



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

Hearing Date: February 3, 2010
Filing Date: December 16, 2009
Case No.: **2009.1145A**
Project Address: **35-37 Liberty Street**
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 3608/037, 090-091
Historic Landmark: Liberty-Hill Historic District
Applicant: Todd Davis
Architect
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San Francisco, CA 94103
Staff Contact Pilar LaValley - (415) 575-9084
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PROPERTY DESCRIPTION

Constructed in 1878, 35-37 Liberty Street, on the south side of street between Guerrero and Valencia Streets, is a contributing structure to the Liberty-Hill Historic District. The subject property is located within a RH-3 (Residential, House, Three-Family) District with a 40-X Height and Bulk limit. The subject property is a two-story over basement, slant-bay Italianate with projecting angled bay, bracketed cornice, gently curved window heads, and rustic cove siding, corner boards, and bracketed hood over entrances. A garage has been installed at the basement level.

PROJECT DESCRIPTION

The proposed scope of work is for expansion at the rear of the existing two-unit residential building. Proposed work includes a two-story horizontal rear addition and addition of a stair penthouse and roof deck at the rear of the building. The proposed work is not anticipated to be visible from the street and no work is proposed at the front of the building.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code with the exception of the Residential Design Guidelines per the comments of the Residential Design Team from their review on January 7, 2010. To avoid impacts to light and air for the neighboring property to the east per the Residential Design Guidelines, the Residential Design Team and Department have called for the project

sponsor to revise their project to incorporate a 3-foot setback along the east elevation at the proposed rear addition. This setback is addressed in the condition of approval noted below in the report.

The Residential Design Guidelines articulate expectations regarding the character of the built environment and area intended to promote design that will protect neighborhood character, enhancing the attractiveness and quality of life of the City. The Residential Design Guidelines shall be used to review plans for all new construction and alteration per Section 311(c)(1) of the Planning Code.

OTHER ACTIONS REQUIRED

It is generally Department policy to undertake Staff-initiated Discretionary Review for projects that do not comply with the Residential Design Guidelines. It is not clear whether such an action would be required in this particular case.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a structure, for which a City permit is required, on a landmark site or in a historic district. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work shall be compatible with the character of the historic district as described in the designating ordinance; and in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district.

Article 10 – Appendix F – Liberty-Hill Historic District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Liberty-Hill Historic District as described in Appendix F of Article 10 of the Planning Code. Per Appendix F of Article 10, the character of the Historic District shall mean the exterior architectural features of the Liberty-Hill Historic District.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The project proposes to maintain the building in its historic use as a residence with no changes to the defining characteristics of the building, its site, or the environment.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

As proposed, historic features on the exterior of the building will be avoided. The new stair penthouse, roof deck, and rear horizontal addition will not be visible from the public right-of-way. The historic character of the building and historic district will be retained and preserved and the project will not physically impact any adjacent properties.

Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

All work will occur at the rear, or secondary, elevation where no distinctive features or finishes currently exist. No work is proposed at the front façade, so those distinctive features and finishes that characterize the property will be preserved.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new stair penthouse, roof deck, and horizontal rear addition will not destroy historic materials and features of the building, will be differentiated from the old, and are of a design, scale, and materials that are compatible with the building and historic district. The proposed work would not impact spatial relationships that characterize the property as there does not appear to be any consistent pattern of building setbacks or depth at the rear yard for the subject building or surrounding properties.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Should any of the proposed work (new stair penthouse, roof deck, and horizontal rear addition) be removed in the future, the essential form and integrity of the building and historic district would be unimpaired.

PUBLIC/NEIGHBORHOOD INPUT

To date, the Department has received two letters from the owners of the property east of the subject site expressing support for the project as proposed. These letters note that the project sponsor has consulted with the neighbors and addressed concerns regarding impacts to light and air in a manner that is satisfactory to both parties. Based on this consultation, the neighbors state that they support the design of the project as proposed. Further, the letters note that the neighbors would not be in support of the comments of the Residential Design Team suggesting that the project sponsor could extend their addition further to the rear to make up for square footage lost with the side setback.

STAFF ANALYSIS

Based on the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*, staff has determined that the proposed work will not adversely affect the contributing building or historic district.

Staff finds that addition of the new stair penthouse and roof deck will not detract from the historic character of the property and will not cause any significant removal or alteration of historic material, spaces or features which characterize the property. The stair penthouse will be setback 42-feet from the front building wall and 24-feet from the face of the side setback area at the front of the building. Given the diminutive size of the proposed penthouse and depth of the setback from the front façade, it is unlikely that any portion of the new construction will be visible from the public right-of-way. The existing roof is flat so no changes in configuration are required for the new roof deck.

Staff finds that the two-story, horizontal rear addition which consists of an approximately 7-foot 6-inch extension to the rear (south) and approximately 4-foot extension to the west will not detract from the historic character of the property and will not cause any significant removal or alteration of historic material, spaces or features which characterize the property. The proposed work will not be visible from the public right-of-way nor will any character-defining features of the building or historic district be impacted.

Overall, staff finds that proposed work will be in conformance with the Secretary's Standards and with the requirements of Article 10, Appendix F – Liberty-Hill Historic District.

However, to avoid light and air impacts to the neighboring property as noted in the Residential Design Guidelines, staff recommends inclusion of a condition of approval requiring the project sponsor to incorporate a 3-foot setback along the east elevation of the rear extension at both the first and second floors per the comments of the Residential Design Team.

ENVIRONMENTAL REVIEW STATUS

The Planning 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) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards for Rehabilitation*.

BASIS FOR RECOMMENDATION

The Department recommends approval of this project for the following reasons:

- That the new stair penthouse, roof deck, and two-story rear horizontal addition are compatible with the contributing building and historic district in terms of material, design, and location.
- That the essential form and integrity of the historic property and its environment would be unimpaired if the proposed new features were removed at a future date.
- That the proposal respects character-defining features of the contributing building and historic district.
- That the proposal, as modified by the proposed condition, will comply with the Residential Design Guidelines. The proposed conditions are as follows:
 1. That a 3-foot setback will be incorporated at the first and second floors along the east elevation of the proposed approximately 7-foot 6-inch rear addition.

ATTACHMENTS

DRAFT Motion and Certificate of Appropriateness
Project Sponsor submittal (plans, photographs, and letters from neighbors)

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: FEBRUARY 3, 2010

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Filing Date: December 16, 2009
Case No.: **2009.1145A**
Project Address: **35-37 Liberty Street**
Zoning: RH-3 (Residential, House, Three-Family)
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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 037, 090-091 IN ASSESSOR'S BLOCK 3608, WITHIN A RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on December 12, 2009, Todd Davis, Architect, on behalf of the owners of the subject property ("Project Sponsor") filed a Certificate of Appropriateness Application (hereinafter "Application") with the City and County of San Francisco Planning Department ("Department") for a Certificate of Appropriateness for the addition of a new stair penthouse, roof deck, and two-story horizontal rear addition, at the subject building located on lot 037, 090-091 in Assessor's Block 3608.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on February 3, 2010, the Commission conducted a duly noticed public hearing on the current project, Case No. 2009.1145A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants with conditions the Certificate of Appropriateness, in conformance with the architectural plans dated December 16, 2009 and labeled Exhibit B on file in the docket for Case No. 2009.1145A. The proposal as designed is subject to the following conditions:

1. That a 3-foot setback will be incorporated at the first and second floors along the east elevation of the proposed approximately 7-foot 6-inch rear addition.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the historic building and historic district.

- That the new stair penthouse, roof deck, and two-story rear horizontal addition are compatible with the contributing building and historic district in terms of material, design, and location.
- That the essential form and integrity of the historic property and its environment would be unimpaired if the proposed new features were removed at a future date.
- That the proposal respects character-defining features of the contributing building and historic district.
- That the proposal, as modified by the proposed condition, will comply with the Residential Design Guidelines.
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance. The proposed project qualifies for a Certificate of Appropriateness with or without the proposed condition of approval, and, therefore, furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property, which is a contributing resource within the Liberty-Hill Historic District.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project is for the rehabilitation of a building used for residential purposes. The project will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the subject property and historic district in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will have no impact to housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is unaffected by the proposed work. Any construction or alteration associated with the project will be executed in compliance with all applicable

construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The project as proposed is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for parks and open space.

