



SAN FRANCISCO HOUSING ELEMENT 2022 UPDATE – DRAFT EIR

HEARING DATE: June 9, 2022

June 9, 2022

Case Number: 2019-016230ENV
Project: Environmental Impact Report for the San Francisco Housing Element 2022 Update

Today we are providing the following hard copies:

- June 9, 2022 Planning Department staff presentation slides for the Housing Element 2022 Environmental Impact Report
- Historic Preservation Commission's comment letter on the Draft EIR (dated June 7, 2022)
- Errata Sheet (issued May 19, 2022)
- CEQA Quick Reference Guide: Housing Element Update 2022



HOUSING ELEMENT 2022 UPDATE

DRAFT ENVIRONMENTAL IMPACT REPORT

Alana Callagy
 Chris Kern
 Ryan Shum
 Liz White
 June 9, 2022
 Planning Commission

HOUSING ELEMENT 2022 UPDATE ENVIRONMENTAL REVIEW STAFF RECOGNITION

Planning Department Staff

- Allison Vanderslice
- Jessica Range
- Wade Wietgreffe
- Michael Li
- Debra Dwyer
- Tania Sheyner
- Justin Greving
- Maggie Smith
- Sally Morgan
- Kari Hervey-Lentz
- The Citywide Survey team
- The Community Equity team, especially Kimia Haddadan, Maia Small, and Shelley Caltagirone.

Consultant Team Staff

- ICF
- Ramboll
- Prevision
- Fastcast
- Fehr and Peers
- LCW Consulting
- RWDI

Partner Agencies

- San Francisco Transportation Authority, especially Drew Cooper
- San Francisco Municipal Transportation Agency
- Recreation and Park Department
- Public Utilities Commission
- San Francisco Unified School District
- San Francisco Police Department
- San Francisco Fire Department
- San Francisco Public Library

HOUSING ELEMENT 2022 UPDATE
DRAFT ENVIRONMENTAL IMPACT REPORT

San Francisco Planning

**Alana Callagy
 Chris Kern
 Ryan Shum
 Liz White**

June 9, 2022
 Planning Commission

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HOUSING ELEMENT 2022 UPDATE

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SUMMARY

- Establish goals, policies, and actions to address existing and future housing needs, including regional housing targets for San Francisco's 2023-2031 cycle
- Adopt policies designed to improve housing affordability and advance race and social equity
- Accommodate 150,000 housing units by 2050, or approximately 5,000 new housing units per year
- Does not include specific planning code amendments, zoning changes, development projects, or other implementing measures



Housing Element 2022 Update EIR

**HOUSING ELEMENT 2022 UPDATE
ENVIRONMENTAL IMPACT REPORT**



Housing Element 2022 Update EIR

EIR OVERVIEW

- Evaluates reasonably foreseeable future physical impacts on the environment that could result from adoption and implementation of Housing Element 2022 Update
- Program-level EIR
- Evaluates impacts of draft policies and actions in 2050 against adopted policies in 2050
- Evaluates a range of alternatives to the Housing Element 2022 Update

