



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Abbreviated Analysis HEARING DATE: MAY 10, 2012

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: May 3, 2012
Case No.: 2012.0084DD
Project Address: 2735 - 2737 Baker Street
Permit Application: 2011.10.27.7765S
Zoning: RH-2 (Residential, House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 0948/002B
Project Sponsor: Richard B. Teed
c/o Kelly Condon
117 Greenwich Street
San Francisco, CA 94111
Staff Contact: Mary Woods – (415) 558-6315
mary.woods@sfgov.org
Recommendation: **Do not take Discretionary Review and approve as revised**

PROJECT DESCRIPTION

The proposal is to construct a one-story horizontal addition at the rear of the two-story over garage, two-unit building. Two elevated decks are proposed: one above the new horizontal addition, and the other is an approximately 460 square-foot roof deck. The proposal also includes reconfiguring the existing two-unit layout while maintaining the same number of units. The project originally included the merger of the building's two units into a single unit. However, the project was subsequently revised to retain two units in a reconfigured floor plan.

SITE DESCRIPTION AND PRESENT USE

The project is located on the west side of Baker Street between Union and Filbert Streets in the Marina/Cow Hollow neighborhood. The subject property contains a two-story over garage, two-unit building on a slightly upsloping lot measuring approximately 25 feet wide by 137.5 feet deep with an area of approximately 3,400 square feet. The project site is located in the RH-2 Zoning District and 40-X Height and Bulk District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located near the eastern edge of the Presidio in the Marina/Cow Hollow neighborhood. The immediate neighborhood contains predominantly three-story residential buildings. Buildings on the subject block and the facing block range from three to four stories tall, and include a mix of single-family residences, two-unit buildings, and multi-unit apartment buildings.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	2/10/12 - 3/10/12	3/12/12	5/10/12	59 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	April 30, 2012	April 30, 2012	10 days
Mailed Notice	10 days	April 30, 2012	April 30, 2012	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		3	
Other neighbors on the block or directly across the street		20	
Neighborhood groups		1	

The Department has received letters and petitions totaling 24 neighbors in opposition to the proposed project. Two of the neighbors have filed Discretionary Review (DR) requests. Concerns raised include privacy, light, air, noise, and smoke from the elevated decks.

DR REQUESTORS

- (1) Judith and Wayne Keiser of 2806 Union Street, #3, which is perpendicular to the subject property and separated from the subject property by 2727 Baker Street; and
- (2) Mr. Cary Klaffer of 2743 Baker Street, which is directly north and adjacent to the project.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

Please see attached *Discretionary Review Applications*, dated March 12, 2012.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATIONS

Please see attached *Response to Discretionary Review*, dated April 27, 2012.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA (California Environmental Quality Act) Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM (RDT) REVIEW

The project is subject to the Cow Hollow Neighborhood Design Guidelines, and the project is consistent with the Guidelines as adopted by the Planning Commission in 2001. The RDT did not find any exceptional or extraordinary circumstances related to the project. The proposed one-story horizontal addition at the rear of the building is set back three feet from both side property lines to preserve privacy, light and air to directly adjacent properties. The roof deck on top of the building is located more than 50 feet from the rear wall of the DR requestor's building fronting on Union Street, which is a great enough distance in an urban context to preserve privacy to the DR requestor's property.

DISCRETIONARY REVIEW REFORM LEGISLATION

Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission, as this project does not contain or create any exceptional or extraordinary circumstances.

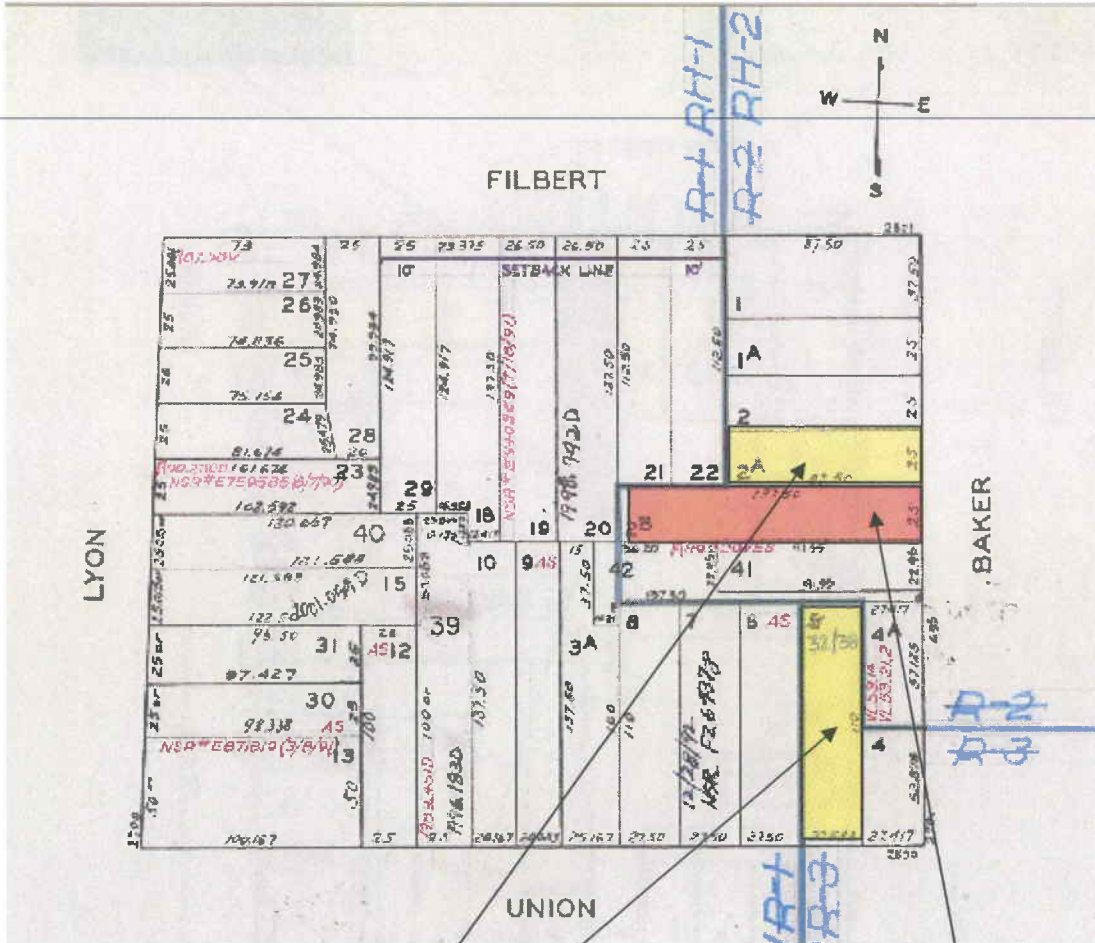
RECOMMENDATION: Do not take Discretionary Review and approve the project as revised

Attachments:

- Parcel Map
- Sanborn Map
- Aerial Photograph
- Zoning Map
- Section 311 Notice
- DR Applications dated March 12, 2012
- Project Sponsor's Submittal dated April 27, 2012:
 - Response to DR Applications
 - Reduced Plans
 - Context Photographs

mw/g:\documents\dr\2735 - 37 Baker St - DR Analysis

Parcel Map



DR REQUESTORS' PROPERTY
AT 2743 BAKER STREET AND
2806 UNION STREET

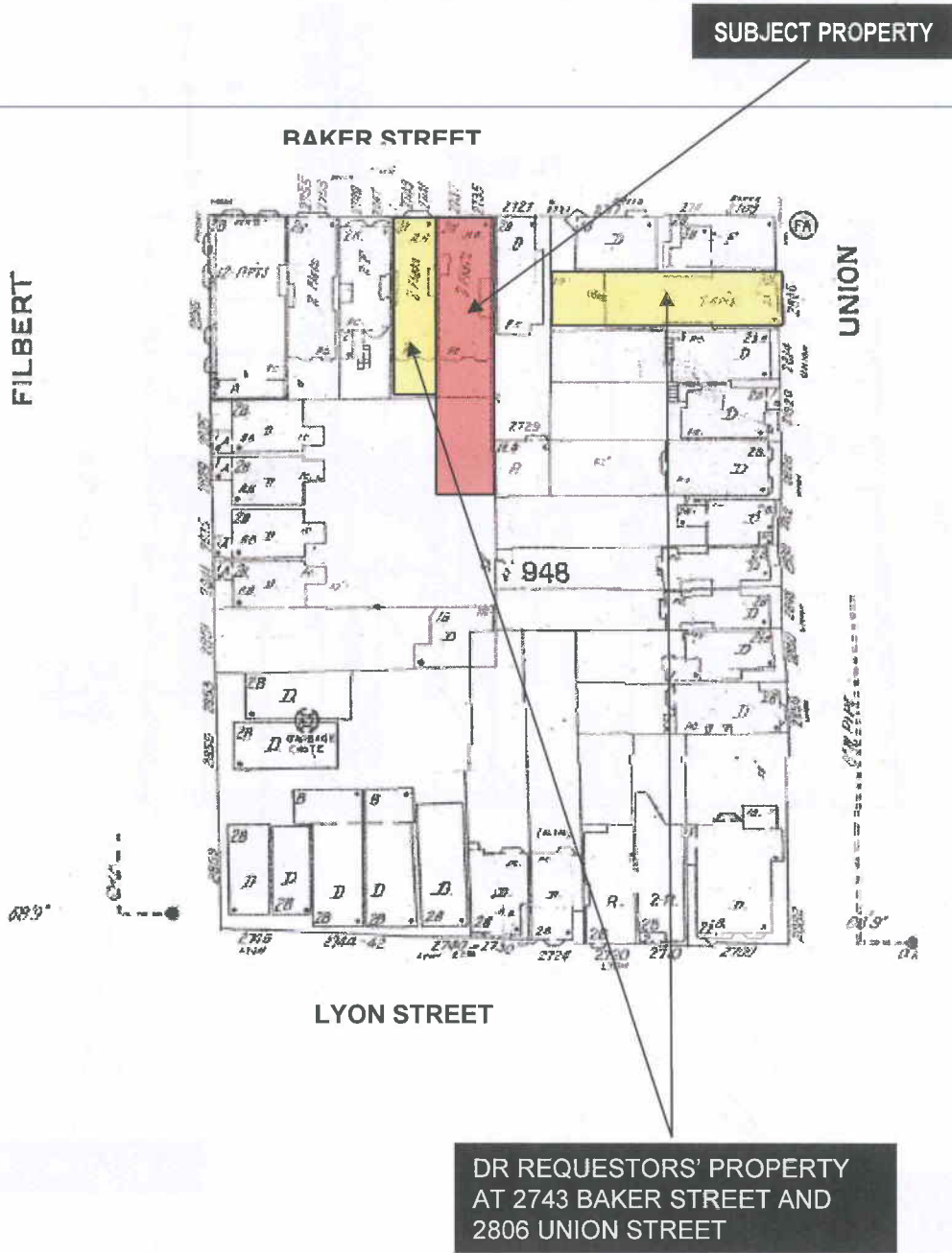
SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2012.0084DD
2735 - 37 Baker 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 2012.0084DD
2735 - 37 Baker Street



Aerial Photo



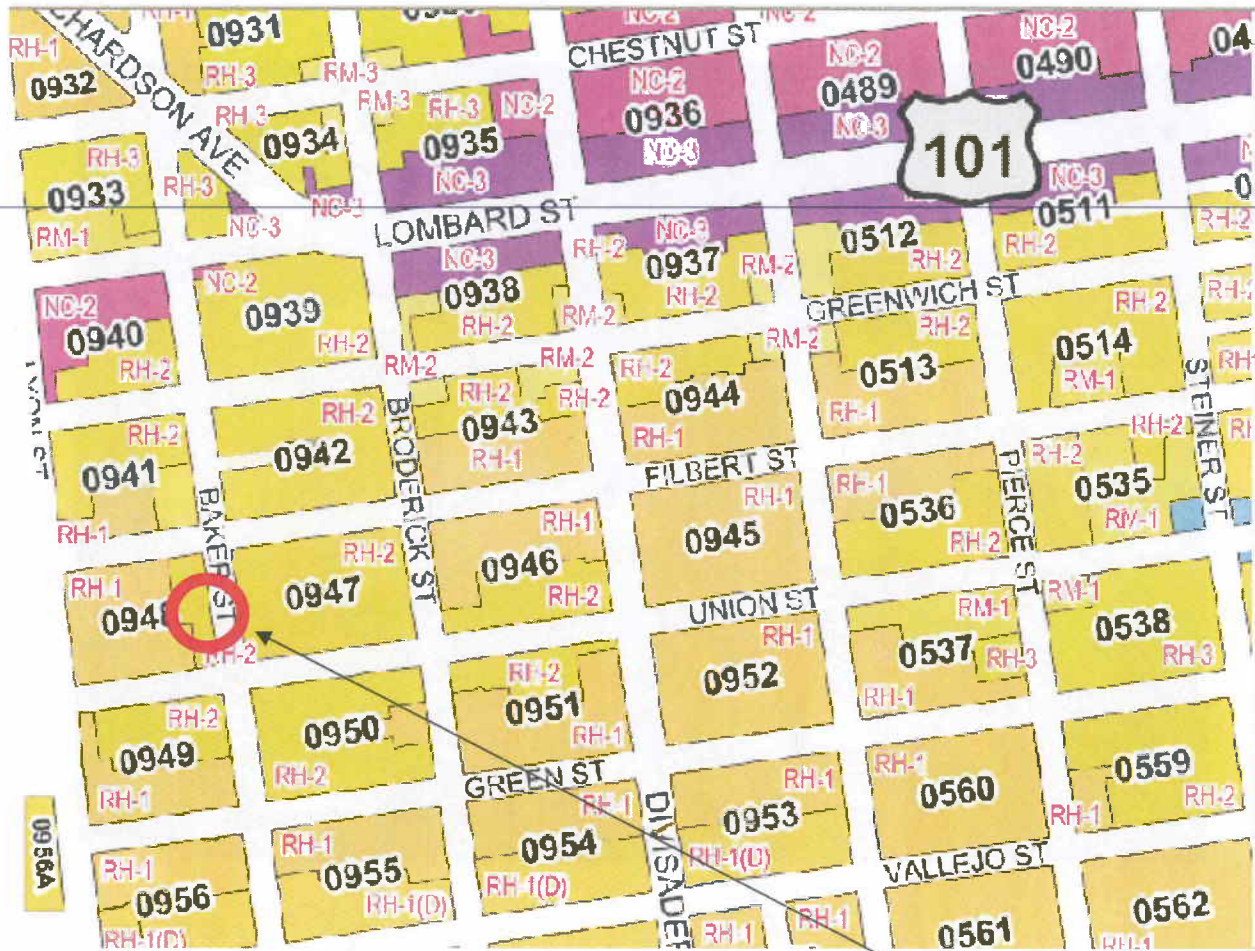
DR REQUESTORS' PROPERTY
AT 2743 BAKER STREET AND
2806 UNION STREET

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2012.0084DD
2735 - 37 Baker Street

Zoning Map



PROJECT SITE

ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS

RH-1(D) RH-1 RH-1(S) RH-2 RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1 RM-2 RM-3 RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1 NC-2 NC-3 NCD NC-S

SOUTH OF MARKET MIXED USE DISTRICTS

SPD RED RSD SLR SLI SSO

COMMERCIAL DISTRICTS

C-2 C-3-S C-3-G C-3-R C-3-O C-3-O(SD)

INDUSTRIAL DISTRICTS

C-M M-1 M-2

CHINATOWN MIXED USE DISTRICTS

CRNC CVR CCB

RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 RC-4

REDEVELOPMENT AGENCY DISTRICTS

MB-RA HP-RA

DOWNTOWN RESIDENTIAL DISTRICTS

RH-DTR TB-DTR

MISSION BAY DISTRICTS

MB-OS MB-O

PUBLIC DISTRICT

P



Discretionary Review Hearing
Case Number 2012.0084DD
2735 - 37 Baker Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On October 27, 2011, the Applicant named below filed Building Permit Application No. 2011.10.27.7765S (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Rick Teed c/o Kelly Condon, Designer	Project Address:	2735 - 37 Baker Street
Address:	443 Joost Avenue	Cross Streets:	Union and Filbert Streets
City, State:	San Francisco, CA 94127	Assessor's Block /Lot No.:	0948 / 002B
Telephone:	(415) 240-8328	Zoning Districts:	RH-2 / 40-X

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 type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION	or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS	<input checked="" 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	0 feet	No change
BUILDING DEPTH	66 feet	75 feet
REAR YARD	71 feet	62 feet
HEIGHT OF BUILDING	33 feet	No change
NUMBER OF STORIES	2 over garage	No change
NUMBER OF DWELLING UNITS	2	1
NUMBER OF OFF-STREET PARKING SPACES	2 tandem	No change

PROJECT DESCRIPTION

The proposal is to (1) construct a horizontal addition (approximately 9 feet deep by 19 feet wide by 11 feet tall) at the rear of the ground level; (2) enlarge the existing three-story light well at the north side of the building from approximately 4 feet deep by 4 feet wide to 11 feet deep by 4 feet wide; (3) remove the second level bay windows at the rear of the building in order to provide access to the new roof terrace above the ground level addition; (4) fill-in the existing second and third level light well at the south side of the building; (5) remove the third level bay windows at the rear of the building, and in its place, construct a balcony/guardrail (approximately 1 foot deep by 9 feet wide) on the west side of the building; and (6) construct an approximately 460 square-foot roof deck and an exterior staircase. This new roof deck is set back approximately 14 feet from the front building wall, 5 feet from the south property line, and 26 feet from the rear building wall. Other interior and exterior improvements are also proposed.

The proposal also includes merging the existing two units into a single family residence, which is subject to Planning Commission action per Planning Code Section 317 for dwelling unit mergers (Case No. 2012.0084D). A public hearing before the Planning Commission to consider that request is scheduled for March 22, 2012 at 12 noon in City Hall.

If you have any questions about this permit application, please contact the Planner listed below.

PLANNER'S NAME:	Mary Woods	DATE OF THIS NOTICE:	2/10/2012
PHONE NUMBER:	(415) 558-6315	EXPIRATION DATE:	3/10/2012
EMAIL:	mary.woods@sfgov.org		

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project.

If you determine that the impact on you from this proposed development is significant and you wish to seek to change the proposed project, there are several procedures you may use. We strongly urge that steps 1 and 2 be taken.

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the local Community Board at (415) 920-3820 for assistance in conflict resolution/mediation. They may be helpful in negotiations where parties are in substantial disagreement. On many occasions both sides have agreed to their suggestions and no further action has been necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at www.sfgov.org/planning). You must submit the application to the Planning Information Center during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check for \$510.00, for each Discretionary Review request payable to the Planning Department. If the project includes multi building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the Board of Appeals within 15 days after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person at the Board's office at 1660 Mission Street, 3rd Floor, Room 3036. For further information about appeals to the Board of Appeals, including their current fees, contact the Board of Appeals at (415) 575-6880.

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Judith and Wayne Keiser		
DR APPLICANT'S ADDRESS: 2806 Union Street #3/ Mailing: 4187 Alta Vista Ct., Santa Rosa 95409	ZIP CODE: 94123	TELEPHONE: (707)542-1186
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Rick Teed c/o Kelly Condon		
ADDRESS: 443 Joost Avenue	ZIP CODE: 94127	TELEPHONE: (415) 240-8328
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: judy@sonic.net,		

2. Location and Classification

STREET ADDRESS OF PROJECT: 2735-37 Baker Street		ZIP CODE: 94123
CROSS STREETS: Union and Filbert Streets		
ASSESSORS BLOCK/LOT: 0948 / 002B	LOT DIMENSIONS:	LOT AREA (SQ FT):
ZONING DISTRICT: RH-2/40-X		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

2 Unit Residential

Present or Previous Use:

Proposed Use: 1 Unit Residential

Building Permit Application No. 2011.10.27.77655

RECEIVED
Date Filed: 10/27/11

MAR 12 2012

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

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 checked="" 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.

They have refused to discuss any accommodation.

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 addition of a roof deck to the project completely compromises the privacy of our entire unit since both our bay windows are in direct line with the proposed deck. Thus, noise, lights, cooking and barbeque smoke, cigarette smoke, or whatever recreational activities might occur here would enter our living, dining, and office rooms. This is a large deck and we could expect that very active events could easily take place here. The proposed deck far exceeds in size any of the other decks next door or down the block. (See Attached)

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

This would permanently compromise our privacy and enjoyment of our entire, admittedly small, condominium since all rooms except a bedroom, bathroom, and sliver of a kitchen are open to this deck. All other rooms are in the direct frontage across the width of our home. We could reasonably expect that quite large and active events could happen here. If not, why have it so large with kitchen sink and barbeque?

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?

We request that it be eliminated or substantially be reduced in size with no kitchen functions.

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: 3-11-12

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

Judith F. Keiser
 Owner / Authorized Agent (circle one)

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 type="checkbox"/> ✓
Address labels (original), if applicable	<input type="radio"/> ✓
Address labels (copy of the above), if applicable	<input type="radio"/> ✓
Photocopy of this completed application	<input type="checkbox"/> ✓
Photographs that illustrate your concerns	<input checked="" type="checkbox"/> NA
Covenant or Deed Restrictions	<input checked="" type="checkbox"/> NA
Check payable to Planning Dept.	<input type="checkbox"/> ✓ \$10 cash
Letter of authorization for agent	<input type="checkbox"/> NA
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 checked="" type="checkbox"/> NA

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: _____

ATTACHMENT TO APPLICATION REQUESTING DISCRETIONARY REVIEW

PROPERTY ADDRESS: 2735-2737 Baker Street
 ASSESSOR'S PARCEL NO: Block 0948, Lot 02B
 ZONING DISTRICT RH-2/ Cow Hollow Neighborhood Design Guidelines
 APPLICATION NO. 2011.10.27.7765S

ACTIONS PRIOR TO DISCRETIONARY REVIEW REQUEST

The owner/developer is Rick Teed of "Teed Haze," a professional real estate agent and developer team operated out of Sotheby's International Realty. This team of developers have purchased and developed numerous properties in the area over the past several years and this property is listed as the "Latest Development project" on the website at:

<http://www.teedhaze.com/development-projects/current-projects/273537-Baker-St>

After holding the mandatory one community meeting, the developer has eschewed all further contact with neighbors

B. DISCRETIONARY REVIEW REQUEST**1. Reasons for Requesting Discretionary Review**

The Commission is urged to take Discretionary Review because this is an exceptional and extraordinary circumstance where the proposed project violates the letter and the spirit of the Cow Hollow Neighborhood Design Guidelines.

The Proposed Project Violates the Cow Hollow Guidelines

The Cow Hollow Neighborhood Design Guidelines are meant to be more restrictive than the Planning Code and to protect this special neighborhood. This area is within the Cow Hollow Neighborhood Association boundaries yet, the merger and building applications makes no mention of the Cow Hollow Design Guidelines nor does it offer any analysis of whether the project complies with those Guidelines. The Guidelines were adopted by the Planning Commission in 2001. The project proposes a large and intrusive roof top deck and also proposes an extension into the rear yard past both adjacent buildings. The proposed roof top deck violates the guidelines and the rear yard extension past both neighboring homes also violates the guidelines. The guidelines state as follows:

"Height

These Neighborhood Design Guidelines generally include lower building heights as compared with what is permitted under existing zoning requirements.

Cow Hollow Neighborhood Policy: The overriding policy established in these Cow Hollow Neighborhood Design Guidelines is a 35 foot height for RH-1(D), RH-1 and RH-2.

Height policies include lower heights for some lot configurations, where appropriate to help preserve neighborhood views, and access to light and air. Diagrams are included for clarification of the neighborhood height policy for level lots, steep up-sloping lots, and steep downsloping lots in RH-1(D), RH-1 and RH-2 zoning districts. The figures included in the following pages diagram level, steep down-sloping, and steep upsloping height requirements for RH-1(D), RH-1 and RH-2 zoning districts.