5. For these reasons, the proposal with the condition to (1) provide a 3-foot setback at the first and second floors along the east elevation of the proposed approximately 7-foot 6-inch rear addition, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS WITH CONDITIONS Certificate of Appropriateness No. 2009.1145A** attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Motion to the Board of Appeals within fifteen (15) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion. For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on February 3, 2010.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 3, 2010

EXHIBIT A

DRAFT

Certificate of Appropriateness

Case No: 2009.1145A

Assessor's Block: Lot: 3608/037, 090-091

Address of Property: 35-37 Liberty Street

Date Application Filed: December 16, 2009

Historic Landmark: Liberty-Hill Historic District

Description of Work Proposed:

The proposed scope of work is for expansion at the rear of the existing two-unit residential building. Proposed work includes a two-story horizontal rear addition and addition of a stair penthouse and roof deck at the rear of the building. The proposed work is not anticipated to be visible from the street and no work is proposed at the front of the building.

Final Action by the Historic Preservation Commission on February 3, 2010:

The Commission has reviewed the proposed work and has determined that the work would not have a significant impact upon and would not be potentially detrimental to the Liberty-Hill Historic District. A motion to APPROVE WITH CONDITIONS the work was passed ~~X-X~~ by the Historic Preservation Commission in conformance with the drawings stamped Exhibit B, on file in the docket for **Case No. 2009.1145A**. The proposal as designed is subject to the following conditions:

1. That a 3-foot setback will be incorporated at the first and second floors along the east elevation of the proposed approximately 7-foot 6-inch rear addition.

Findings of the Historic Preservation Commission:

- That the new stair penthouse, roof deck, and two-story rear horizontal addition are compatible with the contributing building and historic district in terms of material, design, and location.
- That the essential form and integrity of the historic property and its environment would be unimpaired if the proposed new features were removed at a future date.
- That the proposal respects character-defining features of the contributing building and historic district.
- That the proposal, as modified by the proposed condition, will comply with the Residential Design Guidelines.

- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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Standard 10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

For these reasons, the proposal, with the conditions as described above, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*.

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal the Motion on this Certificate of Appropriateness to the Board of Appeals within fifteen (15) days after the date of Motion No. XXXXX. The effective date of the Motion shall be the date of the Motion. For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.



REAR FACADE



NEIGHBOR - EAST



NEIGHBOR-WEST



FRONT FACADE - NO CHANGES

Witherspoon&Siracusa

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January 27, 2010

M. Pilar LaValley, LEED AP
Preservation Technical Specialist/Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 35-37 Liberty Street Project

Dear Ms. LaValley:

I am one of the owners of the adjacent properties located to the east of 35-37 Liberty Street. More specifically I own and occupy, with my partner Brent Hatcher, the lower unit, 33 Liberty. Collectively ourselves and the owners of the upstairs unit, 31 Liberty, wrote you a letter dated January 10, 2010, in support of the project our neighbors have proposed for 35-37 Liberty. Moreover, in that letter collectively we expressed concern about the Residential Design Team's (the "RDT") suggestion that the project be extended further than the proposed 7' 6" to make up for the loss of square footage that our neighbors would suffer as a result of the 3-foot setback requirement that the RDT is considering. I have reviewed the e-mail from you dated January 21, 2010, to the architect on the project in which you summarize the RDT meeting regarding this matter. More specifically in that e-mail you refer to the need for the RDT to take into consideration the "long-term and therefore has to take more than the current property owners sentiments into consideration."

I fear that our letter of January 10th to you was not sufficiently clear as to the impact of the project both as currently contemplated and with the revisions that RDT has suggested. The current project would extend the house from its current footprint by 7'6". The impact on light and air by this extension would be relatively minimal affecting primarily the alley which provides access to our garbage area. There would be some effect on our bedroom window and our neighbors' office windows, however these windows already face directly on the neighbors' building which is on the property line. However, if the project was extended beyond the 7' 6" proposal, even with the 3- foot setback, it would have a significant effect on the light and air for our building. It would be particularly harmful to our lower unit. Specifically it would

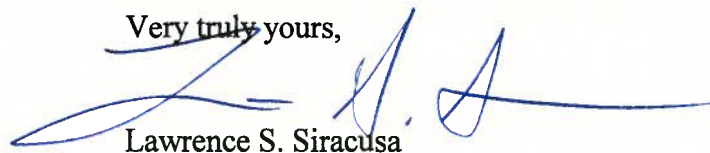
have significant impact on the light and air flowing into our kitchen and dinning room. Whereas now we look out at our neighbors' beautiful garden and have wonderful light streaming into our kitchen/dining room, the proposed extension would block all light and we would be looking at a wall; the fact that the wall would be set back 3 feet would make little difference. It would turn these two beautiful rooms into a virtual cave. We are particularly sensitive to light because there are two large redwoods and a large California Oak Tree in our neighbors' yard, which while beautiful, significantly reduce the light in our unit. This extension would also block light and air for both our porch and the porch at 31 Liberty. Finally the extension would likely require the removal of the California Oak tree which is probably over 100 years old. The existing project without the additional extension would not harm the tree.

I have lived and owned this property since 1997. The property is not only on a Historic Block but is itself on the National Registry of Historic Homes. Although it is our intention to remain in this home for many years to come if not the balance of our lives, I am mindful of our duty to future owners of this historic property. It is with them in mind that I also write this letter. The changes you propose with the extension beyond 7' 6" will not only negatively impact us, the current owners, but also all future future owners. It will also lead to a diminution in the value of both 31 - 33 Liberty. The project as currently proposed without the set back and without extending beyond 7' 6" will have minimal effect on our property and we continue to strongly support it.

Finally I appreciate that you and the members of the RDT are seeking to protect the light and air of the adjacent property by imposing the 3 foot set back. However, I hope that this letter clarifies that in this case in fact, despite your good intentions, the reality is that the changes you propose will do just the opposite. We will try to arrange for and submit to you a light study to further demonstrate this. My partner and I would like very much to attend the next meeting on this issue to specifically discuss this issue with you and the other members. I would also be more than happy to discuss this by telephone or in person with you at your convenience.

Thank you in advance for your assistance with this matter.

Very truly yours,



Lawrence S. Siracusa

cc: Brent Hatcher
Allison Satre
John Manzari
Brian Garrett
Stephen Fronk
Todd Davis

January 10, 2010

M. Pilar LaValley, LEED AP
Preservation Technical Specialist/Planner
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1650 Mission Street, Suite 400
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Re: **35-37 Liberty Street**


Dear Ms. LaValley,

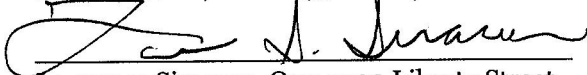
We are the owners of 31-33 Liberty Street and are writing to you regarding the project our neighbors at 35-37 Liberty Street have submitted for review and approval by the San Francisco Planning Department. We understand that the Residential Design Team, based on the Residential Design Guidelines, has imposed a 3-foot setback requirement on the east side of the proposed addition to 35-35 Liberty Street in order to "ensure access to light and air of the adjacent neighbor to the east" (i.e., our property). We believe that approving the plans as submitted, rather than requiring the setback, is the best way to ensure maximum light and air to our property and strongly urge the Residential Design Team to rescind this requirement.

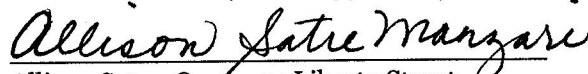
During the design phase, our neighbors consulted with us regarding their proposed plans and already have accommodated our concerns about light and air by (1) extending the current building by only 7'6" so that the proposed addition would stop before reaching the rear windows on the west side of our property (and, as a result, so that we would continue to enjoy the light and air we currently receive through those windows) and (2) narrowing by 50% the width of the proposed second floor balcony (so that we would continue to receive maximum late afternoon sun).


We understand that the Residential Design Team has suggested that, in order to make up for the loss in square footage that our neighbors would suffer as a result of the 3-foot setback requirement, the project could be extended to the rear farther than the proposed 7'6". Forcing our neighbors to extend farther to the rear of their property to maintain square footage would not only undermine the light and air access we already would preserve as a result of our neighbors' design accommodations, but also would begin to hinder the light and views we currently enjoy on our back deck. As a result, our strong preference would be for the San Francisco Planning Department to approve the plans as submitted. Thank you.

