



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: SEPTEMBER 20, 2012

CONTINUED FROM JUNE 28, 2012 HEARING

Date: September 13, 2012
Case No.: 2012.0211D
Project Address: 2764 GREENWICH STREET
Permit Application: 2010.0324.8854
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 0939/053
Project Sponsor: Mary Thomas and Rick Ainsworth
c/o Brian Milford
Martinkovic Milford Architects
520 Sutter Street
San Francisco, CA 94102
Staff Contact: Glenn Cabreros – (415) 588-6169
glenn.cabreros@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to construct front and rear horizontal additions to the existing three-story, single-family residence. A front horizontal addition is proposed at the existing partial third floor, resulting in a three-story building façade at the front property line. A vertical extension above the third floor proposes construction of a stair penthouse to access a roof deck.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on the north side of Greenwich Street between Baker and Broderick Streets. The subject lot contains an existing three-story, single-family residence on a lot measuring 25 feet wide by 120 feet deep with a lot area of 3,000 square feet. The existing building on the lot was constructed circa 1928.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The immediate neighborhood consists of residential buildings of varied architectural styles ranging from two to four stories in height. The adjacent building directly east of the subject property is a four-story, two-unit building. The adjacent building directly west (the DR Requestor's property) of the subject property is a four-story, three-unit building. The predominant character of the residential buildings on the blockface and the opposite blockface can be generally categorized as three-story buildings containing one to two dwelling units; however one four-story building containing 18 units exist three lots west of the subject property and midblock along the subject block face.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	February 22, 2012 – March 22, 2012	February 22, 2012	September 20, 2012	211 days ¹

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 18, 2012	June 18, 2012	10 days
Mailed Notice	10 days	June 18, 2012	June 18, 2012	10 days

PUBLIC COMMENT²

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		2	
Other neighbors on the block or directly across the street		1	
Neighborhood groups			

DR REQUESTOR

George K. Merijohn, owner of **2766 Greenwich Street**, a four-story, three-unit building directly adjacent and west of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated February 22, 2012

ENVIRONMENTAL REVIEW

Per Case No. 2010.1153E, the Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15332 (Class 32 – In-Fill Development Projects). See attached Categorical Exemption.

¹ The DR case was initially calendared for June 28, 2012, but the DR case was continued by the Planning Commission from the June 28, 2012 agenda (without hearing) to the September 20, 2012 hearing date.

² Supervisor Mark Farrell has submitted a letter to the Department in support of the DR request. See attached.

RESIDENTIAL DESIGN TEAM REVIEW (RDT)

The RDT did not find exceptional or extraordinary circumstances related to the project. Per the Residential Design Guidelines, the massing and scale of the project are consistent with the neighborhood character and specifically in keeping with the massing and scale of both adjacent buildings. Concerns regarding the loss and quality of light, air and mid-block open space have been addressed by the project through various side setbacks, lightwells and stepped massing of the rear façade. Issues concerning privacy are within the tolerances of reasonable privacy to be expected when living in a dense urban environment like San Francisco, where development to both side lot lines is typical of the neighborhood built environment. It should be noted that private views are not protected under the Planning Code.

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.

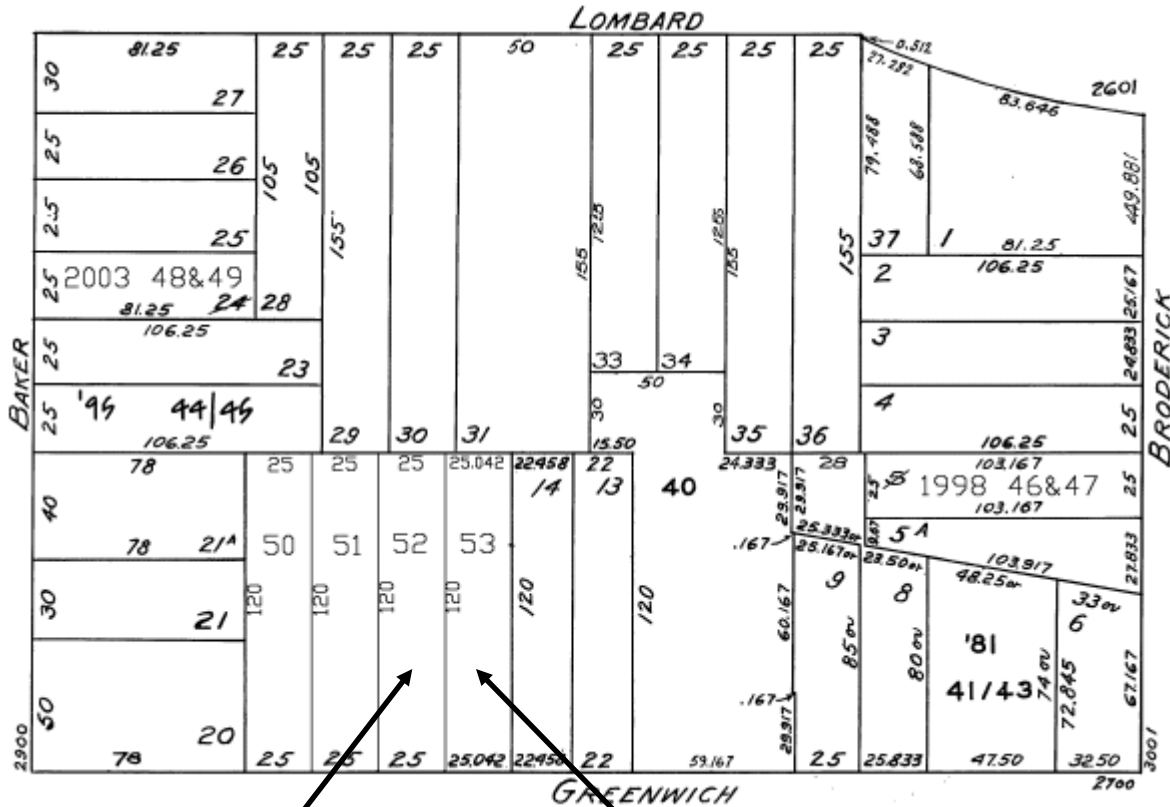
RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

- Parcel Map
- Sanborn Map
- Aerial Photographs
- Zoning Map
- Context Photographs
- Section 311 Notice
- Categorical Exemption
- Letter from Supervisor Mark Farrell, March 20, 2012
- DR Application
- Reduced Plans

GC: G:\Documents\2012\DR\2012.0211D - 2764 Greenwich\2012.0211D - 2764 Greenwich - DR Analysis.doc

Parcel Map



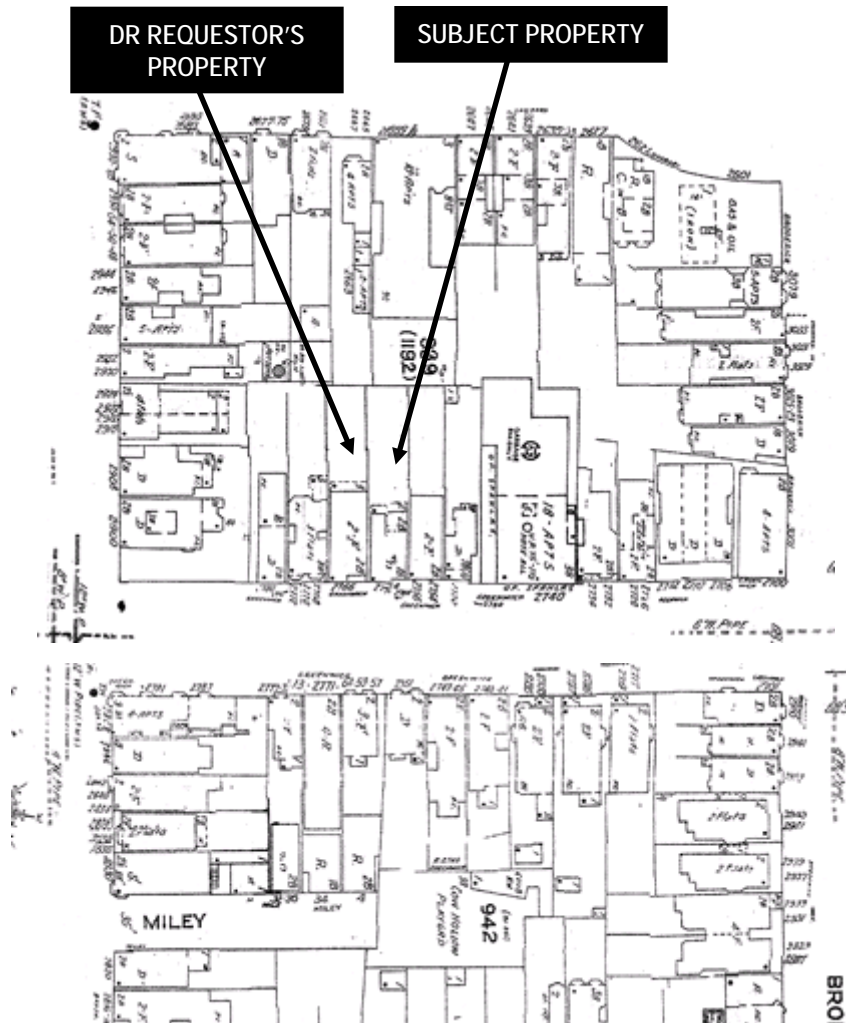
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
 Case Number 2012.0211D
 2764 Greenwich Street
 Hearing Date: September 20, 2012

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 2012.0211D
2764 Greenwich Street
Hearing Date: September 20, 2012

Aerial Photo 1



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2012.0211D
2764 Greenwich Street
Hearing Date: September 20, 2012

Aerial Photo 2

SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2012.0211D
2764 Greenwich Street
Hearing Date: September 20, 2012