Height policies stated in the Cow Hollow Neighborhood Design Guidelines are intended to be absolute, meaning that no roof appurtenances such as parapets, elevator and stairway penthouses are permitted.” (Cow Hollow Neighborhood Design Guidelines, page 65, emphasis added)

In this instance, the Project Sponsor plans a large roof top *structure*. This is not a simple roof deck, but appears to be the start of a new floor of occupancy. The deck area is proposed in excess of 450 square feet and is to be surrounded by a 30” high stucco parapet wall that will in turn be topped with panels of thick glass with aluminum posts for support. The deck also includes utilities and running water as well as a large gas fired grill. These roof top appurtenances will exceed the height limit as specifically expressed in the Guidelines.

Rear Yard

The Cow Hollow Neighborhood Association is particularly sensitive to the disappearing rear yard space and shared green open space in the neighborhood. The Association has adopted an official policy to oppose the 55% lot coverage allowed by RH-2 zoning (such as applicable to the present case) unless both adjacent homes have such coverage. The Cow Hollow Guidelines state as follows:

“D. Cow Hollow Association Policies

D.1 Rear Yard Setbacks and Open Space

As described above in the section Cow Hollow Neighborhood Character, the Cow Hollow Neighborhood is zoned predominately RH-1 and RH-2. The San Francisco Planning Code establishes a 25 percent rear yard open space requirement for the RH-1 zone, meaning the building may cover 75 percent of the lot. The Planning Code requirement for the RH-2 zone is a 45 percent open space requirement, or, the building may cover 55 percent of the lot. Because the RH-1 and RH-2 zones are intermingled, as shown in zoning diagram figure in Section 1, the Cow Hollow Neighborhood would benefit from a consistent rear yard open space requirement.

Cow Hollow Neighborhood Policy:

New construction and additions outside of the existing building envelope in both RH-1 and RH-2 zones must follow an overriding 45 percent rear yard open space policy. (See Next Page for Diagram)

This policy will primarily limit expansions of existing homes within the RH-1 zone. According to analysis performed by the Cow Hollow Association, presented in greater detail in the Cow

Hollow Neighborhood Character section of this document, 34 percent of the RH-1 lots can expand under this policy (169 lots). The remainders of the lots (328 lots) are built out, with 55% or greater lot coverage. This rear yard policy, however, must be considered along with the rear yard equalization policy, described immediately below.”

Cow Hollow Neighborhood Policy: The only time an extension into the 45 percent rear yard open space requirement is allowed is when both adjacent neighbors intrude into that space. The extension must be measured by “equalization” to the more complying of the two adjacent properties.

(See Next Page for Diagram)

The Commission should at a minimum, require the proposed project to be modified to comply with the Guidelines. 1) Require the height be reduced by eliminating the top floor deck 2) Reduce or eliminate the rear yard extension based on the neighboring buildings; 3) make the façade compatible with surrounding neighborhood character as required by the Guidelines.

Adverse Effects on the Neighborhood

Cow Hollow is a special place that should be protected.

The Cow Hollow Neighborhood is only 35 square block, with a clear context of three-story buildings of the age and design of the historic buildings near-by. The roof pattern on Baker Street generally steps up as the street ascends from north to south. Although there are four-story structures in the area, they do not predominate. The prevalent style of the block, consistent with the surrounding area that was constructed following the Earthquake and Fire, is Classical Revival and “marina” style. Materials are generally stucco and flat lines.

Because of the current heights and building pattern on Baker Street, sun and sky are now available to residents and visitors on what is now a charming and pleasant place for pedestrians.

The project as proposed would have the following adverse effects:

- A. **The height and scale of the proposed project would negatively impact the prevailing scale of the built environment on Baker Street.**
- B. **The height and scale of the proposed project is inconsistent with the Planning Department’s Cow Hollow Neighborhood Design Guidelines**
- C. **The design features and materials of the proposed project are incompatible with neighborhood character/in conflict with the Residential Design Guidelines.**
- D. **Rooftop Features:** Even though the project is not in compliance with the Guidelines’ exclusions for rooftop features above the height limit of 30-35 feet, the rooftop features proposed for this project would be inconsistent with the Design Guidelines and would further impact the livability for the surrounding neighbors. THERE IS NO OTHER BUILDING IN THE VICINITY THAT HAS A

FOURTH FLOOR LEVEL DECK OF THIS SIZE—a deck on top of the built out third floor, with a solid wall parapet and glass on top of that structure.

The Guidelines contain specific exclusions for “*roof appurtenances such as parapets, elevator and stairway penthouses* .” The plans feature both a parapet and a stair penthouse. Although the plans are totally inadequate in that they do not accurately show the dimensions of the proposed rooftop features, they appear to be incongruous not only with the Cow Hollow Neighborhood Guidelines but also with several of the City’s General Residential Design Guidelines, which call for the following:

- Sensitively locate and screen rooftop features so they do not dominate the appearance of a building.
- Design rooftop features with the smallest possible overall dimensions that meet the requirements of the Building and Planning Codes.
- Limit in number and extent the proposed rooftop features.
- Stair penthouses may also be entirely eliminated though the use of roof hatches, courts with stairs or exterior rear stairs to the roof.

E. Hazard to birds: In addition to the project’s incompatibility with the character of the surrounding architecture of the neighborhood, the large expanses of glass at the top of the roof are inconsistent with the City’s guidelines for protecting birds -- the proposed roof top glass wind screens or railings proposed for the rooftop will be a hazard to the birds of the marina and for the parrots which fly to this area from Telegraph Hill and will result in bird injuries and death.

3. Suggested Changes to the Proposed Project

The neighbors would not object to a reasonable development. This current plan is not reasonable for the above-stated reasons.

- (1) **The first and foremost, reduce the proposed building to three stories, eliminating the roof top enclosure parapets completely.** The elimination of the roof top deck would open up the property to allow more light to be cast on the both alley streets, and also would allow more light into the two adjacent properties. Reducing the height and mass would further achieve greater compatibility with the neighboring structures on Baker Street.
- (2) **Change the rooftop design to eliminate or minimize the rooftop features.** Internalize the proposed stair penthouse and reduce the massing of both of these rooftop structures. Require the project sponsor to lower and set the railings back from the building edges and do not allow glass windscreens, railings, or the proposed solid parapet. Use a simple open railing design.
- (3) **Do Not Permit the Merger.** This request is consistent with the *Priority Policies of the General Plan* and would avoid eliminating the much needed second unit in the building which has served as two flats since it was constructed decades ago.

APPLICATION FOR Discretionary Review

RECEIVED

MAR 12 2012

CITY & COUNTY OF S.F.

PLANNING DEPARTMENT
NEIGHBORHOOD PLANNING

1. Owner/Applicant Information

DR APPLICANT'S NAME:
Mr. Cary KlafferDR APPLICANT'S ADDRESS:
2743 Baker Street, San Francisco CAZIP CODE:
94123TELEPHONE:
(415) 567-4957

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

Mr. Rick Teed

ADDRESS:
117 Greenwich Street, San Francisco, CAZIP CODE:
94111TELEPHONE:
(415) 518-9115

CONTACT FOR DR APPLICATION:

Same as Above

ADDRESS:

ZIP CODE:

TELEPHONE:

()

E-MAIL ADDRESS:

bakerunion@yahoo.com

2. Location and Classification

STREET ADDRESS OF PROJECT:
2735/37 Baker StreetZIP CODE:
94123

CROSS STREETS:

Union and Filbert Streets

ASSESSORS BLOCK/LOT:
948 / 2BLOT DIMENSIONS:
25'X137.5'LOT AREA (SQ FT):
3437.5ZONING DISTRICT:
RH-2HEIGHT/BULK DISTRICT:
40-X

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
Two units, residential

Present or Previous Use: Single family residence

Proposed Use: 2011.10.27.7765S

Building Permit Application No. 2011.10.27.7765S

Date Filed: 10/27/2011

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 checked="" 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.

See attached pages.

Application Packet for Discretionary Review, submitted March 12, 2012
Cary Klaffer, 2743 Baker Street, San Francisco
Re. Building Permit Application 2011.10.27.7765S for 2735-37 Baker Street

Question 5, p. 8, Changes Made to the Project as result of Mediation. The developer's limited and hostile engagement with the neighbors has prevented us from reaching an amicable resolution to our expressed concerns. Neighbors met with Mr. Teed, his architect and his expeditor in July 2011 at the Pre-Application Meeting required by your regulations to view his plans, and we then submitted email comments and questions to his architect as requested. In December 2011, Mr. Teed had his lawyer send a letter to Ms. Cynthia Gissler, the neighbor living at 2727 Baker Street to the immediate south of the development property; in the letter, Mr. Teed's lawyer *threatens to sue* us as the neighbors if we complain about the proposed project and if we file a request for Discretionary Review. We object to this and related conduct and trust that the Commission will also object to these attempts to scare away neighborhood participation and comments.

Mr. Teed refused to hold any further meetings with the neighbors, even though proposed by his own architect, and it was reported to me that in addition to the lawyer's letter Mr. Teed has made a number of oral comments that neighbors understood to be attempts to intimidate. This course of conduct is an attempt to prevent the neighbors from taking part in the development comment process mandated by this Commission and frustrates the intent of the process and the public policy of San Francisco which encourages neighbor participation in the consideration of development projects.

Mr. Teed intends to completely redevelop the property to turn it from 2 units into a single unit and plans to expand the building envelope in the front, in the rear and on the roof; the project will add a roof deck, add rooms at the ground floor level and in addition will extend into the rear yard with a room and another deck; each deck will have a built-in gas grill and sink. The building has historically had an owner-occupied unit and a rental unit which was regularly occupied by various tenants until the property was sold to Mr. Teed in 2011. My neighbors and I are primarily seeking a hearing on our concerns about the rear extension in accord with your policy of public participation. Mr. Teed states that he will live in the building once it is converted from 2 units to a single unit (Application For Dwelling Unit Removal, Form B, Question #2) and yet his course of action of aggression and disrespect suggest otherwise and we believe this is just another of his properties which he has purchased to re-develop and sell. The building is already on Mr. Teed's property development and sales website, and his lawyer's threatening letter to Ms. Gissler notes the "prospective business advantage" Mr. Teed may lose if critical comments are submitted to this Commission.

I have listed and attached 2011 and 2012 emails and the letter from Mr. Teed's lawyer, showing the neighbors' submission of comments; the neighbors' request for an additional meeting; and the comments back from Mr. Teed.

Plans presented at the pre-application meeting in July 2011 had the rear extension running the full width of the property. The current plans have the rear extension 3 feet narrower on the north and south sides.

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 cite specific sections of the Residential Design Guidelines.

See attached pages.

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:

See attached pages.

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

See attached pages.

Discretionary Review Request, p. 9.

Question 1, What are the reasons for Requesting Discretionary Review. The proposed rear yard extension and deck will significantly adversely affect the privacy and quiet enjoyment of my bedrooms and the light and air to my odd-lot rear yard and will intrude into the mid-block open space. The proposed expansion would allow people on the deck to reach out and touch my bedroom windows; the loss of privacy in my bedrooms, and the attendant noise from people on the deck, will be extraordinary. The mass of the extension with the deck on top will overshadow most of my small, odd-lot rear yard. Four buildings in a row extending north have flush backs and the building to the immediate south (2727) is 12' shorter; the proposed rear extension will be a complete outlier.

Photo: development building identified with arrow; North right, South left. An expansion into the rear yard will have a profound impact on numerous properties, including the rear yard cottage at 2729 Baker, the oldest home on the block. The 75-year old, 75-foot Norfolk pine in the photo in the rear yard of the development property has already been cut down by Mr. Teed. 2729 Baker Street, a rear yard cottage circa 1890, is a grandfathered nonconforming cottage in the middle of the block that sits on a 60' lot and faces the proposed extension.



Application Packet for Discretionary Review, submitted March 12, 2012
Cary Klafter, 2743 Baker Street, San Francisco
Re. Building Permit Application 2011.10.27.7765S for 2735-37 Baker Street

Photo: showing the adjacent 4 Baker Street building in a row with rear facades in line; Mr. Teed's development property with story poles right outside my home's bedroom windows and overshadowing ~1/2 of the length of my odd-lot rear yard; 2727 Baker Street is the 5th building in the photo, on the right (South), and which is already inset from Mr. Teed's building. (photo from 2727 rear yard).



Mr. Teed plans to build forward at the street, build up with a roof deck and build back and up in the rear; each of the 2 proposed decks will have built-in gas grills and sinks. My neighbors and I are concerned about the real and continuing effect of reduced privacy and increased noise. We would appreciate that the Commission assist the neighbors in avoiding a reduction in these important values of urban life rather than allow an unneeded extension to be built. The San Francisco General Plan-Housing Element, Part 2-Objectives and Policies states that "All proposals to merge units should be carefully considered within the local context and housing trends to assure that the resulting unit responds to identified housing needs, rather than creating fewer, larger and more expensive units." (Objective 2, Policy 2.2). The proposed development

Application Packet for Discretionary Review, submitted March 12, 2012
Cary Klaffer, 2743 Baker Street, San Francisco
Re. Building Permit Application 2011.10.27.7765S for 2735-37 Baker Street

creates fewer and a larger and more expensive unit, which we expect to be sold upon completion, and my neighbors and I seek to reduce the adverse impact of this development on our block.

I refer you to Cow Hollow Neighborhood Design Guidelines Section 3 (Residential Design Guidelines) ("Guidelines") at Siting-Rear Yards-Respect Rear Yard and Adjacent Buildings (p.33); Rear Expansions (p. 35); and Appendices D-1 ("equalization" of adjacent buildings at the rear) and D-2 (Rear Yard Extensions). As noted in the Guidelines, "Rear yard extensions allowed by the Planning Code often have overwhelming impacts on rear yards." I note that the Planning Department's Design Review Checklist (Site Design-Rear Yard) asks "Is the building articulated to minimize impacts on privacy to adjacent properties?" I further note that the San Francisco General Plan-Housing Element, Part 2-Objectives and Policies states that "It is critical that the spirit and letter of these adopted area plans are implemented." (Objective 10, Policy 10.1).

It is a major theme of the Guidelines that in Cow Hollow, the mid-block open space constituted by the open adjoining rear yards "are a major and defining element of the neighborhood character. Preservation of the mid-block open space is an important goal of the relevant Neighborhood Design Guidelines." The proposed rear extension and deck will diminish the mid-block open space formed by the adjacent backyards on the block. The rear yards of all adjacent neighbors on the block provide open space even for the smaller adjoining odd lots; thus the smaller odd lots depend on the open space afforded by the larger rear yards, as in the case of my odd-lot rear yard.

If the proposed extension is allowed, the structure will protrude out beyond both buildings that are on either side of the development and beyond the line of the three buildings to the north (including my home).

Application Packet for Discretionary Review, submitted March 12, 2012
Cary Klafter, 2743 Baker Street, San Francisco
Re. Building Permit Application 2011.10.27.7765S for 2735-37 Baker Street

Photo: the extension story poles behind the development property; my home is on the left. You can see the location of the story poles relative to my daughter's bedroom windows; those poles represent the floor of the proposed deck, which will rise above. The photo does not show the mass of the extension when made solid, overshadowing ~1/2 of the length of my backyard, and does not show the further impact of the proposed deck on the extension roof with 4-foot railings. (photo taken from 2729 Baker).



Question 2, Please explain how this project would cause unreasonable impacts.

The proposed extension and rear deck would be 3' away from my daughter's bedroom windows. The use of my bedrooms would be extraordinarily and adversely affected by noise, and privacy would be greatly and dramatically diminished, as all the bedrooms would be open to clear view from the proposed deck. My small, odd-lot backyard would be substantially overshadowed by the extension structure and the deck. Mr. Teed will be taking the privacy, safety and quiet enjoyment of my bedrooms with his rear extension

Application Packet for Discretionary Review, submitted March 12, 2012
Cary Klafter, 2743 Baker Street, San Francisco
Re. Building Permit Application 2011.10.27.7765S for 2735-37 Baker Street

and deck; he will increase the value of his unnecessarily larger building and I will lose the privacy and quiet enjoyment of my home. Mr. Teed will be taking value from my home without compensation to me and will transfer that value to his property; I will be left with a home directly and extraordinarily adversely affected in privacy, quiet and value.

Photo: my daughter's bedroom on the left, extension story poles on the right; photo from my rear yard.



Application Packet for Discretionary Review, submitted March 12, 2012
Cary Klaffer, 2743 Baker Street, San Francisco
Re. Building Permit Application 2011.10.27.7765S for 2735-37 Baker Street

Photo: view from my daughter's bedroom window of the extension story poles extending ~1/2 of the length of my rear yard (on the right; ends at fence); Mr. Teed's rear yard in center; 2729 Baker on left. The story poles do not represent or show the effect of the deck planned for the top of the extension, with 4-foot railings, lights, a gas grill and sink.



Application Packet for Discretionary Review, submitted March 12, 2012
Cary Klafter, 2743 Baker Street, San Francisco
Re. Building Permit Application 2011.10.27.7765S for 2735-37 Baker Street

Photo: development extension story poles running ~1/2 the length of my odd lot rear yard (photo from my rear yard looking South). The story poles do not show the effect of the deck planned for the top of the extension, with 4-foot railings, lights, a gas grill and sink.



The proposed addition of two decks (roof deck and rear yard extension deck) will increase noise to all surrounding neighbors, and the proposed rear extension and its roof deck would negatively impact all of the neighbors in the adjacent back yards due to noise from activities on this raised rear deck (in addition to that coming from the planned roof deck, which will also have a gas grill and sink) projecting into the mid-block open space and further reducing their privacy.

I am joined in presenting these views by the following rear-yard neighbors:
Cynthia Gissler and Brian McDonnell, 2727 Baker Street
Mary Gissler, 2729 Baker Street
Marie and Pat Ferdon, 2825 Filbert Street
George Wyllie, 2829 Filbert Street

Application Packet for Discretionary Review, submitted March 12, 2012
Cary Klaffer, 2743 Baker Street, San Francisco
Re. Building Permit Application 2011.10.27.7765S for 2735-37 Baker Street

In addition, an Application for Discretionary Review has been submitted by Ms. Judith Keiser with regard to the proposed roof deck and a letter in support of my Application has or will be submitted by the Cow Hollow Association. Other neighbors are also supportive of this Application and intend to submit letters of support and/or appear at the hearing.

Question 3, what alternatives or changes would respond to the circumstances and reduce the adverse effects noted above.

a. Delete the extension and deck from the development. The plans call for an increase in square footage of the building from ~3000 square feet to ~4000 square feet, including a complete excavation and reconstruction of the ground level garage area to include living space, a bathroom, bar and wine storage in the current building envelope, a complete reconstruction of the 2d and 3d floors, a roof deck with gas grill and sink (the subject of a separate Application for Discretionary Review), and taking the street alcove space for the entryway and the garage and extending the walls to the sidewalk. The back wall of windows and doors currently planned for the extension can simply be added to the back of the reconstructed ground level living space in the current building envelope.

b. The extension could be redesigned in a manner that is less intrusive to me and to the rear yard neighbors. For example, the extension could be shaped in a semicircle which could provide a rearward increase in square footage but be significantly farther away from my bedroom windows and the neighbors generally; this would reduce my loss of privacy and reduce the overshadowing of my backyard. In conjunction with the reshaping of the extension, the deck should be deleted and prohibited. The plans already call for a substantial deck on the roof and a reworking of the backyard; the deletion of the extension deck would allow me to retain the privacy of my bedrooms and the deletion of one source of increased noise would be very helpful in the use of my bedrooms and for all of the rear yard neighbors.

Application Packet for Discretionary Review, submitted March 12, 2012
Cary Klafter, 2743 Baker Street, San Francisco
Re. Building Permit Application 2011.10.27.7765S for 2735-37 Baker Street

Attached documents with excerpted quotes (cc.recipients not listed):

Email July 13, 2011 Ms. Gissler to Mr. Teed-"Your willingness to delete that extension would remove our major concern".

Email chain December 5, 2011 Kelly Condon to neighbors, introducing herself as the new architect for the development and offering revised plans; and email December 19, 2011 with neighbors' comments via Ms. Gissler.

Email December 19, 2011 from Mr. Teed to Ms. Gissler-"Obviously I am upset by this... you will be hearing from me soon!.....At this point I am done trying to make you happy! Lawyer up!!"

Email December 19, 2011 from Mr. Teed to Ms. Gissler-"Yes, I am coming after you for every dime I have spent!!.....should you decide to have a rational moment, call me 518-9115 otherwise this is headed for my lawyers desk!"

Email December 19, 2011 Ms. Condon to Ms. Gissler-"I've provided replies to your questions/comments below.....Also-after the holidays-I would like to hold a formal meeting with you to go over the plans in person."

Letter December 20, 2011 Law Office of Brian E. Soriano to Ms. Gissler-"Please direct any future communications to my attention....Your attempt to withhold approval of the CHA based upon your personal desire to modify the design in ways that affect your property is improper and a violation of law.....you are engaging in conduct that has been adjudicated to be an unfair business practice under Business and Professions Code 17200 and which may constitute the tort of Interference with Prospective Business Advantage.....If you continue to wrongfully oppose his project, Mr. Teed feels he has no choice but to pursue litigation against you and mitigate his losses by making an alternative use of the property until his project can continue....If no response [for particular information] is received by January 2, 2012, Mr. Teed will have no choice but to initiate formal litigation against you and obtain the requested information through the discovery process."

Email December 28, 2011 Ms. Condon to Ms. Gissler-"Just wanted to touch base with you about setting up a new sit down meeting with the neighbors for after the holidays".

Email December 30, 2011, Ms. Gissler to Ms. Condon-"The neighbors and I welcome further conversations with you.....we will need a letter from the lawyer acknowledging that you have the authority from your client to seek and receive our comments".

Application Packet for Discretionary Review, submitted March 12, 2012
Cary Klafter, 2743 Baker Street, San Francisco
Re. Building Permit Application 2011.10.27.7765S for 2735-37 Baker Street
Email January 30, 2012, Ms. Gissler to Mr. Teed-"The neighbors and I welcome further dialogue from either Kelly or you about alternative designs for the rear yard extension".

Email January 30, 2012, Mr. Teed to Ms. Gissler-"I have exhausted my efforts with you.....After speaking with the planning dept, there was no further need to meet with you or your group."

Email January 30, 2012, Mr. Teed to Ms. Gissler-"Your Cow Hollow association will enjoy an NEW association...The new Cow Hollow Association...coming soon and fast!"

From: Cynthia Gissler <cgissler@testlabs.com>
Subject: 2735/2737 Baker Street 7/7/11 meeting follow up
Date: July 13, 2011 9:08:25 PM PDT
To: Rick Teed <Rick.Teed@sothebyshomes.com>
Cc: Caroline Gissler <caroline_gissler@testlabs.com>, Cary Klafter <cary.klafter@intel.com>, Brooke Sampson <brookesampson@yahoo.com>, Jan Diamond <janmdiamond@pacbell.net>, Geoff Wood <ggwood@aol.com>, cgissler@gmail.com, Gregg De Meza <note@dma-sf.com>, Henry Karnilowicz <occcexp@aol.com>

Hi Rick.

Thank you for coordinating the neighborhood meeting to review your renovation plans for 2735/2737 Baker Street. My family has lived in our properties next door – both the abutting home and rear yard cottage - for over 100 years and we love the neighborhood. I welcome getting to know you and Amanda as neighbors. Below I have captured what I observed during the recent pre-application meeting held on Thursday, 7/7/11 at 6:00pm for the proposed project 2735/2737 Baker Street.

