



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Discretionary Review Abbreviated Analysis

HEARING DATE: OCTOBER 18, 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:* October 11, 2012  
*Case No.:* **2012.0910D**  
*Project Address:* **2055 – 2057 Green Street**  
*Permit Application:* 2012.01.12.2157  
*Zoning:* RH-2 (Residential House, Two-Family)  
40-X Height and Bulk District  
*Block/Lot:* 0556/026

*Project Sponsor:* Emmanuel Pun  
477 ½ - 4<sup>th</sup> Avenue  
San Francisco, CA 94118

*Project Representative:*  
David Marlatt  
161 Natoma Street  
San Francisco, CA 94105

*Staff Contact:* Sara Vellve – (415) 588-6263  
[sara.vellve@sfgov.org](mailto:sara.vellve@sfgov.org)

*Recommendation:* **Do not take DR and approve**

### PROJECT DESCRIPTION

The proposal is to expand the partial fourth floor 20 feet towards the rear of the subject building. The east side of the addition would angle to provide a side setback of between four and eight feet next to the DR requestor's lightwells. The addition would match a lightwell on the adjacent structure to the west. The addition would be set back from the rear building wall by approximately 10 feet.

### SITE DESCRIPTION AND PRESENT USE

The site is an up-sloping lot from front to rear and contains a four-story, two-unit residential building. The subject building is four stories at the street; however, the fourth story is approximately 48 feet deep while the lower stories are generally 78 feet deep.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

Surrounding properties along Green Street are generally three to four stories in height. Some buildings were constructed with a full fourth floor while others have partial fourth floors, which in some cases have been extended. The adjacent structure to the east was originally constructed with a full fourth floor and the adjacent structure to the west appears to be constructed with a partial fourth floor that has been expanded.

## BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice #1	30 days	5/30/2012 – 6/28/2012	6/28/2012	10/18/2012	111 days
311 Notice #2	15 days	7/30/2012 – 8/13/2012	6/28/2012	10/18/2012	66 days

- A second 15-day Section 311 neighborhood notification was required as the sponsor revised the proposal to address the DR requestor's concerns.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	10/8/2012	10/5/2012	12 days
Mailed Notice	10 days	10/8/2012	10/8/2012	10 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	1 (DR requestor)	0
Other neighbors on the block or directly across the street	0	1 (Vallejo Street)	0
Neighborhood groups	0	0	0

One neighbor whose building fronts on Vallejo Street is concerned that the addition will block views north towards the bay from lower units in the building.

## DR REQUESTOR

Jeff and Christina Larsen, 2049 Green Street. Adjacent neighbors to the east, who live on the fourth floor of that building.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated June 28, 2012.

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated October 11, 2012.

## ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA 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 REVIEW

The Residential Design Team reviewed the proposal on September 13, 2012 and found that the project created no exceptional or extraordinary conditions. The proposal matches existing lightwells on the DR Requestor's building, and meets the intent of the *Residential Design Guidelines* for preservation of light and air to the neighbor's property. Mid-block open space is preserved as the proposal is less than, or equal to, the DR Requestor's building in height and depth.

**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.**

<b>RECOMMENDATION:</b>	<b>Do not take DR and approve</b>
------------------------	-----------------------------------

### Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photographs

Section 311 Notice (the sponsor prefers the revised project which required a 15-day notice)