Aerial Photo 3

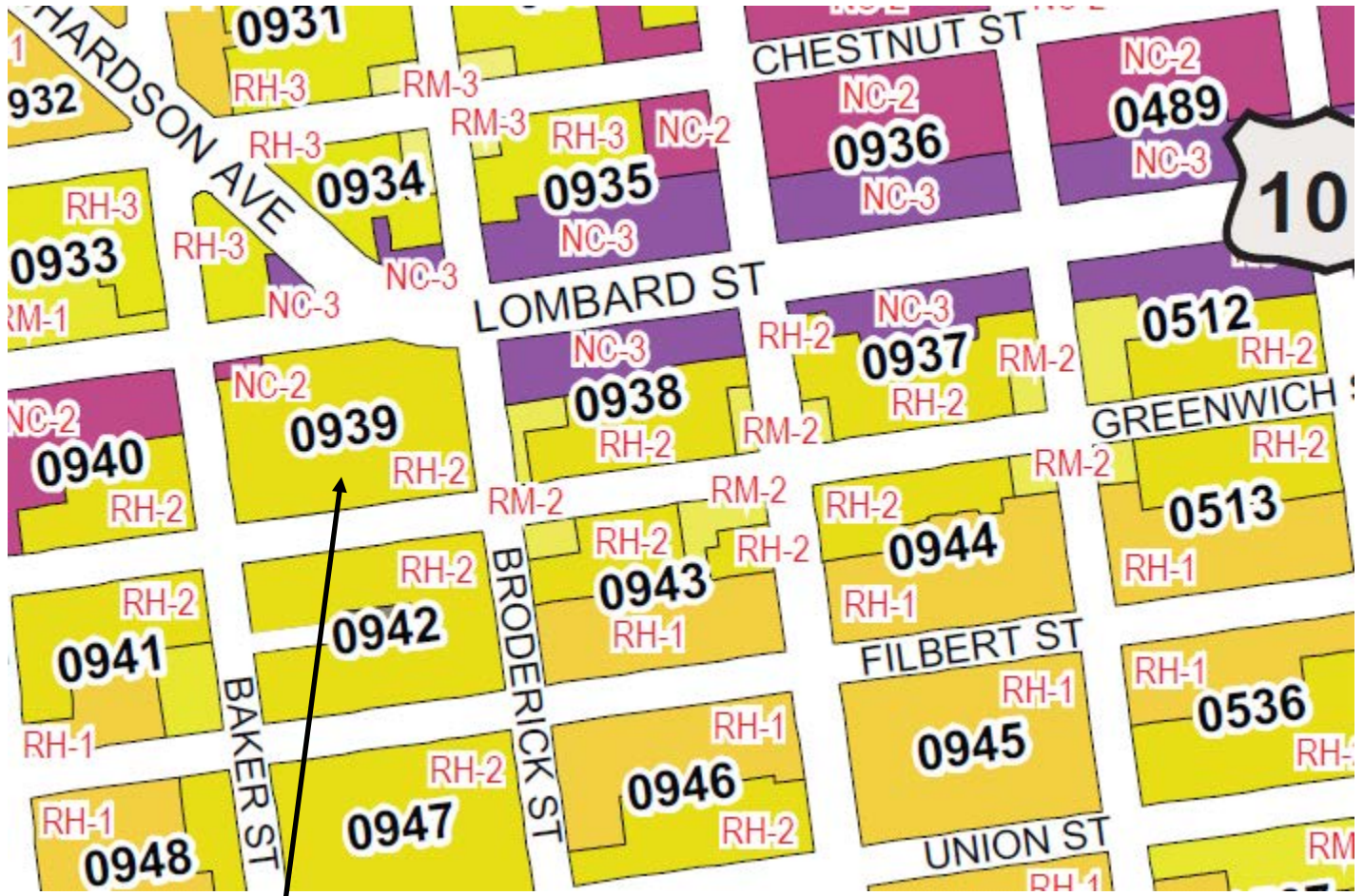


SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



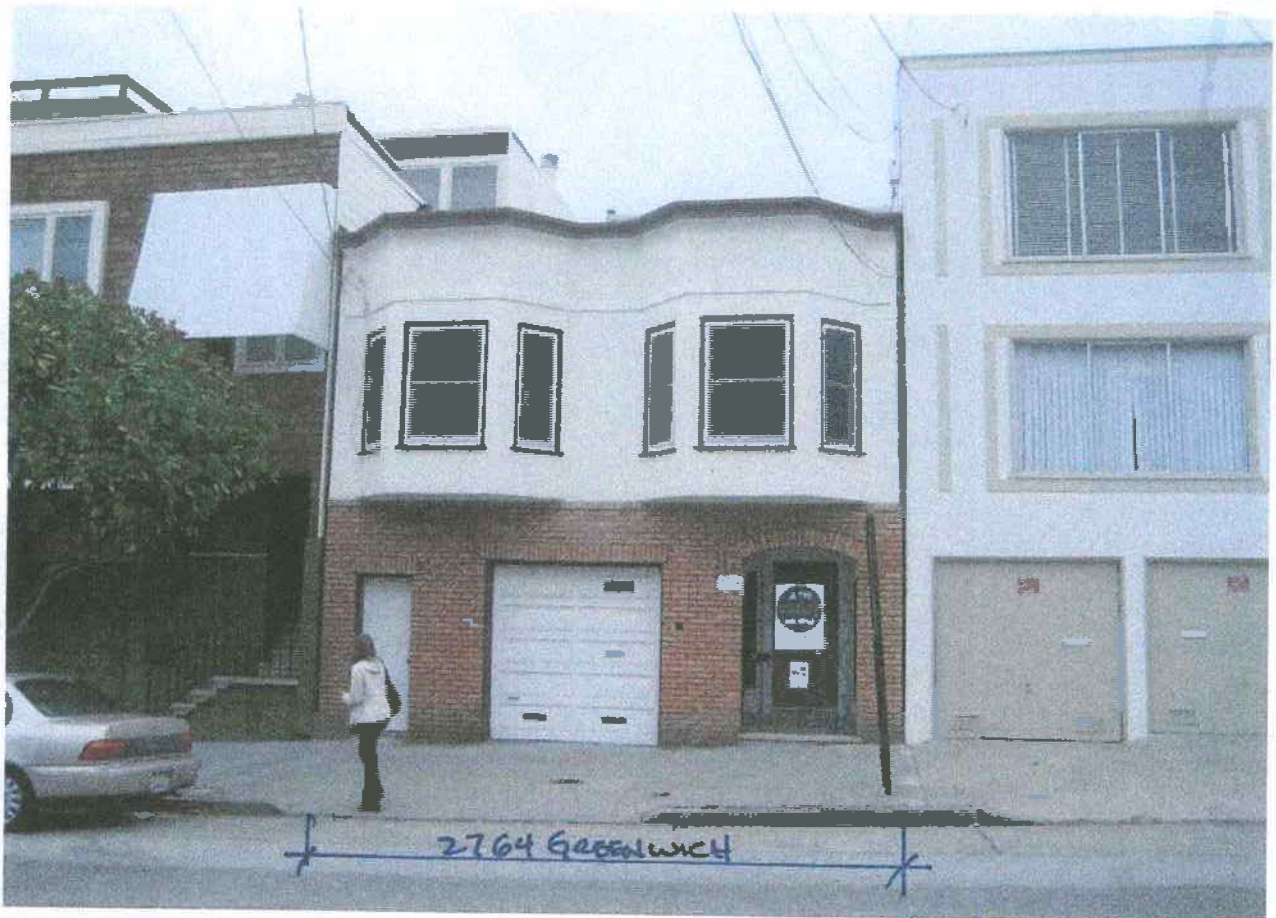
Zoning Map



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2012.0211D
2764 Greenwich Street
Hearing Date: September 20, 2012



VIEW FROM STREET



VIEW ACROSS STREET FROM ROOF

REAR VIEW





REAR WITH WESTERN NEIGHBOR



REAR OF WESTERN NEIGHBOR



VIEW OF WESTERN
NEIGHBOR: REAR



VIEW OF EASTERN NEIGHBORS:
REAR



REAR VIEW TO WEST



REAR VIEW TO WEST



REAR VIEW TO WEST



REAR VIEW TO EAST



VIEW TO WEST AT
REAR OF BUILDING



VIEW TO EAST AT
REAR OF BUILDING



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On March 24, 2010, the Applicant named below filed Building Permit Application No. 2010.03.24.8854 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Brian Milford, Martinkovic Milford Arch.	Project Address:	2764 Greenwich Street
Address:	520 Sutter Street	Cross Streets:	Baker/Broderick Streets
City, State:	San Francisco, CA 94102	Assessor's Block /Lot No.:	0939/053
Telephone:	(415) 346-9990	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 you believe that there are exceptional or extraordinary circumstances associated with the project, you may 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 checked="" type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input checked="" type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Single-Family Dwelling	No Change
FRONT SETBACK	None	No Change
SIDE SETBACKS	None	No Change
BUILDING DEPTH	51 feet	78 feet
REAR YARD	69 feet	42 feet
HEIGHT OF BUILDING	32 feet (to existing parapet)	33 feet (surface of roof deck)
NUMBER OF STORIES	3	No Change
NUMBER OF DWELLING UNITS	1	No Change
NUMBER OF OFF-STREET PARKING SPACES	2	No Change

PROJECT DESCRIPTION

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PLANNER'S NAME: **Glenn Cabreros**

PHONE NUMBER: **(415) 558-6169**

EMAIL: **glenn.cabreros@sfgov.org**

DATE OF THIS NOTICE: **02/22/2012**

EXPIRATION DATE: **03/22/2012**



**SAN FRANCISCO
PLANNING DEPARTMENT**

Date received:
RECEIVED

DEC 17 2010

Environmental Evaluation Application CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input checked="" type="checkbox"/>	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

SAN FRANCISCO DEPARTMENT OF CITY PLAN
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Signed (owner or agent):

[Signature]

Date: 12.18.10

(For Staff Use Only) Case No.

2010.1153E

Address: 2764 GREENWICH ST

Block/Lot: 0939 / 053

CLASS 32

13
3/8/11

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner RICK AINSWORTH Telephone No. 415-606-5705
Address 1796 GREEN ST. Fax No. -
SAN FRANCISCO, CA 94123 Email AINSWORTHB@YAHOO.COM
Project Contact BRIAN MILFORD Telephone No. 415-346-9990
Company MARTINKOVIC MILFORD Fax No. 415-398-0116
Address 520 SUTTER ST. Email BRIAN@MARTINKOVICMILFORD.COM
SAN FRANCISCO, CA 94102

Site Information

Site Address(es): 2764 GREENWICH STREET
Nearest Cross Street(s) BAKER STREET
Block(s)/Lot(s) 0939 / 053 Zoning District(s) RH2
Site Square Footage 3,000 S.F. Height/Bulk District _____
Present or previous site use _____
Community Plan Area (if any) _____

Project Description - please check all that apply

- Addition Change of use Zoning change New construction
 Alteration Demolition Lot split/subdivision or lot line adjustment
 Other (describe) _____ Estimated Cost _____

Describe proposed use SINGLE FAMILY RESIDENCE

Narrative project description. Please summarize and describe the purpose of the project.

