



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: JUNE 24, 2010

Date: June 18, 2010
Case No.: **2004.0557CV**
Project Address: **1601 Larkin Street**
Zoning: RM-3 (Residential, Mixed, Medium Density) District
65-A Height and Bulk District
Block/Lot: 0620/006
Project Sponsors: Pacific Polk Properties, LLC
- c/o Anasazi Properties
1600 Webster Street
San Francisco, CA 94115

California-Nevada Annual Conference of the
United Methodist Church
- c/o Diane Knudson
PO Box 980250
West Sacramento, CA 95798

Staff Contact: Kevin Guy – (415) 558-6163
kevin.guy@sfgov.org

Recommendation: **Disapproval**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to demolish an existing vacant church and surface parking lot, and construct a new six-story over basement building containing 27 dwelling units and 29 off-street parking spaces. The mix of dwelling units is two one-bedroom units, 24 two-bedroom units (including four "one-bedroom-plus" units), and a three-bedroom unit that occupies the entire top story. The project sponsor is requesting exceptions from the bulk limitations of the 65-A Height and Bulk District, as well as a Variance from the requirement to provide a complying rear yard at grade level, as discussed under "Issues and Other Considerations".

SITE DESCRIPTION AND PRESENT USE

The project site is located at the northwest corner of Larkin and Clay Streets, Assessor's Block 0620, Lot 006, within the RM-3 District and the 65-A Height and Bulk District. The site measures 11,181 square feet, and is regularly shaped. The frontage of the site is nearly flat along the Larkin Street frontage, but is steeply sloped along the Clay Street frontage. The property is currently developed with an existing vacant church that measures approximately 19,050 square feet, as well as a surface parking lot accessed via Larkin Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The immediate area around the project site is predominantly residential in character, a pattern which continues eastward up the slopes of Nob Hill. The Polk Street Neighborhood Commercial District (NCD) is located one block to the west, and is a linear commercial strip that extends between Post and Filbert Streets. Ground floor retail spaces are occupied by convenience and specialty uses, as well as numerous restaurants and bars. Many of the buildings within the Polk Street NCD have residential uses situated on upper floors above the ground-floor retail spaces. The intersecting streets adjacent to the Polk Street corridor tend to be more residential in character, with scattered commercial uses interspersed on selected blocks. The Pacific Avenue NCD extends along Pacific Avenue three blocks to the north of the Project Site, between Polk and Taylor Streets. The Pacific Avenue NCD is predominantly residential in character, with some small, neighborhood-serving commercial uses interspersed on the ground floor.

Within one block of the subject property, the majority of buildings measure three to four stories in height, with a few isolated two-story and five-story buildings. The scale of existing buildings varies greatly along the Polk Street corridor, with heights ranging from one-story commercial buildings to five-story residential and mixed use buildings. Residential and commercial buildings exceeding seven stories can be found on Van Ness Avenue further to the west.

ENVIRONMENTAL REVIEW

On April 14, 2007, the Department published a draft Environmental Impact Report (EIR) for public review. The draft EIR was available for public comment until May 29, 2007. On May 24, 2007, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the draft EIR. On May 27, 2010, the Department published a Comments and Responses document, responding to comments made regarding the draft EIR prepared for the Project.

HEARING NOTIFICATION

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|--------------------|------------------------|-----------------------------|---------------------------|----------------------|
| Classified News Ad | 20 days | June 4, 2010 | June 4, 2010 | 20 days |
| Posted Notice | 20 days | June 4, 2010 | June 4, 2010 | 20 days |
| Mailed Notice | 10 days | June 14, 2010 | June 4, 2010 | 20 days |

PUBLIC COMMENT

To date, staff has received approximately 250 communications (letters, emails, and petition signatures) in support of the project from neighbors, business owners, and organizations. These communications express concerns that the existing church is dilapidated and attracts crime, and express support for the design of the proposed building and the creation of new housing. Staff has also received approximately 50 communications in opposition to the project. These communications contend that the church has not been adequately maintained, and express concern with the loss of the church, as well as the scale and character of the proposed building.

ISSUES AND OTHER CONSIDERATIONS

- **Project Design:** The character of the immediate area near the subject property is defined by lower buildings that are generally three to four stories in height and are developed on narrow lots. The project proposes six stories, reaching a height of approximately 64 feet. While the proposed height complies with the limit of the 65-A Height and Bulk District, the building would generally be taller than most buildings in the vicinity. The roofline of the project is at a uniform height across the project site, and does not step down with the sloping terrain of Clay Street. In addition, the project proposes a palette of finish materials that includes glass, concrete, and bays wrapped in metal screens. These materials contrast with the typical finishes found on other buildings in the area, which area generally characterized by warm materials such as wood, brick, or stucco.
- **Rear Yard Variance:** The project does not strictly conform to the rear yard requirements of the Planning Code. Section 134(a)(1) of the Planning Code requires a rear yard equal to 25 percent of the lot depth to be provided at every grade level and each subsequent floor above. Within the RM-3 District, the required rear yard must be provided at grade level and at each succeeding story of the building. The depth of the lot along the Clay Street frontage measures approximately 97.5 feet, requiring a rear yard that is approximately 24 feet in depth. The Project proposes a rear yard at the second story in the form of a deck that measures approximately 24 feet in depth, therefore the proposed rear yard complies with the required dimension. However, the rear yard is configured as a deck situated atop an at-grade parking garage, and does not comply with the requirement that the yard be provided at grade level. The Project Sponsor is requesting a Variance from this requirement, and this Variance request will be considered by the Zoning Administrator at the Commission hearing on June 24, 2010.
- **Demolition of an Historic Resource:** The project would require the demolition of an existing vacant church on the subject property that was constructed in 1911. The EIR prepared for the project concludes that the building is a significant historical resource because of its association with reconstruction following the 1906 earthquake and fire, and as a representative example of an innovative church design developed by a leading master architect, William Kramer. It is the only Kramer-designed building in San Francisco. The building appears eligible for listing on both the California and National Registers, and is a historical resource under CEQA. The EIR identifies that the demolition of the church would result in a significant and unavoidable impact.

REQUIRED COMMISSION ACTION

Should the Commission wish to approve the project, the Commission would need to approve specific CEQA findings (including a statement of overriding considerations due to the significant and unavoidable environmental impacts of the project), grant Conditional Use authorization to approve development that exceeds 40 feet in height within an "R" District, and grant the requested exceptions to the bulk limitations of the 65-A Height and Bulk District. In addition, the Zoning Administrator would need to grant a Variance from the requirement to provide a complying rear yard at grade level

BASIS FOR RECOMMENDATION

- The project would result in an abrupt change in scale compared with existing buildings in the vicinity.
- The massing of the project is not sculpted to appropriately transition to adjacent lower building or to reflect the underlying topography.
- The project does not sufficiently break the apparent scale of the building into discrete elements to a degree that justifies the requested bulk exceptions.
- The project would result in the demolition of an historic resource.
- The project not desirable for or compatible with the surrounding neighborhood.

| |
|---|
| RECOMMENDATION: Disapproval |
|---|

Attachments:

Draft Motion re: Case No. 2004.0557C

Block Book Map

Sanborn Map

Aerial Photographs

Zoning Map

Correspondence in Opposition to Project

Project Sponsor Graphic Submittal and Project Plans

Project Sponsor Submittal in Support of Application (Including Correspondence in Support of Project)

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | |
| <input checked="" type="checkbox"/> Parcel Map | |
| <input checked="" type="checkbox"/> Sanborn Map | |
| <input checked="" type="checkbox"/> Aerial Photo | |
| <input checked="" type="checkbox"/> Context Photos | |
| <input checked="" type="checkbox"/> Site Photos | |

Exhibits above marked with an "X" are included in this packet

Planner's Initials

KG: G:\Documents\Projects\1601 Larkin\2004.0557CV - 1601 Larkin - Exec Summary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. XXXXX

HEARING DATE: JUNE 24, 2010

Date: June 18, 2010
Case No.: **2004.0557CV**
Project Address: **1601 Larkin Street**
Zoning: RM-3 (Residential, Mixed, Medium Density) District
 65-A Height and Bulk District
Block/Lot: 0620/006
Project Sponsors: Pacific Polk Properties, LLC
 - c/o Anasazi Properties
 1600 Webster Street
 San Francisco, CA 94115

California-Nevada Annual Conference of the
 United Methodist Church
 - c/o Diane Knudson
 PO Box 980250
 West Sacramento, CA 95798

Staff Contact: Kevin Guy – (415) 558-6163
kevin.guy@sfgov.org

Recommendation: **Disapproval**

ADOPTING FINDINGS RELATED TO THE DISAPPROVAL OF A CONDITIONAL USE AUTHORIZATION, PURSUANT TO SECTIONS 253, 271, AND 303 OF THE PLANNING CODE, TO ALLOW DEVELOPMENT TO EXCEEDING 40 FEET IN HEIGHT WITHIN AN "R" DISTRICT AND TO GRANT AN EXCEPTION TO BULK REQUIREMENTS, WITH RESPECT TO A PROPOSAL TO DEMOLISH AN EXISTING VACANT CHURCH AND SURFACE PARKING LOT AND CONSTRUCT A NEW 6-STORY OVER BASEMENT BUILDING CONTAINING 27 DWELLING UNITS AND 29 OFF-STREET PARKING SPACES, LOCATED AT 1601 LARKIN STREET, LOT 006 IN ASSESSOR'S BLOCK 0620, WITHIN THE RM-3 DISTRICT AND THE 65-A HEIGHT AND BULK DISTRICT.

RECITALS

1. On June 15, 2004, Stu During, acting on behalf of Polk Pacific Properties, LLC and the California-Nevada Annual Conference of the United Methodist Church ("Project Sponsor"), submitted an Environmental Evaluation Application with the Planning Department ("Department"), Case No. 2004.0557E. The Department issued a Notification of Project Receiving Environmental Review on February 11, 2005, and issued a Notice of Preparation of Environmental Review on July 8, 2006, to owners of properties within 300 feet, adjacent tenants, and other potentially interested parties.
2. On August 25, 2004, Bruce Baumann, acting on behalf of the Project Sponsor, filed an application with the Department requesting, under Planning Code Sections ("Sections") 303, Conditional Use Authorization to allow development on a lot greater than 40 feet in height within an "R" District for a development at 1601 Larkin Street (Lots 006 in Assessor's Block 0620), northwest corner at Clay Street ("Project Site"). The project proposed to demolish an existing vacant church and surface parking lot and to construct a new six-story over basement building containing 28 dwelling units and 35 off-street parking spaces. The Conditional Use application was subsequently amended to request bulk exceptions per Planning Code section 271, and to modify the project to propose 27 dwelling units and 29 off-street parking spaces. On August 25, 2004, Bruce Baumann, acting on behalf of the Project Sponsor, filed an application with the Department requesting a Variance from the requirements of Section 134(a), because the proposed development does not provide a complying rear yard at grade level (Case No. 2004.0557CV; collectively, "Project").
3. On June 12, 2006, the Project Sponsor submitted a request for review of a proposed development on the Project Site exceeding 40 feet in height, pursuant to Section 295, analyzing the potential impacts of the development to properties under the jurisdiction of the Department of Recreation and Parks (Case No. 2004.0557K). Department staff prepared a shadow fan depicting the potential shadow cast by the development and concluded that the Project would have no impact to properties subject to Section 295.
4. On April 14, 2007, the Department published a draft Environmental Impact Report (EIR) for public review. The draft EIR was available for public comment until May 29, 2007. On May 24, 2007, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the draft EIR. On May 27, 2010, the Department published a Comments and Responses document, responding to comments made regarding the draft EIR prepared for the Project.
5. On June 24, 2010, the Commission reviewed and considered the Final EIR and found that the contents of said report and the procedures through which the Final EIR was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) ("CEQA"), 14 California Code of Regulations Sections 15000 et seq. ("the CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

6. The Commission found the Final EIR was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the draft EIR, and approved the Final EIR for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.
7. The Planning Department, Linda Avery, is the custodian of records, located in the File for Case No. 2005.1085E, at 1650 Mission Street, Fourth Floor, San Francisco, California.
8. Department staff prepared a Mitigation Monitoring and Reporting program ("MMRP"), which material was made available to the public and this Commission for this Commission's review, consideration and action.
9. On June 24, 2010, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2004.0557C, at which time the Commission reviewed and discussed the findings for approval prepared for its review by Department staff.
10. The Commission has reviewed and considered reports, studies, plans and other documents pertaining to the Project.
11. The Commission has heard and considered the testimony presented at the public hearing and has further considered the written materials and oral testimony presented on behalf of the Project Sponsor, Department staff, and other interested parties.

MOVED, that the Commission hereby disapproves the request in Application No. 2004.0557C, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The proposal is to demolish an existing vacant church and surface parking lot, and construct a new six-story over basement building containing 27 dwelling units and 29 off-street parking spaces. The mix of dwelling units is two one-bedroom units, 24 two-bedroom units (including four "one-bedroom-plus" units), and a three-bedroom unit that occupies the entire top story. The project sponsor is requesting exceptions from the bulk limitations of the 65-A Height and Bulk District, as well as a Variance from the requirement to provide a complying rear yard at grade level, as discussed herein.

3. **Site Description and Present Use.** The Project Site is located at the northwest corner of Larkin and Clay Streets, Assessor's Block 0620, Lot 006, within the RM-3 District and the 65-A Height and Bulk District. The site measures 11,181 square feet, and is regularly shaped. The frontage of the site is nearly flat along the Larkin Street frontage, but is steeply sloped along the Clay Street frontage. The property is currently developed with an existing vacant church that measures approximately 19,050 square feet, as well as a surface parking lot accessed via Larkin Street.

4. **Surrounding Properties and Neighborhood.** The immediate area around the Project Site is predominantly residential in character, a pattern which continues eastward up the slopes of Nob Hill. The Polk Street Neighborhood Commercial District (NCD) is located one block to the west, and is a linear commercial strip that extends between Post and Filbert Streets. Ground floor retail spaces are occupied by convenience and specialty uses, as well as numerous restaurants and bars. Many of the buildings within the Polk Street NCD have residential uses situated on upper floors above the ground-floor retail spaces. The intersecting streets adjacent to the Polk Street corridor tend to be more residential in character, with scattered commercial uses interspersed on selected blocks. The Pacific Avenue NCD extends along Pacific Avenue three blocks to the north of the Project Site, between Polk and Taylor Streets. The Pacific Avenue NCD is predominantly residential in character, with some small, neighborhood-serving commercial uses interspersed on the ground floor.

Within one block of the subject property, the majority of buildings measure three to four stories in height, with a few isolated two-story and five-story buildings. The scale of existing buildings varies greatly along the Polk Street corridor, with heights ranging from one-story commercial buildings to five-story residential and mixed use buildings. Residential and commercial buildings exceeding seven stories can be found on Van Ness Avenue further to the west.

5. **Public Comment.** To date, staff has received approximately 250 communications (letters, emails, and petition signatures) in support of the Project from neighbors, business owners, and organizations. These communications express concerns that the existing church is dilapidated and attracts crime, and express support for the design of the proposed building and the creation of new housing. Staff has also received approximately 50 communications in opposition to the Project. These communications contend that the church has not been adequately maintained, and express concern with the loss of the church, as well as the scale and character of the proposed building.

6. **Planning Code Compliance:** The Commission finds that the project is consistent with some, but not all of the relevant provisions of the Planning Code in the following manner:
 - A. **Use and Density.** Section 209.1 permits residential uses within the RM-3 District at a maximum density of one dwelling unit for each 400 square feet of lot area.

The Project proposes 27 dwelling units on a Project Site measuring 11,181 square feet. A maximum of 28 dwelling units would be permitted on the Project Site, therefore, the Project complies with the use and density regulations of the RM-3 District.

- B. **Height and Bulk.** The subject property is located within a 65-A Height and Bulk District, which permits a maximum height of 65 feet. This District also limits the horizontal dimension of a building above 40 feet in height to 110 feet, and the diagonal dimension to 125 feet.

Pursuant to Section 102.12(d), where a lot has frontage on two streets, the project sponsor may choose the street from which the measurement of height is taken.

Measuring from the Larkin Street frontage, the finished roof of the Project would reach a height of approximately 59 feet. As permitted by Section 260(b), the stair/elevator/mechanical penthouse would exceed the 65-foot height limit, up to a maximum height of approximately 74 feet. The Project complies with the maximum allowable height of the 65-A Height and Bulk District.

The fifth and sixth floors exceed 40 feet in height, therefore, these floors are subject to the bulk limitations of the 65-A Height and Bulk District. Both of these floors have a horizontal dimension of approximately 114 feet and a diagonal dimension of 134 feet. Therefore, the Project exceeds the maximum permitted length and diagonal dimensions. The Project Sponsor is requesting that the Commission allow the Project to exceed the specified bulk limits after considering the criteria specified in Section 271(c), through the Conditional Use Authorization process. Conformance with these criteria is discussed under item #8 below.