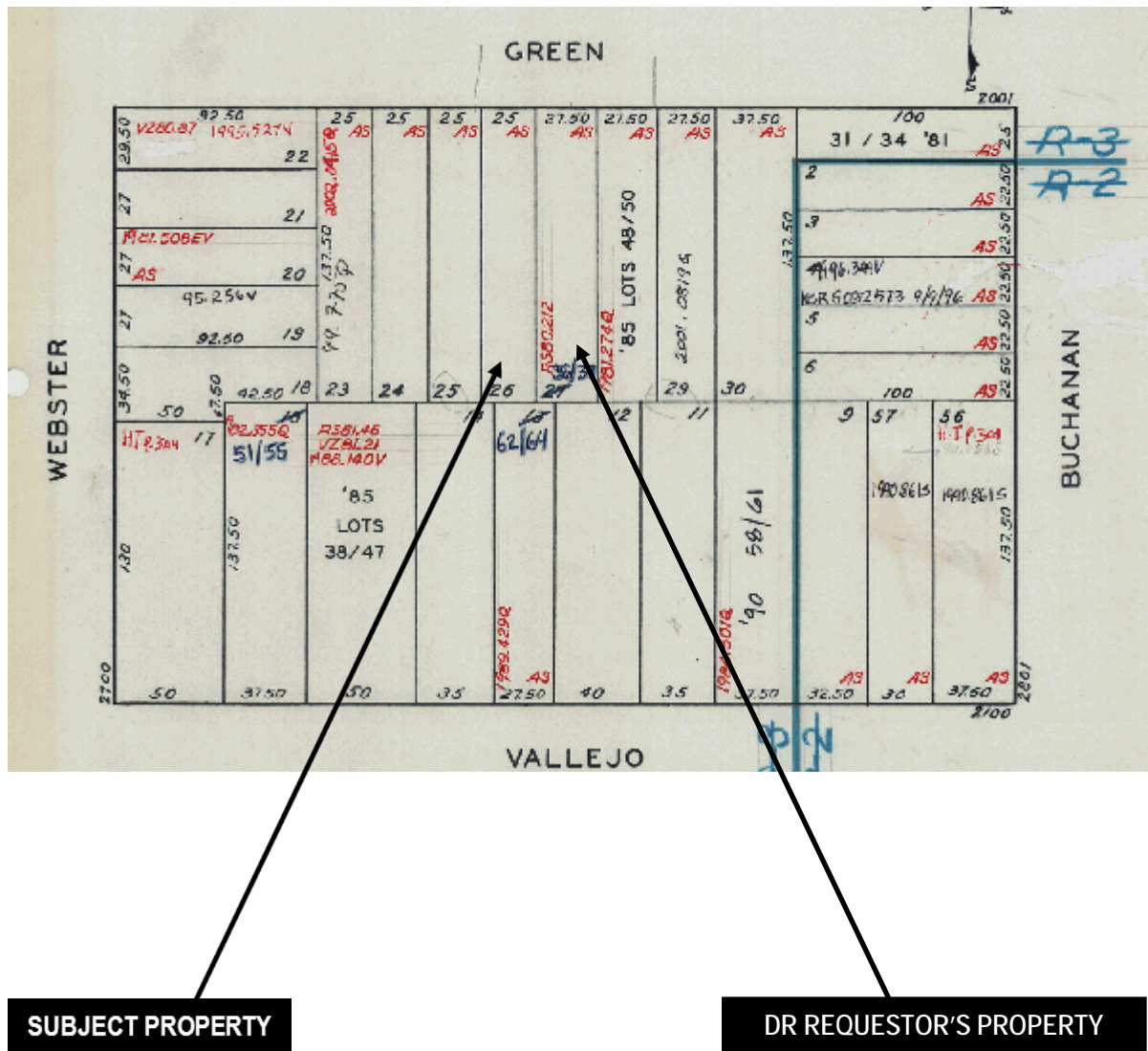
DR Application

Response to DR Application dated October 10, 2012

Reduced Plans

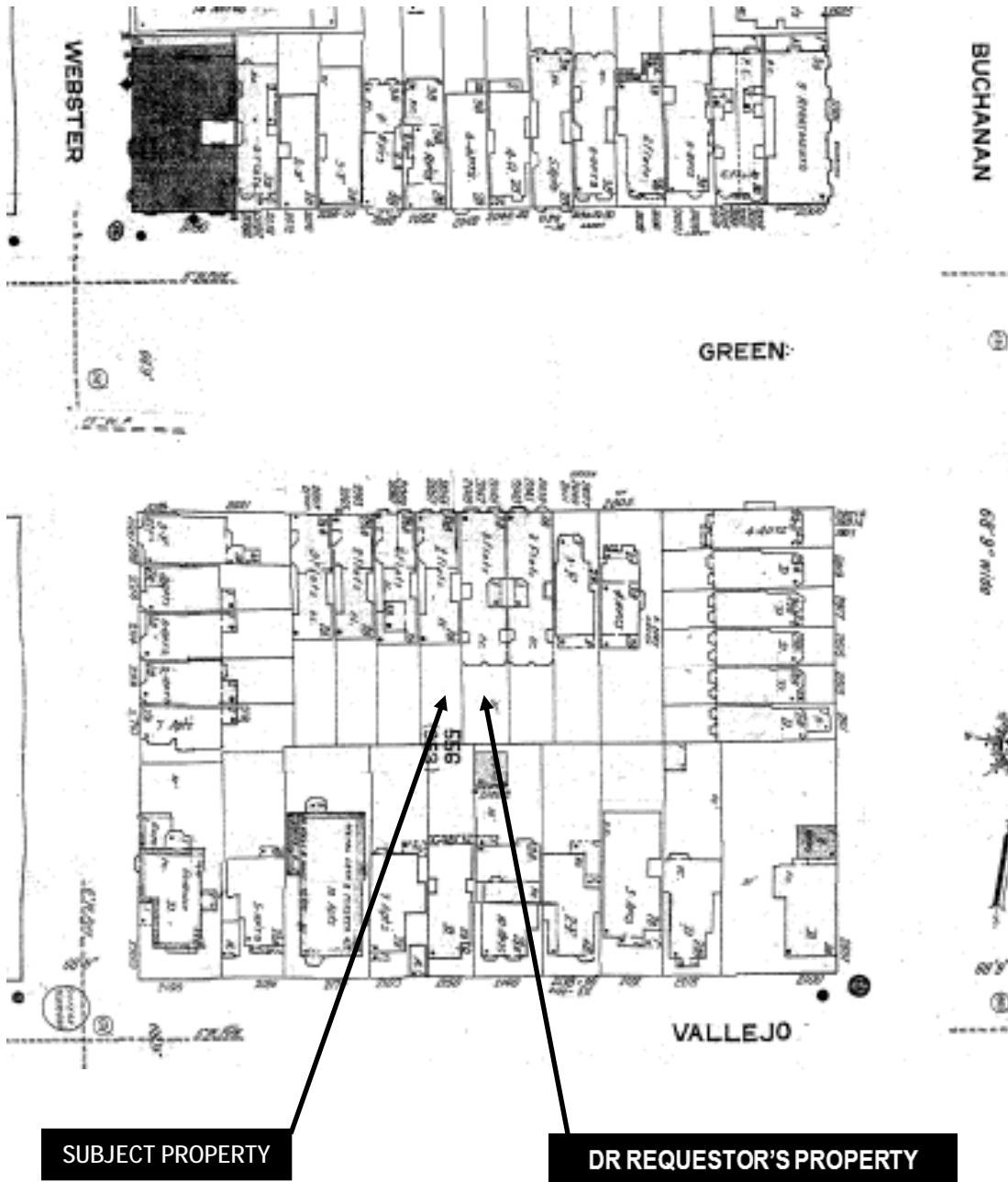
DR Requestor's Submittal

# Block Book Map



Discretionary Review Hearing  
**Case Number 2012.0910D**  
 2055 – 2057 Green Street

# Sanborn Map\*

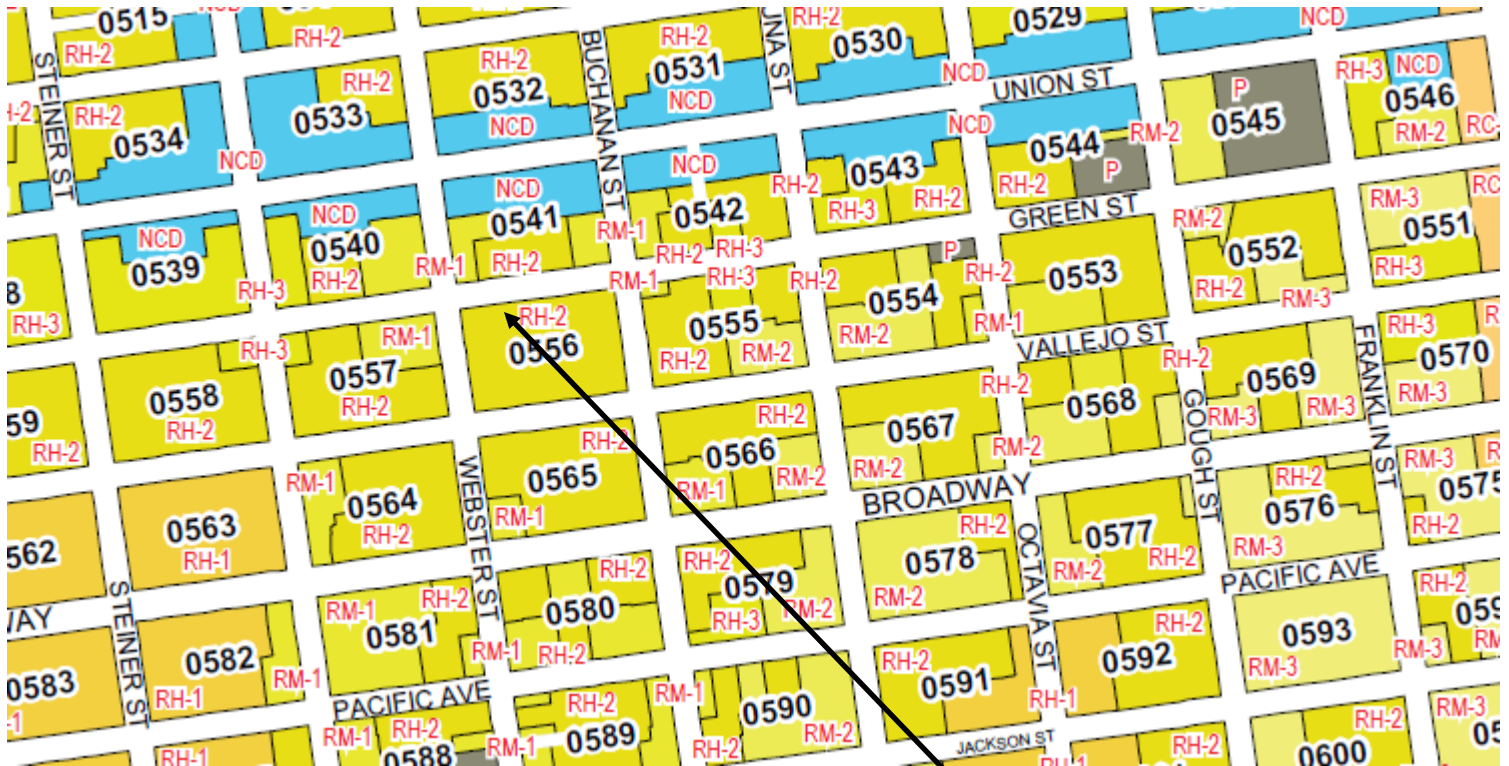


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2012.0910D  
2055 – 2057 Green Street

# Zoning District Map



SUBJECT PROPERTY

## 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 2012.0910D  
2055 – 2057 Green Street



# Aerial Photos



SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



# Context Photo from Rear Yard

SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY







# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

### 15-Day Notice

On January 12, 2012, the Applicant named below filed Building Permit Application No. 2012.01.12.2157 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Emmanuel Pun	Project Address:	2055 – 2057 Green Street
Address:	477½ - 4 <sup>th</sup> Avenue	Cross Streets:	Webster/Buchanan Streets
City, State:	San Francisco, CA 94118	Assessor's Block /Lot No.:	0556/026
Telephone:	(415) 221-3338	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 **15-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 type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)	<input type="checkbox"/> HORIZ. EXTENSION (SIDE)	<input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE .....	Two Family Dwelling.....	No Change
FRONT SETBACK .....	As Is .....	No Change
SIDE SETBACKS .....	As Is .....	No Change
BUILDING DEPTH .....	As Is .....	No Change
REAR YARD .....	As Is .....	No Change
HEIGHT OF BUILDING .....	As Is .....	No Change
NUMBER OF STORIES .....	As Is .....	No Change
NUMBER OF DWELLING UNITS .....	2 .....	2
NUMBER OF OFF-STREET PARKING SPACES .....	As Is .....	No Change

### PROJECT DESCRIPTION

The proposal has been revised since the original neighborhood notification, which expired on June 28, 2012. The current proposal is to construct a modified rear horizontal addition on the fourth floor of the subject building per the enclosed plans. As revised, the addition would extend 20' from the existing fourth-floor rear wall, to the west side building wall, and would angle back from the east side building wall.