PROJECT PROPOSES A HORIZONTAL REAR YARD ADDITION ON ALL FLOORS. PROPOSAL INCLUDES HORIZONTAL TO EXISTING THIRD FLOOR TO FRONT OF RESIDENCE.
RECONFIGURATION OF THIRD FLOOR RESULTS IN OVERALL REDUCTION IN BUILDING HEIGHT.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	<input type="checkbox"/>	<input type="checkbox"/>
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,125 S.F.	2,125 S.F.	2,088 S.F.	4,213 S.F.
Retail	0	0		
Office	0	0		
Industrial	0	0		
Parking	465 S.F.	465 S.F.	119 S.F.	584 S.F.
Other (specify use)				
Total GSF	2,590 S.F.	2,590 S.F.	2,207 S.F.	4,797 S.F.
Dwelling units	1	1	0	1
Hotel rooms	0	-	0	0
Parking spaces	2 TANDEM	2 SIDE BY SIDE	0	2
Loading spaces	0	-	0	0
Number of buildings	1	1	0	1
Height of building(s)	31'-2"	1'-7"	0	29'-7"
Number of stories	3	3	0	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 2764 Greenwich Street
Block/Lot: 0939/053
Case No.: 2010.1153E
Date of Review: January 31, 2011
Planning Dept. Reviewer: Tara Sullivan
 (415) 558-6258 | tara.sullivan@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
 Information:
415.558.6377

PROPOSED PROJECT Demolition Alteration

PROJECT DESCRIPTION

The proposed project consists of the alteration of the front façade, including relocating the garage opening to the west several feet and increasing the width of the opening, the replacement of the existing entrance door on the ground floor, the installation of new wood trim and balconies on the top of the two bay windows on the second floor, and the construction of a one-and-a-half story horizontal addition which will be flush with the front façade and feature a plaster finish, new wood cornice and brackets, and a modern-designed penthouse structure. The proposed project also consists of the construction of a three-store vertical addition on the rear of the façade, featuring a stone veneer and glass façade.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is listed in the 1976 Architectural Survey. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1928).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

2764 Greenwich Street is located on the north side of Greenwich Street between Broderick and Baker Streets in the Marina neighborhood. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. It was constructed in 1928 by an unknown architect. The building features a brick ground floor with a central garage opening, a recessed residential entrance on the east side of the façade, and a small access door on the west side of the ground floor of the facade. The second floor features two bay windows with modest surrounds, one-over-one double-hung windows, and a small squared cornice. The second floor is clad in stucco. The rear façade features horizontal siding with a variety of contemporary windows throughout.

The immediate area consists of two-to-three story residences in a variety of styles. Most properties have garage openings and bay windows. The styles of the surrounding properties include Stick residences from the late 1800's, Edwardian flats from the early 1900's, Spanish Colonial Revival and Classical Revival residences from the 1920's-1930's, and Contractor Modern apartment buildings from the 1950's – 1980's. The immediate blocks surrounding the site have not been formally surveyed. Moreover, the area contains relatively few individual properties identified in previous architectural or historic surveys.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- Event: or Yes No Unable to determine
Persons: or Yes No Unable to determine
Architecture: or Yes No Unable to determine
Information Potential: Further investigation recommended.
District or Context: Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Based on the criteria, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

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

2764 Greenwich Street does not appear eligible for listing individually or as a contributor to a historic district under Criterion 1 (events). To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. 2764 Greenwich Street was constructed in 1928 and appears to have very little relationship to the surrounding development on the block. It does not appear to have a particularly specific or significant association with a specific period of development to be eligible under the criterion.

2764 Greenwich Street does not appear to contribute to a potential California Register-eligible historic district. As discussed above, the area contains a variety of residential buildings that have been constructed over a broad time period. There does not appear to be any relationship to a specific pattern of development to constitute a California Register-eligible historic district.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Research does not indicate that 2764 Greenwich Street is associated with the lives of important persons in our past.

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

2764 Greenwich Street was constructed in 1928 in a mixed style. It does not embody any particular style, as it features Edwardian characteristics on the second floor with two bay windows and a simple cornice. It also features a brick ground floor, which appears to be original. As the building was constructed well after the Edwardian style was in vogue, and as it does not possess any predominant characteristics of other styles, the building does not rise to the level of being individually eligible for the California Register of Historical Resources.

2764 Greenwich Street does not appear to contribute to a potential California Register-eligible historic district. The area in the immediate vicinity of 2764 Greenwich Street does not contain a significant concentration of historically or aesthetically unified buildings. As discussed above, the area contains a variety of residential buildings that have been constructed over a broad time period. The variety of building dates and styles do not relate cohesively as a historic district. As such, it does not appear that a potential California Register-eligible historic district exists in the neighborhood.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: Retains Lacks
Association: Retains Lacks
Design: Retains Lacks
Workmanship: Retains Lacks

Setting: Retains Lacks
Feeling: Retains Lacks
Materials: Retains Lacks

Since 2764 Greenwich Street was determined not to be significant under the California Register of Historical Resources, analysis of integrity was not conducted.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

No Resource Present (*Go to 6 below.*)

Historical Resource Present (*Continue to 4.*)

-
4. **If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

-
5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project**


to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

Yes No Unable to determine

There do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

SENIOR PRESERVATION PLANNER REVIEW

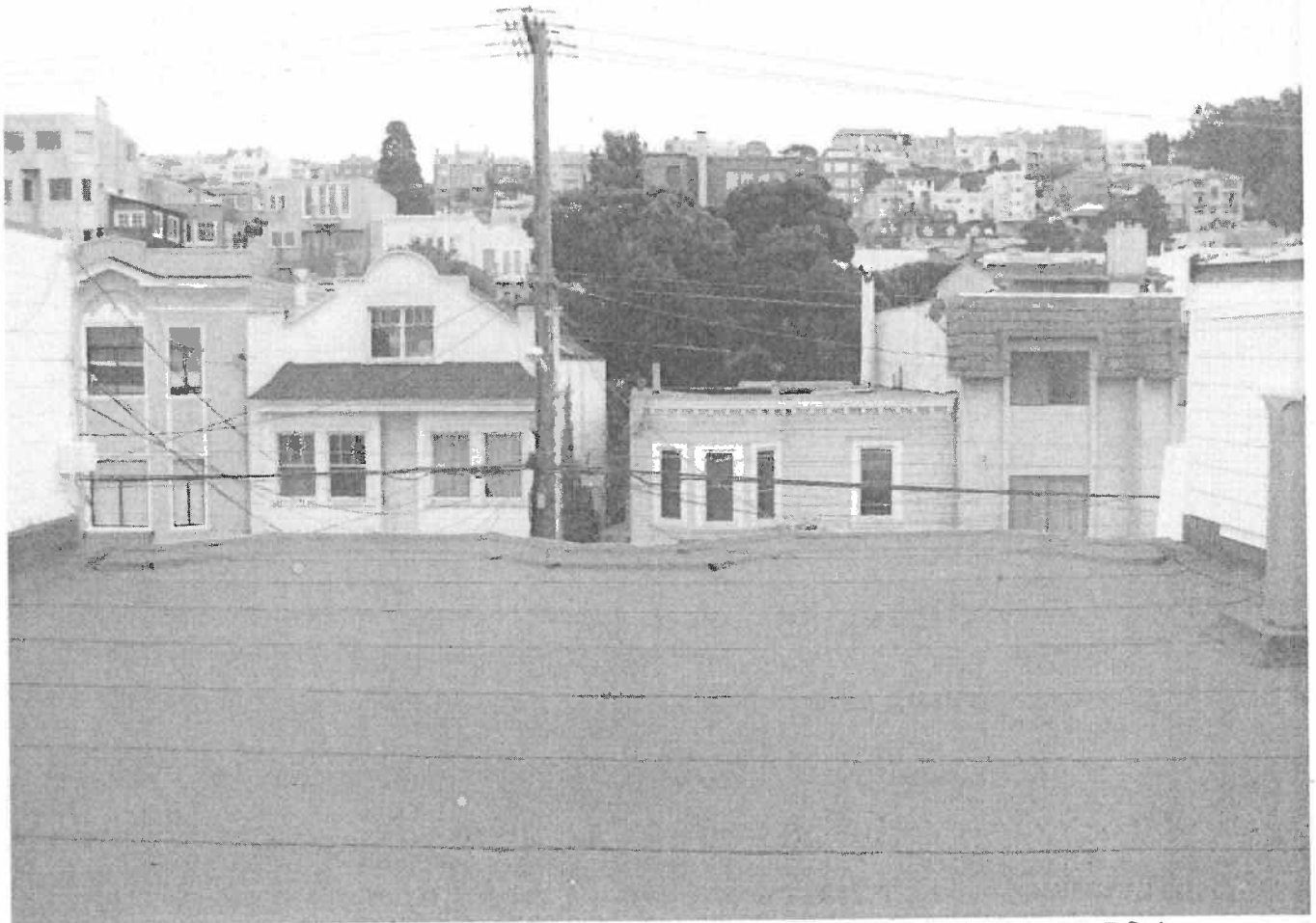
Signature: 
Tina Tam, *Senior Preservation Planner*

Date: 2/28/2011

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

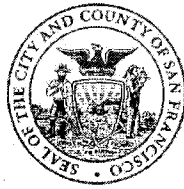


VIEW FROM STREET



VIEW ACROSS STREET FROM ROOF

Member, Board of Supervisors
District 2



City and County of San Francisco

March 20, 2012

MARK E. FARRELL

Director John Rahaim
Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2764 Greenwich Street- Discretionary Review Application

Dear Director Rahaim

I am writing in support of the Discretionary Review application for 2764 Greenwich Street. It is my understanding that the applicants met with Glenn Cabreros and David Lindsay of the Planning Department in October of 2011 to discuss their mitigation requests. I have been told that the applicant's requests were deemed to be reasonable and modest in nature, particularly when considering the scope of the overall project.

The project has the potential to negatively impact three units with regard to light, air and privacy impingement. There is also a question of whether this will affect the mid-block open space, which is a priority of Cow Hollow and has been defined in the "Cow Hollow Neighborhood Design Standards" as a major and defining element of the neighborhood.

My understanding is that in order to mitigate their concerns, the applicants have tried to meet with both the project sponsors and project architects. The applicant has sent several emails, attended pre-application meetings, and met with the Cow Hollow Association Zoning Committee. Despite the applicant's best efforts, the project sponsors have refused to meet with them. As a result, I am in support of the applicant's Discretionary Review application and ask that the Planning Department work with all parties to come to a resolution.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark E. Farrell".