- C. **Floor Area Ratio.** In the RM-3 District, Section 124 allows a Floor Area Ratio (FAR) of up to 3.6. The project site has an area of 11,181 square feet, therefore the allowable FAR would permit a building of up to 40,252 square feet of Gross Floor Area as defined in Section 102.9.

The Project would measure approximately 67,500 square feet. Pursuant to Section 124(b), within "R" Districts, the cited Floor Area Ratio limits do not apply to residential uses. Subtracting the area of the residential uses, approximately 29,000 square feet of Gross Floor Area within the Project would be subject to the allowable FAR. The Project therefore complies with the maximum allowable FAR.

- D. **Rear Yard.** Section 134(a)(1) of the Planning Code requires a rear yard equal to 25 percent of the lot depth. Within the RM-3 District, the required rear yard must be provided at grade level and at each succeeding story of the building.

The depth of the lot along the Clay Street frontage measures approximately 97.5 feet, requiring a rear yard that is approximately 24 feet in depth. The Project proposes a rear yard at the second story in the form of a deck that measures approximately 24 feet in depth, therefore the proposed rear yard complies with the required dimension. However, the rear

yard is configured as a deck situated atop an at-grade parking garage, and does not comply with the requirement that the yard be provided at grade level. The Project Sponsor is requesting a Variance from this requirement, and this Variance request will be considered by the Zoning Administrator at the Commission hearing on June 24, 2010.

- E. Usable Open Space.** Section 135 requires that a minimum of 60 square feet of private usable open space, or 79.8 square feet of common usable open space be provided for dwelling units within the RM-3 District. This Section specifies that the area counting as usable open space must meet minimum requirements for area, horizontal dimensions, and exposure.

The Project proposes private decks for four of the second floor units that are partitioned from a larger common deck. These private decks meet the minimum requirements for area, horizontal dimensions, and exposure. Subtracting these private decks, the Project must provide a total of 1,835 square feet of common open space for the remainder of the dwelling units. The rear deck at the second story includes approximately 1,865 square feet of commonly accessible open space that meets the minimum requirements for area, horizontal dimensions, and exposure. The project therefore complies with the usable open space requirements of Section 135.

- F. Dwelling Unit Exposure.** Section 140 of the Planning Code requires that at least one room of all dwelling units face onto a public street, a rear yard, or other open area that meets minimum requirements for area and horizontal dimensions.

All of the dwelling units face onto either Larkin Street, Clay Street, or the rear yard. Six of the dwelling units have exposure exclusively to the rear yard. The Project proposes a rear yard at the second story that measures approximately 24 feet in depth, therefore the proposed rear yard complies with the required dimension and provides exposure for the abutting dwelling units.. However, the rear yard as configured does not comply with the requirement that the yard be provided at grade level and at each succeeding story. The Project Sponsor is requesting a Variance from this requirement, and this Variance request will be considered by the Zoning Administrator at the Commission hearing on June 24, 2010.

- G. Off-Street Parking.** Section 151 establishes off-street parking requirements for all uses in all districts. Pursuant to this section, one independently accessible space is required for each dwelling unit. The project proposes 27 dwelling units. The Project therefore requires 27 independently accessible parking spaces. Section 204.5 specifies that up to 150 percent of the required number of spaces may be proposed as accessory parking facilities for a development. Pursuant to this Section, the Project could seek up to 41 off-street parking spaces.

The Project proposes 29 off-street parking spaces. Therefore, the project meets the minimum requirements for off-street parking, and does not exceed the maximum amount of accessory off-street parking spaces.

- H. **Off-Street Loading.** Section 152 provides a schedule of required off-street freight loading spaces for all uses in districts other than C-3 or South of Market. Pursuant to this Section, residential uses of less than 100,000 square feet do not require off-street loading spaces.

The Project proposes approximately 38,500 square feet of residential uses, and is therefore not required to provide off-street loading. The Project proposes no loading spaces.

- I. **Residential Affordable Housing Program.** Planning Code Section 315 sets forth the requirements and procedures for the Residential Affordable Housing Program. On February 2, 2010 the Board of Supervisors adopted Interim Controls contained in Board of Supervisors Resolution No. 100047 entitled "Planning Code – Interim Controls Related to Affordable Housing Requirements" (the "Affordable Housing Ordinance"). The requirements of the Interim Controls apply to this project. Under Planning Code Section 315.3, these requirements would apply to projects that consist of ten or more units, where the first application was applied for before July 18, 2006. Pursuant to prior Planning Code Section 315.4, the Project is required to provide 12% of the proposed dwelling units as affordable if the Project is eligible for and selects the on-site alternative.

The Project Sponsor has demonstrated that it is eligible for the on-site alternative under Planning Code Section 315.4(e), and has submitted a Declaration of Intent to satisfy the requirements of the Residential Affordable Housing Ordinance through a combination of providing two affordable housing on-site, and satisfying the balance of the requirements through payment of the Affordable Housing Fee. Should the Project be approved, the Project Sponsor would enter into an agreement with the City by submitting an affidavit to the Planning Department within 30 days of the date of the Authorization stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the Project. The EE application was submitted on June 15, 2004. 2 two-bedroom units of the 27 units provided will be affordable units. If the Project becomes ineligible to meet its Residential Affordable Housing obligation on-site, it must pay the Affordable Housing Fee for the entire requirement, with interest, if applicable.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with some, but not all of the criteria of Section 303, in that:
- A. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

As described in item #6 above, the project complies with basic requirements of the Planning Code, such as allowable use, density, floor area ratio, height, and off-street parking. However, the massing and design of the proposed building conflicts with numerous aspects of the Residential Design Guidelines, such as:

- (Neighborhood Character): *"In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings."*
- (Site Design): *"Respect the topography of the site and the surrounding area."*
- (Building Scale and Form): *"Design the height and depth of the building to be compatible with the existing building scale at the street."*
- (Building Scale and Form): *"Design the building's facade width to be compatible with those found on surrounding buildings."*

The character of the area surrounding the subject property is defined by buildings that are three to four stories in height, generally situated on narrow lots, and developed in a variety of architectural styles. Those buildings in the area that are wider than the prevailing lot pattern often employ variations in roofline, modulation of fenestration patterns, or rich details at the pedestrian level that avoid a dominating appearance.

Although the Project technically complies with the height limitation of the Code, the massing of the building is not sculpted to respect the prevailing scale of the neighborhood or to transition to the height of adjacent buildings. The urban fabric along Clay Street is heavily influenced by topography, as buildings step with the sloping terrain to the base of the slope at Polk Street. However, the proposed Project exhibits a consistent roofline across the Project Site, and would exceed the height of the immediately adjacent building along the Clay Street frontage by three stories. While a building reaching the 65-foot height limit could be suitable on the Project Site, the massing of such a building would need to be harmonious with the existing built context and respond to the underlying land forms in the area.

The Project, as proposed, is not desirable for or compatible with the neighborhood.

- B. The use or feature as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or injurious to property, improvements, or potential development in the vicinity, with respect to aspects including, but not limited to the following:
- i. The nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures.

Within the blocks of Clay Street to the east and west of the Project Site, building heights generally step with the terrain, reflecting and reinforcing the underlying landforms. The Project Site slopes steeply along Clay Street, however, the height of the Project is uniform across the Project Site, and the massing of the building does not respond to the change in grade along this frontage. The overall height of the proposed building and the large size of the Project Site exacerbates the contrast in scale with the immediately adjacent building to the west. At the westerly property line, the roofline of the Project exceeds the height of

the roofline of the adjacent building by approximately 30 feet. The size, shape, and arrangement of the proposed structure are not appropriate to the Project Site.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166.

The EIR prepared for the project found that the project would not result in significant transportation and circulation impacts. The Project Site is located within an urban context, where convenience goods and services are available within walking distance. Residents of the project will be able to walk to such services in the vicinity, as well as the on-site grocery store. In addition, the area is served by ample public transit, so that residents do not need to solely rely on private automobile transportation.

The Project proposes less than 100,000 square feet of residential uses, and is therefore not required to provide off-street loading spaces. The Project proposes 29 off-street parking spaces, which meet the minimum requirements for off-street parking without exceeding the maximum amount of accessory off-street parking spaces permitted by the Planning Code. The transportation patterns resulting from the Project will not be detrimental to the area.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust, and odor.

The Project includes residential uses that are typical of the neighborhood, and should not introduce operational noises or odors that are detrimental, excessive, or atypical for the area. While some temporary increase in noise can be expected during construction, this noise is limited in duration and will be regulated by the San Francisco Noise Ordinance which prohibits excessive noise levels from construction activity and limits the permitted hours of work. The Project Sponsor would be required to utilize dust attenuation measures throughout demolition, excavation, and construction to minimize airborne particular matter. The building will not use mirrored glass or other highly reflective materials, therefore, the Project is not expected to cause offensive amounts of glare.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting, and signs.

The Project provides open space in the form of private and common decks at the second story. A bamboo screen at the northerly edge of this deck would introduce a soft living wall that would be visible from some perspectives along the streetscape. Should the Project be approved, street trees would be planted along the Clay and Larkin Street frontages in accordance with the requirements of Section 143. The proposed parking complies with the requirements of the Code, and the Project is not required to provide any loading spaces. Should the Project be approved, conditions of approval would be

added requiring that the Project Sponsor will continue to work the Department to refine details of lighting, signage, materials, street trees, and other aspects of the design.

- C. Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

The Project generally complies with the basic requirements the Code. The residential use and density are permitted at the Project Site, and the Project conforms to the requirements for floor area ratio, height, and off-street parking. As discussed in item #6(D) above, the proposed rear yard is adequately sized. However, the rear yard is configured as a deck situated above an at-grade parking garage, and does not comply with the requirement that the yard be provided at grade level. The Project Sponsor is requesting a Variance from this requirement.

The Project conforms with some goals and objectives of the General Plan, such as the provision of housing near commercial areas and transit services. However, the design of the Project strongly conflicts with other aspects of the General Plan. See discussion in Item #10.

8. **Planning Code Section 271** establishes criteria for the Planning Commission to consider when reviewing application for projects that exceed the applicable bulk limits, through the Conditional Use Process. The 65-A Height and Bulk District limits the horizontal dimension of a building above 40 feet in height to 110 feet, and the diagonal dimension to 125 feet. The fifth and sixth floors of the Project exceed 40 feet in height, and both of these floors have a horizontal dimension of approximately 114 feet and a diagonal dimension of 134 feet. Therefore, the Project exceeds the maximum permitted length and diagonal dimensions. Such deviations might occur for one of two specified positive reasons. The Project does not appear to meet either of the specified reasons, in that:

- A. Achievement of a distinctly better design, in both a public and a private sense, than would be possible with strict adherence to the bulk limits, avoiding an unnecessary prescription of building form while carrying out the intent of the bulk limits and the principles and policies of the General Plan.

The intent of the bulk regulations, in part, is to shape buildings in a manner that is sensitive to the surrounding context of a proposed development. As discussed elsewhere in this motion, the Project conflicts with a number of aspects of the Residential Design Guidelines (see item #7A), as well as the General Plan (see item #10). The Project Site is a corner lot that is relatively large for the District, and the proposed building is taller than the majority of buildings in the immediate area which reach three to four stories in height. The bulk limitations of the 65-A Height and Bulk District apply above 40 feet in height, corresponding to the fifth and sixth floors of the Project. Adherence to the bulk limits would reconfigure the massing through setbacks or the modulation of the building height across the site. Such modifications would achieve a distinctly better design, in that the resultant building would better respond to the lower scale and sloping topography that characterizes the area.

- B. Development of a building or structure with widespread public service benefits and significance to the community at large, where compelling functional requirements of the specific building or structure make necessary such a deviation.

While the Project does provide some public benefit through the provision of housing near commercial services and transit, the Project does not demonstrate widespread public service benefits or significance to the community at large, or benefits that could not otherwise be achieved by a building that complies with bulk limitations.

On balance, the Project does not comply with the aforementioned criteria, in that:

- C. The appearance of bulk in the building, structure, or development shall be reduced by means of at least one and preferably a combination of the following factors, so as to produce the impression of an aggregate of parts rather than a single building mass:

- i. Major variations in the planes of wall surfaces, in either depth or direction, that significantly alter the mass.

Processions of bay windows create a rhythm of voids and projections across the Larkin and Clay Street elevations, articulating the facade and creating depth and shadow. However, these changes in plane do not reduce the apparent scale of the building to a degree that compensates for the difference in scale between the Project and the surrounding context.

- ii. Significant differences in the heights of various portions of the building, structure, or development that divide the mass into distinct elements.

The building does not utilize upper story setbacks, changes in height, or significant changes in massing or architectural language that would fracture the mass of the Project into distinct elements.

- iii. Differences in materials, colors, or scales of the facades that produce separate major elements.

The building uses a palette of materials and colors that is consistent across the Project. The height of the building is uniform across the Project Site, and the Project collectively reads as a large, singular development. The scale is not differentiated in a manner that creates discrete separate elements reflecting the narrow lot pattern that is common in the area.

- iv. Compensation for those portions of the building, structure, or development that may exceed the bulk limits by corresponding reduction of other portions below the maximum bulk permitted.

The Project generally maximizes the building envelope that is defined by the height limits and rear yard dimensions specified by the Code, and does not compensate for the bulk limit exceedances by corresponding reductions in the volume of the building elsewhere on the Project Site.

- v. In cases where two or more buildings, structures, or tower are contained within a single development, a wide separation between such buildings, structures, or towers.

The Project consists of a single building, therefore, this factor does not apply.

- D. In every case the building, structure, or development shall be made compatible with the character and development of the surrounding area by means of all of the following factors:

- i. A silhouette harmonious with natural landforms and building patterns, including the patterns produced by height limits.

The area surrounding the project site is predominantly comprised of three and four story buildings. The Project, proposed at six stories, is taller than the existing built context and is not sculpted in a manner that is sensitive to adjacent buildings. The variation in scale is particularly dramatic along the Clay Street frontage, where the slope of the street exacerbates the difference in height between the Project and adjacent downslope buildings to the west. The resulting silhouette is not harmonious with the natural landforms or building patterns of the area.

- ii. Either maintenance of an overall height similar to that of surrounding development or a sensitive transition, where appropriate, to development of a dissimilar character.

The building heights on the block faces adjacent to the project site are relatively uniform, with the majority of buildings reaching a height of four stories or less. The Project does not employ modulations in height, upper story setbacks, or other changes in building form to help respect the character of surrounding development. Instead, the building represents a dramatic change in scale to the neighboring buildings and other buildings in the vicinity.

- iii. Use of materials, colors, and scales either similar to or harmonizing with those of nearby developments.

The building is finished with expanses of glazing set within a concrete grid, alternating with bays wrapped in metal screens. These bays articulate and animate the facade, and are evocative of the traditional bay windows present on some buildings throughout the area. However, the Project does not incorporate the warmer finish materials that strongly define the visual character of nearby development, and the building sharply contrasts with the established scale and character of the area.

- iv. Preservation and enhancement of the pedestrian environment by maintenance of pleasant scale and visual interest.

Much of the streetscape of the Project is occupied by utilitarian elements of the project that present blank or uninteresting exteriors to the sidewalk, such as utility vaults, emergency egress doors, garage entries, fire department connections, and garage exhaust equipment. While these may be necessary for the safe or efficient operation of the building, the presence of these items on the streetscape should be less conspicuous and should be balanced by a design that gives texture and scale to the pedestrian realm.

- E. While the above factors must be present to a considerable degree for any bulk limit to be exceeded, these factors must be present to a greater degree where both the maximum length and the maximum diagonal dimension are to be exceeded than where only one maximum dimension is to be exceeded.

The Project exceeds both the maximum length and maximum diagonal dimensions specified for the upper stories of the building by the 65-A Height and Bulk District. As discussed above, the Project does not adequately meet the specified criteria of Section 271 that would merit an exception to these bulk limitations.

- 9. **Planning Code Section 253** requires that, for projects exceeding 40 feet in height in an "R" District, the Planning Commission consider the expressed purposes of the applicable "R" district and the general purposes of the height and bulk district in which the property is located. On balance, the Project complies with some, but not all of these purposes, in that:

- A. **RM-3 (Residential, Mixed, Medium Density) District.** Section 206.2 describes that the RM-3 District contains, "...some smaller structures", but mostly characterized by, "...apartment buildings of six, eight, 10 or more units." It further states that, "Many buildings exceed 40 feet in height, and in some cases additional building over that height may be accommodated without disruption of the District character.", and that "Although lots and buildings wider than 25 or 35 feet are common, the scale often remains moderate through sensitive facade design and segmentation."