Sincerely,


Brent Hatcher, Owner 33 Liberty Street


Lawrence Siracusa, Owner 33 Liberty Street


Allison Satre, Owner 31 Liberty Street


John Manzari, Owner 31 Liberty Street



1



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3



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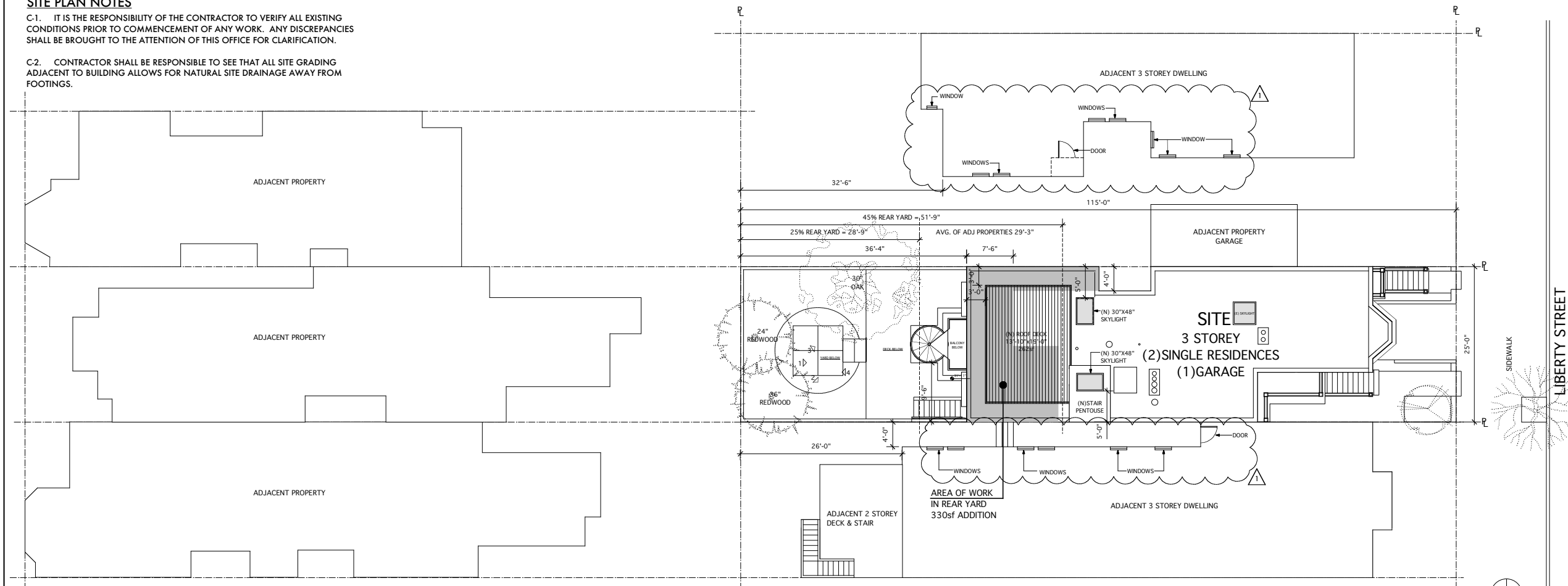


2 PHOTOS
NTS

SITE PLAN NOTES

C-1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE FOR CLARIFICATION.

C-2. CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT ALL SITE GRADING ADJACENT TO BUILDING ALLOWS FOR NATURAL SITE DRAINAGE AWAY FROM FOOTINGS.



REVISIONS	
12.16.09	⚠

PERMIT SET
SITE PLAN/PHOTOS
SCALE: 1/8"=1'-0"
DATE: 11.05.09

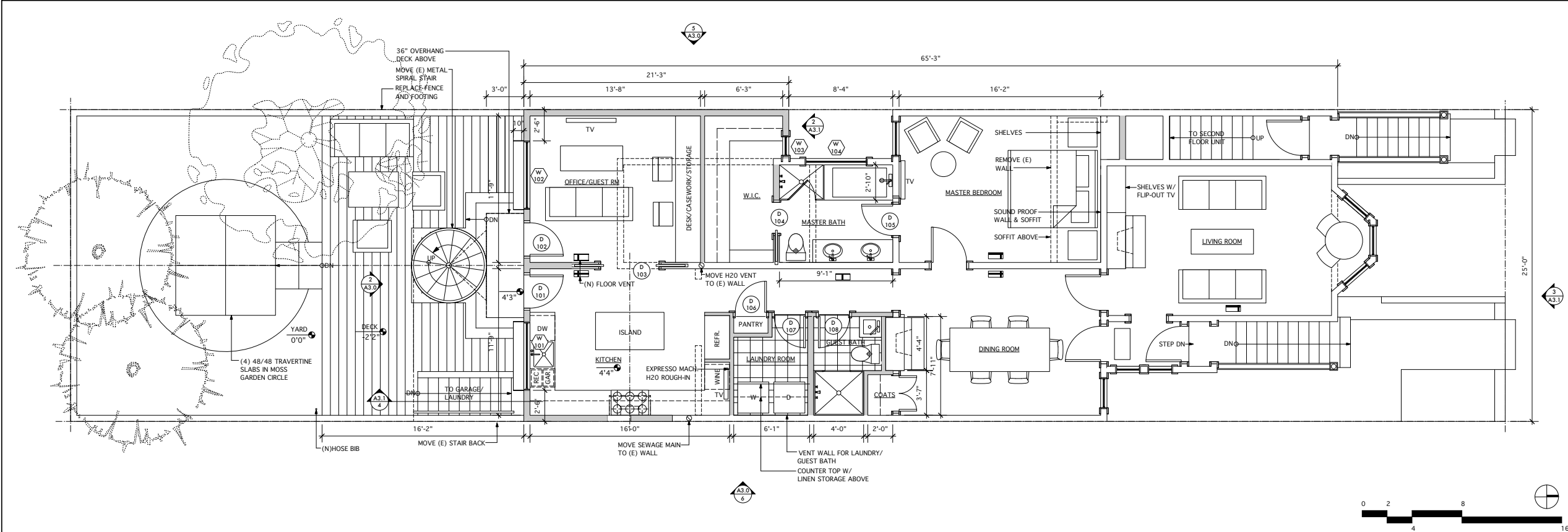
A1.0

1 SITE PLAN
1/8"=1'-0"

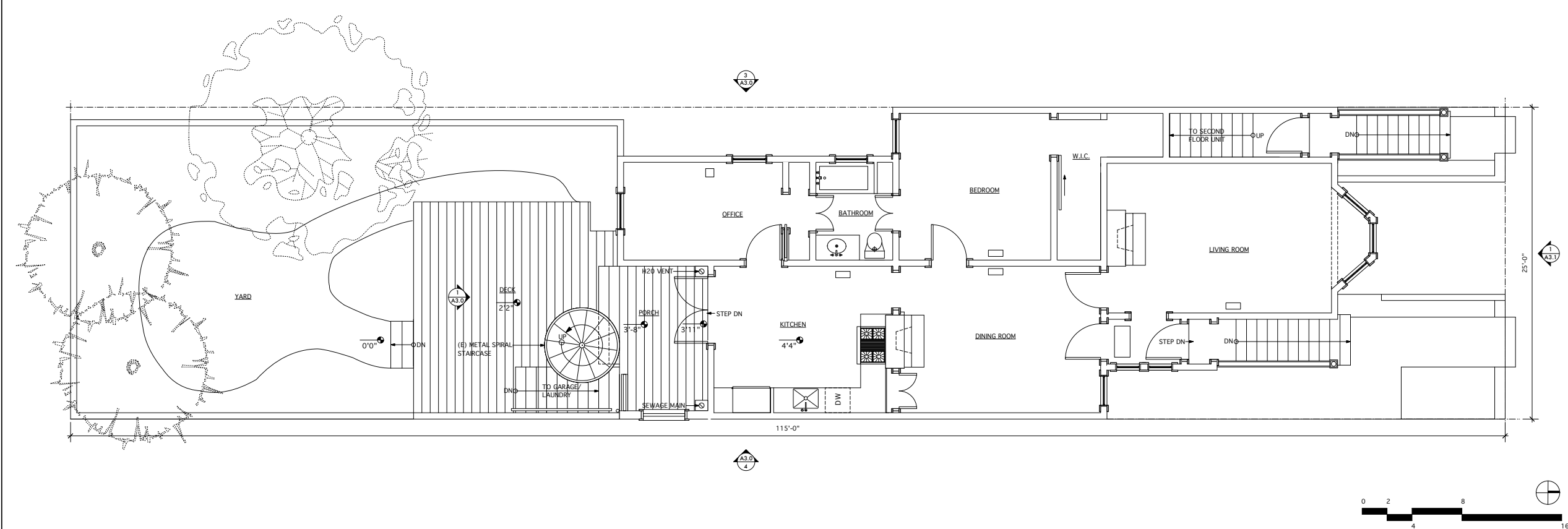
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2 PROPOSED LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"