Housing Element 2022 Update EIR

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2050 ENVIRONMENTAL BASELINE VS. PROPOSED ACTION

2050 Environmental Baseline
Approximately 102,000
total housing units

Proposed Action
Approximately 150,000
total housing units

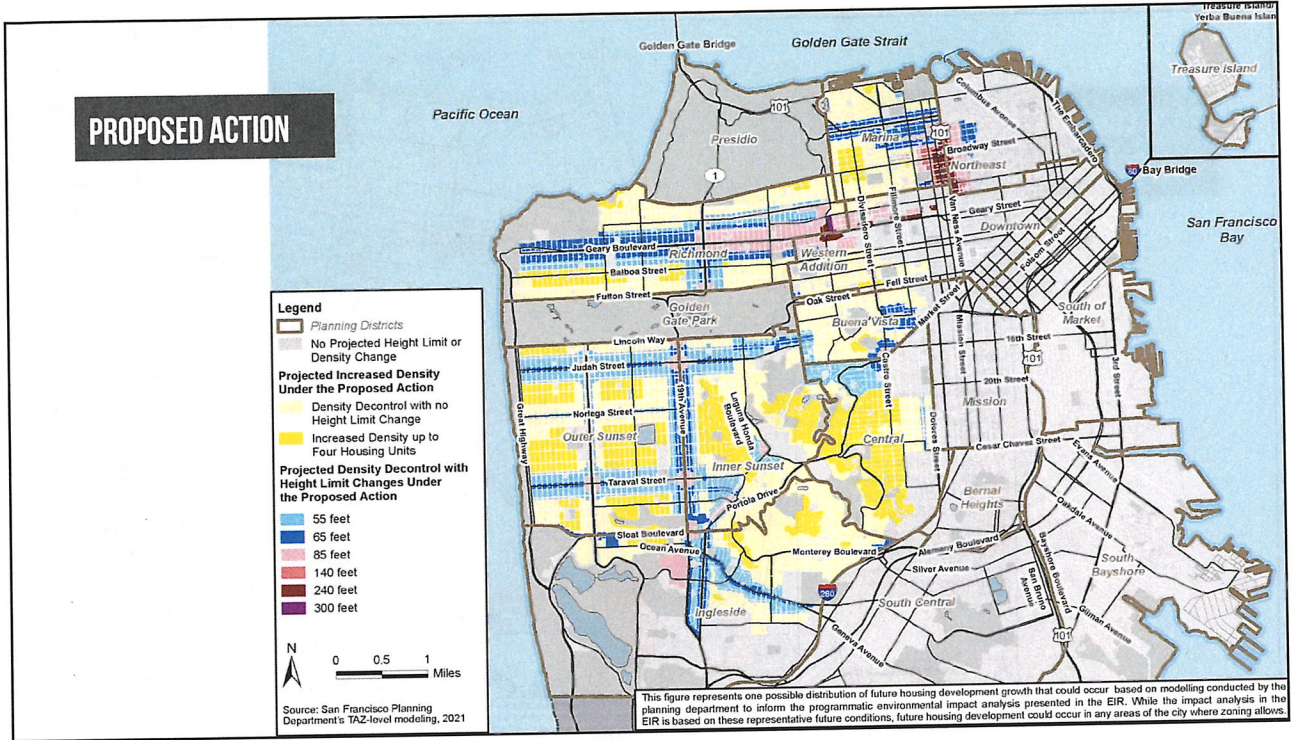
Approximately
32,000
housing units

Pipeline Projects
Approximately 70,800
housing units

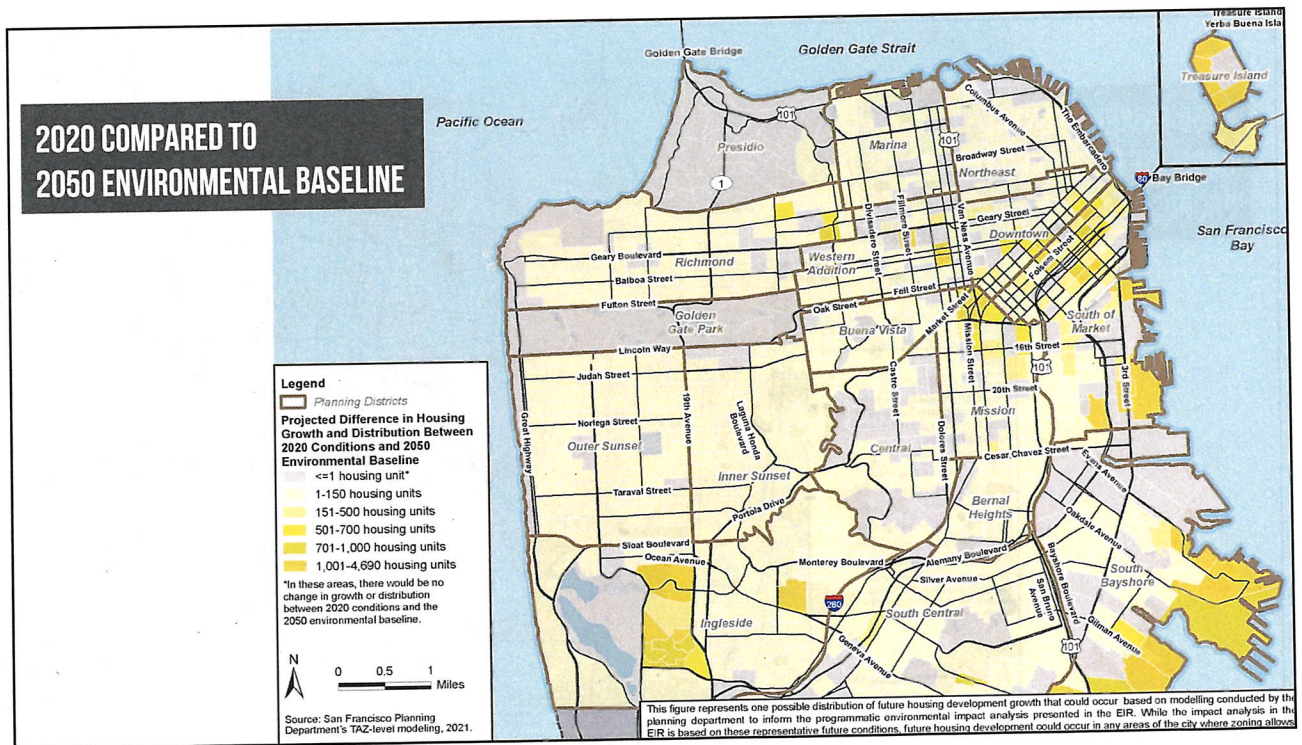
Approximately
80,000 housing units

Housing Element 2022 Update EIR

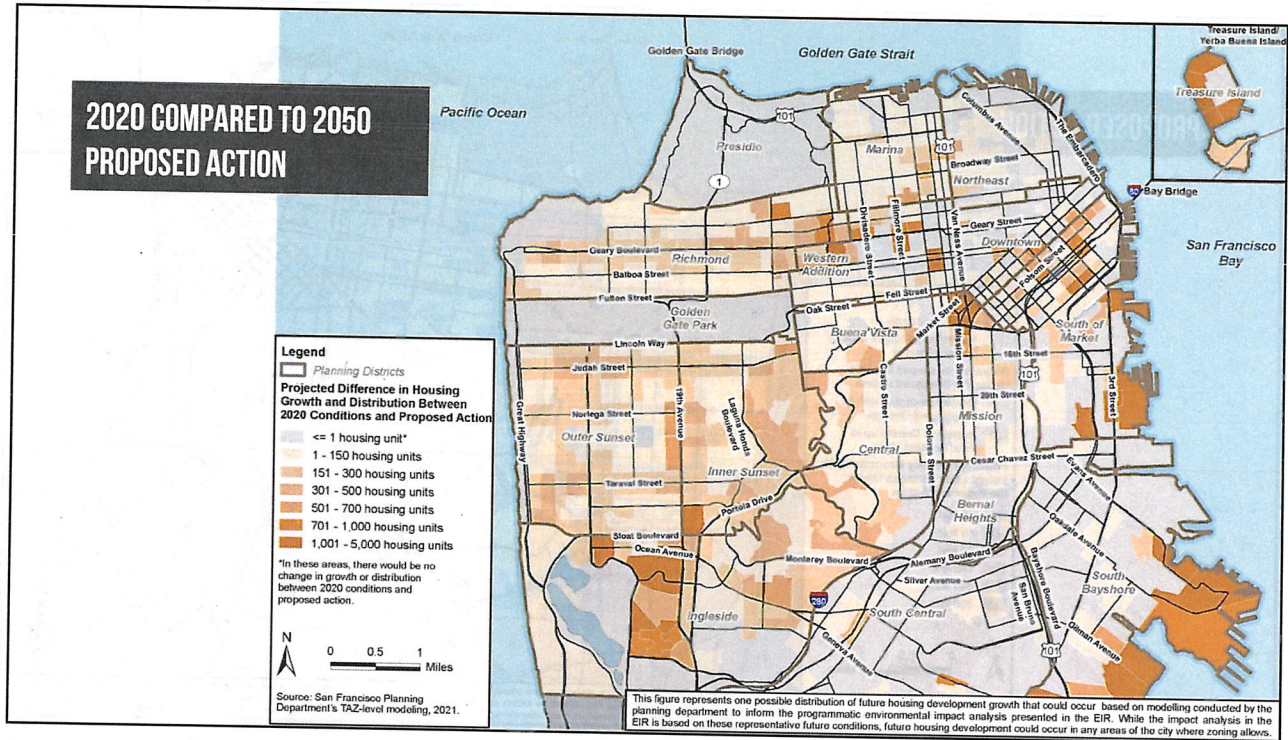
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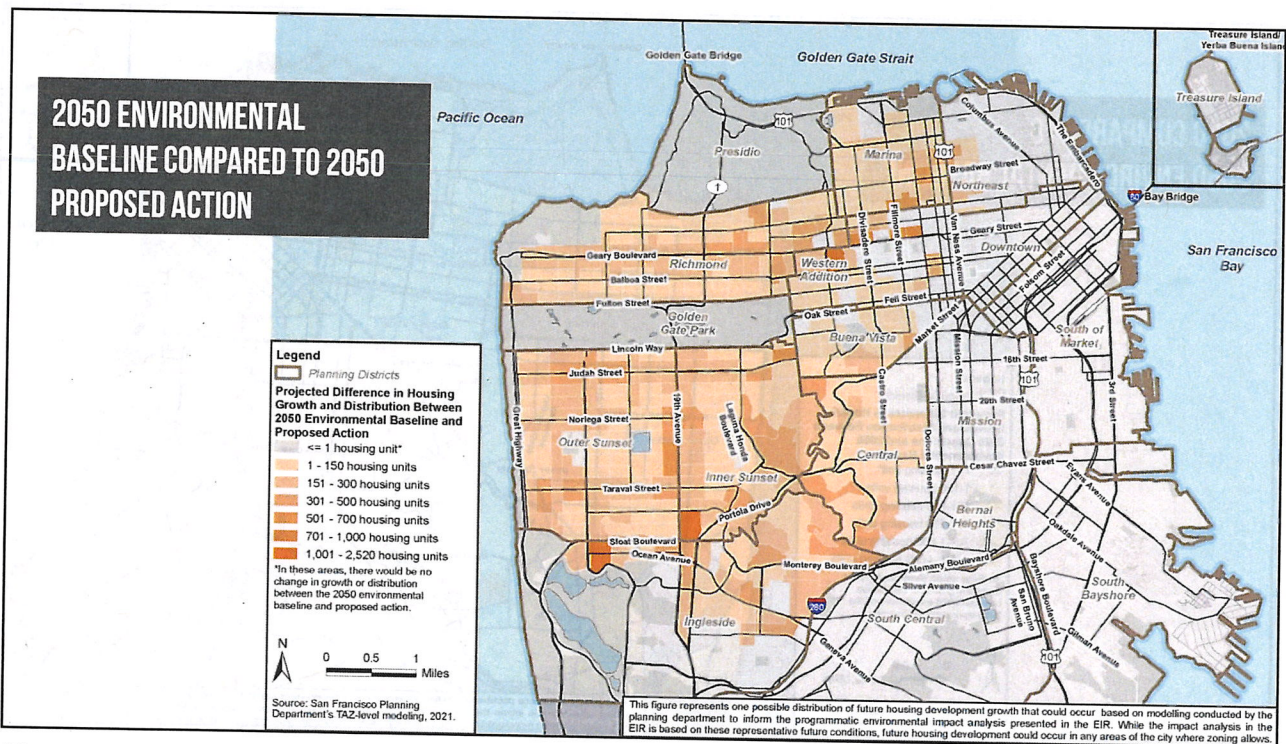
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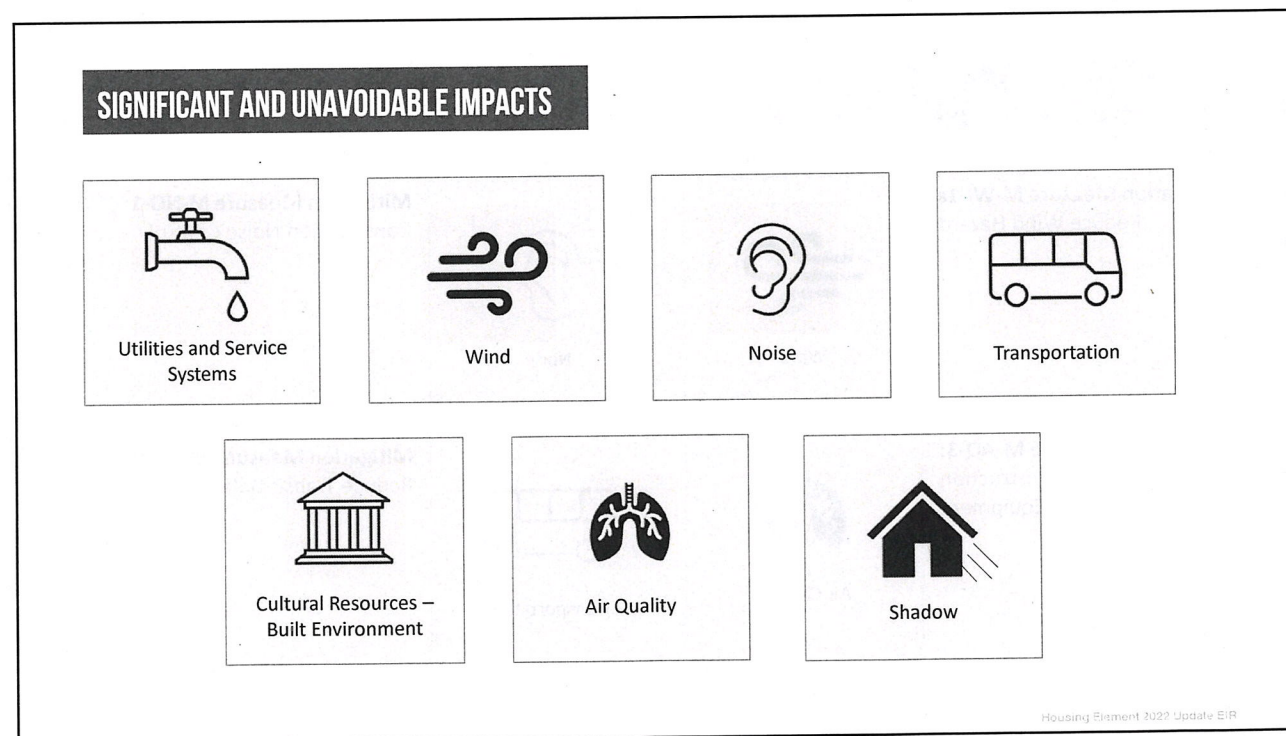
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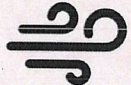
14

SIGNIFICANT AND UNAVOIDABLE IMPACTS WITH FEASIBLE MITIGATION


Construction of new or expanded facilities



Utilities and Service Systems




Wind




Noise

Public transit delay and loading




Transportation




Cultural Resources – Built Environment

Criteria air pollutants and health risk



Air Quality




Shadow

Housing Element 2022 Update EIR

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EXAMPLES OF MITIGATION MEASURES

Mitigation Measure M-WI-1a:
Reduce Wind Hazards




Wind

Mitigation Measure M-NO-1:
Construction Noise Control



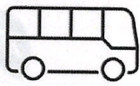
Noise

Mitigation Measure M-AQ-3:
Clean Construction Equipment



Air Quality

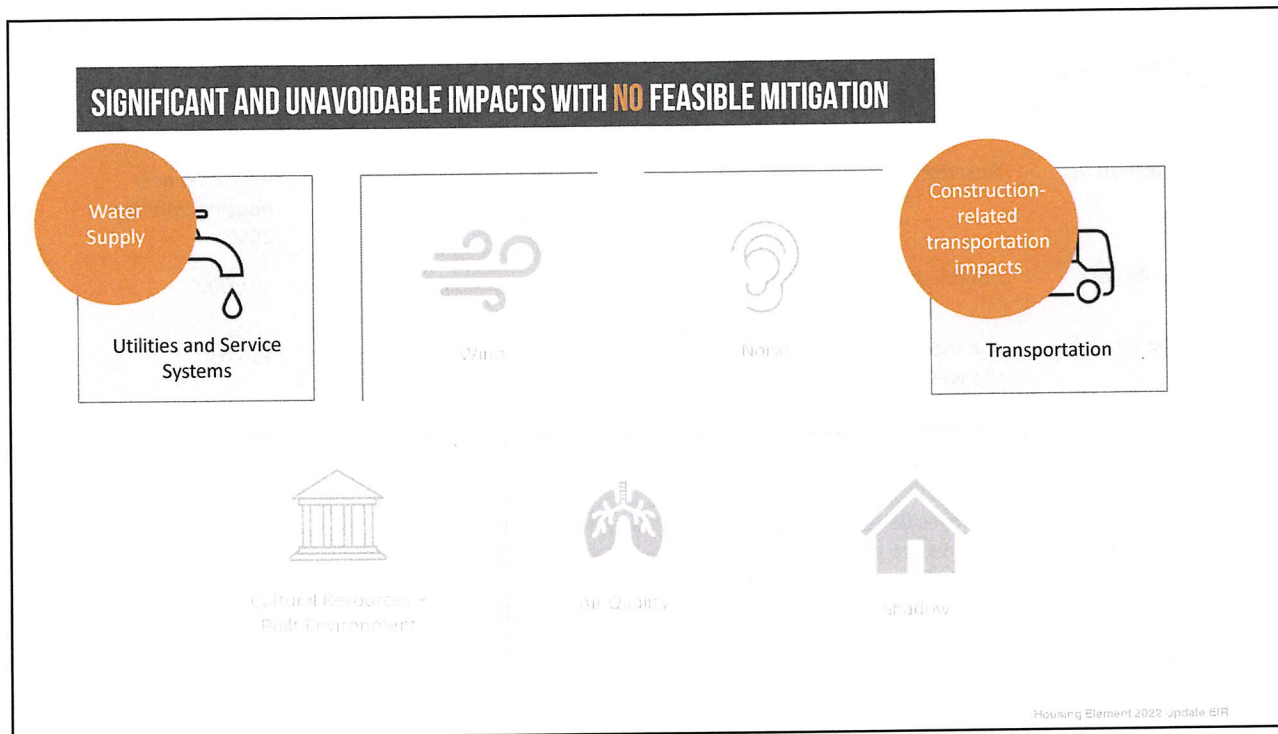
Mitigation Measure M-TR-4c:
Reduce Transit Delay



Transportation

Housing Element 2022 Update EIR

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18

ALTERNATIVES		
Alternative	Description	Projected new housing units by 2050
No Project	Continuation of 2014 Housing Element and existing zoning controls.	102,000
Eastside	Enhance development on east side and maintains lower density on the west side.	150,000
Preservation	Similar growth pattern to the Housing Element 2022 Update with a focus on reducing impacts to historic resources.	150,000
Dispersed Growth	Removes density controls in most areas with RH-1 or RH-2 zoning controls. No change to zoning heights.	150,000
Plan Bay Area 2050	Focuses housing growth in the Northeast, Mission, Downtown, South Bayshore, and Richmond planning districts.	188,000

Housing Element 2022 Update EIR

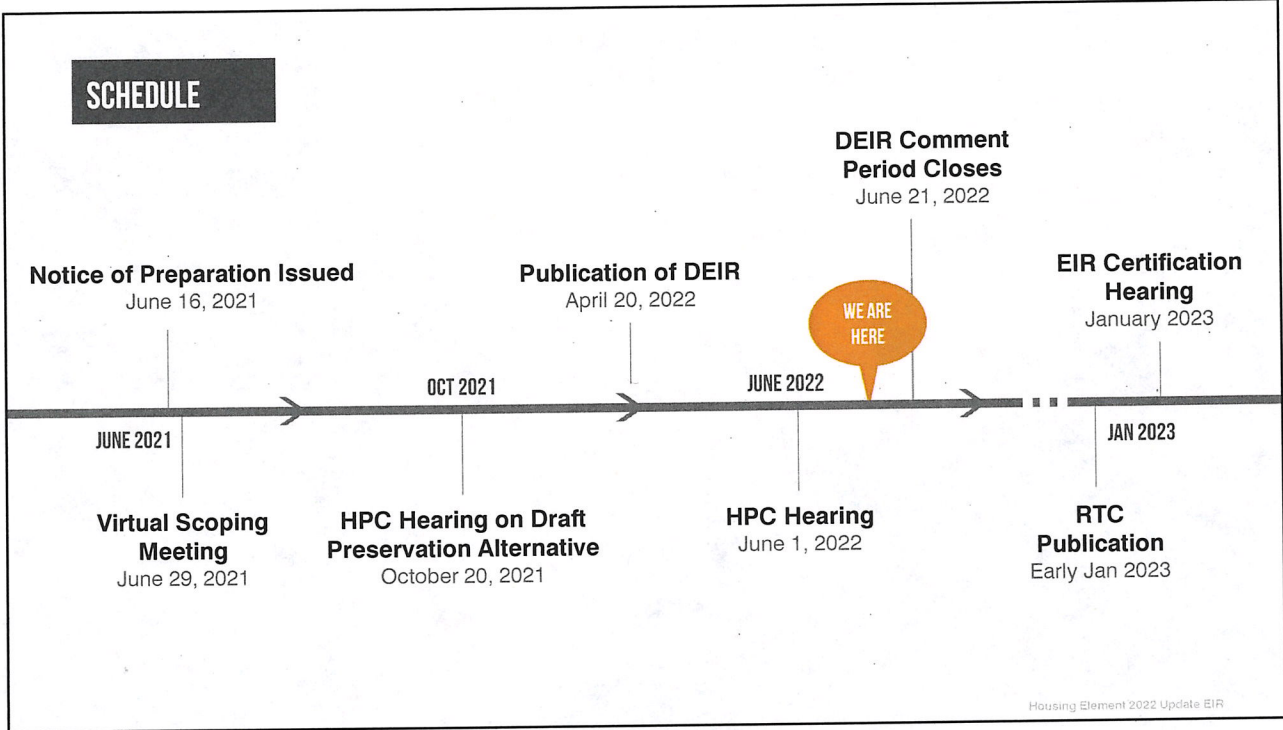
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NEXT STEPS

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Housing Element 2022 Update EIR

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HOW TO COMMENT

Comment period on the Draft EIR closes June 21, 2022.