PLANNER'S NAME: Sara Vellve

PHONE NUMBER: (415) 558-6263

EMAIL: Sara.vellve@sfgov.org

DATE OF THIS NOTICE: 7/30/2012

EXPIRATION DATE: 8/13/2012

12.0910D

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: <u>Jeff Larsen</u>		
DR APPLICANT'S ADDRESS: <u>2049 Green St</u>	ZIP CODE: <u>94123</u>	TELEPHONE: <u>(415) 775-3396</u>
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: <u>Lorraine Kelly</u>		
ADDRESS: <u>2055-57 Green St</u>	ZIP CODE: <u>94123</u>	TELEPHONE: <u>(415)</u>
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS: <u>Jeff@JLarsen.net</u>		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: <u>2055-2057 Green</u>		ZIP CODE: <u>94123</u>		
CROSS STREETS: <u>Webster/Buchanan</u>				
ASSESSORS BLOCK/LOT: <u>0556 1026</u>	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT: <u>RH-2/40-X</u>	HEIGHT/BULK DISTRICT:

## 3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☒ Alterations ☒ Demolition ☐ Other ☐Additions to Building: Rear ☒ Front ☐ Height ☐ Side Yard ☐Present or Previous Use: ResidenceProposed Use: RentalBuilding Permit Application No. 2012-01.12.2157

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

**RECEIVED**

JUN 28 2012

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
P I C

#### 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.

Applicant has filed a revised plan, planner said that  
would ~~need~~ be a separate application. Revision is slight improvement

## 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.

- Current proposed height/bulk completely blocks light to sole window next door, and blocks light to all bedrooms (3)
- Applicant's current construction has released hazardous substance (lead dust), without taking mitigation measures
- Applicant has history of excessive duration, neighbor obstruction, and parking permit abuse. Project has gone on for 5+ years

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:

Like San Francisco has a the lowest % of families with children than among major metro areas. (SF Chronicle, 3/8/12). Projects such as this block light and air from 2 children's bedrooms (ours and the unit below), and essentially forces families to leave the city.

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?

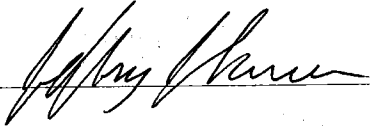
Include the bedroom addition (west half) even it extends further back, and delete the "study"

## 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: \_\_\_\_\_

6/28/12

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

Jeffrey Larsen Owner

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 type="checkbox"/>
Covenant 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: [Signature]

Date: 6.28.12

Flanna



## SAN FRANCISCO PLANNING DEPARTMENT

### RESPONSE TO DISCRETIONARY REVIEW

Case No.: 12-0910 D  
Building Permit No.: 2012-01-12-2157  
Address: 2055-57 Green St.

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: Lorraine Kelley  
Telephone No.: 415-921-2459 (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.)

- 2nd plan iteration increases increases property line setback from 4 ft minimum to 8 ft maximum  
- Ecotect light analysis done by David Marlatt AIA shows 5% reduction in visible sky to windows in Larsen's lightwell  
- Neal S. Painting (Painted front of 2055-57 Green in May 2012) is EPA lead certified to remove paint  
- project duration has been lengthy because of severe health issues of my husband, Donald Kelley. There has been no parking permit abuse.

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.

I have amended the initial plan to add a generous (4 ft to 8 ft) setback for the entire addition. Setback is for property line between my property and Larsen's.

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.

I have amended the plan to increase light available to all windows in neighbors lightwells.  
Light study shows negligible light inhibition from addition.  
More room is needed on 4th floor so that families with children can live in San Francisco.

*LK.* 10/10/2012

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>3</u>	<u>3</u>
Basement levels (may include garage or windowless storage rooms) .....	<u>1</u>	<u>1</u>
Parking spaces (Off-Street) .....	<u>3</u>	<u>3</u>
Bedrooms .....	<u>4</u>	<u>6</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>Adding 320 sq ft</u>	
Height .....	<u>Same Same</u>	
Building Depth .....	<u>Same Same</u>	
Most recent rent received (if any) .....	<u>0</u>	<u>0</u>
Projected rents after completion of project .....	<u>Unknown</u>	
Current value of property .....	<u>2M</u>	<u>2.2M</u>
Projected value (sale price) after completion of project (if known) .....	<u>-</u>	<u>-</u>

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

Lorraine M. Kelley      10/10/2012      LORRAINE M. KELLEY  
 Signature                                  Date                                  Name (please print)

# SCOPE OF WORK

1. REAR ADDITION (327 SQ. FT.) & 4TH FLOOR

# DRAWING INDEX

- A-1 EXISTING AND PROPOSED PLOT PLANS
- A-2 EXISTING GF, 2F & 3F PLANS
- A-3 EXISTING 4F PLAN & PROPOSED 4F PLAN
- A-4 REAR ELEVATION
- A-5 SIDE ELEVATION (PARTIAL) & CROSS SECTION



# BUILDING DATA

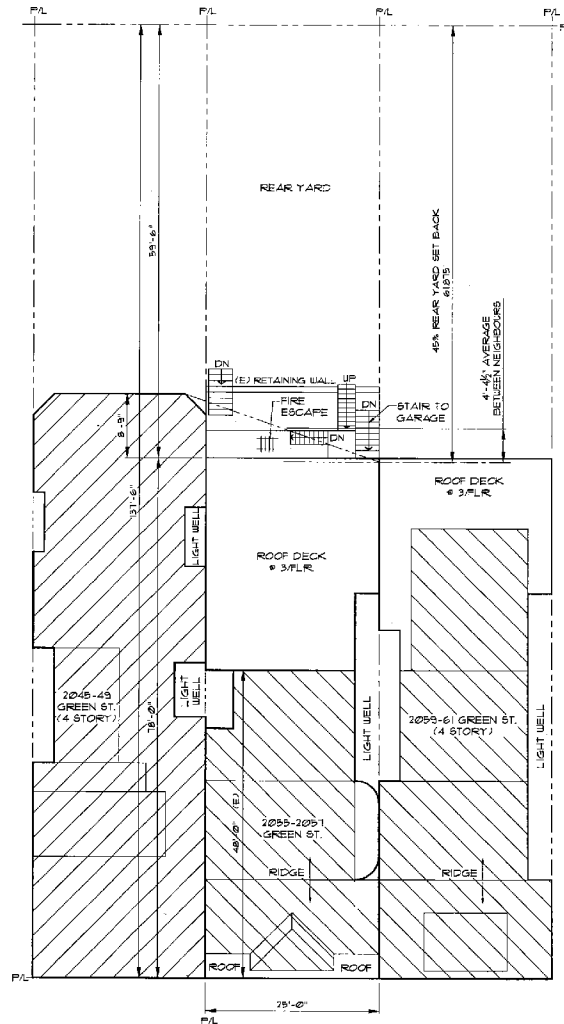
BLOCK / LOT: 0556 / 076  
 TYPE OF CONSTRUCTION: VBI  
 NUMBER OF STORIES: 3  
 NUMBER OF BASEMENT AND CELLARS: 1  
 PRESENT USE: RESIDENTIAL  
 OCCUPANCY CLASS: R-3  
 NUMBER OF DWELLING UNITS: TWO  
 LOT SIZE: 25' X 131.5'  
 REAR YARD SETBACK: 45% X 131.5' = 61.075'

# APPLICABLE CODE

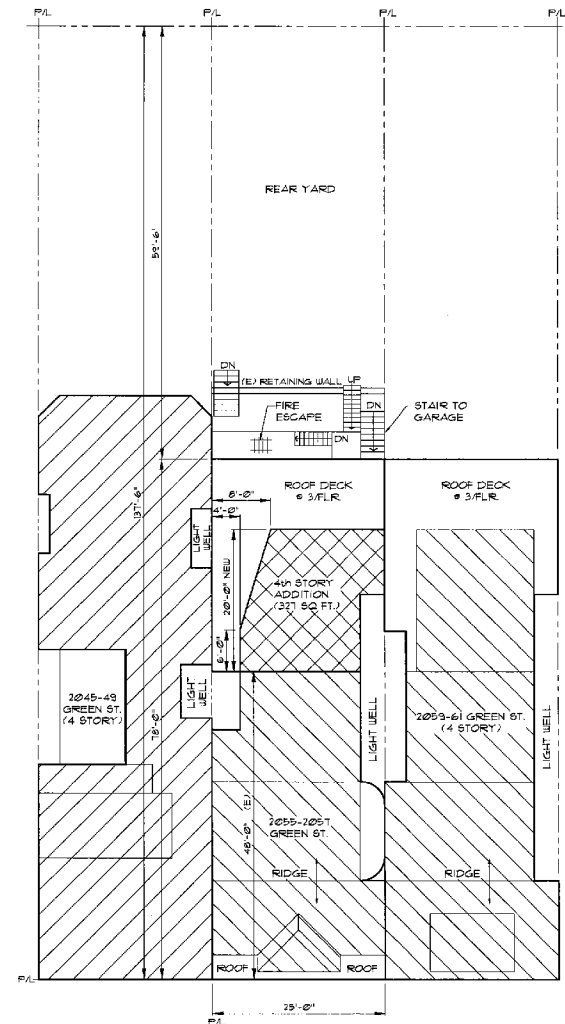
2010 CALIF. BLDG. CODE  
 2010 CALIF. MECH. CODE  
 2010 CALIF. PLUMBING CODE  
 2010 CALIF. ELECTR. CODE  
 2010 CALIF. ENERGY CODE  
 2010 CALIF. FIRE CODE

