



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Full Analysis

HEARING DATE SEPTMEBER 8, 2011

*Date:* August 31, 2011  
*Case No.:* 2010.0479DD  
*Project Address:* 1456 Chestnut Street  
*Permit Application:* 2010.06.16.4608  
*Zoning:* RH-3 (Residential House, Three-Family)  
40-X Height and Bulk District  
*Block/Lot:* 0480/003E  
*Project Sponsor:* John Schlesinger, A.I.A.  
351 Valley Street  
San Francisco, CA 94131  
*Staff Contact:* Aaron Starr – (415) 558-6362  
[Aaron.Starr@sfgov.org](mailto:Aaron.Starr@sfgov.org)  
*Recommendation:* **Take DR and Approve the Project with Modifications**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal is to demolish an existing 2-story, 1-unit building and replace it with a 4-story, 3-unit building.

### SITE DESCRIPTION AND PRESENT USE

The subject property is located on the north side of Chestnut Street between Franklin and Gough Streets. The subject lot is 25' wide by 137.6' long. The existing building is two-story, single-family structure built in 192, which covers approximately 40% of the relatively flat lot.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the City's Marina District. Directly to the east is a 4-story, 21-unit apartment building and directly to the west is a three-story, four-unit apartment building. The block face is primarily made up of three- and four-story, multi-family residential buildings constructed in 1920s after the Panama Pacific International Exposition that took place in what is now known as the Marina District. The mid-block open space of the subject block is fairly regular, except for the large apartment building to the east of the subject property, which extends out further into its rear yard than any other property on the block.

### BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	April 13, 2011 – May 12, 2011	May 5, 2011	September 8, 2011	126 days

### HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	August 29, 2011	August 29, 2011	10 days
Mailed Notice	10 days	August 29, 2011	August 29, 2011	10 days

### PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	-	-
Other neighbors on the block or directly across the street	-	1	-
Neighborhood groups	-	-	-

The Department received one formal objection to the proposed building, which came from the DR requestor. No other letters of opposition or support have been submitted.

### DR REQUESTOR

William Olds  
4630 – 17<sup>th</sup> Street  
San Francisco, CA 94117

The DR Requestor owns the condos directly to the north of the subject property. The two properties share a rear lot line.

### DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

**Issue #1:** The proposed building is more than 55% of the lot depth and doubles the size of the building resulting in a loss of green space.

Per the Planning Code, the subject lot is permitted to have a three-unit building that is 40' tall. It currently has a two-story, one-unit building, making the property significantly underdeveloped compared to its allowable density and the surrounding properties. The depth of the proposed building

complies with Planning Code and is not disruptive to the overall mid-block open space pattern. Further, the proposed project would have no direct impact on the DR Requestor's property. The distance between the proposed building and the DR Requestor's building is more than 100'. The "green space" that is being lost is within the developable area of the subject property, and a sufficiently large, 35' deep rear yard would be maintained.

**Issue #2:** There will be more noise with multiple decks and twice as many people.

How future residents potentially behave or use the property is beyond the purview of the Planning Department. A three-unit building is permitted by the Planning Code and is consistent with the prevailing density of the subject block and neighborhood.

## PROJECT SPONSOR'S RESPONSE

- The proposed development is not out of character for the neighborhood. There are many multi-unit apartment buildings on this block.
- The impact that the building directly to the east of the subject property has on the DR Requestor's property is significantly more than the completed project at 1456 Chestnut Street will be.
- The distance between the two buildings is over 106', which is wider than Chestnut Street and Francisco Street.
- There are mature trees at the rear property line that help minimize impacts to the DR Requestor's property.

Please see the Project Sponsor's Response to the Discretionary Review Application for more information.

## PROJECT ANALYSIS

Overall, the Department supports the proposed project. The existing building was found to be unsound, and it was determined not to be a historic resource. The proposed replacement project would fully utilize an underdeveloped lot by building 3 family-sized units where one exists today. However, the project is the subject of a Staff Initiated DR because the Residential Design Team (RDT) has some concerns about the proposed project's compliance with the Residential Design Guidelines.

This is not the same as when a project sponsor refuses to comply with RDT requirements. In those cases the project sponsor is required to pay for a Mandatory DR in order to bring the case to the Commission for review. In this case staff is bringing this case to the Commission as an example of a project for which staff is seeking Commission direction.

## RESIDENTIAL DESIGN TEAM (RDT) REVIEW

### **Massing at the rear and matching lightwells:**

The RDT feels that the proposed depth of the project is appropriate, but has some concerns about the 4-story massing at the rear and its impacts on the smaller property to the west. As is typical, given these concerns the RDT asked that the project sponsor consider setting back the 4<sup>th</sup> floor in the rear to match the depth of the adjacent neighbor to the west. Also, the RDT suggested that there be a 10-foot side setback

against the shallower neighbor's property at the 2nd and 3rd floors. For the remaining 1-story portion at the west side property line, the Department asked that the deck railing be set back from the property line so that no fire wall would be required. These requirements were intended to minimize loss of light to the adjacent property to the west and to avoid a large solid blank wall at the property line.

One unusual characteristic of the project site is that the two adjacent properties both contain very large lightwells. On the east side the lightwell is almost 50 feet long and between 5 and 10 feet wide. The lightwell on the west measures approx. 30 feet long and 3 feet wide. Although NOT required by the RDT, the project sponsor proposes to match these existing lightwells. The Project Sponsor feels that since he is matching the lightwells exactly, that he should not also be asked to minimize the bulk at the rear.

**The Department is seeking the Commission's feedback on this specific issue.** RDT staff acknowledge the value of the larger-than-required lightwells, both to the proposed 3 units and the multiple units in the buildings on either side that have windows facing the lightwells. However, the large lightwells squeeze the floorplans of the proposed units into a barbell shape, which somewhat forces living areas and bedrooms to the front and rear of the site. The RDT's request for a 10-foot side setback on the west side therefore has a larger-than-usual impact on the floorplan, when combined with the proposed west side lightwell.

#### **Other concerns**

The RDT also has some concerns about the front façade, which have been shared with the project sponsor. The Department asks that the project sponsor eliminate the proposed parapet and instead use a lower solid cornice to cap the building and to act as a transition between the two adjacent structures. The RDT suggests that the style of the bay windows be unified, and that the entry and windows on the left side of the façade be more balanced rather than stacked against the side property line.

The Department also suggests that the stair penthouse be moved to the east side of the roof so that it would not be on the most visible side of the building as seen from the street. The proposal is a new building and is not limited by existing conditions.

#### **RDT re-review subsequent to the filing of the neighbor's DR**

As is standard practice, the RDT re-reviewed the proposed project after the DR Request was filed. The RDT also reviewed the DR Requestor's comments. While the RDT has concerns about the massing at the rear, the concerns are with the impacts to the adjacent property to the west and not the impact to the overall mid-block open space. The DR Requestor's property and the subject property are far enough apart, and any loss of privacy, light or "green space" is well within what should be expected when living in a dense urban environment like San Francisco. The proposed building's depth does not negatively affect the mid-block open space as it creates a stepping pattern from the overly large building to the east and the shorter building to the west.

In conclusion, it should be noted that the RDT considers its comments on the massing and façade as starting points. The RDT is always open to considering other options that achieve the required results.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction and because it is subject to a Staff-Initiated DR.

## ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(l)(1) and 15303(a).

## BASIS FOR RECOMMENDATION

- The Department has concerns about the massing at the rear and how it affects the adjacent building to the west, but acknowledges the value of the larger-than-required matching lightwells on both sides of the proposed project.
- Department staff feel the façade could be improved if the windows on the left side of the front were more centered, and if the bay window styles were simplified.

<b>RECOMMENDATION:</b> <b>Take DR and Approve the Project with Modifications</b>
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### Attachments:

Block Book Map  
Sanborn Map  
Zoning Map  
Section 311 Notice  
DR Application  
Response to DR Application dated 8/2/11  
3-D Rendering  
Aerial Photographs  
Context Photos  
Reduced Plans

## Design Review Checklist

### NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	X
Mixed	

**Comments:** The subject blockface is comprised of mainly stucco clad buildings constructed in the 1920s and 30s. It has a fairly defined visual character.

### SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
<b>Topography (page 11)</b>			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
<b>Front Setback (pages 12 - 15)</b>			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			X
Does the building provide landscaping in the front setback?			X
<b>Side Spacing (page 15)</b>			
Does the building respect the existing pattern of side spacing?			X
<b>Rear Yard (pages 16 - 17)</b>			
Is the building articulated to minimize impacts on light to adjacent properties?		X	
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
<b>Views (page 18)</b>			
Does the project protect major public views from public spaces?			X
<b>Special Building Locations (pages 19 - 21)</b>			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

**Comments:** The proposed structure is not articulated to minimize impacts on light to adjacent properties. The RDT required setbacks at the west side property line in order to address this issue.

### BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
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<b>Building Scale (pages 23 - 27)</b>			
Is the building's height and depth compatible with the existing building scale at the street?		X	
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
<b>Building Form (pages 28 - 30)</b>			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?		X	

**Comments:** The Department does not find that the proposed façade is compatible with or complementary to the blockface and required changes to the front façade. In addition to requiring revisions to the fenestration pattern, the Department also sought revisions to the parapet so that it would provide a better transition between the taller building to the east and the shorter building to the west.

**ARCHITECTURAL FEATURES (PAGES 31 - 41)**

QUESTION	YES	NO	N/A
<b>Building Entrances (pages 31 - 33)</b>			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?			X
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
<b>Bay Windows (page 34)</b>			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?		X	
<b>Garages (pages 34 - 37)</b>			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
<b>Rooftop Architectural Features (pages 38 - 41)</b>			
Is the stair penthouse designed to minimize its visibility from the street?		X	
Are the parapets compatible with the overall building proportions and other building elements?		X	
Are the dormers compatible with the architectural character of surrounding			X

buildings?			
Are the windscreens designed to minimize impacts on the building’s design and on light to adjacent buildings?			X

**Comments:** The Department does not find that the proposed bay windows are complementary to the blockface nor do they help create a successful design. The stair penthouse is placed in a very visible area of the building and the parapet could do a better job of transitioning the taller building to the east to the shorter building to the west.

**BUILDING DETAILS (PAGES 43 - 48)**

QUESTION	YES	NO	N/A
<b>Architectural Details (pages 43 - 44)</b>			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
<b>Windows (pages 44 - 46)</b>			
Do the windows contribute to the architectural character of the building and the neighborhood?		X	
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building’s architectural character, as well as other buildings in the neighborhood?		X	
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
<b>Exterior Materials (pages 47 - 48)</b>			
Are the type, finish and quality of the building’s materials compatible with those used in the surrounding area?	X		
Are the building’s exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building’s materials properly detailed and appropriately applied?	X		

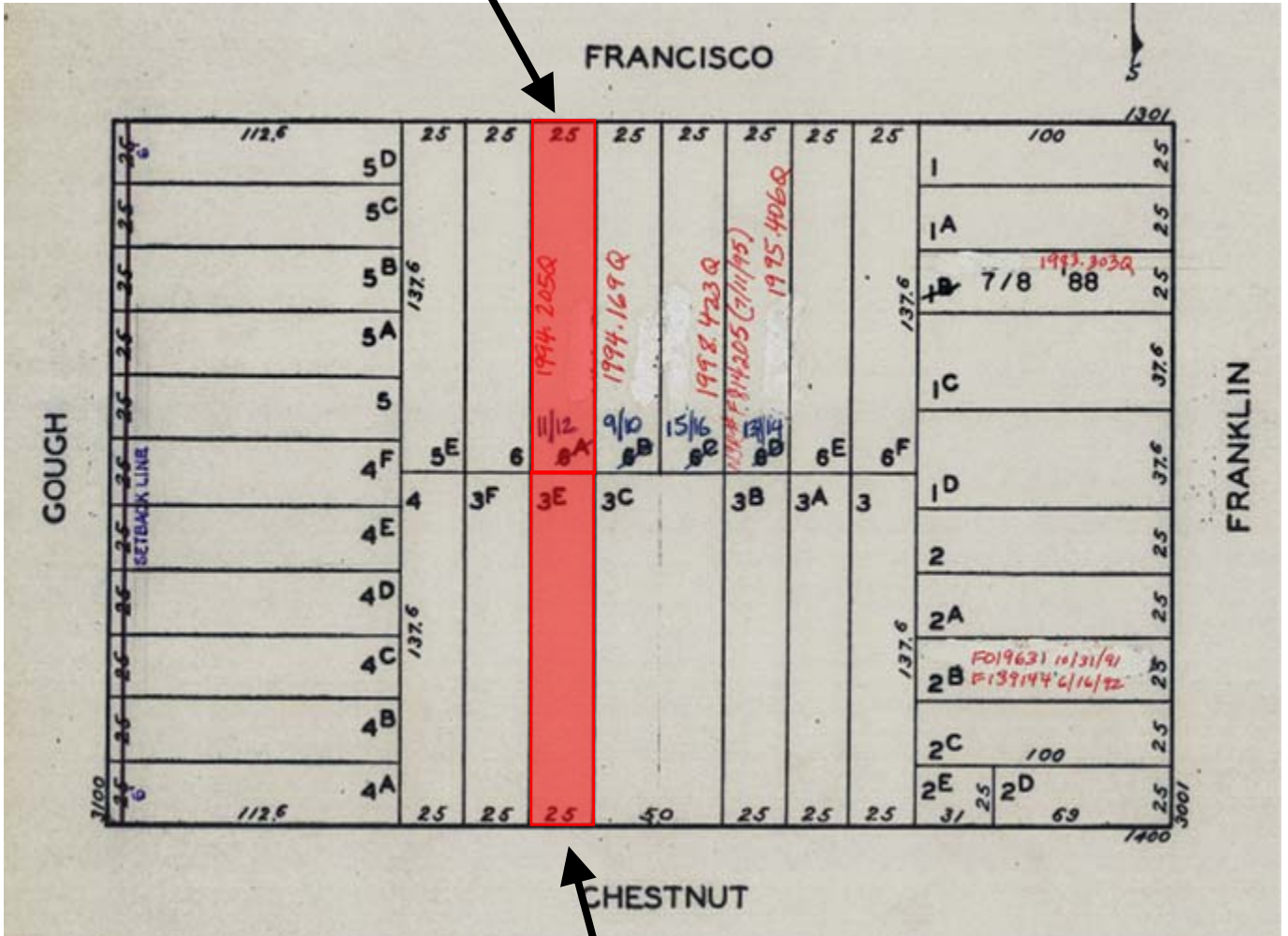
**Comments:** The proposed windows on the left side of the building’s front facade are awkwardly placed and do not add to the building’s overall architectural character.