Written comments should be addressed to:

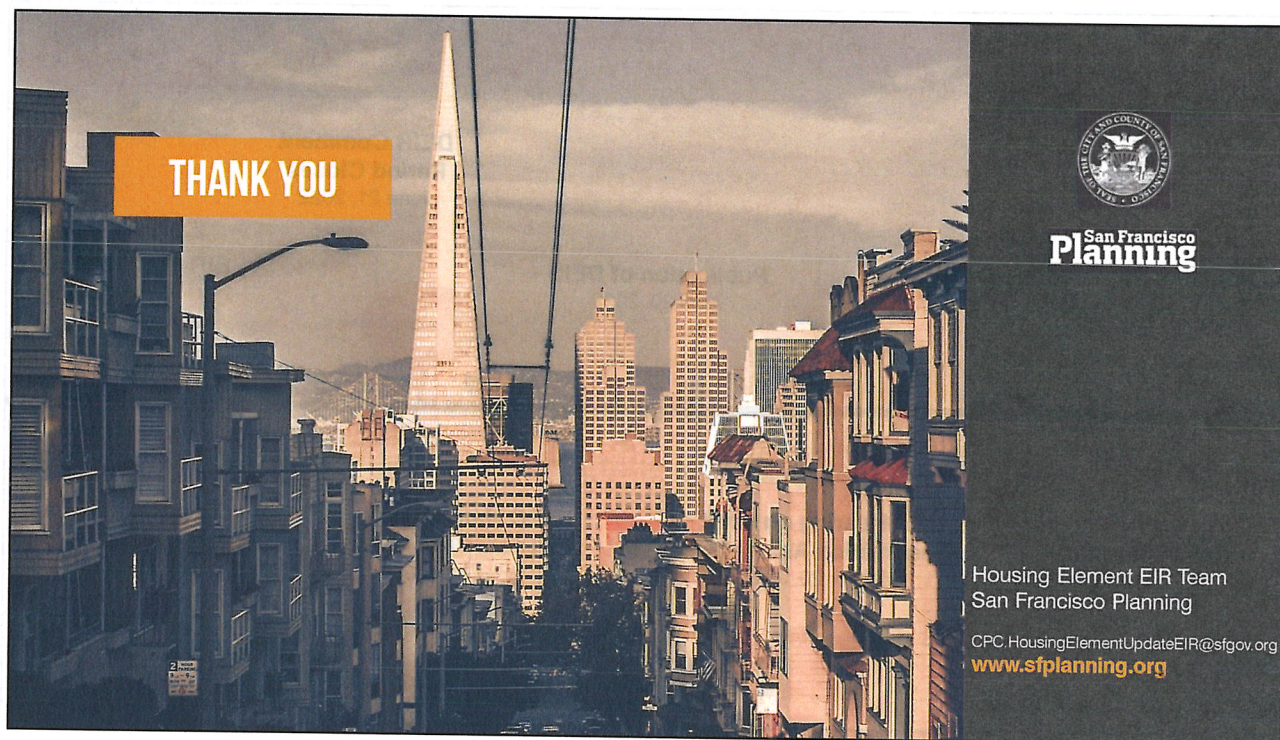
Elizabeth White, EIR Coordinator
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Or emailed to: CPC.HousingElementUpdateEIR@sfgov.org.

Comments received at today's hearing and comments received in writing by June 21 will be responded to in a Responses to Comments document.

Housing Element 2022 Update EIR

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San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

June 7, 2022

Ms. Lisa Gibson
Environmental Review Officer
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Dear Ms. Gibson,

On June 1, 2022, the Historic Preservation Commission (HPC) held a public hearing for the Commissioners to hear public testimony and to provide comments to the San Francisco Planning Department on the Draft Environmental Impact Report (DEIR) for the San Francisco Housing Element 2022 Update of the San Francisco General Plan (2019-016230ENV).

After discussion, the HPC arrived at the comments below on the DEIR:

- The HPC found the analysis of historic resources in the DEIR to be adequate and accurate. Commissioners commented that identification of historic resources and the historic background analysis and text is well-developed, compelling, and comprehensive. The proposed historic resource mitigations measures were extensive. Overall, the HPC found the analysis of historic resources to be thoughtful and nuanced.
- The HPC found the preservation alternative to be adequate. Commissioners approved of the preservation alternative including the same number of housing units as the proposed action while reducing impacts on built environment historic resources and generally having the same or less impacts than the proposed action.
- Commissioners Nageswaran and Black found the tables in cultural resource section to be helpful and informative, especially Table 4.2-8: Summary of Historic Resource Impacts from Future Development Consistent with the Housing Element Update.
- Commissioner Nageswaran asked for further clarity of the anticipated project-level impacts shown in Table 4.2.7: Summary of Housing Project Types Anticipated for Future Development Consistent with Housing Element Update in relationship to the housing project types shown in this table and asked for further clarity of the relationship of the project-level impacts in this table to the mitigation measures.
- In regard to built-environment historic resource mitigations measures, Commissioner Nageswaran asked if historic resource guidelines for new development are included in the proposed mitigation measures.
- Commissioners Black and Wright requested further clarification on the relationship of built environment historic resource review of future development projects under the proposed action with the findings of the citywide survey (SF Survey).

- Commissioner Wright requested further clarification about how future development projects would be reviewed under the preservation alternative or another alternative, if selected, in comparison to the proposed action, and if the built environment historic resource mitigation measures would be applicable to future development projects if the preservation alternative was selected.

The HPC appreciates the opportunity to participate in review of this environmental document.



ERRATA TO THE HOUSING ELEMENT 2022 UPDATE ENVIRONMENTAL IMPACT REPORT

Date: May 19, 2022
Case Number: 2019.016230ENV
Project Address: Multiple
Zoning: Multiple Use Districts
Blocks/Lots: Multiple
Project Sponsor: San Francisco Planning Commission
Maia Small- 628.652.7373
maia.small@sfgov.org
Staff Contact: Liz White-628-652-7557
CPC.HousingElementUpdateEIR@sfgov.org

Following publication of the Draft Environmental Impact Report (EIR) for the Housing Element 2022 Update, the Planning Department (department) corrected text associated with Figures 6-3, 6-5, 6-7, and 6-9 in Chapter 6 of the Draft EIR. Corrected figures are included as Attachment A to this errata. New text revisions are noted in **red**, with deletions marked with **strikethrough** and additions noted with double underline.

On page 6-9, Figure 6-3's inset map label has been revised to state:

For Reference: Projected Difference in Housing Growth and Distribution Between ~~2020 Conditions~~ 2050 Environmental Baseline and Proposed Action

On page 6-13, Figure 6-5's inset map label has been revised to state:

For Reference: Projected Difference in Housing Growth and Distribution Between ~~2020 Conditions~~ 2050 Environmental Baseline and Proposed Action

On page 6-16, Figure 6-7's inset map label has been revised to state:

For Reference: Projected Difference in Housing Growth and Distribution Between ~~2020 Conditions~~ 2050 Environmental Baseline and Proposed Action

On page 6-19, Figure 6-9's inset map label has been revised to state:

For Reference: Projected Difference in Housing Growth and Distribution Between ~~2020 Conditions~~ 2050 Environmental Baseline and Proposed Action

These staff-initiated text changes will be incorporated into the Responses to Comments document.

Attachment A, Housing Element 2022 Update Draft EIR Corrected Figures

Case No. 2019-016230ENV
Housing Element 2022 Update Draft EIR

Errata

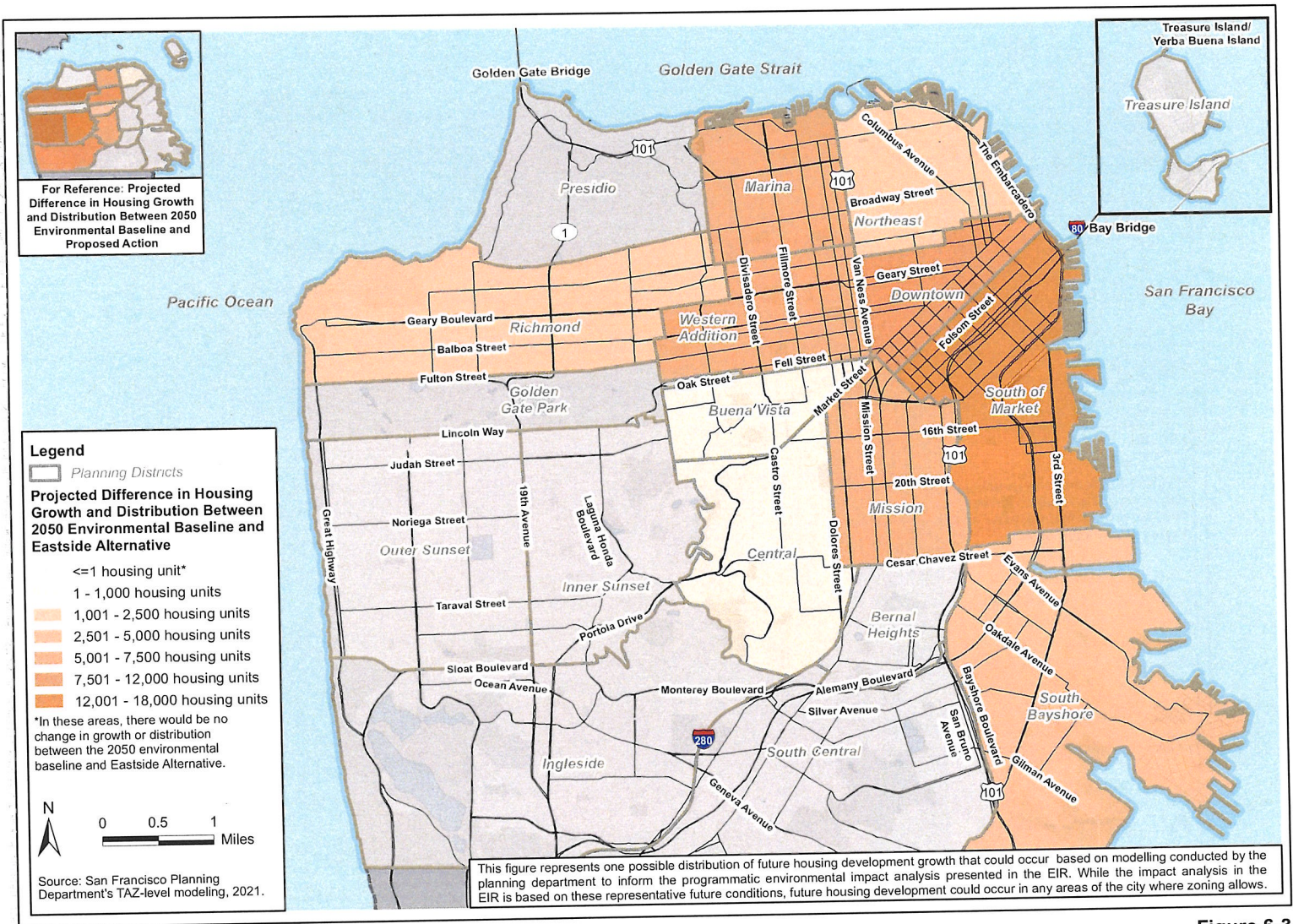


Figure 6-3
Projected Difference by Planning District in Housing Growth and Distribution
Between 2050 Environmental Baseline and Eastside Alternative