1. You and your team of Gregg De Meza, architect, and Henry Karnilowicz, contractor, provided an overview of your tentative plans for 2735/2737 Baker Street. You primarily want to change the two flats into a single family residence and then renovate the property for a single family home.
2. Your preliminary proposed drawings taped to the wall of 2737 Baker Street showed additions of a roof deck on top of the house, an extension into the back yard by adding a room onto the existing garage level, which would extend about 12 feet (as measured from the building wall) into the back yard, and adding a roof deck on top of that rear extension. Your drawings did not include the existing condition.
3. You mentioned that you are still revising the plans and will e-mail pdf versions of possible changes to all those who attended the 7/7/11 meeting, before you settle on a definitive set to submit to the city departments.
4. You are considering removing the large evergreen tree in the back yard and you are thinking of different landscape layouts for the garden.
5. You plan to change the street facade of the building by adding some windows as you separate the current living room of the upper flat into two bedrooms. You are open to suggestions of how the facade can maintain the style of a 1920s building and maintain the neighborhood character of Cow Hollow.
6. Your current plans include a two car garage. The existing condition has approximately 16 feet of living space beyond the proposed garage. You plan to extend this another twelve feet into the backyard to make the new downstairs family room approximately 26 feet in length.

You received a number of informed comments from Brooke Sampson about relevant building regulations and the applicable Cow Hollow Neighborhood Design Standards with regard to several of your proposals. From your immediate neighbors, you heard our concern about the proposed rear extension with a deck in the backyard. That addition would adversely affect our light and air in our backyards. Cary Klafter's backyard is quite short, and in Cary's case, the rear yard extension would be right up against his bedroom windows. Your willingness to delete that extension would remove our major concern. We would likely have no other major issues with the renovation including the backyard area, both at the ground level and the proposed terraces in the back, and the other items mentioned at the meeting (e.g., revisions to windows in the front, roof deck with glass sides).

We look forward to receiving the new drawings that will provide other options for the rear extension.

Talk with you soon.

Cynthia Gissler
2727 Baker Street

From: Cynthia Gissler <cgissler@testlabs.com>
Subject: Re: 2735-37 Baker Street - Current Plans for Review
Date: December 19, 2011 8:30:47 AM PST
To: Kelly Condon <kellymcondon@gmail.com>
Cc: Brooke Sampson <brookesampson@yahoo.com>, Elaine Larkin <eblarkin@aol.com>, Martina Ehlers <ehlersm@pacbell.net>, cary.klafter@intel.com, caroline_gissler@testlabs.com, janmdiamond@pacbell.net, marie.ferdon@gmail.com, ltropp@pacbell.net, georgewylliesf@aol.com, Geoff Wood <ggwood@aol.com>, George Merijohn <merijohn@merijohn.com>, Teed Rick <Richard_Teed@yahoo.com>
Bcc: Brian McDonnell <bmcdonnell@testlabs.com>, Cynthia Gissler <cgissler@testlabs.com>

Hi Kelly.

Thank you for sending out the drawings. The neighbors have reviewed them and provided their feedback and questions which I have captured below. We appreciate your working to seek to incorporate many of the Cow Hollow Neighborhood Design Guidelines/Standards and to consider some of the issues we raised with the first set of drawings. The neighbors have the following questions or concerns.

1. The new light well designs are welcome additions. Would you explain the light wells' effect for each floor for the side neighbors (2743 and 2727 Baker Street)?
2. Excavation: Will the proposed rear horizontal extension require any excavation? If so, how much from the existing patio (grade) and utility room levels (below grade)? Will the existing rear yard patio be excavated and lowered? If so, by how much? Will it be extended beyond its present overall dimensions?
3. What are the proposed rear horizontal extension dimensions?
4. How high are the proposed fences from the ground (grade)? There is a concern by the neighbors if the rock base and fences exceed six feet as we all enjoy the open green space and light of the shared yards.
5. Does the third floor glass sliding door facing the backyard have a balcony? If so, what are its dimensions?
6. In addition to the drawings questions, the neighbors would like to have an agreement about the days of the week and times of day when construction will occur. There is a concern that construction may take place outside of 7:00am - 5:00pm Monday through Friday.

We all appreciate the detailed drawings and your thoughtful attention to several of the prior concerns. However, the neighbors are having great difficulty in supporting the plans as they currently are presented because of the rear horizontal extension and its deck. Because of this, we are unable to support the conversion of the units. We welcome your ideas as to ways to remove the rear extension, still allowing access to the roof deck, but with an alternate design of the rear yard patio area which would include second floor access to the yard while being sensitive to neighbors' concerns about noise, privacy, and preservation of the open spaces.

The rear extension will cut up the shared open space in the adjacent backyards. Due to the odd lots which make up many of the adjoining backyards, the rear yards of all the adjacent neighbors provide open space to these buildings on the odd lots of backyards. As you can see from your A2 diagram Existing Lot Plan of Project Address & Adjacent Building Footprints, 2743 Baker Street has a small rear yard which will be dwarfed by the proposed rear horizontal extension and deck of 2735/37. The odd lots of 2729 Baker Street (the rear cottage) and 2727 Baker Street would be negatively impacted with the rear horizontal extension and deck cutting into the open space. 2727 Baker Street is already 12 feet recessed from the current back of the home of 2735/37 and the extension would cut further into the remaining open space. A rear extension to 2735/37 is not in line with the Cow Hollow Neighborhood Design Guidelines/Standards as it is not equalized to the two adjacent properties.

Additionally, the proposed rear extension and its roof deck would negatively impact all seven of the neighbors in the adjacent back yards due to noise from activities on this raised rear deck. All of the adjacent neighbors' backyards will be negatively impacted by this rear extension into the open space. Consider how Rick might be impacted with a similar elevated rear extension added by a neighbor, once he has become a resident on Baker Street. We welcome your creative ideas on how you can rework the rear addition plans to live comfortably as neighbors enjoying what makes Cow Hollow special: open spaces, designs in line with the Cow Hollow Neighborhood Design Guidelines/Standards, and respect for privacy and quality of life.

Talk with you soon.

Cynthia Gissler
2727 Baker Street
415-362-7751 x12 work
415-828-8579 cell

On Dec 5, 2011, at 10:26 AM, Kelly Condon wrote:

Hello Everyone -

I'm Kelly Condon & I'm the new designer for the remodel at 2735-2737 Baker Street.

I was not present at the neighbor meeting held back in July -
but I have taken into account the comments made at that meeting as they were relayed to me -
and have taken into account the wishes of my client (Rick Teed) as I revised the design.

I've followed the Guidelines set forth by the Cow Hollow Association & the city of San Francisco as I drew up revised plans.
I hope you will find the current design to be neighborly & in full compliance with the guidelines set forth by your community as well
as by San Francisco.

Here is a link to the plans & elevations currently proposed for the project:

files.me.com/kellymcondon/tgyre8

Please review & let me know if you have any further questions / comments about the design so that I may address any reasonable
concerns where possible.

I will contact Cynthia Gissler directly / separately to coordinate further discussion as needed once everyone has had a chance to
review the plans.

Thank you for your time,

Kelly Condon
www.kellycondon.com
415-240-8328

On Dec 2, 2011, at 3:30 PM, Brooke Sampson wrote:

Kelly -

It is nice to see your name again on a proposed project in Cow Hollow.

Following are the CHA Zoning Committee's responses to your inquiries on 2735-37 Baker Street:

1. I have a complete drawing set in PDF form & can meet you any time to go over the updated design.

The CHA Zoning Committee and impacted neighbors met with the Project Sponsor and the "old team" on July 7, 2011 at the Pre-
Application Meeting. We recommend that the first meeting with you be with both the CHA and neighbors.

In addition, the neighbor to the south, Cynthia Gissler at 2727 Baker Street, has acted as the group leader to coordinate the neighbors in
the discussion of this project. We recommend Cynthia continue in that role and act as the Point Person. Cynthia is cc'ed on this email.

**2. I can also email them to you & other members of your organization if you like - so you can review them at your
convenience.**

And let me know who to send plans to if multiple parties need to see them.

Thank you, Kelly. Following is list of email addresses for the CHA Zoning Committee and interested neighbors:

Cary Klafter <cary.klafter@intel.com>

Caroline Gissler <caroline_gissler@testlabs.com>

Jan Diamond <janmdiamond@pacbell.net>

Marie Ferdon <marie.ferdon@gmail.com>

From: richard teed <richard_teed@yahoo.com>
Subject: Re: 2735-37 Baker Street - Current Plans for Review
Date: December 19, 2011 8:59:27 AM PST
To: Cynthia Gissler <cgissler@testlabs.com>
Reply-To: richard teed <richard_teed@yahoo.com>

Cynthia

Obviously I am upset by this...you will be hearing from me soon! Many of you folks have enjoyed unit mergers..roof decks etc..Seems that you feel like you have say when its next you your building..My plans are to move my family into the building..as I type, I am shaking mad! There is no reason for you to take such extreme measures toward me and my family. I have spent a ton of money trying to satisfy you AND YES, I know it is YOU! There is one thing for sure, I will do all I can to live my life in a quality manner. At this point, I am done trying to make you happy! Lawyer up!!

Regards,

Rick Teed
www.TeedHaze.com
Sotheby's International Realty
415.518.9115 cell
415.901.1701 fax

From: Cynthia Gissler <cgissler@testlabs.com>
To: Kelly Condon <kellymcondon@gmail.com>
Cc: Brooke Sampson <brookesampson@yahoo.com>; Elaine Larkin <eblarkin@aol.com>; Martina Ehlers <ehlersm@pacbell.net>; cary.klafter@intel.com; caroline_gissler@testlabs.com; janmrdiamond@pacbell.net; marie.ferdon@gmail.com; ftropp@pacbell.net; georgewylliesf@aol.com; Geoff Wood <ggwood@aol.com>; George Merijohn <merijohn@merijohn.com>; Teed Rick <Richard_Teed@yahoo.com>
Sent: Monday, December 19, 2011 8:30 AM
Subject: Re: 2735-37 Baker Street - Current Plans for Review

Hi Kelly.

Thank you for sending out the drawings. The neighbors have reviewed them and provided their feedback and questions which I have captured below. We appreciate your working to seek to incorporate many of the Cow Hollow Neighborhood Design Guidelines/Standards and to consider some of the issues we raised with the first set of drawings. The neighbors have the following questions or concerns.

1. The new light well designs are welcome additions. Would you explain the light wells' effect for each floor for the side neighbors (2743 and 2727 Baker Street)?
2. Excavation: Will the proposed rear horizontal extension require any excavation? If so, how much from the existing patio (grade) and utility room levels (below grade)? Will the existing rear yard patio be excavated and lowered? If so, by how much? Will it be extended beyond its present overall dimensions?
3. What are the proposed rear horizontal extension dimensions?
4. How high are the proposed fences from the ground (grade)? There is a concern by the neighbors if the rock base and fences exceed six feet as we all enjoy the open green space and light of the shared yards.
5. Does the third floor glass sliding door facing the backyard have a balcony? If so, what are its dimensions?
6. In addition to the drawings questions, the neighbors would like to have an agreement about the days of the week and times of day when construction will occur. There is a concern that construction may take place outside of 7:00am - 5:00pm Monday through Friday.

We all appreciate the detailed drawings and your thoughtful attention to several of the prior concerns. However, the neighbors are having great difficulty in supporting the plans as they currently are presented because of the rear horizontal extension and its deck. Because of this, we are unable to support the conversion of the units. We welcome your ideas as to ways to remove the rear extension, still allowing access to the roof deck, but with an alternate design of the rear yard patio area which would include second floor access to the yard while being sensitive to neighbors' concerns about noise, privacy, and preservation of the open spaces.

The rear extension will cut up the shared open space in the adjacent backyards. Due to the odd lots which make up many of the adjoining backyards, the rear yards of all the adjacent neighbors provide open space to these buildings on the odd lots of backyards. As you can see from your A2 diagram Existing Lot Plan of Project Address & Adjacent Building Footprints, 2743 Baker Street has a small rear yard which will be dwarfed by the proposed rear horizontal extension and deck of 2735/37. The odd lots of 2729 Baker Street (the rear cottage) and 2727 Baker Street would be negatively impacted with the rear horizontal extension and deck cutting into the open space. 2727 Baker Street is already 12 feet recessed from the current back of the home of 2735/37 and the extension would cut further into the remaining open space. A rear extension to 2735/37 is not

From: richard teed <richard_teed@yahoo.com> ✉
Subject: Re: 2735-37 Baker Street - Current Plans for Review
Date: December 19, 2011 9:02:22 AM PST
To: Cynthia Gissler <cgissler@testlabs.com>
Reply-To: richard teed <richard_teed@yahoo.com>

Yes, I am coming after you for every dome i have spent!! will be enjoyable living next to you!! should you decide to have a rational moment, call me 518-9115 - otherwise this is headed for my lawyers desk!

Regards,

Rick Teed
www.TeedHaze.com
Sotheby's International Realty
415.518.9115 cell
415.901.1701 fax

From: Cynthia Gissler <cgissler@testlabs.com>
To: Kelly Condon <kellymcondon@gmail.com>
Cc: Brooke Sampson <brookesampson@yahoo.com>; Elaine Larkin <elblarkin@aol.com>; Martina Ehlers <ehlersm@pacbell.net>; cary.klafter@intel.com; caroline_gissler@testlabs.com; janmdiamond@pacbell.net; marie.ferdon@gmail.com; ltropp@pacbell.net; georgewylliesf@aol.com; Geoff Wood <ggwood@aol.com>; George Merjohn <merjohn@merjohn.com>; Teed Rick <Richard_Teed@yahoo.com>
Sent: Monday, December 19, 2011 8:30 AM
Subject: Re: 2735-37 Baker Street - Current Plans for Review

Hi Kelly.

Thank you for sending out the drawings. The neighbors have reviewed them and provided their feedback and questions which I have captured below. We appreciate your working to seek to incorporate many of the Cow Hollow Neighborhood Design Guidelines/Standards and to consider some of the issues we raised with the first set of drawings. The neighbors have the following questions or concerns.

1. The new light well designs are welcome additions. Would you explain the light wells' effect for each floor for the side neighbors (2743 and 2727 Baker Street)?
2. Excavation: Will the proposed rear horizontal extension require any excavation? If so, how much from the existing patio (grade) and utility room levels (below grade)? Will the existing rear yard patio be excavated and lowered? If so, by how much? Will it be extended beyond its present overall dimensions?
3. What are the proposed rear horizontal extension dimensions?
4. How high are the proposed fences from the ground (grade)? There is a concern by the neighbors if the rock base and fences exceed six feet as we all enjoy the open green space and light of the shared yards.
5. Does the third floor glass sliding door facing the backyard have a balcony? If so, what are its dimensions?
6. In addition to the drawings questions, the neighbors would like to have an agreement about the days of the week and times of day when construction will occur. There is a concern that construction may take place outside of 7:00am - 5:00pm Monday through Friday.

We all appreciate the detailed drawings and your thoughtful attention to several of the prior concerns. However, the neighbors are having great difficulty in supporting the plans as they currently are presented because of the rear horizontal extension and its deck. Because of this, we are unable to support the conversion of the units. We welcome your ideas as to ways to remove the rear extension, still allowing access to the roof deck, but with an alternate design of the rear yard patio area which would include second floor access to the yard while being sensitive to neighbors' concerns about noise, privacy, and preservation of the open spaces.

The rear extension will cut up the shared open space in the adjacent backyards. Due to the odd lots which make up many of the adjoining backyards, the rear yards of all the adjacent neighbors provide open space to these buildings on the odd lots of backyards. As you can see from your A2 diagram Existing Lot Plan of Project Address & Adjacent Building Footprints, 2743 Baker Street has a small rear yard which will be dwarfed by the proposed rear horizontal extension and deck of 2735/37. The odd lots of 2729 Baker Street (the rear cottage) and 2727 Baker Street would be negatively impacted with the rear horizontal extension and deck cutting into the open space. 2727 Baker Street is already 12 feet recessed from the current back of the home of 2735/37 and the extension would cut further into the remaining open space. A rear extension to 2735/37 is not in line with the Cow Hollow Neighborhood Design Guidelines/Standards as it is not equalized to the two adjacent properties.

Additionally, the proposed rear extension and its roof deck would negatively impact all seven of the neighbors in the adjacent back yards due to noise from activities on this raised rear deck. All of the adjacent neighbors' backyards will be

From: Kelly Condon <kellyncondon@gmail.com>
Subject: Re: 2735-37 Baker Street - Current Plans for Review
Date: December 19, 2011 7:46:41 PM PST
To: Cynthia Gissler <cgissler@testlabs.com>, mary.woods@sfgov.org
Cc: Brooke Sampson <brookesampson@yahoo.com>, Elaine Larkin <eblarkin@aol.com>, Martina Ehlers <ehlersm@pacbell.net>, cary.klafter@intel.com, caroline_gissler@testlabs.com, janmdiamond@pacbell.net, marie.ferdon@gmail.com, ltropp@pacbell.net, georgewylliesf@aol.com, Geoff Wood <ggwood@aol.com>, George Merijohn <merijohn@merijohn.com>

Hello everyone -

I've provided replies to your questions / comments below in bold green.

Also - after the holidays - I would like to hold a formal meeting with you to go over the plans in person. I would feel more comfortable doing so since the plans presented at the initial meeting were different from what is being proposed now.

I'd rather present to our planner (Mary Woods - cc:ed here) a comment sheet that relates to the current plans rather than to the old plans.

I realize you are concerned about the addition - and this will give you a chance to record any concerns you may or may not have had at the other meeting.

I would like to make sure that those of you who have the greatest concerns are able to attend the meeting. I understand that the immediately adjacent neighbors are the most affected - and I am willing to also meet with you each individually / directly in the case that you are unable to attend the formal (ie. everyone invited) meeting for any reason.

Mary Woods asked me to add more notes & dimensions to the drawings just to be as clear as possible about the materials, additions & subtractions of mass to the building - so I'm doing that over the next few days.

There will be no design change for this meeting - just additional dimensioning & notation about materials of windows / doors & wall finishes.

Please let me know what day / time / location you think would be best for the neighbor meeting to be held (some date after the holidays) and I will coordinate further to make sure everyone who wants access to the comments form has that access.

Thanks,

Kelly Condon
www.kellycondon.com
415-240-8328

On Dec 19, 2011, at 8:30 AM, Cynthia Gissler wrote:

Hi Kelly.

Thank you for sending out the drawings. The neighbors have reviewed them and provided their feedback and questions which I have captured below. We appreciate your working to seek to incorporate many of the Cow Hollow Neighborhood Design Guidelines/Standards and to consider some of the issues we raised with the first set of drawings. The neighbors have the following questions or concerns.

1. The new light well designs are welcome additions. Would you explain the light wells' effect for each floor for the side neighbors (2743 and 2727 Baker Street)?

AT THE SOUTH FACING ELEVATION - I'VE CREATED A SMALL LIGHTWELL AGAINST THE NEIGHBORING PROPERTY LINE WINDOW ON THE TOP FLOOR.

I DID THIS AS A COURTESY SINCE PROPERTY LINE WINDOWS ARE NOT PROTECTED.

AT THE NORTH FACING ELEVATION - I'VE PROPOSED TO EXACTLY MATCH THE SIZE OF THE NEIGHBOR'S

LAW OFFICE OF BRIAN E. SORIANO

ATTORNEY AT LAW

SUITE 751

965 MISSION STREET

SAN FRANCISCO, CALIFORNIA 94103

TELEPHONE: (415) 615-0881

FACSIMILE: (415) 615-0915

December 20, 2011

Cynthia Gissler
2727 Baker Street
San Francisco, CA, 94123

Re: 2735/2737 Baker Street remodel project
Our File No. 122-02

Dear Ms. Gissler:

I am writing on behalf of your neighbor, Richard Teed, in response to your December 19th email to Mr. Teed's designer, Kelly Condon, concerning the proposed remodel project at the above-referenced property. Please direct any future communications to my attention.

From the beginning, Mr. Teed has attempted to be transparent about his design plans and considerate of the neighborhood residents' concerns. As you are aware, Mr. Teed and members of his design team held a neighborhood meeting back in July so that questions and concerns from neighbors about his remodel project could be addressed. The input from neighbors was taken seriously – Mr. Teed spent thousands of dollars on a light study to confirm neighbors would not be negatively impacted and even more on revised design plans that were consistent not only with the City and County's guidelines and restrictions, but those of the Cow Hollow Association.

The problem with your email of December 19th, 2011, is that it suggests the CHA is opposed to the current project design without identifying any aspect of the project that is inconsistent with the CHA Neighborhood Design Guidelines. Instead, you emphasize your distaste for the rear horizontal extension and deck and its impact on your own personal enjoyment.

Your attempt to withhold approval of the CHA based upon your personal desire to modify the design in ways that affect your property is improper and a violation of law. To begin with, the CHA's website states explicitly, "CHA, acting through its Zoning Committee, does not oppose projects that are within the criteria set forth in the Guidelines..." This appears to be exactly what you are purporting to do.

In addition, your focus on the rear extension and deck is unrelated to the question of merging the subject property's two units into one. Without merging the units, Mr. Teed is within his rights to

December 20, 2011

Page 2

undertake the rear extension and deck. Others in the neighborhood enjoy roof decks and similar designs. There is no logical basis for you to attempt to force Mr. Teed to modify his design in this regard. By wrongfully withholding approval in attempt to obtain a personal benefit, you are engaging in conduct that has been adjudicated to be an unfair business practice under Business and Professions Code section 17200 and which may constitute the tort of Interference with Prospective Business Advantage. As Mr. Teed reasonably relied upon the CHA's written policy, he may seek recovery of the significant money invested in developing a design consistent with the Association's guidelines as well as other consequential damages.

You are likely aware of Mr. Teed's commitment to pursuing this remodel project. If you continue to wrongfully oppose his project, Mr. Teed feels he has no choice but to pursue litigation against you and mitigate his losses by making an alternative use of the property until his project can continue.

I am requesting that you respond either by confirming that the project, as currently designed, is consistent with CHA's Neighborhood Design Guidelines and will not be opposed by the CHA, or a statement that the CHA will be opposing the project that identifies which specific Guidelines you feel would be violated by the current design, and a list of the affected homeowners that oppose the current design. If no response is received by Tuesday, January 3, 2012, Mr. Teed will have no choice but to initiate formal litigation against you and obtain the requested information through the discovery process.

Very truly yours,



Brian E. Soriano

cc: Richard Teed

From: Kelly Condon <kellymcondon@gmail.com>

Subject: 2735 Baker

Date: December 28, 2011 11:29:01 AM PST

To: Cynthia Gissler <cgissler@testlabs.com>

Hi Cynthia -

I hope you're enjoying the holidays!

Just wanted to touch base with you about setting up a new sit down meeting with the neighbors for after the holidays.

This is just a follow up meeting for Q & A to sort of bolster the first neighbor meeting that was held with a different designer & different plans.

I've updated the plans by adding a lot more notes & by repeating key dimensions of the addition that were previously shown on plans but not on the elevations.

Basically - Mary Woods just asked me to be super redundant throughout the plan set so that it's easier for people to review without flipping back & forth.

Here is that new plan set:

<https://files.me.com/kellymcondon/ppwg6m>

Nothing changed about the addition or scope of work (since Rick isn't interested in yielding on the addition).

So - I'm not sure this is much help to anyone.

I don't get the impression that anyone is confused by the actual pop out -

but I think the yard work is a bit clearer on this set - showing that there is a little leveling going on at the highest part of the yard (just to decrease the slope) -

and showing the height of stepping retaining walls at the planter I added to each side of the stairs in the yard - just to visually reduce the scale of the level change - so they don't look out their back door & into a wall.

One thing that might not have been super clear is that he's planning to excavate the lower level to get higher ceilings - so the height of the addition is noted both from existing & proposed grade just to give a better idea of how much it will project from the existing slab at the back of the house.