AS: G:\DOCUMENTS\Discretionary Review\1456 Chestnut Street\1456 Chestnut Street.DR Report.doc



# Parcel Map

DR REQUESTOR'S PROPERTY

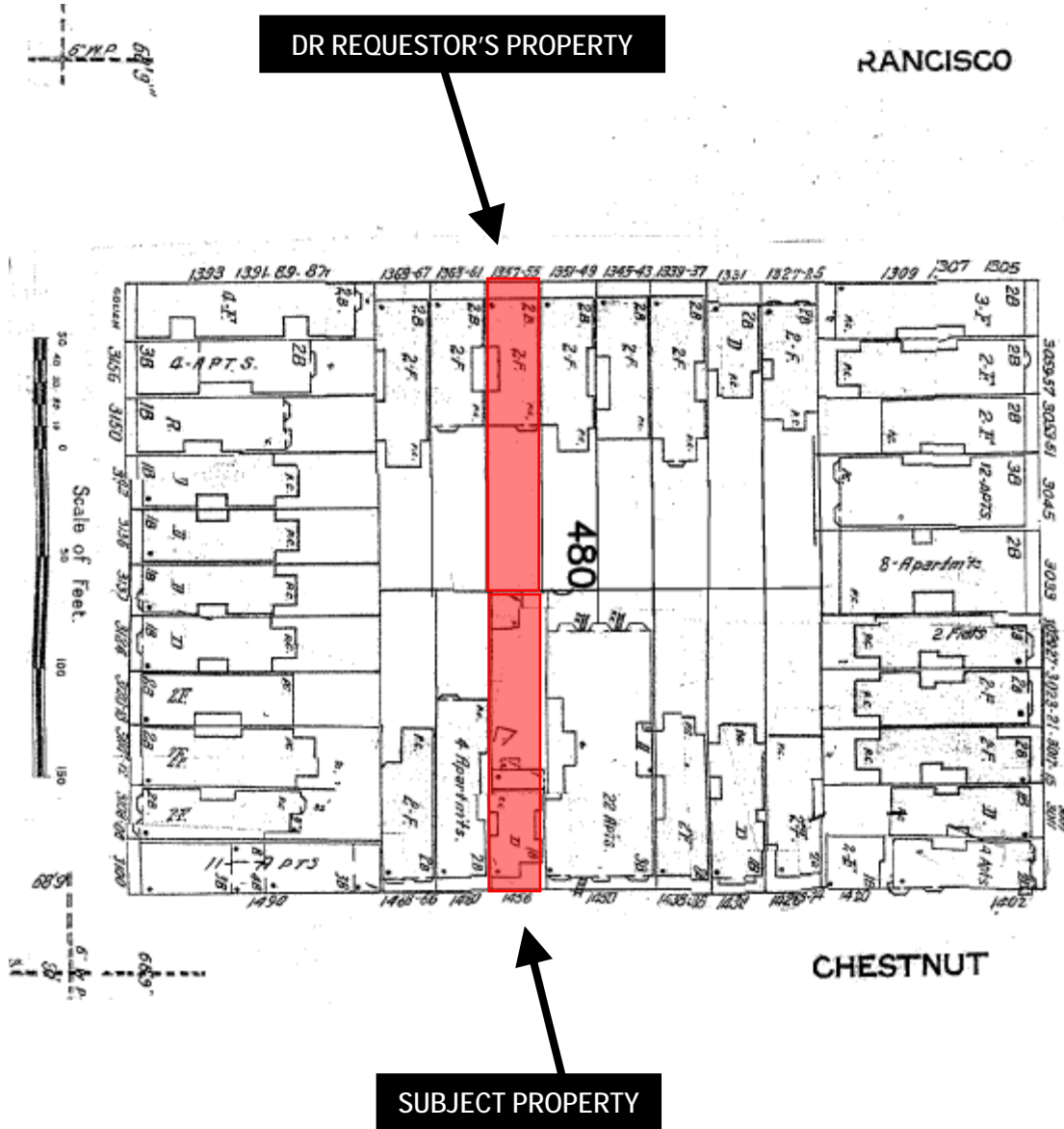


SUBJECT PROPERTY



Discretionary Review Hearing  
 Case Number 2010.0479DD  
 Staff Initiated and Request for DR  
 1456 Chestnut Street

# Sanborn Map\*

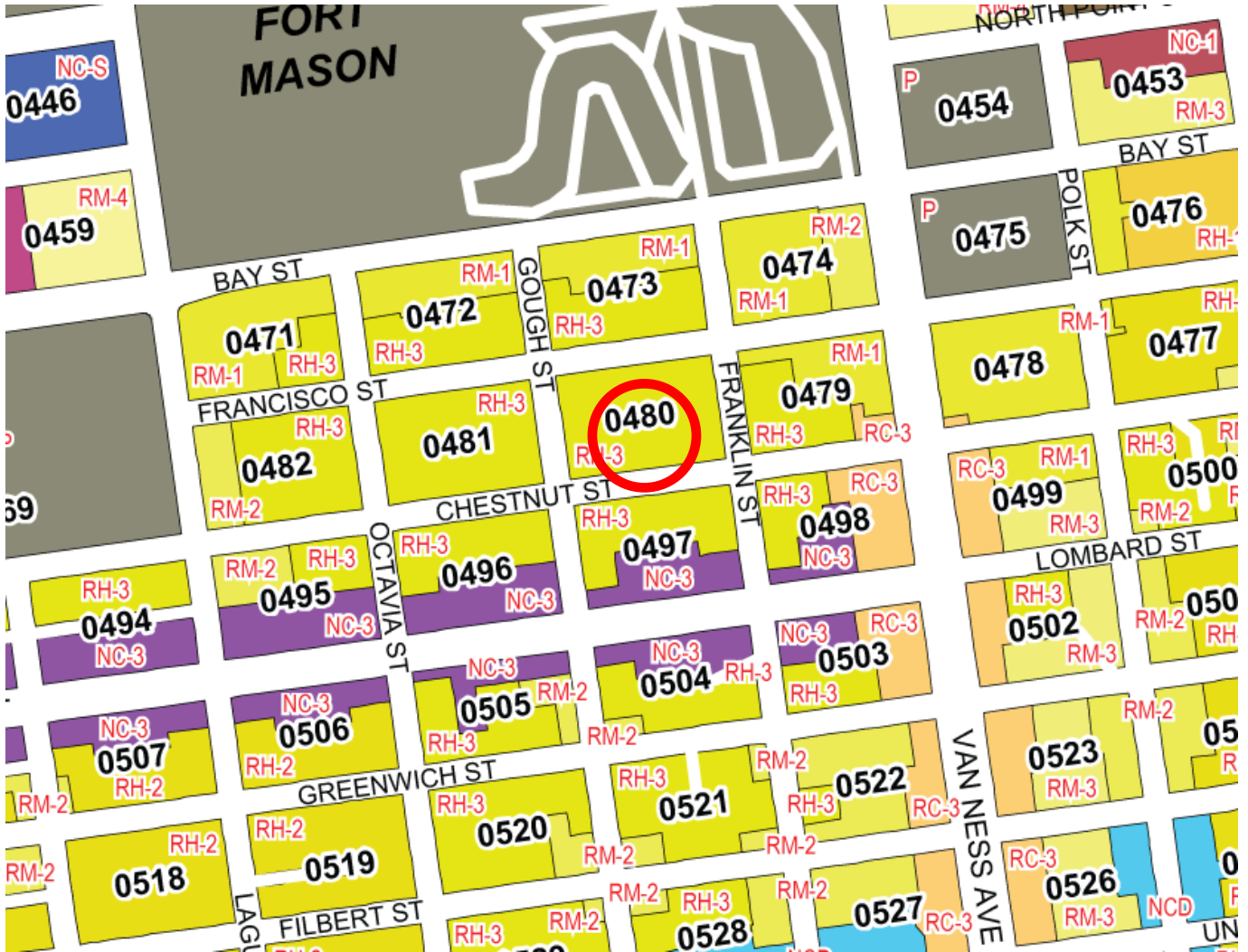


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2010.0479DD  
Staff Initiated and Request for DR  
1456 Chestnut Street

# Zoning Map



Discretionary Review Hearing  
Case Number 2010.0479DD  
Staff Initiated and Request for DR  
1456 Chestnut Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **June 16, 2010**, the Applicant named below filed Building Permit Application No. **2010.06.16.4608** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	<b>John Schlesinger Architect</b>	Project Address:	<b>1456 Chestnut Street</b>
Address:	<b>351 Valley Street</b>	Cross Streets:	<b>Gough St./Franklin St.</b>
City, State:	<b>San Francisco, CA 94131</b>	Assessor's Block /Lot No.:	<b>0480/003E</b>
Telephone:	<b>(415) 826-3553</b>	Zoning Districts:	<b>RH-3 /40-X</b>

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input checked="" type="checkbox"/> DEMOLITION	and/or	<input checked="" type="checkbox"/> NEW CONSTRUCTION or <input type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK .....	±6'	No Change
SIDE SETBACKS .....	None	No Change
BUILDING DEPTH .....	±48'	±97'
REAR YARD .....	±83'	±34.5'
HEIGHT OF BUILDING .....	±20.5'	±40'
NUMBER OF STORIES .....	2	4
NUMBER OF DWELLING UNITS .....	1	3
NUMBER OF OFF-STREET PARKING SPACES .....	1	3
PROJECT DESCRIPTION		

The proposal is to demolish an existing 2-story, 1-unit building and replace it with a 4-story, 3-unit building. The Planning Department will present the proposed project to the Planning Commission as a staff-initiated Discretionary Review because the proposal presents a conflict between two priorities in the Residential Design Guidelines. If you have an issue with the proposed project that cannot be resolved prior to the expiration date on this notice, and which presents an exceptional or extraordinary circumstance, you must file your own Discretionary Review request in order to have your concerns addressed by the Planning Commission at a public hearing.

PLANNER'S NAME: **Aaron Starr**  
PHONE NUMBER: **(415) 558-6362**  
EMAIL: **aaron.starr@sfgov.org**

DATE OF THIS NOTICE:

EXPIRATION DATE: \_\_\_\_\_

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: William Ours		
DR APPLICANT'S ADDRESS: 4630 17th St	ZIP CODE: 94117	TELEPHONE: (415) 672 2362
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: John Schlesinger		
ADDRESS: 1456 Chestnut Street	ZIP CODE: 94123	TELEPHONE: (415) 826 3553
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS: Bill@BoredFinancial.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 1456 Chestnut Street		ZIP CODE: 94123
CROSS STREETS: Gough / Franklin		
ASSESSORS BLOCK/LOT: 0480 1003E	LOT DIMENSIONS:	LOT AREA (SQ FT):
		ZONING DISTRICT: RH-3/40-V
HEIGHT/BULK DISTRICT:		

## 3. Project Description

Please check all that apply

Change of Use  Change of Hours  New Construction  Alterations  Demolition  Other

Additions to Building: Rear  Front  Height  Side Yard

Present or Previous Use: Single Family Home

Proposed Use: 3 unit condominium project

Building Permit Application No. 210-06-164608

Date filed: 6/14/2010

**RECEIVED**

MAY - 5 2011

CITY & COUNTY OF S.F.  
DEPT. OF CITY PLANNING

#### 4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

I spoke with Architect and let him know that the project was outside the zoning for the Marina which is two stories. He offered to provide view from my back yard, but not change scope of project.

## Discretionary Review Request

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

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

The proposed building takes a SFD and puts a 3 unit Apartment building. The project takes up more than 55% of lot depth, doubles the size of the building with less green area.

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

I own the two condo's directly behind the proposed building. The construction will take up more than 55% of the lot and will be twice as high as the structure that was there. We will lose the green area that makes the properties on Francisco and Chestnut unique. There will also be more noise with multiple decks and twice as many people.

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

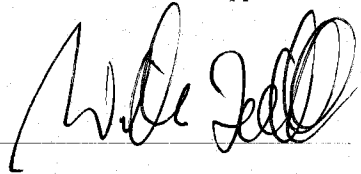
I propose a two unit Condo building which is two stories which is what a majority of the neighborhood is currently. This would be a good compromise as they get an extra unit and the project is consistent with the neighborhood.

# Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

5/5/2011

Print name, and indicate whether owner, or authorized agent:

William O'Connell owner

Owner / Authorized Agent (circle one)

1355 a 1357 Francisco St  
SF CA 94123



# Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

- NOTES:
- Required Material.
  - Optional Material.
  - Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only  
 Application received by Planning Department:

By: \_\_\_\_\_ Date: \_\_\_\_\_

**John Schlesinger, A.I.A.  
Architect**

351 Valley Street  
San Francisco, CA 94131  
Tel: 415-826-3553  
Fax: 415-826-3333  
email: [john@jschlesinger.com](mailto:john@jschlesinger.com)  
web site: [www.jschlesinger.com](http://www.jschlesinger.com)

Christina, Olague, Commission President  
Ron Miguel, Commission Vice President  
Commissioner Michael Antonini  
Commissioner Gwyneth Borden  
Commissioner Rodney Fong  
Commissioner Kathrin Moore  
Commissioner Hisashi Sugaya

Date: August 2, 2011

Re: 1456 Chestnut Street  
Case No. 10.0479D

Hearing Date: September 8, 2011

Dear President Olague and Commissioners,

Your review of the proposed project at 1456 Chestnut Street is necessary, due to the discretionary review application filed by William Olds, the owner and landlord of a two unit building at 1355-1357 Francisco Street, located directly to the North of the subject property. It is also due to a unique mandatory discretionary review initiated by Planning Department Staff, seeking clarification on what it believes to be conflicting recommendations within the Residential Design Guidelines when used to review this project. The traditional reasons for mandatory discretionary review, such as the removal of sound residential structures with replacement buildings or the removal of historically significant buildings with replacement buildings do not apply to this case. The Historic Resources Evaluation Report (HRER) determined that the existing building on the site does not have historic significance. The soundness report determined that the building is unsound and exceeds the 70% threshold for reconstruction.

**NEIGHBORHOOD CHARACTERISTICS AND PROPOSED PROJECT DESIGN:**

To assist you in your review, attached is a packet of drawings and photos that is more extensive than what is normally required for neighbor notification and Planning Department permit application review.

The site is located on the North side of Chestnut Street between Gough and Franklin Streets at the mid block. The block consists of mostly 3 and 4 story buildings with shared

rear yard open spaces that are pinched mid block by the large 4 story multi-unit building to the East of the subject property (**See sheets A0.1.A-A0.1.D**).