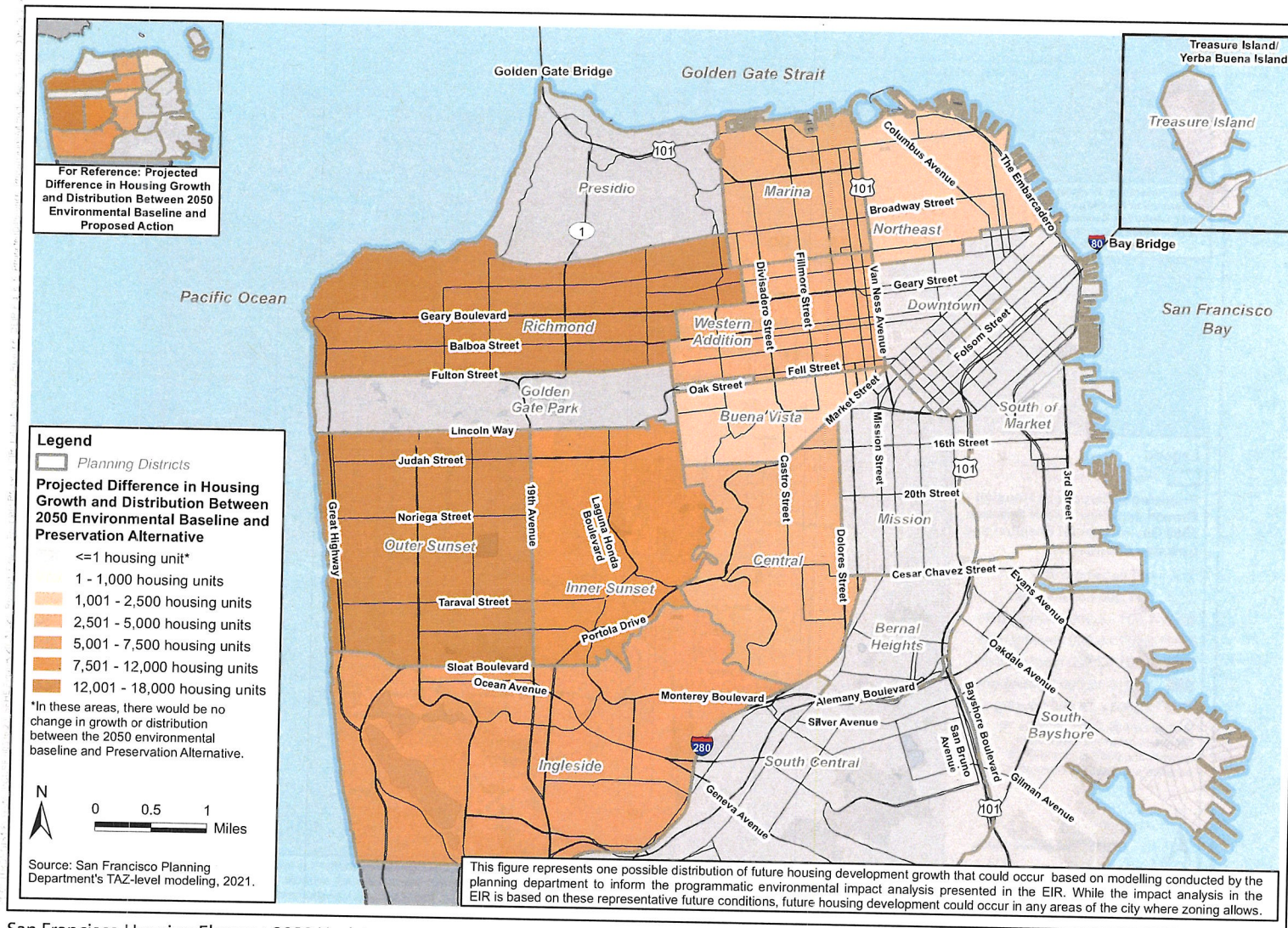


Figure 6-5
Projected Difference by Planning District in Housing Growth and Distribution
Between 2050 Environmental Baseline and Preservation Alternative

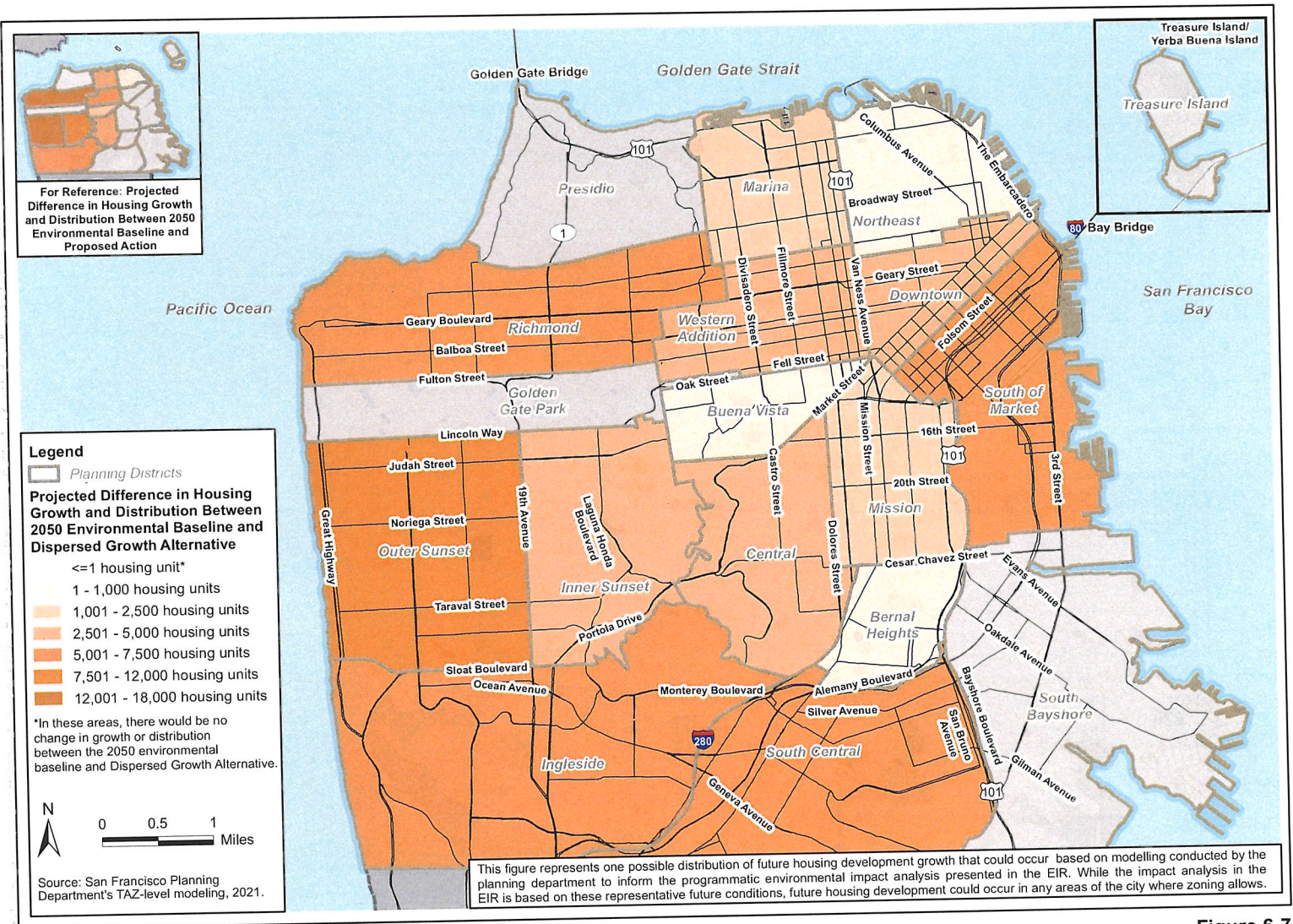


Figure 6-7
Projected Difference by Planning District in Housing Growth and Distribution
Between 2050 Environmental Baseline and Dispersed Growth Alternative

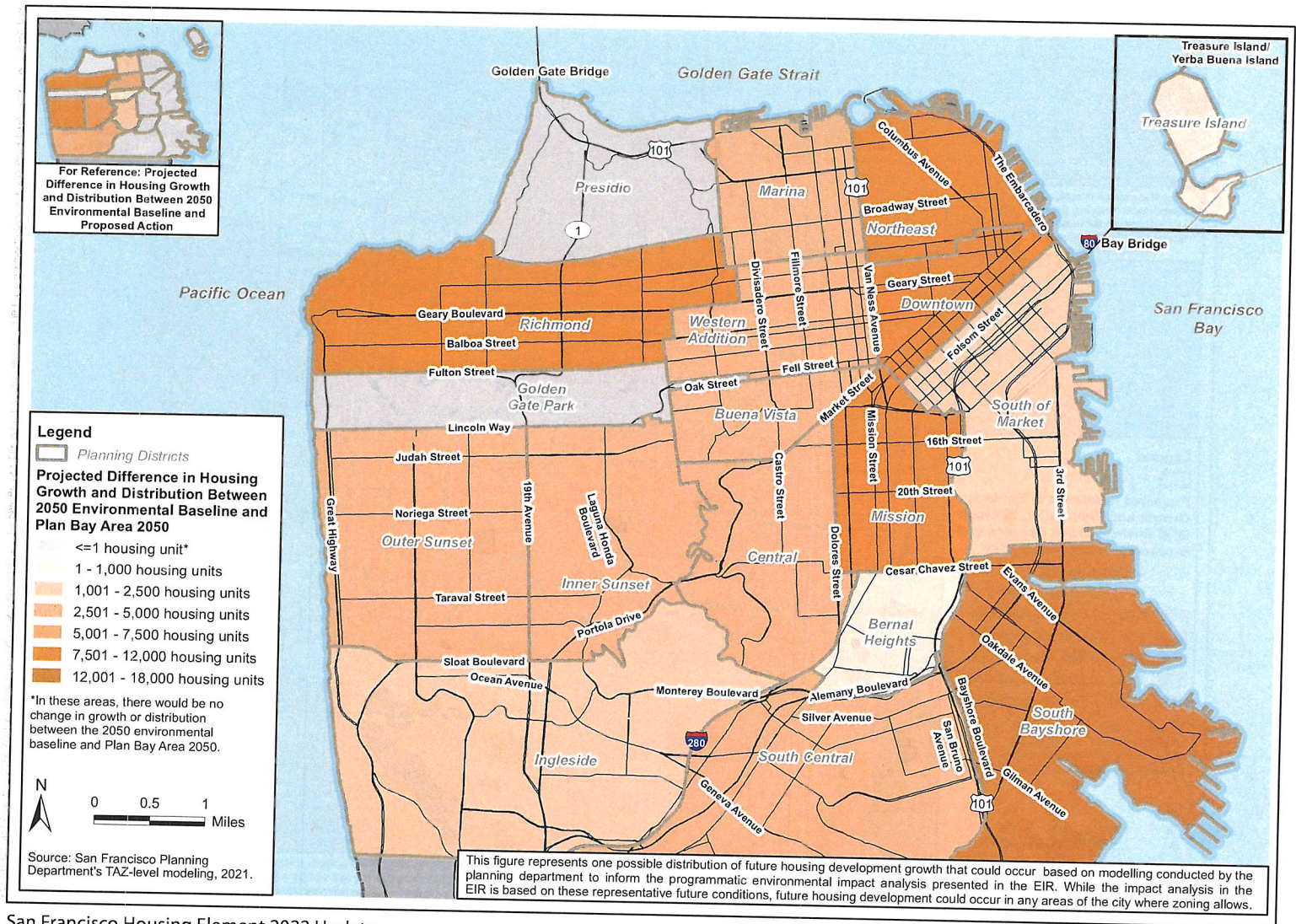


Figure 6-9
Projected Difference by Planning District in Housing Growth and Distribution
Between 2050 Environmental Baseline and Plan Bay Area 2050



HOUSING ELEMENT UPDATE 2022



This document is quick reference guide to key aspects of the Draft Environmental Impact Report (EIR) for the Housing Element Update 2022. Preparation of the EIR meets the requirements of the California Environmental Quality Act (CEQA). For complete materials related to the Housing Element Update and the EIR, please visit sfhousingelement.org. This document is not intended for use in-lieu of the Draft EIR or the CEQA review process.

The 2022 Housing Element EIR will help the City meet both our environmental and housing goals. It informs our ongoing public conversation by analyzing and disclosing the environmental effects of the Housing Element Update 2022. It does not recommend or constitute any action on the Update or on future zoning changes or development projects.

What is the EIR?

The EIR evaluates anticipated environmental impacts that could result from the adoption and implementation of the Update. Where feasible, the EIR identifies mitigation measures to minimize those impacts.