# LEGEND

-  4TH STORY COVERAGE AREA EXISTING
-  4TH STORY REAR ADDITION



EXISTING PLOT PLAN



PROPOSED PLOT PLAN

**FUNS & ASSOCIATES**  
 Consulting Structural Engineers  
 Emmanuel Fun (SE)  
 4714 4th Avenue  
 San Francisco, CA 94118  
 Tel: (415) 721-3336 • Fax: (415) 721-6338



EXISTING & PROPOSED  
 PLOT PLANS

2055-2057 GREEN ST.  
 SAN FRANCISCO, CA

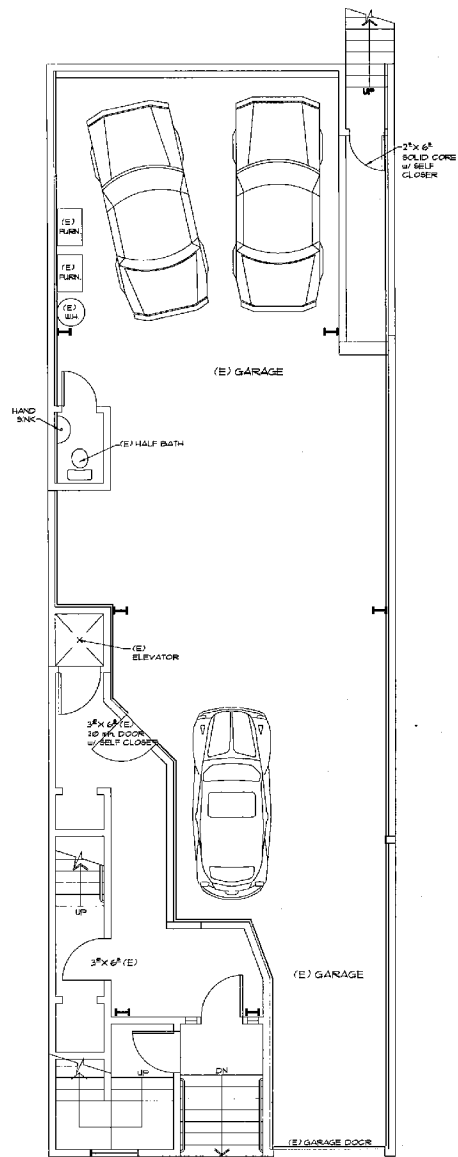
REV'S/DATE	
1	DEC 21, 2011
2	3-14-2012
3	8-25-2012
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

AUG. 6, 2010

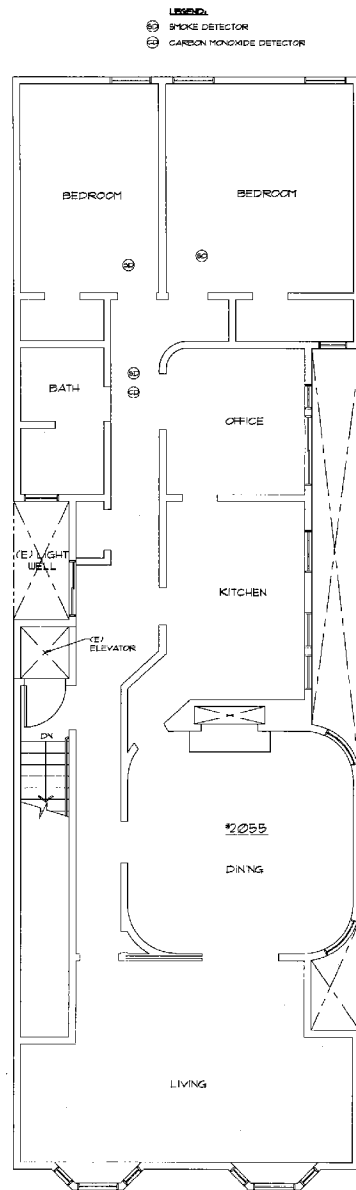
Scale: AS SHOWN

Drawing No.

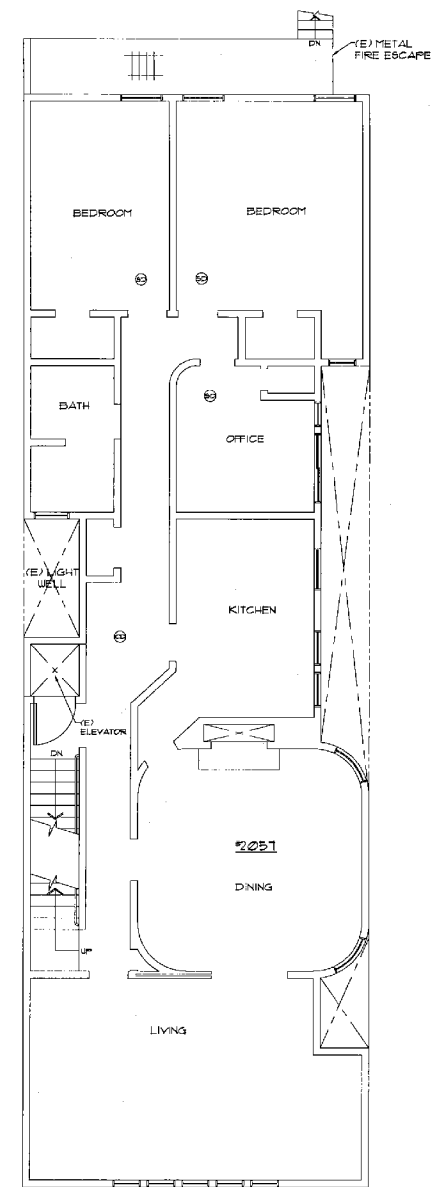
A-1



(E) GROUND PLAN (NO WORK)  
SCALE: 1/4" = 1'-0"



(E) 2nd FLOOR PLAN (NO WORK)  
SCALE: 1/4" = 1'-0"



(E) 3rd FLOOR PLAN (NO WORK)  
SCALE: 1/4" = 1'-0"

**PUNS & ASSOCIATES**  
Consulting Structural Engineers  
Emergency Plan (S.E.)  
47TH AVENUE  
SAN FRANCISCO, CA 94118  
Tel. (415) 221-3338 • Fax (415) 221-6338