Mark E. Farrell
Supervisor, District 2

cc: Glenn Cabreros, NW Team
David Lindsay, NW Team Leader
AnMarie Rodgers, Legislative Affairs, Planning Department

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME		
George K. Merijohn		EMAIL: MERIJOHN@MERIJOHN.COM
DR APPLICANT'S ADDRESS	ZIP CODE	TELEPHONE
2766 Greenwich Street San Francisco, CA	94123	(415) 929-6965
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME		
Rick Ainsworth, Mary Thomas		
ADDRESS	ZIP CODE	TELEPHONE
1796 Green Street San Francisco, CA	94123	(415) 412-6855
CONTACT FOR DR APPLICATION		
Same as Above <input checked="" type="checkbox"/>		
ADDRESS	ZIP CODE	TELEPHONE
		()
E-MAIL ADDRESS		

2. Location and Classification

STREET ADDRESS OF PROJECT		ZIP CODE		
2764 Greenwich Street, San Francisco, CA		94123		
CROSS STREETS				
Broderick St. and Baker St.				
ASSESSORS BLOCK/LOT	LOT DIMENSIONS	LOT AREA (SQ FT)	ZONING DISTRICT	HEIGHT/BULK DISTRICT
0939 / 053	25/ft x 120ft	3,000 sq ft	RH2	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

Present or Previous Use: Single family home

Proposed Use: Single family home

Building Permit Application No. 201003248854

Date Filed: 2/22/2012

4. Actions Prior to a Discretionary Review Request

12.0211D

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.

The DR Applicant has consistently maintained keen interest in the subject property development plans and is supportive of all aspects of the proposed project with the exception of the three (3) issues raised in this DR Application. The DR Applicant has owned and resided in the 2766 Greenwich multi-unit building for 25 years and is a responsible landlord who has substantially invested in the property to enhance the quality of its affordable housing units and building occupants. Unit #1 is a studio with one small living area which has limited light access from the north (rear) only. Unit #2 is a one bedroom. Its living room has limited light access from the north (rear) only. Unit #3 has its master bedroom and dining room facing north and has limited light access from the north (rear) only. 2766 Greenwich St. has a five (5) foot side wall privacy screen at the rear of the building for all units: the rear building wall with windows is setback five (5) feet from the edge of the roofline and privacy screen.

The DR Applicant met with the Planning Department (G. Cabrerros and D. Lindsay) on 10-28-11 to review the then most current plans and to review in detail two mitigation requests detailed in this DR Application. Both Mr. Lindsay and Mr. Cabrerros advised the DR Applicant that the two mitigation requests were reasonable and very modest in nature, especially given the major scope of change of the overall project. They further advised that the Planning Department would recommend these changes to the project architect and to the Planning Department RDT. The recommendations of Mr. Lindsay and Mr. Cabrerros were not incorporated into the plans. Moreover, the project's negative impacts were actually further amplified by revisions to the final pre-311 notification plans dated 11-28-2011 as noted below:

Additional Negative Impact - Increase on Light, Air, and Privacy Impingement: The subject property family room and kitchen ceilings were raised an additional 2.5 feet. This resulted in raising by 2.5 feet the master bedroom deck, master bedroom, and the rear roofline. The raising of the expansive master bedroom deck by 2.5 feet increases light blockage and causes more shadow effect for the two 2766 Greenwich St affordable housing units which are adjacent to and below this deck. Raising the subject property master bedroom balcony by 2.5 feet causes more privacy encroachment on the interior living space of the master bedroom of the 2766 Greenwich St. Unit #3.

Additional Negative Impact - Increase on Light and Air Impingement: On the subject property's west side property line, the first floor rear building wall was extended an additional 2 feet, 4.25 inches to create a solid 5 foot, 5 inch blind wall on the property line. This further reduces light and air to the two lower-level units in the adjoining multi-unit building at 2766 Greenwich and for the rear unit of 2774 Greenwich St.

Additional Negative Impact - Further encroachment into the 45% Rear Yard and increase on Light, Air, and Privacy Impingement. Subject property encroachment into the 45% Rear Yard was increased to 78 feet. Its rear building depth is now planned to be 22 feet, 8 inches deeper than the rear building wall of adjacent Western neighbor, 2766 Greenwich St. Its rear building wall is also planned to be 4 feet, 2 inches deeper than the adjacent Eastern neighbor, 2756-56 Greenwich St. This encroachment into the 45% Rear Yard adversely impacts the both adjacent neighbors' light, air and privacy, and their enjoyment of the mid-block open space. It disrupts the pattern and rhythm of the existing buildings on the block face, fails to respect the mid-block open space, and diminishes the prevailing neighborhood character

Minor Positive Change - Reduction of Privacy Impingement: A guard rail on the outdoor patio deck of the subject property which adjoins the family room was moved off the property line 3 feet to the East for the 3' x 4' 5.5" section of the deck extending on the side property line beyond the rear building wall of the adjacent multi-unit building at 2766 Greenwich.

The DR Applicant has:

- Sent approximately 60 emails to the Planning Department (G. Cabrerros, D. Lindsay): from 2-2010 to 2-2012.
- Had 3 meetings with the Planning Department (G. Cabrerros, &/or D. Lindsay): 5/14/10, 10/28/11, and 12/21/11
- Sent 12 emails to project architect and project sponsors
- Requested 2 additional meetings with the project sponsor - meetings were not granted
- Attended the two Pre-App meetings (2/4/10, 3/1/10)
- Met with Cow Hollow Association Zoning Committee twice and had numerous telephone conversations with committee members

To date, the Project Sponsor has refused, and/or failed to respond to requests and recommendations for mitigation of the adverse negative impacts on light, air, privacy, and mid-block open space as detailed in this DR application. These requests have been made by the DR Applicant, the Cow Hollow Association Zoning Committee (CHA Pre-Application Checklist), the Planning Department staff, and neighbors including Susan Spiwak, Rita Agnese, Jack Johnstone, Sharon Spencer, and William Ferry.



Discretionary Review Request

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 sections of the Residential Design Guidelines.

1. Subject property rear building depth intrudes into the 45% rear yard, extending 22 feet, 8 inches deeper than the rear building wall of its adjacent Western neighbor (2766 Greenwich St) and 4 feet, 2 inches deeper than the rear building wall of its adjacent Eastern neighbor (2754-56 Greenwich St). This will cause unreasonable and adverse negative impacts on available light, air, and privacy for adjacent and nearby buildings.
2. The lack of West side yard setback for all portions of the proposed rear extension beyond the rear building wall of the adjacent multi-unit building at 2766 Greenwich Street will cause unreasonable and adverse negative impacts on available light and air for the occupants of this multi-unit building to the West as well as adverse negative impacts on available light and air for 2774 Greenwich St.
3. The subject property proposed master bedroom deck dimensions and "L-shaped" configuration will cause unreasonable and adverse negative impacts on available light, air, and privacy for the 2766 Greenwich multi-unit building in particular its two (2) affordable housing units. It will also have adverse negative impacts on available light for the one (1) affordable housing unit at 2774 Greenwich. All 3 affordable housing units are situated below and adjacent to this deck. The proposed master bedroom deck dimensions and "L-shaped" configuration will additionally cause privacy encroachment on the interior living space of the master bedroom of the 2766 Greenwich St. Unit #3.

Project sponsor and architect have been unresponsive to multiple requests by neighbors to mitigate the adverse negative impacts on available light, air, and privacy for the occupants of the two multi-unit buildings to the West.

The project conflicts with Cow Hollow Neighborhood Design Standards (Guidelines), San Francisco Residential Design Standards (Guidelines), and San Francisco General Plan Policies.

Cow Hollow Neighborhood Design Standards (Guidelines)

- P. 6: Purpose and Intent
- P.16: Defining Neighborhood Character
- P. 32: Rear Yards
- P.33: Respect Rear Yard and Adjacent buildings

Cow Hollow Neighborhood Design Standards (Guidelines) Section 3

Sub Section 1.E Side Spacing (Side Yards):

1. Rear Expansions
2. Respect Spacing Pattern
3. Lateral Lighting, Air and Views
4. Incorporate "Good Neighbor" Gestures
5. Cow Hollow Neighborhood Design Standards (Guidelines) Section 4: STORY POLES (Project sponsor refused to erect Storey poles even though it was recommended to do so as per the Cow Hollow Neighborhood Pre-Application Checklist dated 3/1/10, and 3/29/10)

San Francisco Planning Department Residential Design Standards (Guidelines)**Section I.** Maintain light to adjacent properties by providing adequate setbacks**Section II.** Design buildings to be compatible with the patterns and architectural features of surrounding buildings and preserve visual character**Section III.****Side Spacing Between Buildings:** Projects must respect the existing pattern of side spacing between buildings**Rear Yard:** Articulate the building to minimize impacts on light and privacy to adjacent properties. Modify the building's design to reduce these impacts and make a building compatible with the surrounding context**Light:** Planning Code Section 101 states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco. In areas with a dense building pattern a proposed project can have a greater impact on neighboring buildings. Provide setbacks on the upper floors of the building**Privacy:** Loss of privacy caused by a proposed project can have an unusual negative impact on neighboring interior living spaces**The San Francisco General Plan**

Stated objectives:

- *To conserve and protect existing housing and neighborhood character*
- *To protect open space and access to sunlight and vistas from development.*

The San Francisco General Plan Issue 2: Conserve and Improve Existing Stock**OBJECTIVE 2** Retain existing housing units, and promote safety and maintenance standards**POLICY 2.2**

"The City must protect existing units ... especially small units"

Support efforts to maintain and improve the physical condition of housing units

POLICY 2.4 Promote continued maintenance to existing units to ensure long term habitation and safety

Property owners should be encouraged and supported in efforts to maintain and improve the physical condition of housing units:

OBJECTIVE 3 Protect existing housing stock, especially rental units.**POLICY 3.1, 3.2** Support rental property maintenance efforts which positively impact the overall livability of housing for occupants and which preserve existing rental units**POLICY 3.4** Preserve "naturally affordable" housing types, such as smaller and older ownership units.

Mid-century housing units in lower density residential neighborhoods should be preserved. Strategies to promote and retain the life-long stability of existing units should be used to support this housing stock:

POLICY 11.1, 11.2

Promote construction and implementation of accepted design standards that will conserve, respect, and complement the surrounding existing neighborhood character

Policy 11.3

The Planning Department should utilize residential design guidelines, neighborhood specific design guidelines, and other documents describing a specific neighborhoods character as guideposts to determine compatibility of proposed projects with existing neighborhood character.

The Department should support the adoption of neighborhood-specific design standards in order to enhance or conserve neighborhood character.

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:

1. The subject property's rear building depth intrudes into the 45% rear yard, extending 4 feet, 2 inches deeper than the rear building wall of the longest adjacent building (2754-56 Greenwich). The adjoining property to the West (2766 Greenwich) is 22 feet 8 shorter than the subject property. The adjoining property to the East (2754-56 Greenwich) is currently under construction with an approved rear building wall 4 feet, 2 inches shorter than the proposed project. Subject property encroachment into the 45% Rear Yard adversely impacts the adjacent neighbors enjoyment of the mid-block open space, disrupts the existing pattern and rhythm of the existing buildings on the block face, fails to respect the mid-block open space, and diminishes the prevailing neighborhood character.
2. The lack of West side yard setback for all portions of the subject property proposed rear extension beyond the rear building wall of the adjacent multi-unit building at 2766 Greenwich Street will cause unreasonable and adverse negative impacts on available light and air for the occupants of this multi-unit building to the West as well as adverse negative impacts on available light and air for 2774 Greenwich St.
3. The subject property proposed master bedroom deck dimensions and "L-shaped" configuration will cause unreasonable and adverse negative impacts on available light, air, and privacy for 2766 Greenwich multi-unit building in particular its two (2) affordable housing units. It will also have adverse negative impacts on available light for the one (1) affordable housing unit at 2774 Greenwich. All 3 affordable housing units are situated below and adjacent to this deck. The proposed master bedroom deck dimensions and "L-shaped" configuration will additionally cause privacy encroachment on the interior living space of the master bedroom of the 2766 Greenwich St. Unit #3.