Alternatives Considered in the EIR

The EIR analyzes a range of alternatives that would avoid or lessen significant impacts while still meeting the Update's basic objectives. Five alternatives are evaluated in Chapter 6 of the EIR and are summarized as follows:

<i>Alternative Name</i>	<i>Description</i>	<i>Net New Units by 2050</i>
No Project	A continuation of the 2014 Housing Element and existing zoning controls.	102,000 housing units
Eastside	An enhanced continuation of the existing development pattern in San Francisco, intensifying development on the east side of the City and maintaining lower density in the western neighborhoods.	150,000 housing units
Preservation	Similar to the Update, but focusing housing growth in well-resourced areas, while reducing impacts on historic resources.	150,000 housing units
Dispersed Growth	Allows development of small multi-family throughout the City. No change to building heights but density controls would be removed.	150,000 housing units
Plan Bay Area 2050	Plan Bay Area 2050 is the long-range integrated transportation and land-use strategy for the Bay Area that would focus housing growth in the Northeast, Mission, Downtown, South Bayshore, and Richmond planning districts.	188,000 housing units
Update 2022	[provided for comparison only]	150,000 housing units

For more info, visit:

sfhousingelement.org

Key Figures

<i>Section</i>	<i>Figure Number & Abbreviated Title</i>	<i>Page number(s)</i>
Project Description	Figure 2-1. Well-Resourced Areas	2-2
Project Description	Figure 2-6. Housing Growth and Distribution: 2020 vs. 2050 Baseline	2-16
Project Description	Figure 2-7. Projected Heights and Density Controls	2-25
Project Description	Figure 2-8. Areas Under Consider for Housing Sustainability Districts	2-28
Project Description	Figure 2-10. Housing Growth and Distribution: 2020 vs. Proposed Update	2-32
Project Description	Figure 2-11. Housing Growth and Distribution: 2050 Baseline vs. Proposed Update	2-33
Impacts - Aesthetics	Figures 4.1-1 to 4.1-11. Daytime Visual Simulations	4.1-26 to 4.1-36
Impacts - Aesthetics	Figures 4.1-12 to 4.1-16. Nighttime Visual Simulations	4.1-39 to 4.1-43
Impacts - Aesthetics	Figure 4.4-3. 2020 Residential Daily Vehicle Miles Traveled per Capita	4.4-13
Impacts - Aesthetics	Figure 4.4-8. 2050 Baseline Residential Vehicle Miles Traveled per Capita	4.4-55
Impacts - Aesthetics	Figure 4.5-6. Traffic Noise Levels: 2050 Baseline vs. Proposed Update	4.5-44
Impacts - Aesthetics	Figure 4.6-9. Traffic-Related PM2.5: 2050 Baseline vs. Proposed Update	4.6-62
Impacts - Aesthetics	Figure 4.6-10. Traffic-Related Cancer Risk: 2050 Baseline vs. Proposed Update	4.6-64
Impacts - Aesthetics	Figure 4.8-3. Maximum Areas of New Shadow Under Proposed Update	4.8-20
Alternatives	Figures 6-1 to 6-8. Alternatives Figures	6-6 to 6-17
Alternatives	Figures 6-9 to 6-10. Plan Bay Area 2050	6-19 to 6-20
Alternatives	Figures 6-15 to 6-24. Plan Bay Area 2050 (Aesthetics)	6-207 to 6-216

Key Tables

<i>Section</i>	<i>Table Number & Abbreviated Title</i>	<i>Page number(s)</i>
Summary	Table S-1. Summary of Impacts of Proposed Update	S-7
Summary	Table S-2. Impacts of the Proposed Update vs. Impacts of Project Alternatives	S-89
Summary	Table S-3. Impacts of the Proposed Update vs. Impacts of No Project Alternative	S-109
Project Description	Table 2-3. Pipeline Projects	2-20
Project Description	Table 2-4. Net New Housing: 2050 Environmental Baseline vs. Proposed Update	2-30
Impacts - Cultural Resources	Table 4.2-2. Neighborhood-Level Historic Resource Forecast	4.2-56
Impacts - Wind	Table 4.7-2. Wind Conditions from Development under Proposed Update	4.7-9 to 4.7-10
Impacts - Shadow	Table 4.8-1. Shadows on Open Spaces from Development under Proposed Update	4.8-21 to 4.8-38

Significant & Unavoidable Impacts and Associated Mitigation Measures

AIR QUALITY

M-TR-4a: Parking Maximums & Transportation Demand Management

M-AQ-3: Clean Construction Equipment

M-AQ-5: Best Available Technology for Diesel Engines

CULTURAL RESOURCES

M-CR-1a: Avoid or Minimize Effects on Built Environment Resources

M-CR-1b: Best Practices & Construction Monitoring for Historic Resources

M-CR-1c: Relocation Plan

M-CR-1d: Documentation

M-CR-1e: Oral History

M-CR-1f: Salvage Plan

M-CR-1g: Interpretation

M-CR-1h: Historic Context

M-CR-1i: Walking or Building Tour

M-CR-1j: Educational Program

M-CR-1k: Community Memorial Event

M-CR-1l: Revise Historic District Documentation

NOISE

M-NO-1: Construction Noise Control

M-TR-4a: Parking Maximums & Transportation Demand Management

M-NO-2: Noise Analysis and Attenuation

SHADOW

M-SH-1: Shadow Minimization

TRANSPORTATION AND CIRCULATION

M-TR-4a: Parking Maximums & Transportation Demand Management

M-TR-4b: Driveway & Loading Operations and Curb Cut Restrictions

M-TR-4c: Implement Transit Travel Time Measures to Reduce Transit Delay

M-TR-6: Curb Management Plans

UTILITIES/SERVICE SYSTEMS

No feasible mitigation available

WIND

M-WI-1a: Wind Minimization

M-WI-1b: Maintenance for Landscaping and Wind Baffling

June 3, 2022

To: The Planning Department of San Francisco:

I am writing to voice my support for the planned construction project at 246 - 250 Alma Street. I live directly across the park from this building and have been their neighbor for over 7 years. The residents of 246- 250 Alma are committed stewards of Cole Valley and run two small businesses in the neighborhood. In addition, they are committed to raising their family in San Francisco and sent their two daughters to Grattan School. During the Covid lockdown, they cooked for the neighborhood, delivered meals to the staff at UCSF, and made every effort to keep the local employees of their small businesses employed.

The Angelus family always go above and beyond to give back to the community, and this renovation will allow them to continue living in the community they love while allowing a little more space for their families. I hope that the planning department will see the value in allowing projects such as this to allow valuable families to stay in San Francisco.

Please don't hesitate to reach out with any questions. My contact information is below.

Best,

Elizabeth Brown

Elizabeth Brown
415-271-5994
249 Rivoli Street, San Francisco, CA

Serina Calhoun

From: Rheanna LaRoche <rheanna222@gmail.com>
Sent: Tuesday, June 7, 2022 10:27 PM
To: Serina Calhoun; jim angelus
Subject: 248 Alma Street Renovation

Follow Up Flag: Follow up
Flag Status: Flagged

To The San Francisco Planning Department:

We are writing in **support** of the Covington/Moore and Angelus renovation project located at 248 Alma Street. We have lived on Alma Street for 21 years, and have been neighbors to the Covington/Moore and Angelus families for 13 years. Their proposed renovation project is thoughtful to the street and neighborhood in scale, and appropriate for a growing family. As neighbors of the Angelus and Covington/Moore families, please consider our support for their proposed renovation project.

Sincerely,
Rheanna LaRoche
Matt Degyansky
222 Alma Street

Serina Calhoun

From: Margaret Pinzuti <mspinzuti@gmail.com>
Sent: Tuesday, June 7, 2022 7:12 PM
To: Serina Calhoun
Subject: Cole Valley - Letter of Support for the Proposed Angelus/Moore Remodel

Follow Up Flag: Follow up
Flag Status: Flagged

To: The Planning Department of San Francisco:

I have been a neighbor of the Angelus/ Moore families (246- 250 Alma Street) for over a decade. I believe in our community and long term residents that call San Francisco home. I support their proposed remodel project that enables them to stay. They are a valuable member of my community with not only their businesses, but also by raising their families within the community. Simply stated, they make Cole Valley a better place to live.

Please consider this letter in strong support of the proposed remodel. Thank you.

Regards,

Maggie Pinzuti
mspinzuti@gmail.com
510-316-1925
331 Carl Street
SF, CA, 94117

Serina Calhoun

From: Jen C <handmadebyjc@gmail.com>
Sent: Tuesday, June 7, 2022 4:38 PM
To: Serina Calhoun
Subject: In Support for the Angelus/ Moore families (246- 250 Alma Street)

ATTENTION: The Planning Department of San Francisco:

I have been a neighbor of the Angelus/ Moore families (246- 250 Alma Street) for over a decade. I believe in our community and long term residents that call San Francisco home. Both families have been a huge asset to the neighborhood, they bring the community together in a lot of different ways.

I support their proposed remodel project that enables them to stay. They are a valuable member of my community with not only their businesses, but also by raising their families within the community.

Please consider this letter in support.

Regards,

Jennifer Cogliandro
254 Alma Street
415.742.2716

Serina Calhoun

From: Elizabeth Coglianese <ecoglianese@gmail.com>
Sent: Monday, June 6, 2022 6:30 PM
To: Serina Calhoun
Cc: Rob Culos
Subject: 246-250 Alma

Follow Up Flag: Follow up
Flag Status: Flagged

To The Planning Department of San Francisco:

We are neighbors of the Covington/Moore and Angelus families on Alma Street, and are writing in **support** of their proposed plans. We have lived on Alma Street for 12 years, where we are raising our three children. We are very grateful to call these families our neighbors and hope they stay here for many, many years to come. They give back to our community in more ways than we can count and are an integral part of Cole Valley. Please consider our support for their proposal.

Sincerely,
Rob Culos and Liz Coglianese

246 Alma Street
San Francisco, CA

Conditional Use Hearing

June 6, 2022



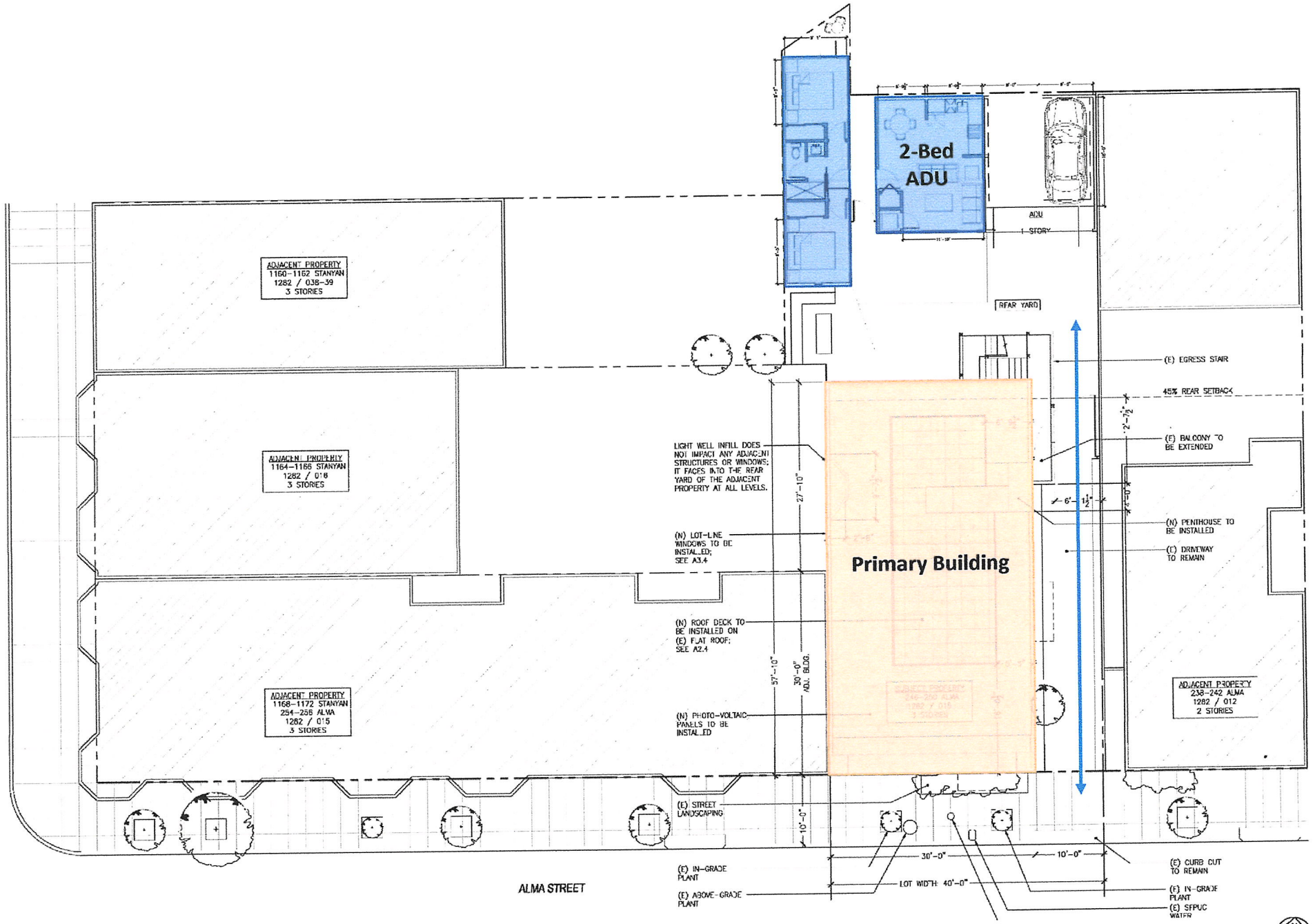
Syncopated Architecture



(adjacent property)