There are three primary design goals for this project; Create three new family size residential units, retain the privacy, light and air to adjacent properties as much as possible and provide a transition piece between two buildings of significantly different sizes. The existing neighborhood character includes a wide variety of architectural styles, bay sizes and ground floor entry designs.

There are very large light wells on each adjacent property (**See sheets A0.1.E-G**). While the Residential Design Team guidelines require light wells to be a minimum of 75% of the length of adjacent light wells when greater than 10 ft. in length, I have chosen instead to match the adjacent light wells and bring one of them to the ground level. This affords the maximum light, air and privacy to the bedrooms of the adjacent buildings that face these shared light wells (**See sheets A1.0-A2.0**). The result of this decision is a plan for three 3 bedroom units, where the center of the plan is reduced in width to 14'6", to accommodate two large matching light wells. The balance of the square footage is situated at the North and South ends of the plan, within the allowable building envelope, without the need of any variances to the Planning Code (**See sheet A2.1**). The building plan uses the time honored tradition of averaging its depth between its adjacent neighbors.

The building design reinterprets design features found on neighboring buildings. The ground floor entries are similar to 1436-38 Chestnut Street. The window bays take their cues from the adjacent neighbors; however their geometry allows for retaining the privacy to the existing bays at the adjacent buildings (**See sheets SK0-SK1**). The bay windows at the rear of the property are angled away from the larger apartment building to the East, to maintain privacy to existing property line windows that serve dining areas to existing apartments. The rear yard provides open space for the unit at the first and second floors. The rear 10 ft. of the building is set back at the fourth floor to accommodate a roof terrace for the unit at the fourth floor, while diminishing the bulk of the building against its neighbor to the West. A roof top terrace is set back from the rear of the fourth floor to maintain privacy between units, while providing open space to the unit at the third floor (**See sheet SK2**). The windows in the matching light wells are offset from windows facing the adjacent buildings, to maintain privacy between buildings. The glazing at the light well facing 1450 Chestnut Street to the East will be translucent as well (**See sheet SK3**).

#### **RESPONSE TO D.R. REQUESTOR'S CLAIMS:**

The D.R. requestor claims that the existing neighborhood character is reflected by the three story 2 unit buildings on Francisco Street. This is incorrect. As stated previously, there are many multi-unit buildings that are larger within this block, particularly at 1450 Chestnut Street, directly to the East of the subject property. The impact of this existing building, in terms of light, air and privacy on his property will remain greater than the completed project at 1456 Chestnut Street. The distance between his building and the proposed building will be in excess of 106 ft. (**See sheet A2.0**), greater than the width of either Chestnut Street or Francisco Street. There are mature trees that separate the rear

yard of his property at 1355-1357 Francisco Street and 1456 Chestnut Street. The impact on his property will be minimal and does not rise to the level of exceptional or extraordinary circumstances (**See sheets SK2.1A-SK2.1B**).

**RESPONSE TO STAFF INITIATED MANDATORY D.R.:**

As of the date of this letter, I have not yet seen the staff report; however I did discuss with staff members some of their questions regarding their interpretation of the Residential Design Guidelines for this project, prior to their sending out the Sec. 311 notification:

**Articulate the building to minimize impacts on light and privacy to adjacent buildings (RDG Pg. 16); Design the height and depth of the building to be compatible with the existing building scale at the mid block open space (RDG Pgs. 25-26); Design parapets to be compatible with overall building proportions and other building elements (RDG Pg. 39):**

All of the recommended measures are used on page 16, except for using a sloping roof, which would not be appropriate for this type of building. The only parapet used is at the front of the building as a design element to reflect the typical way bay windows and parapets are used on buildings facing Chestnut Street, as recommended on pg. 39 of the RDG. There is no negative impact on adjacent buildings with the use of this design feature. The recommended measure implemented on page 26 reduces the allowable building square footage by nearly 10% beyond the minimum requirement by increasing the size of the light wells.

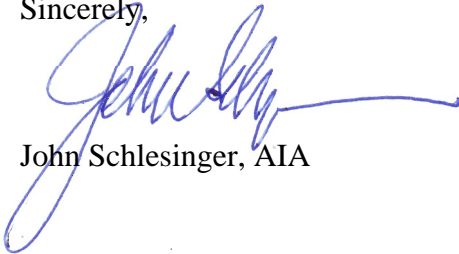
On some projects, the Commission has recommended additional side setbacks at the rear of the building where it extends beyond a more shallow neighboring building. This is often used for both additions and new construction where the rear wall is *substantially* beyond the adjacent neighbor or where the existing character of the existing rear yard open space would be *dramatically* altered. In this case, the rear wall at the first three floors of the subject property will only be 17 ft. beyond the rear wall of the adjacent building at 1460 Chestnut Street and will only be 7 ft. beyond the rear wall of the adjacent building at 1460 Chestnut Street at the fourth floor. The size of this part of the building is within the allowable building envelope, even with reducing the building massing by matching the oversized adjacent light wells. The result is a building depth that is equal to the average depth of the two adjacent buildings. It should be noted that I contributed the graphics for pages 17 and 27 of the RDG and am quite familiar with the reasons and circumstances for implementing these provisions. The need for matching light wells was a primary design determinant for this project. There is no need to further reduce the massing at the rear of this building, which would only result in one less bedroom per unit and further diminish the privacy to the rear of 1460 Chestnut Street. This is because additional windows would be allowed within these side setbacks, facing the adjacent rear yard and adjacent bay windows. No DR was filed by the occupants or owners of 1450 Chestnut Street or 1460 Chestnut Street, as a result of the efforts taken.

**The type, finish and quality of a building's materials must be compatible with those used in the surrounding area (RDG Pg. 47); All exposed walls must be covered and finished with quality materials that are compatible with the front façade and adjacent buildings (RDG Pg. 48):**

The rain screen cement board panels proposed for the front façade have a texture similar to the cement plaster found on adjacent buildings. The panels have a horizontal orientation that reduces the overall scale of the building. The top of the stone tile base at the first floor matches the line at the top of the first floor at the adjacent building at 1460 Chestnut Street. Since this is a material break, it was important to keep the bay window and ground floor openings at this line as well, similar to the way it is treated at 1424-1426 Chestnut Street.

For the reasons stated, it appears that there are no exceptional or extraordinary circumstances that would necessitate taking DR and modifying this project. I therefore request that you approve the project as designed.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Schlesinger", with a long horizontal flourish extending to the right.

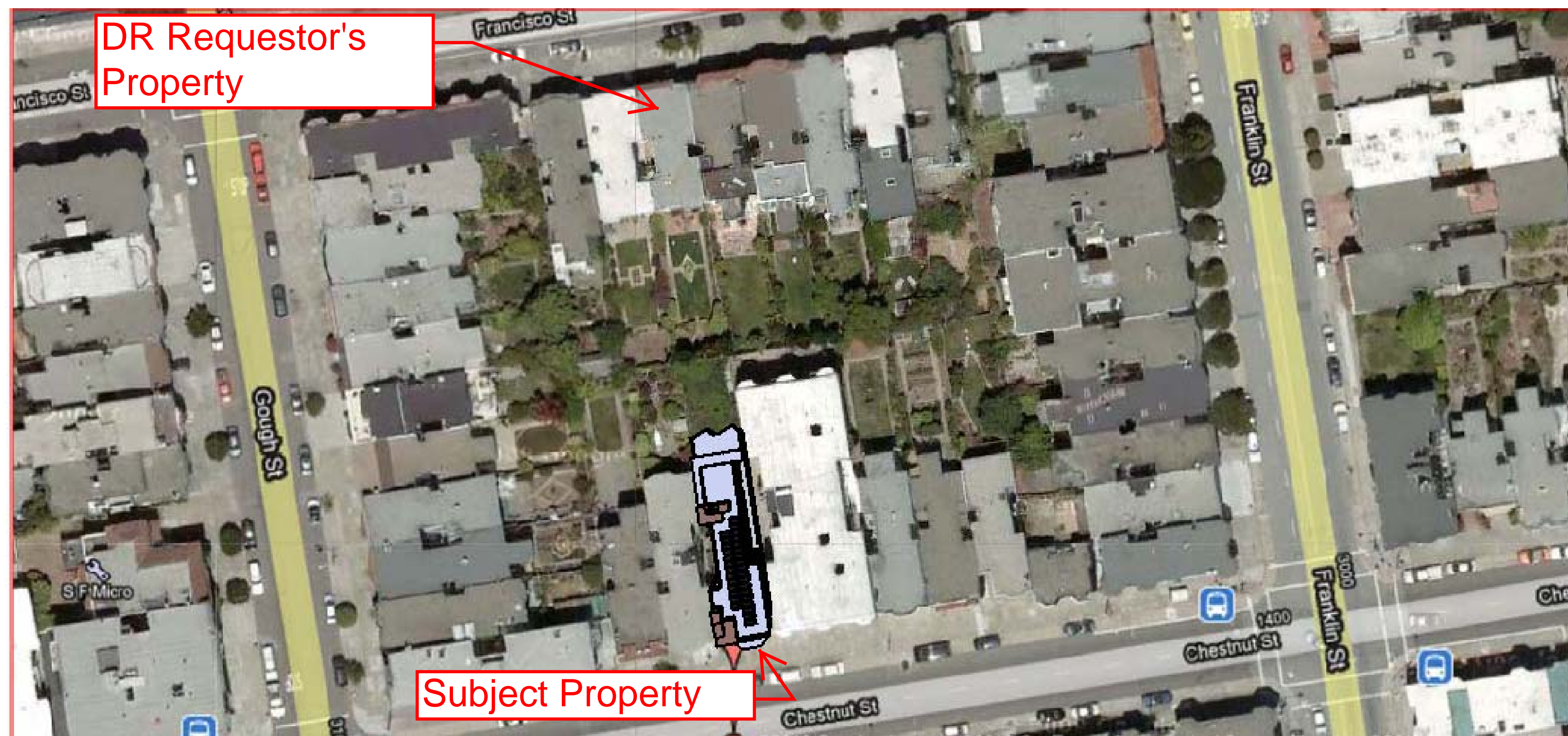
John Schlesinger, AIA

THE DEPTH OF THE EXISTING BUILDING AT THE SUBJECT PROPERTY IS MUCH SHALLOWER THAN ITS NEIGHBORS



EXISTING AERIAL VIEW OF BLOCK 0480

THE DEPTH OF THE PROPOSED BUILDING AT THE SUBJECT PROPERTY IS THE AVERAGE DEPTH BETWEEN THE ADJACENT BUILDINGS. THE MIDBLOCK OPEN SPACE IS NOT SIGNIFICANTLY IMPACTED.



PROPOSED AERIAL VIEW OF BLOCK 0480

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1456 CHESTNUT STREET  
SAN FRANCISCO, CA.

AERIAL VIEWS  
AT BLOCK

Job: 201001  
Scale: NONE  
Date: 7/14/11  
Rev:

A0.1.A



### STORY HEIGHTS AT BLOCK

MOST OF THE SURROUNDING BUILDINGS ARE THREE OR FOUR STORIES. THE FOUR STORY BUILDINGS ARE FOUND BOTH AT THE MID-BLOCK AS WELL AS AT THE BLOCK CORNER.

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STORY HTS.  
AT BLOCK

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**AERIAL VIEW FROM SOUTHWEST**

**THE PROPERTY TO THE EAST OF THE SUBJECT PROPERTY (1450 CHESTNUT STREET) HAS THE GREATEST IMPACT ON THE DR REQUESTOR'S PROPERTY AND THE MID-BLOCK OPEN SPACE.**

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AERIAL VIEW  
FROM  
SOUTHWEST

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**AERIAL VIEW FROM NORTHWEST**

**THERE IS A CONSIDERABLE LANDSCAPE BUFFER BETWEEN THE DR REQUESTOR'S PROPERTY AND SUBJECT PROPERTY. THE BUILDINGS ADJACENT TO THE SUBJECT PROPERTY EACH HAVE LARGE LIGHT WELLS.**

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1456 CHESTNUT STREET  
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AERIAL VIEW  
FROM  
NORTHWEST

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A0.1.D



Rear Yard 1450 Chestnut Street



Rear Yard 1456 Chestnut Street  
Subject Property



Rear Yard 1460 Chestnut Street

BEDROOM  
WINDOWS

WALK IN CLOSET  
WINDOW

BATHROOM  
WINDOW



LIGHTWELL AT 1450 CHESTNUT  
STREET LOOKING NORTH



LIGHTWELL AT 1450 CHESTNUT  
STREET LOOKING SOUTH



LIGHTWELL AT 1460 CHESTNUT  
STREET

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SITE  
PHOTOS

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**SOUTH BLOCK FACE OF CHESTNUT STREET**



1401                      1415-1417                      1425-1427                      1431-1433                      1437                      1447                      1457                      1461-1463                      1475-1477                      1485-1491

**NORTH BLOCK FACE OF CHESTNUT STREET**



1490                      1466-1468                      1460                      1456                      1450                      1436-1438                      1430                      1424-1426                      1420                      1402

SUBJECT  
PROPERTY

**BUILDINGS ON THESE BLOCK FACES EXHIBIT A VARIETY OF ARCHITECTURAL STYLES, BAY WINDOW SIZES, AND BUILDING ENTRIES.**

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1456 CHESTNUT STREET  
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BLOCK FACE  
PHOTOS

