning, in order to evaluate space usage and to justify square footage, it is necessary to quantify the student body in terms of full-time equivalent (FTE) both on campus and off campus. This documents choses to quantify their students in terms of "a minimum of one class taken on campus." This is a useless statistic when evaluating institutional plans, no matter how much detail is given or charts made.
2. In order to justify actual square footage, it is necessary to understand the utilization of space, to know how space is used, how many students in class, and how many hours.

The IMP inadequately quantifies both the Academy's student body and the space utilization for 40 properties and 1,889,561 square feet of space.

3. The so-called plans submitted are little more than city maps with huge ellipses drawn on them. These do not qualify as "building clusters" or campus plans.
4. Shuttle Service: Other institutions operating urban campuses operate shuttles only between one campus and another and otherwise students rely on public transportation, bikes etc. The lack of consolidation of properties close to each other, because of the seemingly lack of planning and opportunistic accrual of property that this institution has exhibited, seems a poor justification for running a myriad of shuttle routes in a city served by public transportation such as San Francisco.
5. Specific comment about Ehren's Bakery building. Using this building for an industrial use is unjustifiable and inconsistent with the current use of the Van Ness Corridor as a housing spine.

The University does not seem to have a mission statement, the student body is shrinking, the buildings are underutilized. There is inadequate justification for holding so much dispersed space and claiming a campus status.

Thank you for considering my comments.

Patricia Sonnino  
Architect  
San Francisco

PS: As a quick comparison, the California College of the Arts with 1971 degree-seeking students has 174sf of space per student. The Academy of Art itemizes about twice that much per student counting full time students only. The CCA runs one shuttle bus to their Oakland campus. The Academy of Art runs 8 bus routes within San Francisco.

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[hestor@earthlink.net](mailto:hestor@earthlink.net)

Received at CPC Hearing

A. Perry

7/25/19

**Submission to Planning Commission - July 25, 2019**

**ACADEMY OF ART 7/5/19 INSTITUTIONAL MASTER PLAN  
2019-012970 IMP - Hearing July 25, 2019**

The **AAU July 5, 2019 IMP** was submitted to Planning **7/5/19**. IMP is being heard - *and Commission urged to accept it - 7/25/19.*

The public only was able to track down copy of AAU IMP starting **Monday 7/8**. There was no prior circulation before Notice where members of the public, and the Commission, could read AAU IMP. Notices of hearing were mailed/postage machine dated Friday **7/5/19** and received Monday **7/8/19**. The newspaper notice of 7/25 hearing ran **July 3, 2019**. Until mail arrived **7/8/19**, obtaining or downloading the IMP was impossible since getting it was rather complicated. The 43 sites were posted 7/4-7/5/19

**AAU IMP being rushed to hearing/acceptance - after 28 YEARS of stalling by AAU**

Since **1991** - when AAU controlled more than an acre - AAU was required to disclose its plans and property in an **Institutional Master Plan**. AAU simply ignored the law - PC 304.5, Planning, Administrative, Building and other codes - and proceeded to buy up buildings all over northeastern San Francisco. Many of them residential. The 7/5/19 IMP is to a large extent a product of citizens fighting back.

Without IMP disclosure of the number of AAU sites, with LLCs used to obscure AAU ownership, it has been difficult to track AAU properties. For the public. For Planning and the rest of City agencies.

As AAU acquired more and more sites - through **individual, obscure LLCs** - the public dug in. First citizen fight-back in **2005** by former parishioners of **St Brigid's**. Then in **2007** when **Flower Mart** tenants faced down removal by AAU who tried to buy and take over site.

Instead of building housing, PRIVATE FOR PROFIT AAU, bought existing apartment buildings, residential hotels, tourist hotels. The SF housing stock lost hundreds of housing units and residential hotel rooms to AAU acquisition. Tenant and housing organizations spoke out at hearings they forced.

**7/5/19 AAU IMP and proposed 7/25 ACCEPTANCE sneaked up without warning.**

AAU IMP covers **FORTY THREE SITES** throughout San Francisco. IMP hearing is the middle of summer - notice period straddles July 4th. Many people who have participated in, and driven, hearings since 2005 are on vacation. Only land-owners and tenants around the 43 sites + neighborhood organizations were mailed notice. Plus neighborhood organizations on list where 43 AAU facilities are located.

**Even people who commented on the AAU EIR and spoke at Commission hearings, were not sent hearing notice. No one had ability to receive, read and comment on 7/5 AAU IMP.**

Informed comment on AAU IMP depends on reading & understanding **other complicated documents**. Development Agreement (not yet available). Proposed Settlement agreement and amendment to Settlement agreement. For first time they were made available in link to AAU IMP staff report - **posted 7/18** for those who compulsively search Planning Department website.

An IMP is designed to be presented to Commission and force public discussion BEFORE decisions are made to acquire sites and make investments. In this instance, AAU 7/5/19 IMP is pro forma, because decisions have already been made. Without PUBLIC involvement or knowledge.

**Planning Commission will not have the public input called for in Sec 304.5 - Institutional Master Plan process. Instead of accepting sufficiency of AAU IMP on 7/25, Commission hearing should be continued until September.**

#### **Management of FOR PROFIT CORP - Academy of Art University**

Signatures on 2016 Term Sheet for Global Resolution<sup>1</sup> and 2019 Supplement<sup>2</sup> show evolving recognition of who is "Academy of Art University." In 2016 Term Sheet AAU signed by Elisa Stephens as **Stephens Institute** dba Academy of Art University. In 2019 Term Sheet signed by Elisa Stephens twice - once as **LLC Parties**, second time as **Stephens Institute** dba Academy of Art University.

**The Stephens family has incorporated building by building individual non-California LLCs with a mix of individuals and entities comprising the individual LLC. AAU per se owns almost nothing. It leases back individual buildings for AAU operations.**

- WHO IS THE BOARD OF ACADEMY OF ART UNIVERSITY? Who is accountable to the public?
- Who compromises each LLC? Who is responsible to the public and to the City?
- What is the role of the Faculty in the management of AAU? Who makes educational decisions?
- Since each LLC and AAU are FOR PROFIT entities, to whom are they responsible for acting in the public interest, in their student's interest in acquiring an education? FOR PROFIT organizations have a different constituency than non-profits

In the case of **18 buildings used to house students**, leasing out and management is even further removed from "AAU." Student housing function is done by separate management company which rents out BEDS in APARTMENTS - which are not rented as apartments and available to the general public.

---

<sup>1</sup> Developed with 8th law firm/attorney representing AAU - Morrison Foerster.

<sup>2</sup> Developed with 9th law firm/attorney representing AAU - James Abrams



## SF Academic Institutions are BUILDING HOUSING

NON-PROFIT San Francisco Post-secondary institutions IN THEIR INSTITUTIONAL MASTER PLAN PRESENTATIONS TO PLANNING COMMISSION for several years have openly discussed their NEED to BUILD STUDENT HOUSING to keep their institution viable. **Housing costs and availability of apartments are acting as constraint on educational institution being able to admit students.** They need to build housing to providing a place in that is affordable for their students to reside. State institutions have VOLUNTARILY come to Planning Commission to discuss building student housing - even though they are exempt from local land use controls.

Currently building student housing -

- SF Conservatory of Music
- University of San Francisco
- California College of Arts
- University of California San Francisco
- San Francisco State
- Hastings College of Law

Leasing newly built housing is route for others. Amended IMP and leasing housing being built by others as student housing comes separately to Planning Commission for approval -

- SF Art Institute
- Golden Gate University

How has AAU Board and faculty grappled with problem of building new housing for its over 5000 students?

### AAU STUDENTS FROM WHERE?

**FOR PROFIT** AAU enrolls anyone who shows up and pays the costs of enrollment. Where do they recruit incoming students? Already SF residents with existing housing? Bay Area? Elsewhere in California?

How many of them require federal loans or state grants?

IMP show very high proportion of students outside US. These students cannot get federal loans - they must pay full tuition and fees. They are issued visas in return for enrollment. They are more lucrative students. Note that racial breakdown of student body has extremely high *unknown* - international students.

AAU has been subject of various recruitment scandals, lawsuits, court decisions. Please discuss the impacts on enrollment trends (p. 37) of these actions.

## STUDENT HOUSING

The "AAU" controls its buildings by leasing them from AAU affiliated LLCs. Information in IMP uses to show ownership of each of 43 building - **leased**. Almost none are leased from independent 3rd party.

AAU has about 1,810 **BEDS** - for a student body attending on-site AAU exceeding 5,500 students.

How with the gross shortfall of housing compared to enrollment does AAU have a **SURPLUS OF "beds?"** IMP p 35/36. How are only 1220 "beds" occupied - of 1810 available? Doesn't the number of full time students greatly exceed demand? AAU statement that "excess" is made available to faculty or temp converted to other uses - WHAT?

When AAU housing buildings are not fully occupied there are consequence to City: foot traffic in area is reduced undermining neighborhood. Housing that should be available to "regular" residents is not available to the public. **SAN FRANCISCO HAS A HOUSING SHORTAGE.**

The 18 Residential buildings used by AAU are existing housing buildings - apartments, residential hotels, tourist hotels -that were built AND OCCUPIED by regular San Francisco residents, up until AAU acquired them through one of its arms. **NONE WERE BUILT AS STUDENT HOUSING BEDS.**

Apartments were converted into rooms and beds that were rented to AAU students. Residential hotels were taken over, and Admin Code protections of THAT housing ignored. Housing management company explicitly states in student contracts that students are NOT protected by Rent Control ordinance. If a student leaves the AAU, they are OUT. Rent is set by AAU and not protected by Rent Control ordinance. Evictions occur. **There is no discussion of this in IMP.**

Use of these 18 residential buildings by AAU as "described" in AAU IMP does not comply with San Francisco Planning Code, or Administrative Code (Residential Hotel law, Rent Control) works. Apartment buildings are DWELLING UNITS in the Code. They are NOT rented bed by bed. Residential Hotels have annual reporting requirements and are supposed to be rented to the general public. Not taken off the market and rented by a management company who contracts with the AAU.

The Development Agreement - which will govern AAU behavior in the future, does not exist at present. Both the Commission and public expected to defer to that agreement.

List of 6 inst on p. 37 with non-AAU residents - shows only addresses, But each is type of housing with protections in Planning and Admin Codes -

- 1080 Bush - RESIDENTIAL HOTEL
- 736 Jones - APARTMENT BUILDING
- 560 Powell - APARTMENT BUILDING
- 680 Sutter - YWCA - TOURIST HOTEL & RESIDENTIAL HOTEL
- 860 Sutter - TOURIST HOTEL & RESIDENTIAL HOTEL
- 1900 Jackson - APARTMENT BUILDING

As part of the AAU IMP there must be an opportunity for PUBLIC hearing and involvement by tenant organizations, affordable housing developers, and the public on how AAU should be meeting housing student housing demand.

EVERY **NON-PROFIT** AND STATE POST-SECONDARY EDUCATIONAL INSTITUTION IS GRAPPLING WITH NEED TO BUILD NEW STUDENT HOUSING.

WHY is **FOR-PROFIT** AAU protected from that discussion - by AAU IMP?

Sue Hestor

Attorney, San Franciscans for Reasonable Growth





United Brotherhood of Carpenters  
and Joiners of America  
LOCAL UNION NO. 22

Received at CPG Hearing

7/25/19

July 25, 2019

Planning Commissioners  
City and County of San Francisco

Re: *Carpenters Union Local 22 Support for the development at 88 Bluxome*

Dear President Melgar and Members of the San Francisco Planning Commission,

The members of Carpenters Union Local 22 in San Francisco and the surrounding Bay Area strongly support the approval and development of the 88 Bluxome project in the Central SOMA area of San Francisco. This 1 million+ square foot of development will generate hundreds of union construction jobs in San Francisco and provide an opportunity for local apprentices, including women and minorities, to begin or continue a career in the construction industry.

This type of development is exactly what the City of San Francisco needs. A development, which highlights the intent and goals of the Central SOMA plan by delivering a well, thought out project and vibrant mixed-use facility.

When completed, the development proposed by Alexandria Real Estate Equities Inc. in collaboration with TMG Partners will deliver the much-needed 100% affordable housing of nearly 100 units, while producing a tremendous amount of permanent jobs, creating opportunities for local residents to work closer to where they live. Additionally, the ground floor retail, PDR facilities, generous amounts of public and private open spaces, including amenities such as a new public community recreation center, pools an outdoor tennis facility, an on-site child care center and a curated public arts program truly displays the Development Team's overall commitment to San Francisco, and its residents.

Alexandria Real Estate Equities Inc. and TMG Partners have a history of good stewardship in San Francisco, partnering well with public agencies and working collaboratively with the Northern California Carpenters. Consistent with many of their developments in and around the bay area, they have committed to hiring a Union general contractor for this development in recognition of the quality and standards that the Development Team intend to achieve in San Francisco and only a Union general contractor can deliver.

With this Development Team's commitment to San Francisco, the Carpenters Union, residents and our community at large, we urge you to support this project, which brings all the needed investment outlined in the Central SOMA plan.