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?

1. Limit subject property rear yard extension to the length of its neighbor to the East (2754-65 Greenwich St.). See "X" below – portion to remove:



2. Establish a three (3) foot West side setback for the full extent of the proposed rear horizontal extension on all floors; from the rear building wall of the adjacent multi-unit building at 2766 Greenwich Street to the rear building wall of the subject property. See "X" below - portion to remove:



3. Modify the master bedroom deck size and shape - See diagram below:

2. Master bedroom deck modification:

- 1.) Eliminate 2'10" outcrop extension at the northwest corner
- 2.) Reduce the West portion by three (3) feet

12.02110

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: 
George K. Merjohn

Date: 2/22/2012

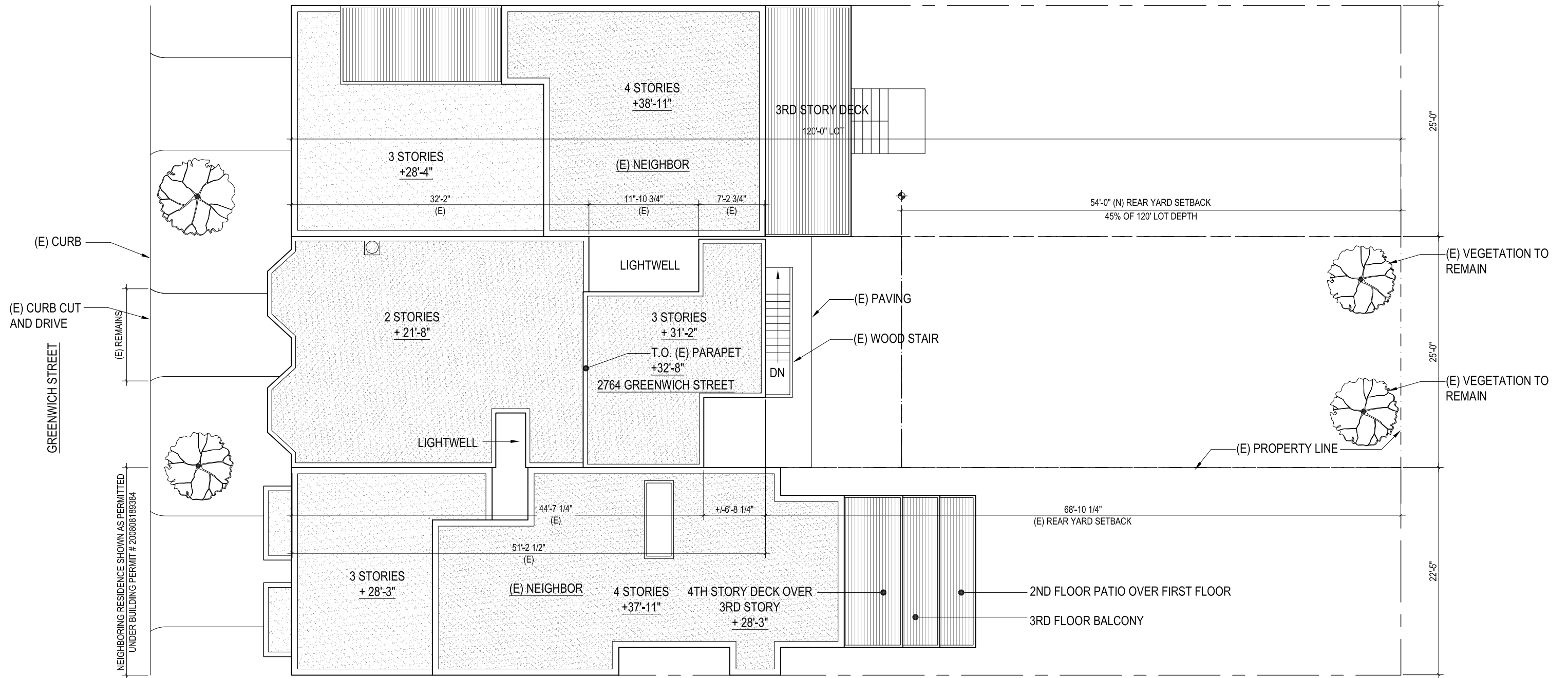
Print name, and indicate whether owner, or authorized agent:

George K. Merjohn (OWNER)

Owner / Authorized Agent (circle one)

List of Additional Discretionary Review Applicants

Susan Spinak 2766 Greenwich St
Rita Agnese 2774 Greenwich St
Sharon Spencer 2772 Greenwich St
Jack Johnstone 2772 Greenwich St
William Ferry 2780 Greenwich St
Mark Dvorak 2754 Greenwich St
Mark Sherman 2924 Baker St



2764 Greenwich Street

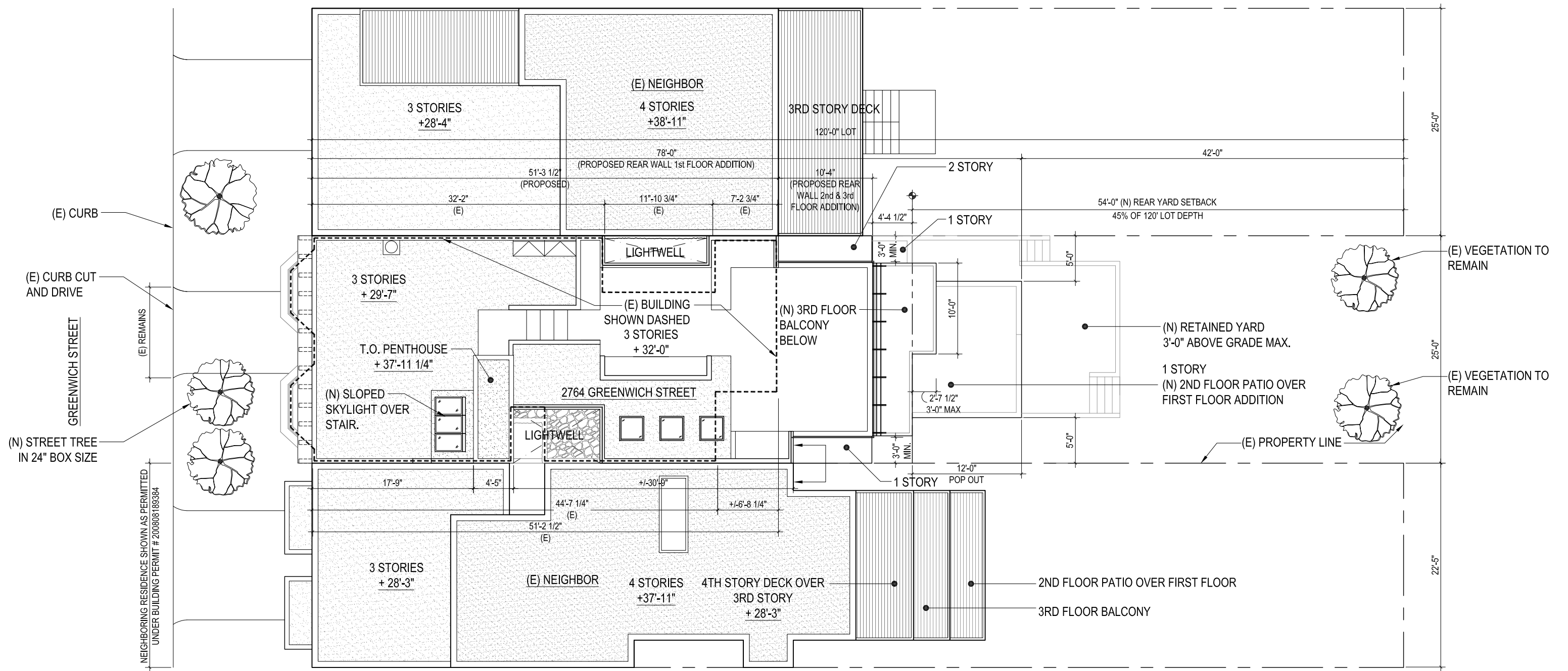
San Francisco

EXISTING SITE PLAN



Scale 3/32" = 1'-0"