EXISTING G/F, 2nd FLR.  
& 3rd FLR. PLANS

2055-2051 GREEN ST.  
SAN FRANCISCO, CA

Revisions:  
3-14-2012

AUG. 6, 2010

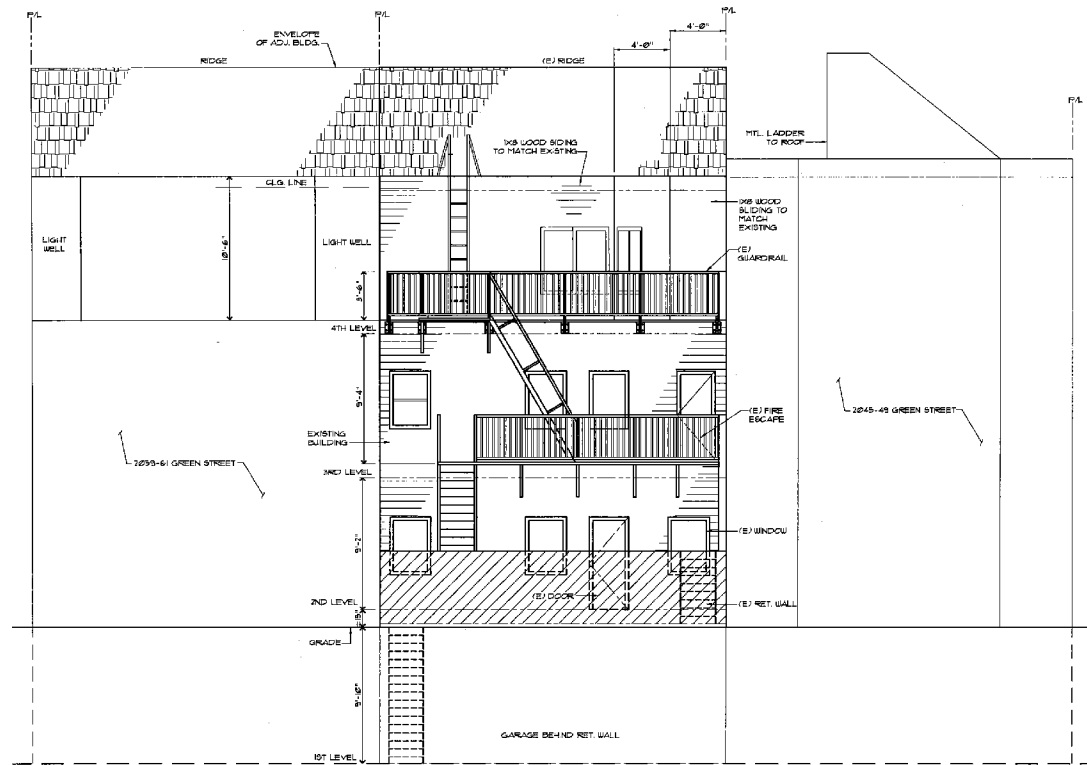
Scale: AS SHOWN

Drawing No.

A-2







REAR ELEVATION  
SCALE: 1/2" = 1'-0"

**PUNS & ASSOCIATES**  
Consulting Structural Engineers  
Emmanuel Pun (SE)  
477 1/2 4th Avenue,  
San Francisco, CA 94118  
Tel: (415) 221-3338 • Fax: (415) 221-6338



REAR ELEVATION 4

2055-2057 GREEN ST.  
SAN FRANCISCO, CA

Revisions:

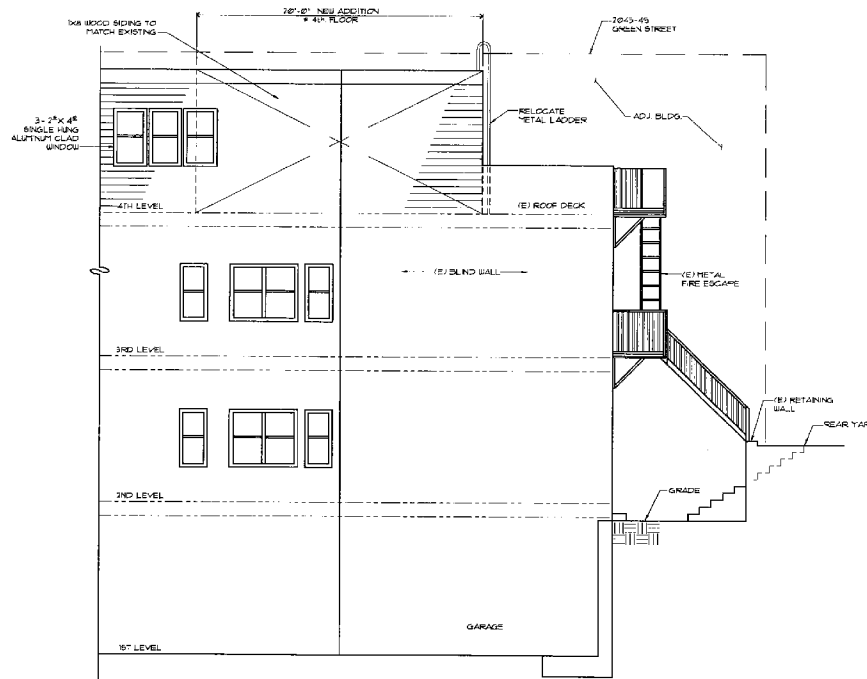
A	3-14-2011	
A	6-15-2011	
A		
A		
A		
A		

OCT. 24, 2011

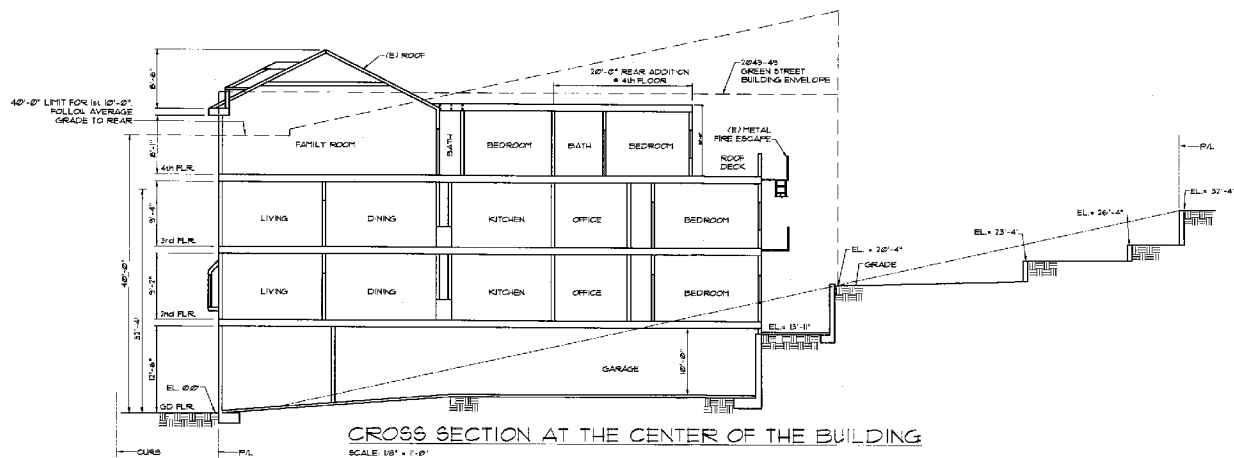
Scale: AS SHOWN

Drawing No.

A-4



SIDE ELEVATION (PARTIAL)  
SCALE 1/4" = 1'-0"



CROSS SECTION AT THE CENTER OF THE BUILDING  
SCALE 1/8" = 1'-0"

**PUNG & ASSOCIATES**  
Consulting Structural Engineers  
Emmanuel Pung (SE)  
47715 4th Avenue, Suite 9410  
San Francisco, CA 94118  
Tel: (415) 221-3338 • Fax: (415) 221-6338



SIDE ELEVATION (PARTIAL)  
CROSS SECTION

2055-2057 GREEN ST.  
SAN FRANCISCO, CA

Revisions:  
A A A A A A

OCT. 24, 2011

Scale: AS SHOWN

Drawing No.

A-5



DNM ARCHITECT  
161 Natoma Street  
San Francisco, CA 94105

T: (415) 348-8910

E: [dnm@dnm-architect.com](mailto:dnm@dnm-architect.com)

October 11, 2012

#### LIGHT ACCESS ANALYSIS FOR 2055 AND 2049 GREEN STREET

The attached Access to Light study was prepared by DNM Architect based on field measurements of the relevant portions of the subject structures and analysis using Ecotect software.

Although the applicant's proposed addition far exceeds the Planning Departments guideline of providing a matching lightwell adjacent to neighboring properties, the DR requestors have objected to the proposed addition, in part, based on its impact on light entering the windows of their center lightwell on the top floor. These windows are shown in the study as Window 1 and Window 2.

Light arrives on a surface as direct sunlight and indirect ambient light. Light access should be measured most accurately as the total access to the sky, rather than simply whether shadows are cast on a given surface. The maximum amount of visible sky for any unobstructed window is theoretically 50%, but really less than 40% because of the ground plane and light cannot enter a window at a completely oblique angle.

By this method of measurement, the impact of the proposed addition on light entering the neighboring lightwell windows is truly minimal. The two windows 1 and 2 currently "see" 21.5% and 17.6% of the sky respectively. After construction of the proposed addition, their respective visible sky is reduced by slightly more than 1% to 20.4% and less than 1% to about 17.5% respectively. In reality, these slight variations would be imperceptible compared to the typical daily changes in light due to haze and clouds.