246 Alma Street
(subject property)

(drive aisle)





Ground Floor



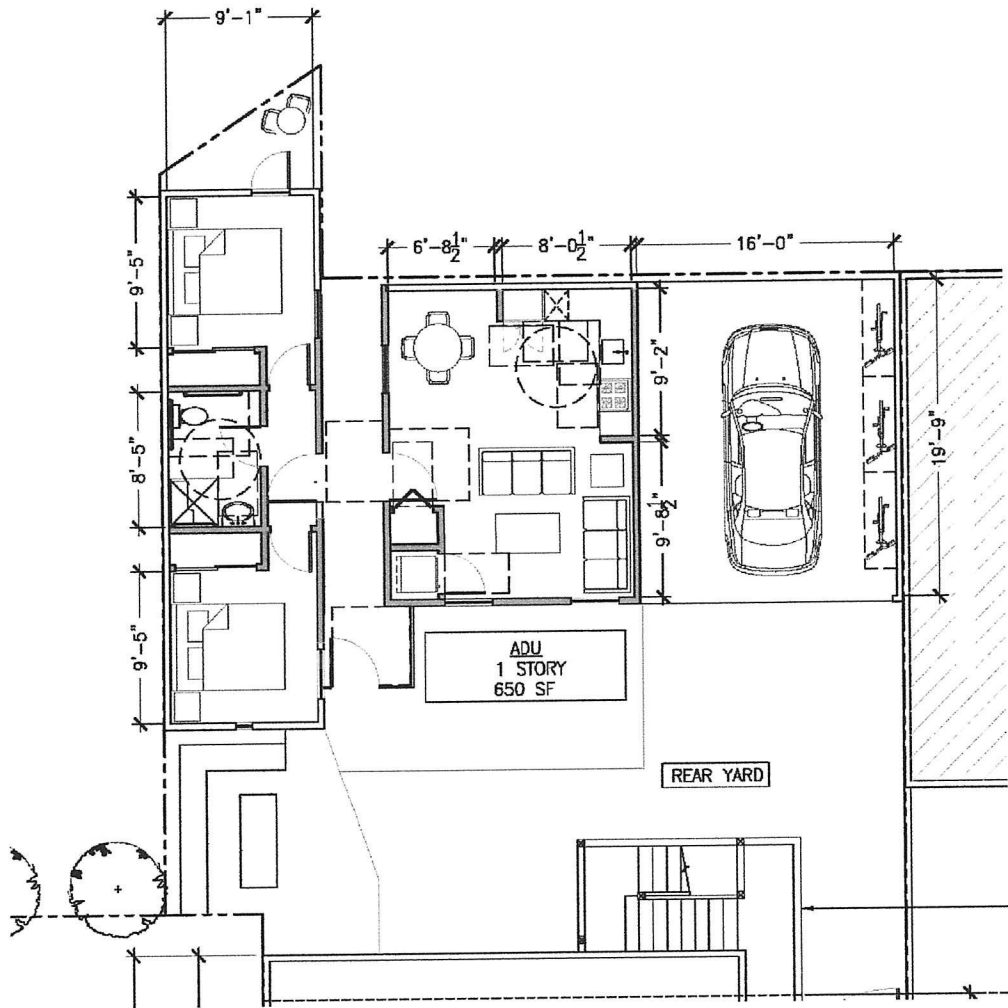
Second Floor



Side at Drive Aisle



Drive Aisle



Convert portion of carport and accessory building into a 2-bed/1 bath ADU with accessible features

ADU



Rear Structures



Rear Structures



Rear Structures



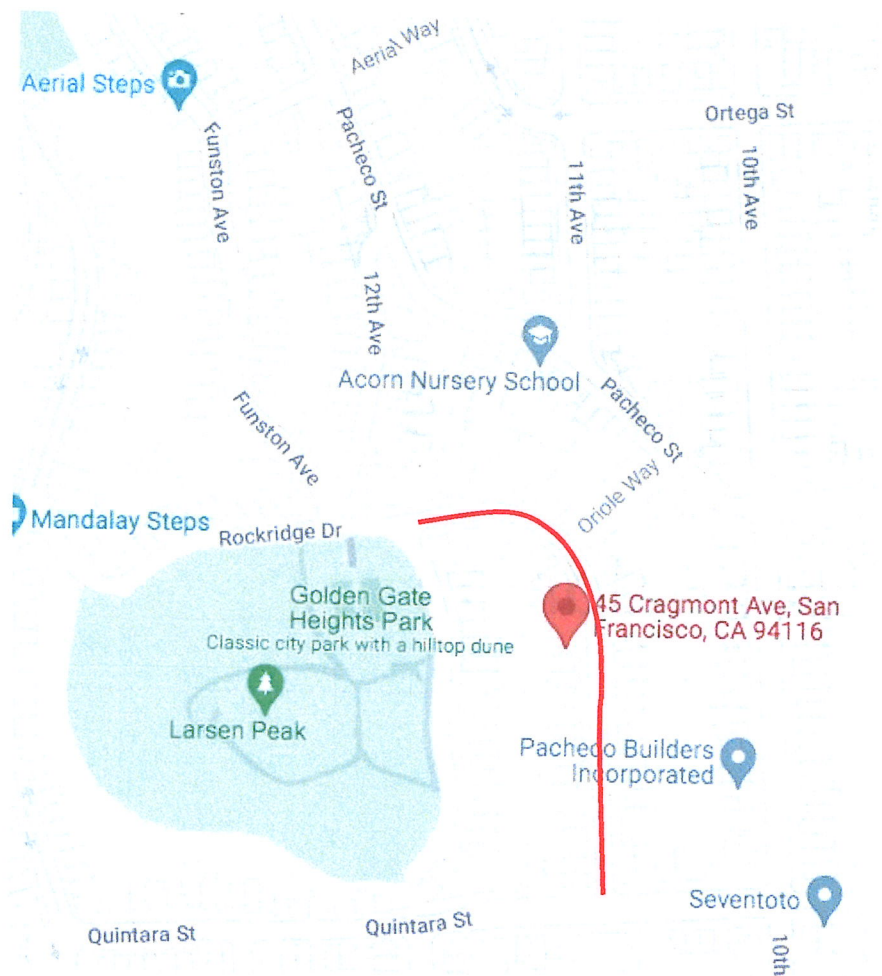
Rear Structures

Discretionary Review

45 Cragmont Ave

Opposition to 4th Floor Addition

About Cragmont Avenue - Golden Gate Heights



- Small, curvy 1-block street (red line)
- Likened to 11th Avenue
- Closeknit block - neighbors know one another

DR Requestors/Owners of 49 Cragmont Ave

- 49 Cragmont is 1125 sq ft single family home (south of 45)
- DR Requestors have lived there since 1999
- Raised an SFUSD daughter who's off to college in the Fall
- Warm and friendly relations with all our neighbors including 45 Cragmont owners
- Expressed 4th floor concerns to owners at Feb 27, 2022 meeting - they directed us to their Architect who brushed off our earlier concerns; other neighbors experienced the same treatment
- Surprised by owners' unwillingness to compromise on the 4th Floor addition given our 23 years as neighbors

49 Cragmont built 1939

Pre-War
49 Cragmont
built 1939 was
one of the first
homes on the
west side of
Cragmont and
still has the
original
footprint.

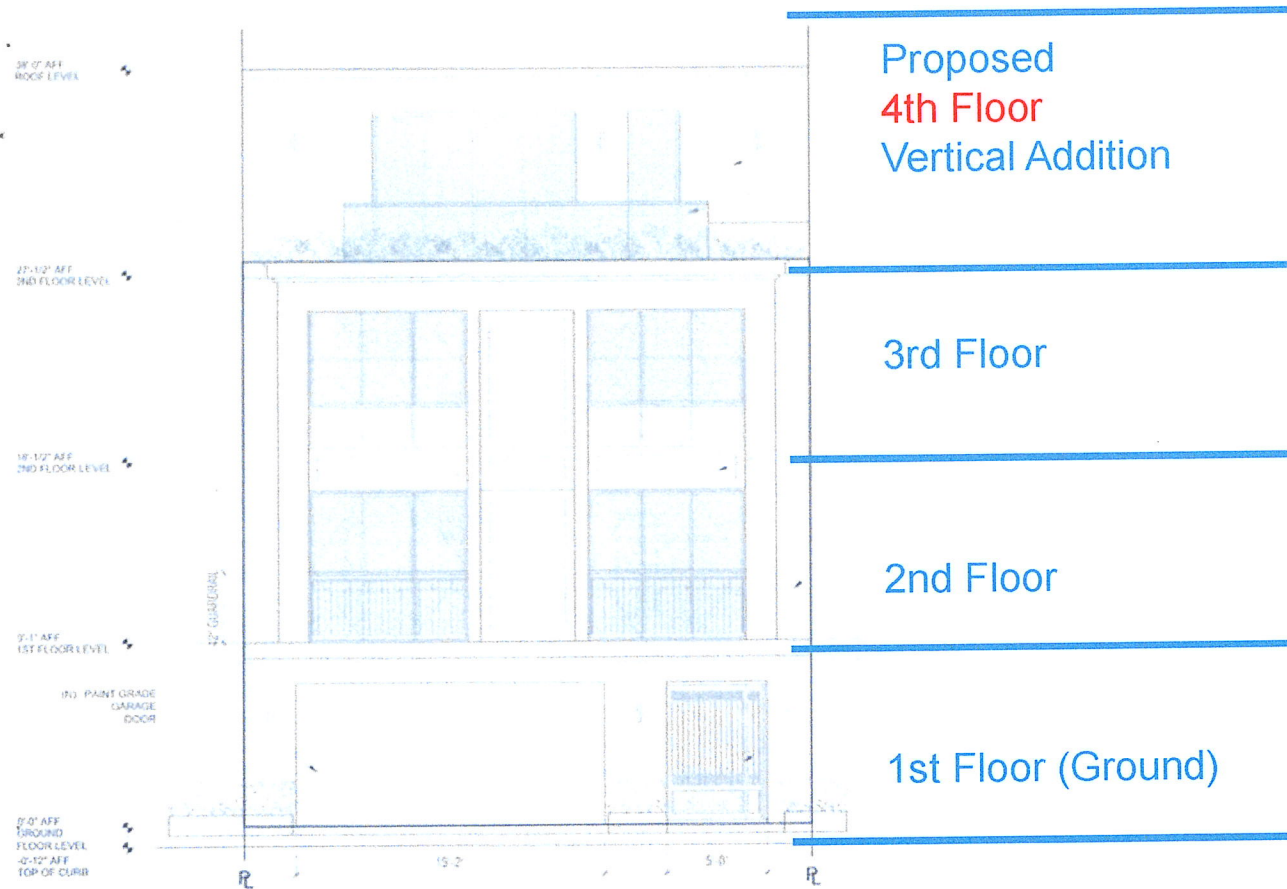
Photo from 1948
and current Google
Map

Predates
45 Cragmont
(built 1950)



Source: <https://www.outsidelands.org/Display/wnp31.1948.134.jpg> and Google Maps