Section 206.2 recognizes that, on a City-wide basis, many structures within the RM-3 District are six stories or greater in height. However, the area surrounding the Project site is an exception to this description. In addition, Section 206.2 acknowledges the importance of minimizing the apparent scale of development on larger lots through sensitive massing and facade treatment. The Project generally reads as a large, single development, and does not achieve a segmentation of the massing that would help to reconcile the disparate scale of the proposed building with the existing built context.

- B. **65-A Height and Bulk District.** Section 251 establishes that the general purposes of the height and bulk district are to relate the scale of new development to be harmonious with existing development patterns and the overall form of the City, respect and protect public open spaces and neighborhood resources, and to synchronize levels of development intensity with an appropriate land use and transportation pattern.

The Project is situated on a relatively large lot, and the upper stories of the building do not comply with the applicable bulk limitations. The scale of the Project does not relate appropriately to the prevailing height and development pattern of the neighborhood, and is not designed with changes in massing or height that would help to alleviate the transition in scale compared with adjacent buildings.

10. **General Plan Compliance.** The Project is, on balance, not consistent with the Objectives and Policies of the General Plan, as follows:

HOUSING ELEMENT:

Objectives and Policies

OBJECTIVE 1

TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

Policy 1.1:

Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are affordable to lower income households.

Policy 1.4:

Locate in-fill housing on appropriate sites in established residential neighborhoods.

The Project will add residential units to an area that is well-served by transit, services, and shopping opportunities. The area is suited for additional housing, where residents can commute and satisfy convenience needs without frequent use of a private automobile. The Project Site is located within walking distance of the employment cluster of the Civic Center, and is in an area with abundant transit options routes that travel to the South of Market and Financial District areas. The Project includes a mix of unit types in a range of sizes, to provide housing opportunities for various household types and socioeconomic groups within the neighborhood.

URBAN DESIGN ELEMENT:

Objectives and Policies

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 2.6:

Respect the character of older development nearby in the design of new buildings.

OBJECTIVE 3

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1:

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.2:

Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

Policy 3.5:

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

Policy 3.7:

Recognize the special urban design problems posed in development of large properties.

The Project would require the demolition of an existing church that, according to the EIR prepared for the project, is a historical resource under CEQA. The church was constructed in

1911, and is considered a significant historical resource because of its association with reconstruction following the 1906 earthquake and fire, and as a representative example of an innovative church design developed by a leading master architect, William Kramer. In addition, the new development proposed to replace the demolished church does not complement the pattern of existing older development in the area.

The character of the surrounding area is defined by lower buildings that are three to four stories in height, generally developed on narrow lots. However, the massing of the Project is not sculpted to respect the prevailing scale of the neighborhood or to transition to the height of adjacent buildings. Within the subject block of Clay Street, buildings step with the sloping terrain to the base of the slope at Polk Street. The roofline of the Project is consistent across the Project Site, resulting in a massing that does not reflect the terrain and creates an abrupt increase in scale compared to the adjacent buildings in the area. The Project Site is a relatively large lot compared with other properties in the area. Projecting a flat roofline across this large lot further accentuates and exacerbates this increase in scale. While buildings in the vicinity exhibit a variety of architectural styles, these different styles harmonize through the use of warm finish materials, such as wood, brick, and stucco. The proposed Project is finished with expanses of glass, concrete, and bays wrapped in metal screens, materials which strongly contrast with the prevailing character of the area. The design of the Project does not adequately complement and respond to the existing development pattern, topography, or neighborhood character of the area.

11. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project will not displace any existing retail uses, and the new residents in the Project will patronize area businesses, bolstering the viability of surrounding commercial establishments.

B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project will add to the housing stock of the area. However, the design of the Project does not appropriately respond to the scale and character of adjacent buildings in the neighborhood.

C. That the City's supply of affordable housing be preserved and enhanced,

If approved, the Project would be required to comply with the requirements of Planning Code Section 315 regarding the Residential Affordable Housing Program.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

A wide variety of goods and services are available within walking distance of the Project Site without reliance on private automobile use. In addition, the area is well served by public transit, providing connections to all areas of the City and to the larger regional transportation network.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project does not propose any office development, and would not displace any existing industrial or service sector uses.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code.

- G. That landmarks and historic buildings be preserved.

The existing vacant church that would be demolished as part of the Project is considered to be a historic resource under CEQA, resulting in a significant and unavoidable impact as identified in the EIR prepared for the project.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will not cast shadows or impede views for parks and open spaces in the area, nor have any negative impact on existing public parks and open spaces.

12. The Project is not consistent with and would not promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would not contribute to the character and stability of the neighborhood and would not constitute a beneficial development.

13. The Commission hereby finds that approval of the Conditional Use authorization would not promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Project Sponsor, 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 **DISAPPROVES** Conditional Use Application No. 2005.1085C.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this disapproval of a Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 24, 2010.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 24, 2010

KG G:\Documents\Projects\1601 Larkin\2004.0557C - 1601 Larkin Street - Draft Motion.doc

Parcel Map

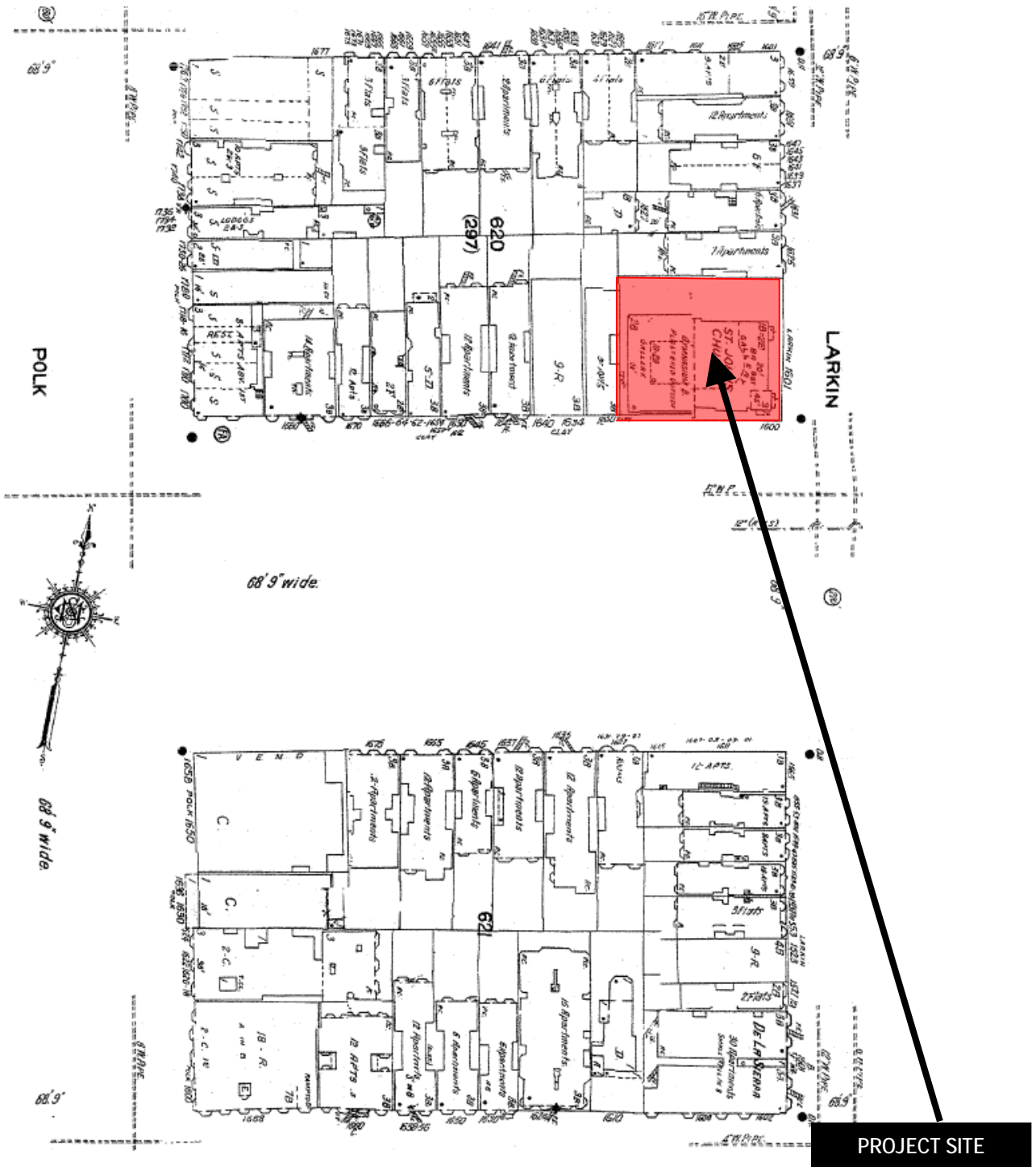


PROJECT SITE



Conditional Use/Variance Hearing
Case Number 2004.0557CV
1601 Larkin Street

Sanborn Map*

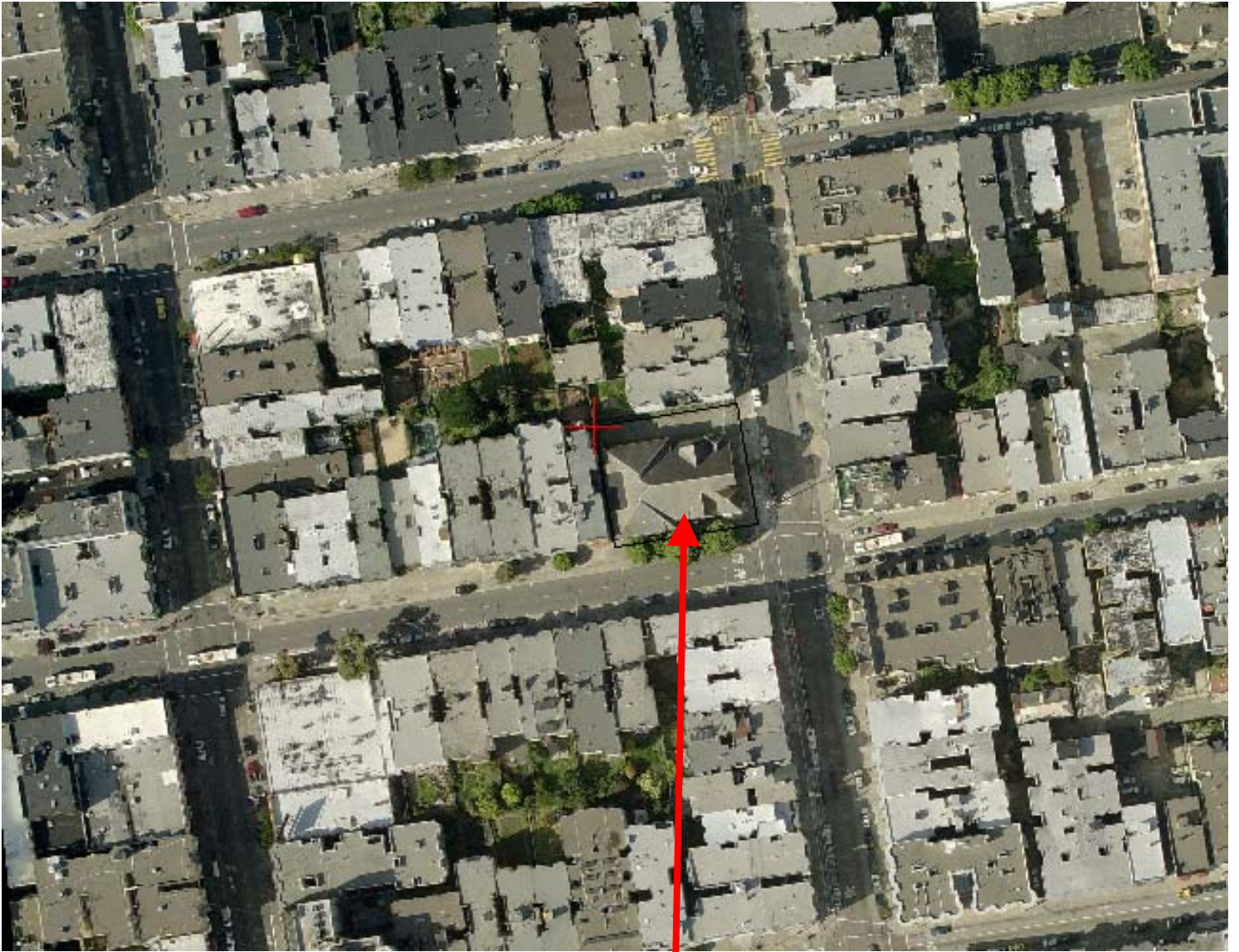


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use/Variance Hearing
Case Number 2004.0557CV
1601 Larkin Street