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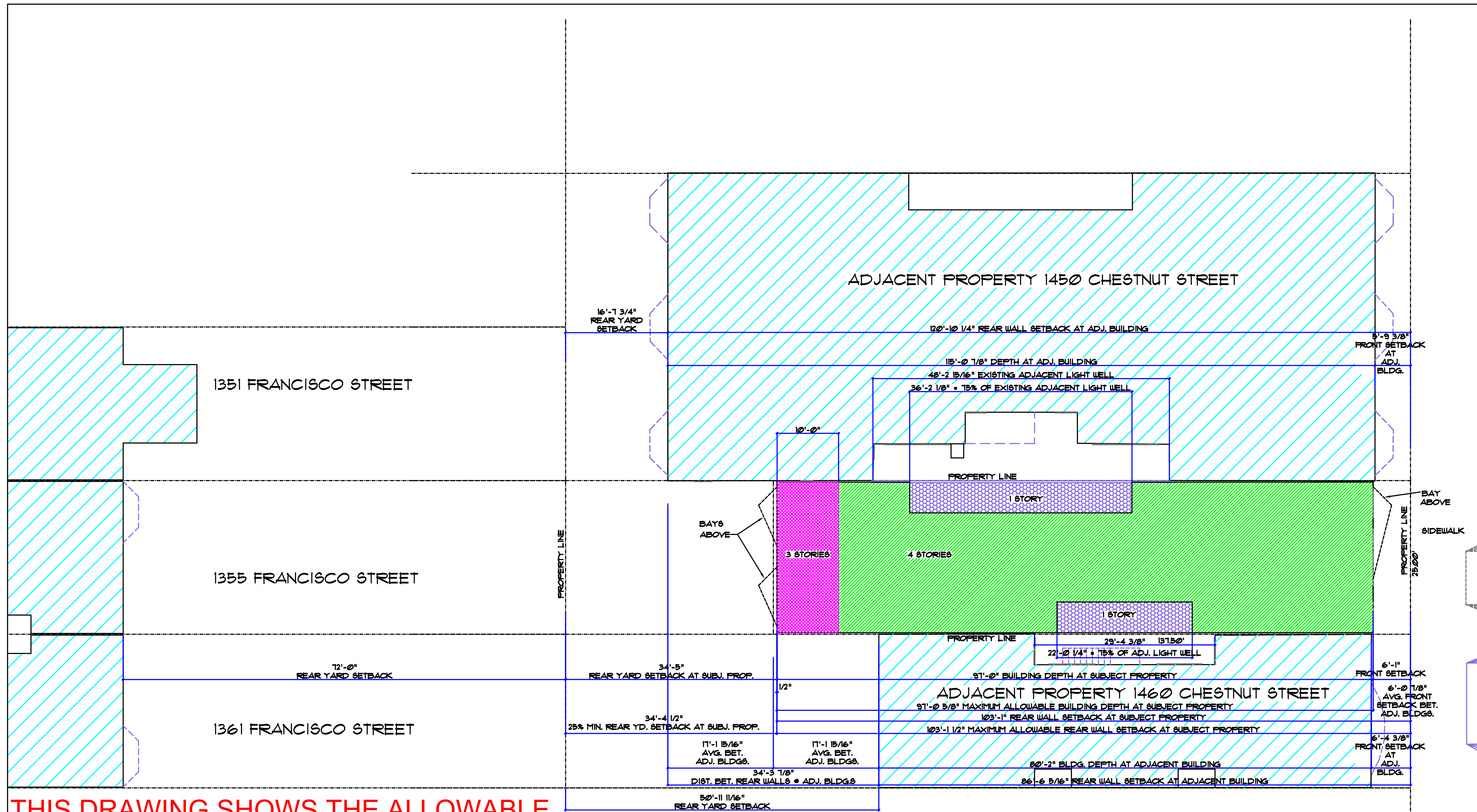
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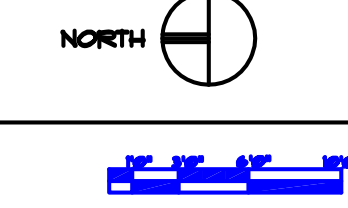
A0.1.F





**THIS DRAWING SHOWS THE ALLOWABLE LOT COVERAGE PER RESIDENTIAL DESIGN TEAM GUIDELINES, WHERE LIGHT WELLS NEED ONLY BE 75% OF THE LENGTH OF ADJACENT LIGHT WELLS GREATER THAN 10 FT, AND WHERE THE NON-RESIDENTIAL USE AT THE GROUND FLOOR MAY BE COVERED. NOTE: THIS IS NOT WHAT IS PROPOSED.**

PLOT PLAN SHOWING LIGHT WELLS PER S.F. R.D.T. GUIDELINES



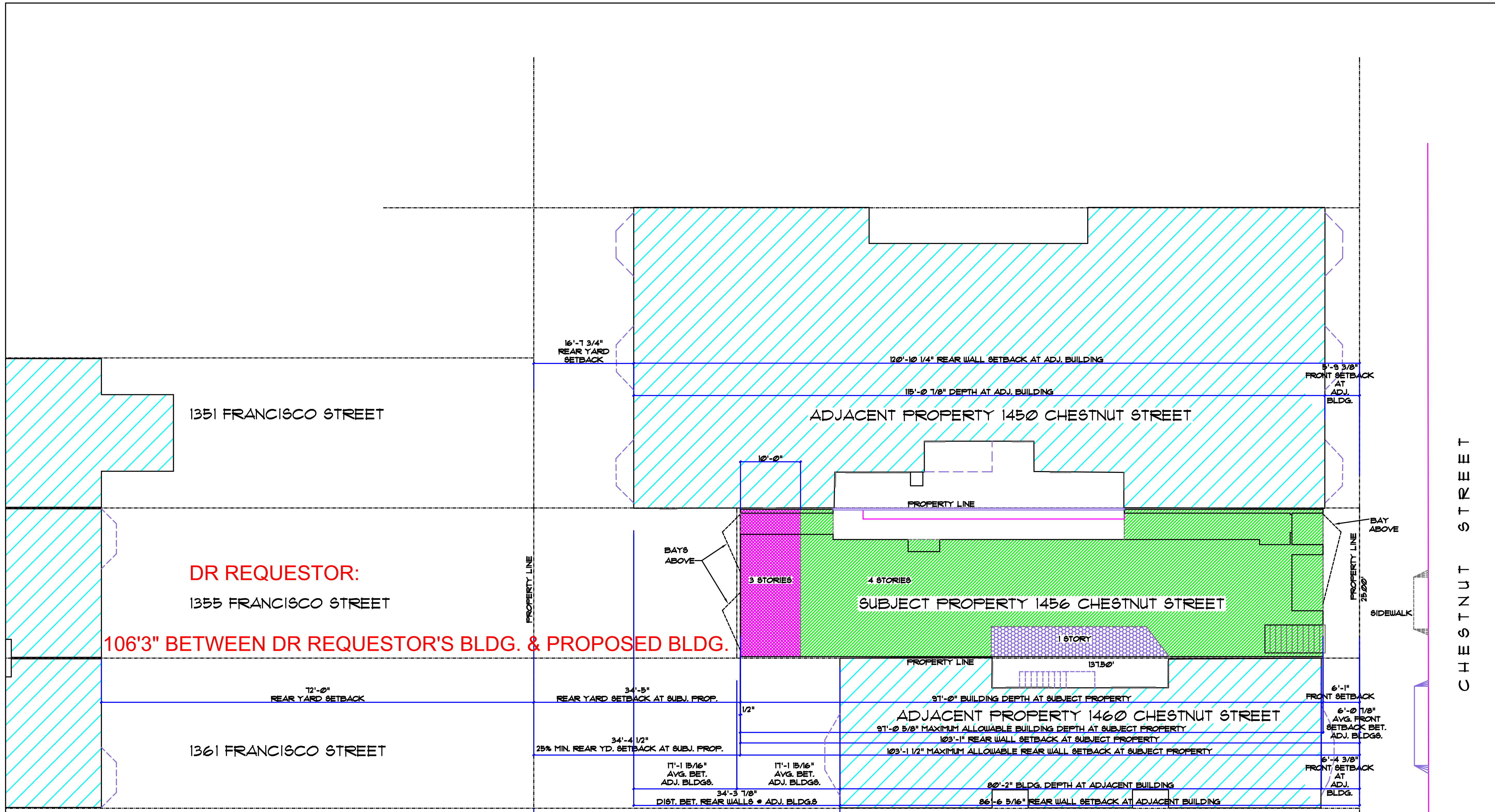
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LOT COVERAGE  
PER RDT  
GUIDELINES

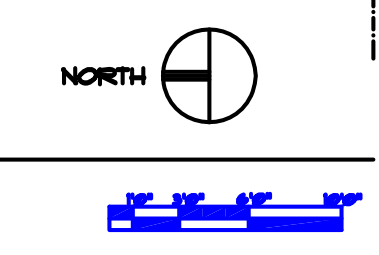
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A1.0



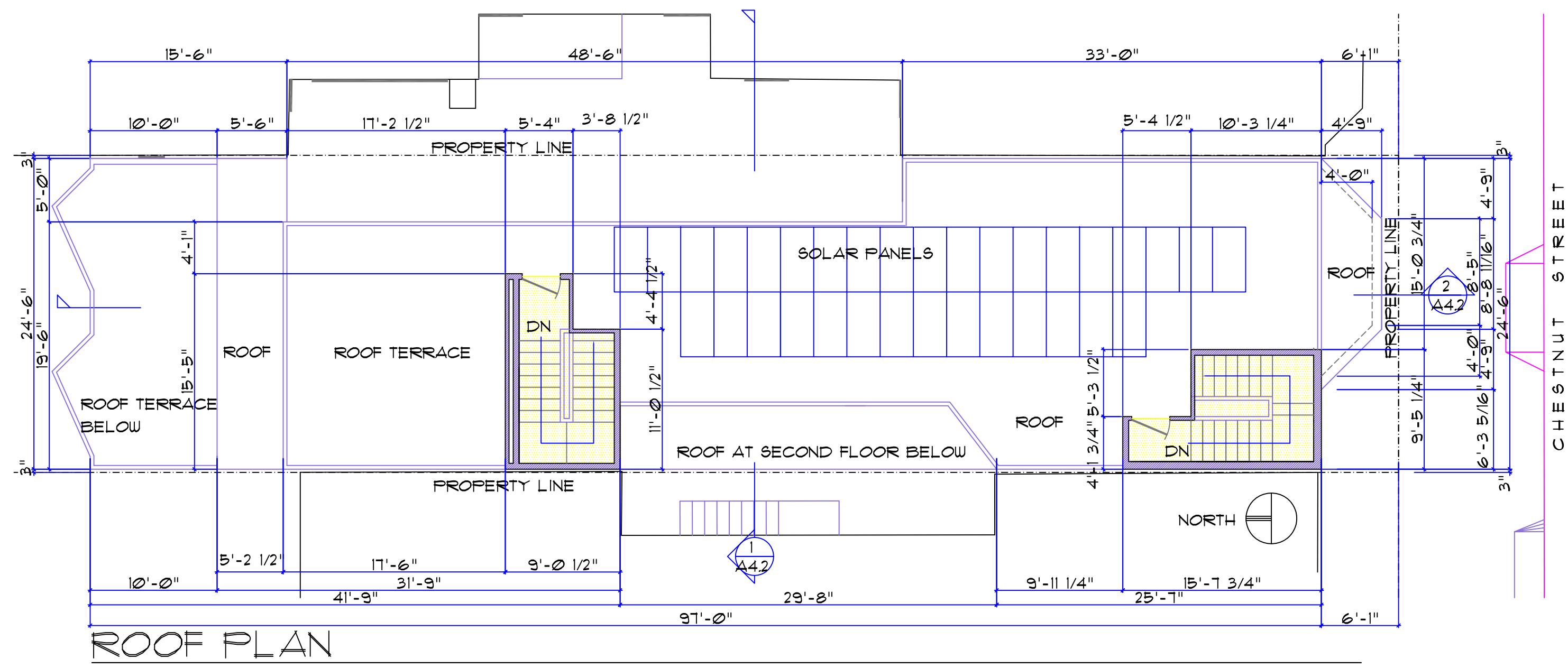
**THE PROPOSAL INCLUDES MATCHING LIGHT WELLS OF ADJACENT PROPERTIES, ONE TO GRADE LEVEL. THE PROPOSED DEPTH IS THE AVERAGE BETWEEN ADJACENT BUILDINGS.**

**PLOT PLAN**  
 2036.95 G.S.F. FIRST FLOOR  
 2046.95 G.S.F. SECOND FLOOR  
 2046.95 G.S.F. THIRD FLOOR  
 1186.98 G.S.F. FOURTH FLOOR  
 1911.23 G.S.F. TOTAL  
 OCCUPANT LOAD = 40



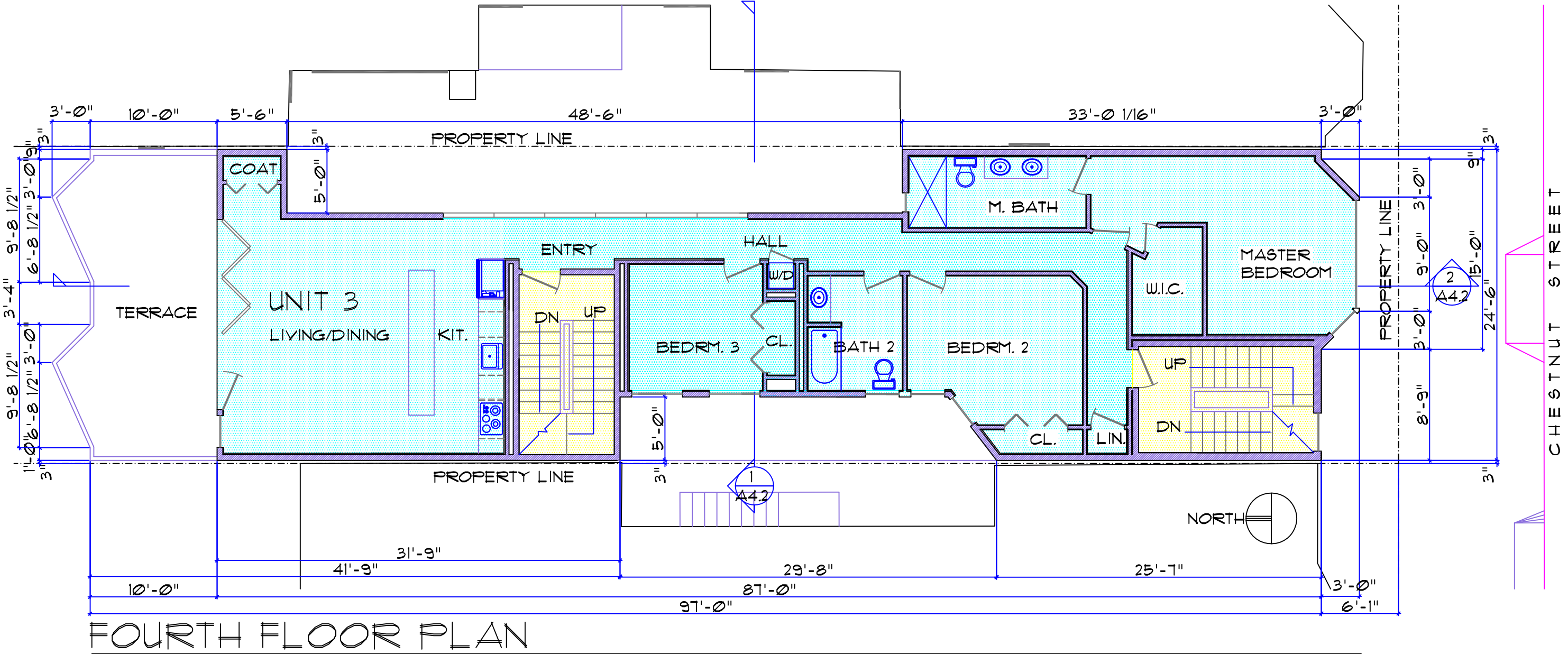
CHESTNUT STREET

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<b>1456 CHESTNUT STREET</b> <b>SAN FRANCISCO, CA.</b>
<b>PROPOSED</b> <b>PLOT PLAN</b>
<small>Job: 201001        Scale: 1/8"=1'0"        Date: 6/15/10        Rev:</small>
<b>A2.0</b>