Sincerely,

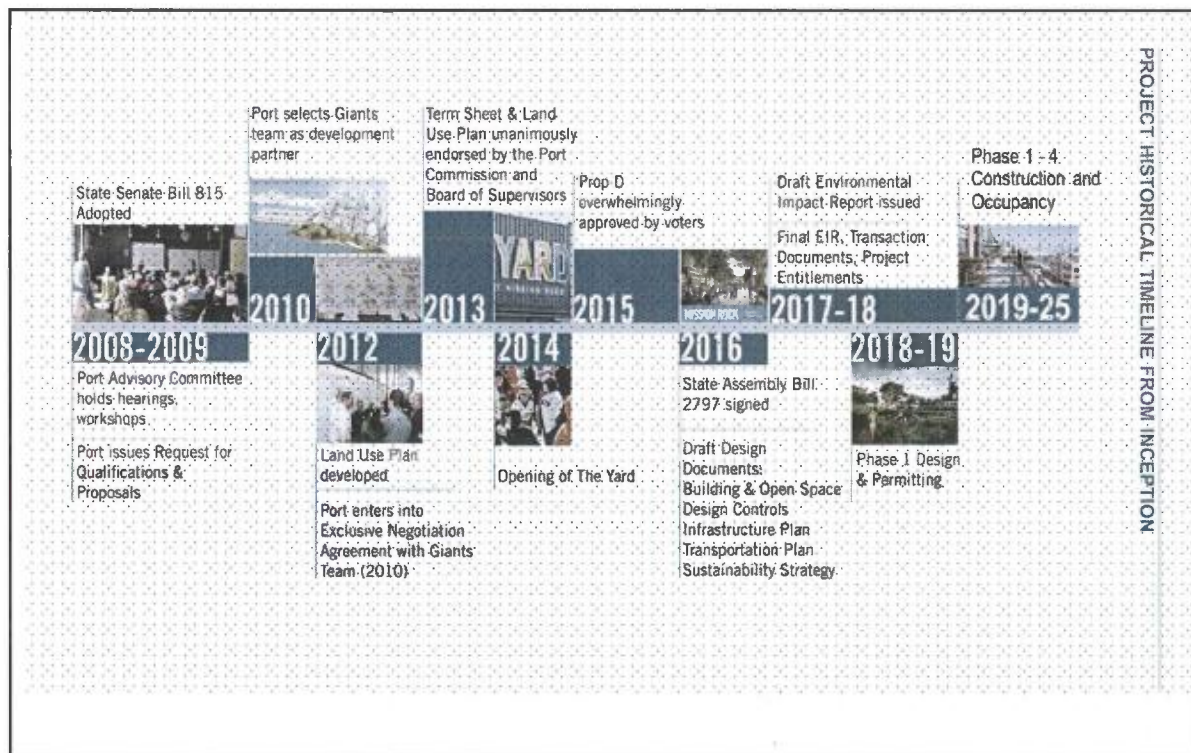
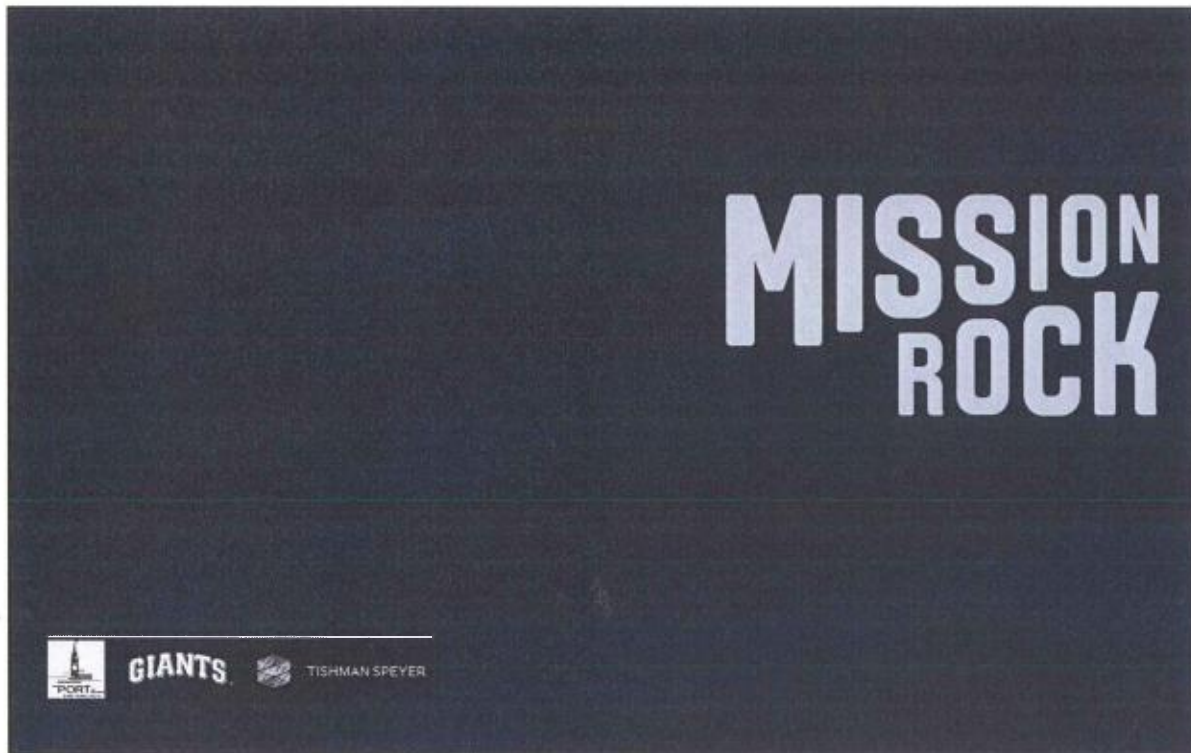
Timothy Reyff  
Field Representative

TR/ir  
opeiu29/afl-cio

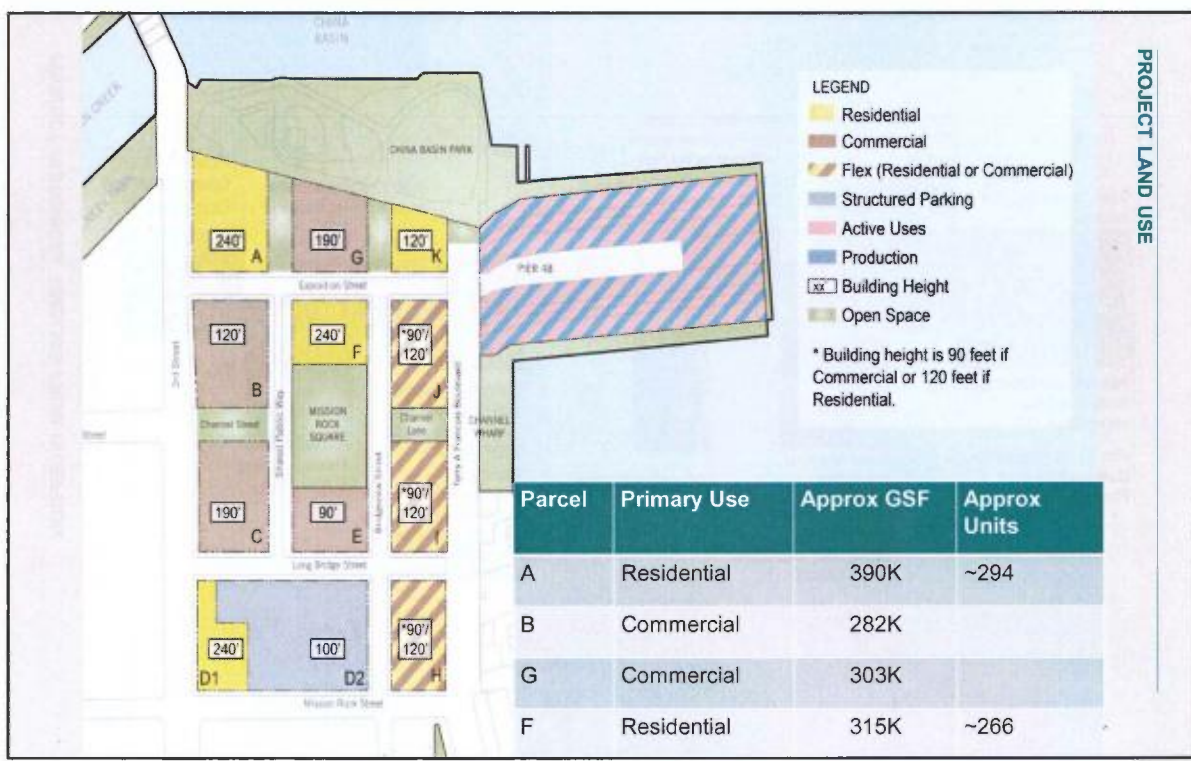
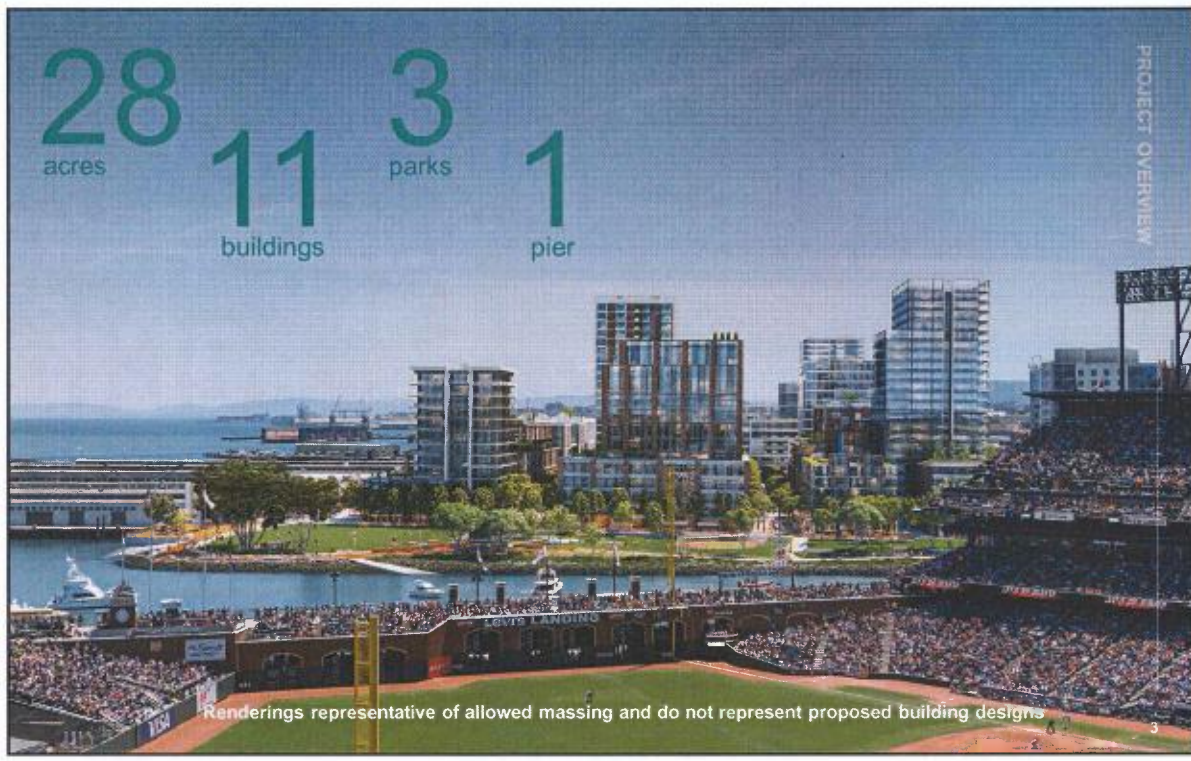
2085 3RD STREET • SAN FRANCISCO, CA 94107  
TELEPHONE: (415) 355-1322 • FAX: (415) 355-1422



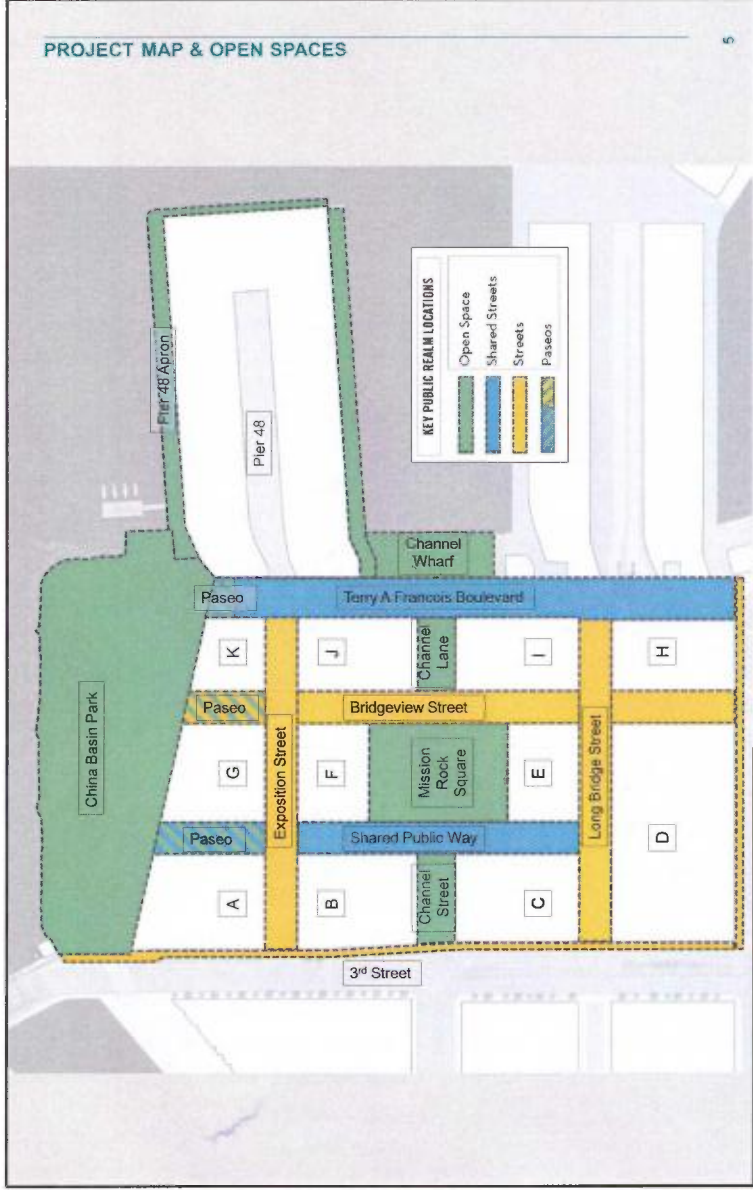
M. Snyder











5



6

## PHASE ONE GOALS

Deliver Substantial Amount of Market Rate & Affordable Housing

Establish a Strong Sense of Place  
Attractive and Compelling to Residents,  
Workers and Visitors