01.18.2012



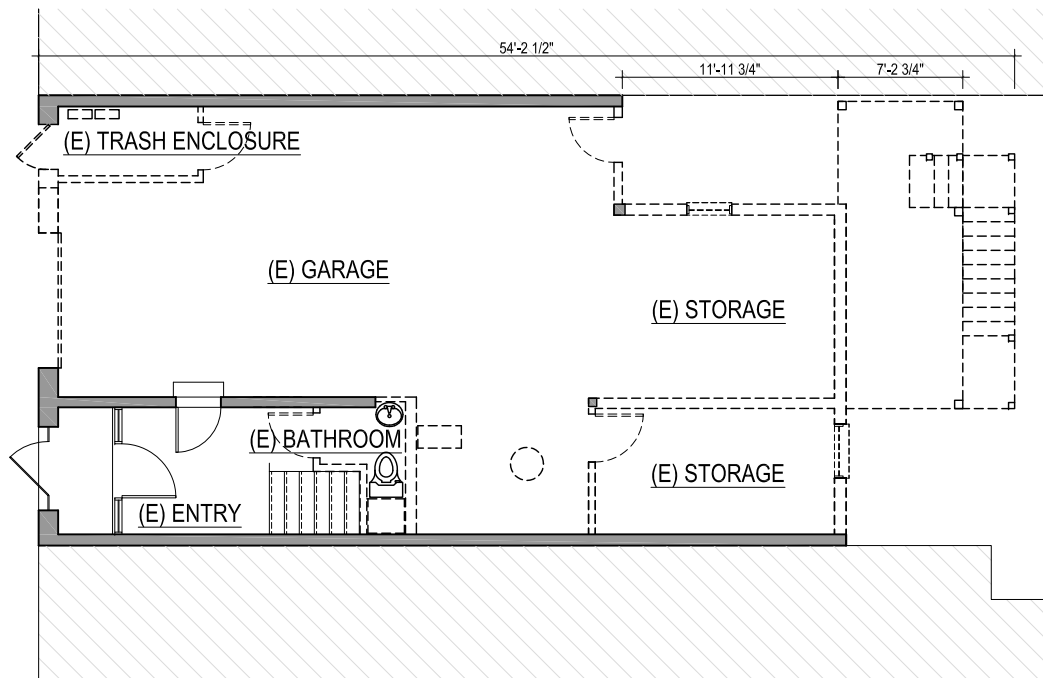
2764 Greenwich Street

San Francisco

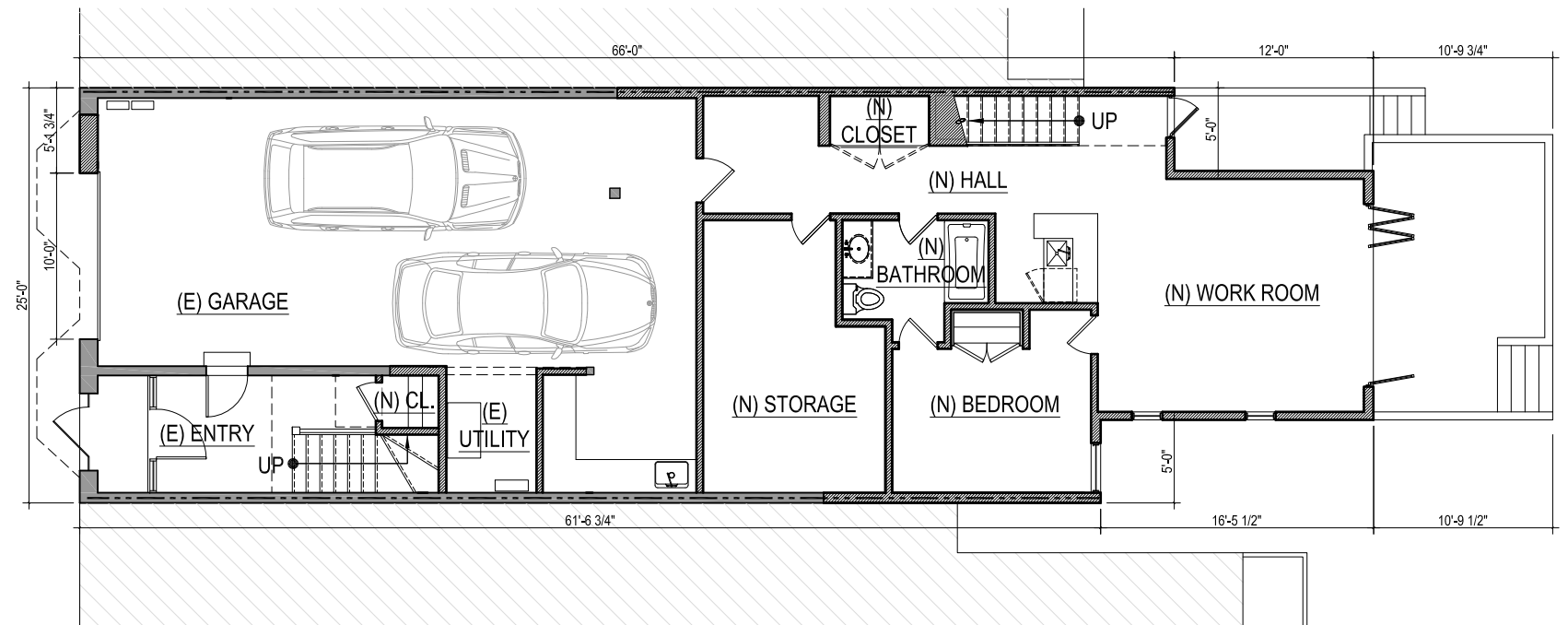
PROPOSED SITE PLAN

Scale 3/32" = 1'-0" 01.18.2012

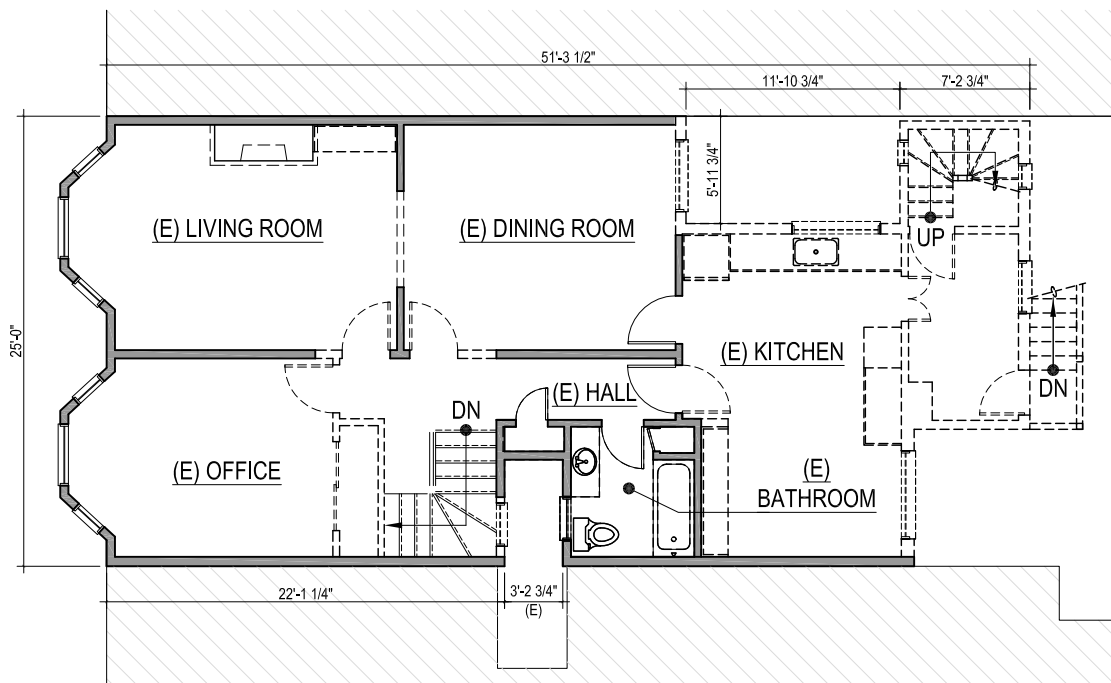
MARTINKOVIC MILFORD ARCHITECTS



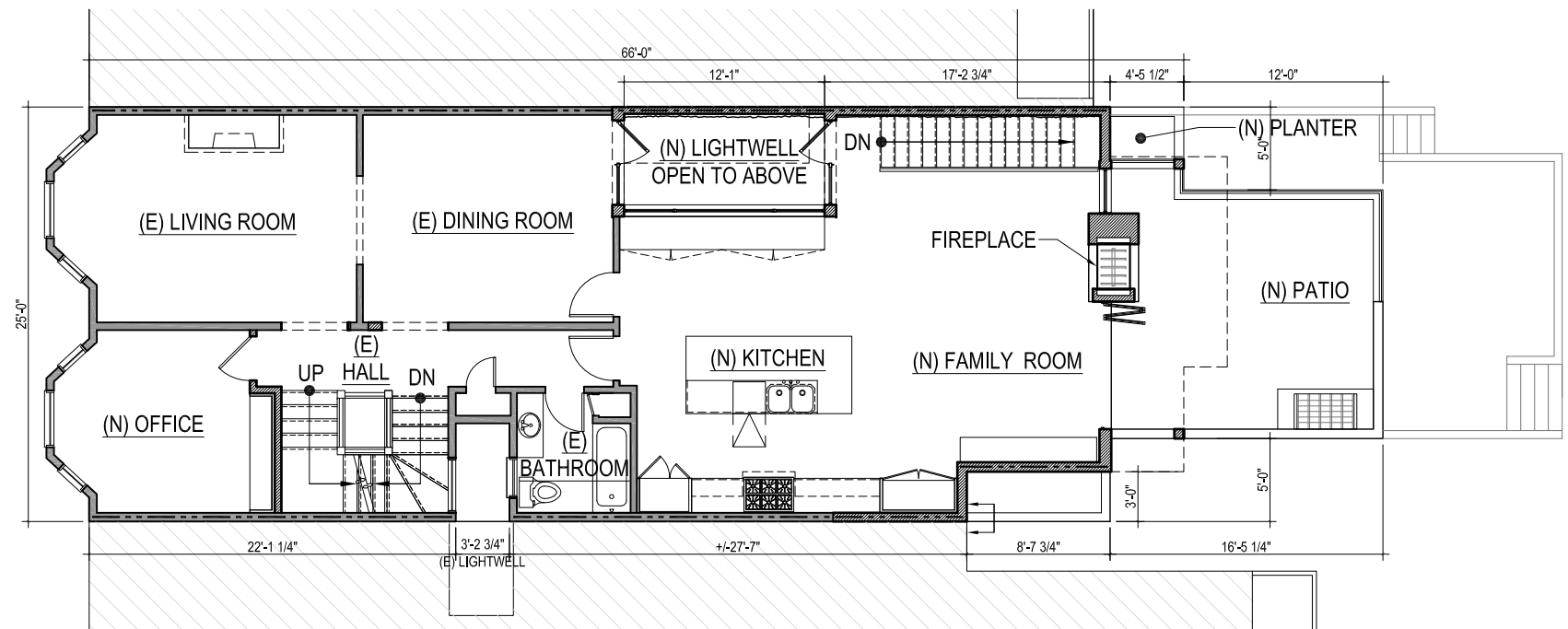
EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