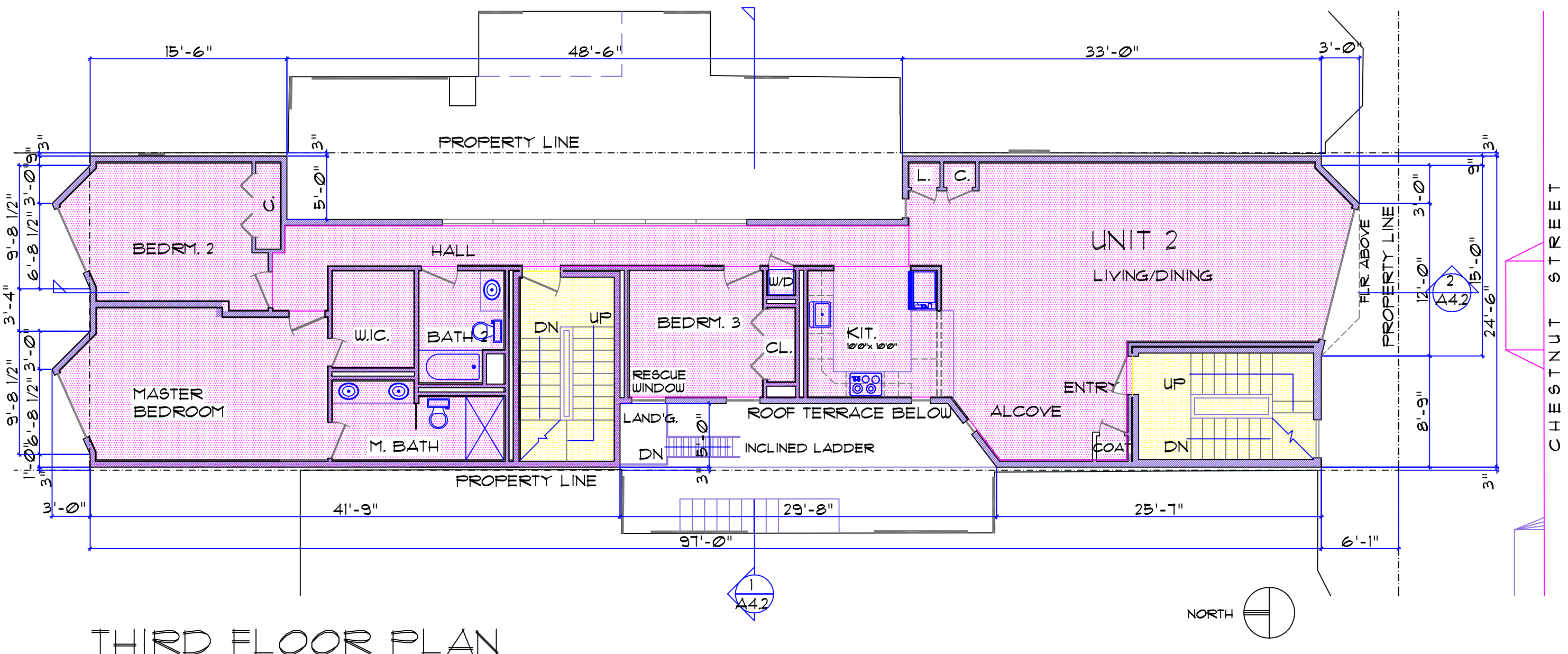
ROOF PLAN

10'-3 3/8" 6'-0" 10'-0"



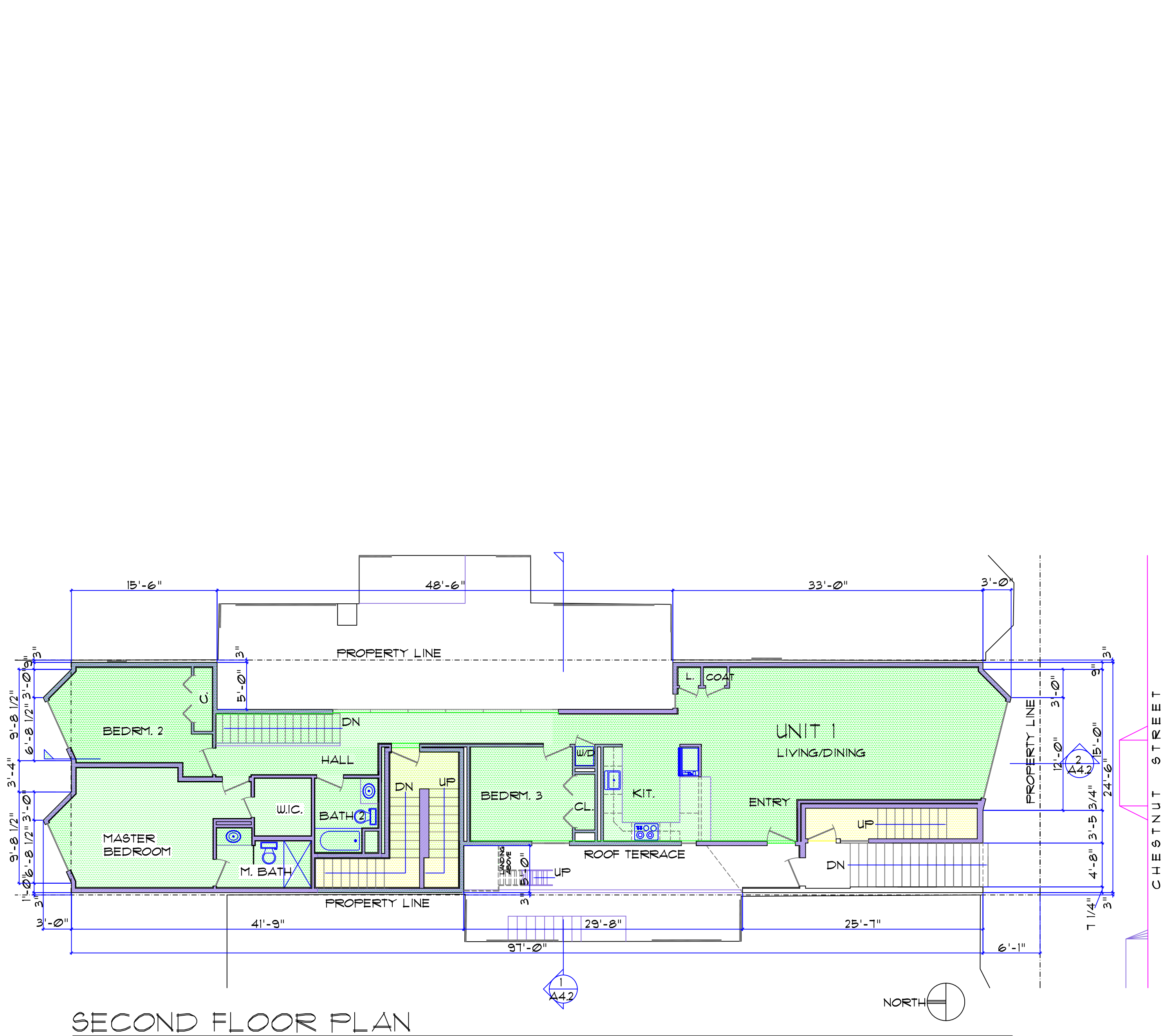
FOURTH FLOOR PLAN

10'-3 3/8" 6'-0" 10'-0"



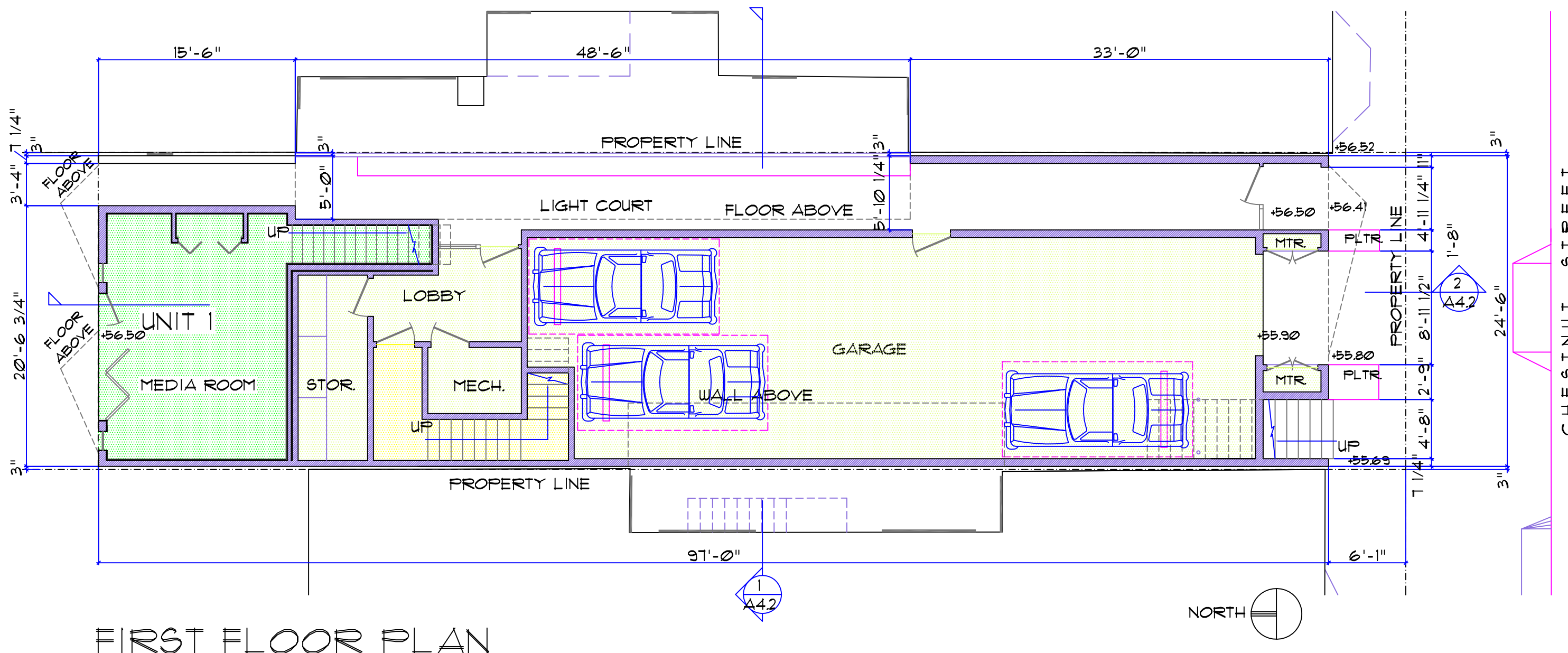
THIRD FLOOR PLAN

10'-3 3/8" 6'-0" 10'-0"



SECOND FLOOR PLAN

10'-3 3/8" 6'-0" 10'-0"



FIRST FLOOR PLAN

10'-3 3/8" 6'-0" 10'-0"

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PROPOSED  
FLOOR PLANS  
ROOF PLAN

Job: 201001  
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Date: 6/1/10  
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A2.1



**PROPOSED DIRECT FRONT STREET VIEW FROM CHESTNUT STREET**

**MATERIALS INCLUDE STONE TILE BASE, RAINSCREEN SYSTEM  
CEMENT BOARD PANELS AND DEEP RECESSED METAL FRAMED  
WINDOWS.**

<p>Job: 201001 Scale: mm Date: 9/10/10 Rev:</p>	<p>STREET VIEW</p>	<p>1456 CHESTNUT STREET SAN FRANCISCO, CA.</p>	<p>JOHN SCHLESINGER, AIA, ARCHITECT 351 Valley Street San Francisco, Ca. 94131 (415) 826-3553</p>
<p>SK0</p>			





**PROPOSED STREET VIEW FROM CHESTNUT STREET**

**DESIGN OF BUILDING REPENDS TO TRANSITION BETWEEN GROUND FLOOR HEIGHTS OF ADJACENT BUILDINGS, BAY WINDOW DESIGN AND ROOF PROFILES.**

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**1456 CHESTNUT STREET**  
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**STREET VIEW**

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**SK1**



REAR VIEW

1456 CHESTNUT STREET  
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SK2



EXISTING VIEW FROM REAR YARD OF 1355 FRANCISCO ST.



PROPOSED VIEW FROM REAR YARD OF 1355 FRANCISCO ST.

VIEWS FROM  
1355  
FRANCISCO ST.

1456 CHESTNUT STREET  
SAN FRANCISCO, CA.

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SK2.1A



EXISTING VIEW FROM REAR YARD OF 1361 FRANCISCO ST.



PROPOSED VIEW FROM REAR YARD OF 1361 FRANCISCO ST.

VIEWS FROM  
1361  
FRANCISCO ST.