Create a World-Class Waterfront Park

# MISSION ROCK

## PHASE ONE COMPONENTS

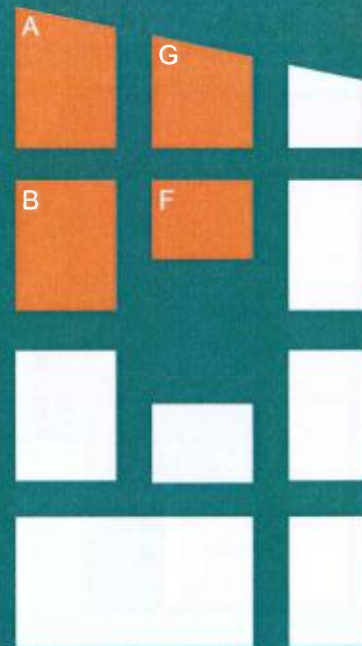
Residential (Market Rate & Affordable Units) and Commercial Office

China Basin Park

Infrastructure Improvements (Streets, Utilities, Shoreline Stabilization)

Sustainability Systems (District Energy, Blackwater Treatment)

| Parcel | Primary Use | Approx GSF | Approx Units |
|--------|-------------|------------|--------------|
| A      | Residential | 390K       | ~294         |
| B      | Commercial  | 282K       |              |
| G      | Commercial  | 303K       |              |
| F      | Residential | 315K       | ~266         |



PHASE 1 COMPONENTS



## SITE IMPROVEMENTS

Streets, Sidewalks & Paseos

Sustainability (District Energy, Blackwater Treatment)

Shoreline Stabilization

Stormwater Management

PHASE 1 SITE IMPROVEMENTS



## PARKS & OPEN SPACE

China Basin Park (5.5 Acre Waterfront Park)

Vibrant & Safe Environment (Active Programming Anticipated)

Engaging Shoreline Improvements

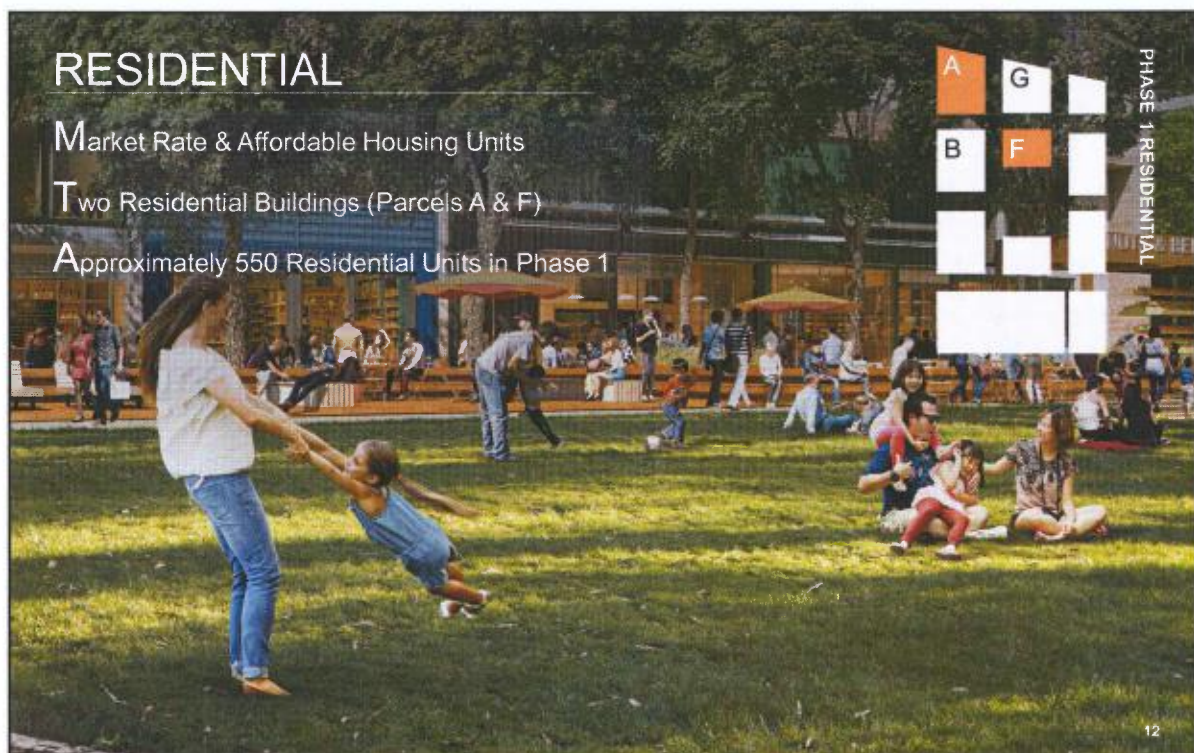
Pedestrian-Only Passageways

PHASE 1 PARKS & OPEN SPACE

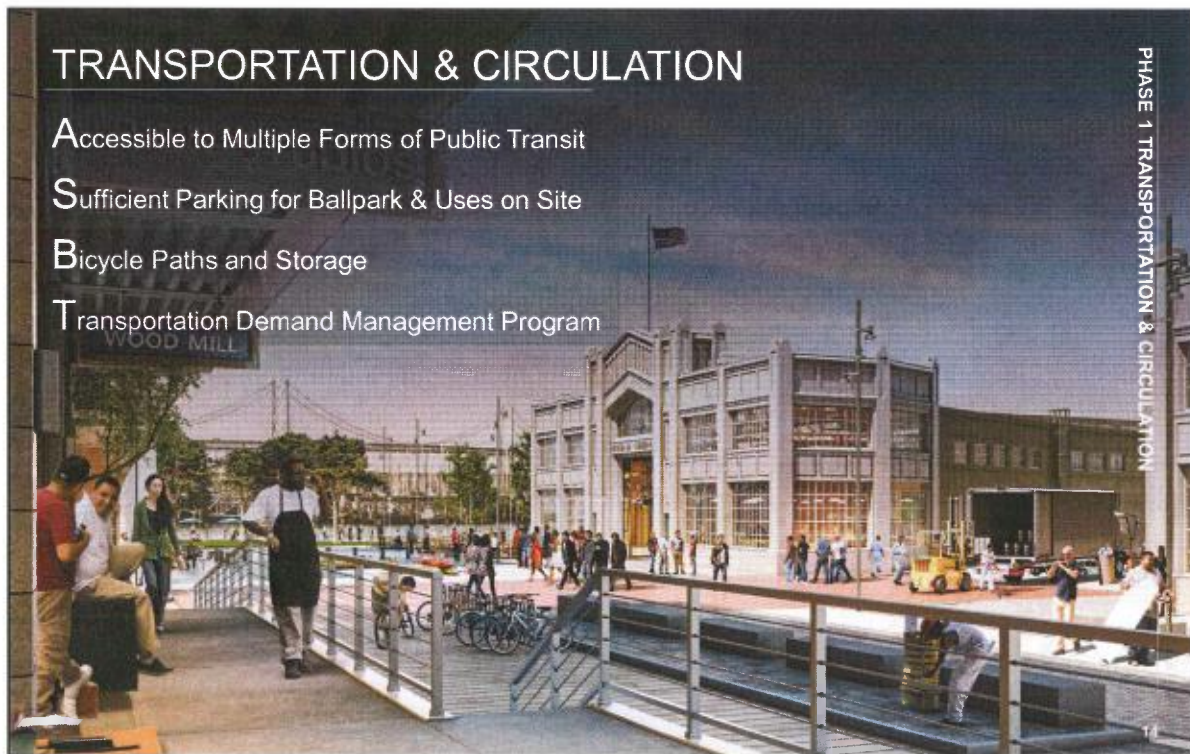


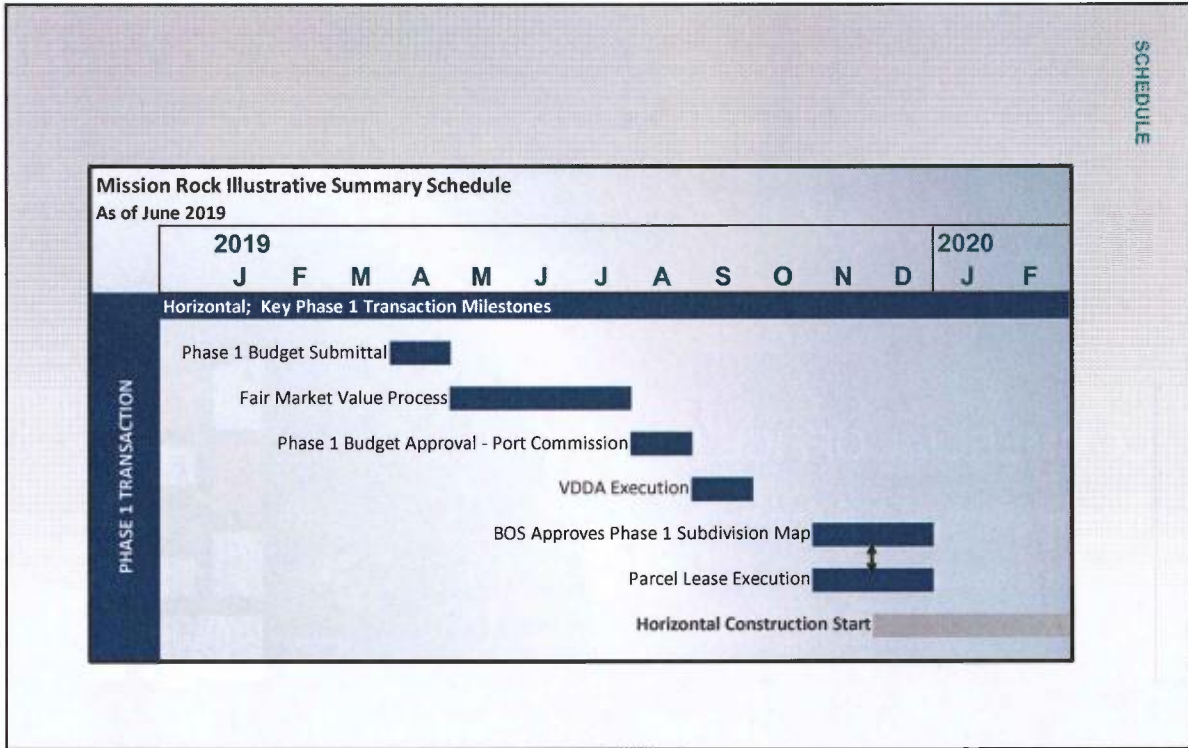
10















## 2050 VAN NESS AVE

### PRESENTATION TO PLANNING COMMISSION

Date of Package: July 25, 2019

Project Sponsor:  
2050 Van Ness LLC,  
Law Office of Zesara C. Chan  
100 Pine Street,  
San Francisco, CA 94111

177 post st, suite 920 - san francisco, ca 94108 - **ian birchall and associates** - p: 415.512.9660 - f:415.512.9663 - [www.ibadesign.com](http://www.ibadesign.com)

#### SHEET INDEX

| PAGE NO: | CONTENTS                                  | PAGE NO: | CONTENTS                                    | PAGE NO: | CONTENTS                                      |
|----------|---|----------|---|----------|---|
| 1        | COVER - SHEET INDEX                       | 9        | P3-P5 FLOOR PLAN                            | 17       | NORTH ELEVATION                               |
| 2        | PROJECT DATA SUMMARY                      | 10       | P6 FLOOR PLAN                               | 18       | WEST ELEVATION                                |
| 3        | CORNER VIEW AT VAN NESS AVE & PACIFIC AVE | 11       | P7 FLOOR PLAN                               | 19       | CORNER VIEW AT VAN NESS AVE & PACIFIC AVE     |
| 4        | STREET VIEW AT VAN NESS AVE               | 12       | CORNER 3BD UNIT REDESIGN W/O NESTED BEDROOM | 20       | PROPOSED SITE PLAN                            |
| 5        | PROPOSED SITE PLAN                        | 13       | NESTED BEDROOM DIAGRAM                      | 21       | ENLARGED WEST ELEVATION 1 / MATERIAL SAMPLES  |
| 6        | BASEMENT FLOOR PLAN                       | 14       | ROOF PLAN                                   | 22       | ENLARGED WEST ELEVATION 2 / MATERIAL SAMPLES  |
| 7        | P1 FLOOR PLAN                             | 15       | BUILDING SECTION - LONGITUDINAL             | 23       | GROUND FLOOR RESIDENTIAL ENTRY AT PACIFIC AVE |
| 8        | P2 FLOOR PLAN                             | 16       | BUILDING SECTION - CROSS SECTION            | 24       | MAIN RESIDENTIAL UNIT ENTRY AT PACIFIC AVE    |
|          |   |          |   | 25       | REAR YARD OPEN SPACES                         |



# 2050 VAN NESS AVE

## PROJECT DATA SUMMARY

7/25/2019

| AREA DESCRIPTION   | SQ. FT. |
|--|---------|
| P.U.O.S. DECK AREA   | 140     |
| C.U.O.S. DECK AREA (850 SF) + INNER COURT @ REAR YARD (2,257 SF) | 3,107   |
| TOTAL RESIDENTIAL SALEABLE NET AREA*                             | 35,832  |
| TOTAL R-2 RESIDENTIAL GROSS AREA**                               | 48,510  |
| TOTAL M RETAIL GROSS AREA**                                      | 874     |
| TOTAL S-2 PARKING / STORAGE GROSS AREA**                         | 8,705   |
| TOTAL BUILDING GROSS - CONSTRUCTED AREA (ALL OCCUPANCIES)**      | 58,089  |
| TOTAL BUILDING GROSS AREA - SF PLANNING***                       | 49,268  |

\*Net areas include floor area from inside face of interior and exterior walls within a unit & exclude shafts.