Aerial Photo

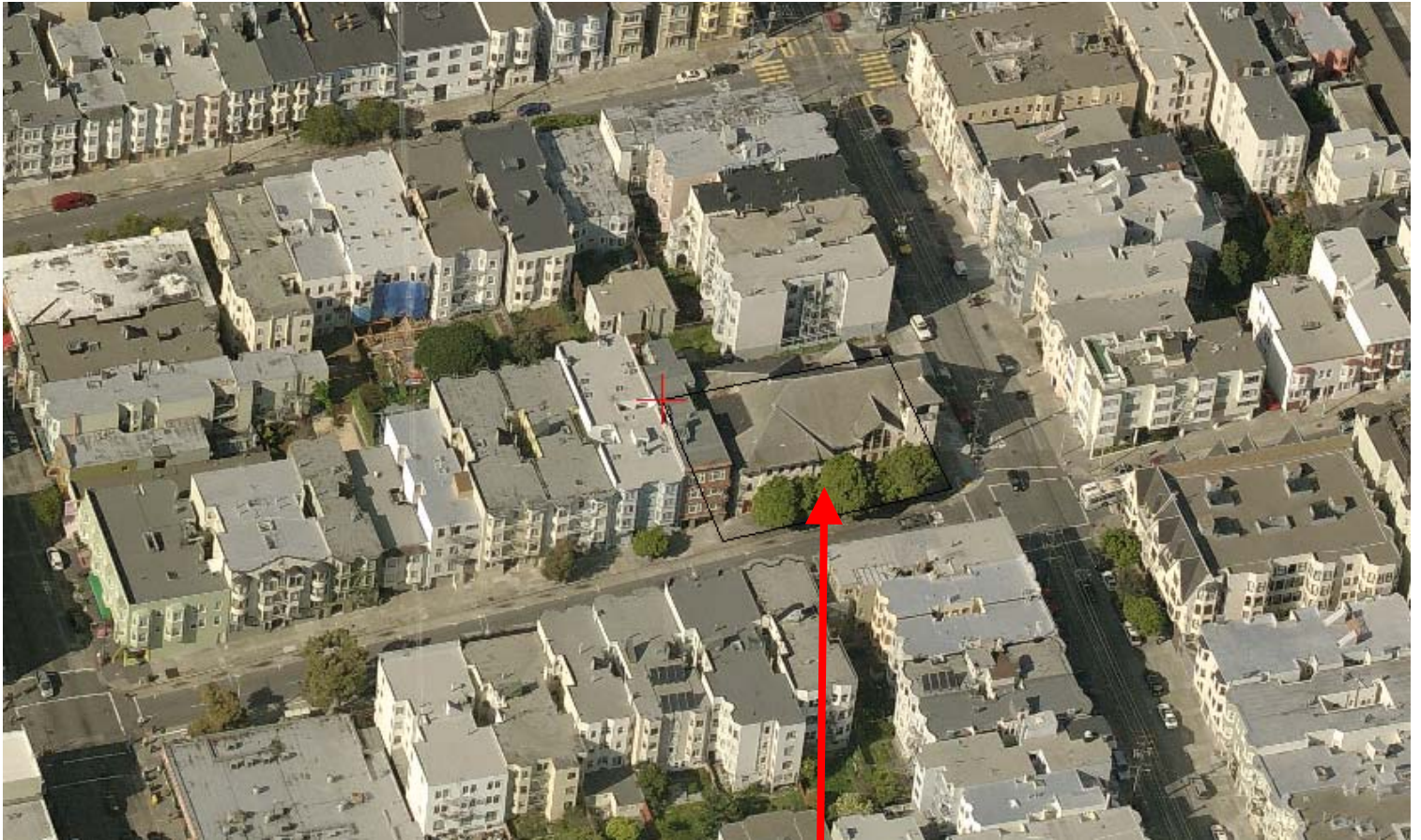


PROJECT SITE



Conditional Use/Variance Hearing
Case Number 2004.0557CV
1601 Larkin Street

Aerial Photo



Looking North

PROJECT SITE

Conditional Use/Variance Hearing
Case Number 2004.0557CV
1601 Larkin Street

Aerial Photo

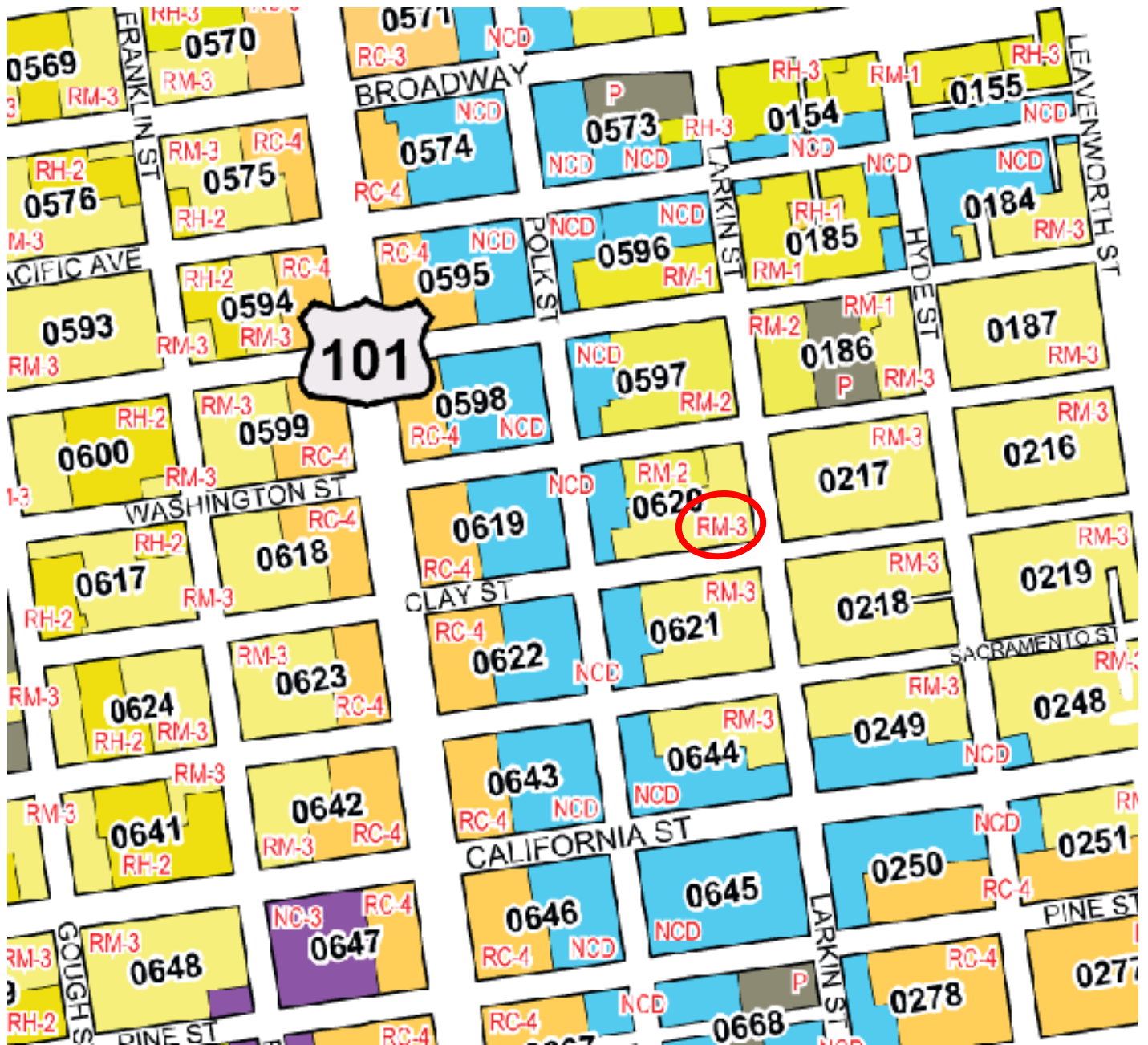


Looking West

PROJECT SITE

Conditional Use/Variance Hearing
Case Number 2004.0557CV
1601 Larkin Street

Zoning Map



Conditional Use/Variance Hearing
Case Number 2004.0557CV
1601 Larkin Street

Neighborhood Network

***7 Fielding Street
San Francisco, CA 94133***

March 20, 2009

Mr. John Rahaim, Director
San Francisco Planning Department

Re: Case # 2004.0557E, George Washington Kramer Church, 1601 Larkin Street

Dear Mr. Rahaim:

The **San Francisco Neighborhood Network**, an organization of San Francisco neighborhood advocates who promote good land use planning in our city, urges you to protect the architectural heritage of San Francisco by preserving the First St. John's Methodist Church at 1601 Larkin Street as an adaptive reuse project.

This historic building is the only San Francisco church by architect George Washington Kramer, famous for designing religious buildings all over the United States in the latter part of the 19th century. The First St. John's church (also known as the George Washington Kramer Church) on Larkin is one of the few remaining examples of the "Akron Plan", which incorporates theatre style seating, radiating aisles and the pulpit, choir and organ in one corner of the main building.

After many years of shrinking church attendance, this building was transferred by the Methodist church to developer John McInerney who is now proposing to demolish it. On May 24 of 2007, an EIR public hearing was held on Mr. McInerney's proposal to destroy this historic building and build a condominium project on the site. After significant public resistance to this plan, then Supervisor Aaron Peskin successfully initiated a resolution leading to Landmark Status for this church on May 8, 2007, which is still being challenged by the developer.

In the almost two years since the original hearings on this project, the EIR has not been certified. During this time, the property has not been adequately maintained by the owner. Recently several large pieces of exterior cladding have been ripped off the building, exposing the wood framing to the elements.

The **Neighborhood Network** has several concerns about the status of this case. First, it doesn't appear that any serious attempts have been made by the developer to include all or all of this building as an adaptive reuse project. Second, it seems like the developer may

deliberately be creating adverse conditions that would lead to the deterioration of this property, which has survived as an important historic building for over a century.

Finally, the proposed six-story glass and aluminum box is an affront to the character of this neighborhood, a mixture of classic San Francisco small wood and stucco buildings with bay windows. Incorporating the existing church into an appropriately designed building on this block would enhance this neighborhood as opposed to the inappropriate design and scale of the edifice outlined in Mr. McInerney's proposal.

Therefore, we would urge you and the Planning Commissioners to close out the existing DEIR, instruct the owner to protect the building from further deterioration, and embrace the adaptive reuse of this important church into any new design for 1601 Larkin.

Regards,

Gerry Crowley

CoFounder, Neighborhood Network

c. SF Planning Commissioners



JudyJunghans@aol.com
05/24/2010 09:46 AM

To c_olague@yahoo.com, rm@well.com,
wordweaver21@gmail.com, plangsf@gmail.com,
bill.lee@flysfo.com, mooreurban@speakeasy.net,
cc
bcc

Subject Proposed condominium project at the corner of Clay & Larkin

Dear Commissioners,

I hope that you listen to the neighborhood groups that work hard to preserve the character of their neighborhood.

This proposes building is HUGE and way out of character for that corner.

Thank you for your consideration.

Judy Junghans

1575 Broadway #4
San Francisco, CA 94109
415-885-0293 home
415-981-2222 office



Sally Martin
<solange_martin@yahoo.com
>

05/25/2010 10:49 AM

To Kevin.Guy@sfgov.org
cc
bcc

Subject Church at Clay & Larkin: Please oppose demolition

Greetings, Mr. Guy.

Please oppose the demolition of the Methodist church at the corner of Clay & Larkin in order to replace it with condominiums. While the church is landmark quality & is the only existing building by the architect George Washington Kramer, the proposed condominium is out of keeping with the historic character of the neighborhood. Also, the project would demolish a church of historical significance without providing an adaptive reuse alternative.

Please help us to maintain the historical character of our neighborhood.

Thank you.

Sally Martin
Nob Hill resident & member, Middle Polk Neighborhood Association

Sally Martin

"In finding the courage to create, we help others to do the same." --ArtFibers



Pamela Wong
<plwong@mac.com>
05/31/2010 12:21 PM

To Kevin.Guy@sfgov.org
cc
bcc
Subject 1600 Clay/1601 Larkin

Dear Mr. Guy,

I am writing to voice my opposition of the proposed project by John McInerney at the current Methodist Church at 1600 Clay/1601 Larkin.

I live, and am an owner, at 1630 Clay Street. My building is directly adjacent to the church with my kitchen and bedroom facing the west side of the church.

I love this neighborhood and am the fourth generation of my family to live here and around these direct streets. I live here for many reasons, but among them is that I love old San Francisco architecture and the Edwardian and Victorian structures that have stood here for a hundred years. This neighborhood and the Church represent what I believe are the best reasons to live in this area of our beautiful city.

I've been very unhappy with how the church over the past few years has been allowed to be vandalized and left to decay. There is virtue in that structure and I'd like to see some sort of restoration or preservation of it that benefits the neighborhood.

I have studied the building proposed by Mr. McInerney and met with him directly to oppose the height of the structure, the ultra modern design, and to ask for preservation alternatives. He has denied consideration of preservation and reducing the height.

If his building is allowed and the current church removed, it will forever change the wonderful and classic landscape of this neighborhood for the negative. We'll never be able to get a church like that back and the character of this area will be compromised. It will also have a very direct and negative impact to my living conditions as the light that comes in through my kitchen and into my living area will be completely obliterated by his proposed building. I have attached 2 photos to illustrate.

Please do not allow Mr. McInerney's proposed project to proceed in my neighborhood.

Thank you for your consideration.

Pam Wong
1630 Clay Street, #6
San Francisco, CA 94109
plwong@mac.com





Pam Wong
plwong@mac.com



Aidin <sf_moonlight@yahoo.com>
06/08/2010 04:48 PM

To kevin.guy@sfgov.org
cc
bcc
Subject Nob Hill Church Demolition

Hi,

I live right across from the Methodist Church on Larkin and Clay street. I have received a mail from a the developers "MPN" or as "Nob Hill Blight Removal Committee". They are spreading propaganda about their new apartment building. I personally witnessed brought in a truck with ladder and 3 guys, hammered the corner of the church and made a hole in it. This church is a historical land neighborhood and I'd appreciate if the city of San Francisco and our representative can stop this bullying developer and preserve th church in our neighborhood.

Best,
Aidin Debaleh



Sadie Robinson
<sadie.angelina@gmail.com>

06/09/2010 09:48 AM

To kevin.guy@sfgov.org

cc Michael@storypr.com, trennerdawn@yahoo.com,
rowenaapj@att.net, frankcannata@sbcglobal.net,
wylieeadams@yahoo.com

bcc

Subject Keep the church!

Dear Kevin,

I am writing in response to a mailer I received yesterday in regards to getting rid of the church at Clay and Larkin and replacing it with a new structure for 27 new apartments. I am also cc'ing the individuals in which you claim have hijacked my voice. I actually want to thank them for their efforts in keeping the church. While I am not aware of the historical significance of this church, I am aware that this new apartment complex in no way represents the history or architecture on this particular block. It will be completely out of place, not to mention create more congestion within this already cramped neighborhood. I am all for cleaning up our city for the better, however, I feel that replacing the church with such a sterile and cold building will only take away from the charm of this quaint neighborhood.

Yes, I have seen homeless people around the church, however I do not agree with your statement as it reads "MPN's "leadership" has plagued this corner with blight, homelessness, drug use and prostitution for over 5 years." As a resident at 1640 Clay Street for 2 of these 5 years I have not felt harmed in any way shape or form. If drug use has occurred, it has not been made apparent and I have never witnessed prostitution in this particular area.

I'm hoping by writing this that my voice has become heard as you have made an incorrect judgement by assuming I am for this "uplifting and iconic piece of architecture," which clearly belongs in SOMA or South Beach.

I hope that the hearing on June 24th has supporters for keeping the church to speak out for those of us that do not want to see a cold and sterile piece of architecture replace it.

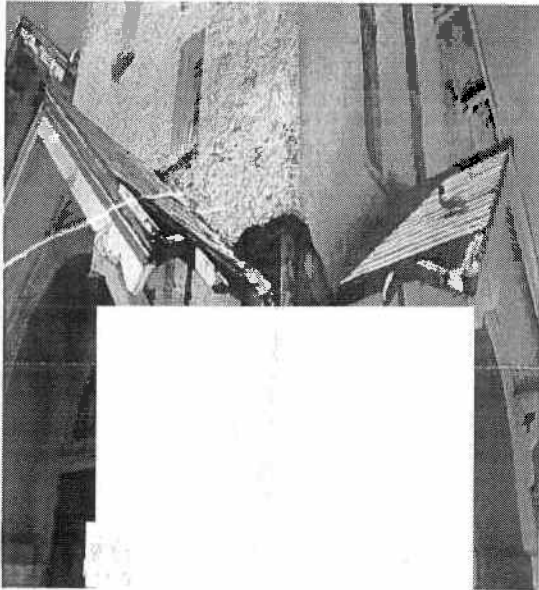
Regards,

Sadie
(a resident at 1640 Clay Street)

Mid Polk Neighbors, led by those named below, have hijacked your voice! Speak up and be heard before it's too late, or they will force you to continue living with this!



BEFORE



These self appointed extremists have fraudulently, and repeatedly, represented to City officials that you want to retain this crumbling church at Clay and Larkin, and that you oppose its demolition and replacement

with 27 new apartments designed by a renowned architect.

MPN's "leadership" has plagued this corner with blight, homelessness, drug use, and prostitution for over 5 years. MPN encourages City officials to defy a court judgment validating the Methodist Church's absolute right to demolish its building.

Call or write these people and express your displeasure. Michael Schoolnik, 420-2391, Michael@storypr.com, Bert, 314-trennertdawn@yahoo.com, Rowena rowenaapij@att.net, Frank

frankcannata@sbcglobal.net

wylieeadams@yahoo.com,

AFTER



If you support this uplifting & iconic piece of architecture to replace the church, call or write Kevin Guy at SF Department of City Planning, 1650 Mission St, Suite 400, SF 94103 or kevin.guy@sfgov.org or call 415-558-6163.

Nob Hill Blight Removal Committee



Bradley Smith
<bradsmith1956@gmail.com>

06/09/2010 02:12 PM

To kevin.guy@sfgov.org

cc Bradley Smith <bradsmith1956@gmail.com>

bcc

Subject on demolition and building at clay and larkin

Regarding the proposed demolition and subsequent construction at Clay and Larkin streets. Please do it. The old church is a mess. I'm concerned about the construction noise, hopefully they will try to respect the people who live in the vicinity, but long term it should be a nice upgrade for the neighborhood.
I live at 1644 Clay St. I've Been here for 22 years and getting rid of that eyesore will be nice change.
Thanks, Brad Smith



Mitch Schneider
<mschneider@marketwire.com>

06/09/2010 01:27 PM

To "Kevin.Guy@sfgov.org" <Kevin.Guy@sfgov.org>
cc
bcc
Subject 1601 Larkin Street (2004.0557E)

Dear Kevin Guy,

My name is Mitch Schneider and I used to live at 1375 California Street.

I understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration.

I understand that if approved, this project would be the largest building on the largest lot and would require special exceptions and consideration from you.

The proposed 6-story housing project is completely out-of-character with my old, historic neighborhood in terms of height, bulk and materials.

I understand that Planning Department staff is opposed the proposed design for our neighborhood, and I support their position.

Please do not approve the proposed project.

Thanks for listening,

-Mitch Schneider

Mitch Schneider

Senior Account Executive

O: (415) 343-3917

C: (415) 902-1265

F: (415) 343-3929

E: mschneider@marketwire.com

24/7 Editorial: (800) 774-9473, Ext. 2

LinkedIn: <http://www.linkedin.com/in/mitchsneider>

Twitter: http://twitter.com/mitch_s

Yahoo! Messenger: mlschneider17

Marketwire

607 Market Street, 4th Floor

San Francisco, CA 94105

www.marketwire.com



sandy64@mindspring.com

06/10/2010 09:39 AM

Please respond to
sandy64@mindspring.com

To kevin.guy@sfgov.org

cc

bcc

Subject Demolition of church at 1601 Larkin St.

I live at 1651 Larkin St. on the same block as the church and I would like to see this demolition project approved as promptly as possible. The presence of an abandoned building at the Larkin/Clay corner is just plain bad for the neighborhood.

Sanford Sternlieb

Dear Mr. Kevin Guy

I am a neighborhood resident, residing at 1659-1663 Washington St, San Francisco, one block away from the church on 1601 Larkin Street. (2004.0557E).