1456 CHESTNUT STREET  
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SK2.1B



**VIEW AT PROPOSED LIGHT COURT AT WEST PROPERTY LINE LOOKING SOUTH:**

**MATCHING LIGHT COURT TO GRADE LEVEL RESPECTS LIGHT AND AIR OF BEDROOM WINDOWS AT ADJACENT BUILDING. POSITIONING OF TRANSLUSCENT GLAZING OFFSET FROM BEDROOM WINDOWS MAINTAINS PRIVACY BETWEEN TWO BUILDINGS.**

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**LIGHT COURT**  
**VIEW**

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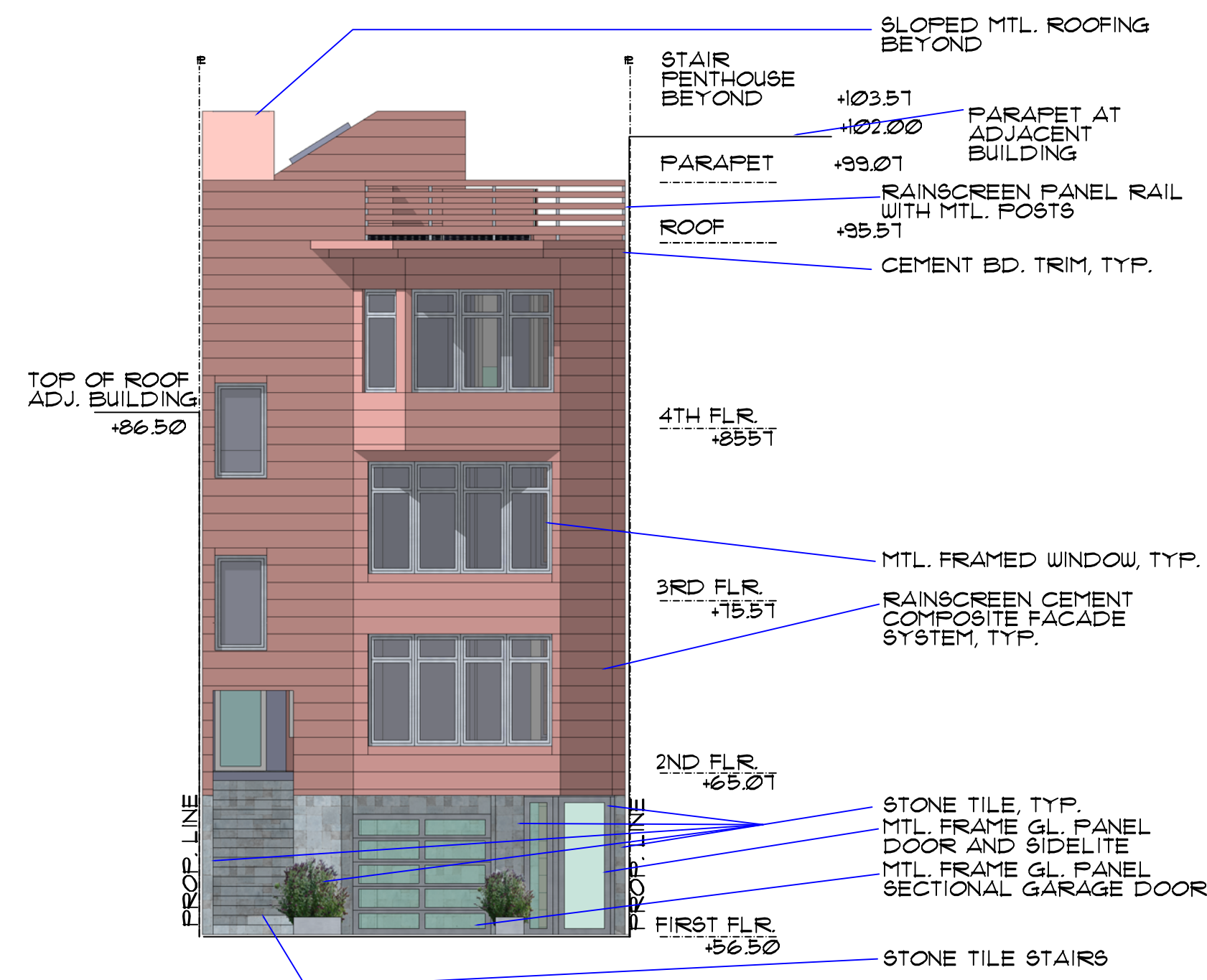
Job: 201001

Scale: NONE

Date: 7/7/10

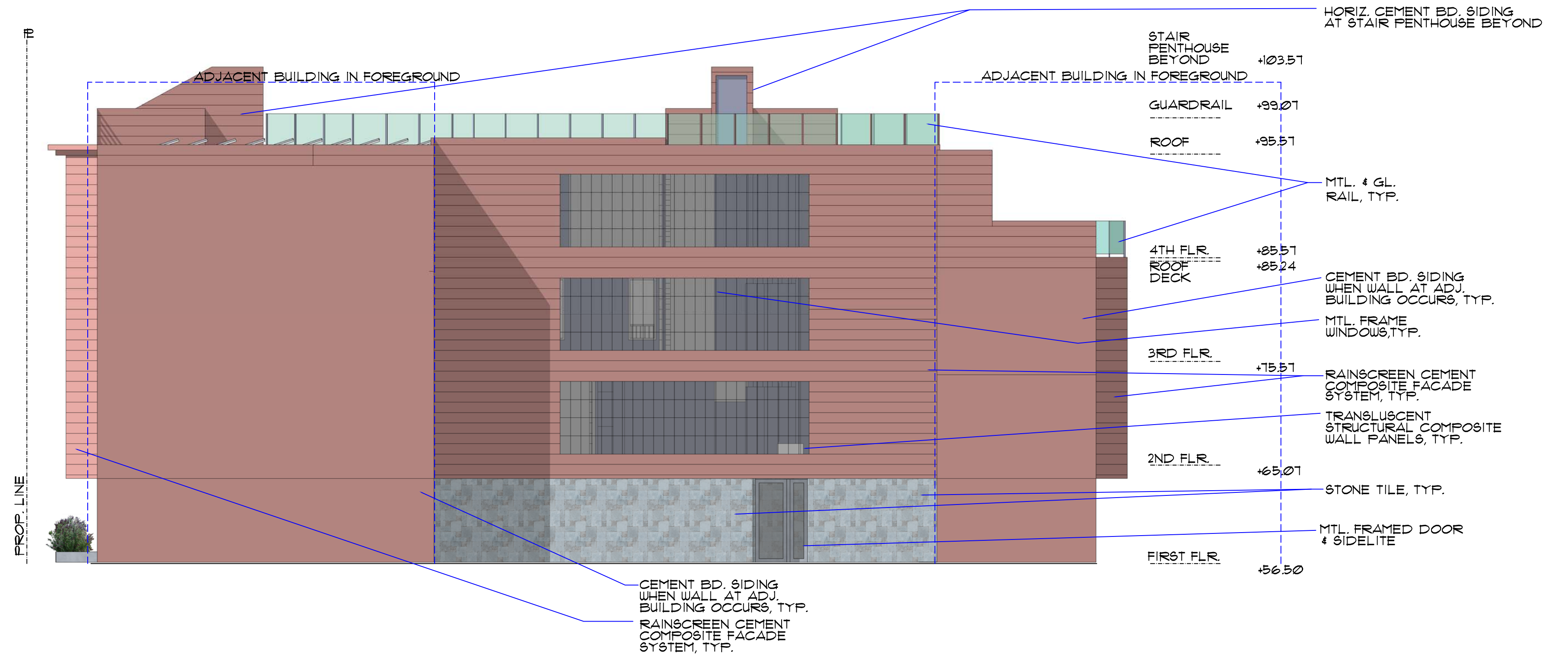
Rev:

**SK3**



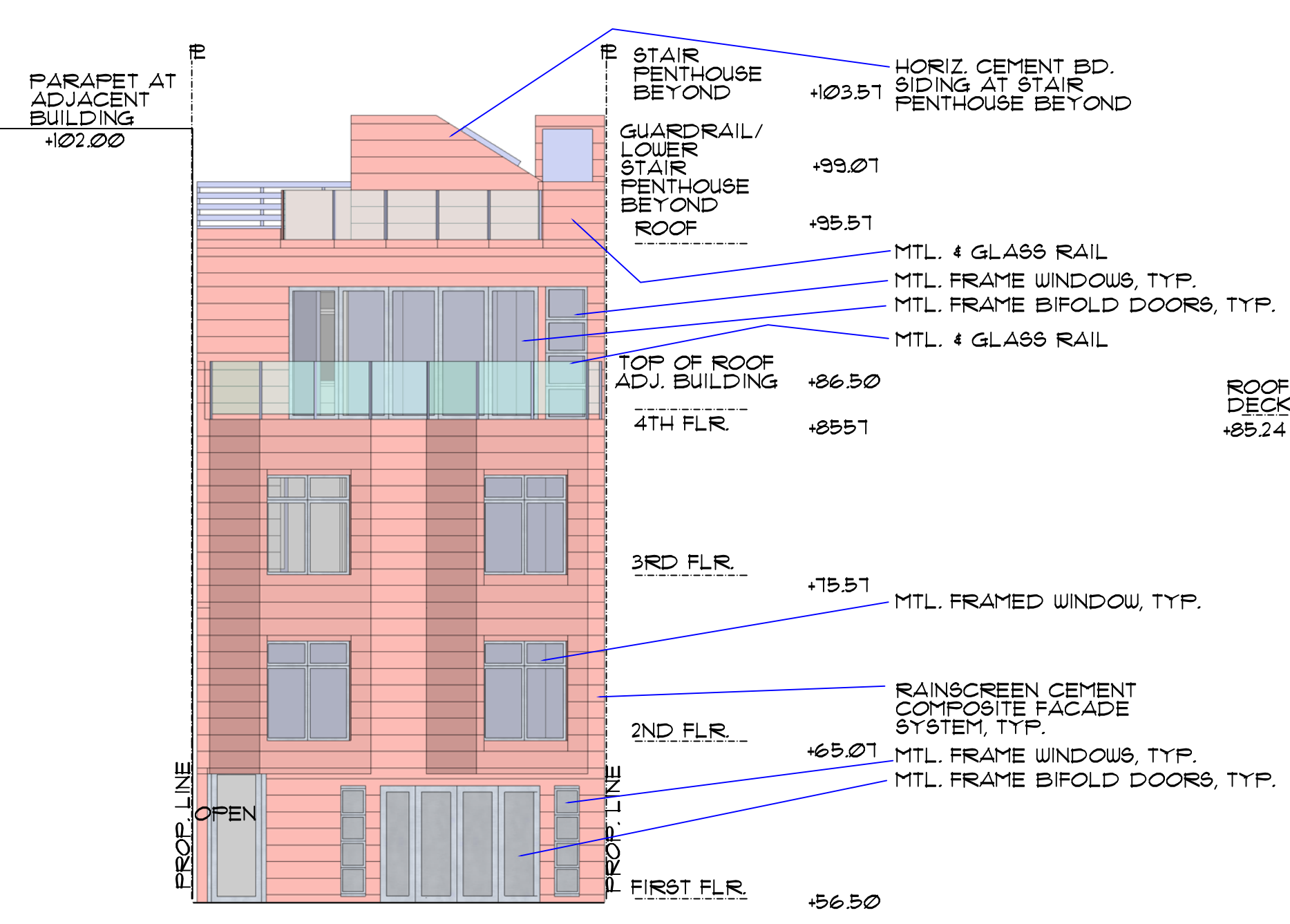
① SOUTH ELEVATION

10' 3/8" 6' 0" 10' 0"



② EAST ELEVATION

10' 3/8" 6' 0" 10' 0"



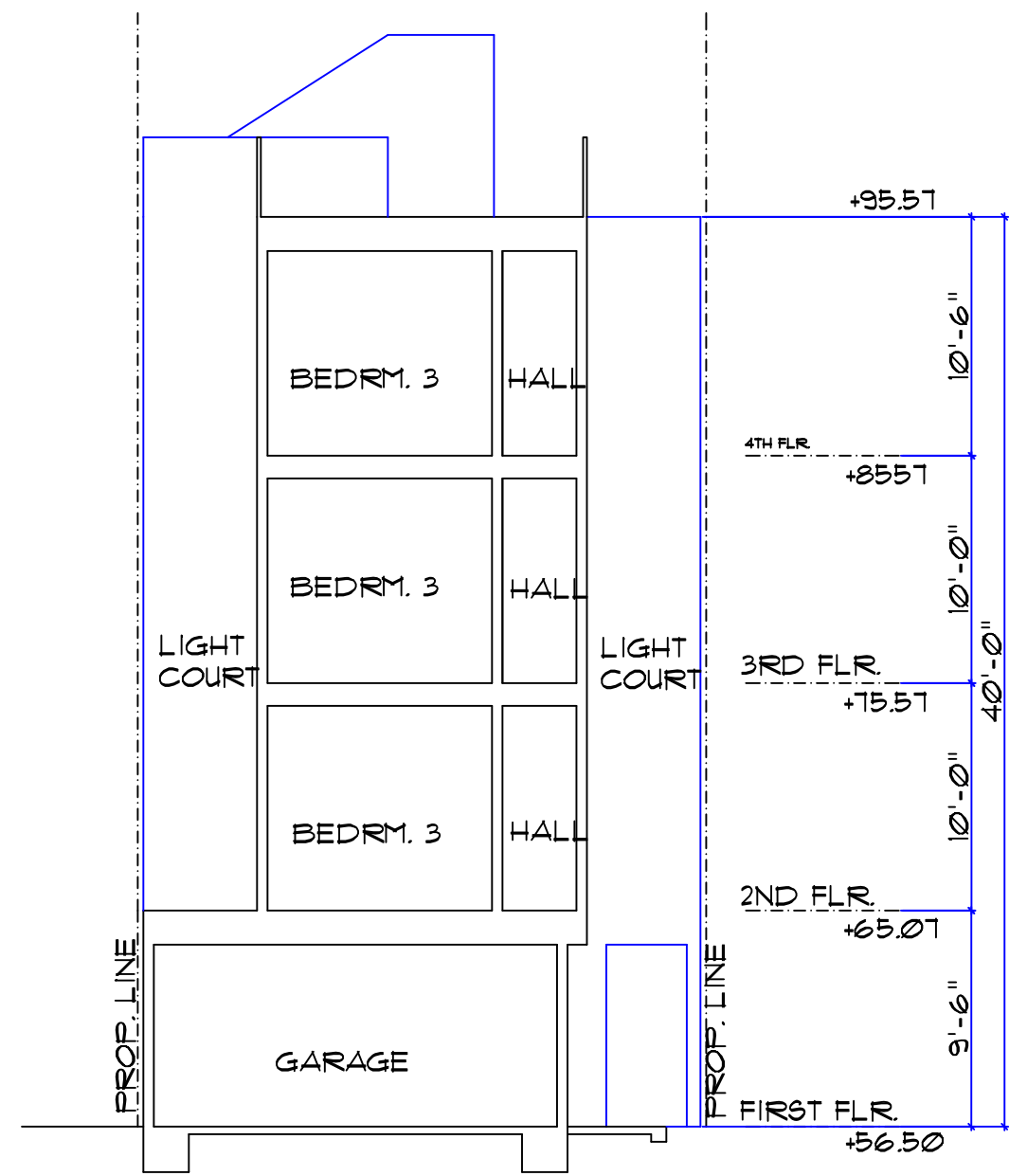
③ NORTH ELEVATION

10' 3/8" 6' 0" 10' 0"