1 EXISTING LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

REVISIONS	
12.16.09	1

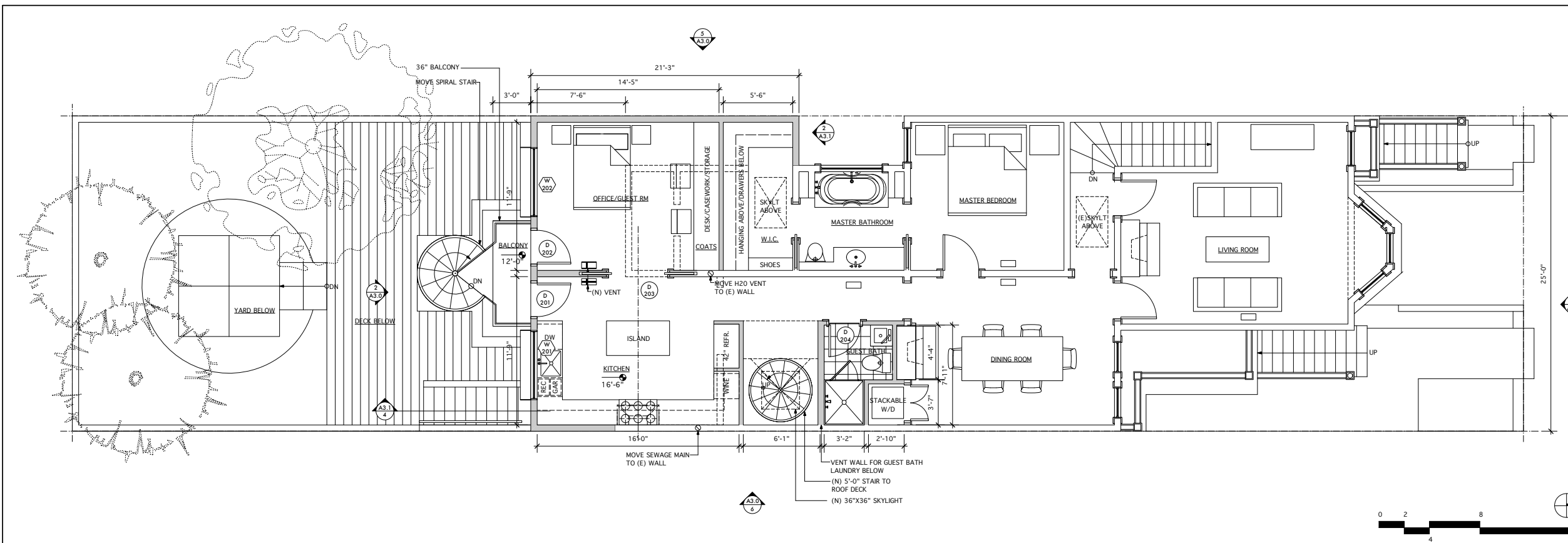
PERMIT SET
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
DATE: 11.05.09

A2.0

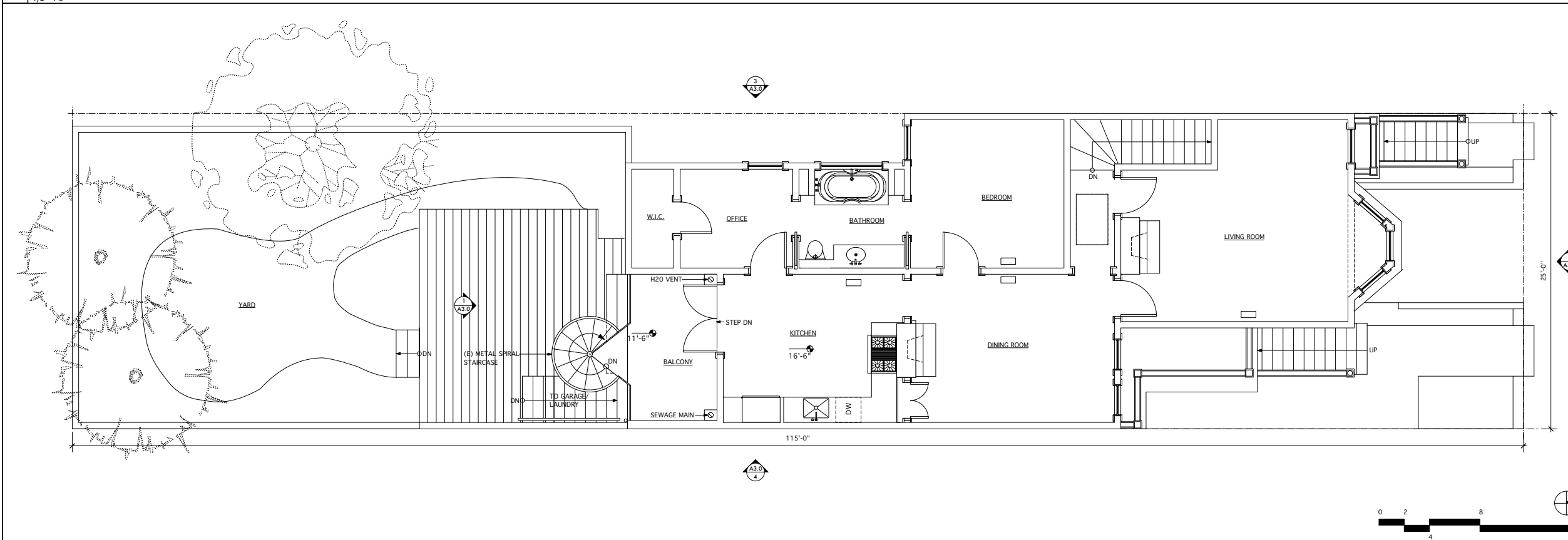
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2 PROPOSED UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"



1 EXISTING UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

REVISIONS	
12.16.09	1

PERMIT SET

UPPER LEVEL FLOOR PLAN

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

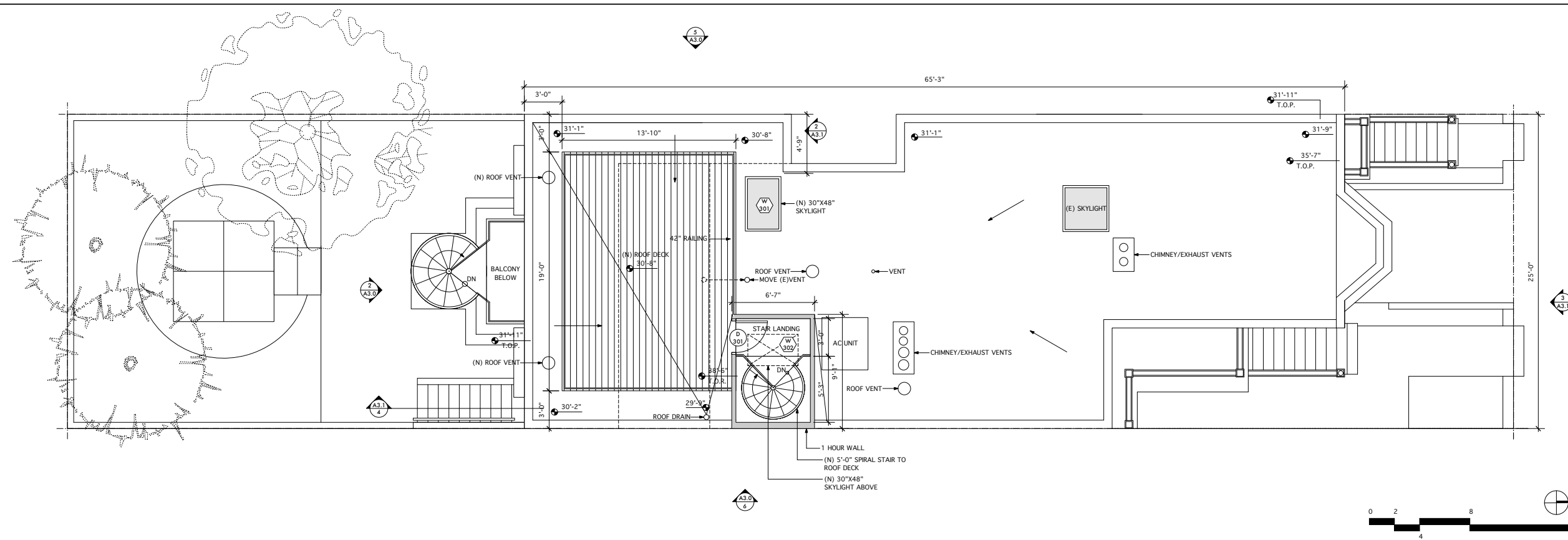
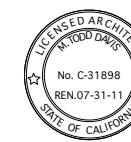
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A2.1