Sincerely,

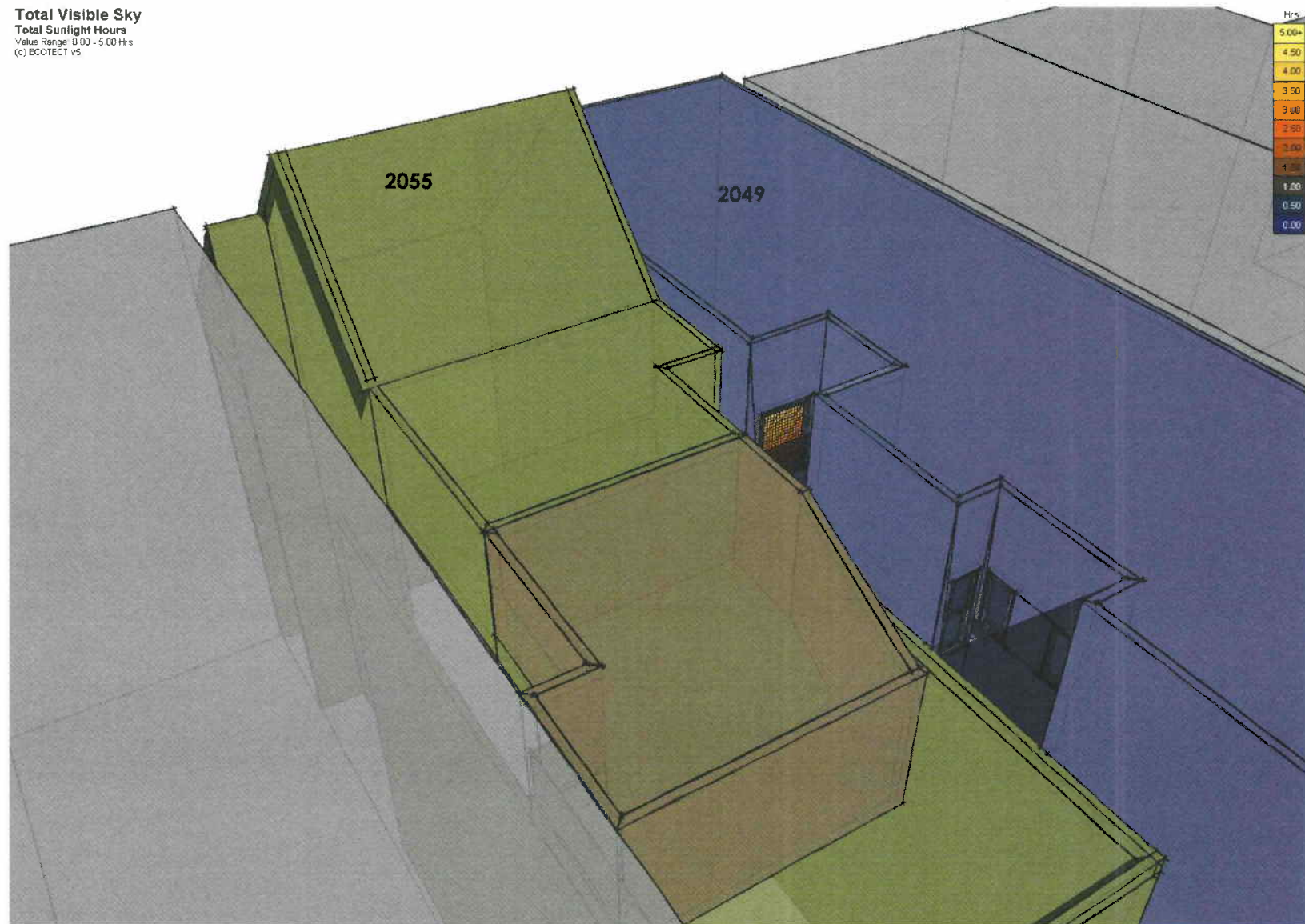
David Marlatt, AIA  
DNM Architect

# ACCESS TO LIGHT STUDY

2055 GREEN STREET

October 2012

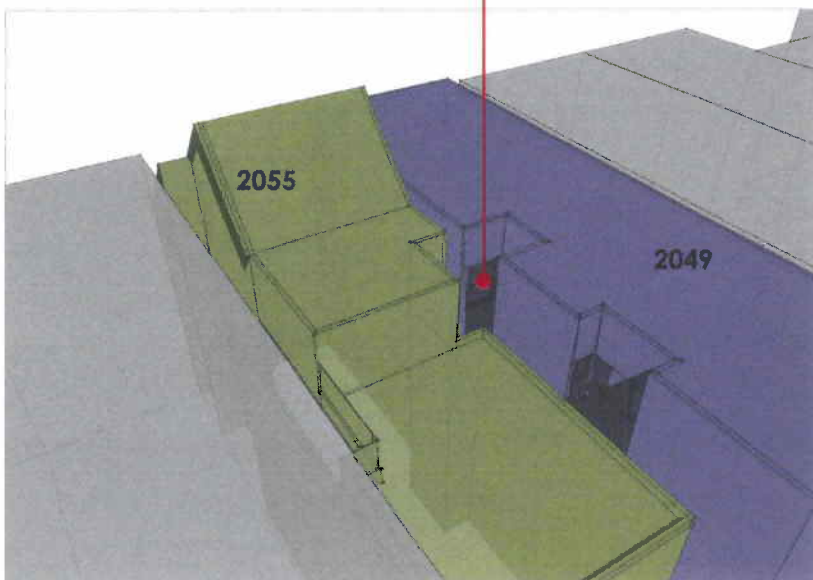
**Total Visible Sky**  
**Total Sunlight Hours**  
Value Range: 0.00 - 5.00 Hrs  
(c) ECOTECT v5