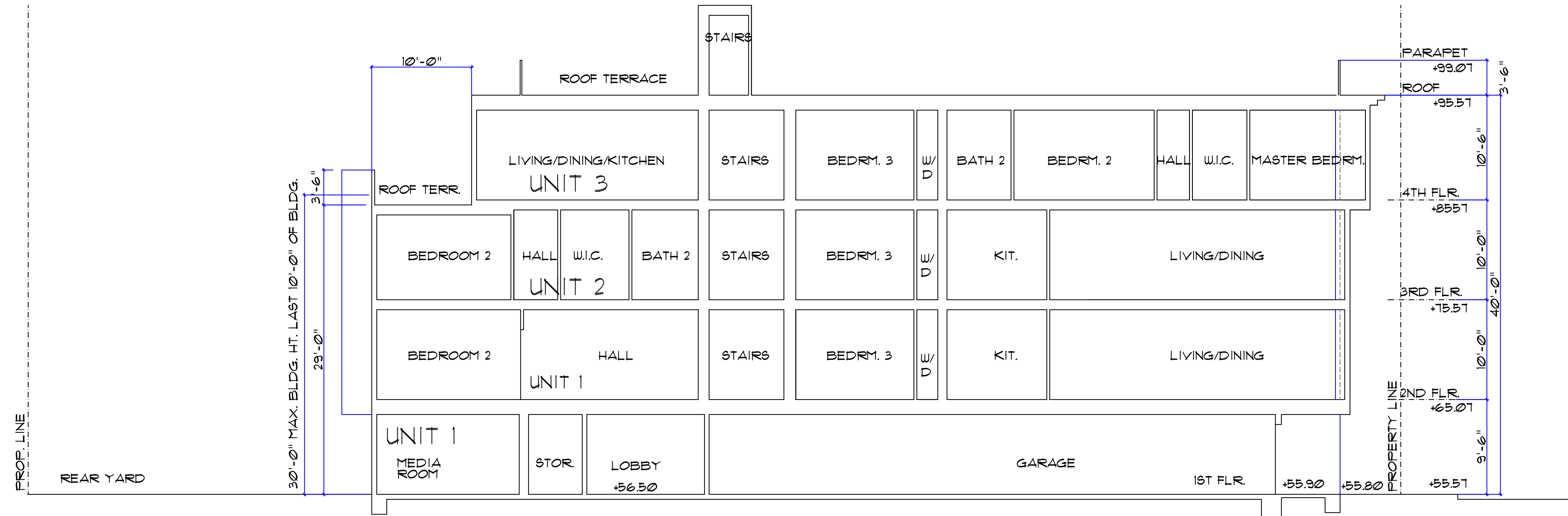


④ WEST ELEVATION

10' 3/8" 6' 0" 10' 0"



① BUILDING SECTION  
10'-3 0" 6'-0" 10'-0"



② BUILDING SECTION  
10'-3 0" 6'-0" 10'-0"

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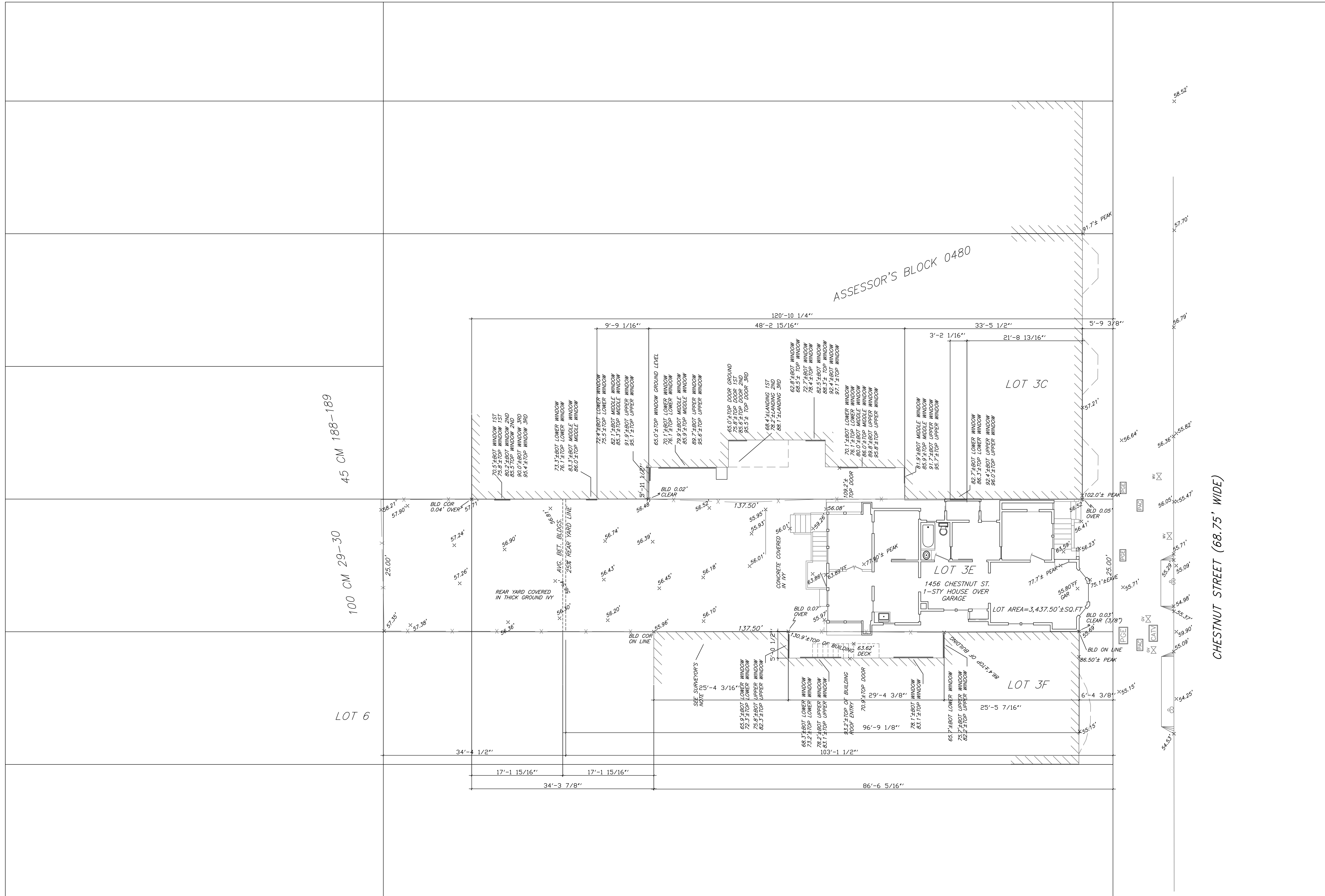
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PROPOSED  
BUILDING  
SECTION

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Scale: 1/8"=1'0"  
Date: 6/1/10  
Rev:

A4.2



ASSESSOR'S BLOCK 0480

CHESTNUT STREET (68.75' WIDE)

EXISTING PLOT PLAN

1456 CHESTNUT STREET  
SAN FRANCISCO, CA.

JOHN SCHLESINGER, AIA,  
ARCHITECT  
351 Valley Street  
San Francisco, Ca. 94131

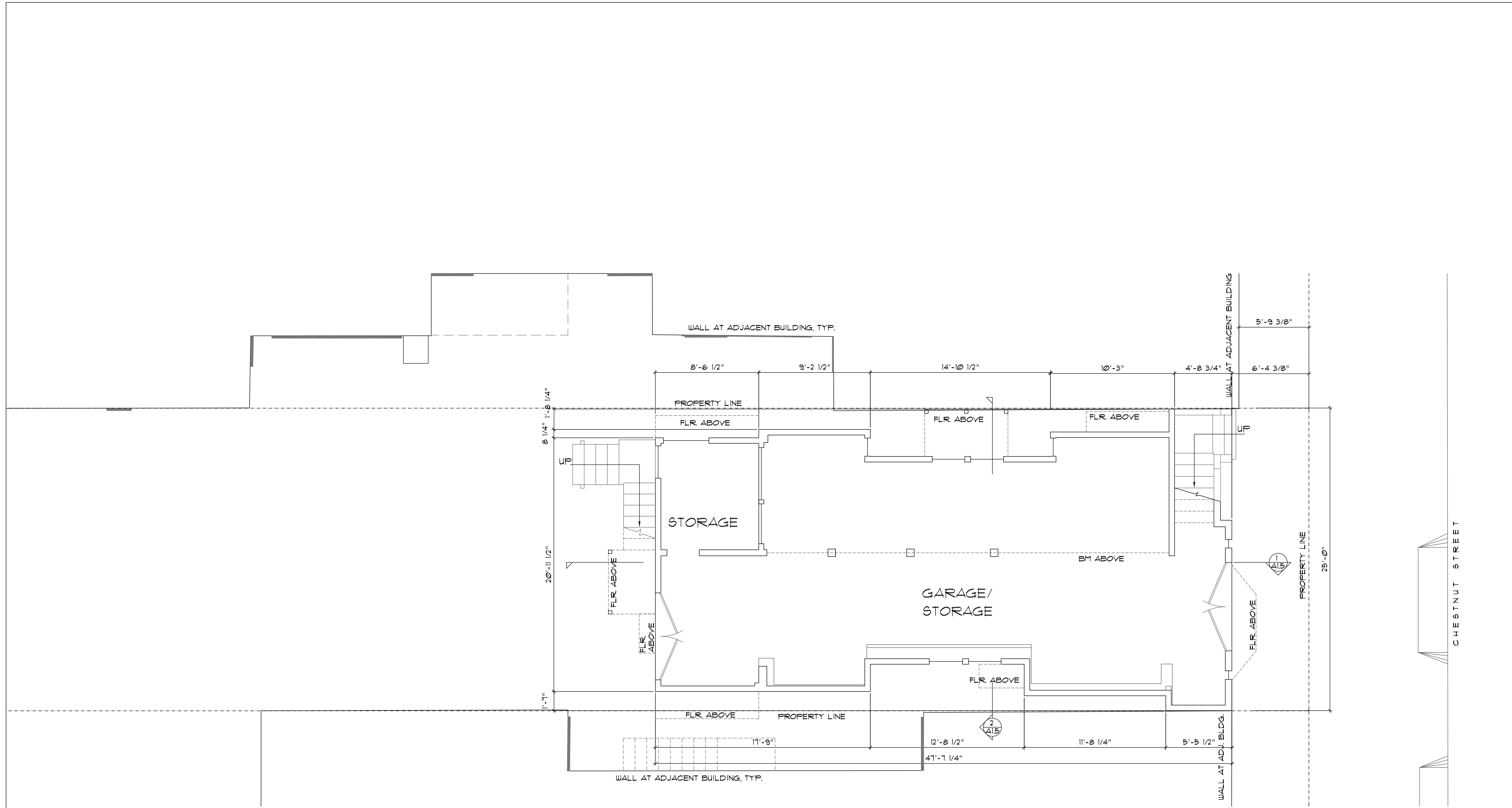
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Job: 201001  
Scale: 1/8"=1'0"  
Date: 6/15/10  
Rev:

A1.0





NOTE: ENTIRE BUILDING TO BE DEMOLISHED

1 FIRST FLOOR PLAN  
938.89 G.S.F.



CHESTNUT STREET

EXISTING  
1ST. FLOOR  
PLAN

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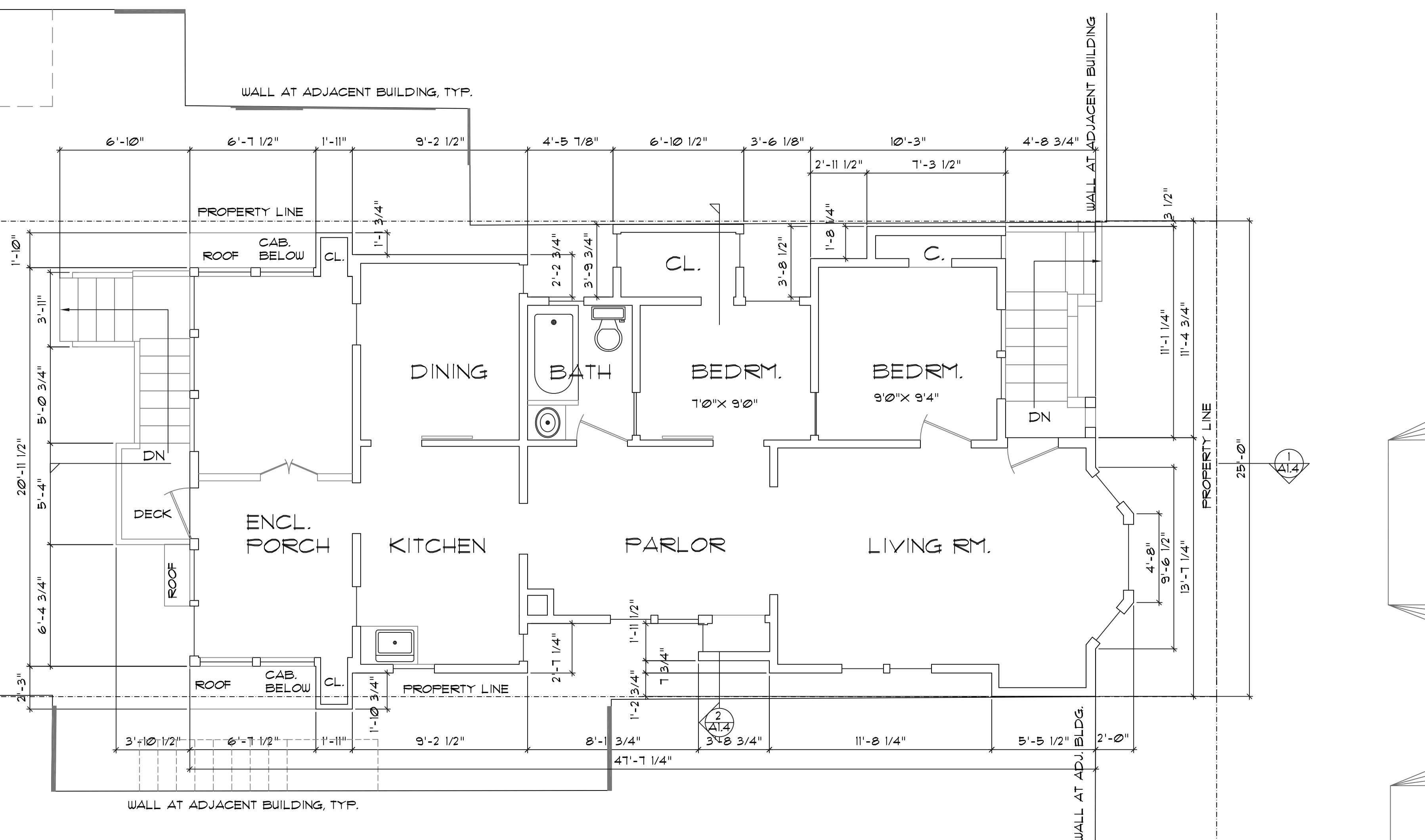
Job: 201001