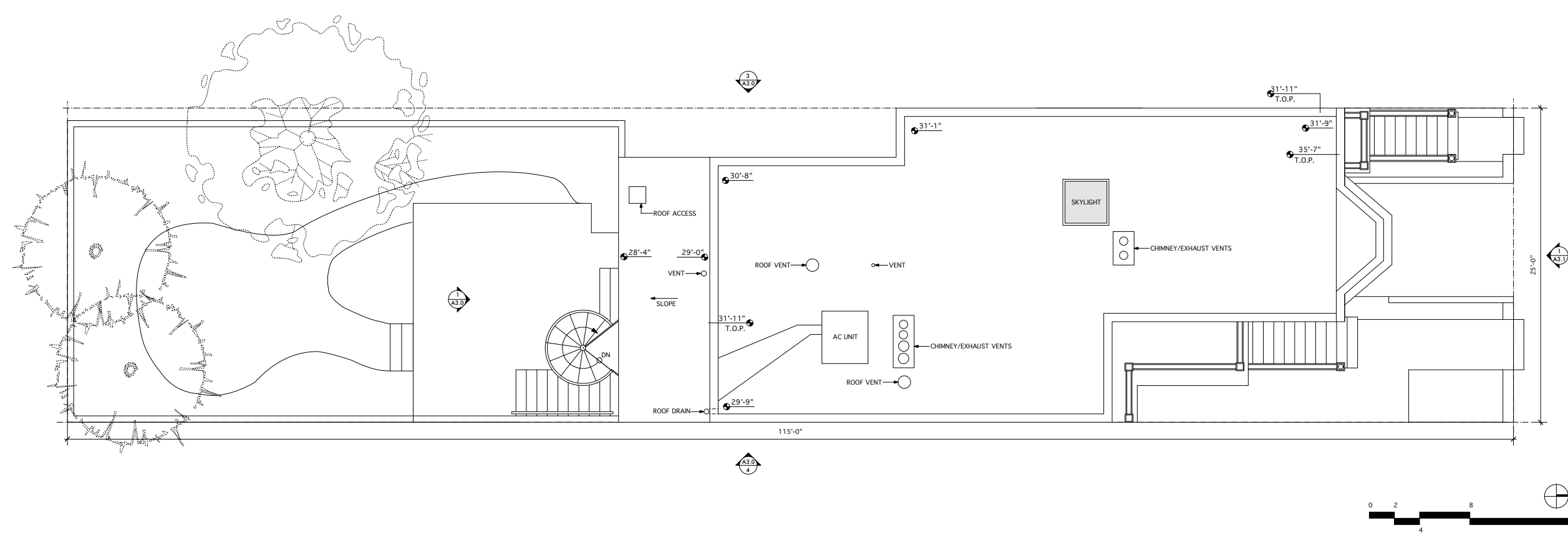
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2 PROPOSED ROOF PLAN
1/4" = 1'-0"



1 EXISTING ROOF PLAN
1/4" = 1'-0"

REVISIONS	
12.16.09	1

PERMIT SET

ROOF PLAN
SCALE: 1/4"=1'-0"

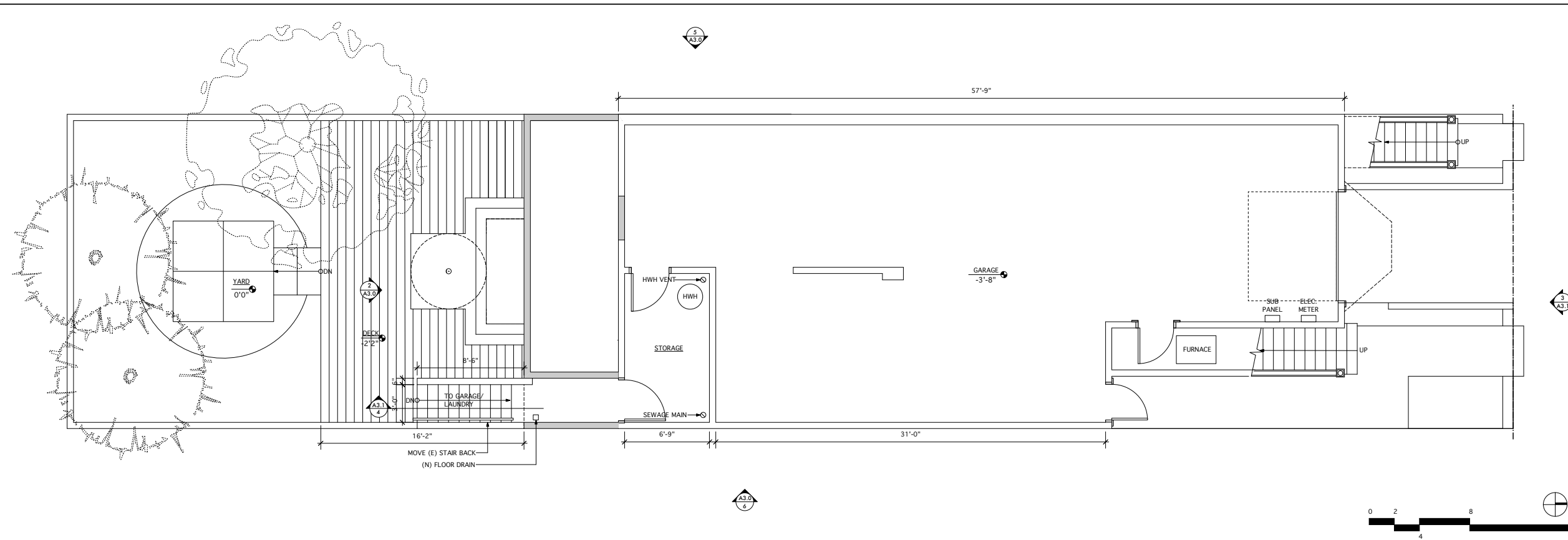
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A2.2