Let me know your thoughts when you get the chance.

Sorry I missed returning your call last Monday. I got bombarded with about 1000 things while I was out that day.

Usually I have a to do list to remind me to return voicemails - but I ended up 'stranded' on Polk for about 5 hours that day while my car was in the shop.

Talk to you soon,

Kelly Condon
415-240-8328

From: Cynthia Gissler <cgissler@testlabs.com>
Subject: Re: 2735 Baker
Date: December 30, 2011 12:11:59 PM PST
To: Kelly Condon <kellymcondon@gmail.com>

Hi Kelly.

Thanks for your email. I'm sorry we didn't connect by phone over the last week. The holidays are a busy time. I hope you have had restful and joyful holidays. I have had a delightful time with my family.

In the interim, I received a letter from Rick's attorney which I assume you also received. I've attached a copy of the two page letter in case you weren't copied. In the attorney's letter, he says that he

- 1) wants all communication to go to him, and
- 2) he has explicitly threatened litigation. He either wants all prior comments withdrawn or he wants a further list of detailed comments and a list of neighbors affected.

You and your predecessor, Gregg De Meza, previously provided plans to the neighbors, held a meeting at the property and requested comments from us on numerous occasions. All of the concerned neighbors proceeded to provide comments in good faith on each set of proposed plans sent to us, in accord with the established public participation process in San Francisco and at the explicit request of Rick Teed's team. We are now explicitly threatened with litigation because we apparently did not say "No comment." The neighbors and I need a one-voice statement back from someone because your request for a follow-on meeting with the neighbors for additional comments is directly contrary to the two statements made in the attorney's letter. The neighbors and I welcome further conversations with you. If you do want any further comments or discussion with us, we will need a letter from the lawyer acknowledging that you have the authority from your client to seek and receive our comments, withdrawing the threat of litigation and acknowledging our right to provide such comments as part of the participation process.

I look forward to being able to connect with you once we are able to figure out the communication path. May you have a Happy New Year.

Cynthia Gissler
2727 Baker Street
415-362-7751 x12 work
415-828-8579 cell

From: Cynthia Gissler <cgissler@testlabs.com>
To: Teed Rick <richard_teed@yahoo.com>
Sent: Monday, January 30, 2012 1:25 PM
Subject: 2735/37 Baker Street

Hi Rick.

It has been about a month since I received your attorney's letter requesting that all communication about 2735/37 Baker Street go through him. The neighbors and I had received communication from Kelly Condon, your designer/architect about the updated plans both before and after the letter from your attorney. I was working with Kelly to organize a neighborhood meeting to review these revised plans but then she informed me that you didn't want this meeting to proceed. The neighbors and I welcome further dialogue from either Kelly or you about alternative designs for the rear yard extension.

Sincerely,
Cynthia Gissler
2727 Baker Street

From: richard teed <richard_teed@yahoo.com>
Subject: 2735/37 Baker Street
Date: January 30, 2012 1:35:34 PM PST
To: Cynthia Gissler <cgissler@testlabs.com>
Cc: "brian@bsoriano.com" <brian@bsoriano.com>
Reply-To: richard teed <richard_teed@yahoo.com>

Cynthia

I have exhausted my efforts with you. You have personally cost me more than 100,000 dollars to date. After speaking with the planning dept, there was no further need to meet with you or your group. The 311 will go out shortly. I know that I am well within my rights with the planning dept. Further, I am well within the cow hollow guide lines (my attempt as a considerate neighbor)...There was actually no need for me to pull in 3 feet on each side as I have done. The plans are very much the same as your last set. I will move forward with my rights...The roof deck (neighbor to the North has one) and a small rear bump out...within a week, you will get a copy from the City..

You may want to consider your dryer vent....it's illegal to vent it into my property line....Now is the time to get that sorted out. I recommend a neighborly approach..

Regards, Rick Teed www.TeedHaze.com Sotheby's International Realty
415.518.9115 cell 415.901.1701 fax

From: Cynthia Gissler <cgissler@testlabs.com>
To: Teed Rick <richard_teed@yahoo.com>
Sent: Monday, January 30, 2012 1:25 PM
Subject: 2735/37 Baker Street

Hi Rick.

It has been about a month since I received your attorney's letter requesting that all communication about 2735/37 Baker Street go through him. The neighbors and I had received communication from Kelly Condon, your designer/architect about the updated plans both before and after the letter from your attorney. I was working with

From: richard teed <richard_teed@yahoo.com>
Subject: Re: 2735/37 Baker Street
Date: January 30, 2012 1:38:04 PM PST
To: Cynthia Gissler <cgissler@testlabs.com>
Reply-To: richard teed <richard_teed@yahoo.com>

Your Cow Hollow association will enjoy an NEW association....The new Cow Hollow Association...coming soon and fast!

Regards, Rick Teed www.TeedHaze.com Sotheby's International Realty
415.518.9115 cell 415.901.1701 fax

From: Cynthia Gissler <cgissler@testlabs.com>
To: Teed Rick <richard_teed@yahoo.com>
Sent: Monday, January 30, 2012 1:25 PM
Subject: 2735/37 Baker Street

Hi Rick.

It has been about a month since I received your attorney's letter requesting that all communication about 2735/37 Baker Street go through him. The neighbors and I had received communication from Kelly Condon, your designer/architect about the updated plans both before and after the letter from your attorney. I was working with Kelly to organize a neighborhood meeting to review these revised plans but then she informed me that you didn't want this meeting to proceed. The neighbors and I welcome further dialogue from either Kelly or you about alternative designs for the rear yard extension.

Sincerely,
Cynthia Gissler
2727 Baker Street

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: March 11, 2012

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

Owner / Authorized Agent (circle one)

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 checked="" type="checkbox"/>
Convenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" 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: _____



SAN FRANCISCO PLANNING DEPARTMENT

RECEIVED

APR 27 2012

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
NEIGHBORHOOD PLANNING

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 2012.0084DDD
Building Permit No.: 2011-1027-7765
Address: 2735-2737 Baker

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: Kelly Condon

Telephone No.: 415-240-8328 (for Planning Department to contact)

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

Please see my responses to the individual comments & concerns stated by the DR requesters per the attached documents, illustrations & photos.

This project is well within Planning guidelines. We have voluntarily reached out to & worked with neighbors for months & have made many concessions - mostly with success in alleviating concerns. The remaining filed claims are either false or are due to oversensitivity.

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

The DR filer is concerned about views & claims we propose a penthouse that is not proposed. We revised the drawings post DR filing to eliminate solid railings above roof level. The filer wants us to NOT build due to an oversensitive privacy claim. She appears to live in Santa Rosa (see her mailing address) & her unit on Union is 58'-8" away from the proposed roof deck - separated by 1+ neighboring lots & her own rear yard.

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

The 'changes' requested by the DR filers were that we 'eliminate' the additions. We are willing to compromise - but not to eliminate the terrace & roof deck for someone 58' away who thinks cigarette smoke will enter her windows. We can't build a privacy screen for her because she insists on a 35' height limit for solid railings & is very concerned about her views. We have done everything we can to avoid a hearing - but in the end - unfortunately - we have no other option.

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

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>2</u>	<u>2</u>
Occupied stories (all levels with habitable rooms) ...	<u>2</u>	<u>3</u>
Basement levels (may include garage or windowless storage rooms)	<u>0</u>	<u>0</u>
Parking spaces (Off-Street)	<u>1</u>	<u>1</u>
Bedrooms	<u>4</u>	<u>4</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>2398 s.f.</u>	<u>4109 s.f.</u>
Height to top of roof & top of decking	<u>32'-0"</u>	<u>34'-10"</u>
Building Depth	<u>66'-5"</u>	<u>75'-7"</u>
Most recent rent received (if any)	<u>N/A</u>	<u>N/A</u>
Projected rents after completion of project	<u>N/A</u>	<u>N/A</u>
Current value of property	<u>\$1.6 mil</u>	<u>\$4.3 mil</u>
Projected value (sale price) after completion of project (if known)		<u>not for sale</u>

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


 _____ APRIL 15, 2012 Kelly Condon
 Signature Date Name (please print)

2735 BAKER – RESPONSES TO DR FILER COMMENTS

PERMIT# 2011-1027-7765

D.R. FILER #1 – JUDITH KEISER:

Please note that this DR requester's mailing address is a 5,255 s.f. single family home on a 30,492 s.f. lot in SANTA ROSA.

The Neighbor Outreach meeting was held on July 7, 2011 & the formal 311 notification poster was posted between February 9 & March 20. We have emailed plans / comments back & forth with neighbors & with the Cow Hollow Association for over 9 months. The Keiser's claim to have only discovered this project on March 4th – effectively having missed most of a very obvious neighbor outreach process.

The Keisers first contacted me to discuss their concerns on March 4, 2012 when I received a voicemail from **Wayne Keiser stating:** *“Unfortunately, the proposed project will completely obstruct our bay & surrounding hills view as well as a noticeable portion of the sky – therefore the roof deck will not work for us”*

On March 5th, I discussed the project at length with Judith Keiser & our planner Mary Woods - at which time Judith was informed that views are not protected rights in San Francisco. All the same – I illustrated graphically on photos of her view perspective provided to me by her that there are no impacts to their views of the bay & hills & sky – largely due to the fact that we plan to have a recessed exterior stair & to use glass railings at locations that do not require fire-rated parapets.

We were unable to make progress on her concern that her privacy is jeopardized because we feel these are oversensitive claims (see below for more detail).

DR QUESTION 1 – EXCEPTIONAL & EXTRAORDINARY CIRCUMSTANCES:

FILER: *The addition of a roof deck to the project completely compromises the privacy of our entire unit since both our bay windows are in direct line with the proposed deck. Thus, noise, lights, cooking and barbecue smoke, cigarette smoke, or whatever recreational activities might occur here would enter our living, dining, and office rooms. This is a large deck and we could expect that very active events could easily take place here. The proposed deck far exceeds in size any of the other decks next door or down the block.*

PERMIT APPLICANTS RESPONSE: The windows in the Keiser's unit that are closest to the proposed roof deck are 58'-8" away from the deck & 2 lots away from the subject lot. These windows are on the second story of their building & the proposed deck is above the 3rd story of the project building with railings recessed 5' from the existing property line wall of the subject building (see photos 1-3 & color block map).

The building code requires exterior lighting to be timer controlled & indirect (ie. shielded). We

have proposed indirect step lights on the proposed deck that are 12" above the floor (ie. too low to affect neighbors).

This deck does not far exceed other decks in the neighborhood (see color block / lot map – attached as an exhibit). There are several roof decks of similar scale on top of 3rd stories – all with penthouses that comprise a 4th story along this block of Baker & on the corners of both Filbert & Union - including the Keiser's own building at 2806 Union.

There are 5 4-story buildings within those bounds (see photos 12 & 13).

ALL of these 4th stories are much taller & larger than the proposed deck.

Quiet enjoyment does not only happen indoors.

The thinking here seems to be – that outdoor space equals loud parties.

If that were a valid argument – each of the neighbors making such claims would be just as liable to create noises & smells of their own & to have voyeuristic tendencies of their own in their own back yards – and on their own roof deck (as the second DR filer has a roof deck of his own).

The following is a direct quote from Michael Garcia – President of the Board of Appeals from a hearing at the board of appeals on March 21, 2012. This quote was in response to neighbors appealing a 500 s.f. roof deck at 2756 Baker (which is right across the street from the proposed project). The neighbors who appealed that deck made ALL the same claims Mrs. Keiser makes in her DR filing.

"I wanna say this as nicely as possible. We live in an urban area. Pretty much - if your neighbor is going to barbecue - even if it's like 2 or 3 stories below you - given the wind blowing the right direction and it's on the ground - you're going to get odors. It's not a safety issue. And, you know, light, air, privacy - I don't know. It seems as though most of this is upright. None of us is guaranteed a view or light or necessarily even air - and as for privacy - and again - I hope to make this as gentle as possible - that's pretty much what window treatments are for."

MICHAEL GARCIA, PRESIDENT OF THE SAN FRANCISCO BOARD OF APPEALS

DR QUESTION 2 – UNREASONABLE IMPACTS OF CONSTRUCTION:

FILER: *This would permanently compromise our privacy and enjoyment of our entire, admittedly small, condominium since all rooms except a bedroom, bathroom, and sliver of a kitchen are open to this deck. All other rooms are in the direct frontage across the width of our home. We could reasonably expect that quite large and active events could happen here. If not, why have it so large with kitchen sink and barbeque?*

PERMIT APPLICANTS RESPONSE:

The Planning Department does not require permit application for barbecues & does not have jurisdiction over private events at a residence. Deck size & presence of food preparation equipment are not a guaranteed pre-cursor to bad behavior. Unreasonable noise levels are a concern of the Police Department. Not the Planning Department.

DR QUESTION 3 – PROPOSED ALTERNATIVES / CHANGES TO PROJECT:

FILER: *We request that it be eliminated or substantially be reduced in size with no kitchen functions.*

PERMIT APPLICANTS RESPONSE:

See my above comments regarding the Planning Department's stance on barbecues. Proposing elimination of a project is not a change or compromise.

FURTHER COMMENTS FROM FILER:

FILER: *The owner/developer is Rick Teed of "Teed Haze, " a professional real estate agent and developer team operated out of Sotheby's International Realty. This team of developers have purchased and developed numerous properties in the area over the past several years and this property is listed as the "Latest Development project" on the website at: <http://www.teedhaze.com/development-projects/current-projects/273537-Baker-St> After holding the mandatory one community meeting, the developer has eschewed all further contact with neighbors.*

PERMIT APPLICANTS RESPONSE:

We were NOT required to hold a neighbor outreach meeting.

Mrs. Keiser is also an immediately adjacent neighbor.

Mrs. Keiser had a 9 month period during a very high profile VOLUNTARY neighbor outreach process in which to contact the project sponsor with her concerns.

She waited until the last week of the 311 notification to contact us & her concerns at that time were her views.

During the neighbor outreach process we made numerous concessions to the neighbors – some with success & others (ie. Requests to eliminate the additions) without success (see final page for itemized list of changes made to plans for neighbors pre-submittal for permit).

Extensive coordination with neighbors & the CHA was conducted after the July 7th voluntary meeting – over the phone & through emails.

The building owner is a developer / real estate agent FOR A LIVING.

This is not a development project. Neighbors have been informed of this many times.

Even developers have to live somewhere.

Conversely - this DR filer appears to live in Santa Rosa - NOT in Cow Hollow.

The Keisers have stated within this filing that their mailing address is a 5,255 s.f. single family home on a 30,492 s.f. lot in Santa Rosa & the Assessor also has that address on file as being the address of the building owner.

FILER (PARAPHRASED): ...*The project proposes a large and intrusive rooftop deck and also proposes an extension into the rear yard past both adjacent buildings. The proposed rooftop deck violates the guidelines and the rear yard extension past both neighboring homes also violates the guidelines.*

... The Commission should at a minimum, require the proposed project to be modified to comply with the Guidelines. 1) Require the height be reduced by eliminating the top floor deck 2) Reduce or eliminate the rear yard extension based on the neighboring buildings; 3) make the façade compatible with surrounding neighborhood character as required by the Guidelines.

PERMIT APPLICANTS RESPONSE:

We have revised the project to include a fully fire-rated roof under the deck so that we might eliminate all solid railings. At this time – no solid features protrude above the 35' CHA height limit. The (now all glass) deck railings are at roughly the same height as immediately adjacent neighboring parapets & railings so there is no reason to simply eliminate the deck.

The claim that the rear addition is beyond Cow Hollow setbacks is unfounded. The rearmost wall of the addition is on the 45% setback line, that addition is only 1 story tall & it's side walls were recessed in as a concession to the immediately adjacent neighbors – not as a requirement of code or neighborhood guidelines.

FILER (PARAPHRASED): ...*In this instance, the Project Sponsor plans a large rooftop structure. This is not a simple roof deck, but appears to be the start of a new floor of occupancy.*

PERMIT APPLICANTS RESPONSE:

The Planning Commission should not be a forum for the opposition of imaginary projects. This is a waste of everyone's time & taxpayer's money.

FILER (PARAPHRASED): *The project as proposed would have the following adverse effects:*

A. The height and scale of the proposed project would negatively impact the prevailing scale of the built environment on Baker Street...

PERMIT APPLICANTS RESPONSE:

Not true. See color block map indicating heights & scales of surrounding buildings. The proposed project blends right in.

FILER (PARAPHRASED): *The project as proposed would have the following adverse effects:*

D. Rooftop Features: ...THERE IS NO OTHER BUILDING IN THE VICINITY THAT HAS A FOURTH FLOOR LEVEL DECK OF THIS SIZE – a deck on top of the built out third floor, with a solid wall parapet and glass on top of that structure...

PERMIT APPLICANTS RESPONSE:

Not true. There is an approved 500 s.f. deck directly across the street at 2756 Baker – under construction right now. Our immediate next door neighbor – Cary Klafter (DR filer 2) has a very similarly sized roof deck – only his includes a penthouse – which ours does not. 3 lots down on Baker – there is another similarly scaled roof deck – also with a penthouse. In addition – there are 5 4-story tall buildings along this same block of Baker between Filbert & Union (including the DR filer’s own building). These 4th stories are all much larger & taller than the proposed deck.

FILER: *The plans feature both a parapet and a stair penthouse.*

PERMIT APPLICANTS RESPONSE:

Not true. There never was a proposed penthouse. Again – all railings are glass now due to a (post DR filing) revision of the fire-rated assembly that allows us to NOT have solid parapet walls anymore.

FILER (PARAPHRASED): *Although the plans are totally inadequate in that they do not accurately show the dimensions of the proposed rooftop features...*

PERMIT APPLICANTS RESPONSE:

Not true.

FILER (PARAPHRASED / CONTINUED FROM PRIOR COMMENT): *...they appear to be incongruous not only with the Cow Hollow Neighborhood Guidelines but also with several of the City’s General Residential Design Guidelines, which call for the following:*

- Sensitively locate and screen rooftop features so they do not dominate the appearance of a building.*
- Limit in number and extent the proposed rooftop features.*
- Stair penthouses may also be entirely eliminated through the use of roof hatches, courts with stairs or exterior rear stairs to the roof.*

PERMIT APPLICANTS RESPONSE:

The proposed roof deck is set back 13’-9” from the front property line, 26’-5” from the rear building wall (not including jogs around a recessed staircase that has much lower railings due to the sunken levels of the stair as it rises), 5’-8” from the southern lot line & is positioned to

completely clear the northern lightwell by nature of the stair location creating a further recess away from the northern side lot line for a full 8'-1" & then the railing facing that lot line & aligned with that light well is all glass. There is no stair penthouse. The stair is entirely recessed within the envelope of the existing building. This deck is designed with extreme sensitivity.

FILER (PARAPHRASED / CONTINUED FROM PRIOR COMMENT): *The project as proposed would have the following adverse effects:*

E. Hazard to birds: In addition to the project's incompatibility with the character of the surrounding architecture of the neighborhood, the large expanses of glass at the top of the roof are inconsistent with the City's guidelines for protecting birds ...

PERMIT APPLICANTS RESPONSE:

Not true. All glass railings exceed bird safety requirements as clearly noted on the plans.

FILER'S PROPOSED CHANGE TO THE PROJECT #1: *The first and foremost, reduce the proposed building to three stories, eliminating the roof top enclosure parapets completely. The elimination of the rooftop deck...*

PERMIT APPLICANTS RESPONSE:

Again – fire-rated assemblies have been redesigned (post DR filing) to eliminate the need for solid parapets.

FILER'S PROPOSED CHANGE TO THE PROJECT #2: *Change the rooftop design to eliminate or minimize the rooftop features. Internalize the proposed stair penthouse.*

PERMIT APPLICANTS RESPONSE:

No problem – since the contested plans never included a penthouse.

FILER'S PROPOSED CHANGE TO THE PROJECT #3: *Do Not Permit the Merger. This request is consistent with the Priority Policies of the General Plan and would avoid eliminating the much needed second unit in the building which has served as two flats since it was constructed decades ago.*

PERMIT APPLICANTS RESPONSE:

The request for Unit Merger has been withdrawn. Instead – we propose to redistribute the lower unit to the ground level at 81.2% of existing unit size per SF Planning Code provisions.

FURTHER COMMENTS FROM PERMIT APPLICANT TO DETAIL CHANGES MADE TO THE PROPOSED PROJECT AS A DIRECT RESULT OF MEDIATION WITH NEIGHBORS:

-- a VOLUNTARY neighbor outreach meeting was on July 7, 2011 & then 9 months of neighbor outreach were conducted – also voluntarily.

-- Both sides of the rear addition were pulled in 36" to appease adjacent neighbors

-- A shadow study was conducted to prove light & air are not at stake to anyone.

-- Existing bay windows that face Cary Klafter's bay windows directly (existing bedroom to existing bedroom) were removed to increase privacy due to his concern about his daughter's windows

-- A large tree (over 40' tall) was removed from the center of the rear yard to greatly increase light & air to the northern neighbors who express concern about light & air.

-- The stair to the roof deck was recessed within the building envelope & made exterior so that no penthouse would be required

-- The roof deck railings at the north & south lot lines were recessed away from the lot lines to maximize light & air

-- The entire roof was fire-rated so that fire-rated guardrails could be eliminated in favor of the least visually impacting railing system possible (all glass).

-- the northern light well - shared with Cary Klafter – was greatly expanded - by removing mass from the existing building

-- a courtesy light well was created for the southern neighbor's side lot line window at the southern light well

-- the number of flues & vents was greatly decreased because the permit holder opted to use hydronic radiant heat - which costs roughly 3x as much as forced air heating & is far more energy efficient. The current home has 2 fireplaces, 2 range hood vents, 2 furnaces & 2 water heaters. The proposed merged unit would have 1 fireplace & 1 would only need 1 combined 4" vent for all water heating & space heating due to the use of hydronic heat. This vent also does not have to protrude above the roof line like a furnace or water heater vent does. The unit merger eliminates the need for 2 of everything.

-- An offer was made to Mr. Klafter to install a frosted glass privacy screen on top of the rear terrace guardrail to abate his concerns for his daughter's privacy. He denied that offer on grounds that if this is what he wanted – he could do it himself on his own lot.

-- The request for unit merger was withdrawn.



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 2012.0084DDD
Building Permit No.: 2011-1027-7765
Address: 2735-2737 Baker

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: Kelly Condon

Telephone No.: 415-240-8328 (for Planning Department to contact)

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

Please see my responses to the individual comments & concerns stated by the DR requesters per the attached documents, illustrations & photos.

This project is well within Planning guidelines. We have voluntarily reached out to & worked with neighbors for months & have made many concessions - mostly with success in alleviating concerns. We were unable to resolve the remaining filed claims.

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

We revised the drawings post DR filing to eliminate solid railings above roof level. We offered to install a frosted glass privacy screen on top of the rear terrace railings for the DR filer - who claims his daughter's privacy is at stake - but he responded to this option by saying he could do that himself on his side of the fence if that is what he really wanted. The changes we made for neighbors are listed on the last page of my response document.

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

The 'changes' requested by the DR filers were that we 'eliminate' the additions. We are willing to compromise - but not to eliminate the terrace & roof deck for someone who has a roof deck of his own & wants us to NOT have one & refuses clearly viable solutions.