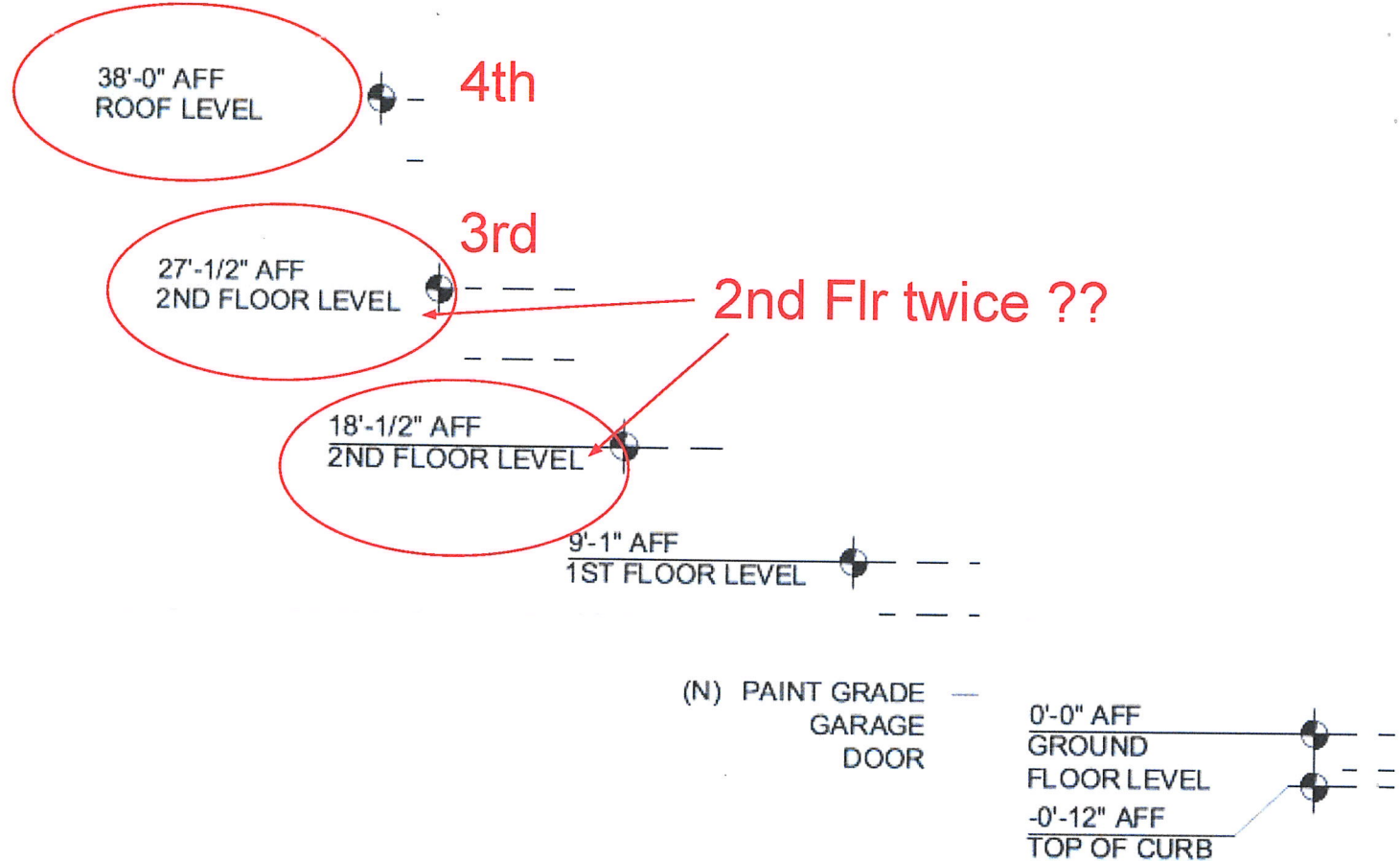
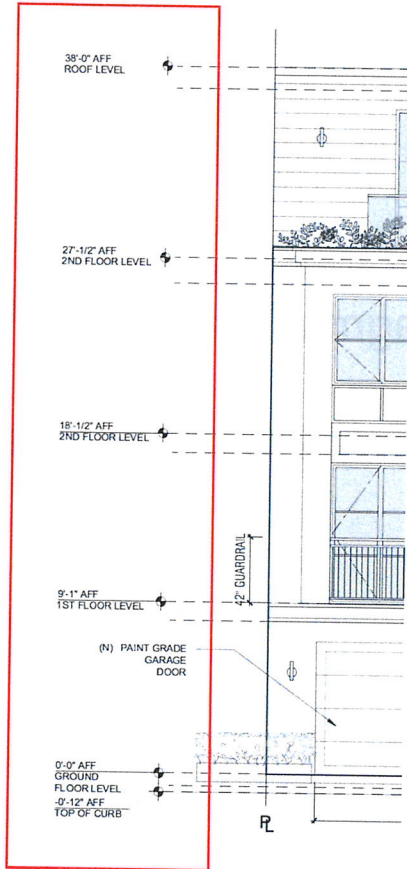
This Project is Really a 4th Floor Addition Extraordinary and Exceptional



- Drawings are wrong to refer this as a 3rd flr addition
- No other home on Cragmont has a 4th Floor
- Mostly 2-story homes

This Project is Really a 4th Floor Addition Extraordinary and Exceptional

1
A3.0
EXISTING FRONT ELEVATION
SCALE 1/4" = 1'-0"



No Problem with the Rear Addition Only

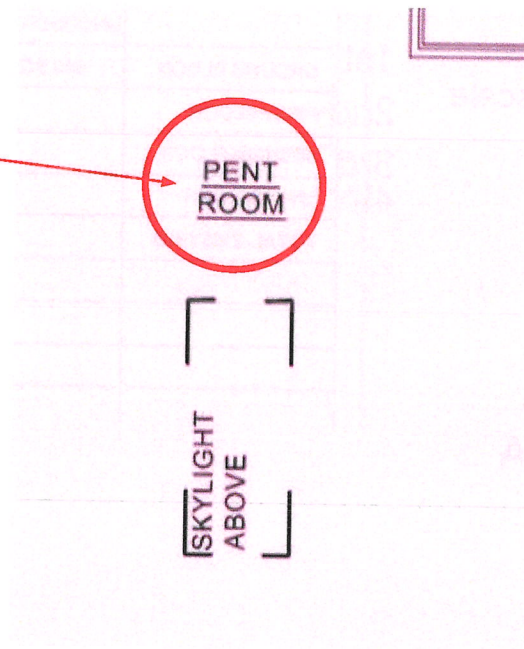
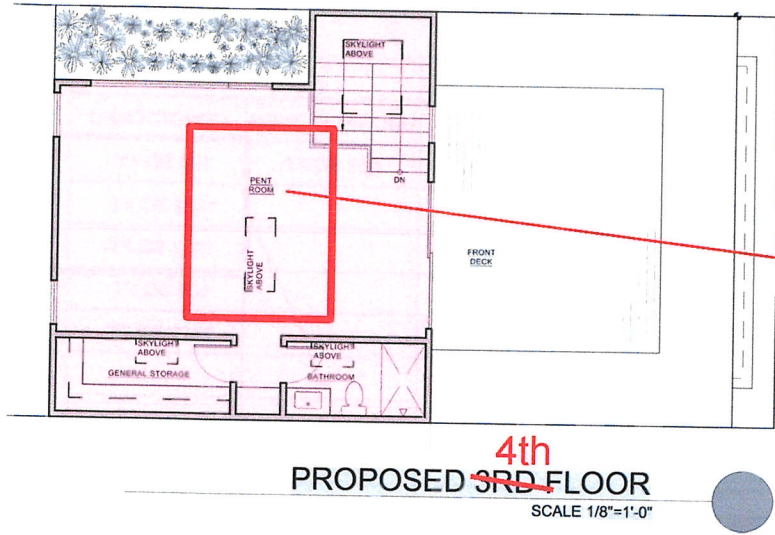
- 45 Cragmont neighbors deserve to expand their home
 - 2BR/1BA: 1564 sq ft
Similar to 49 Cragmont 1125 sq ft scale
- Rear Only: 2724 sq ft
2.5x 49 Cragmont sq ft
 - 3BR/2.5BA
- Rear + 4th Flr: 3362 sq ft
3x 49 Cragmont sq ft
 - 3BR/2.5BA (Rear)
+ 1 Pent Room + 1BA (4th Flr)

BUILDING SQ. FOOTAGES					
	EXISTING		PROPOSED ¹		
	UNCONDITIONED	CONDITIONED	UNCONDITIONED	CONDITIONED	
GROUND FLOOR	549 SQ.FT.	100 SQ.FT.	549 SQ.FT.	100 SQ.FT.	
1st FIRST FLOOR		759 SQ.FT.		1312 SQ.FT.	
2nd SECOND FLOOR		705 SQ.FT.		1312 SQ.FT.	
3rd THIRD FLOOR		-		638 SQ.FT.	
4th TOTAL EXISTING		1564 SQ.FT.	TOTAL EXISTING		3362 SQ.FT.
				2724	
				sq ft	



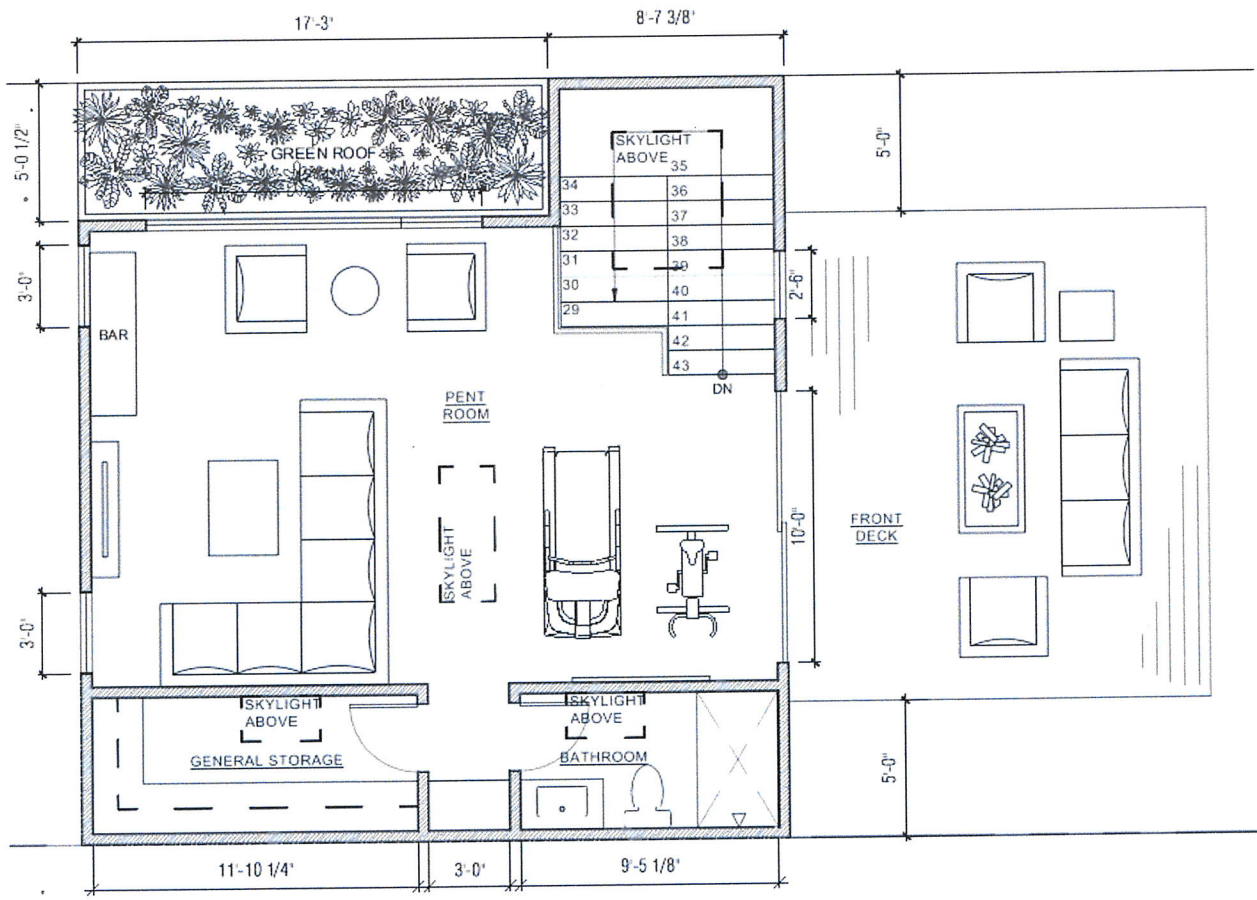
Drawings are wrong to refer this as a 3rd flr addition

4th Floor is a Pent Room



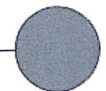
4th Floor is referred to as a
"Pent Room" w 1BA
(Party Room?)
an Extraordinary and
Exceptional use for a
Vertical Addition

4th Floor is a Pent Room



- 2nd Living Room
- 638 sq ft
- As alternative, many homes have roof decks in neighborhood
- During Feb 27, 2022 meeting with owners, we suggested a roof deck instead of a 4th floor structure - they declined

4th
PROPOSED ~~3RD~~ FLOOR



Current 3-Story Homes on Cragmont 33, 37, 41 and 45 Cragmont



33, 37, 41 Cragmont - All Expanded to Rear No Pent Rooms

3-story homes
expanded Back
not Up

33: 2111 sq ft
37: 2468 sq ft
41: 2344 sq ft

45: 1564 sq ft

**45 Rear only:
2724 sq ft**

**45 Rear+4th Flr:
3362 sq ft
out of scale**



Rendering of 45 Cragmont in context to adjacent homes



- Out of Character to the street
- Towers over 2-story homes
- Extraordinary and Exceptional proposed use for a 4th floor Pent Room

CEQA Report vs. DR Analysis Report

■	<p>8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (Analysis required):</p> <p>Vertical and horizontal additions to an existing single-family residence; vertical addition visible from public ROW.</p>
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Inconsistent conclusion between CEQA and DR Analysis