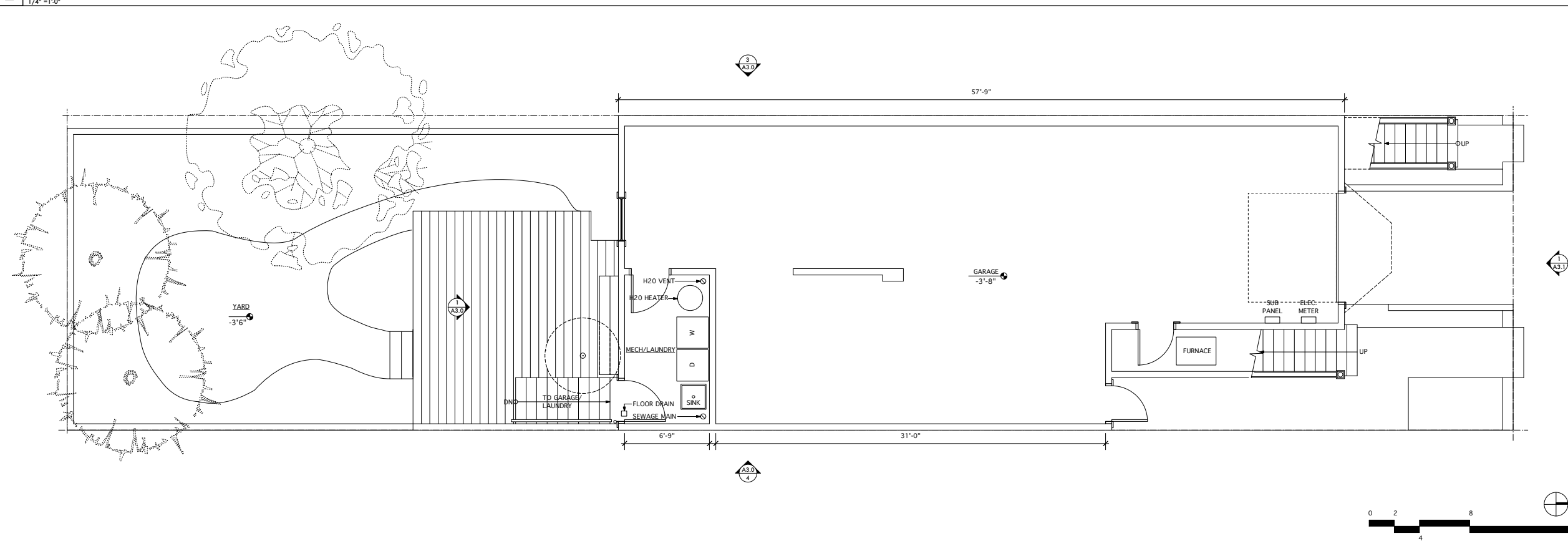
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2 PROPOSED GARAGE FLOOR PLAN
1/4" = 1'-0"



1 EXISTING GARAGE FLOOR PLAN
1/4" = 1'-0"

REVISIONS	
12.16.09	1

PERMIT SET

GARAGE PLAN

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

DATE: 11.05.09

A2.3

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REVISIONS	
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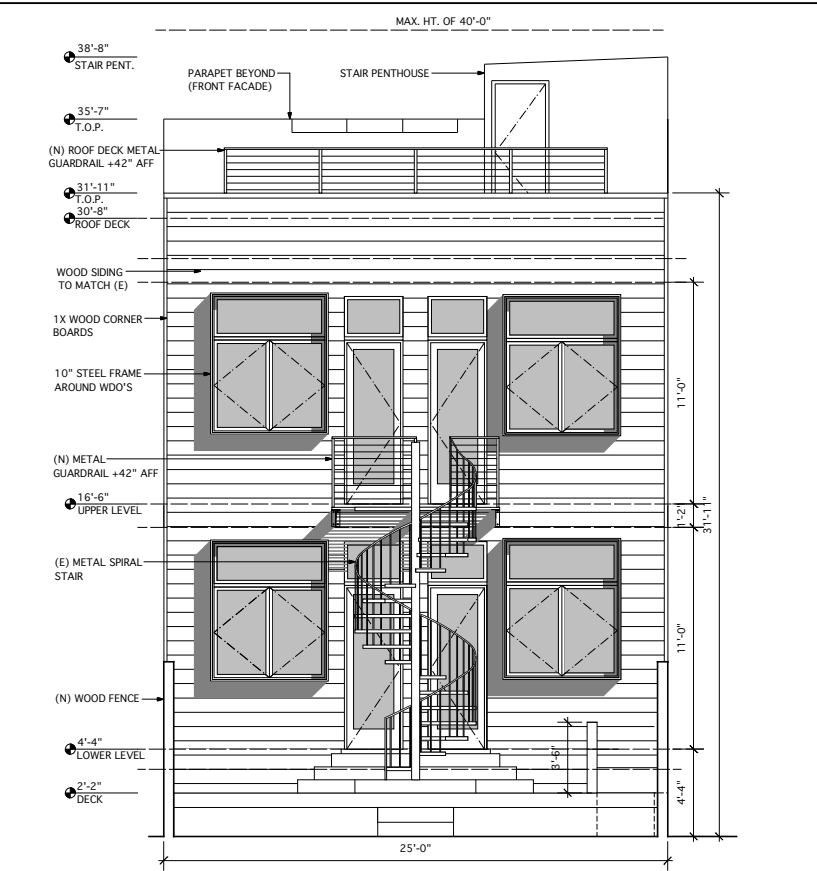
PERMIT SET

ELEVATIONS/SECTION

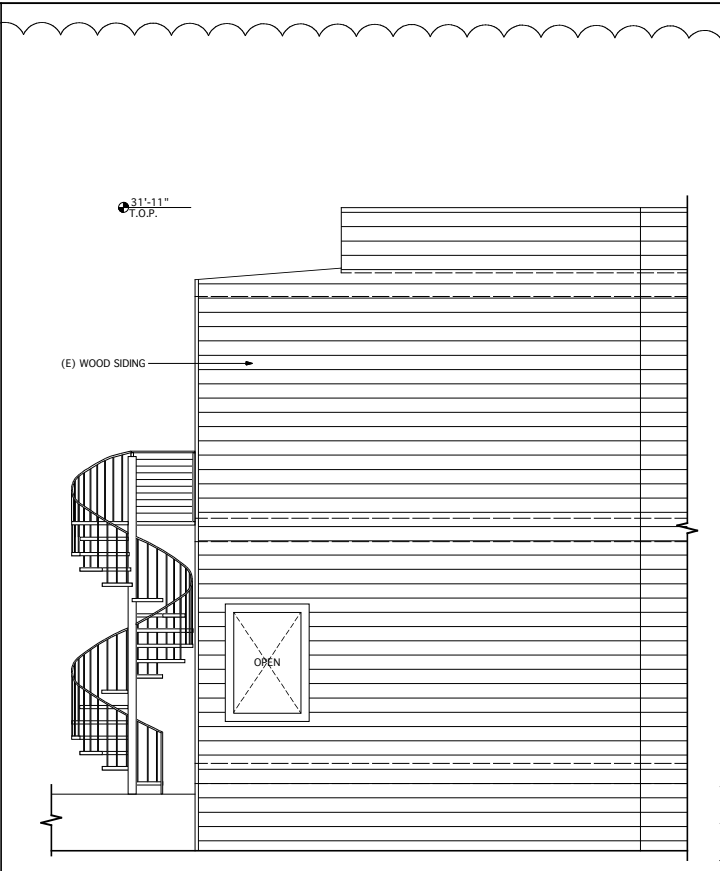
SCALE: 1/4"=1'-0"