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

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>2</u>	<u>2</u>
Occupied stories (all levels with habitable rooms) ...	<u>2</u>	<u>3</u>
Basement levels (may include garage or windowless storage rooms)	<u>0</u>	<u>0</u>
Parking spaces (Off-Street)	<u>1</u>	<u>1</u>
Bedrooms	<u>4</u>	<u>4</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>2398 s.f.</u>	<u>4109 s.f.</u>
Height to top of roof & top of decking	<u>32'-0"</u>	<u>34'-10"</u>
Building Depth	<u>66'-5"</u>	<u>75'-7"</u>
Most recent rent received (if any)	<u>N/A</u>	<u>N/A</u>
Projected rents after completion of project	<u>N/A</u>	<u>N/A</u>
Current value of property	<u>\$1.6 mil</u>	<u>\$4.3 mil</u>
Projected value (sale price) after completion of project (if known)	<u>not for sale</u>	

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

	<u>APRIL 15, 2012</u>	<u>Kelly Condon</u>
Signature	Date	Name (please print)

2735 BAKER – RESPONSES TO DR FILER COMMENTS

PERMIT# 2011-1027-7765

D.R. FILER #1 – CARY KLAFTER:

The Neighbor Outreach meeting was held on July 7, 2011 & the formal 311 notification poster was posted between February 9 & March 20. We have emailed plans / comments back & forth with neighbors & with the Cow Hollow Association for over 9 months.

This neighbor attended the outreach meeting & did make comments – which were addressed by design changes – but closed communication with us after the July 7 meeting.

After the July 7 meeting - this filer was included in numerous email communications with the Cow Hollow Neighbor Association & with adjacent neighbors in which plans were revised & questions / comments were attended to – he did not once respond to any of those emails or try to contact us in any way during the outreach & notification period. Instead – he filed a DR.

It is a fact that he did receive the neighbor outreach emails – because he has submitted portions of them along with his DR filing.

The filer contacted us on March 20th after his DR filing was submitted to discuss options – but refused to accept clearly viable solutions (details below).

Please note that this neighbor has an existing roof deck & stair penthouse of his own & is contesting our proposed roof deck – which is of lower height, is less intrusive with partial glass railings, is not on tall wooden stilts like his is & which proposes an exterior stair that would be recessed into our existing building envelope. This neighbor also lives in his 2 unit building as a single family home & contested the proposed unit merger – which has since been withdrawn.

DR QUESTION 1 – EXCEPTIONAL & EXTRAORDINARY CIRCUMSTANCES:

FILER: The proposed rear yard extension and deck will significantly adversely affect the privacy and quiet enjoyment of my bedrooms and the light and air to my odd-lot rear yard and will intrude into the mid-block open space. The proposed expansion would allow people on the deck to reach out and touch my bedroom windows; the loss of privacy in my bedrooms, and the attendant noise from people on the deck, will be extraordinary. The mass of the extension with the deck on top will overshadow most of my small, odd-lot rear yard. Four buildings in a row extending north have flush backs and the building to the immediate south (2727) is 12' shorter; the proposed rear extension will be a complete outlier.

PERMIT APPLICANTS RESPONSE: See the color block map provided as an exhibit by the permit holder – which clearly illustrates the lots mentioned in this claim. The addition in no way intrudes on mid block open space. It is within the 45% setback (as defined by Cow Hollow as

the mandatory setback without standard Planning code exceptions). It is only one story tall with a deck on top. It is only 9'-3" deep & the side walls / railings were pulled in 36" from each side specifically to accommodate this neighbor's concern for privacy and adjacency to his daughter's window.

On March 29 2012 (after the DR was filed) – we proposed to create a frosted glass privacy screen above standard eye height for the full depth of the terrace & Mr. Klafter responded by stating that if privacy was what he wanted – he could build a screen on his own property & put window grilles on his daughter's bedroom windows himself. He then suggested again that we pull the addition much further back & away from the shared property line.

In the permit drawings - we have proposed the removal of all existing bay window protrusions at the back of the house specifically to address this neighbor's concerns about his privacy.

A shadow study was conducted (also attached as an exhibit) that proves light & air is not at stake since the existing fence between properties casts an overlapping shadow which only affects light in Mr. Klafter's lower level garage area.

At the center of the rear yard - a very large tree (over 40' tall – see photos 7 & 8) was removed to greatly increase light & air to all northern neighbors – also as a concession to their desire for more light & air.

The 4 buildings in a row Mr. Klafter mentions are on shallower lots that abut other people's rear yards on a perpendicular street & one is a 4 story building on a corner lot. So – while they all have different 45% setbacks (which they are all well beyond) – the only difference in open space between Mr. Klafter's lot & the permit holder's lot is the opacity of the material of his own rear fence. The same goes for the neighbor to his north. The neighbor to the south of the permit holder's lot went through a lot split in 1990. Her lot was previously the same depth as the permit holder's lot with the same setbacks. She has a building in her rear yard – now on it's own lot – which is owned & occupied by her own family & has been for decades.

Quiet enjoyment does not only happen indoors.

The thinking here seems to be – that outdoor space equals loud parties.

If that were a valid argument – each of the neighbors making such claims would be just as liable to create noises & smells of their own & to have voyeuristic tendencies of their own in their own back yards – and on their own roof deck (since this DR filer has a roof deck of his own).

The following is a direct quote from Michael Garcia – President of the Board of Appeals from a hearing at the board of appeals on March 21, 2012. This quote was in response to neighbors appealing a 500 s.f. roof deck at 2756 Baker (which is right across the street from the proposed project). The neighbors who appealed that deck made ALL the same claims Mr. Klafter makes in his DR filing.

"I wanna say this as nicely as possible. We live in an urban area. Pretty much - if your neighbor is going to barbecue - even if it's like 2 or 3 stories below you - given the wind blowing the right direction and it's on the ground - you're going to get odors. It's not a safety issue. And, you know, light, air, privacy - I don't know. It seems as though most of this is upright. None of us is guaranteed a view or light or necessarily even air - and as for privacy - and again - I hope to make this as gentle as possible - that's pretty much

what window treatments are for."

**MICHAEL GARCIA, PRESIDENT OF THE SAN FRANCISCO BOARD OF APPEALS
DR QUESTION 1 (continued) – EXCEPTIONAL & EXTRAORDINARY CIRCUMSTANCES:**

FILER: *The San Francisco General Plan-Housing Element, Part 2-Objectives and Policies states that "All proposals to merge units should be carefully considered within the local context and housing trends to assure that the resulting unit responds to identified housing needs, rather than creating fewer, larger and more expensive units." (Objective 2, Policy 2.2).*

PERMIT APPLICANTS RESPONSE:

The request for Unit Merger has been withdrawn. Instead – we propose to redistribute the lower unit to the ground level at 81.2% of existing unit size per SF Planning Code provisions.

DR QUESTION 2 – UNREASONABLE IMPACTS OF CONSTRUCTION:

FILER: *The proposed extension and rear deck would be 3' away from my daughter's bedroom windows. The use of my bedrooms would be extraordinarily and adversely affected by noise, and privacy would be greatly and dramatically diminished, as all the bedrooms would be open to clear view from the proposed deck. My small, odd-lot backyard would be substantially overshadowed by the extension structure and the deck. Mr. Teed will be taking the privacy, safety and quiet enjoyment of my bedrooms with his rear extension and deck; he will increase the value of his unnecessarily larger building and I will lose the privacy and quiet enjoyment of my home. Mr. Teed will be taking value from my home without compensation to me and will transfer that value to his property; I will be left with a home directly and extraordinarily adversely affected in privacy, quiet and value.*

PERMIT APPLICANTS RESPONSE:

See my previous comments regarding privacy & noise.

The proposed project could only work to increase value of the homes around it by virtue of the fact that this building has not been remodeled EVER.

The appraisal value of this building & it's neighbors would surely go up after such a remodel.

The plans propose to fully fire-rate the building, to make the building exceed energy codes & to do a full seismic retrofit of the building. All of these things help adjacent buildings.

The plans propose to remove bay window that face his bay windows directly – and the plans propose to greatly increase the shared lightwell between Mr. Klafter's home & the subject property – which will bring much more light into the core of his home on all levels.

DR QUESTION 3 – PROPOSED ALTERNATIVES / CHANGES TO PROJECT:

FILER: *Delete the extension and deck from the development.*

PERMIT APPLICANTS RESPONSE:

Proposing elimination of a project is not a change or compromise.

DR QUESTION 3 (continued) – PROPOSED ALTERNATIVES / CHANGES TO PROJECT:

FILER: *The extension could be redesigned in a manner that is less intrusive to me and to the rear yard neighbors. For example, the extension could be shaped in a semicircle which could provide a rearward increase in square footage but be significantly farther away from my bedroom windows and the neighbors generally; this would reduce my loss of privacy and reduce the overshadowing of my backyard. In conjunction with the reshaping of the extension, the deck should be deleted and prohibited. The plans already call for a substantial deck on the roof and a reworking of the backyard; the deletion of the extension deck would allow me to retain the privacy of my bedrooms and the deletion of one source of increased noise would be very helpful in the use of my bedrooms and for all of the rear yard neighbors.*

PERMIT APPLICANTS RESPONSE:

Again – we have proposed a translucent privacy screen for the entire depth of the addition & Mr. Klafter insists that such a screen does not abate his true concerns.

The Planning Department does not mandate that each property owner should only have rights to one open space & the portion of Mr. Klafter's building in question is built well beyond his own 45% rear yard setback (as noted on floor plans).

Mr. Klafter has a roof deck of his own (also well beyond his own 45% setback line). Mr. Klafter's roof deck is far above Cow Hollow height limits & far beyond Cow Hollow setback requirements – and yet he contests Mr. Teed's proposed roof deck which is within setbacks & height limits.

FURTHER COMMENTS FROM FILER – CHANGES MADE TO THE PROJECT AS A RESULT OF MEDIATION:

FILER (PARAPHRASED): *...Mr. Teed refused to hold any further meetings with the neighbors, even though proposed by his own architect, and it was reported to me that in addition to the lawyer's letter Mr. Teed has made a number of oral comments that neighbors understood to be attempts to intimidate.*

PERMIT APPLICANTS RESPONSE:

The second neighbor meeting was cancelled for several reasons.

It was not a required meeting (and neither was the first).

The questions & comments to be discussed had already been discussed many times – concessions were made to the design.

Mr. Klafter did not contact the project sponsor to voice any of his concerns.

The head of the Cow Hollow Merchant's Association asked the permit holder for 'hard cash' – which is outright extortion.

Other neighbors began to claim that if the additions were not eliminated – the request for a unit merger would be opposed - also outright extortion.

No one else involved in the neighbor discussions filed a DR.

FILER (PARAPHRASED): ...*The building has historically had an owner-occupied unit and a rental unit which was regularly occupied by various tenants until the property was sold to Mr. Teed in 2011.*

PERMIT APPLICANTS RESPONSE:

The request for Unit Merger has been withdrawn. Instead – we propose to redistribute the lower unit to the ground level at 81.2% of existing unit size per SF Planning Code provisions.

FURTHER COMMENTS FROM PERMIT APPLICANT TO DETAIL CHANGES MADE TO THE PROPOSED PROJECT AS A DIRECT RESULT OF MEDIATION WITH NEIGHBORS:

- a VOLUNTARY neighbor outreach meeting was on July 7, 2011 & then 9 months of neighbor outreach were conducted – also voluntarily.
- Both sides of the rear addition were pulled in 36” to appease adjacent neighbors
- A shadow study was conducted to prove light & air are not at stake to anyone.
- Existing bay windows that face Cary Klafter’s bay windows directly (existing bedroom to existing bedroom) were removed to increase privacy due to his concern about his daughter’s windows
- A large tree (over 40’ tall) was removed from the center of the rear yard to greatly increase light & air to the northern neighbors who express concern about light & air.
- The stair to the roof deck was recessed within the building envelope & made exterior so that no penthouse would be required
- The roof deck railings at the north & south lot lines were recessed away from the lot lines to maximize light & air
- The entire roof was fire-rated so that fire-rated guardrails could be eliminated in favor of the least visually impacting railing system possible (all glass).
- the northern light well - shared with Cary Klafter – was greatly expanded - by removing mass from the existing building
- a courtesy light well was created for the southern neighbor’s side lot line window at the southern light well
- the number of flues & vents was greatly decreased because the permit holder opted to use hydronic radiant heat - which costs roughly 3x as much as forced air heating & is far more energy efficient. The current home has 2 fireplaces, 2 range hood vents, 2 furnaces & 2 water heaters. The proposed merged unit would have 1 fireplace & the new radiant heat systems exhaust via small 4” vents serving all water heating & space heating systems. These vents also does not have to protrude above the roof line like a furnace or water heater vent does.

-- An offer was made to Mr. Klafter to install a frosted glass privacy screen on top of the rear terrace guardrail to abate his concerns for his daughter's privacy. He denied that offer on grounds that if this is what he wanted – he could do it himself on his own lot.

-- The request for unit merger was withdrawn.

Project Info

Owner: Rick Teed Contact Phone: 415-518-9115 Address: 2735-2737 Baker St SF, CA
 Block 0948 Lot 002B Zoning: RH-2 Existing Occupancy: R3 / 2 UNITS Type: VB Built: 1915
 Lot Size: 25' x 137.5' Height Limit: 40'

Scope of Work - per CBC 2010, 2010 CMC, 2008 California Energy Codes, SF Building Code & SF Amendments:

REMODEL 2 UNIT BUILDING & RE-DISTRIBUTE LOWER UNIT. NEW UNIT = 81.2% OF EXISTING CONDITIONED SPACE OF LOWER UNIT TO BE RE-DISTRIBUTED.

NO CHANGE TO CURB CUT.

Reconfigure / Replace exterior windows & doors throughout with insulated, double paned, energy efficient *clad wood* windows & painted aluminum sliding doors (rear) per Plans & Elevations.
 New latex-based stucco at entire exterior.
 New insulated windows, doors, building insulation, 2008 Energy Code compliant electrical / lighting throughout.

TRAVEL DISTANCE FROM FURTHEST POINT TO EXIT STAIRS AT ALL LEVELS = LESS THAN 50'.

ADDITIONS / SUBTRACTIONS TO ENVELOPE / VISIBLE EXTERIOR WORK:

Addition: Infill at existing northern lightwell up to easternmost match line at northern neighbor's lightwell.
 Addition: Infill southern lightwell up to top story & create courtesy recess at southern neighbor's side lot line window at this level.
 Addition: Extend single story pop-out at lower level to 45% rear yard setback line & set in 3' on each side per neighbor requests. Pop-out will have roof terrace on top.
 Addition: Stair to Roof & Roof Deck over top story.
 Excavation: Replace & lower slab at lower level to create new lower level living spaces with 10' ceilings.
 Subtraction of Envelope: Remove Bay Windows at Rear of Building on Second & Third Levels.
 Reconfigure: Move Front Door forward - reconfiguring recessed alcove area per plans & widen door / add side light.
 Reconfigure: Move Garage door forward - but keep slight recessed alcove area per plans & widen door.
 Relocate: Unit Entry doors & reconfigure stairs per plans.
 Remove: Planters at Sidewalk (existing minor encroachment).
 Reconfigure / Replace: Rear Yard Retaining Walls & Steps at rear yard & regrade to create paved areas per plans.
 Plant: Voluntary Street Tree
 Repave: Voluntarily repaving of Driveway with permeable interlocking masonry pavers

GROUND LEVEL / GARAGE:

Will include:
 Remove Furnaces, associated ductwork, water heaters & flues & install new **Hydronic Water / Space Heating** system at Garage.
 New Intercom / Entry system / Mail Box at front door
 Redistributed Unit: (1) new Kitchen, (1) new full bathroom, (1) new Living room, (1) new bedroom, (1) new laundry, new storage & new wine cellar.
 Reconfigured Interior Stairs to 2nd Level / upper unit.
 Install 5/8" type X gypsum at walls common to garage & at ceilings common to separate unit above.
 Reconfigure partitions / walls / windows per plans.

SECOND LEVEL:

Will include:
 Removal of (1+ 1/2) Bathroom / reconfiguration into powder room, (1) new Kitchen, (1) Living room, (1) new fireplace at Living room, (1) Family room, (1) Dining room, new stair to upper level.
 New Roof Terrace over new 12' pop out at rear of lower level - with fire-rated railings within 5' of side lot lines & glass railings facing rear yard.
 Reconfigure partitions / walls per plans.

THIRD LEVEL:

Will include:
 Removal of (1) Kitchen, (1) Bathroom, Complete Reconfiguration of interior.
 (3) full baths, (1) Laundry room, (1) Study, (3) Bedrooms
 Install 12" deep guardrail at Master exterior sliding glass door
 Reconfigure partitions / walls per plans.

ROOF / ROOF DECK:

(2) New skylights, New flues / fireplace vent, New external blower for range hood at Kitchen, New built-up roofing entire roof, New 445 s.f. roof deck with stuccoed guardrails (fire-rated within 5' of & parallel to side lot lines) & heavy base shoe tempered glass railing system on top or full glass railing system in some areas (see plans & elevations).

Planning Data - planning dept use only

Entire Envelope	Existing	Addition	Proposed
Ground Level	1790 s.f.	176 s.f.	1966 s.f.
Second Level	1606 s.f.	41 s.f.	1647 s.f.
Third Level	1510 s.f.	81 s.f.	1591 s.f.
Total	4906 s.f.	298 s.f.	5204 s.f.

Addition = 6.07% of existing building envelop

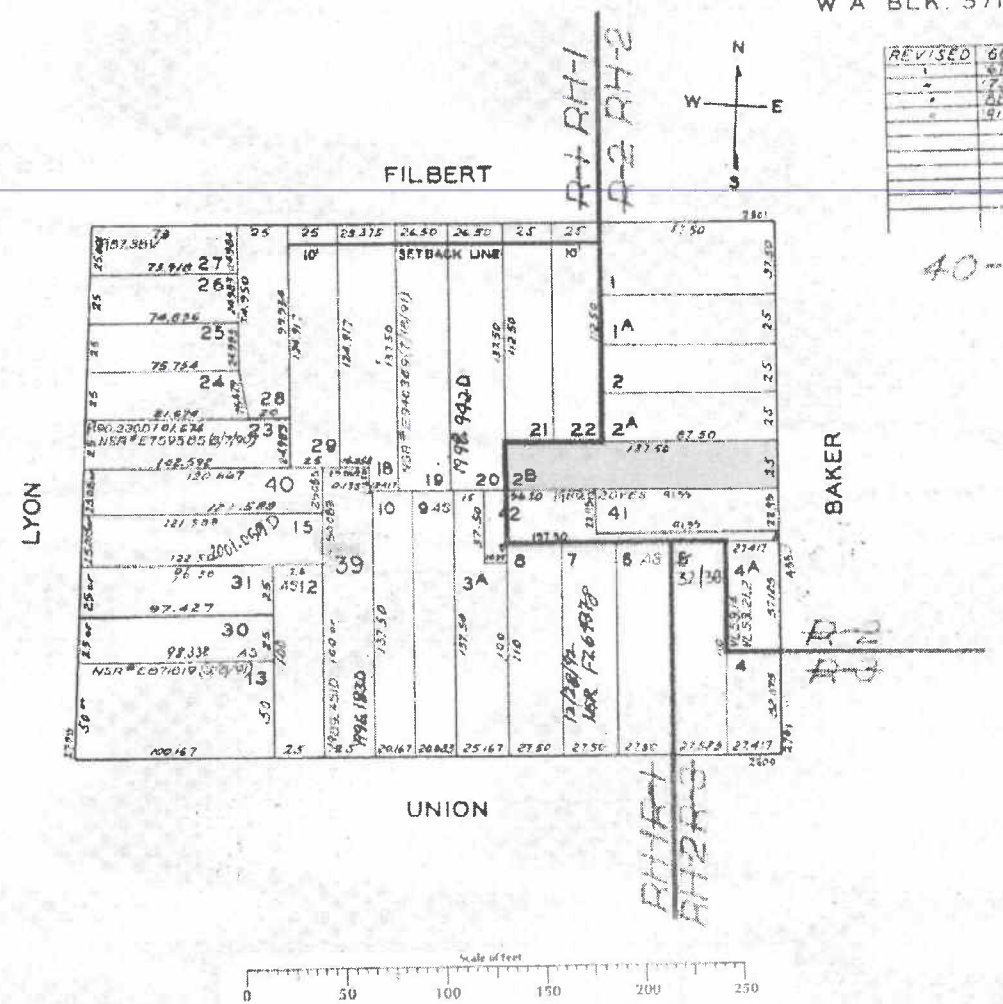
Building Data - this table is for building dept use only

Conditioned Space	Existing	Renovated	Addition	Proposed
Ground Level	144 s.f.	144 s.f.	957 s.f.	1128 s.f.
Second Level	1389 s.f.	1389 s.f.	102 s.f.	1491 s.f.
Third Level	1405 s.f.	1405 s.f.	85 s.f.	1490 s.f.
Total	2938 s.f.	2938 s.f.	1144 s.f.	4109 s.f.

Existing Lower Unit = 1389 s.f. / Existing Upper Unit = 1405s.f.
 Proposed Lower Unit = 1128 s.f. / Proposed Upper Unit = 3022 s.f.

NOTE REGARDING EXISTING SQUARE FOOTAGE:

BOTH UNIT ENTRIES INCLUDE CONDITIONED SPACE AT GROUND LEVEL ENTRIES.
 SECOND LEVEL INCLUDES UNIT 1 & A STAIR LEADING TO UNIT 2.
 THIRD LEVEL INCLUDES UNIT 2 ONLY.