\*\*Gross Floor Areas (GFA) include all circulation areas, interior & exterior walls to outside face of building. GFAs for adjacent occupancies are measured to the centerline of shared

\*\*\*Total building Gross Floor Area (GFA) area per SF Planning Code excludes all parking below grade, bike parking & utility / storage areas used for building maintenance and 1/3 of each bay window projection as defined per section 102.

| ITEM DESCRIPTION  | REQUIRED / ALLOWED              | PROVIDED  |
|-------------------|---------------------------------|---|
| UNIT COUNT        | N/A                             | 63  |
| AVERAGE UNIT SIZE | N/A                             | 558 SF  |
| UNIT MIX          | MIN 25% 2+BD, 10% 3+BD          | (46) 1BD, (11) 2BD, (6) 3BD = 27% 2+BD, 10% 3+BDs                       |
| CAR PARKING       | MAX 1 PER 2 DWELLING UNITS = 32 | 24 + 1 CAR SHARE  |
| BIKE PARKING      | MIN 63 CLASS 1 / 5 CLASS 2      | 64 CLASS 1 / 6 CLASS 2  |
| FAR               | MAX 4.8:1 = 49,286 SF           | 4.79:1 = 49,268 SF  |
| CUOS              | 2294 SF                         | 3,107 SF including non-compliant inner court ( <i>variance needed</i> ) |
| PUOS              | 36 SF                           | 140 SF  |

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PROJECT DATA SUMMARY  
(based on data sheet: A-1.2)

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CORNER VIEW AT VAN NESS & PACIFIC AVE  
 (sheet reference: A-24.0)

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STREET VIEW AT VAN NESS AVE  
 (sheet reference: A-26.0)

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SHEET NOTES :

1. SEE CIVIL FOR (E) UTILITY INFO

2. NEW TREES ALONG US 101 (VAN NESS AVENUE) MUST MEET SAFETY AND SETBACK REQUIREMENTS PER THE HIGHWAY DESIGN MANUAL, CHAPTER 300 AND THE ENCROACHMENT PERMIT MANUAL, CHAPTER 300.

3. ANY WORK DONE IN THE SIDEWALK ALONG VAN NESS AVENUE MUST MAINTAIN A MINIMUM 1.5-FOOT CLEARANCE FROM THE FACE OF CURB TO ANY OBSTRUCTION, PER CALTRANS RIGHT OF WAY RELINQUISHMENT NO. 55130.

4. REFER TO SHEET A-38.0 FOR BIKE RACK SPECIFICATIONS AND DETAILS.

SITE PLAN LEGEND :

ONLY BUS

BUS LANE

PLATFORMS

LANDSCAPING

NEW CURB BULB

STRIPED BUFFER

1

SITE PLAN

SCALE: 1/32" = 1'-0"

0

16'

32'

64'

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PROPOSED SITE PLAN  
(sheet reference: A-2.0)

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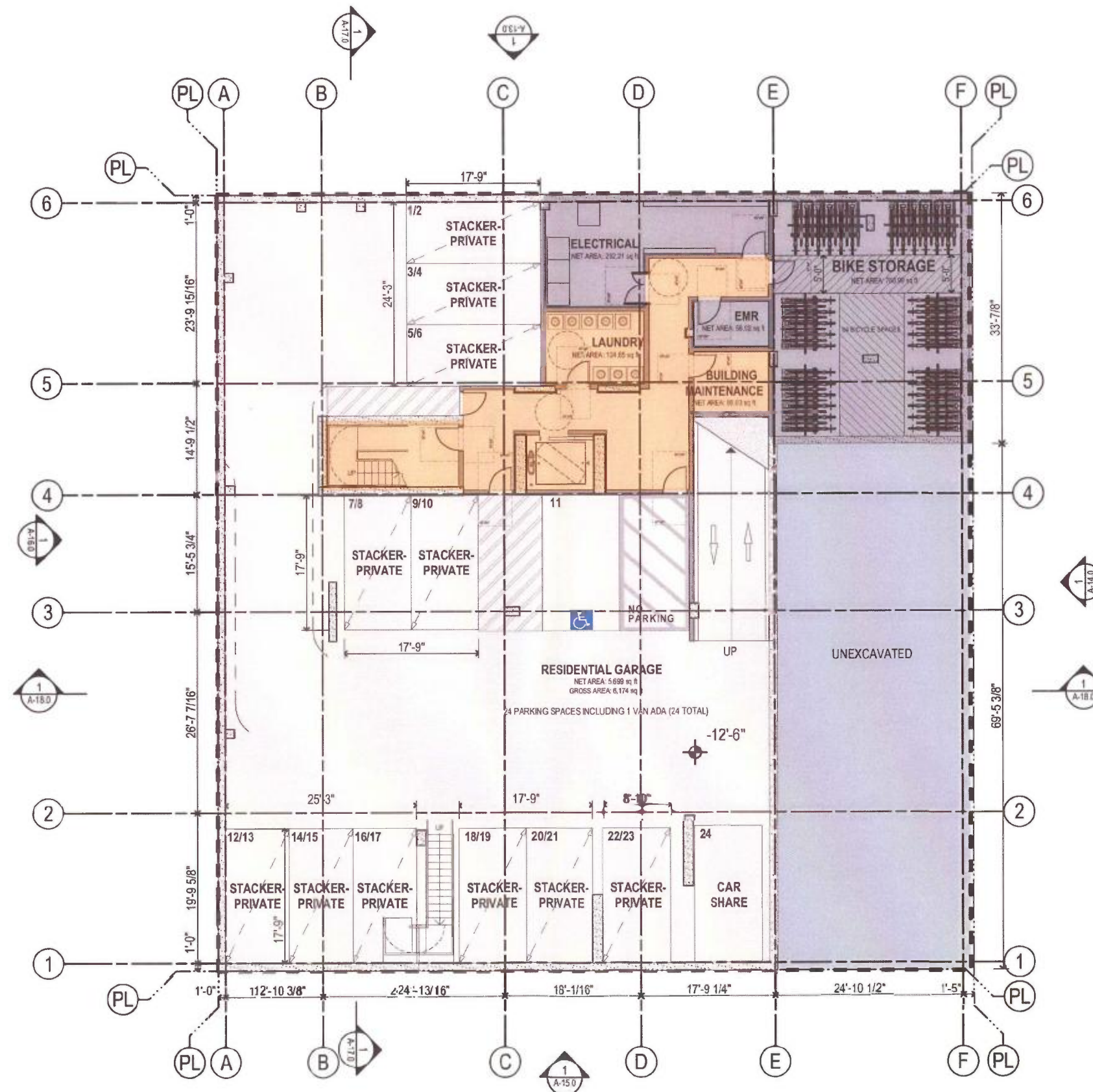
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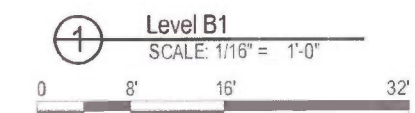




**KEY / LEGEND:**

- MISC. RESIDENTIAL USES (CIRCULATION, TRASH, STORAGE, HOA STORAGE, LOBBY)
- RESIDENTIAL PARKING\*
- B.O.H. / BIKE STORAGE \*

\* NOT COUNTED TOWARDS GSF AS PER SF PLANNING CODE



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**BASEMENT FLOOR PLAN**  
(sheet reference: A-3.0)

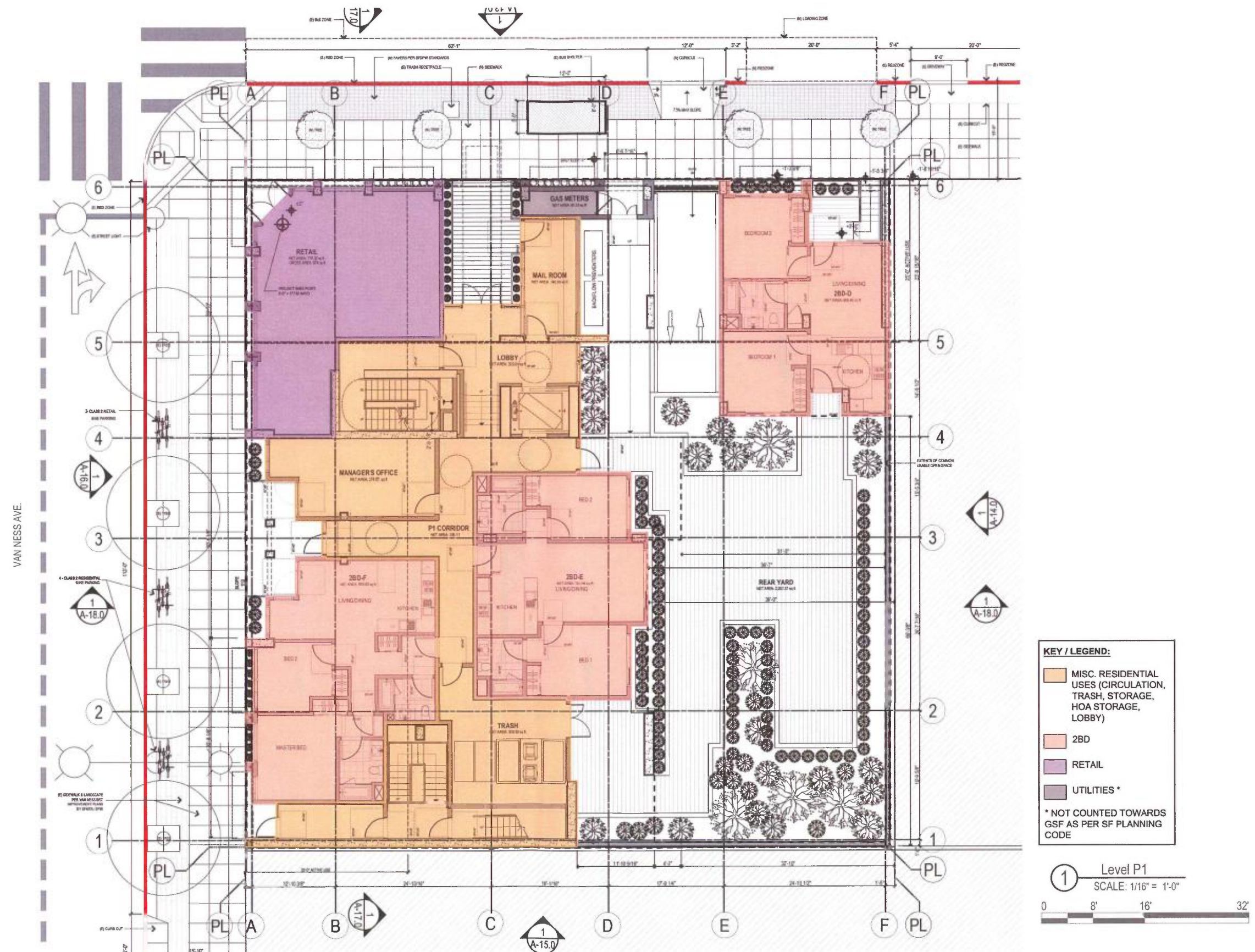
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P1 FLOOR PLAN  
(sheet reference: A-4.0)

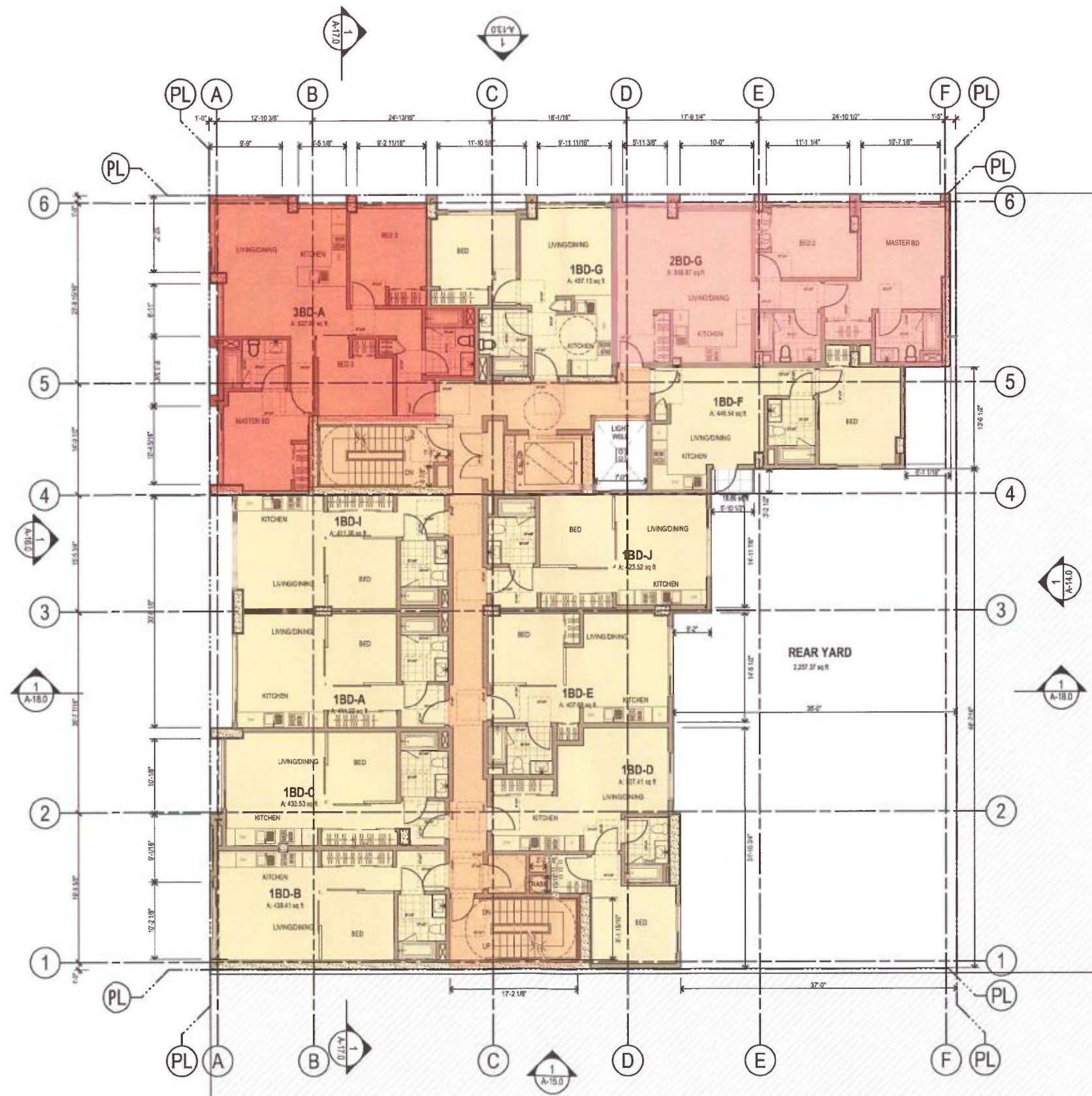
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**KEY / LEGEND:**