Having resided in the neighborhood for over 40 years, I have seen the changes over the years with demographics of residents, but never the massive change in building structure.

I understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration.

I understand that if approved, this project would be the largest building on the largest lot and would require **special exceptions and consideration** from the Planning Department..

The proposed 6 story housing project is completely **out of character with the historic neighborhood of Polk Street, in terms of height, bulk and materials.**

I understand that the Planning Department staff is OPPOSED to the proposed design for our neighborhood, and I **support their position.**

PLEASE DO NOT APPROVE THE PROPOSED PROJECT OF 1601 LARKIN ST.

Sincerely,

A handwritten signature in cursive script that reads "Valerie Grue".

Dear Mr. Kevin Guy

I am a neighborhood resident, residing at 1659-1663 Washington St, San Francisco, one block away from the church on 1601 Larkin Street. (2004.0557E).

Having resided in the neighborhood for many years, I have seen the changes over the years with demographics of residents, but never the massive change in building structure.

I understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration.

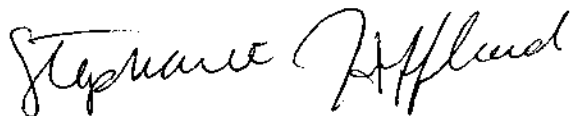
I understand that if approved, this project would be the largest building on the largest lot and would require **special exceptions and consideration** from the Planning Department..

The proposed 6 story housing project is completely **out of character with the historic neighborhood of Polk Street, in terms of height, bulk and materials.**

I understand that the Planning Department staff is OPPOSED to the proposed design for our neighborhood, and I **support their position.**

PLEASE DO NOT APPROVE THE PROPOSED PROJECT OF 1601 LARKIN ST.

Sincerely,

A handwritten signature in black ink that reads "Stephanie Affland". The signature is written in a cursive, flowing style.

Dear Mr. Kevin Guy

I am a neighborhood resident, residing at 1659-1663 Washington St, San Francisco, one block away from the church on 1601 Larkin Street. (2004.0557E).

Having resided in the neighborhood for over 40 years, I have seen the changes over the years with demographics of residents, but never the massive change in building structure.

I understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration.

I understand that if approved, this project would be the largest building on the largest lot and would require **special exceptions and consideration** from the Planning Department..

The proposed 6 story housing project is completely **out of character with the historic neighborhood of Polk Street, in terms of height, bulk and materials.**

I understand that the Planning Department staff is OPPOSED to the proposed design for our neighborhood, and I **support their position.**

PLEASE DO NOT APPROVE THE PROPOSED PROJECT OF 1601 LARKIN ST.

Sincerely,

Jeannie Louise

Dear Mr. Kevin Guy

I am a neighborhood resident, residing at 1659-1663 Washington St, San Francisco, one block away from the church on 1601 Larkin Street. (2004.0557E).

Having resided in the neighborhood for many years , I have seen the changes over the years with demographics of residents, but never the massive change in building structure.

I understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration.

I understand that if approved, this project would be the largest building on the largest lot and would require **special exceptions and consideration** from the Planning Department..

The proposed 6 story housing project is completely **out of character with the historic neighborhood of Polk Street, in terms of height, bulk and materials.**

I understand that the Planning Department staff is OPPOSED to the proposed design for our neighborhood, and I **support their position.**

PLEASE DO NOT APPROVE THE PROPOSED PROJECT OF 1601 LARKIN ST.

Sincerely,

Nick Lurie
Faye Chen

Dear Mr. Kevin Guy

I am a neighborhood resident, residing at 1659-1663 Washington St, San Francisco, one block away from the church on 1601 Larkin Street. (2004.0557E).

Having resided in the neighborhood for over 40 years, I have seen the changes over the years with demographics of residents, but never the massive change in building structure.

I understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration.

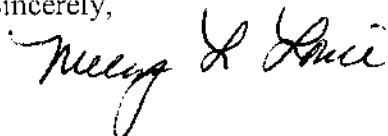
I understand that if approved, this project would be the largest building on the largest lot and would require **special exceptions and consideration** from the Planning Department..

The proposed 6 story housing project is completely **out of character with the historic neighborhood of Polk Street, in terms of height, bulk and materials.**

I understand that the Planning Department staff is OPPOSED to the proposed design for our neighborhood, and I **support their position.**

PLEASE DO NOT APPROVE THE PROPOSED PROJECT OF 1601 LARKIN ST.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy L. Smith". The signature is written in a cursive style with a large, looping initial "N".

Dear Mr. Kevin Guy

I am a neighborhood resident, residing at 1600 Block of Washington St, San Francisco, 1 block away from the church on 1601 Larkin Street. (2004.0557E).

Having resided in the neighborhood for over 40 years, I have seen the changes over the years with demographics of residents, but never the massive change in building structure.

I understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration.

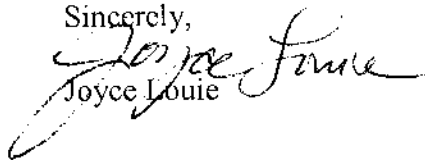
I understand that if approved, this project would be the largest building on the largest lot and would require **special exceptions and consideration** from the Planning Department..

The proposed 6 story housing project is completely **out of character with the historic neighborhood of Polk Street, in terms of height, bulk and materials.**

I understand that the Planning Department staff is OPPOSED to the proposed design for our neighborhood, and I **support their position.**

PLEASE DO NOT APPROVE THE PROPOSED PROJECT OF 1601 LARKIN ST.

Sincerely,


Joyce Louie

Dear Mr. Kevin Guy

I am a neighborhood resident, residing at 1659-1663 Washington St, San Francisco, one block away from the church on 1601 Larkin Street. (2004.0557E).

Having resided in the neighborhood for many years , I have seen the changes over the years with demographics of residents, but never the massive change in building structure.

I understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration.

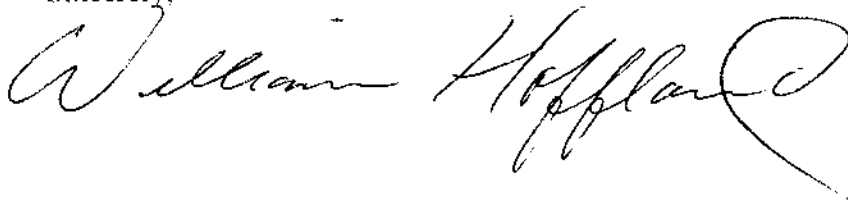
I understand that if approved, this project would be the largest building on the largest lot and would require **special exceptions and consideration** from the Planning Department..

The proposed 6 story housing project is completely **out of character with the historic neighborhood of Polk Street, in terms of height, bulk and materials.**

I understand that the Planning Department staff is OPPOSED to the proposed design for our neighborhood, and I **support their position.**

PLEASE DO NOT APPROVE THE PROPOSED PROJECT OF 1601 LARKIN ST.

Sincerely,

A handwritten signature in black ink that reads "William Hoffland". The signature is written in a cursive style with a large, sweeping flourish at the end.



"brifon@gmail.com"
<brifon@gmail.com>

06/10/2010 05:17 PM

Please respond to
"brifon@gmail.com"
<brifon@gmail.com>

To "kevin.guy@sfgov.org" <kevin.guy@sfgov.org>,
"colague@yahoo.com" <colague@yahoo.com>

cc

bcc

Subject The Church at 1601 Larkin St.

Mr. Guy and Ms. Olague,

I would like to let you both know that as a resident of Nob Hill I would like to see every effort made to save the Church as it does have landmark qualities.

Furthermore, I would like for the open space on the north of the church to be saved as it is important to set off the great church as it is an important part of Nob Hill History.

Lastly, I request that the church owner does not continue to blight Nob Hill because of lack or care of the structure.

Can you please let me know who I may contact about why this beautiful Church structure is not being taken care of.

Thank you, for your help.

Gary Briggs



Andreas Merkl
<Andreas@climateworks.org
>

06/10/2010 07:14 AM

To "Kevin.Guy@sfgov.org" <Kevin.Guy@sfgov.org>

cc

bcc

Subject Reflections on 1601 Larkin

Dear Commissioner Guy:

My name is Andreas Merkl, and I have lived at 1567 Clay Street - a quarter block from the proposed building at 1601 Larkin (2004.0557E) - for six years.

I believe that cities, even San Francisco, must be dynamic and ever-changing if they are to remain viable and exciting. This includes a tolerance for new architectural forms and designs, for new landmarks, for a design consensus which goes beyond safe and boring "historicism". Not every new building in the City must have bay windows.

But I also grew up in the '60s in Europe, when misunderstood modernism and "brutalism" did so much terrible damage to our Cities, de-humanized so many public spaces - mistakes which we today fervently wish we could reverse. And I think the proposed building at Larkin and Clay mirrors these mistakes. It is a grim, soulless steel-and glass contraption. Its bulk and façade design do not make the faintest nod to the surrounding neighborhood and streetscape - which, by the way, is quite lovely. Quite the opposite, the building's overarching design principle appears to be the systematic denial of every single design element which makes neighborhood so livable and much-beloved. The proposed bulk of it is stunning - have you seen the massing studies? This is not a little larger than its neighbors, it completely dwarfs them.

Why is this necessary? Why would we want such a building in our neighborhood? There are so many great modern infill housing projects in San Francisco, why would we settle for a design which is reminiscent of a pre-fab socialist housing project in Zagreb, 1968? They are tearing those down now all over Europe.

I plead with you to turn down this design, and to order the architects back to the drawing boards - maybe, this time, with an approach which is a little more empathetic to the folks who actually live here.

Kind regards,

Andreas Merkl
1567 Clay



Linda S Zarr <lindazarr@yahoo.com>
06/10/2010 07:24 PM

To: Kevin.Guy@sfgov.org
cc:
bcc:
Subject: 1601 Larkin Street (2004.0557E)

Dear Kevin Guy,
My name is Linda Zarr and I live at 1753 Washington.

I understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration.

I understand that if approved, this project would be the largest building on the largest lot and would require special exceptions and consideration from the Planning Department.

The proposed 6-story housing project is completely out-of-character with our historic neighborhood in terms of height, bulk, and materials.

I understand that Planning Department staff is opposed to the proposed design for our neighborhood, and I support their position.

We do not need any more ugly block buildings. Let's keep some flavor to our neighborhood.
Please do not approve the proposed project.

Sincerely yours,
Linda S Zarr



Samantha Robinson
<samlrob@gmail.com>
06/10/2010 06:35 PM

To: Kevin.Guy@sfgov.org
cc
bcc
Subject: Regarding: 1601 Larkin Street (2004.0557E)

Dear Kevin Guy,

My name is Samantha Robinson and I live at 1400 Washington St, at Leavenworth.

I understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration. The proposed 6-story housing project is completely out-of-character with our historic neighborhood in terms of materials.

I am not fully informed about this project. However, I do feel that the images presented in the environmental documents are harsh and present a building I do not want to see built here. I understand that Planning Department staff is opposed the proposed design for our neighborhood, and I feel that you should act under their guidance.

If the developers are unwilling to act in a way that meets the guidance of the planning department staff, please do not approve the proposed project.

Sincerely yours,
Samantha
--
Samantha Robinson
408-410-2047



diane carroll
<bravobill@hotmail.com>
06/10/2010 06:45 PM

To <kevin.guy@sfgov.org>
cc
bcc
Subject 1601 Larkin St (2004.0557E)

Dear Kevin Guy,

We're Bill and Diane Carroll, owners at 1650 Jackson #608, SF, CA 94109.

We understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration.

We understand that if approved, this project would be the largest building on the largest lot and would require special

exceptions and consideration from the Planning Department.

The proposed 6-story housing project is completely out-of-character with our historic neighborhood in terms of height,

bulk and materials.

We understand that Planning Department staff is opposed to the proposed design for our neighborhood, and we support their

position.

Please do not approve the proposed project.

Thank you, Bill and Diane Carroll

The New Busy think 9 to 5 is a cute idea. Combine multiple calendars with Hotmail. Get busy.



Frank Cannata
<frankcannata@sbcglobal.net
>

06/10/2010 07:10 PM

To Kevin.Guy@sfgov.org

cc rm@well.com, c_olague@yahoo.com,
wordweaver21@gmail.com, plangsf@gmail.com,
bill.lee@flysfo.com, mooreurban@speakeasy.net,
bcc

Subject Regarding: 1601 Larkin Street (2004.0557E)

Dear Kevin Guy,

My name is Frank Cannata and I live at 1561 Sacramento Street, one and a half blocks from the corner of Clay and Larkin. The proposed project for that site not only demolishes a historic quality church without providing any viable adaptive reuse alternatives but also proposes a 6 story glass, aluminum and concrete building that is totally out of character and out of context with the neighborhood. It would be the largest building on the largest lot in the neighborhood with a 6th floor penthouse that would benefit one owner but penalize everyone else who lives here.

In meetings and emails the project sponsor has refused to compromise on height, bulk and building materials. The project sponsor and property owner have willfully let the church deteriorate in place for years. They have refused to install motion sensitive lighting that would abate much of the quality of life problems caused by the abandoned structure while blaming their opponents for the blight.

I strongly agree with the Planning Departments opinion that the proposed building is not a fit for the neighborhood and strongly urge the Planning Commission to deny the conditional use for the project.

Sincerely,

Frank Cannata



"Shirley Timberman"
<timbermanm@earthlink.net>

06/10/2010 08:12 PM

To <Kevin.Guy@sfgov.org>

cc

bcc

Subject Regarding: 1601 Larkin Street (2004.0557E)

Dear Kevin Guy,

Our names are Michael and Shirley Timberman and we live at 1299 California St. #6.

We understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration.

We understand that if approved, this project would be the largest building on the largest lot and would require special exceptions and consideration from the Planning Department.

The proposed 6-story housing project is completely out-of-character with our historic neighborhood in terms of height, bulk and materials.

We understand that Planning Department staff is opposed the proposed design for our neighborhood, and we support their position.

Please do not approve the proposed project.

Sincerely yours,
Michael and Shirley Timberman



Maria Pienaar
<maria.pienaar@gmail.com>
06/10/2010 08:17 PM

To Kevin.Guy@sfgov.org
cc
bcc
Subject Regarding: 1601 Larkin Street (2004.0557E)

Dear Kevin Guy,

My name is Maria Pienaar and I live at 1714 Clay St #7, San Francisco, CA 94109.

I understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration. I understand that if approved, this project would be the largest building on the largest lot and would require special exceptions and consideration from the Planning Department.

The proposed 6-story housing project is completely out-of-character with our historic neighborhood in terms of height, bulk and materials. I understand that Planning Department staff is opposed the proposed design for our neighborhood, and I support their position.

Please do not approve the proposed project.

Sincerely yours,

Maria Pienaar



katharina mack
<katmack@gmail.com>
06/10/2010 09:47 PM

To Kevin.Guy@sfgov.org
cc
bcc
Subject Regarding: 1601 Larkin Street (2004.0557E)

Dear Kevin Guy,
My name is Katharina Mack and I live at 1753 Washington Street.

I understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration.

I understand that if approved, this project would be the largest building on the largest lot and would require special

exceptions and consideration from the Planning Department.

The proposed 6-story housing project is completely out-of-character with our historic neighborhood in terms of height,

bulk and materials.

I understand that Planning Department staff has opposed the proposed design for our neighborhood, and I support their

position.

Please do not approve the proposed project.

Sincerely yours,
Katharina Mack



JudyJunghans@aol.com
06/11/2010 10:26 AM

To: Kevin.Guy@sfgov.org
cc
bcc
Subject: 1601 Larkin Street (2004.0557E)

Dear Mr. Guy,

I am a neighborhood activist for the preservation of neighborhood character. I live at Broadway and Van Ness.

It is my understanding that the proposed housing project for the above location would demolish an historic church, without providing any viable adaptive reuse alternatives for consideration.

If approved, this project would be the largest building on the largest lot and would require special exceptions and consideration from the Planning Department.

The proposed 6-story housing project is completely out of character with the historic neighborhood in terms of height, bulk and materials.

It is my understanding that the Planning Department staff is opposed to the proposed design, and I support their position.

Please listen to the community and do not approve the project.

Thank you.

Judy Junghans

1575 Broadway #4
San Francisco, CA 94109
415-885-0293 home
415-981-2222 office



corinne murphy
<corinnesf@gmail.com>
06/11/2010 10:29 AM

To Kevin.Guy@sfgov.org
cc
bcc
Subject Regarding: 1601 Larkin Street (2004.0557E)

Dear Mr. Guy,
My name is Corinne Murphy and I live at 1544 Polk Street, San Francisco.

I understand the proposed housing project for 1601 Larkin Street would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration.