Location Map from Planning Department

Not to Scale

Drawing Index

- A1: Project Info, Scope of Work, Lot Plan, Drawing Index
- A2: Existing Site Plan
- A3: Proposed Site Plan
- A4: Existing & Proposed Ground Level Plans
- A5: Existing & Proposed Second Level Plans
- A6: Existing & Proposed Third Level Plans
- A7: Existing & Proposed Roof Level Plans
- A8: Existing Front Elevation
- A9: Proposed Front Elevation
- A10: Existing Rear Elevation
- A11: Proposed Rear Elevation
- A12: Existing North facing Elevation
- A13: Proposed North facing Elevation
- A14: Proposed Section facing South
- A15: Existing South facing Elevation
- A16: Proposed South facing Elevation
- A17: Sight Lines on Baker Street
- A18: Window Specifications

RECEIVED

APR 27 2012
 CITY & COUNTY OF S.F.
 PLANNING DEPARTMENT
 NEIGHBORHOOD PLANNING

DESIGN
KELLY CONDON
 443 Joost Ave, San Francisco, CA 94117
 415-240-8328
 kellymcondon@gmail.com

remodel addition for **Rick Teed**
 2735-2737 Baker St
 san francisco 94123

April 14, 2012

Project Info, Drawing Index, Scope of Work, Location Map
 scale: 1/4" = 1'-0"
A1



**Existing Site Plan of Project Address
 & Adjacent Building Footprints**  NORTH
 Scale: 1" = 10'


remodel addition for **Rick Teed**

**2735-2737
 Baker St
 san francisco
 9 4 1 2 3**

April 14, 2012

Existing Site Plan
 scale: 1/4" = 1'-0"
A2

remodel
 addition
 for
**Rick
 Teed**

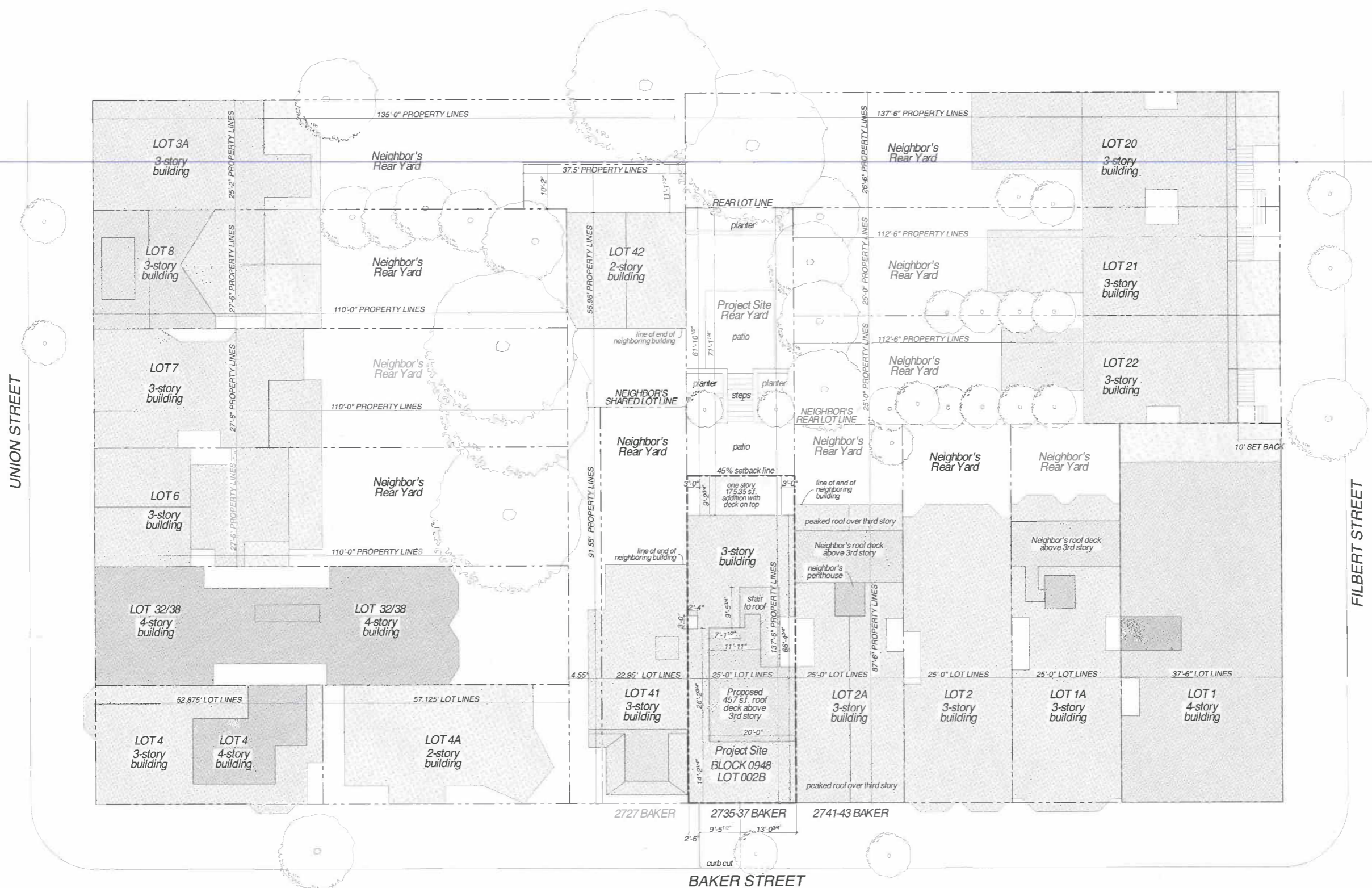
2735-2737
Baker St
 san francisco
 9 4 1 2 3

April 14, 2012

Proposed Site
 Plan

scale: 1/4" = 1'-0"

A3

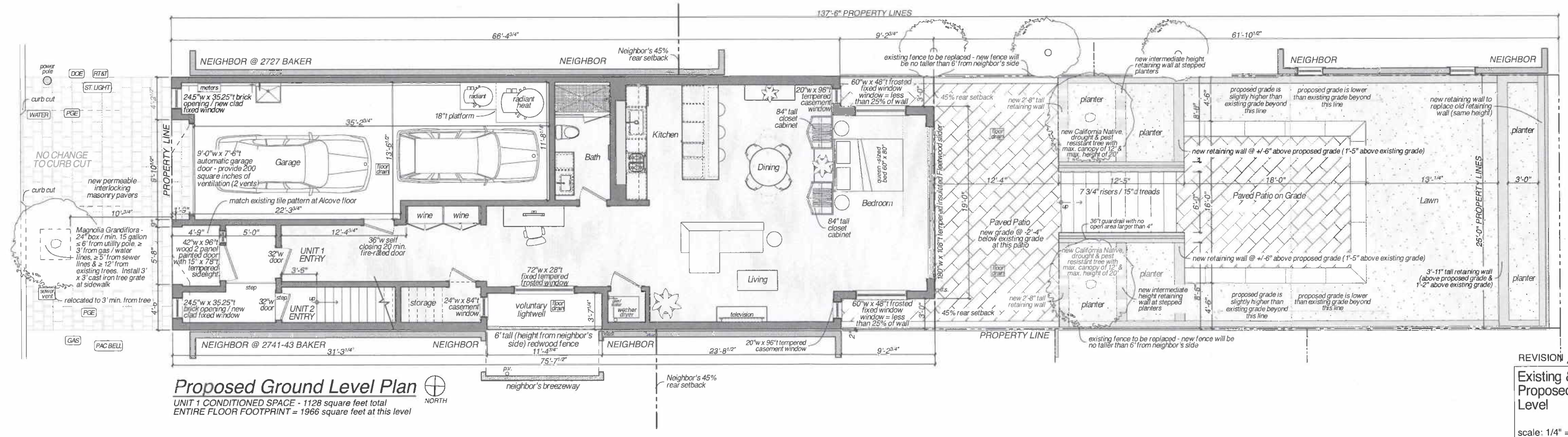
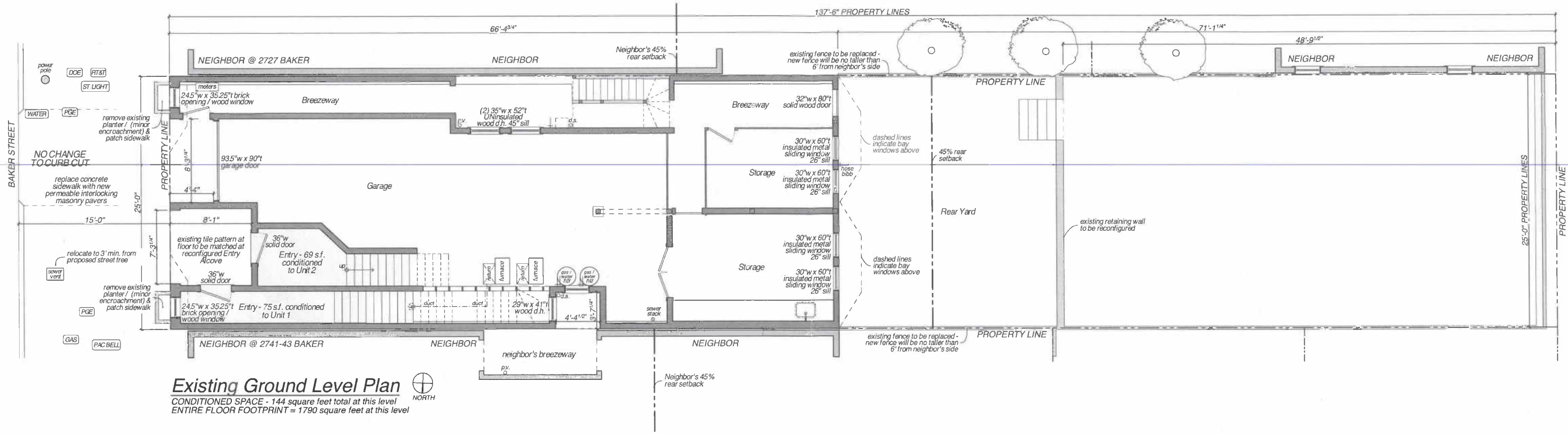


Proposed Site Plan of Project Address & Adjacent Building Footprints

Scale: 1" = 10'

1 5 10

NORTH

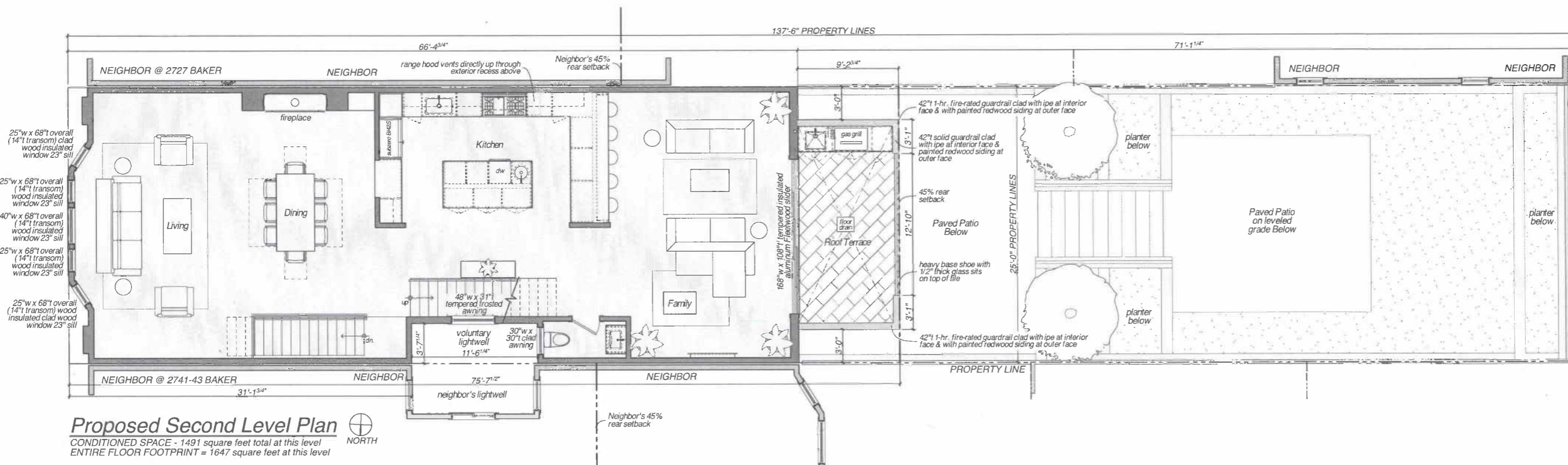
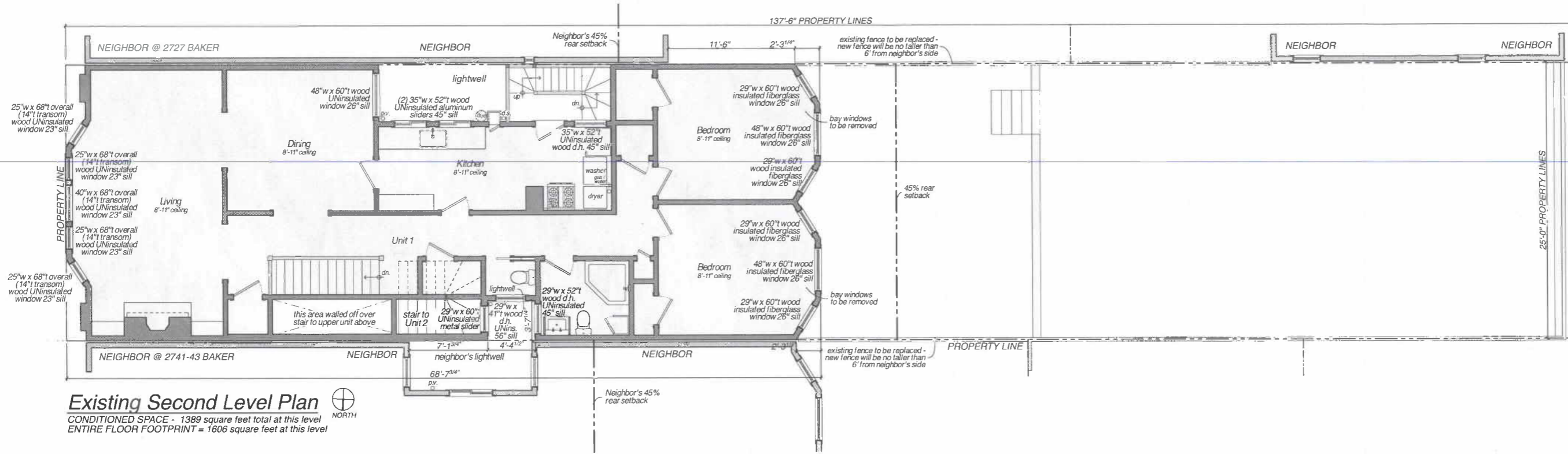


REVISION SITE

Existing & Proposed Ground Level

scale: 1/4" = 1'-0"

A4



remodel
 addition
 for
**Rick
 Teed**

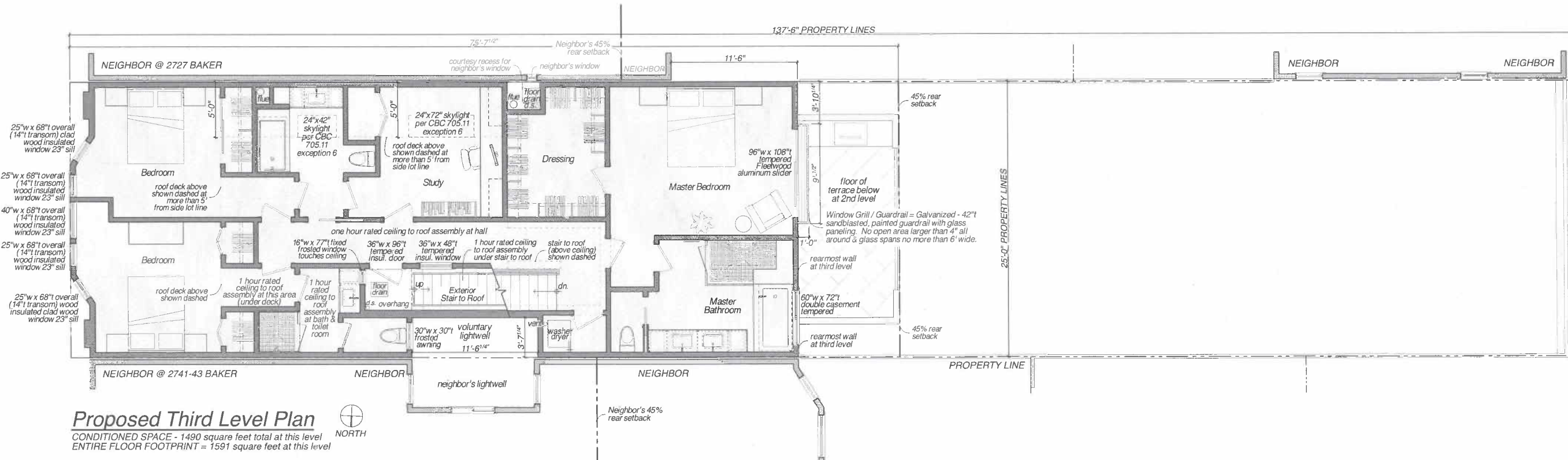
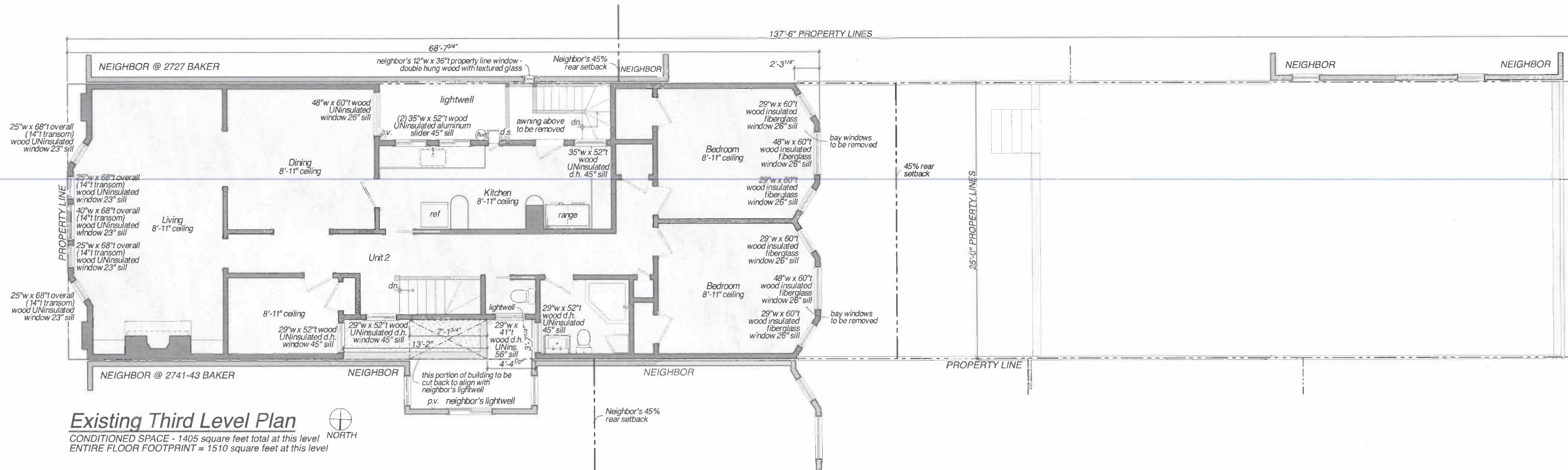
**2735-2737
 Baker St
 san francisco
 9 4 1 2 3**

April 25, 2012
 REVISION Δ SITE

Existing &
 Proposed Second
 Level

scale: 1/4" = 1'-0"

A5



remodel
 addition
 for
**Rick
 Teed**

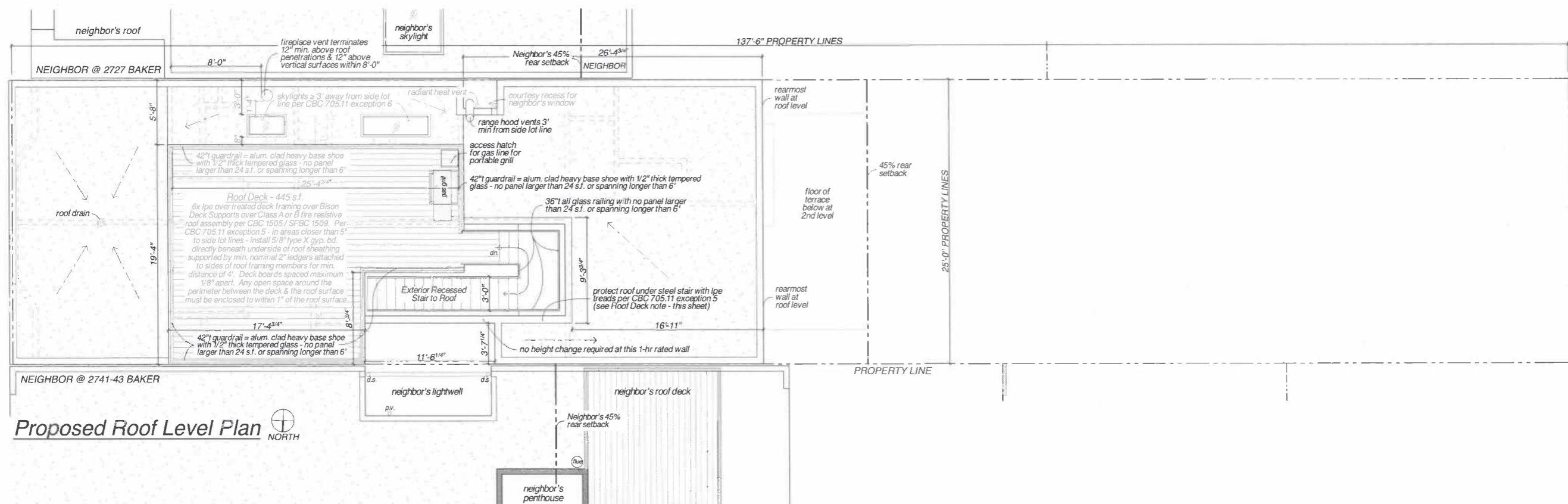
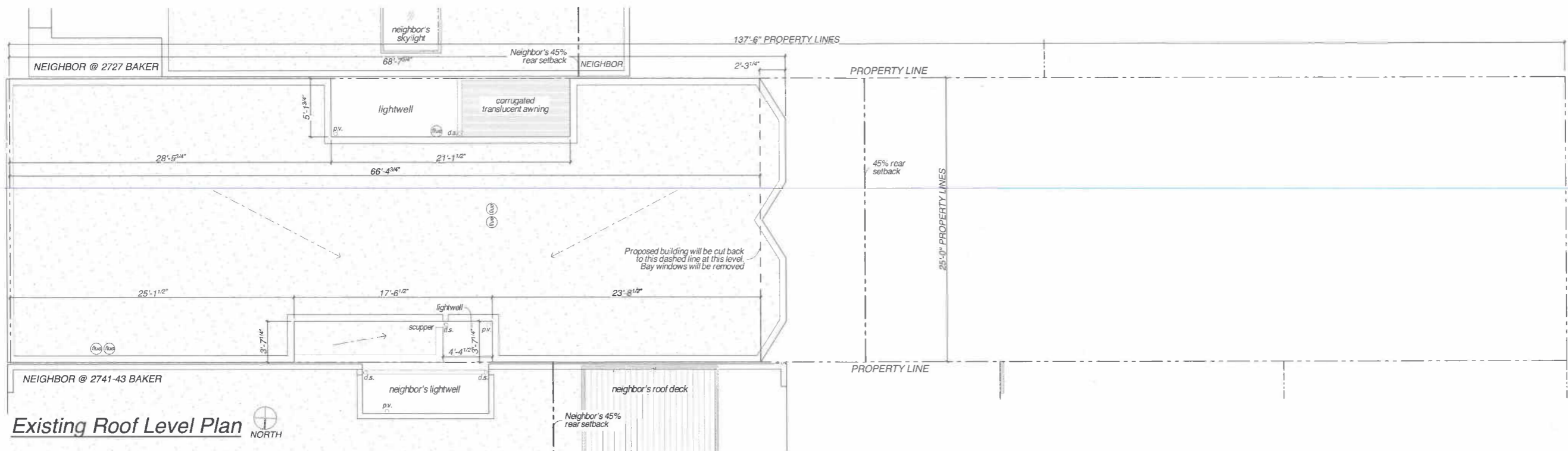
2735-2737
 Baker St
 san francisco
 9 4 1 2 3

April 14, 2012

Existing &
 Proposed Third
 Level

scale: 1/4" = 1'-0"

A6



remodel addition for **Rick Teed**

2735-2737
 Baker St
 san francisco
 9 4 1 2 3

April 14, 2012

Existing & Proposed Roof Level
 scale: 1/4" = 1'-0"
A7



Existing Front Elevation

NOTE:
 All windows to be removed / replaced & / or reconfigured per Proposed Elevations with fiberglass clad wood windows

remodel
 addition
 for
**Rick
 Teed**

**2735-2737
 Baker St
 san francisco
 9 4 1 2 3**

April 14, 2012

Existing Front
 Elevation

scale: 1/4" = 1'-0"