- MISC. RESIDENTIAL USES (CIRCULATION, TRASH, STORAGE, HOA STORAGE, LOBBY)
- 1BD
- 2BD
- 3BD

1 Level P2  
SCALE: 1/16" = 1'-0"

0 8' 16' 32'





**KEY / LEGEND:**

- MISC. RESIDENTIAL USES (CIRCULATION, TRASH, STORAGE, HOA STORAGE, LOBBY)
- 1BD
- 2BD
- 3BD

1 Level P3  
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

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P3 - P5 FLOOR PLAN  
(sheet reference: A-6.0 - A-8.0)

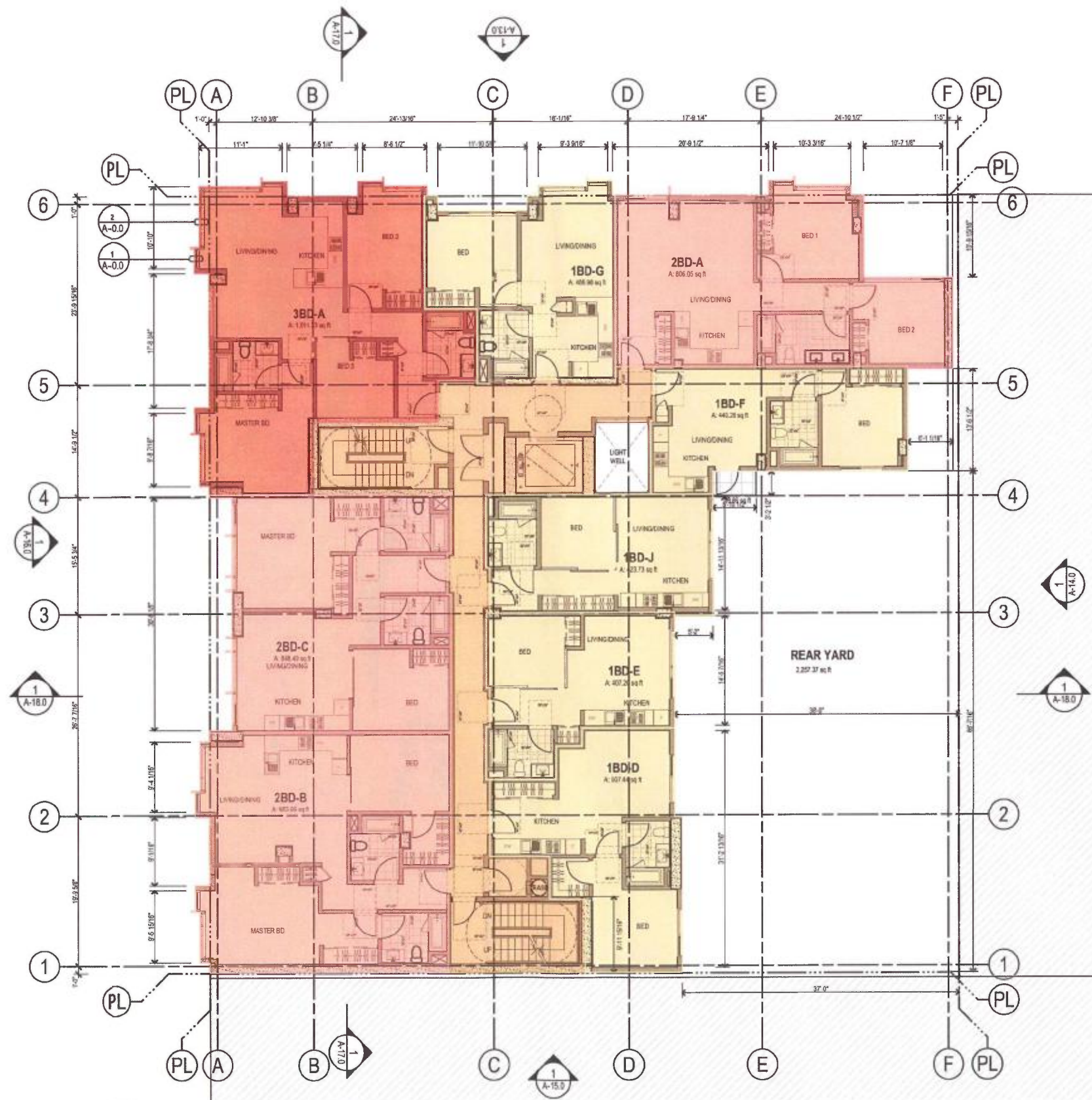
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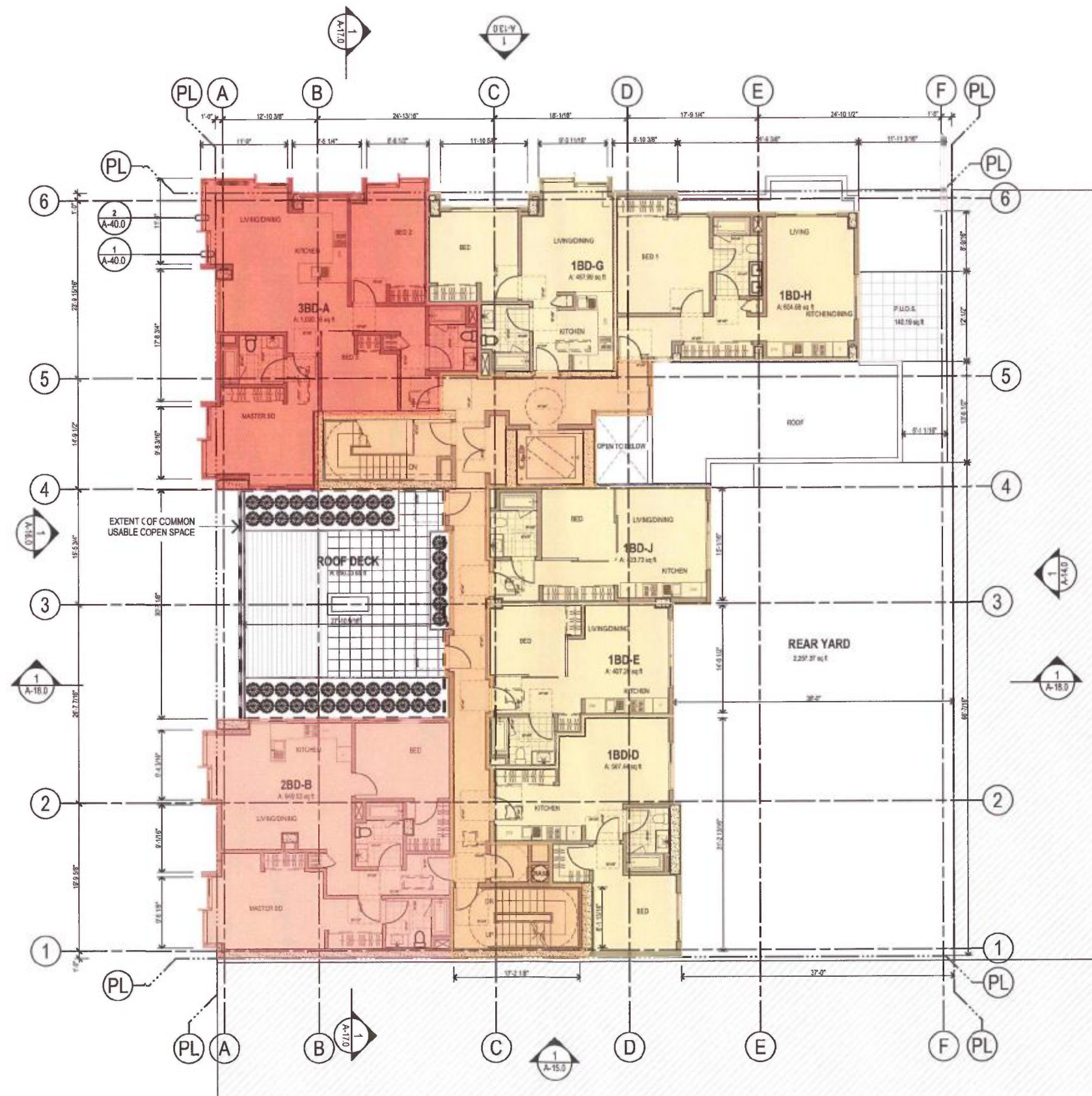
**KEY / LEGEND:**

- MISC. RESIDENTIAL USES (CIRCULATION, TRASH, STORAGE, HOA STORAGE, LOBBY)
- 1BD
- 2BD
- 3BD

① Level P6  
SCALE: 1/16" = 1'-0"

0 8' 16' 32'





**KEY / LEGEND:**

- MISC. RESIDENTIAL USES (CIRCULATION, TRASH, STORAGE, HOA STORAGE, LOBBY)
- 1BD
- 2BD
- 3BD

1 Level P7  
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

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P7 FLOOR PLAN  
(sheet reference: A-10.0)

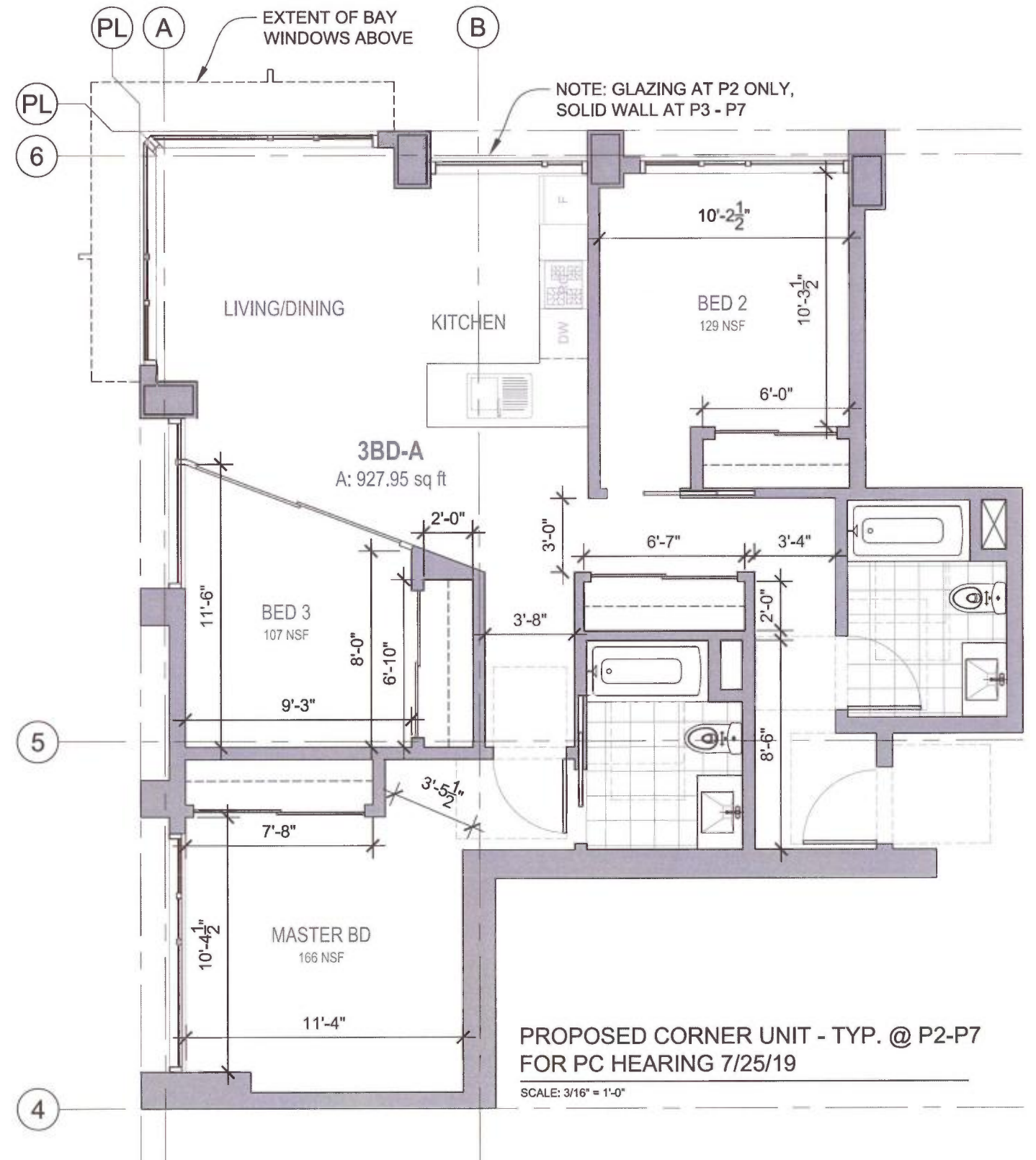
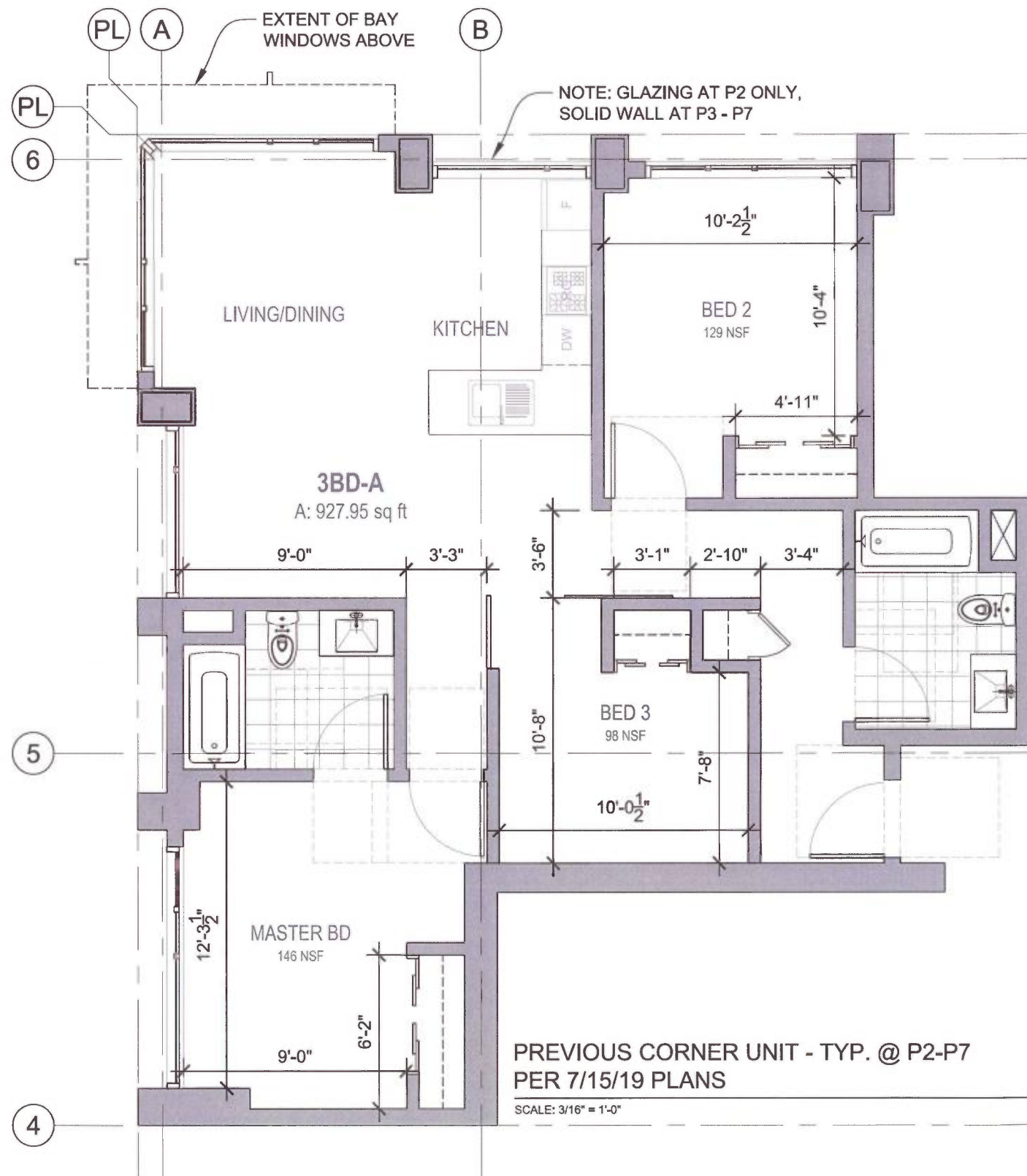
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“NESTED” BEDROOM PROGRAM