2764 Greenwich Street

San Francisco

T 415 346 9990 | F 415 398 0116 | www.martinkovicmilford.com

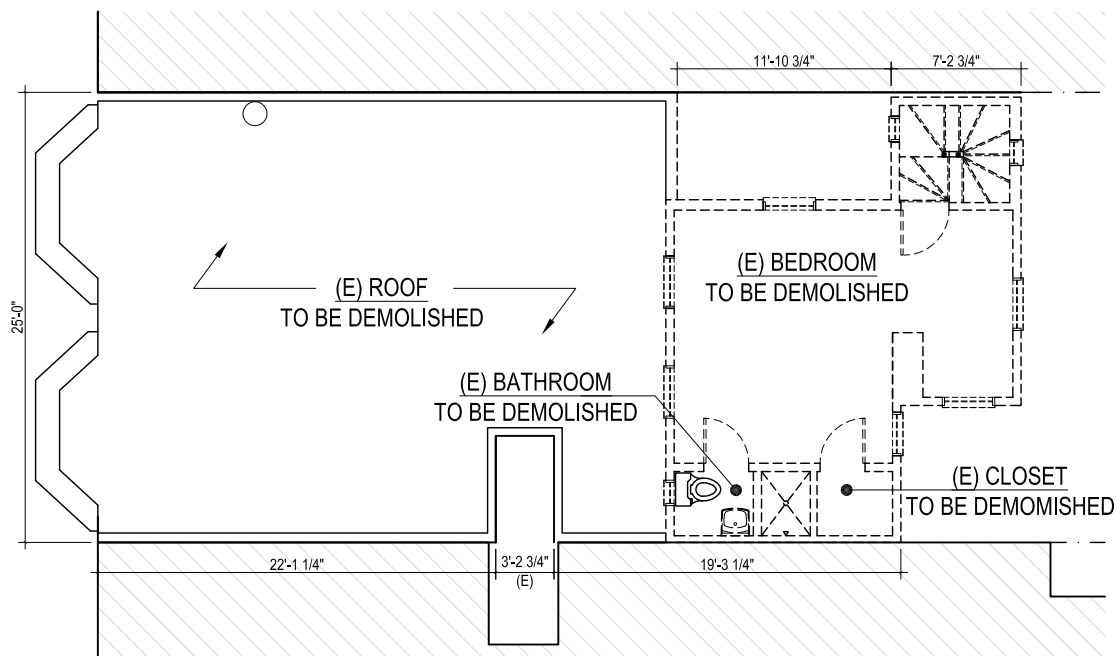


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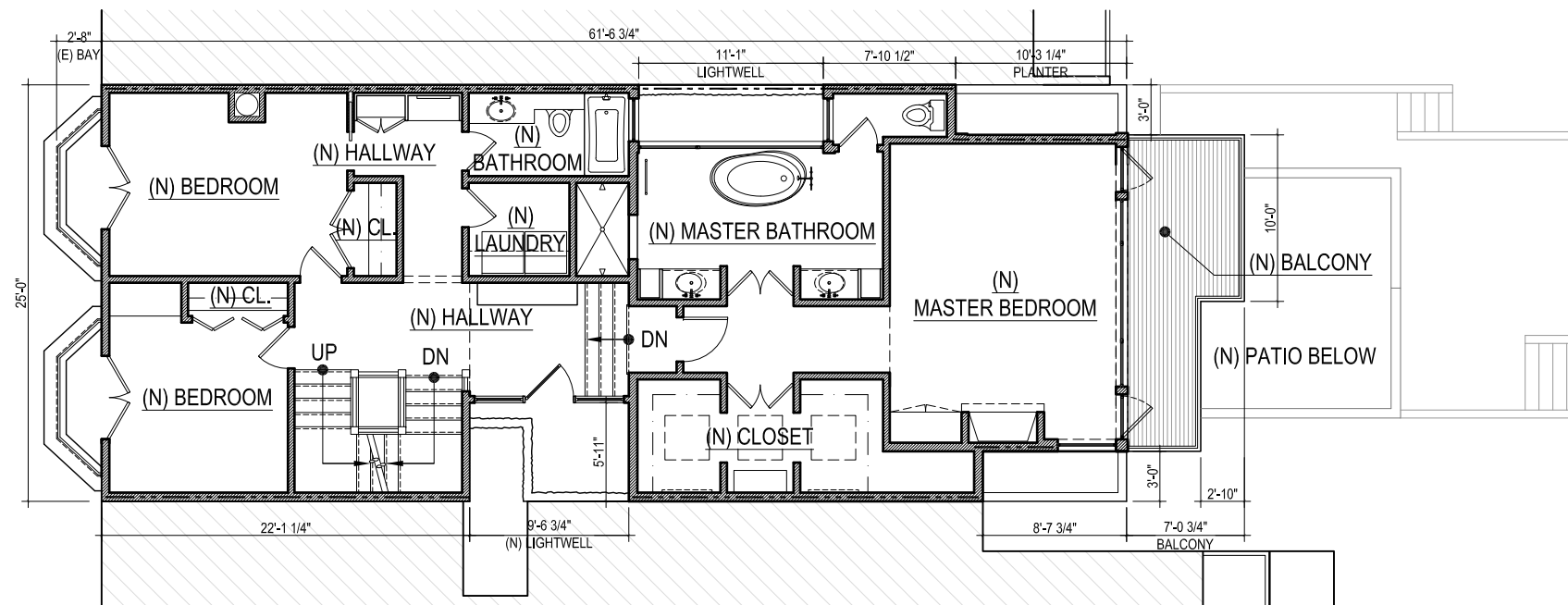
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MARTINKOVIC MILFORD ARCHITECTS


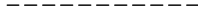

520 Sutter Street | San Francisco, CA 94102

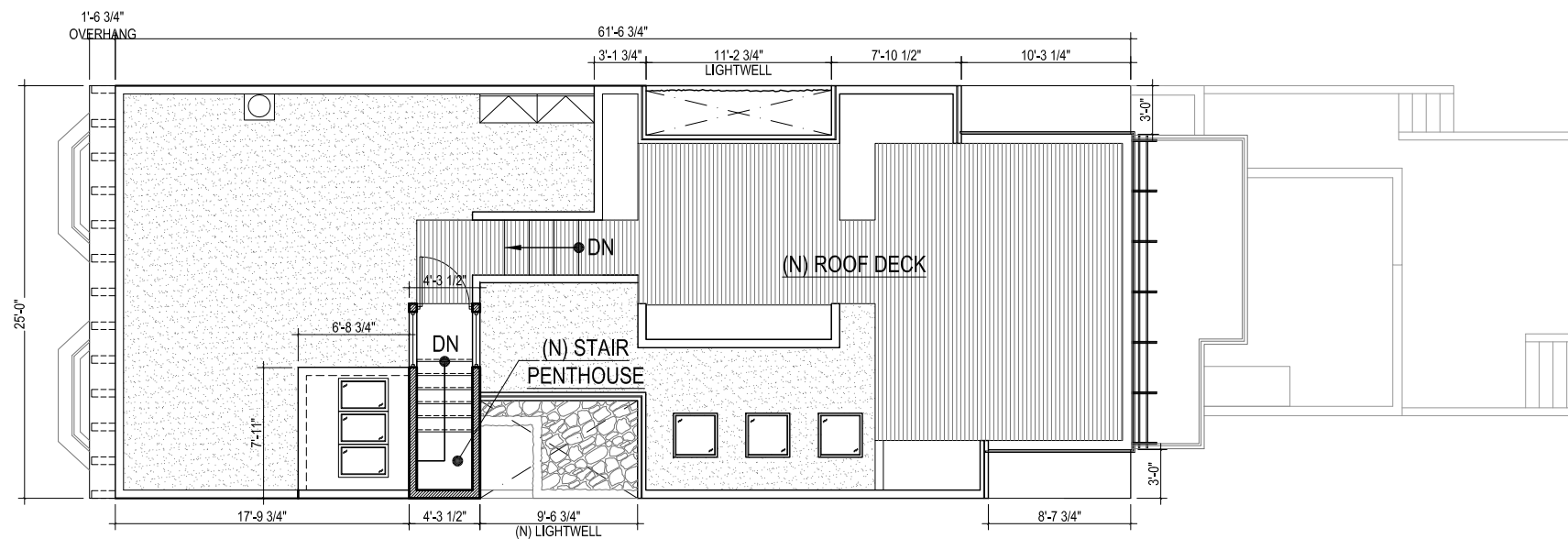


EXISTING THIRD FLOOR PLAN



PROPOSED THIRD FLOOR PLAN

LEGEND	
	(E) WALL CONSTRUCTION TO REMAIN
	(E) CONSTRUCTION TO BE DEMOLISHED
	(N) WALL CONSTRUCTION



PROPOSED ROOF FLOOR PLAN

2764 Greenwich Street

San Francisco



Scale 3/32" = 1'-0"