A8



Proposed Front Elevation

NOTE:
 No panel of glass larger than 24 square feet in order to comply with bird safety standards
 All windows to be removed / replaced & / or reconfigured per Proposed Elevations with fiberglass clad wood windows

remodel
 addition
 for
**Rick
 Teed**

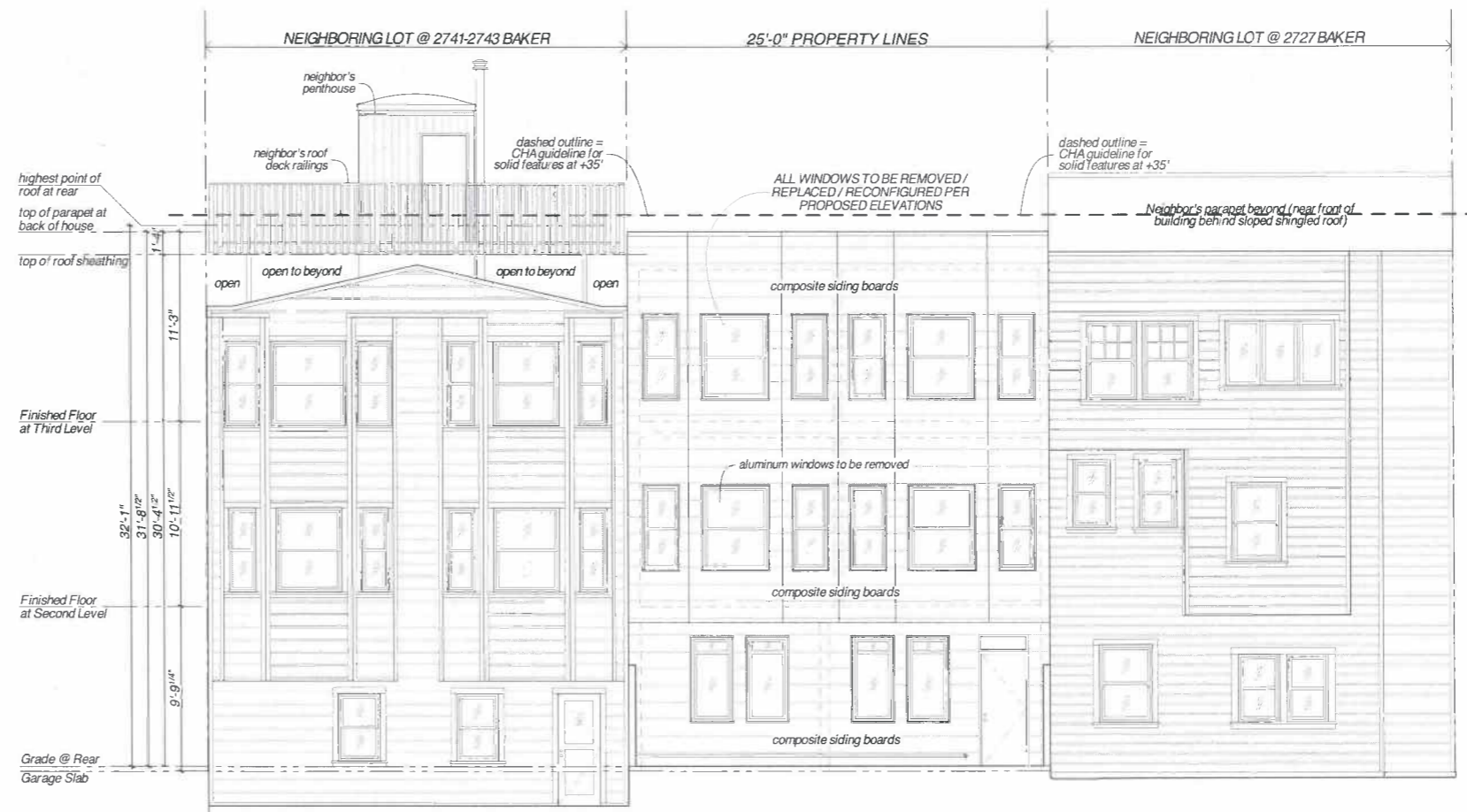
**2735-2737
 Baker St
 san francisco
 9 4 1 2 3**

April 14, 2012

Proposed Front
 Elevation

scale: 1/4" = 1'-0"

A9



Existing Rear Elevation

NOTE:
 All windows to be removed / replaced & / or reconfigured per Proposed Elevations with fiberglass clad wood windows

remodel
 addition
 for
**Rick
 Teed**

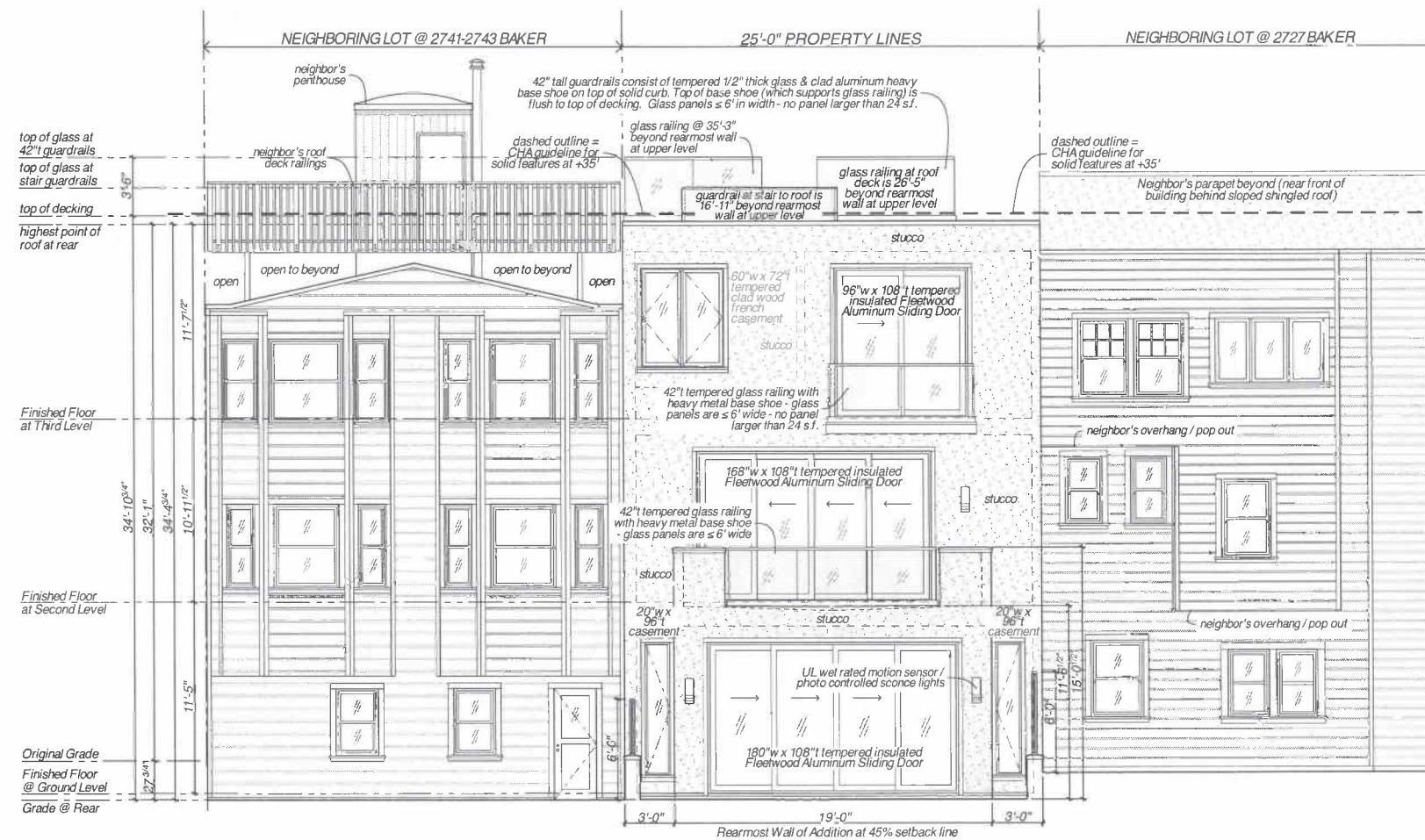
2735-2737
 Baker St
 san francisco
 9 4 1 2 3

April 14, 2012

Existing Rear
 Elevation

scale: 1/4" = 1'-0"

A 10



Proposed Rear Elevation

NOTE:
 No panel of glass larger than 24 square feet in order to comply with bird safety standards
 All windows to be removed / replaced & / or reconfigured per Proposed Elevations with fiberglass clad wood windows

remodel
 addition
 for
**Rick
 Teed**

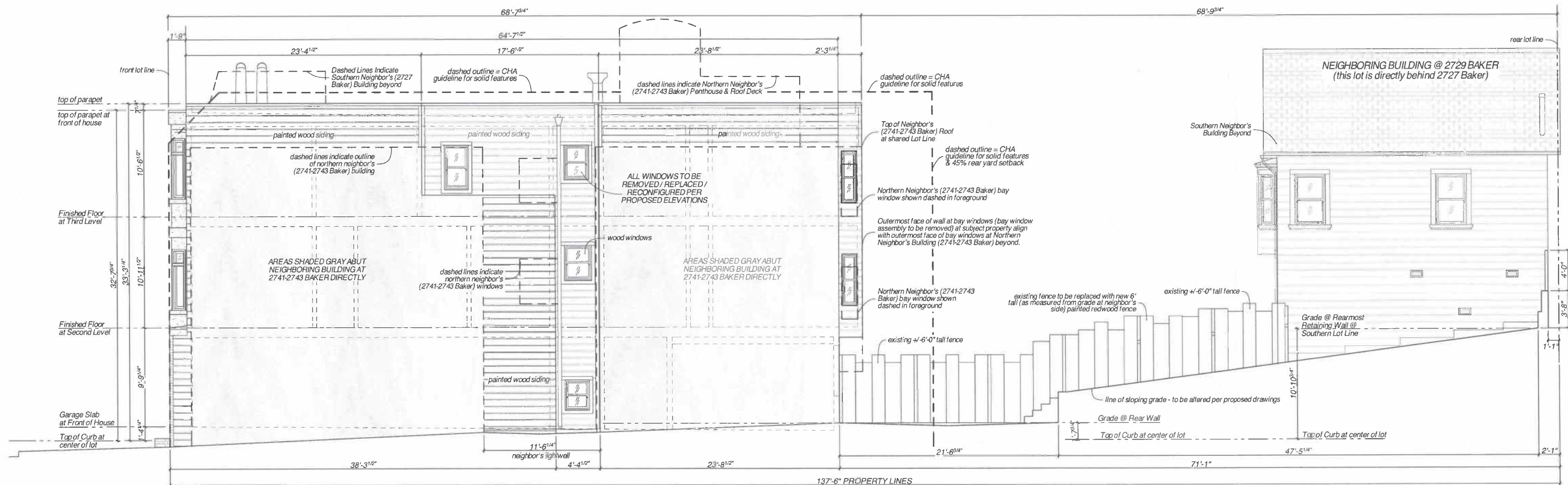
2735-2737
 Baker St
 san francisco
 9 4 1 2 3

April 14, 2012

Proposed Rear
 Elevation

scale: 1/4" = 1'-0"

A11



Existing North Facing Elevation

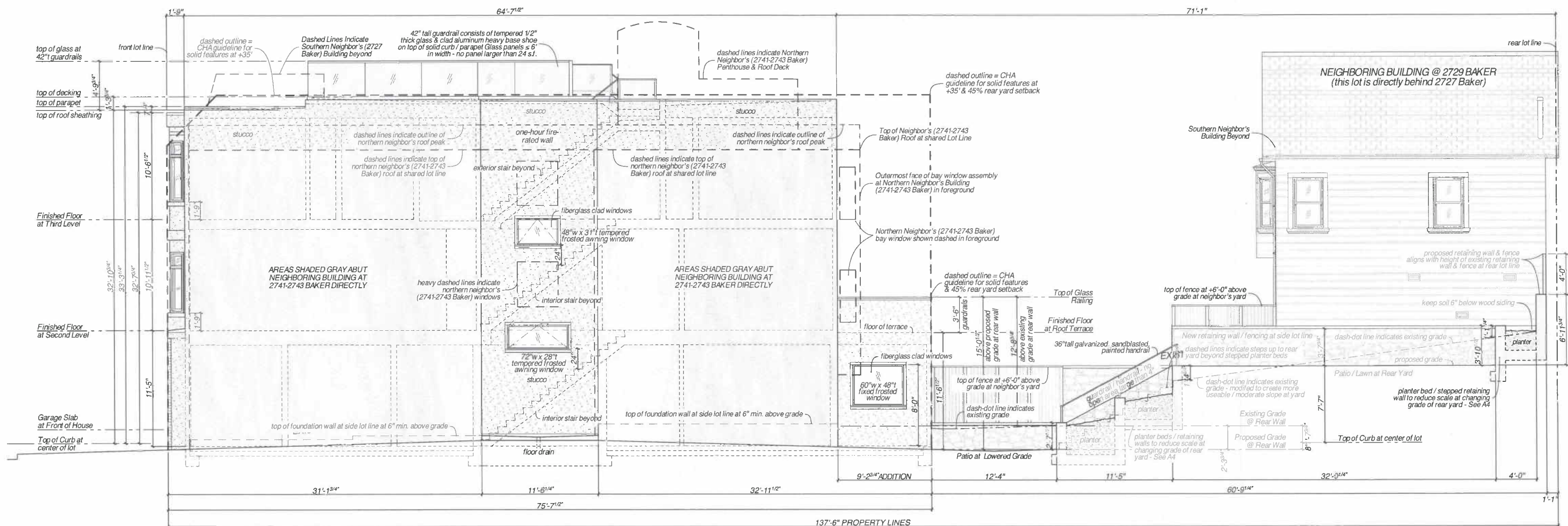
NOTE:
 All windows to be removed / replaced & / or reconfigured per Proposed Elevations with fiberglass clad wood windows

April 14, 2012

Existing North facing Elevation

scale: 1/4" = 1'-0"

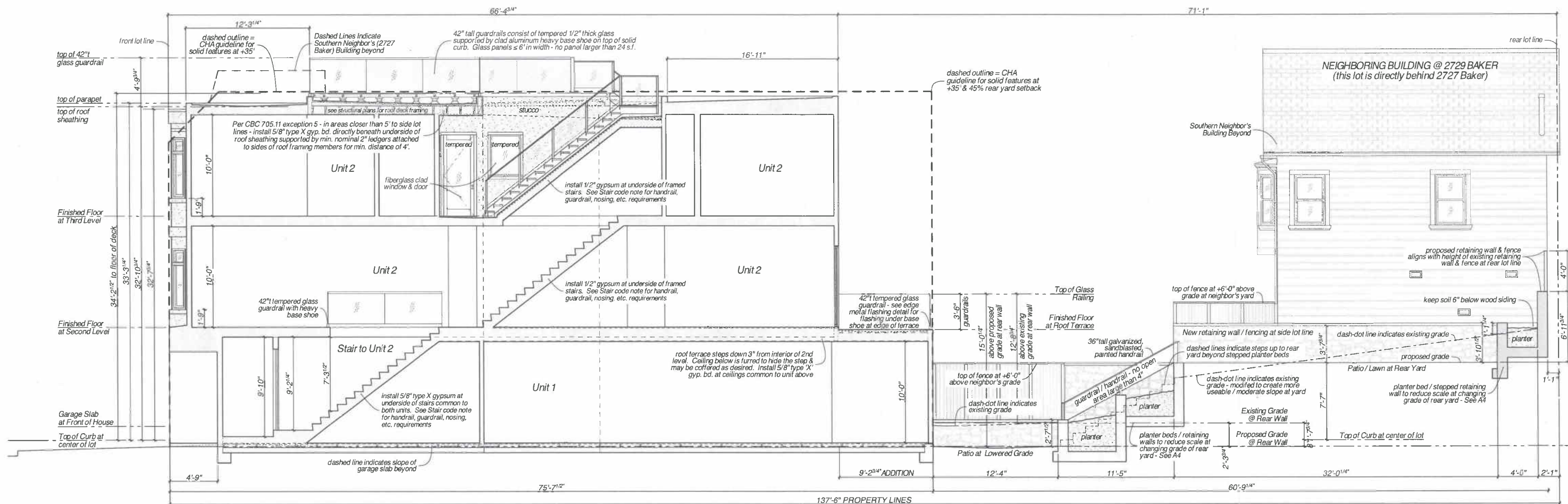
A12



Proposed North Facing Elevation
 No panel of glass larger than 24 square feet in order to comply with bird safety standards
 All windows to be removed / replaced & / or reconfigured per Proposed Elevations with fiberglass clad wood windows

April 14, 2012

Proposed North facing Elevation
 scale: 1/4" = 1'-0"
A13



Proposed Section Facing South

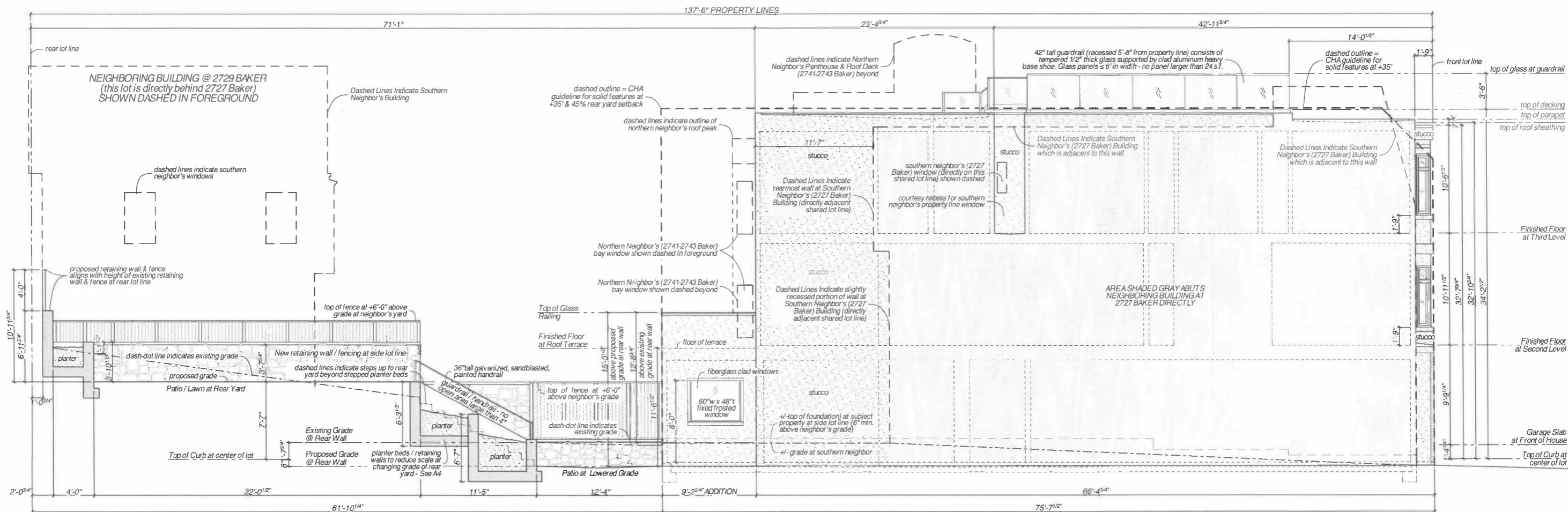
NOTE:
 No panel of glass larger than 24 square feet in order to comply with bird safety standards
 All windows to be removed / replaced & / or reconfigured per Proposed Elevations with fiberglass clad wood windows

April 14, 2012

Proposed Section facing South

scale: 1/4" = 1'-0"

A14

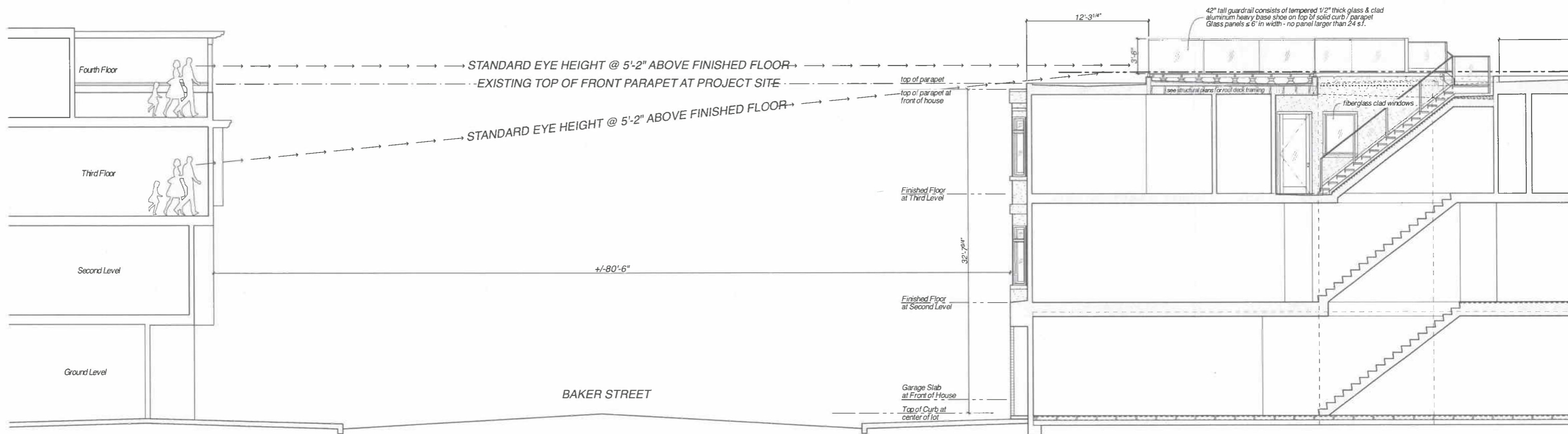


Proposed South Facing Elevation

NOTE:
 No panel of glass larger than 24 square feet in order to comply with bird safety standards
 All windows to be removed / replaced / or reconfigured per Proposed Elevations with fiberglass clad wood windows

April 14, 2012

Proposed South facing Elevation
 scale: 1/4" = 1'-0"
A16



Sight Lines from Directly Across Baker Street - as measured from Neighbor's Eye Height at Block 0947 / Lot 020 (2728 Baker Street)

NOTE:
 No panel of glass larger than 24 square feet in order to comply with bird safety standards
 All windows to be removed / replaced & / or reconfigured per Proposed Elevations with fiberglass clad wood windows

April 14, 2012

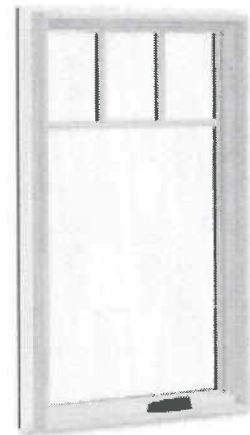
Sight Lines
 scale: 1/4" = 1'-0"
A17

Home > Building Professionals > Product Selector > Casement & Awning

Home > The Ultrex Advantage

Product Selector

Ultrex Advantages



Wood-Ultrex Casement and Awning Windows

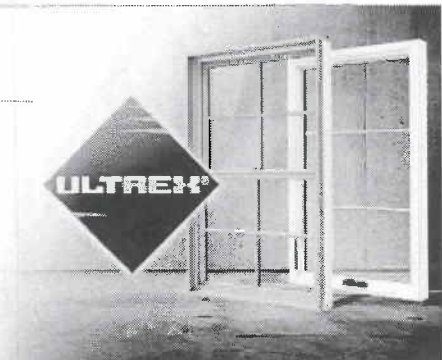
A maintenance-free exterior, elegant wood interior and an airtight/watertight seal that stands up to driving rains and strong winds: what more could you want in a window? Integrity Wood-Ultrex Casement and Awning windows offer the clean lines you expect from Integrity and dual-arm roto gear operation for long-lasting performance and sashes that never sag.

- Low-maintenance Ultrex exterior; rich pine interior
- DP50 performance
- Sash lifts and removes easily with no tools
- Folding nail fin and all installation accessories included
- 10-year manufacturing warranty/20-year glass seal warranty
- LoE2 glass with argon gas standard
- LoE3-386 and tempered glass available

Integrity Insights

- Homeowner's Page**
- Commercial
- Integrity Advantages
- Green Building
- Learning Lab
- What's New
- Promotions

Strong, stable, durable and virtually indestructible, Ultrex is possibly the perfect building material, creating windows and doors that leave other materials in the dust. Made from pultruded fiberglass, Ultrex outperforms vinyl and roll-form aluminum on nearly every measure.