This exhibit is submitted to demonstrate the compliance of the “nested” bedroom program of this project. Located along a transit-rich corridor with abundant access to dining and entertainment options, this project provides the opportunity to provide much-needed starter housing. The internal bedroom program maximizes the unit mix and density within a code-conforming envelope by providing nested bedrooms that have been designed to meet all functional and legal requirements for light, air, and furnishability.

NESTED BEDROOM UNIT COUNT

NEW PROPOSED DESIGN W/REVISED 3 BEDROOM CORNER UNIT LAYOUT (dated 7/25/19)

| Level         | 3B | 2B | 1B  |
|---------------|----|----|-----|
| P2            |    |    | 5   |
| P3            |    |    | 5   |
| P4            |    |    | 5   |
| P5            |    |    | 5   |
| P6            |    | 2  | 1   |
| P7            |    |    | 1   |
| SUBTOTAL      | 0  | 2  | 22  |
| % of 63 Units | 0% | 3% | 35% |

TOTAL = 24 Units with nested bedrooms (38% of the total 63 unit count)

CURRENT CU+VAR SUBMISSION - 63 UNIT SCHEME (dated 7/15/19)

| Level         | 3B  | 2B | 1B  |
|---------------|-----|----|-----|
| P2            | 1   |    | 5   |
| P3            | 1   |    | 5   |
| P4            | 1   |    | 5   |
| P5            | 1   |    | 5   |
| P6            | 1   | 2  | 1   |
| P7            | 1   |    | 1   |
| SUBTOTAL      | 6   | 2  | 22  |
| % of 63 Units | 10% | 3% | 35% |

TOTAL = 30 Units with nested bedrooms (48% of the total 63 unit count)

ORIGINAL CU+VAR SUBMISSION - 53 UNIT SCHEME (dated 1/10/17)

| Level         | 3B | 2B | 1B  |
|---------------|----|----|-----|
| P2            |    |    | 5   |
| P3            |    |    | 5   |
| P4            |    |    | 5   |
| P5            |    |    | 5   |
| P6            |    |    | 5   |
| P7            |    | 1  | 4   |
| P8            |    | 1  | 4   |
| SUBTOTAL      | 0  | 2  | 33  |
| % of 53 Units | 0% | 4% | 62% |

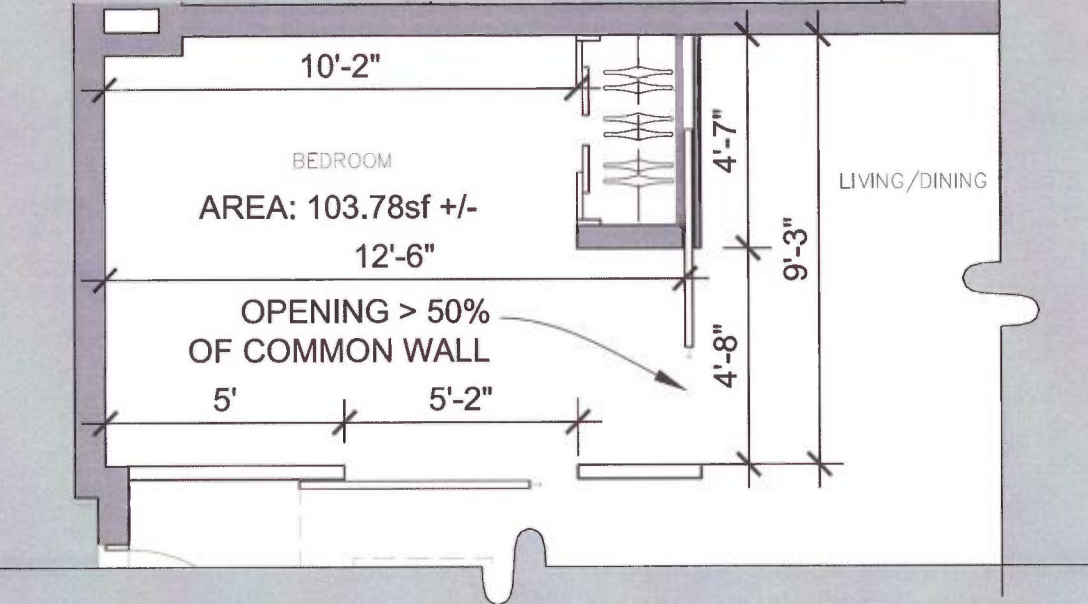
TOTAL = 35 Units with nested bedrooms (66% of the total 53 unit count)

“NESTED” BEDROOM CODE COMPLIANCE

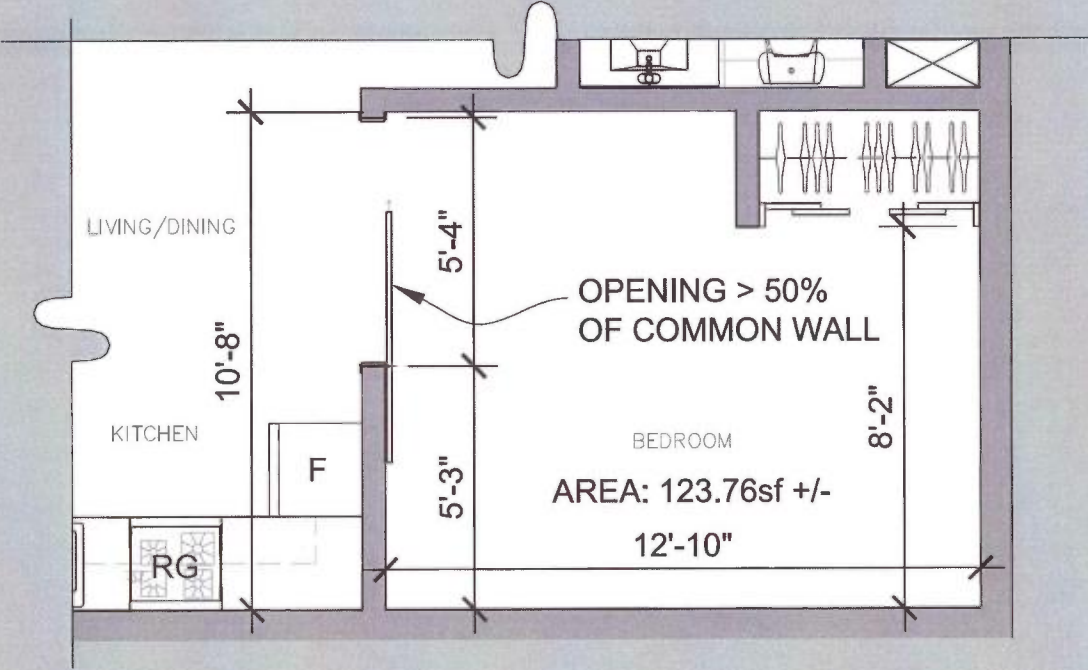
| INTERIOR SPACE DIMENSIONS |   |
|---------------------------|---|
| CBC 2016 1208.1           | HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL BE NOT LESS THAN 7 FEET IN ANY PLAN DIMENSION.  |
| CBC 2016 1208.3           | EVERY DWELLING UNIT SHALL HAVE NO FEWER THAN ONE ROOM THAT SHALL HAVE NOT LESS THAN 120 SQUARE FEET OF NET FLOOR AREA. OTHER HABITABLE ROOMS SHALL HAVE A NET FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET. |

| VENTILATION         |   |
|---------------------|---|
| CBC 2016 1203.5.1.1 | WHERE ROOMS AND SPACES WITHOUT OPENINGS TO THE OUTDOORS ARE VENTILATED THROUGH AN ADJOINING ROOM, THE OPENING TO THE ADJOINING ROOM SHALL BE UNOBSTRUCTED AND SHALL HAVE AN AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE INTERIOR ROOM OR SPACE, BUT NOT LESS THAN 25 SQUARE FEET. THE OPENABLE AREA OF THE OPENINGS TO THE OUTDOORS SHALL BE BASED ON THE TOTAL FLOOR AREA BEING VENTILATED. |

| NATURAL LIGHTING  |  |
|-------------------|--|
| CBC 2016 1205.2.1 | FOR THE PURPOSE OF NATURAL LIGHT ANY ROOM IS PERMITTED TO BE CONSIDERED AS A PORTION OF AN ADJOINING ROOM WHERE ONE-HALF OF THE AREA OF THE COMMON WALL IS OPEN AND UNOBSTRUCTED AND PROVIDES AN OPENING OF NOT LESS THAN ONE-TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM OR 25 SF. |

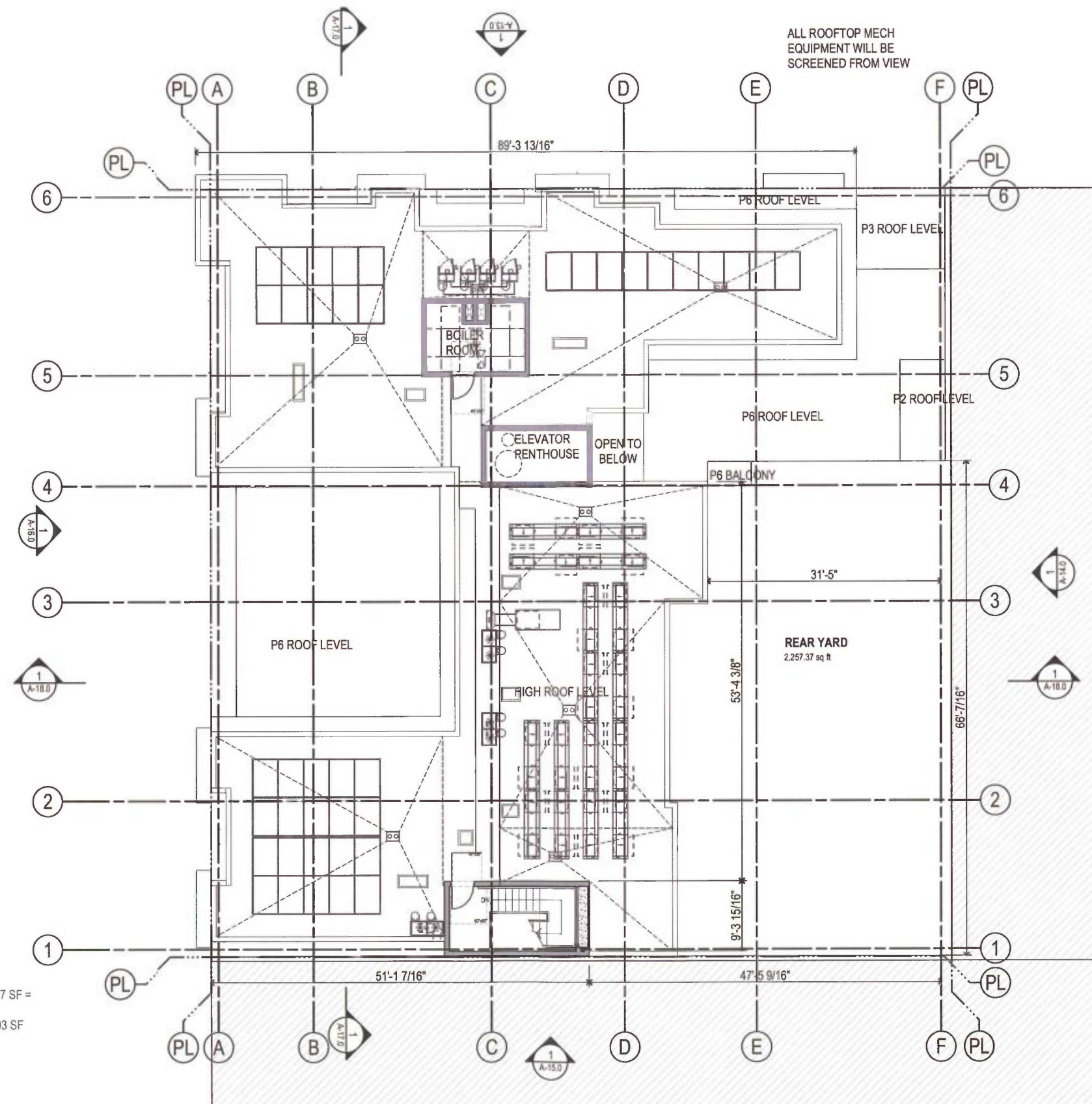


2 TYPICAL 1-BEDROOM UNIT NESTED BEDROOM PLAN SCALE - 1/4" : 1'0"

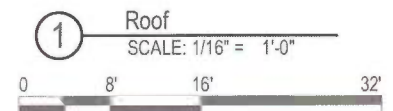


1 TYPICAL 2-BEDROOM UNIT NESTED BEDROOM PLAN SCALE - 1/4" : 1'0"





PHOTOVOLTEIC AREA REQUIRED: 687 SF =  
15% OF ROOF AREA (4,582 SF)  
PHOTOVOLTEIC AREA PROPOSED: 703 SF



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ROOF PLAN  
(sheet reference: A-12.0)