DATE: 11.05.09

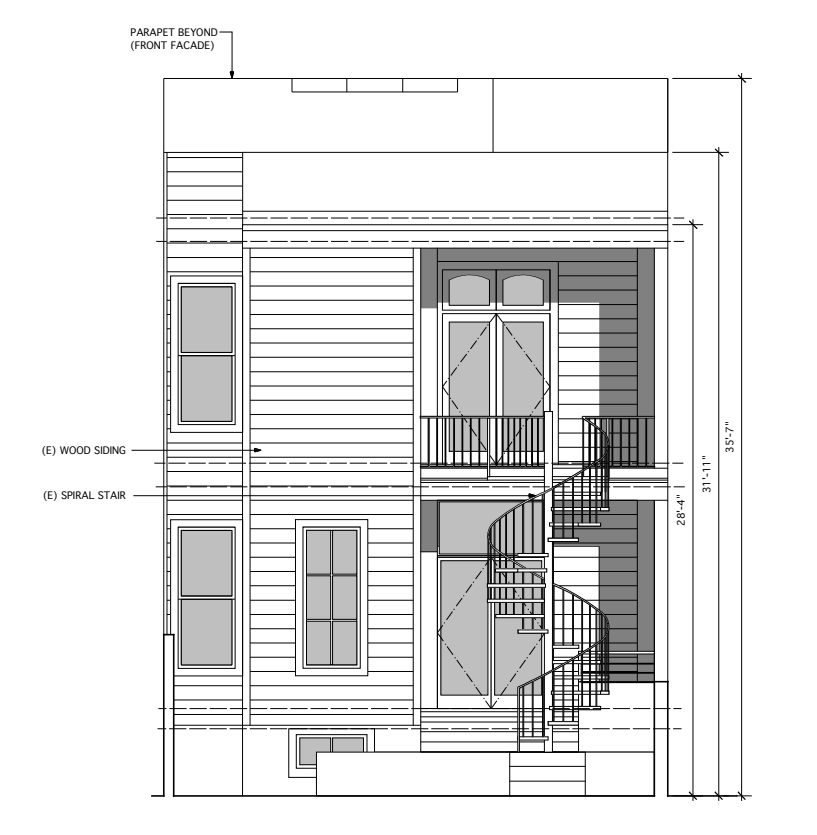
A3.0



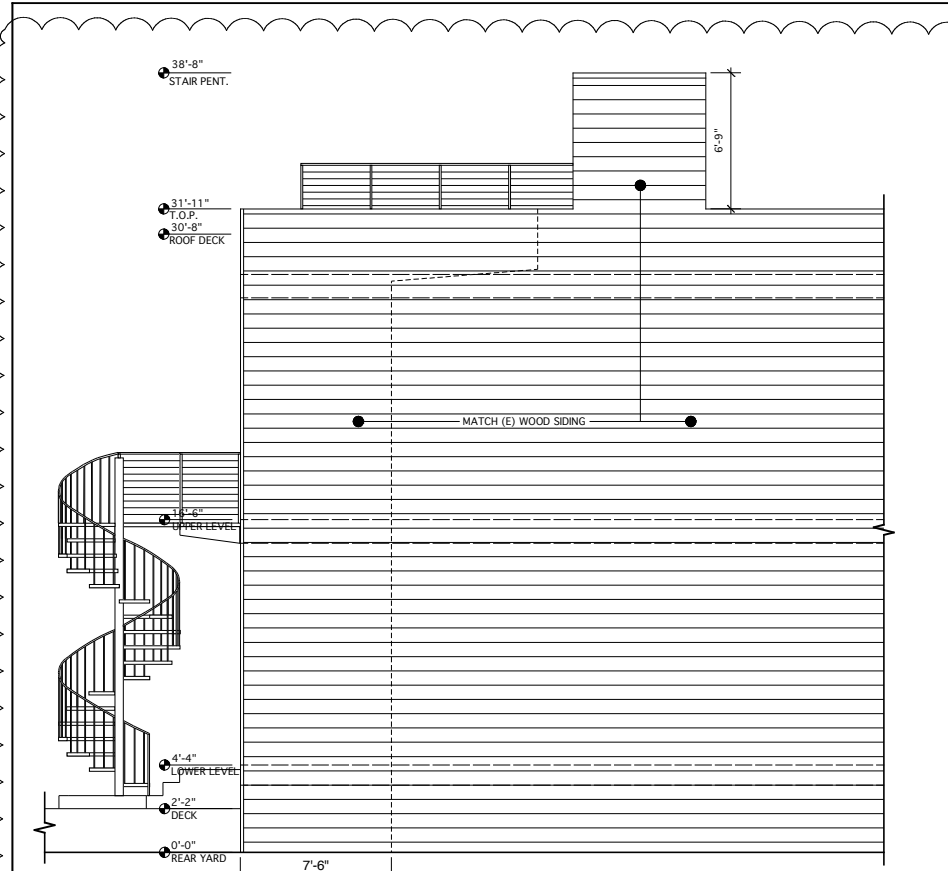
2 PROPOSED SOUTH (REAR) ELEVATION
1/4"=1'-0"



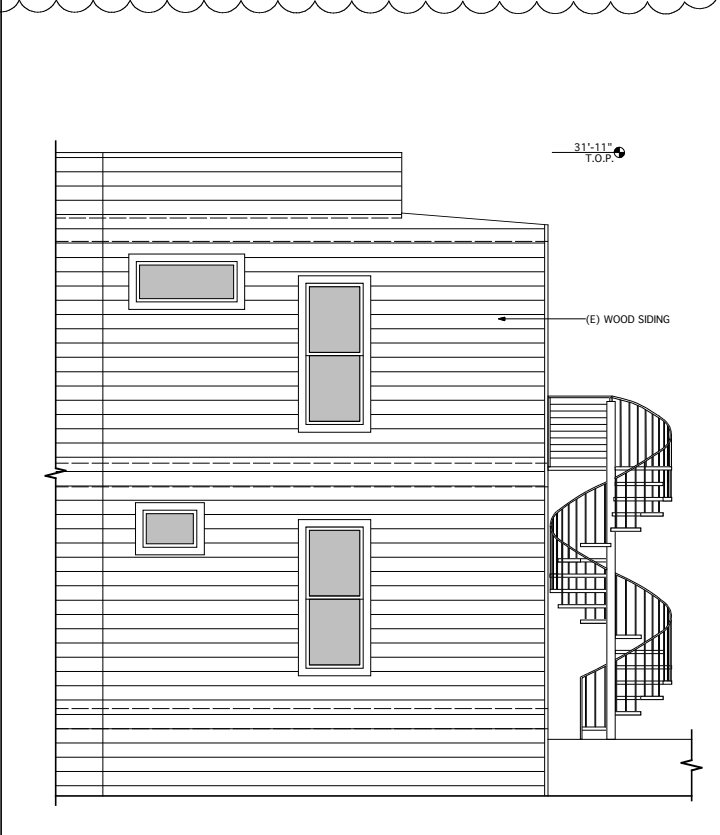
4 EXISTING EAST ELEVATION
1/4"=1'-0"



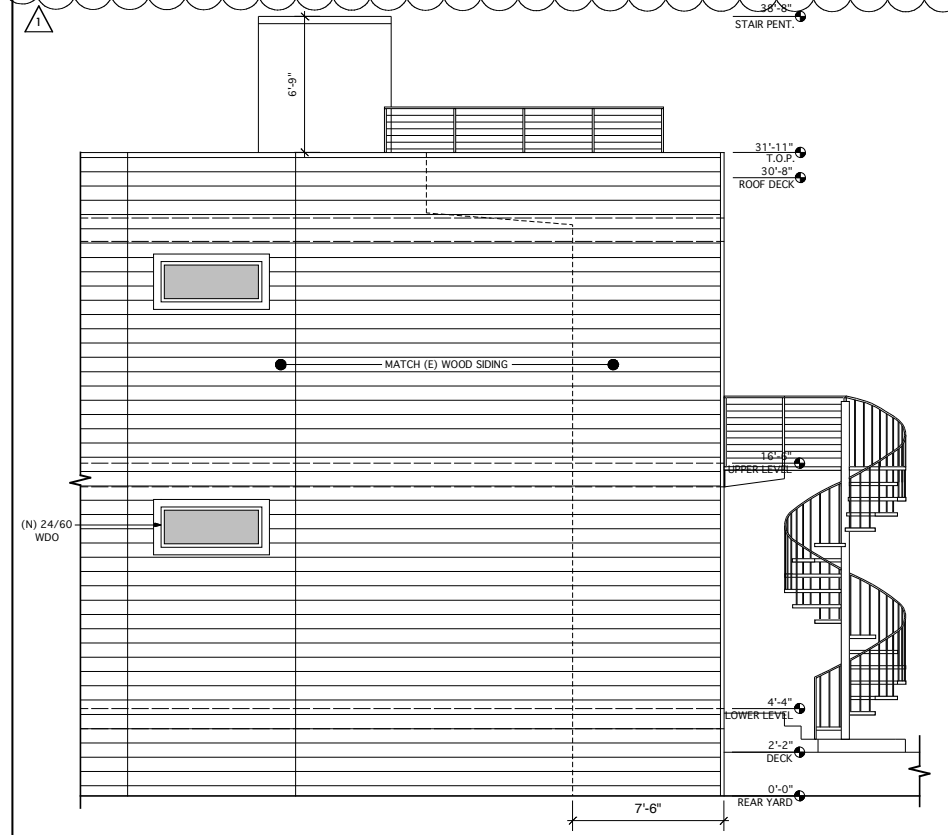
1 EXISTING SOUTH (REAR) ELEVATION
1/4"=1'-0"