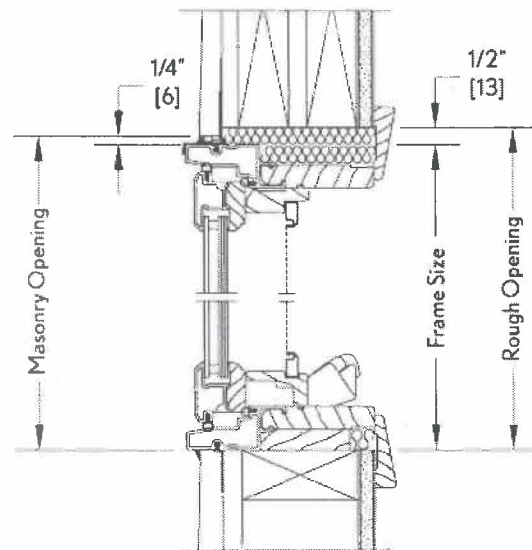


BUILT TO PERFORM | STRENGTH | STABILITY | SUPERIOR FINISH | AVAILABLE PRODUCTS

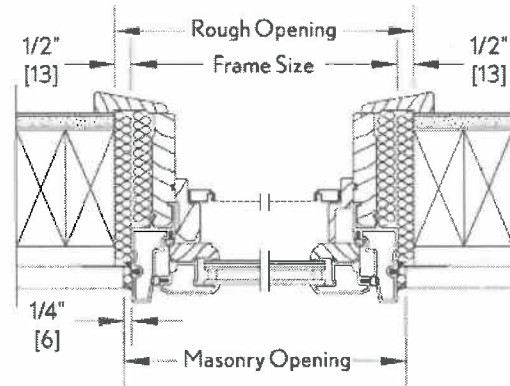
What You See is What You'll Continue to Get

Our patented finishing process outlasts the competition, resisting fading that can plague other composite materials. Our thick acrylic finish bonds directly to the surface to prevent dings, mars and scratches.

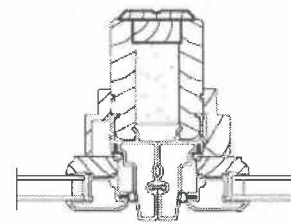
OUR PATENTED, MECHANICALLY BONDED FINISH IS UP TO 3X THICKER THAN COMPETITIVE FINISHES.



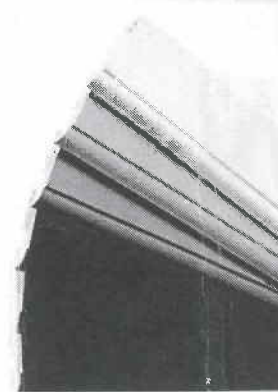
Operator Head Jamb and Sill



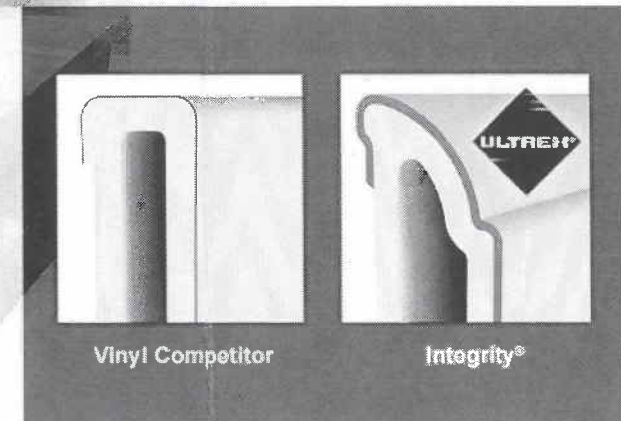
Operator Jamb



Vertical Mullion



- Stone White
- Cashmere
- Pebble Gray
- Bronze
- Evergreen
- Ebony



remodel
addition
for
**Rick
Teed**

2735-2737
Baker St
san francisco
9 4 1 2 3

April 14, 2012

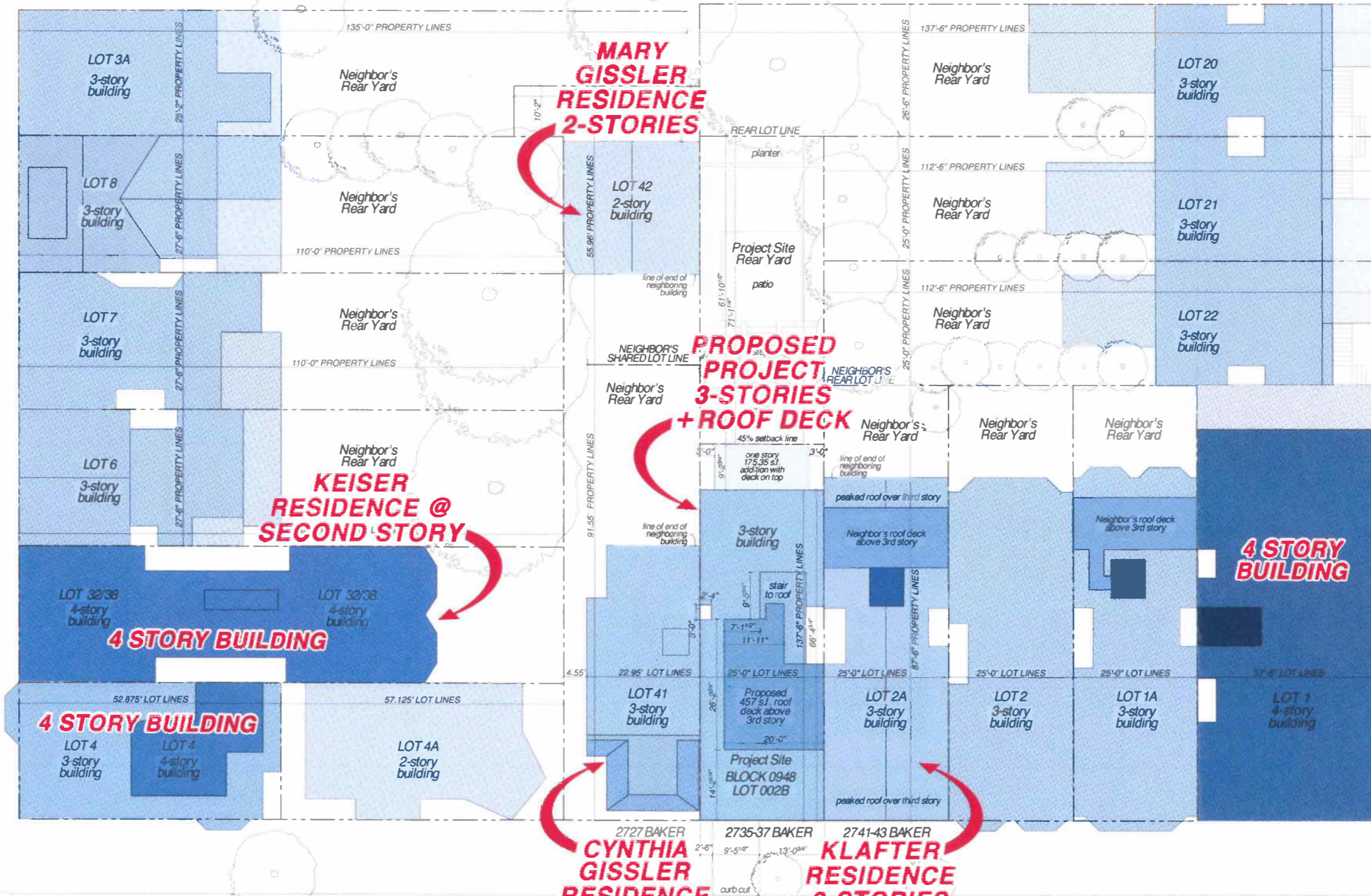
Window
Specifications

scale: 1/4" = 1'-0"

A 18

UNION STREET

FILBERT STREET



Proposed Site Plan of Project Address & Adjacent Building Footprints

Scale: 1" = 5' 10"

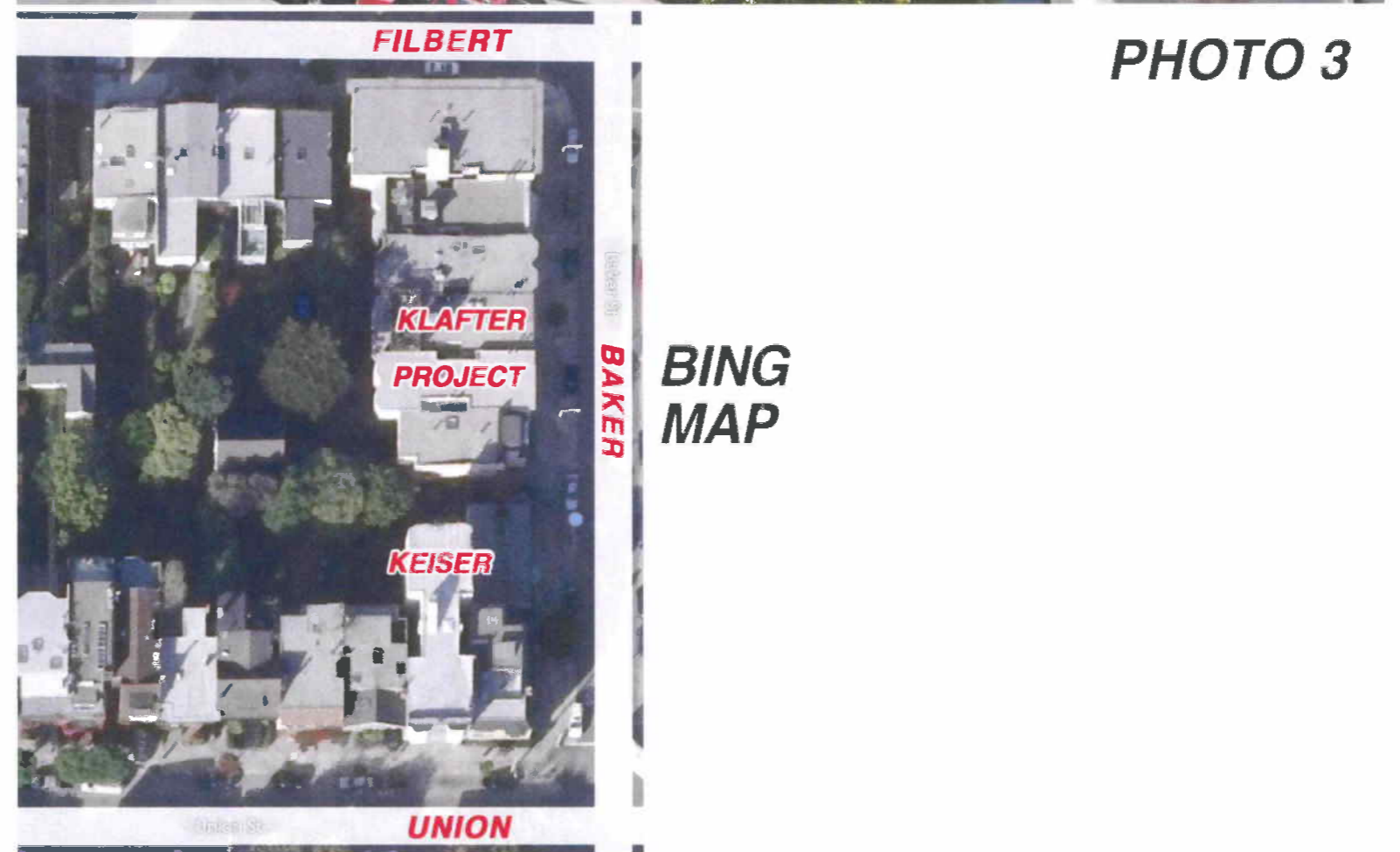
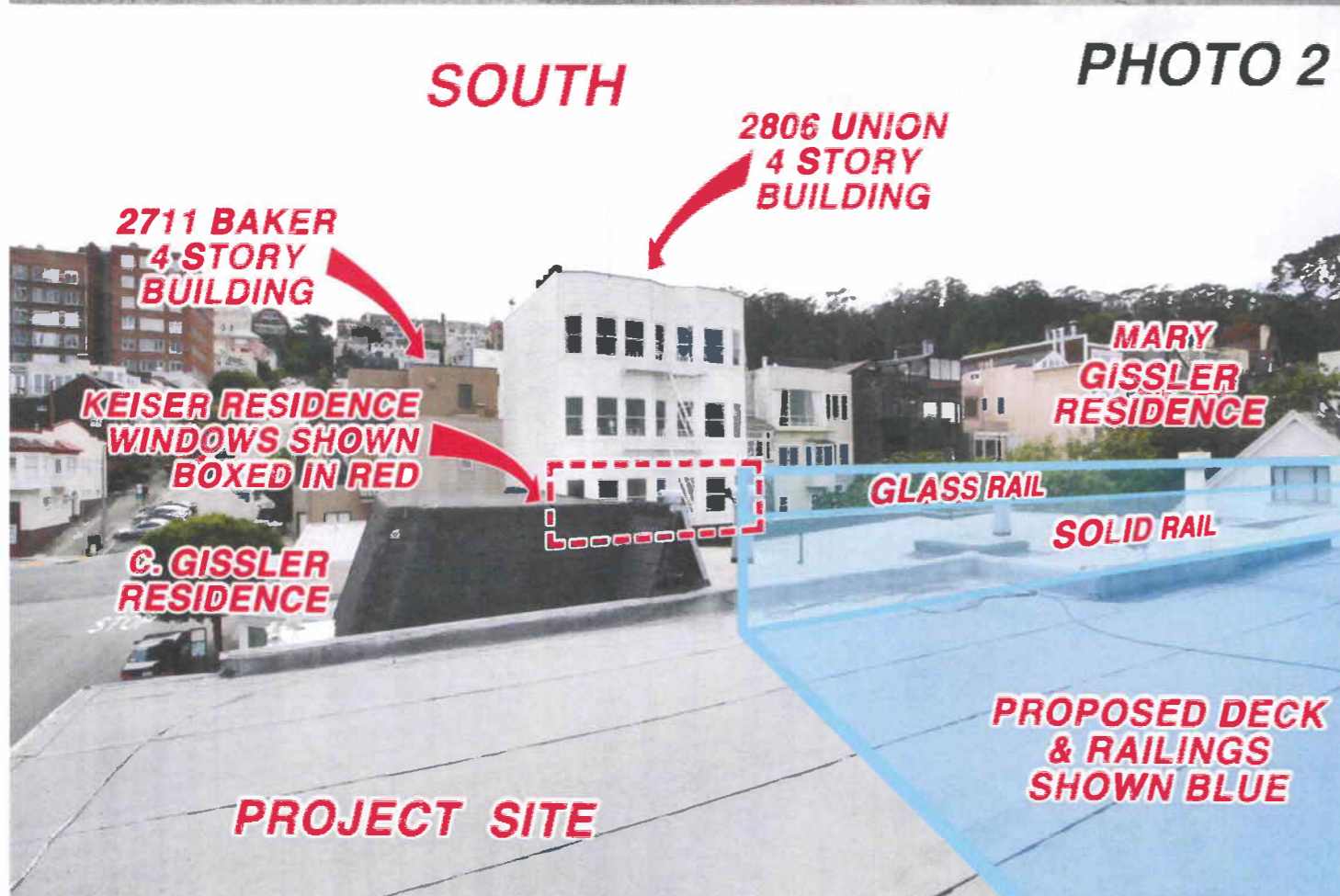
BAKER STREET

BAKER STREET

RECEIVED

APR 27 2012

CITY & COUNTY OF S.F. PLANNING DEPARTMENT NEIGHBORHOOD PLANNING





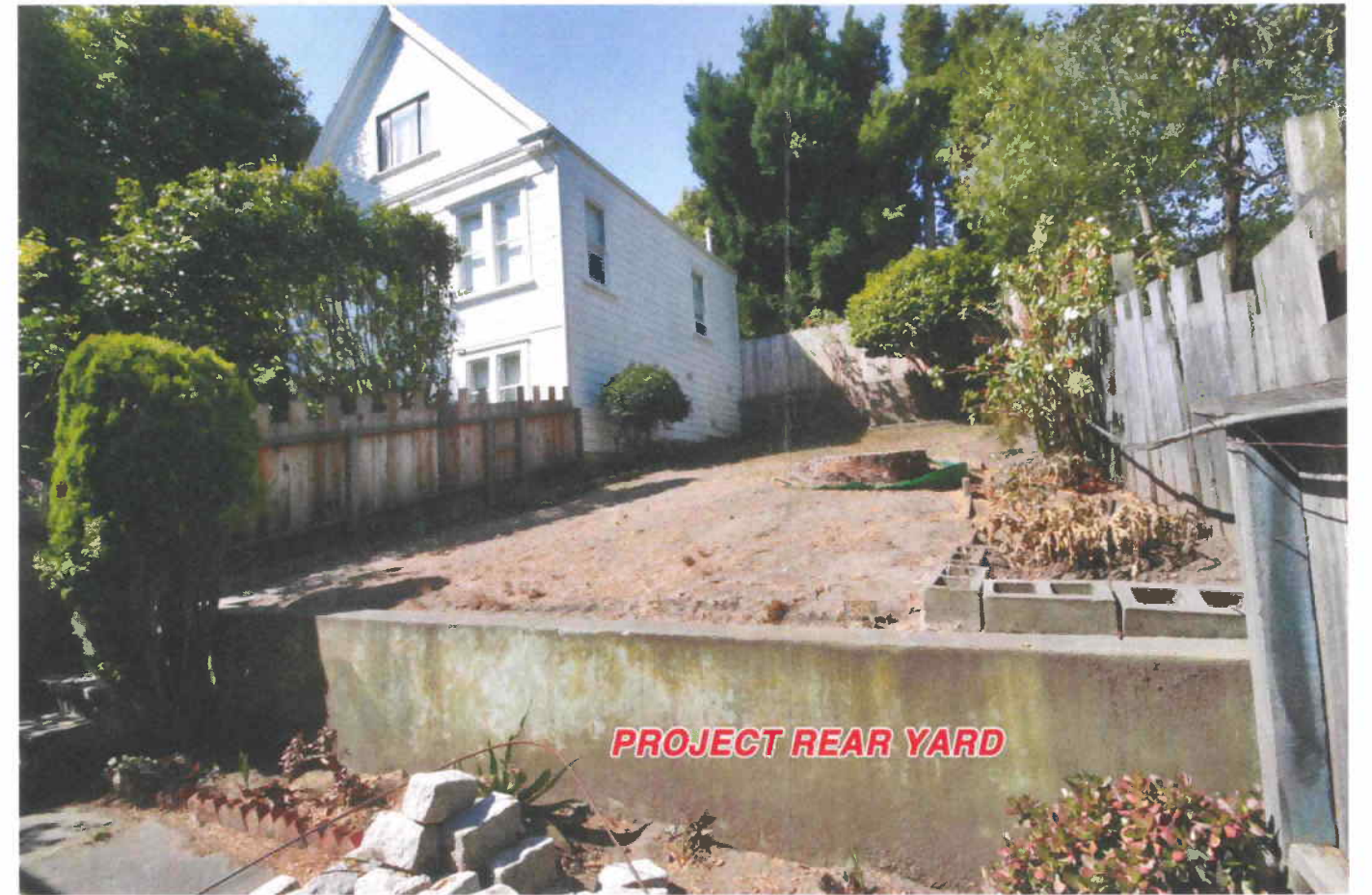
MARY
GISSLER RESIDENCE
LOT BEHIND BAKER
STREET FACING LOT



40'+ TALL TREE
REMOVED TO
INCREASE SHARED
LIGHT & AIR

LOOKING WEST
MARCH 19TH, 1PM

PHOTO 8



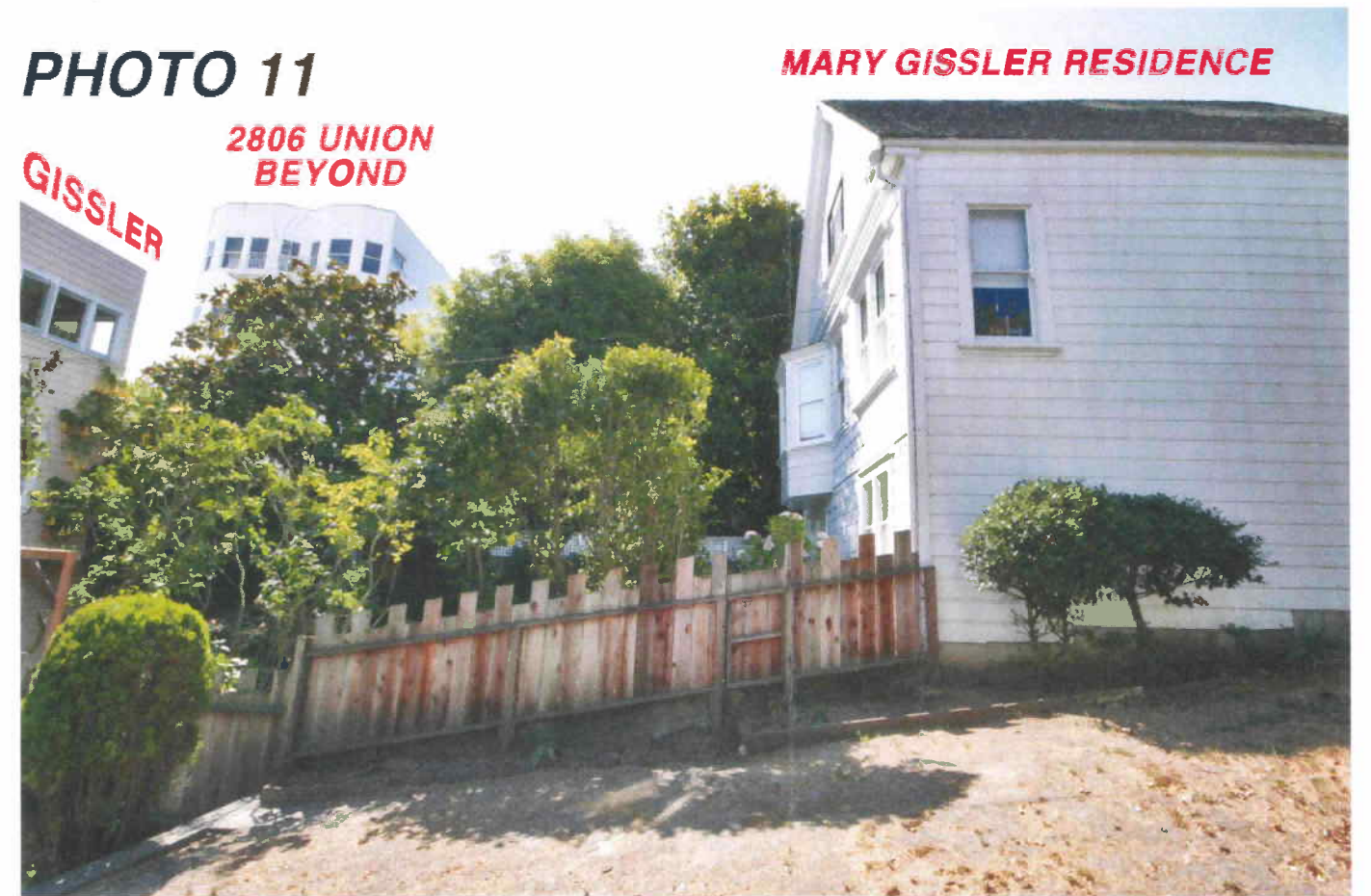
PROJECT REAR YARD

PHOTO 10



PROJECT
REAR YARD

PHOTO 9



MARY GISSLER RESIDENCE

PHOTO 11

GISSLER
2806 UNION
BEYOND

**GOOGLE EARTH VIEW OF
CENTRAL BLOCK PATTERN**



PHOTO 12

**PROJECT
SITE**



PHOTO 13

**2730 BAKER
4-STORIES
DIRECTLY ACROSS
BAKER STREET
FROM PROJECT SITE**

**2710 BAKER
4-STORIES**

**PROJECT
DRIVEWAY**