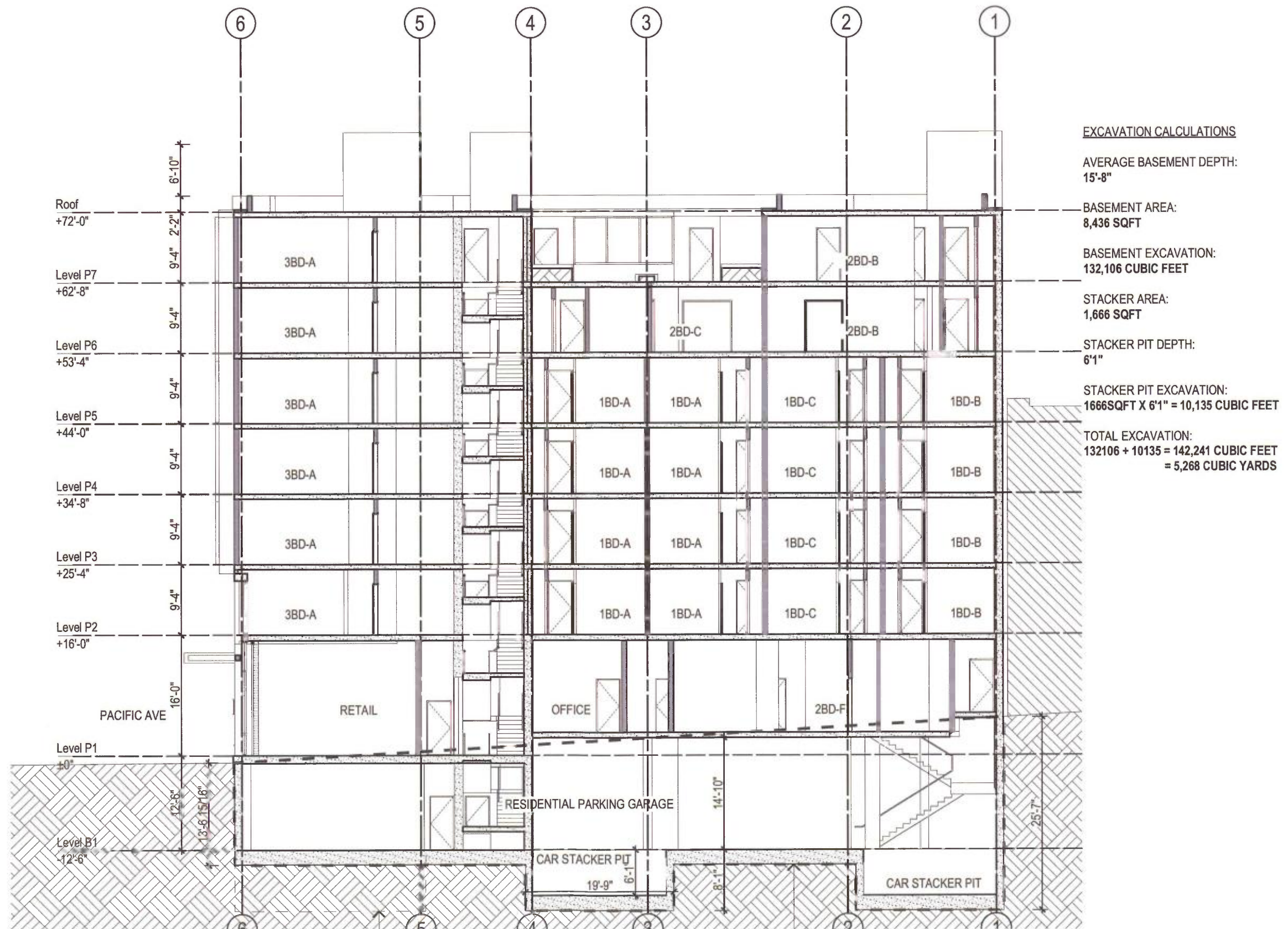
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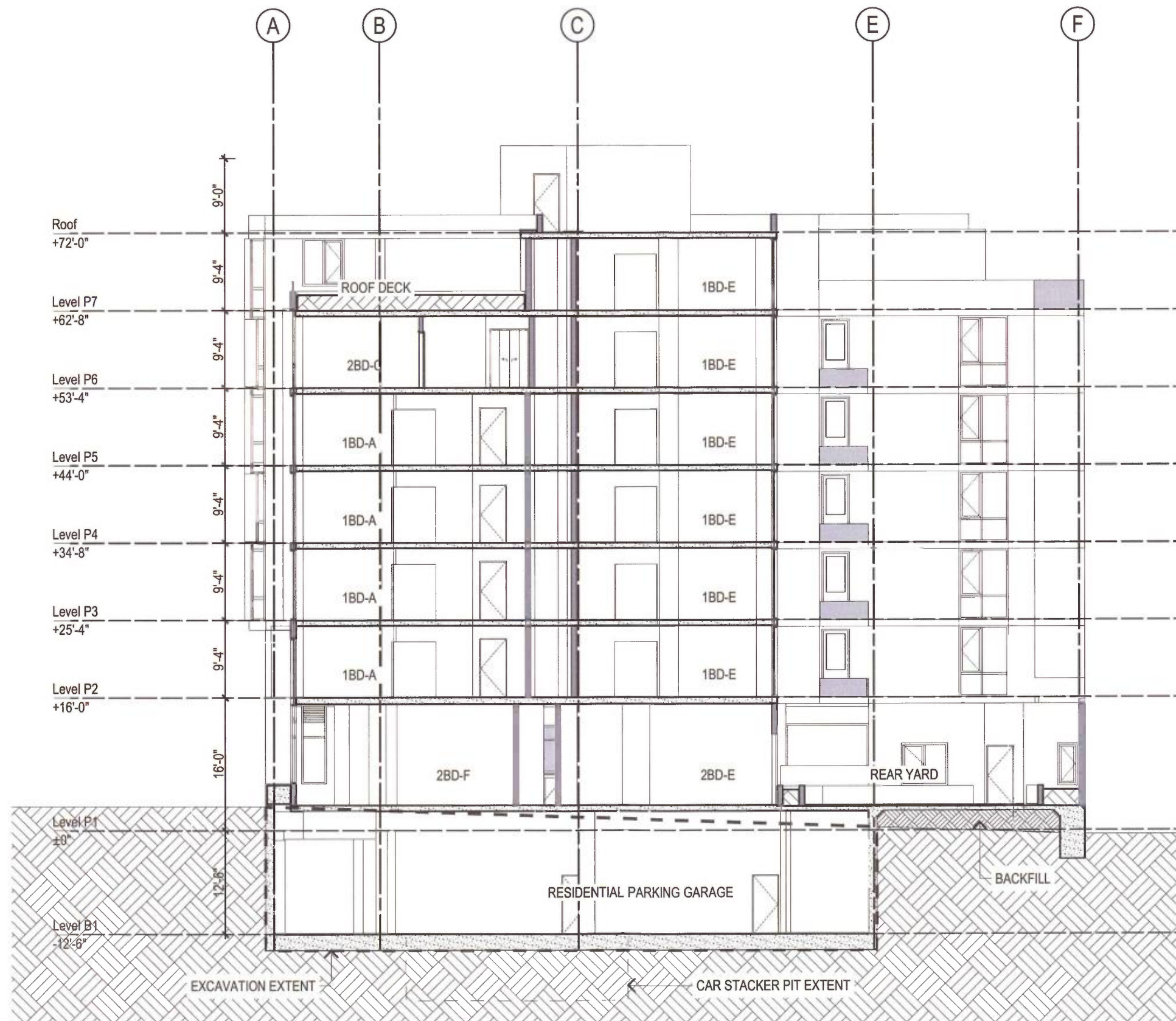
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BUILDING CROSS SECTION  
 (sheet reference: A-18.0)

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NORTH EXTERIOR ELEVATION  
(sheet reference: A-13.0)

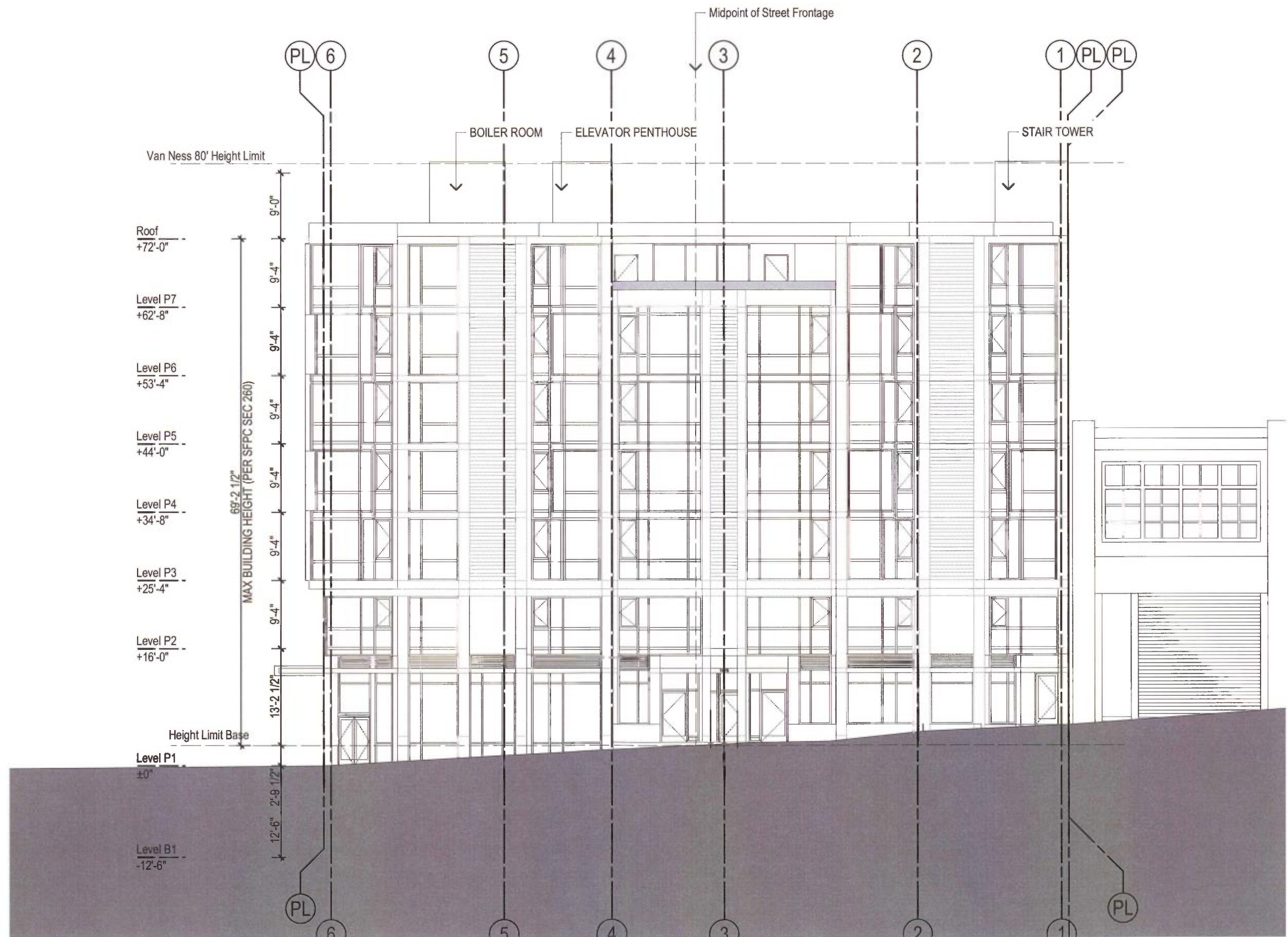
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WEST EXTERIOR ELEVATION  
(sheet reference: A-16.0)

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CORNER VIEW AT VAN NESS & PACIFIC AVE  
 (sheet reference: A-24.0)

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STREET VIEW AT VAN NESS AVE  
 (sheet reference: A-26.0)