I understand that if approved, this project would be the largest building on the largest lot in our neighborhood, and would require special exceptions and consideration from the Planning Department.

The proposed 6-story housing project is completely out-of-character with our historic neighborhood in terms of height, bulk and materials.

I understand that Planning Department staff is opposed to the proposed design for our neighborhood, and I support their position.

Please do not approve the proposed project.

Sincerely yours,
Corinne Murphy



Franklin Haggas
<franklinhaggas@gmail.com>

06/11/2010 01:44 PM

To kevin.guy@sfgov.org

cc

bcc

Subject Demolition/Construction @ Clay St and Larkin St

Good Afternoon,

I am in receipt of plans for a 6-story condo/apartment complex to be constructed at the corner of Clay St and Larkin St.

I reside within 150 feet of the demolition/construction zone, at 1595 Clay Street, #30.

1. I am writing to inquire whether the planned 6-story building complies with any height ordinance for that particular parcel.

2. I am interested to know where one might find information/resources about whether new construction in our neighborhood is required to conform in style with the surrounding buildings, as the proposed structure appears to be nonconforming.

I am also writing to express my extreme disapproval of the height as it will eliminate my view of the Golden Gate Bridge.

Regards,

Frank Haggas

Resident, 1595 Clay Street, #30



Malana Moberg
<malana@theromagroup.net>

06/11/2010 04:29 PM

To "Kevin.Guy@sfgov.org" <Kevin.Guy@sfgov.org>

cc "frank@middlepolk.org" <frank@middlepolk.org>

bcc

Subject Regarding: 1601 Larkin Street (2004.0557E)"

Dear Kevin Guy,

My name is Malana Moberg and I live at 2934 Larkin St.

I understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration.

I understand that if approved, this project would be the largest building on the largest lot and would require special exceptions and consideration from the Planning Department.

The proposed 6-story housing project is completely out-of-character with this historic neighborhood in terms of height,

bulk and materials.

I understand that Planning Department staff is opposed the proposed design for this unique neighborhood, and I support their

position.

Please do not approve the proposed project.

Sincerely yours,

Malana Moberg
Aquatic Park Neighbors
SF Preservation Consortium
2934 Larkin St.
San Francisco, CA 94109
415-922-5671



"Jovanne Reilly"
<jovanne@fortmason.org>
06/11/2010 11:35 AM

To <Kevin.Guy@sfgov.org>
cc
bcc
Subject: 1601 Larkin Street (2004.0557E)"

Dear Mr. Guy,

I am a resident of Russian Hill and live on Broadway near Leavenworth.

I am concerned about the proposed housing project at 1601 Larkin Street.

I understand that if approved, this project would be the largest building on the largest lot and would require special exceptions and consideration from the Planning Department.

The proposed six-story housing project is completely out-of-character with our historic neighborhood in terms of height, bulk and materials.

I understand that Planning Department staff is opposed to the proposed design for our neighborhood, and I support that position.

Please do not approve the proposed project.

Thank you for your consideration.

Sincerely yours,

Jovanne Reilly



allyn quan
<allynquan@hotmail.com>
06/11/2010 01:38 PM

To <kevin.guy@sfgov.org>
cc
bcc
Subject re: Regarding: 1601 Larkin Street (2004.0557E)"

Dear Kevin.

My name is Allyn Quan, and I am a member of the Middle Polk Street Neighborhood Association.

I understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration.

I understand that if approved, this project would be the largest building on the largest lot and would require special exceptions and consideration from the Planning Department.

The proposed 6-story housing project is going to be an odd duck in our historic neighborhood in terms of height, bulk and materials.

I understand that Planning Department staff is opposed the proposed design for our neighborhood, and I support their position.

Please do not approve the proposed project.

Sincerely yours,
--Allyn Frances Quan

Hotmail has tools for the New Busy. Search, chat and e-mail from your inbox. [Learn more.](#)



Henry Pan
<hepan2@galileoweb.org>
06/11/2010 10:00 PM

To kevin.guy@sfgov.org
cc
bcc
Subject Regarding: 1601 Larkin Street (2004.0557E)

Dear Kevin Guy,

My name is Henry Pan and I live at 1690 Washington, two blocks from the project site.

I understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration.

I understand that if approved, this project would be the largest building on the largest lot and would require special

exceptions and consideration from the Planning Department.

The proposed 6-story housing project is completely out-of-character with our historic neighborhood in terms of height,

bulk and materials.

I understand that Planning Department staff is opposed the proposed design for our neighborhood, and I support their

position.

Please do not approve the proposed project.

Sincerely yours,
Henry Pan

--

Henry Pan
Galileo HS ASB Recording Secretary 2010-2011
SFCTA VN BRT CAC 2009-
Middle Polk Neighborhood Ass'n "Butts Out On Polk" 2009-
415.830.0885
hepan2@galileoweb.org



Kalahari Danjuma
<k.danjuma@yahoo.com>
06/11/2010 07:45 PM

To Kevin.Guy@sfgov.org
cc
bcc
Subject 1601Larkin Street (2004.0557E)"

Dear Kevin Guy,
My name is kalahari danjuma and I live at 1575 turk st. #206.

I understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive

I understand that if approved, this project would be the largest building on the largest lot and would require special exceptions and consideration from the Planning Department.

The proposed 6-story housing project is completely out-of-character with our historic neighborhood in terms of height, bulk and materials.

I understand that Planning Department staff is opposed the proposed design for our neighborhood, and I support their position.

Please do not approve the proposed project.

Sincerely yours,
[your name]

Thank you for your help.

Sincerely,

kalahari danjuma



chris long
<christopher_j_long@hotmail.com>

06/12/2010 09:10 AM

To <rm@well.com>, <c_oiaque@yahoo.com>, <wordweaver21@gmail.com>, <piangsf21@gmail.com>, <bill.lee@flysfo.com>, <mooreurban@speakeasy.net>

cc

bcc

Subject Nob Hill Demolition-Methodist Church

Dear Sirs & Madames:

I have been a resident of this neighborhood since 2003. San Francisco was in a low point during that time, it was still in the post-bubble era. The Polk Street Gulch hardly existed. Stores were closing. Both commercial and residential for-rent signs were ubiquitous. A neighborhood is a living breathing thing, that rarely is ever idle. It tends to be in a state of incline or decline, and this was a time best described as the later. That being said, it is and was still a very special place.

After spending four years struggling to exist in a city bursting at the seams, the population had thinned out to where it was a renters market once again. I could have chosen to live in any desirable neighborhood at that time for a young, urban professional. Nob Hill has charm, a diverse culture, a community of all ages, colors, languages, and backgrounds. It is as rich in history as any neighborhood West of the Mississippi. I chose to live here on the corner of Clay and Larkin. Tudors, Edwardians, Victorians all line these streets. And of course, this beautiful church. This beautiful old world Church defines this corner of Nob Hill. There was still a nursery operating in the back of the church when I moved in. It closed shortly thereafter. Until about a year or so ago, the Church may have been closed, but it was quiet and healthy. One day, a team of construction workers moved in and started making a lot of noise. When they left, gaping holes were left in the walls. Stained glass was cracked and broken everywhere. The tower was in terrible shape after standing strong for over 150 years. Anyone who lived there during this time knew what was going on... These were no construction workers. They were a demolition crew told to wield damage, but stop short of finishing the job.

Shame on whoever it is that owns this building. I am for growth and commerce, but also value tradition and beauty. That is why I chose to live in this neighborhood, pay taxes, and be a good standing member of society. For the record, this is not a question that we share on our own... Do you think there are many patrons that still attend mass at Trinity Church in NYC? Do you think it has a desirable location on the corner of Wall Street and Broadway? Do you not think that JP Morgan-Chase would love to build out across the street? Of course they would...but the city knows its treasures and would not stand for it. Would the residents in Beacon Hill in Boston stand for replacing an iconic church to be replaced by glass and steel? Even Detroit is trying to save its grand old train station.

All that aside, I had a friend that lived in a condo in an 18th century church in Newport, RI. His backyard literally had the free standing old grave stones. A little creepy, sure. But magical, yes! Whoever has intentions of transforming this landmark should be absolutely free to make it into whatever they want. But they should do so while preserving what makes this neighborhood so magical in the first place. Do the right thing. Do not honor the plans in place to demolish the building. Make it proud and beautiful once again!!!

Your neighbor,
Chris Long

The New Busy think 9 to 5 is a cute idea. Combine multiple calendars with Hotmail. [Get busy.](#)



Sally Rosenman
<srosenman@hill-co.com>
06/12/2010 10:39 AM

To "kevin.guy@sfgov.org" <kevin.guy@sfgov.org>
cc
bcc
Subject Re 1601 Larkin

Dear Mr. Guy,

My name is Sally Rosenman and I live at 1650 Jackson Street.

I understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration. This is crucial for those of us who live in the Lower Nob Hill area.

I understand that if approved, this project would be the largest building on the largest lot and would require special exceptions and consideration from you. As a realtor, I am all for new buildings that provide more homes for people, especially and naturally, for those who wish to purchase.

I recognize the need to preserve the flavor of the neighborhood while producing much-needed housing. The proposed 6-story housing project is completely out-of-character with our historic neighborhood in terms of height, bulk and materials. Concrete and glass in an area of wood and stucco and low level buildings is completely out-of-character and would be an eyesore. I really do love "modern/high-tech" as well as Edwardian and Georgian. Truly there are better ways to make this modern building fit in with the community.

I understand that Planning Department staff is opposed to the proposed design for our neighborhood, and I support their position wholeheartedly. We have spoken before the Planning Commission many times trying to preserve our neighborhood. This is a CRUCIAL issue for us. We are not anti-developer by any means. We feel it is so very important to keep the flavor and the size/height limits for all of San Francisco..... This is what makes our beautiful city unique.

I am asking you to please, please, please do not approve the proposed project as it now stands. I thank you very much for your consideration of my request.

Kind regards,

Dear Mr. Kevin Guy

I am a neighborhood resident, residing at 1600 Block of Washington St, San Francisco, 1 block away from the church on 1601 Larkin Street. (2004.0557E).

Having resided in the neighborhood for over 40 years, I have seen the changes over the years with demographics of residents, but never the massive change in building structure.

I understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration.

I understand that if approved, this project would be the largest building on the largest lot and would require **special exceptions and consideration** from the Planning Department..

The proposed 6 story housing project is completely **out of character with the historic neighborhood of Polk Street, in terms of height, bulk and materials.**

I understand that the Planning Department staff is OPPOSED to the proposed design for our neighborhood, and I **support their position.**

PLEASE DO NOT APPROVE THE PROPOSED PROJECT OF 1601 LARKIN ST.

Sincerely,

Joyce Louie



"Rogers"
<carolannrogers@prodigy.net
>

06/12/2010 04:19 PM

To <Kevin.Guy@sfgov.org>

cc

bcc

Subject Regarding: 1601 Larkin Street (2004.0557E)

Mr. Guy,

I am writing as a 40 year resident of nearby Russian Hill who passes by the 1601 Larkin property either on foot or in a car on a regular basis. I have sadly watched the deterioration of the old church, knowing that it was doomed to demolition due to lack of care. While I wish that there were a way to require the preservation of such buildings that add character and variety to the neighborhood, I am realistic and understand that demanding preservation of a building in such disrepair is not going to happen. What we can do, and need to do, however, is to ensure that the design of the replacement building is appropriate to its location and sensitive to the history of the site. It does not seem to me that the project sponsors of the proposed building gave even a cursory thought to doing so. Couldn't they have designed a roofline and facade that provided some variation and interest? How about trying to echo some small portion of the church's design that has stood at the corner for so long? Do they have no imagination? The proposed design is an insult to the neighborhood. While I understand that something new is going to eventually be approved and built in this location, I strongly urge the Planning Commissioners to turn down this proposal. Certainly no exceptions or special considerations should be approved. Let's send this back to the project sponsor with a strong message to re-think the design, bulk and building materials. Thank you!

Carol Ann Rogers
1019 Vallejo Street
San Francisco, CA 94133



Tratratt@aol.com
06/12/2010 09:53 PM

To: kevin.guy@sfgov.org
cc
bcc
Subject: 1601 Larkin St.

Dear Mr. Guy:

Our names are Karen and David Dold and we are homeowners at 1650 Jackson St. and own two units here for our personal residences. We would like to go on record in support of the Planning Commission's opposition to the proposed building on this site. We agree that not only would the proposed building be completely out of character for the neighborhood, but that the dimensions of the project in terms of height and size would be overwhelming for the location in relation to the neighboring buildings.

My husband and I have been part of the meetings at City Hall when issues in our neighborhood come up and have done our part in trying to keep the flavor of our neighborhood intact. We think it is important to keep our height limits to a maximum of 40' and that there are other areas in the city which are more suitable for 40' plus buildings. If such tall, bulky buildings are allowed to be built in the Middle Polk neighborhood, the character will be destroyed and the density will overwhelm the area.

We are asking you to please disapprove the project as it now stands.

Sincerely yours,

Karen and David Dold
1650 Jackson St. No. 504
San Francisco, CA 94109



Philippe Buc
<igorbuc@stanford.edu>
06/13/2010 09:38 AM

To Kevin.Guy@sfgov.org
cc
bcc

Subject 1601 Larkin Street (2004.0557E)

Dear Mr. Guy,

Owning a condominium at 1317 Hyde street, I am concerned about the blight that a cinderblock 6-story housing project on the site of the old church there would constitute. I am opposed, if I may say so, to the Planning Department granting this project a special exceptions and consideration. Unfortunately, given travel obligations, I cannot show up at the hearing, but want to add my voice to those opposed to this.

All best,

Philippe Buc
Professor, Medieval History
Co-Director, Stanford Center for European Studies
Vice-Chair for the Curriculum, History
Chair, Committee on Undergraduate Standards and Policies
Kleinheinz Family University Fellow in Undergraduate Education

Department of History
Stanford University
450 Serra Mall
Stanford CA 94305-2024
USA
FAX: +1 650 725 0597



Mel Mashman
<mel@mashman.com>
06/13/2010 11:29 AM

To Kevin.Guy@sfgov.org
cc
bcc
Subject Regarding: 1601 Larkin Street (2004.0557E)

Dear Kevin Guy,

I live at 1317 Hyde Street unit #6 very near the proposed building site.

I understand the proposed housing project for 1601 Larkin would demolish a historic church and if approved, this project will set a precedence for other six story buildings in the neighborhood. This building will severely effect the Golden Gate views of many existing homeowners and renters causing decreased property values and eventually decreasing city revenue. I do not have a problem with high buildings on top of the hill, but allowing a building three stories higher than all other buildings around it near the bottom of the hill is not acceptable.

Also, the thought of 27 units in this already densely populated area will have a severe effect on neighborhood parking which is already as bad as it gets. Visitors and multi-car residence will require many more parking places than what is proposed.

I have no objection to demolishing the dilapidated church, but I do object to its replacement with the proposed building that clearly is not in sync with the neighborhood.

Please do not approve this project.

Sincerely,

Mel Mashman & Deirdre Harrington
415-775-5177
mel@mashman.com



Marilyn Segal
<marilyn@mikesegalproperties.com>

06/13/2010 03:10 PM

To <Kevin.Guy@sfgov.org>

cc

bcc

Subject Regarding: 1601 Larkin Street (2004.0557E)

Dear Kevin Guy,

My name is Marilyn Segal and I live at 1317 Hyde Street #2 in San Francisco.

I understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration.

I understand that if approved, this project would be the largest building on the largest lot and would require special exceptions and consideration from the Planning Department.

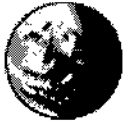
The proposed 6-story housing project is out-of-character with our historic neighborhood in terms of height, bulk and materials.

I understand that Planning Department staff is opposes the proposed design for our neighborhood; I support their position.

Please do not approve the proposed project.

Sincerely yours,

Marilyn Segal



"Dian Blomquist"
<dian@dblomquist.com>
06/14/2010 10:28 AM

To <kevin.guy@sfgov.org>
cc
bcc
Subject 1601 Larkin St.

I want to express my opposition to the design of the proposed building at 1601 Larking St. I support the Planning Staff's opinion in against the design of this building.

The building is out of character with the neighborhood with regard to height, bulk and quality of the design.

Please send this building back to the drawing board for revision.

Thank you,

Dian Blomquist
1632 Taylor St. #3
San Francisco, CA 94133



alanjacquin@comcast.net
06/15/2010 06:28 PM

To: Kevin.Guy@sfgov.org
cc: alanjacquin@comcast.net
bcc:
Subject: Regarding: 1601 Larkin Street (2004.0557E)

Dear Kevin Guy,

My name is Alan Jacquin and I own a condo approximately two blocks from the proposed housing project for 1601 Larkin Street. I have lived at this address for 20 years.