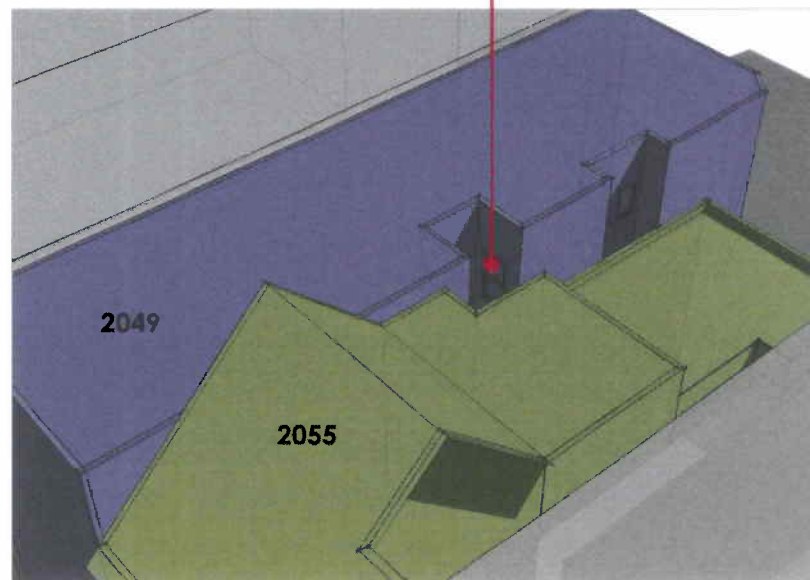


**ACCESS TO LIGHT STUDY | EXISTING CONDITIONS**  
LIGHTWELL & WINDOWS OF CONCERN

WINDOW 01

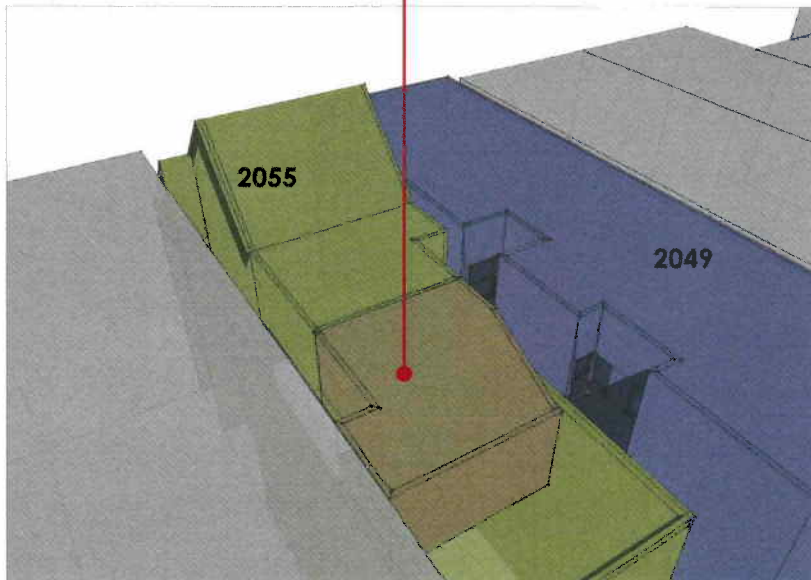


WINDOW 02

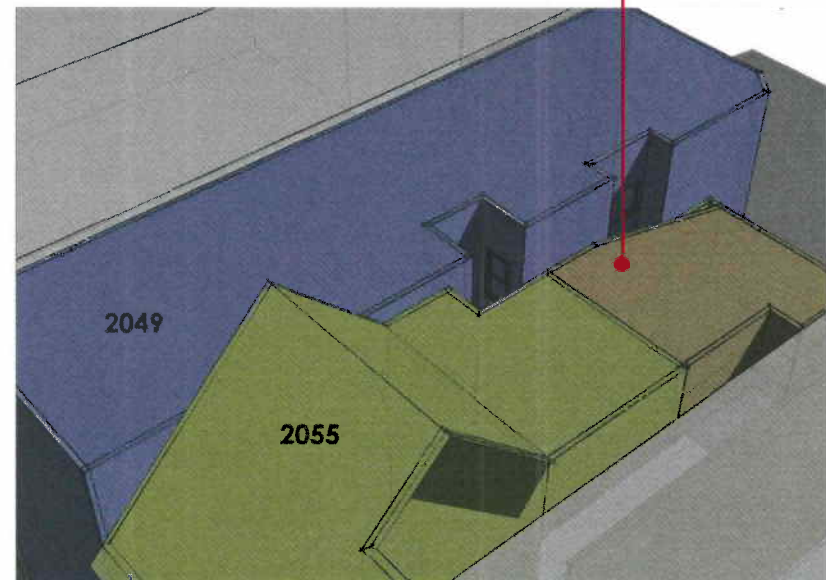


**ACCESS TO LIGHT STUDY | PROPOSED CONDITIONS**  
HORIZONTAL EXTENTION OF 4<sup>TH</sup> STORY

PROPOSED ADDITION



PROPOSED ADDITION



ACCESS TO LIGHT STUDY | EXISTING CONDITIONS  
SITE PHOTOGRAPH

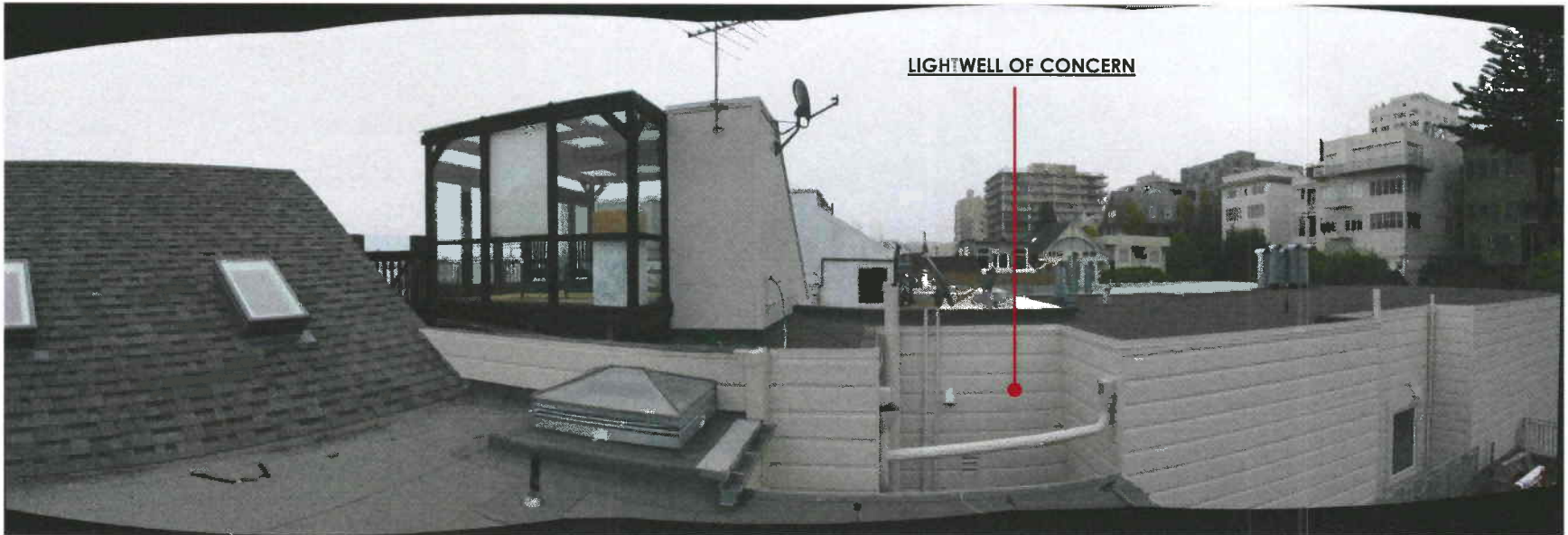




ACCESS TO LIGHT STUDY | EXISTING CONDITIONS  
PANORAMA PHOTOGRAPHS



VIEW SOUTH



VIEW EAST FROM ROOF

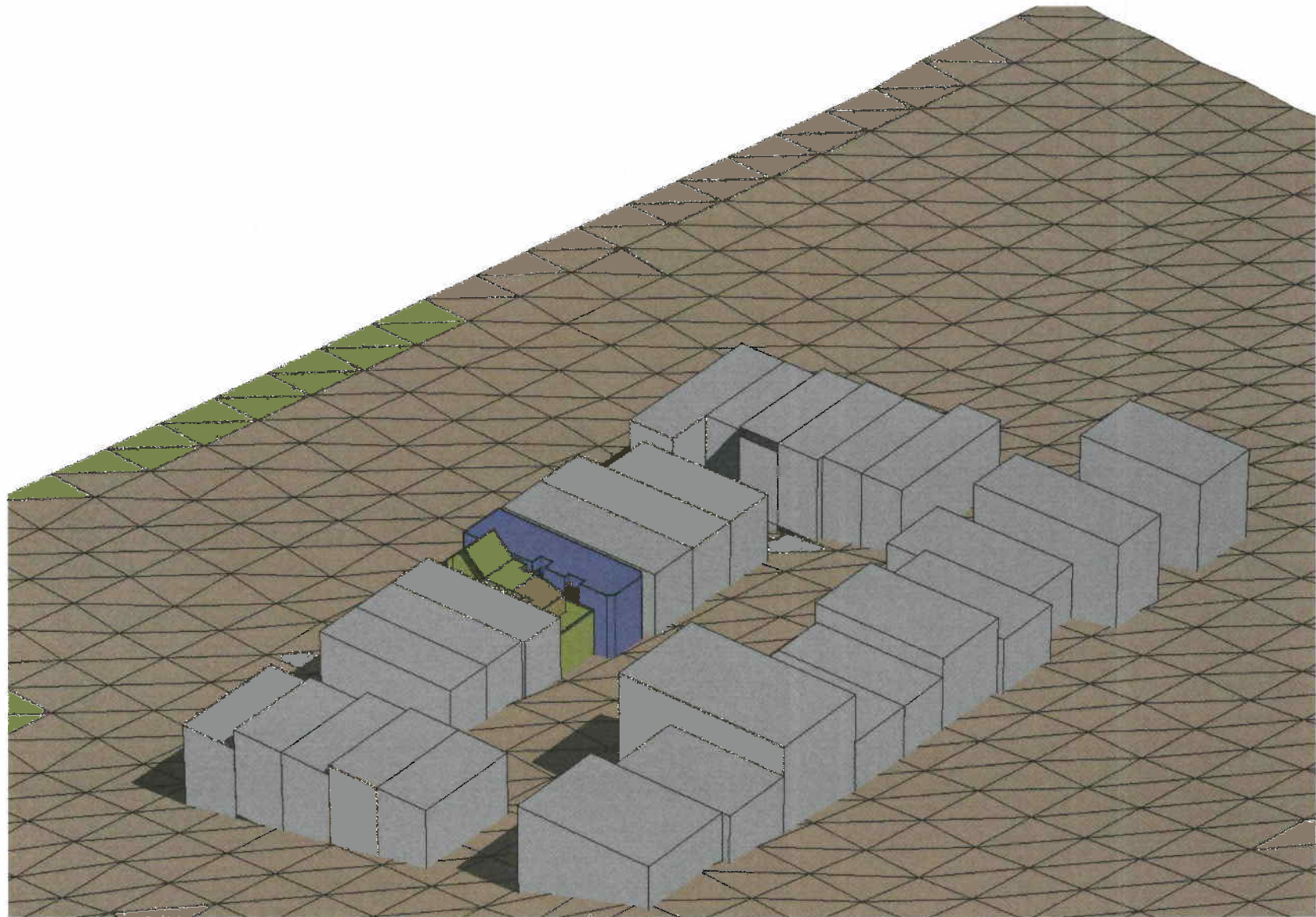
ACCESS TO LIGHT STUDY | EXISTING CONDITIONS  
SITE PHOTOGRAPH



VIEW NORTH

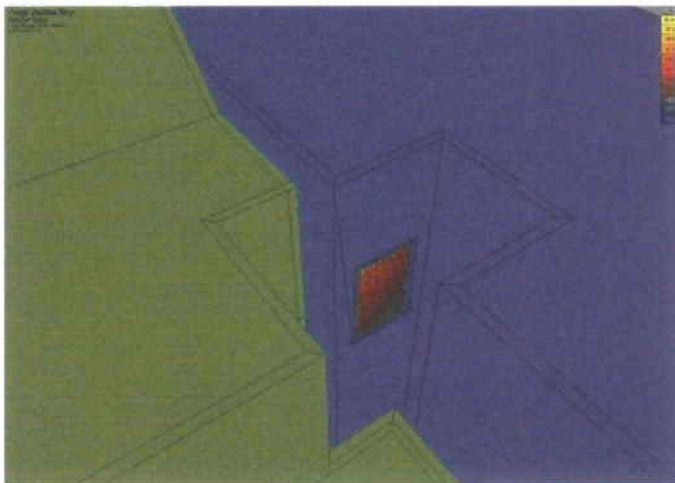