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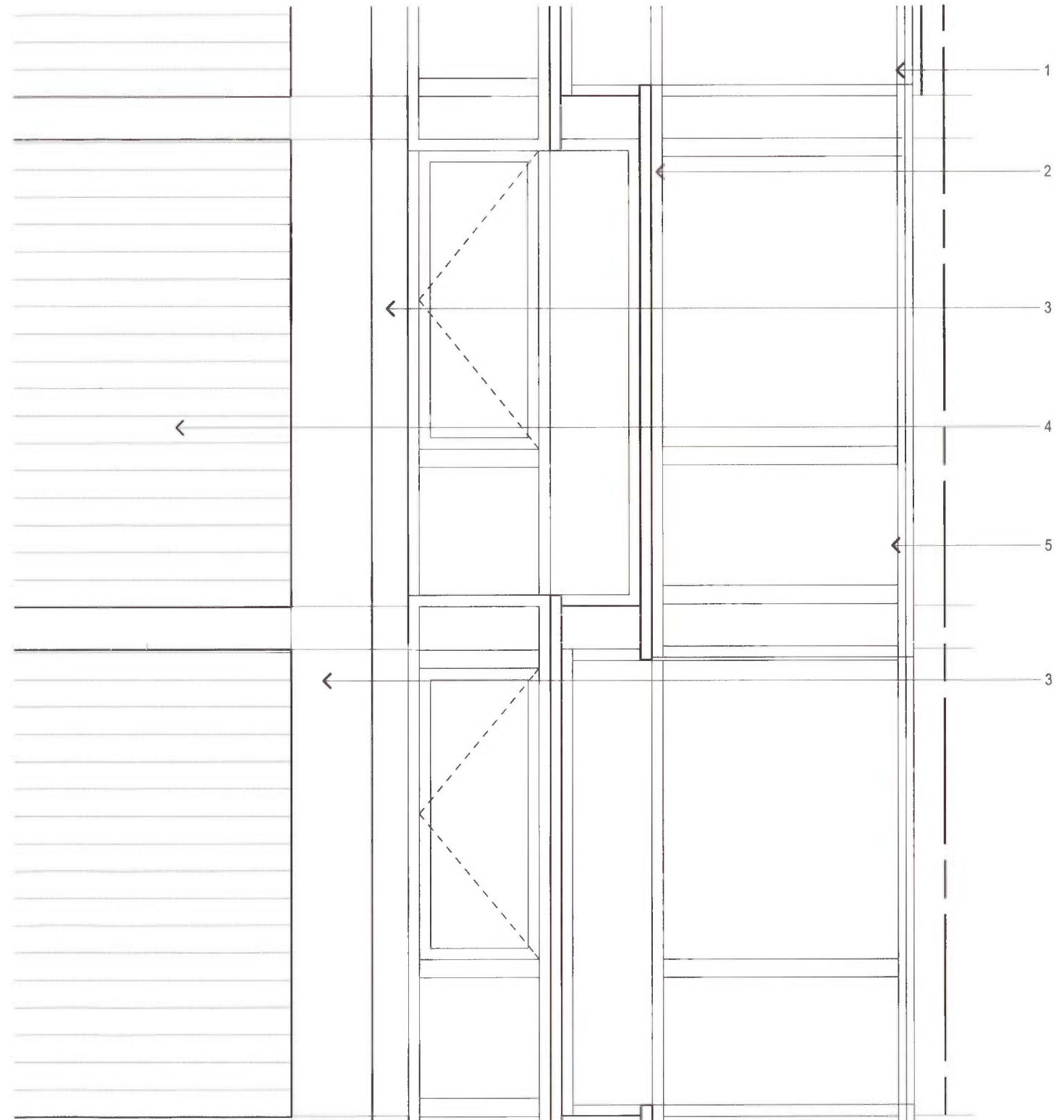




○ ALUMINUM COMPOSITE PANEL SAMPLE



○ ALUMINUM FIN SAMPLE



① West Elevation  
SCALE: 3/8" = 1'-0"  
0 2' 4' 6'

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ENLARGED WEST ELEVATION 1 / MATERIAL SAMPLES  
(sheet reference: A-34.0)

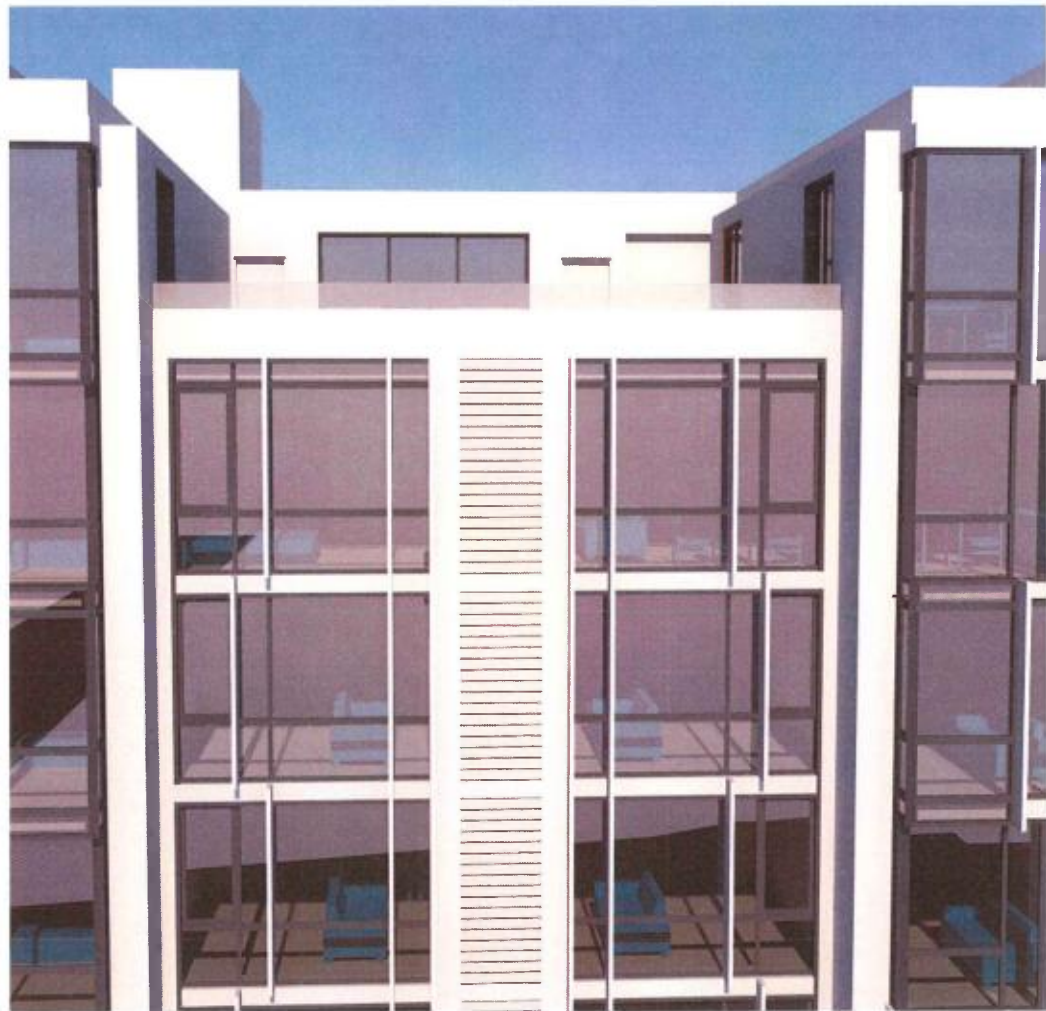
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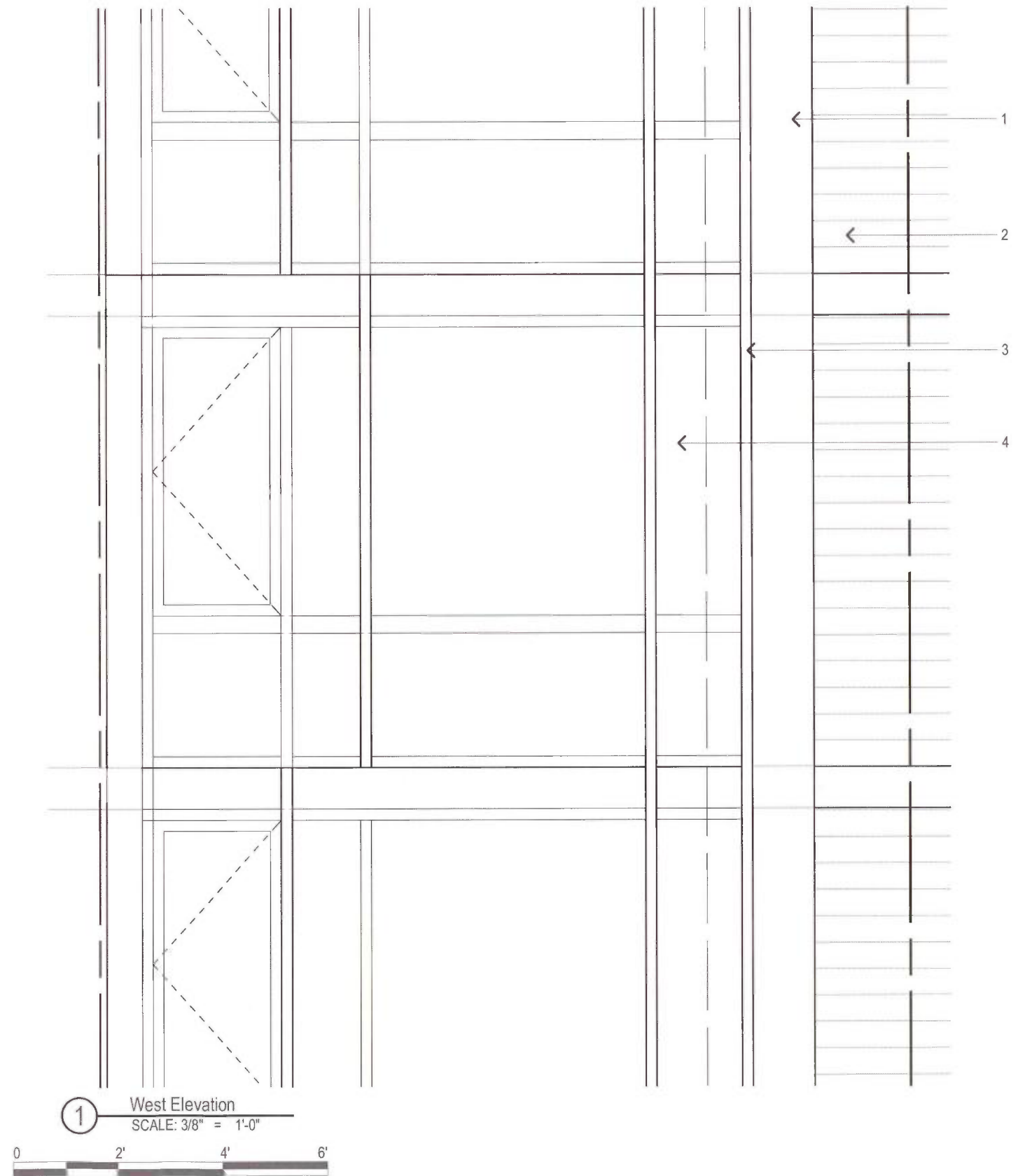




○ ALUMINUM COMPOSITE PANEL SAMPLE



○ ALUMINUM FIN SAMPLE



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ENLARGED WEST ELEVATION 2 / MATERIAL SAMPLES  
(sheet reference: A-34.1)

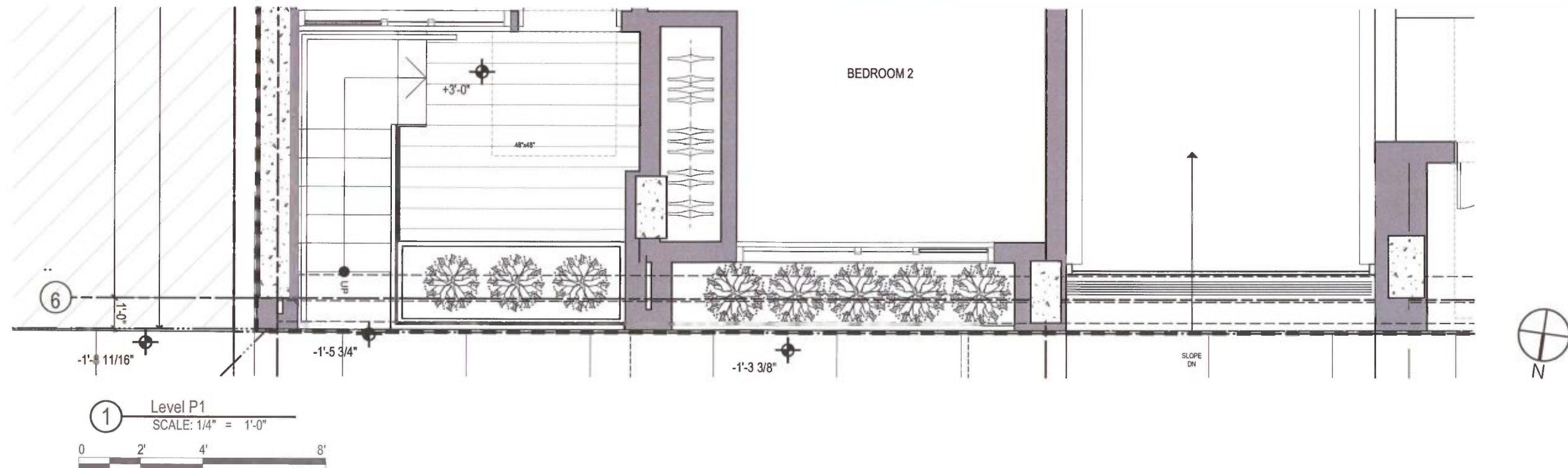
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RESIDENTIAL UNIT ENTRY AT PACIFIC AVE  
(sheet reference: A-36.0)

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MAIN RESIDENTIAL UNIT ENTRY AT PACIFIC AVE  
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# LEGEND

- 2050 VAN NESS PROPERTY
- ADJACENT PROPERTY
- ADJACENT PROPERTY BUILDABLE AREA
- PROPOSED 2050 VAN NESS REAR YARD