01.18.2012



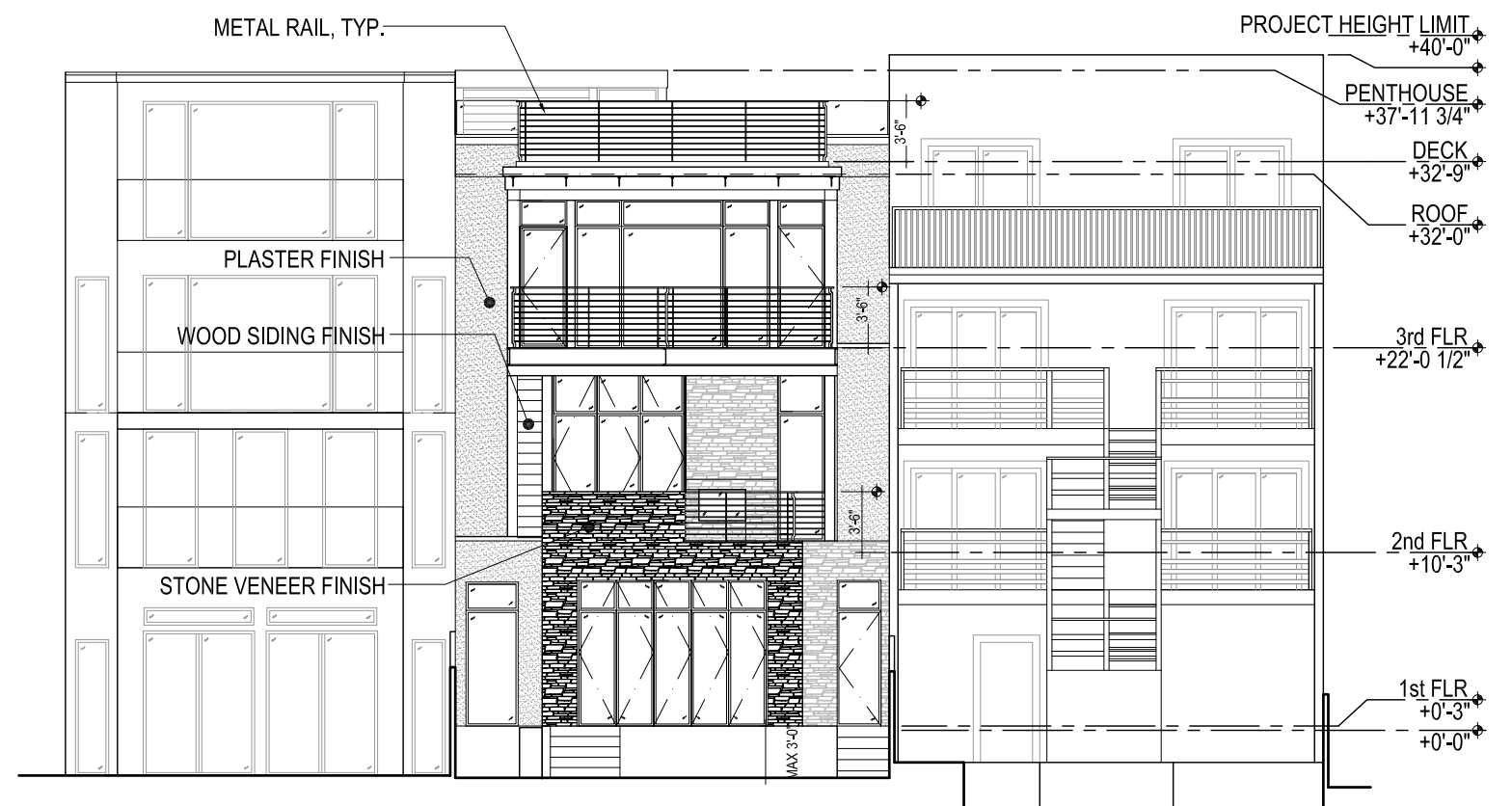
EXISTING FRONT ELEVATIONS



PROPOSED FRONT ELEVATIONS



EXISTING REAR ELEVATIONS

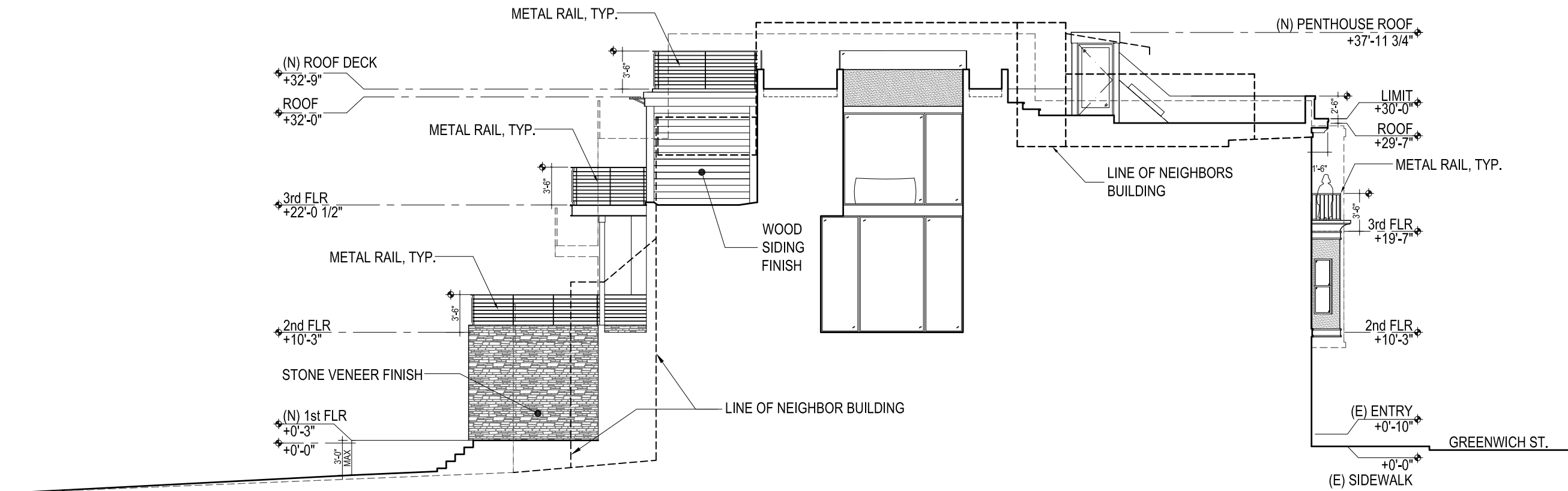


PROPOSED REAR ELEVATIONS

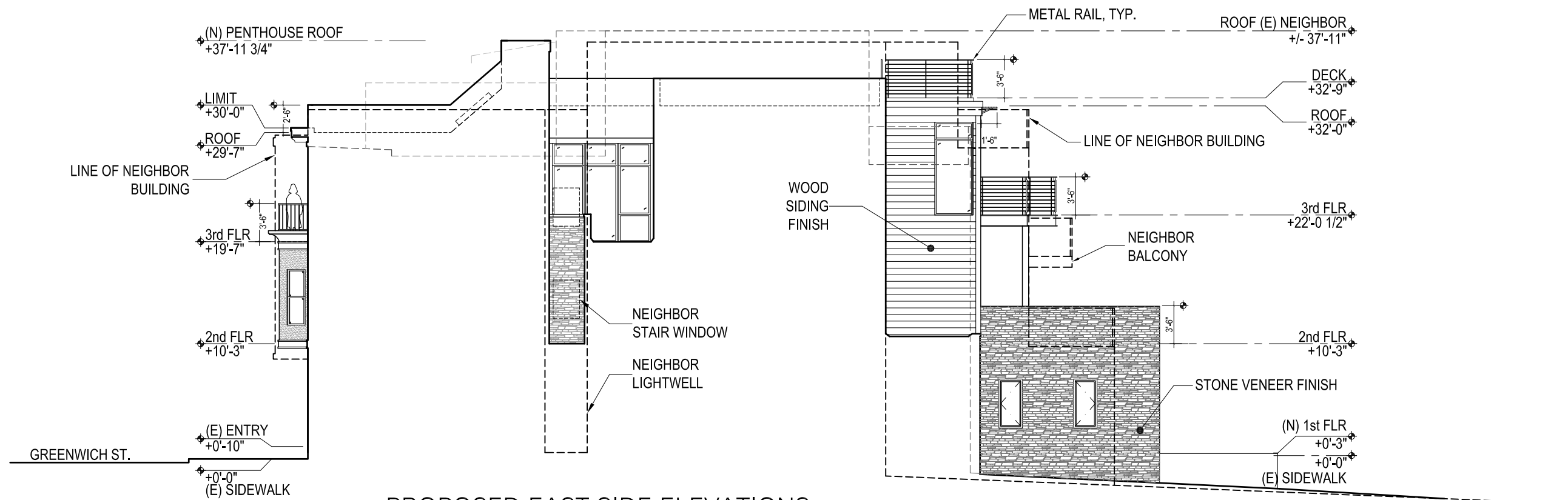
2764 Greenwich Street
San Francisco

Scale 1/16" = 1'-0" 01.18.2012





PROPOSED WEST SIDE ELEVATIONS



PROPOSED EAST SIDE ELEVATIONS

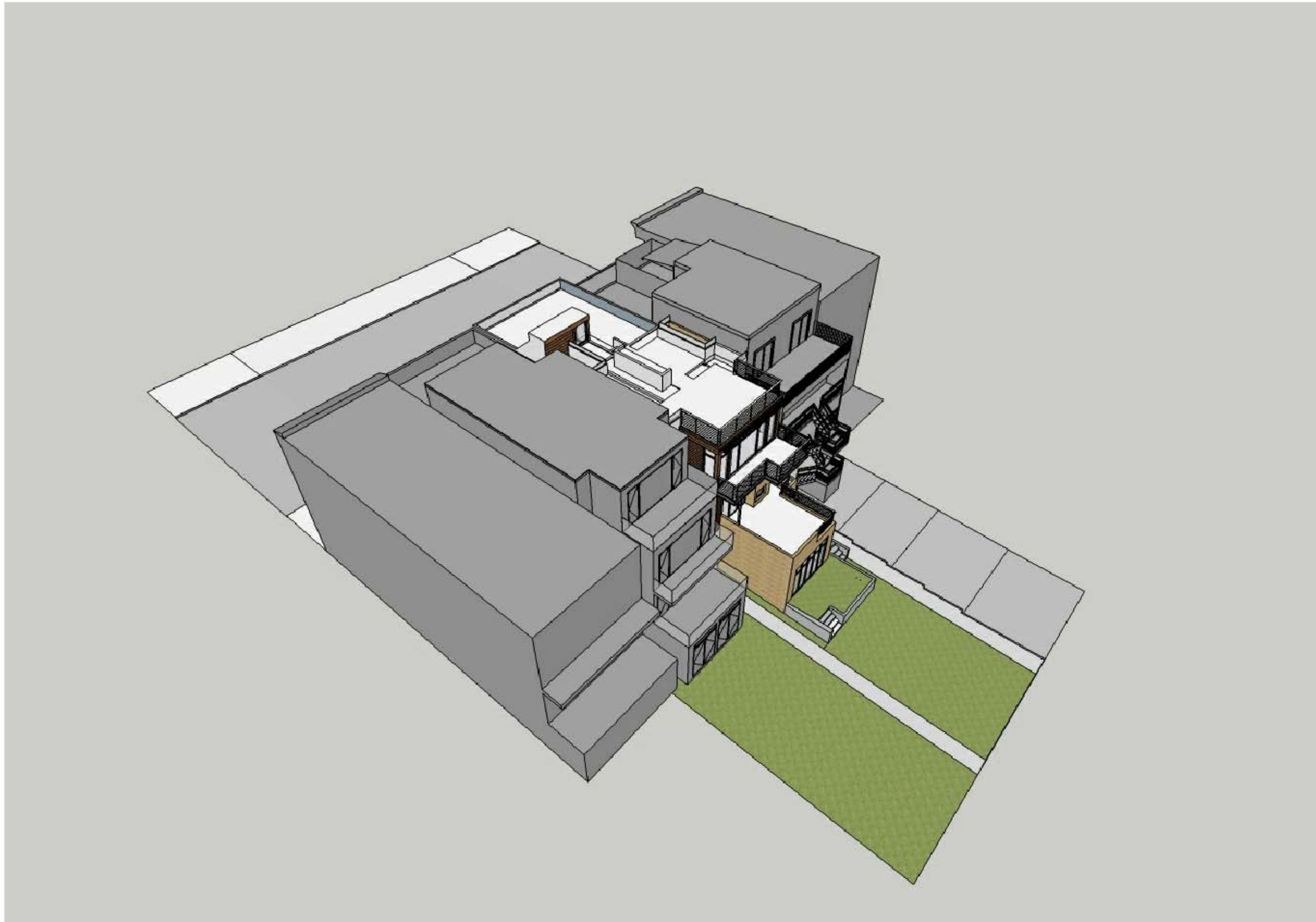
2764 Greenwich Street

San Francisco

Scale 3/32" = 1'-0"

01.18.2012





2764 Greenwich Street

San Francisco

PROPOSED - REAR AXON 1

Scale = N.T.S.

09.06.2012



2764 Greenwich Street

San Francisco

PROPOSED - REAR AXON 2

Scale = N.T.S.

09.06.2012



2764 Greenwich Street

San Francisco

EXISTING - GREENWICH STREET VIEW

Scale = N.T.S.

09.06.2012



2764 Greenwich Street

San Francisco

PROPOSED - GREENWICH STREET VIEW

Scale = N.T.S.

09.06.2012



2764 Greenwich Street

San Francisco

PROPOSED - REAR VIEW 1

Scale = N.T.S.

09.06.2012



2764 Greenwich Street

San Francisco

PROPOSED - REAR VIEW 2

Scale = N.T.S.

09.06.2012