6 PROPOSED EAST ELEVATION
1/4"=1'-0"



3 EXISTING WEST ELEVATION
1/4"=1'-0"

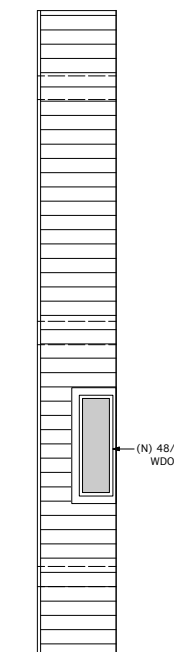


5 PROPOSED WEST ELEVATION
1/4"=1'-0"

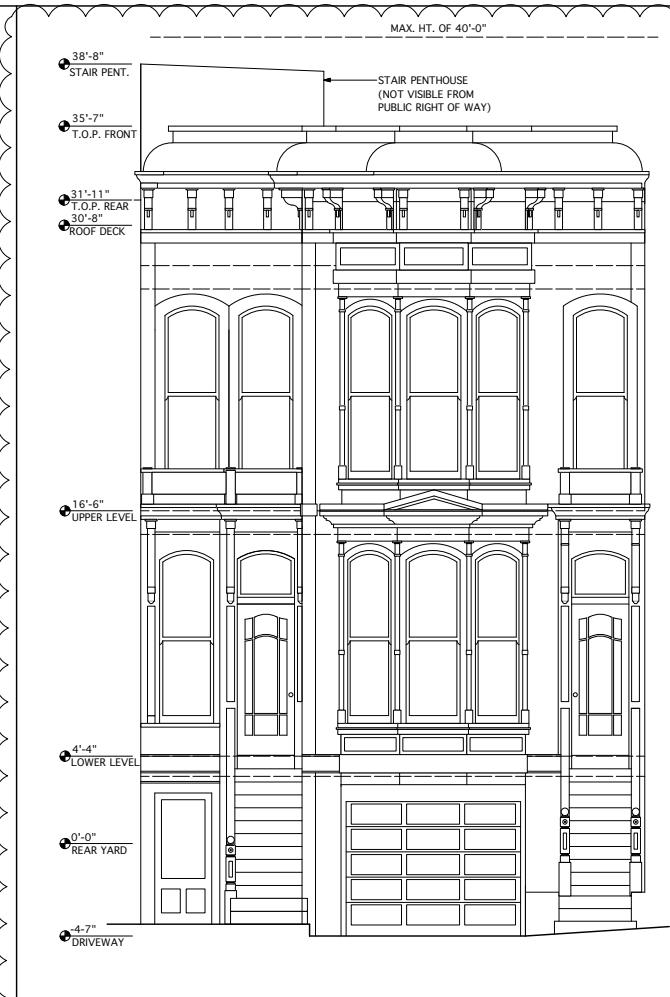
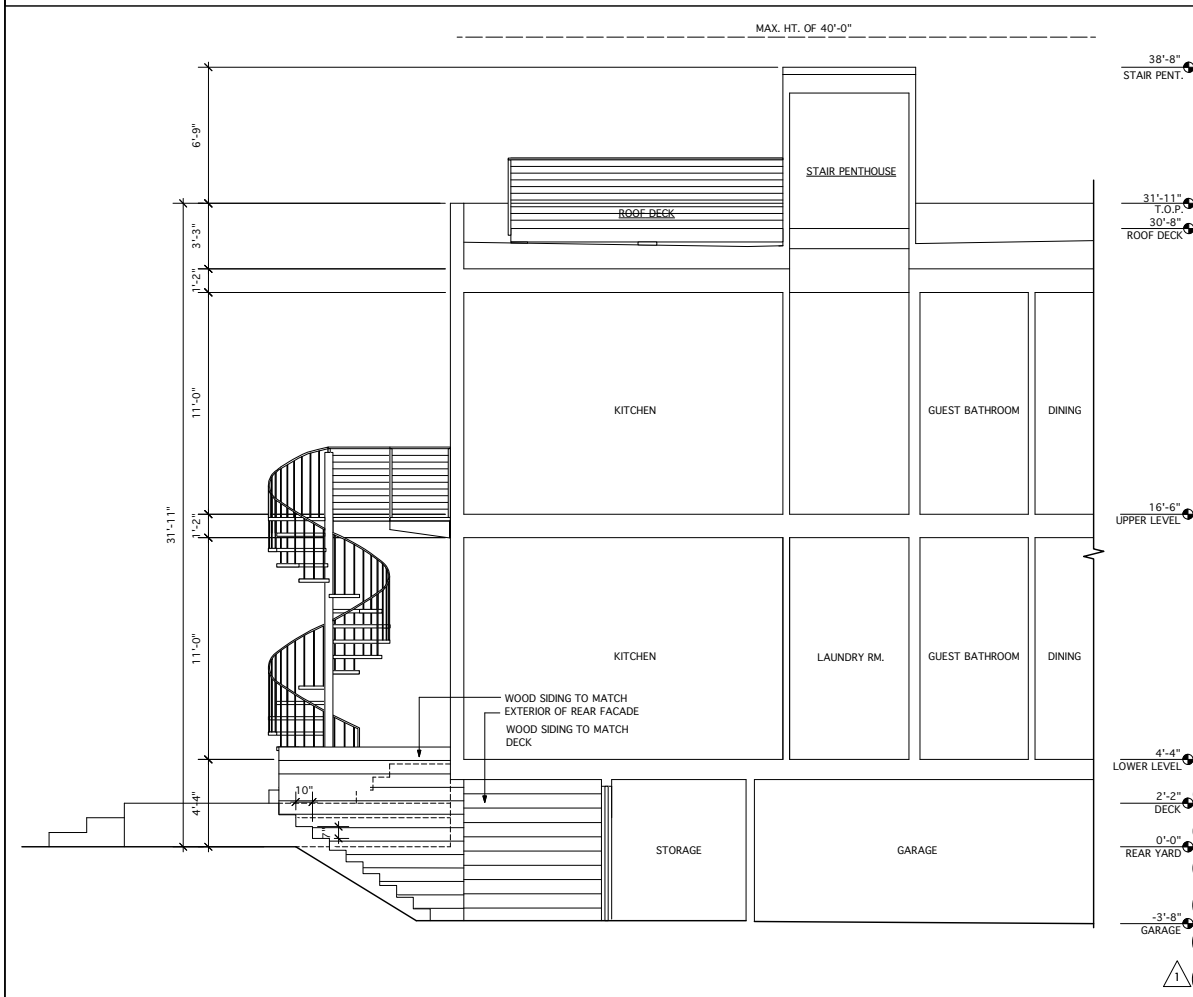
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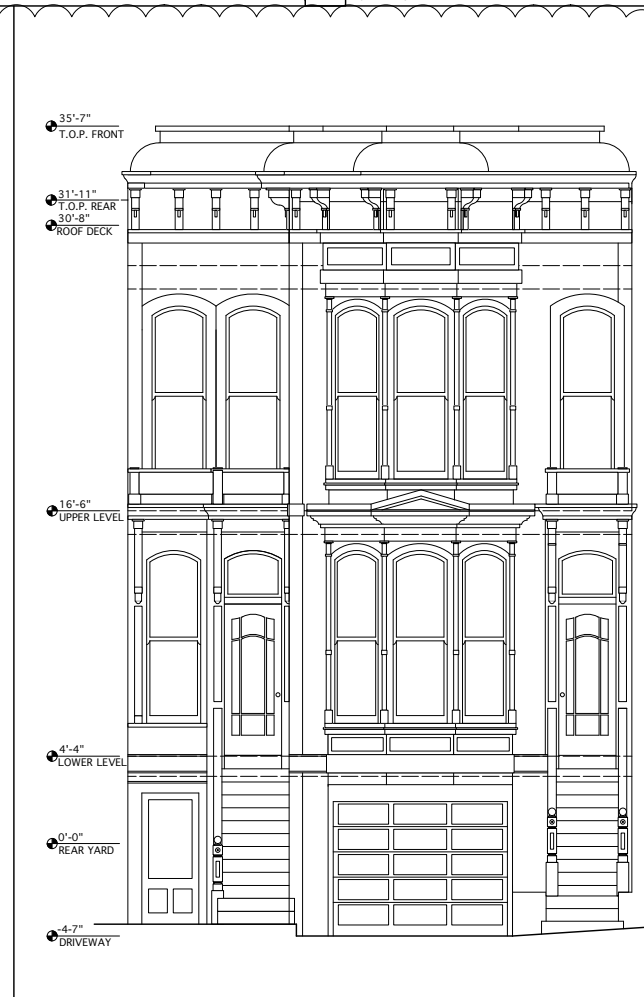
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2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



1 EXISTING NORTH ELEVATION
1/4" = 1'-0"

REVISIONS	
12.16.09	1

PERMIT SET

ELEVATIONS/SECTION

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

DATE: 11.05.09

A3.1

4 SECTION
1/4" = 1'-0"