ACCESS TO LIGHT STUDY | CONTEXTUAL 3D MODEL  
BLOCK NEIGHBORHOOD AND TERRAIN MASSING



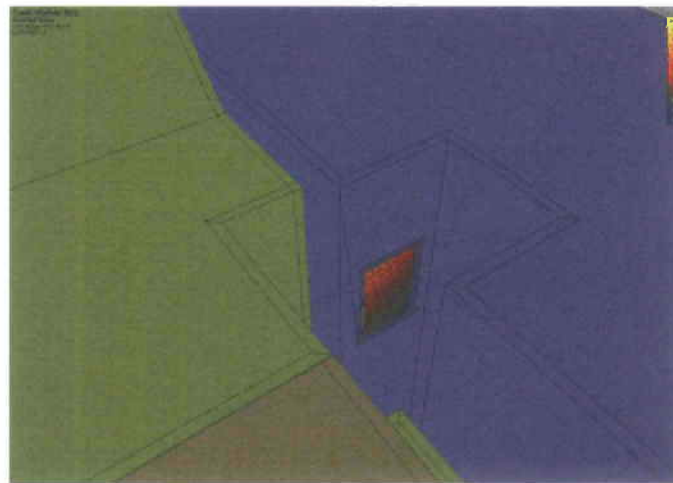
**ACCESS TO LIGHT STUDY | WINDOW 01 – PERCENTAGE VISIBLE SKY (MAX = 40%)**  
PERCENTAGE DIFFERENCE = **5.34%** REDUCTION IN VISIBLE SKY

**CURRENT CONDITIONS**

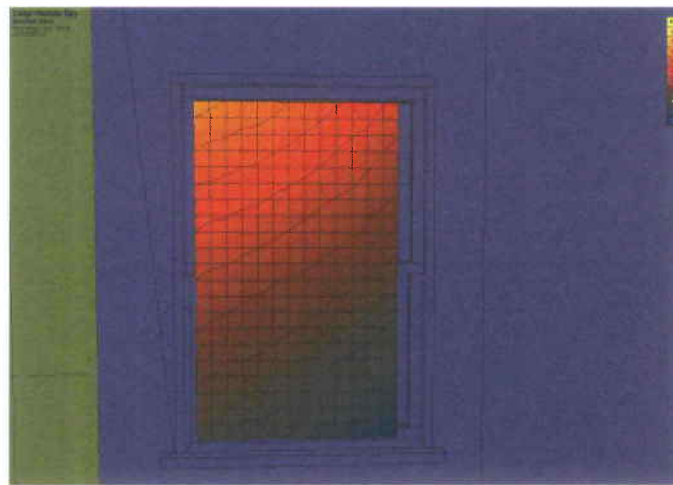
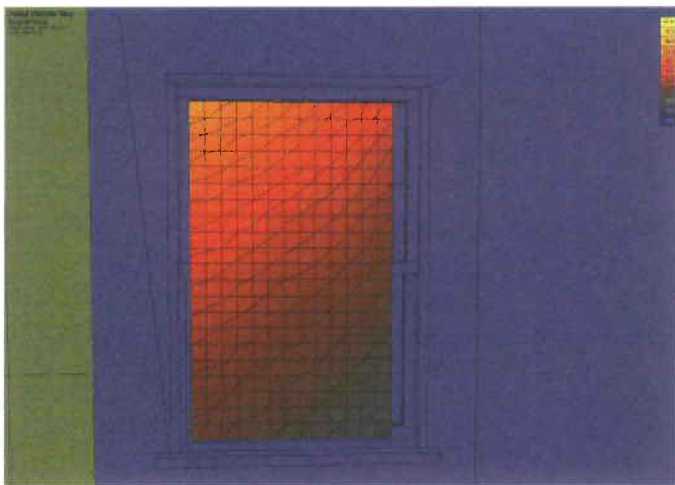


**21.55% VISIBLE SKY**

**PROPOSED CONDITIONS**

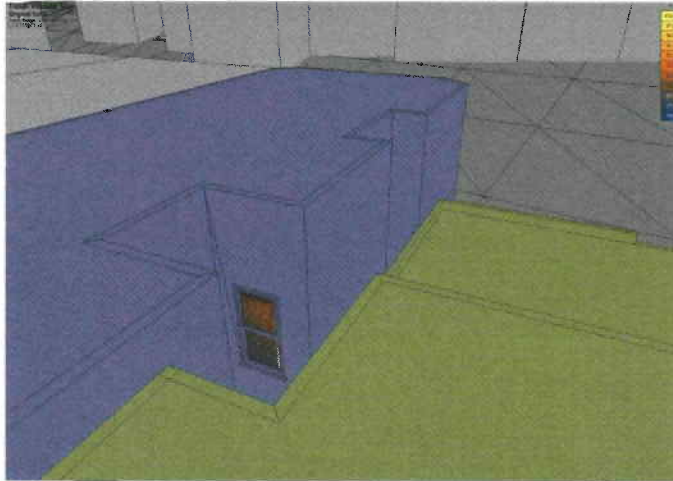


**20.40% VISIBLE SKY**



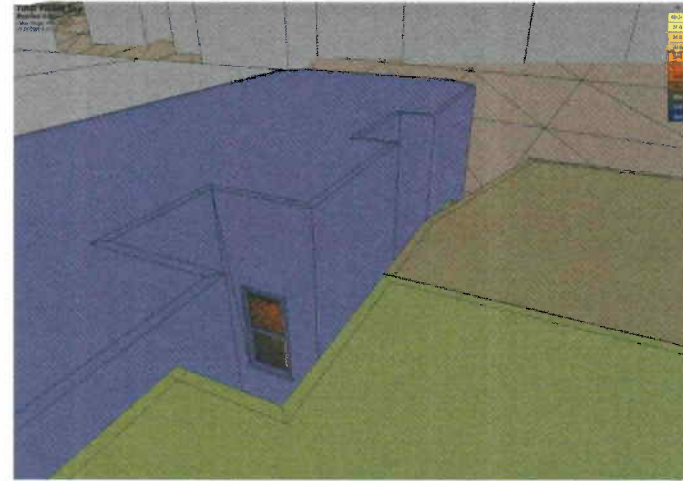
ACCESS TO LIGHT STUDY | WINDOW 02 – PERCENTAGE VISIBLE SKY (MAX = 40%)  
PERCENTAGE DIFFERENCE = **0.74%** REDUCTION IN VISIBLE SKY

CURRENT CONDITIONS



17.60% VISIBLE SKY

PROPOSED CONDITIONS



17.47% VISIBLE SKY