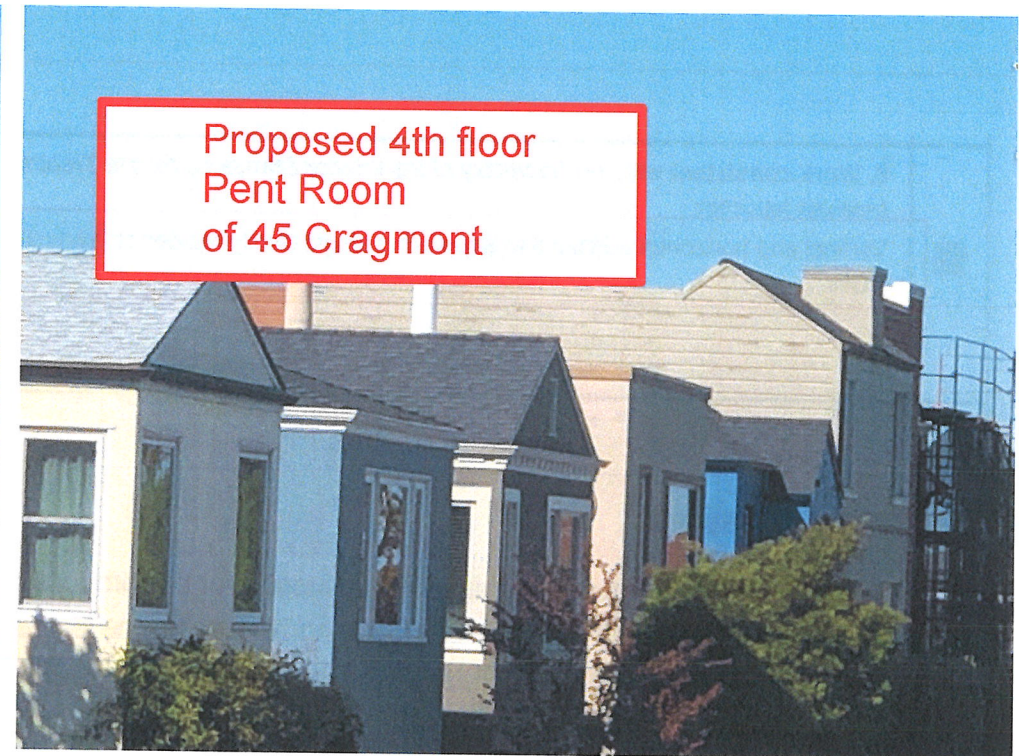
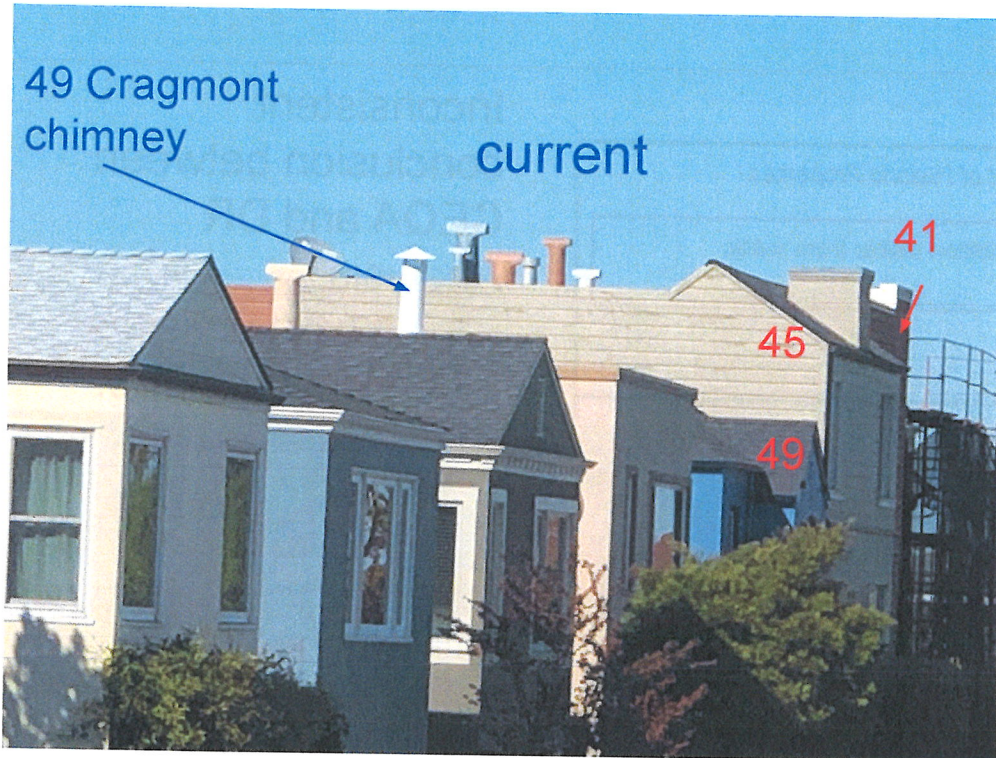
- It will be visible from the street

Department Review

The Planning Department's review of this confirms support for this proposal as it conforms to the Residential Design Guidelines. The project proposes to expand horizontally to the rear to align with the rear walls of the adjacent buildings and add a fourth story vertical addition (three stories at the rear) that is set back 20'-8" from the front building wall. The vertical addition steps with the topography and is negligibly visible from the street. A roof deck is also proposed at the front setback of the fourth floor which is set back 5' from all building edges to minimize privacy impacts.



Height of New 4th Floor Not within Character of Cragmont



- Currently, one of the taller 3-story single family homes already
- No other homes have a 4th Floor
- Height impact to 49 Cragmont Chimney

Height of New Addition Not within Character of the block



Current Roofline of 45
Cragmont

Already one of the
tallest structures on the
street with 3 floors

Height of New Addition Not within Character of the block

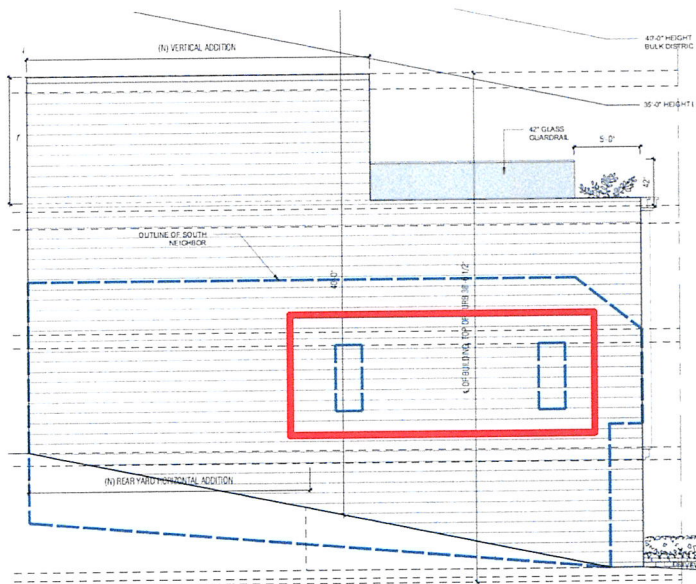


Proposed 4th Floor
Roofline of 45
Cragmont; no other
home has a 4th floor;
most homes are 2
storey homes on the
block

Current Roofline of 45
Cragmont

Already one of the
tallest structures on the
street with 3 floors

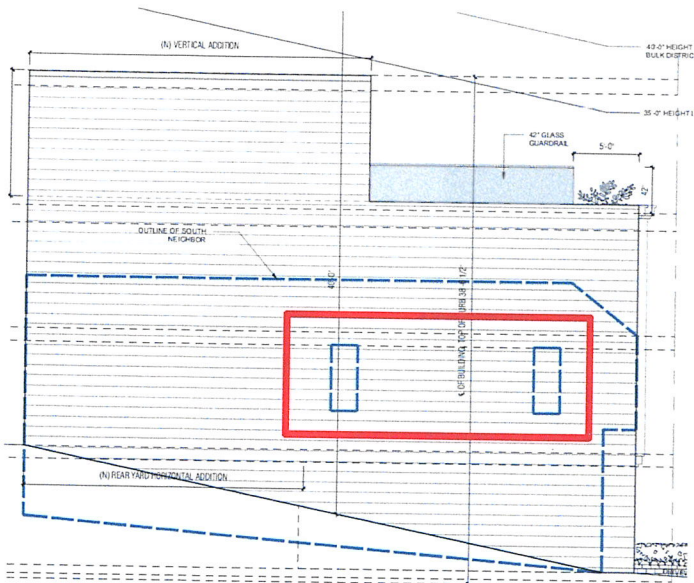
Ambient Light Effect to 49 Cragmont North Facing Windows



- Tunnel lighting effect will be exacerbated with 4th floor
- Pitch of 49 Cragmont foundation is **WRONG** - we have a flat foundation



Ambient Light Effect to 49 Cragmont North Facing Windows



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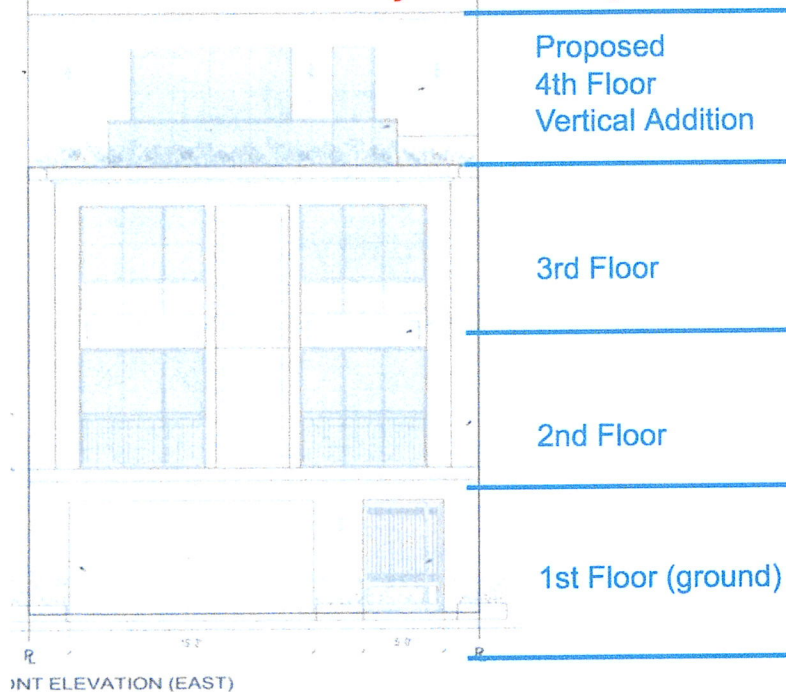


Light and Air Effect from inside 49 Cragmont



Summary: Reject the 4th Floor Addition

It is Extraordinary and Exceptional



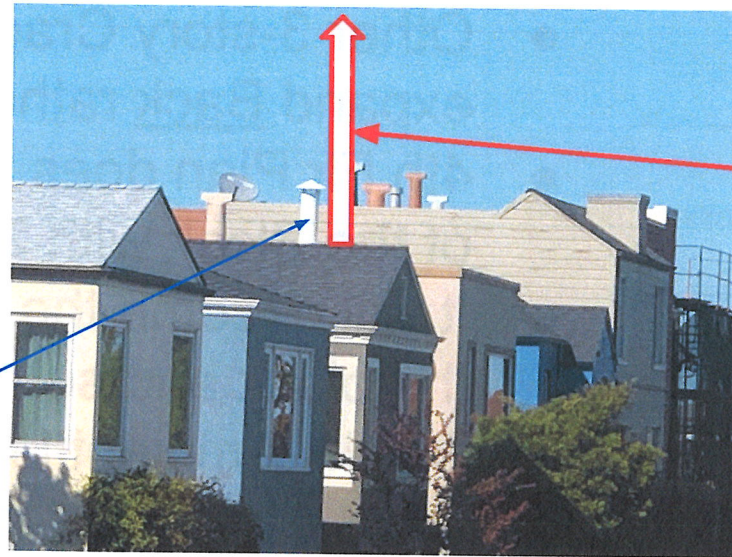
- This is an Extraordinary and Exceptional Circumstance
- Designs are really for a 4th Floor Addition - drawings are wrong
- No objection to Horizontal Addition - 2724 sq ft - 3BR/2.5BA is a great home
- Other 3-story Cragmont homes opted to expand Back rather than Up
- 4th Flr Plan does not fit the Character of the Block with 2-story homes
- It will become the tallest structure on the block and set a precedent
- Blocks Ambient Light for 49 Cragmont

49 Cragmont Fireplace and Chimney



Current
49 Cragmont
chimney

- Pre-War 1939 Craftsmanship
- Unique Curved fireplace and mantel
- Already raised chimney height when roof was re-done in late 1990s
- Will be forced to raise Chimney significantly for 4th floor add-on



Imposed New
Chimney Height at
49 Cragmont