Scale: 1/4"=1'0"

Date: 6/15/10

Rev:

A1.1



NOTE: ENTIRE BUILDING TO BE DEMOLISHED

1 SECOND FLOOR PLAN  
1005.33 G.S.F.



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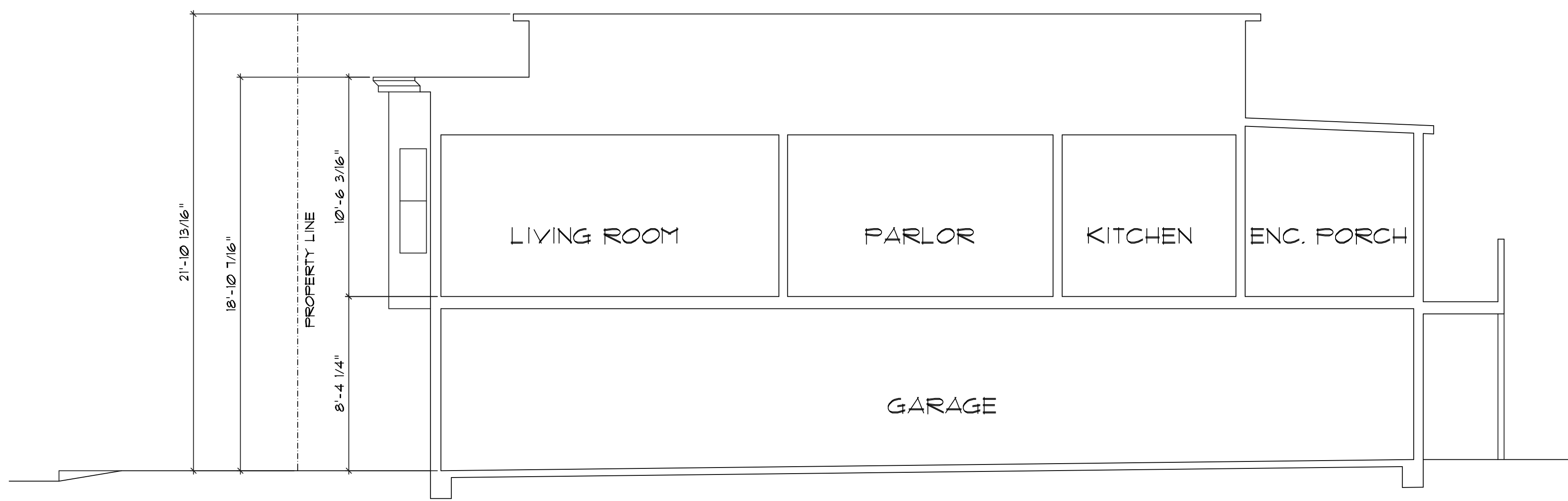
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SAN FRANCISCO, CA.

EXISTING  
2ND. FLOOR  
PLAN

Job: 201001  
Scale: 1/4"=1'0"  
Date: 6/15/10  
Rev:

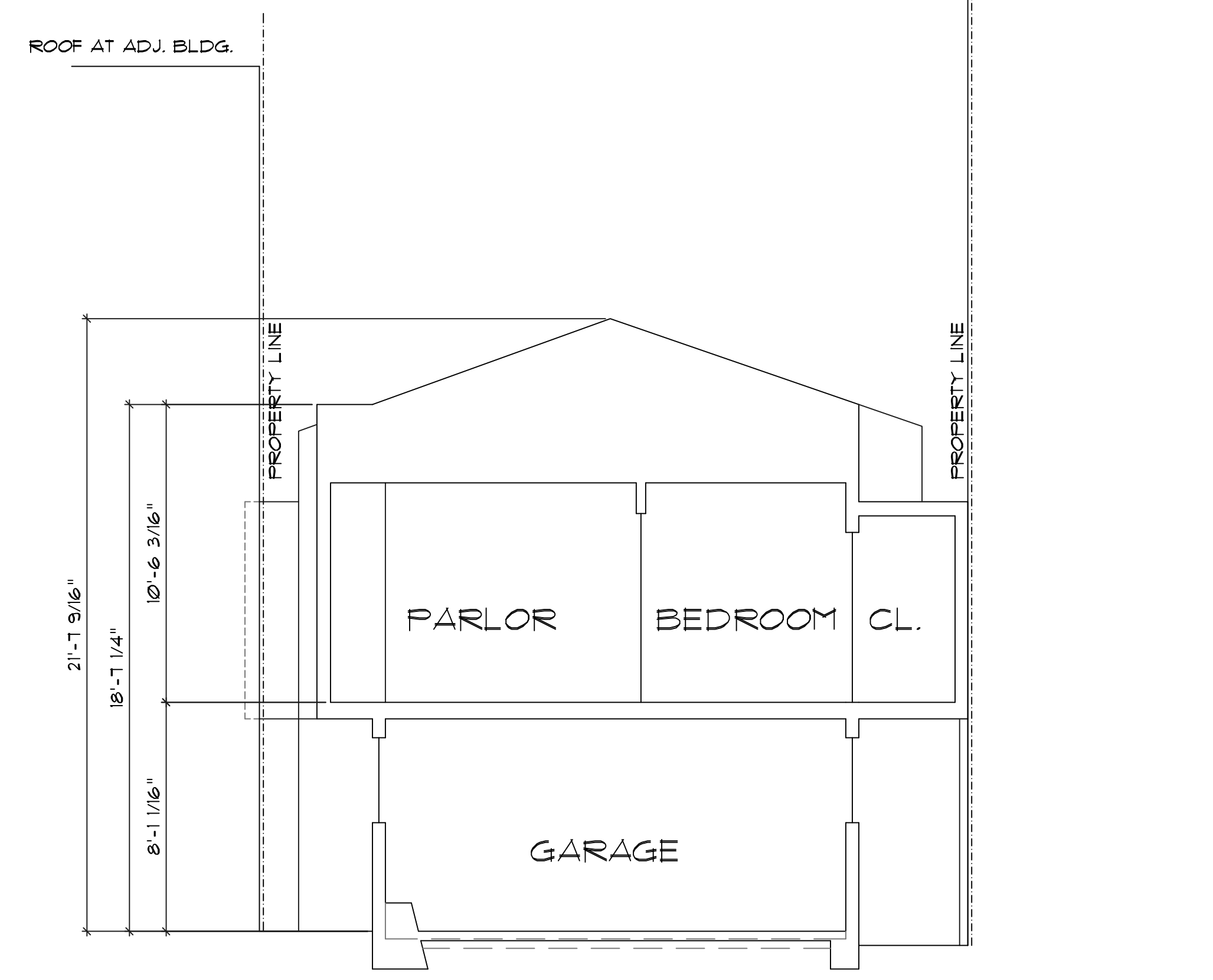
A1.2





NOTE: ENTIRE BUILDING TO BE DEMOLISHED

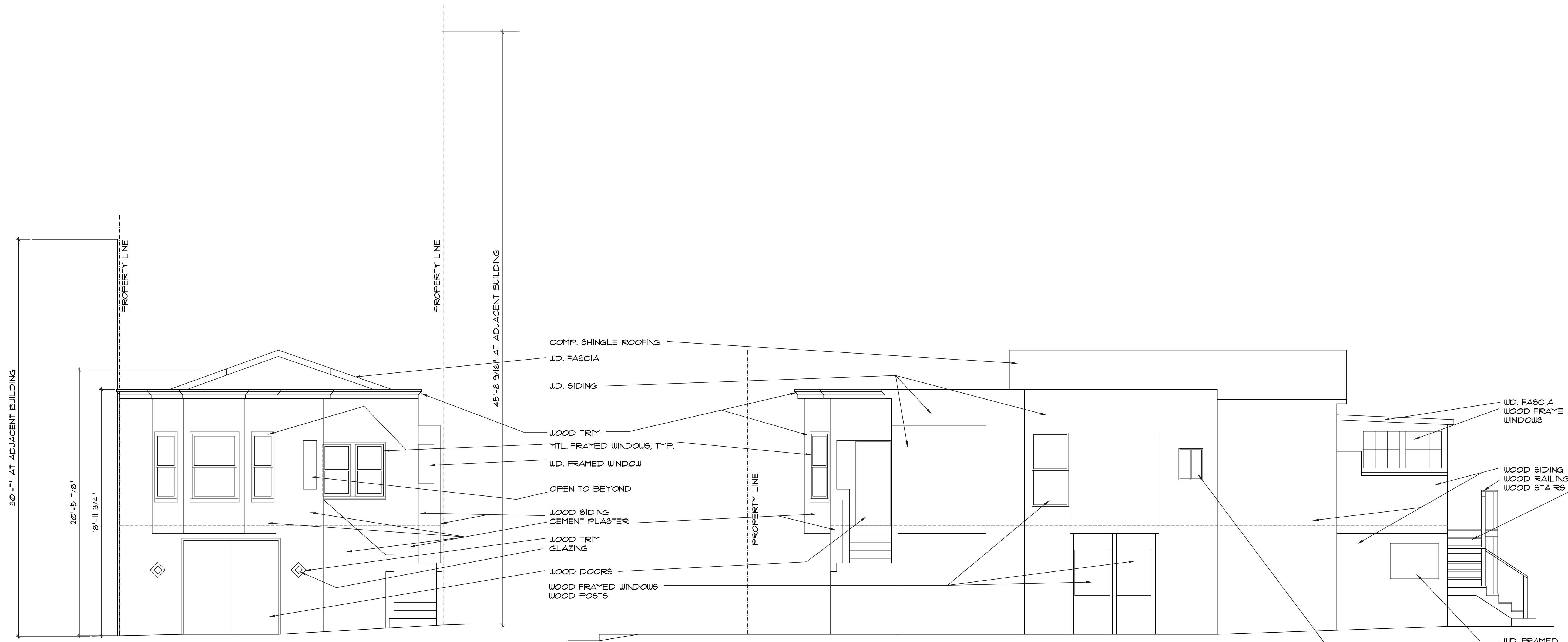
1 BUILDING SECTION



NOTE: ENTIRE BUILDING TO BE DEMOLISHED

2 BUILDING SECTION

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(415) 826-3553				



NOTE: ENTIRE BUILDING TO BE DEMOLISHED

1 SOUTH ELEVATION

NOTE: ENTIRE BUILDING TO BE DEMOLISHED

2 EAST ELEVATION

EXISTING  
EXTERIOR  
ELEVATIONS

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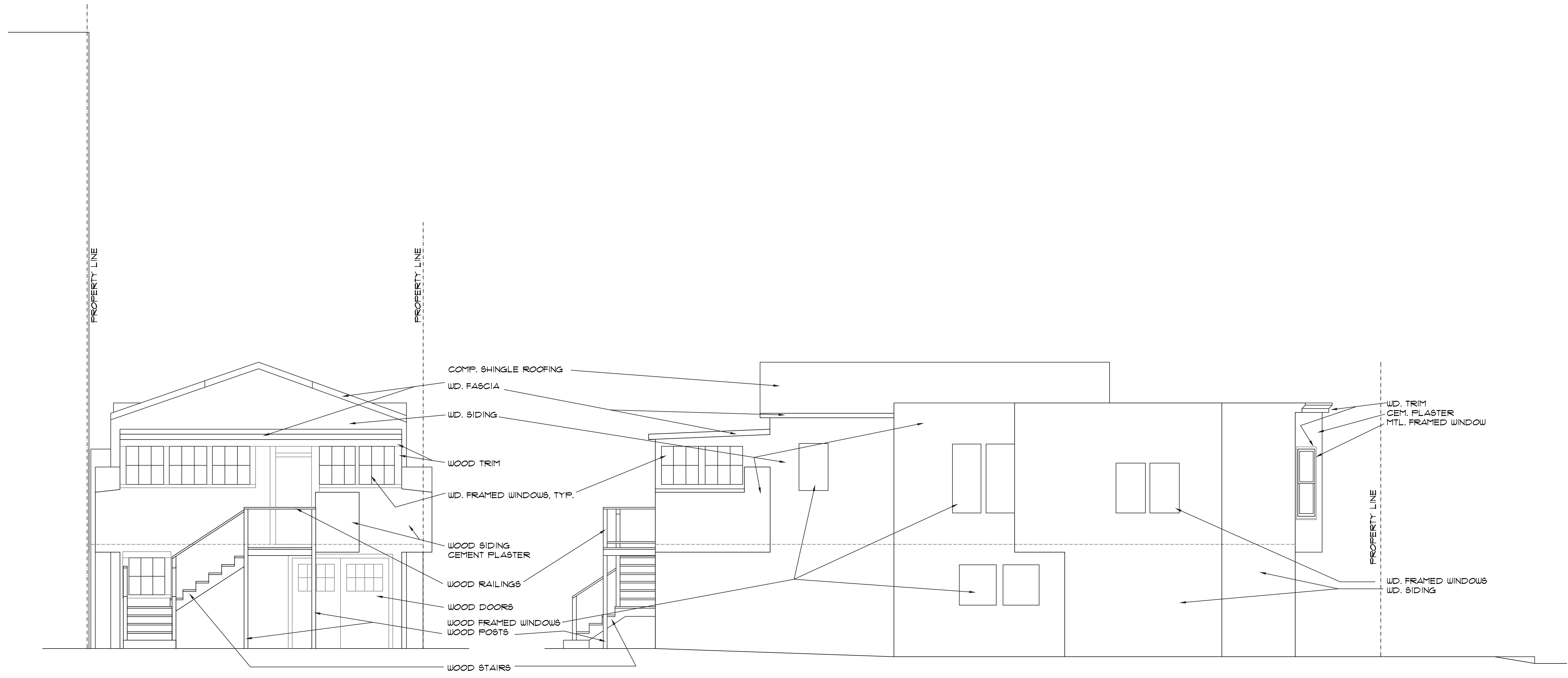
Job: 201001

Scale: 1/4"=1'0"

Date: 6/15/10

Rev:

A1.5



NOTE: ENTIRE BUILDING TO BE DEMOLISHED

NOTE: ENTIRE BUILDING TO BE DEMOLISHED

① NORTH ELEVATION

② WEST ELEVATION

EXISTING  
EXTERIOR  
ELEVATIONS

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STREET VIEW  
ALTERNATE

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SK0.a



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Scale: NONE

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STREET VIEW  
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