I understand that the project would demolish an historic church, without providing any viable adaptive reuse alternatives for consideration. Over the years, I have watched as the current owners of the property have left the building to decay and become an eyesore of the neighborhood. I would very much like to see the property restored or the site developed **BUT** the proposed 6-story housing project is completely out-of-character with our historic neighborhood in terms of height, bulk and materials.

I understand that if approved, this project would be the largest building on the largest lot and would require special exceptions and consideration from the Planning Department. This might set a precedent for other developers to destroy the unique character of our neighborhood.

I understand that the Planning Department staff is opposed to the proposed design for our neighborhood, and I wholeheartedly support their position.

Please **do not** approve the proposed project.

Sincerely yours,

Alan Jacquin
1317 Hyde Street, San Francisco, CA. 94109
alanjacquin@comcast.net



David Milne
<david_w_milne@yahoo.com
>

06/16/2010 08:36 AM

To Kevin.Guy@sfgov.org

cc

bcc

Subject Regarding: 1601 Larkin Street (2004.0557E)

Dear Kevin Guy,

My name is David Milne and I live at 1317 Hyde St Apt 3.

I understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration.

I understand that if approved, this project would be the largest building on the largest lot and would require special exceptions and consideration from the Planning Department.

The proposed 6-story housing project is completely out-of-character with our historic neighborhood in terms of height, bulk and materials.

I understand that Planning Department staff is opposed to the proposed design for our neighborhood, and I support their position.

Please do not approve the proposed project.

Sincerely yours,
David Milne

P.S. However, I recognize the need to do something with that corner as the structure is visibly deteriorating, and more and more frequently quite a stench emanates from the inhabitants.



boonejamen@gmail.com

06/16/2010 11:57 AM

To "Kevin.Guy@sfgov.org" <Kevin.Guy@sfgov.org>

cc

bcc

Subject Regarding: 1601 Larkin Street (2004.0557E)

June 16, 2010

Kevin Guy
San Francisco Planning Commission
San Francisco, California

Regarding: 1601 Larkin Street (2004.0557E)

Dear Mr. Guy:

My name is Benjamin Esptein and I live at 1565 Clay Street in San Francisco. I am writing to oppose the projects at 1601 Larkin Street. This proposed project demolishes a historic church, and builds a six story housing project that is out of character and scale with our neighborhood. This project does not provide any viable adaptive reuse alternatives for consideration and should be rejected.

I have lived in this neighborhood at this address for most of my life. I am a 19 year old college student concerned with the environment, urban blight and neighborhood density both academically and personally. I interned at City Hall for Supervisor Mirkarimi last summer and learned so much about our City and how much our City government cares about its neighborhoods. A project appropriate for this neighborhood would be appreciated but this project is not.

The proposed project for 1601 Larkin is a project that does not reflect the historic character of our neighborhood. It also does not consider the impact on the neighbors. The developers are seeking a variance to be able to put something much larger than should be approved for this space. This request is not for the benefit of the neighborhood it is for the benefit of the developers only.

As a citizen of this City, a resident of this neighborhood and as a neighbor who will be forced to live with this project everyday – I ask the Planning Commission to vote “no” on this project. Thank you for your consideration.

Sincerely,

Benjamin Epstein
1565 Clay Street
San Francisco, CA 94109

RECEIVED

F. JOSEPH BUTLER
ARCHITECT

15 June 2010

JUN 17 2010

President Ron Miguel
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Re: 2004.0557E, 1601-1603 Larkin Street, First St. John's United Methodist Church/Larkin Street Housing Project

Dear President Miguel:

324 Chestnut Street
San Francisco CA 94133
415 533 1048
fjosephbutler@hotmail.com

Our office represents the Friends of St. John's First United Methodist Church, neighbors to the proposed project noted above. We heartily agree with Planning Staff that the project as proposed is out of scale and character to the neighborhood in which it is proposed. We concur with Staff that your Commission not grant Conditional Use Authorizations, for additional height and bulk, on this site in an RM-3 zoning designation.

We support your Staff in their interpretation of the proposed project with respect to the Residential Design Guidelines: that the scale massing and character of this six story over basement, concrete, metal and and glass building as proposed, does not constitute a fit to its context of predominantly three and four story stucco clad flats and apartment buildings.

We also ask the Zoning Administrator not to grant a Variance for the location of the required rear yard for this project, on top of the roof of a two level garage, rather than on grade as the Planning Code requires. No hardship is justifiable, presuming a vacant site. Other than financial potential, there is no hardship that would require that this project not comply the Planning Code. This is the largest lot on the block, what hardship is that?

Neighboring buildings to the west, and north of the site, and those on Washington Street that share mid block open space with the Larkin parcels adjacent, will be adversely affected by the two stories of parking garage that would be placed at the zero lot line as proposed.

Environmental Impact Report

We differ with Staff's recommendation that the EIR before you should be certified. CEQA Guidelines 15126.6, "Consideration and Discussion of Alternatives to the Proposed Project", require project sponsors to select a range of reasonable alternatives to the project as proposed, and states that the EIR should include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. "

We find the EIR to be neither objective, nor thorough in its proposed alternatives to the Project. The treatment of the historic resource which is the Church, the EIR's "Alternative B: Adaptive Reuse" is insufficient in outlining a reasonable highest and best use project for the Church. Even the partial preservation "Alternative C:" would retain only the Church's entrance tower, and would do little to "substantially reduce or avoid identified significant, physical, environmental impacts that would result from the proposed project.", and is thus also insufficient.

Thorough and Objective?

From the earliest days of the drafting of the EIR, the consultant Historian hired to write the history portion was disdainful of the Church, and its eclectic styling, using that to deny the significance of the Church and its history, along with that of its congregation. Fortunately, Planning Staff disagreed, but initially the consultant

remained unwilling to state that the Church was an Historic Resource, as defined by CEQA! Staff had to repeatedly admonish the author to finally state the obvious.

The neighbors hired a local architectural historian, Michael Corbett, to research the history of the Church and its Congregation. Instead of six sources referenced by the EIR Historian, Mr. Corbett lists six pages of sources (See MPNA brief). He determined that the Church is National Register eligible, from his own thorough research, and objective analysis.

Hell bent on Demolition!

In meetings with the project sponsor, we were told, repeatedly by him, that preservation “of the Church was not feasible, that the building had to be demolished.” In spite of the urging for preservation of the Church by San Francisco Architectural Heritage (Exh 1.), the MEA Planning Staff, and the neighbors, this sponsor will only build on the entire vacant lot. Without demolition, there would be no project for this Sponsor, thus a “reasonable alternative” as CEQA requires in the EIR is a poison pill to be avoided.

One of the reasons that the rehabilitation of the Church is considered unfeasible by the sponsor, is that it is structurally unsound. Clearly, a building 100 years old, does not meet the current seismic structural building codes. That does not however make it more or less sound, it simply reflects the evolving building code requirements over the last century. Wood frame buildings with early 20th Century concrete foundations abound in San Francisco, even those with unreinforced masonry elements (though we believe this building’s brick base to be veneer) are regularly renovated for new uses. Inserted steel moment frames, anchored in new foundations, tied together below grade, are common to the city. Jackson Square, South of Market warehouses, North Beach are filled with examples of adaptive reuse that are both culturally enriching and economically successful.

Rather than propose allowable Planning Code uses that might creatively reuse the volumes of the Church for their spatial and acoustic qualities, such as a performing arts school for dance, music, or voice, the adaptive reuse alternatives in the EIR are without imagination. A performing arts school could use the vacant lot for a new building as a dormitory for students, and for off-street parking. But such a reasonable alternative, is not considered. The preservation alternatives are neither thoroughly nor objectively explored.

The EIR states the project Sponsor’s objectives: providing multiple units of housing in the Nob Hill area, indeed, providing the maximum number of residential units permitted, and to design a project that enhances the existing urban character of the area. A performing arts school could meet the project’s objectives: it could provide housing for its students (even on just the vacant lot it could provide the same number of housing units, 27). The rehabilitation of the Church with its internal spaces reused, plus the new dormitory building at a smaller scale would do more to enhance the urban character of the area. Or, the vacant lot could be used for market rate housing to help offset the costs of the rehabilitation of the Church, if their students did not live “on campus”.

How did we get here?

This project began six years ago, not with the ownership or purchase of the land, but with only an option to buy a newly vacant Church, contingent upon the successful demolition and construction of the proposed project. This hiding behind the ownership of the California Nevada Annual Conference, an organization of the Methodist Church, is the clearest indication that no reasonable preservation alternative would be put forward. The option to buy, and Church’s desired demolition, is the only reason that six years later nothing has happened on this site except the deterioration of the vacant structure.

To insure that the demolition would be the only feasible option, the EIR presents preservation alternatives that are the barest minimum photo montages, with rough square footage calculations, and have been set up to be financial failures compared to the "Project". You will hear more about that from the Sponsor. While the "proposed project" creatively attempts to utilize all of the possible Planning Code avenues to maximize a development envelope on this site, the preservation alternatives fail to incorporate any of the unique characteristics of this Church that would allow its internal spaces to have their highest and best; economic, cultural, social, and educational use.

To conclude, I enclose several excerpts from Architectural Historian Michael Corbett's Case Report, commissioned by the neighbors. In the excerpts (The full Report is an attachment in the MPNA Brief) Mr. Corbett explores the history of the congregation, the architect and their Church project, congregation's, indicating their significance to San Francisco history. In his evaluation, Mr. Corbett finds the church to be eligible for the National Register. Following his evaluation are his observations regarding the building's structure, from a variety of sources, and the story of when and how this church was built:

"Evaluation

The First Methodist Church of San Francisco appears eligible for the National Register of Historic Places for two reasons under Criterion C at the local level of significance. Its period of significance is 1911. It is significant as a representative of an important building type, a Combination Church. The Combination Church, combining an auditorium style church space with an Akron Plan Sunday School, was a widely adopted solution to changing needs of evangelical Protestant Churches in the late nineteenth and early twentieth centuries. First Methodist Church is a classic example of the type which was once common, but is gradually disappearing.

In addition, First Methodist Church is significant as the work of a master, the New York architect George W. Kramer. Kramer was involved in the early development of both the Akron Plan Sunday School and the Combination Church and was the most effective popularizer of both, having designed over 2,000 churches throughout the United States and in several foreign countries and published influential works on church design. Kramer designed five churches in California, two of which have been demolished, one moved, and one which remains unknown. First Methodist Church is the last known church of this extremely important architect in California to remain on its original site.

Structure

Like the plan, the structure of First Methodist Church is known largely from second hand sources and from what can be inferred from the exterior. No plans or early permits have been located at the building department (San Francisco Department of Building Inspection 2007). Blueprints that were at the building were lost several years ago when a parishioner who took them home died. If structural studies have been made of the building, they have not been located during the course of this study.

The church is a wood frame structure that supports different types of roofs over the two principal parts of the building, the auditorium and the Sunday School. Kramer wrote that church roofs should be built without supporting columns that would obstruct views. (Kramer 1897: 46) Over the auditorium, there is a gabled roof with two large cross gables. This roof appears to be supported by hidden trusses covered by a suspended ceiling. Such a ceiling is better for the acoustics of the space, allows for more efficient heating and ventilation, and is cheaper to build than an open truss roof. (Kidder 1900: 79) Over the Sunday School there is a hip roof supported by trusses. The roof is covered in slate shingles. The wood frame of the building is clad on the exterior in rough stucco with a brick veneer at the base of the two street facades. This veneer extends variously to the bottom of the ground floor

windows, to the top of the basement, and to the spring line of the entryway arches. The inside of the frame is clad in lath and plaster with wood trim as can be seen in photographs. (Borsuk 1974; San Francisco News 1930; San Francisco Chronicle 1937)

While the details of the construction are unknown, Kramer wrote at length about the importance of good sound construction, including such issues as foundations designed for soil conditions, protection against moisture in foundations and walls, use of proper cements, design of chimneys and flues, design to hinder vermin, methods of mixing plaster, use of appropriate woods, etc. (Kramer 1897: 107-123)

The process of choosing an architect and a design is not known in detail. In 1908, the San Francisco Call reported that "it is the intention of the congregation to build a brick and stone structure which will cost \$50,000." (12 January 1908) By 1909, Donaldson was transferred to another church and Samuel L. Quickmire was installed as pastor of First Methodist Church. It seems likely that Quickmire, Shephard, and Willis must have been involved in decisions concerning the new building, along with the Board of Church Extension. According to the California Christian Advocate, "The members of the building committee worked day and night for six months or more thinking out the plans and arranging the details of the construction." (California Christian Advocate 1911a) According to a later history of the church, "In 1911, under the leadership of Samuel Quickmire . . . the new church was dedicated at a total cost of \$70,000." (Busher 1939) (After Quickmire left First Methodist, he was noted as the founder of Goodwill Industries in California.)

Following preparation of designs by architect George W. Kramer, a contract was signed with the C.P. Moore Building Company for construction; "they are giving us first-class material and workmanship in every particular." To accommodate the work, "The temporary building was moved back and partly on neighboring lots and in a somewhat obscure position to make room for the new church." (California Christian Advocate 1911a) At the dedication of the building, details were provided about its financing from "An outright gift of \$30,000 from the Board of Home Missions and Church Extension, supplemented by other aid from the same source, the generous assistance of the City Mission and Church Extension Society and liberal response of members and friends of the church . . . All the necessary funds having been provided, no special collection was taken and the church was dedicated free of debt." (California Christian Advocate 1911b)"

It would seem that George Washington Kramer, FAIA, a nationally known architect, with 2000 plus churches to his credit, would know how to structure a building. He could not predict the future however, neither what the 2007 California Building Code might present in terms of resolving lateral forces, nor what new material and structural refinements over a Century could enhance his designs.

We ask that your Commission not certify the EIR, finding it insufficient. Neither should you grant any Conditional Use that would result in such a taller, more massive residential infill project. We ask the Zoning Administrator to find that the five requirements for approval of the rear yard Variance, are not met.

Sincerely,

F.  AIA
F. Joseph Butler, AIA

cc. Members of the Commission
Zoning Administrator
Susan Brandt-Hawley
Middle Polk Neighborhood Association



SAN FRANCISCO
ARCHITECTURAL
HERITAGE

BOARD OF
DIRECTORS

Charles R. Olson
President

Craig Allison

Kathleen Burgi-Sandell

David Cannon

Alice Ross Carey

Julie Chase

Zane O. Gresham

Scott Haskins

Larry C. Holmberg

Carolyn Kiernat

Benjamin F. Ladomirak

Arnie Lerner

Thomas A. Lewis

Chris Meany

Mark Paez

Michael Painter

Dennis Richards

Mark P. Sarkisian

David P. Wessel

Charles Edwin Chase, AIA
Executive Director

2007 FRANKLIN ST
SAN FRANCISCO
CALIFORNIA 94109

TEL 415-441-3000

FAX 415-441-3015

www.sfheritage.org

September 19, 2007

Mr. Dwight S. Alexander, President
Planning Commission
1650 Mission St., 4th Floor
San Francisco, CA 94103

re: Landmark Designation First St. John's United Methodist Church

Dear President Alexander:

The threatened demolition of First St. John's United Methodist Church first came to Heritage's attention by way of a notice of demolition permit application. At that time, in a letter dated February 2, 2005, we alerted the permit applicant and the Planning Department that the church could be a significant historical resource, and we urged considering an alternative to demolition.

Heritage supports the designation of First St. John's United Methodist Church as a San Francisco Landmark. As evidence of the church's landmark worthiness, the excellent case report by Michael Corbett cites the building's significance as an example of an important, classic—and increasingly rare—building type, a Combination Church, and its significance as the work of a recognized master, New York architect George Washington Kramer.

If not the originator of the Combination Church (as described in the case report), Kramer was a preeminent advocate for this building type. Of the five churches he designed in California, St. John's is the last known to remain on its original site. Overall, it appears to retain a high degree of integrity.

Constructed in 1911, St. John's shares in and reflects the history of the post-1906 reconstruction of its neighborhood, and it stands both as a distinctive presence and compatible with its surroundings at the same time.

On behalf of the membership of San Francisco Architectural Heritage, I urge the commission to approve the designation of St. John's as a city landmark.

Sincerely,


Donald Andreini



Helen Mandeville
<hmandeville60@mac.com>
06/17/2010 10:09 AM

To Kevin.Guy@sfgov.org
cc
bcc

Subject Regarding: 1601 Larkin Street (2004.0557E)

Dear Kevin Guy,
My name is Helen Mandeville and I live at 1418 Leavenworth Street...and have lived in this neighborhood for over 30 years.

I understand the proposed housing project for 1601 Larkin would demolish a historic church, without providing any viable adaptive reuse alternatives for consideration.

I understand that if approved, this project would be the largest building on the largest lot and would require special exceptions and consideration from the Planning Department.

The proposed 6-story housing project is completely out-of-character with our historic neighborhood in terms of height, bulk and materials.

I understand that Planning Department staff is opposed the proposed design for our neighborhood, and I support their position.

Please do not approve the proposed project.

We have been one of the most successful neighborhoods with diversity in income, age, and ethnicity; this project would begin the process of making this a less diverse neighborhood.

Sincerely yours,
Helen Mandeville



Roland Salvato
<rolandsalvato@hotmail.com>

06/16/2010 07:19 PM

To <kevin.guy@sfgov.org>

cc

bcc

Subject 1601 Larkin Street

Sir,

I am a neighbor of 1601 Larkin Street -- I feel strongly that a SMALLER building should be considered for that space, in keeping with the current neighborhood character. If the existing church is indeed historic, or indeed smaller than the proposed structure, then it should stay. The low-rise character of the neighborhood should not be eroded, and historic or potentially historic buildings should be converted to other uses. That church, for example, would make a nice community center or day care.

Thank you.

"Scratch any cynic, and you'll find a disappointed idealist."
- George Carlin

Hotmail has tools for the New Busy. Search, chat and e-mail from your inbox. [Learn more.](#)



Donna Williamson
<dmwlcw1@yahoo.com>
06/16/2010 04:01 PM

To "Kevin.Guy@sfgov.org" <Kevin.Guy@sfgov.org>
cc
bcc
Subject Regarding: 1601 Larkin Street (2004.0557E)

Dear Mr. Guy:

I am writing to express my views on the proposed housing project for 1601 Larkin. I am speaking against this project and requesting that this letter be provided to the Planning Commission for their consideration.

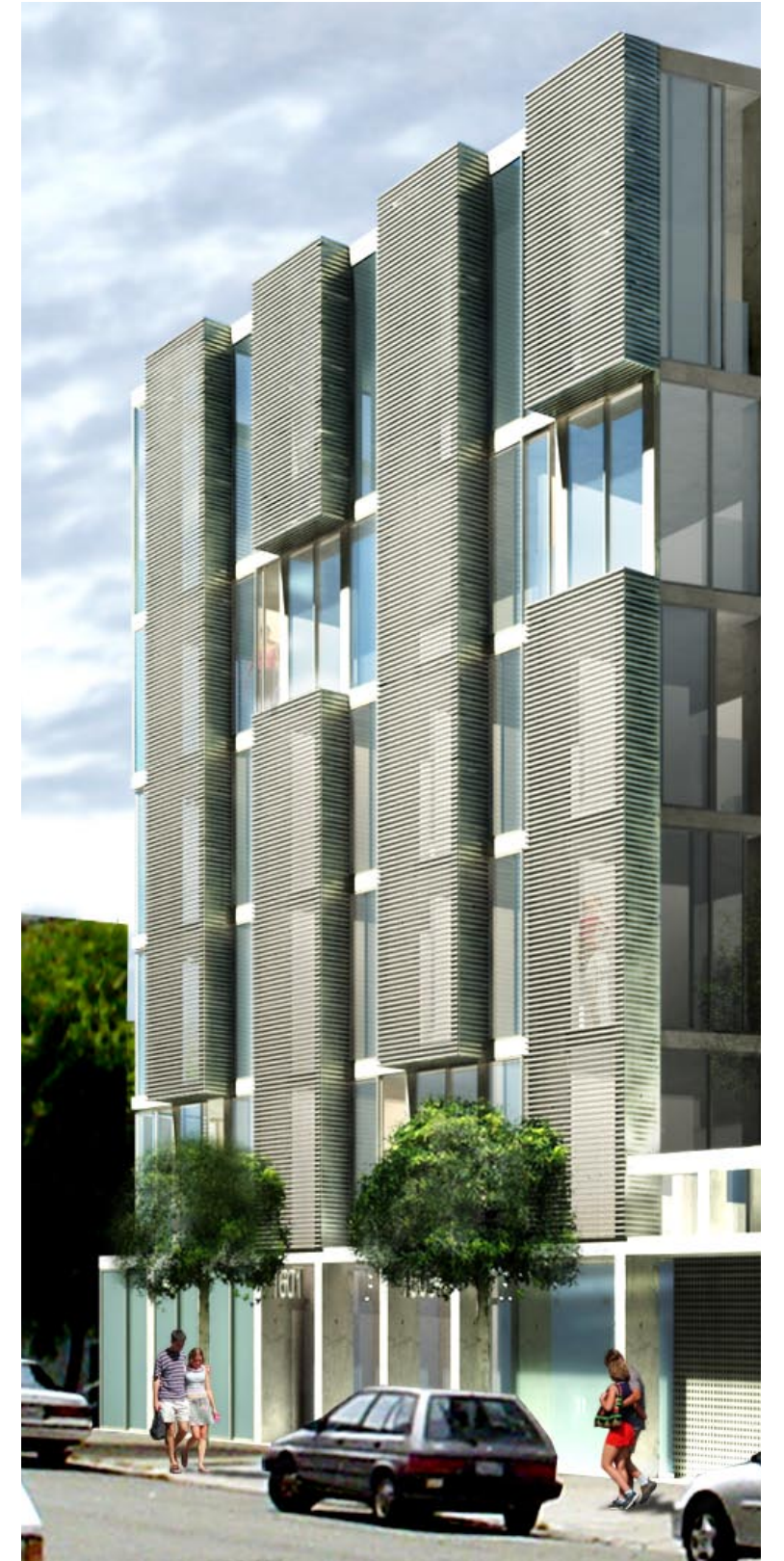
I own a condominium at 1565 Clay Street. The proposed project at 1601 Larkin Street will affect my home, the value of my home and my neighborhood in significant ways. This project calls for the demolition of a historic church to replace it with an extremely large and incompatible housing project. This project is not only out of scale in size but it is out of character with the design of this neighborhood.

Although this is a new matter before your Commission, it is not a new matter to those of us who have lived with the bullying tactics of this owner and developer for several years now. This project is being advanced by owners and developers who are trying to make a profit at the expense of this neighborhood and the quality of life of the neighbors. This is unacceptable and must be stopped.

This neighborhood suffers from being in transition and being close to the challenges of the Tenderloin just down the street. The neighbors here work hard to make this a better neighborhood and we care very much about the improvement of this area. We do not oppose multi-unit buildings, most of us live in multi-unit buildings. We oppose the fact that this is way too big and appears to be focused on grabbing space to grab dollars instead of what would fit well in the space and in the neighborhood.

The Planning Department opposes this project. Our District Supervisor opposes this project. Our former District Supervisor opposes this project. We are tired of this owner/developer attempting over and over to wreck our neighborhood just to make money. Please urge these developers to stop trying to wear us down and instead develop and present a reasonable plan for the space and for our neighborhood. I do not love having an abandoned church on my block (though it is beautiful and I wish it could be renovated and used.) But I can live with that church far more than with a giant cube that ruins the character of our neighborhood.

I thank you for your time and your attention to this matter.



STANLEY SAITOWITZ |
NATOMA ARCHITECTS INC.
1601 LARKIN STREET
CV APPLICATION 2004.0557CV

TABLE OF CONTENTS

1. CONTEXT

2. RENDERINGS

2. PLANS, SECTIONS, ELEVATIONS

3. GREEN VICTORIAN

4. NEIGHBORHOOD DESIGN STANDARDS

5. NEIGHBORHOOD SUPPORT MAP

1. CONTEXT

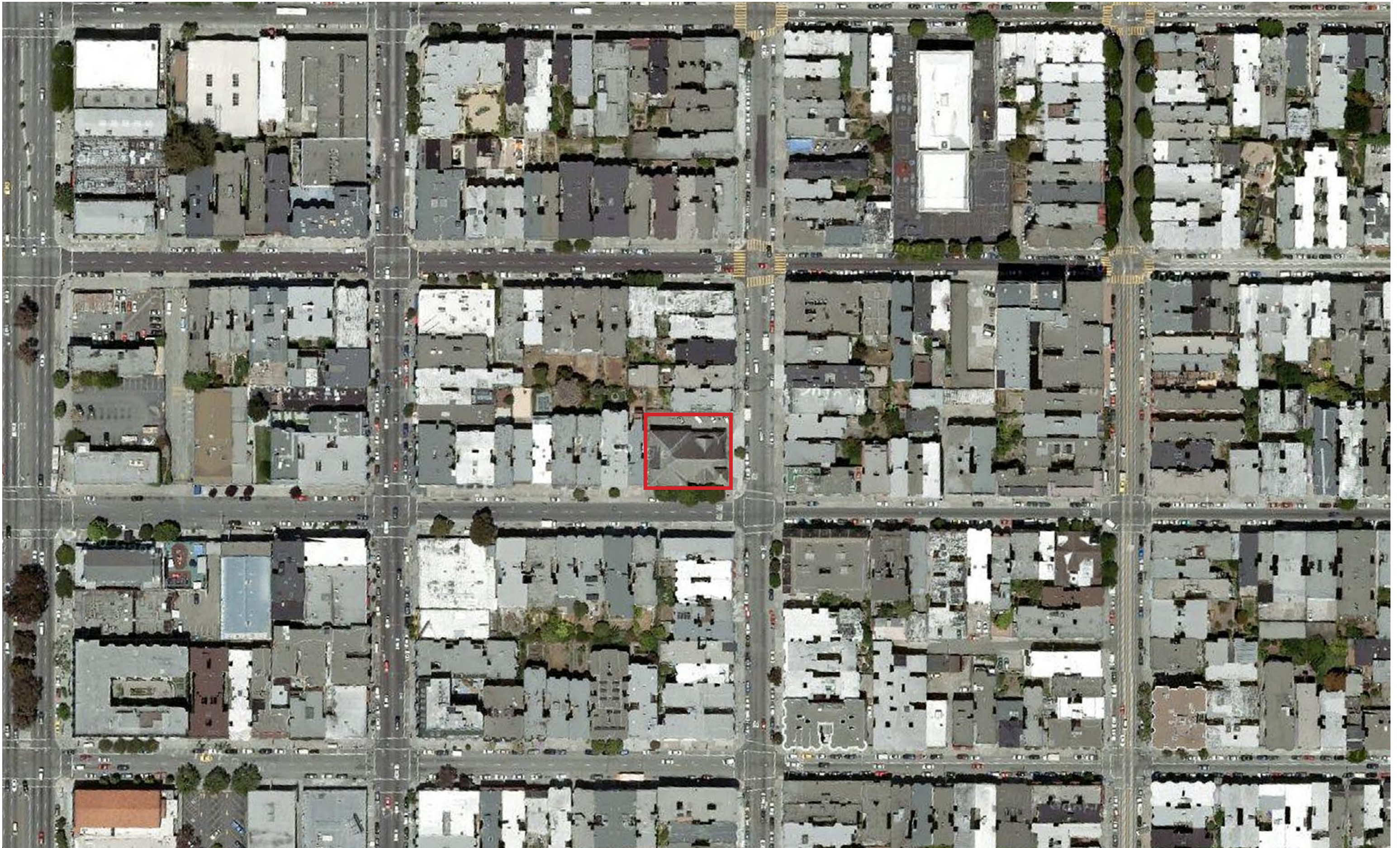
2. RENDERINGS

3. PLANS, SECTIONS, ELEVATIONS

4. GREEN VICTORIAN

5. NEIGHBORHOOD DESIGN STANDARDS

6. NEIGHBORHOOD SUPPORT MAP



SITE LOCATION



DIVERSE ARCHITECTURE OF THE NEIGHBORHOOD

1. CONTEXT

2. RENDERINGS

3. PLANS, SECTIONS, ELEVATIONS

4. GREEN VICTORIAN

5. NEIGHBORHOOD DESIGN STANDARDS

6. NEIGHBORHOOD SUPPORT MAP



VIEW FROM CLAY STREET



VIEW FROM LARKIN STREET

1. CONTEXT

2. RENDERINGS

3. PLANS, SECTIONS, ELEVATIONS

4. GREEN VICTORIAN

5. NEIGHBORHOOD DESIGN STANDARDS

6. NEIGHBORHOOD SUPPORT MAP

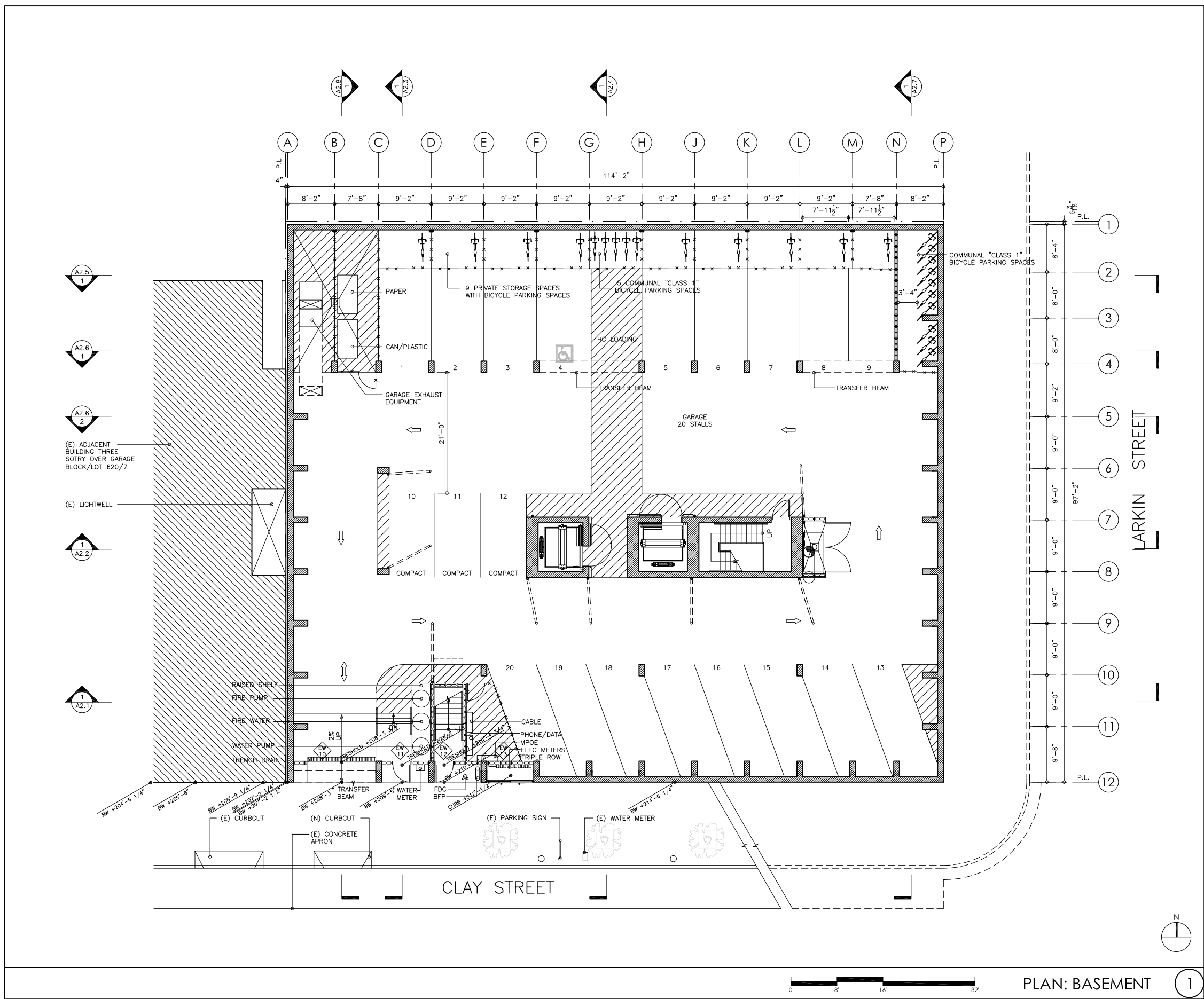
| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

Natoma Architects Inc.
 1022 Natoma Street, Box 4
 San Francisco, CA 94103
 T 415.624.8977
 F 415.624.8978
 E info@natoma.com

1601 LARKIN STREET

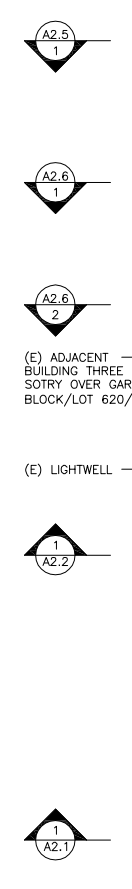
SAN FRANCISCO, CA

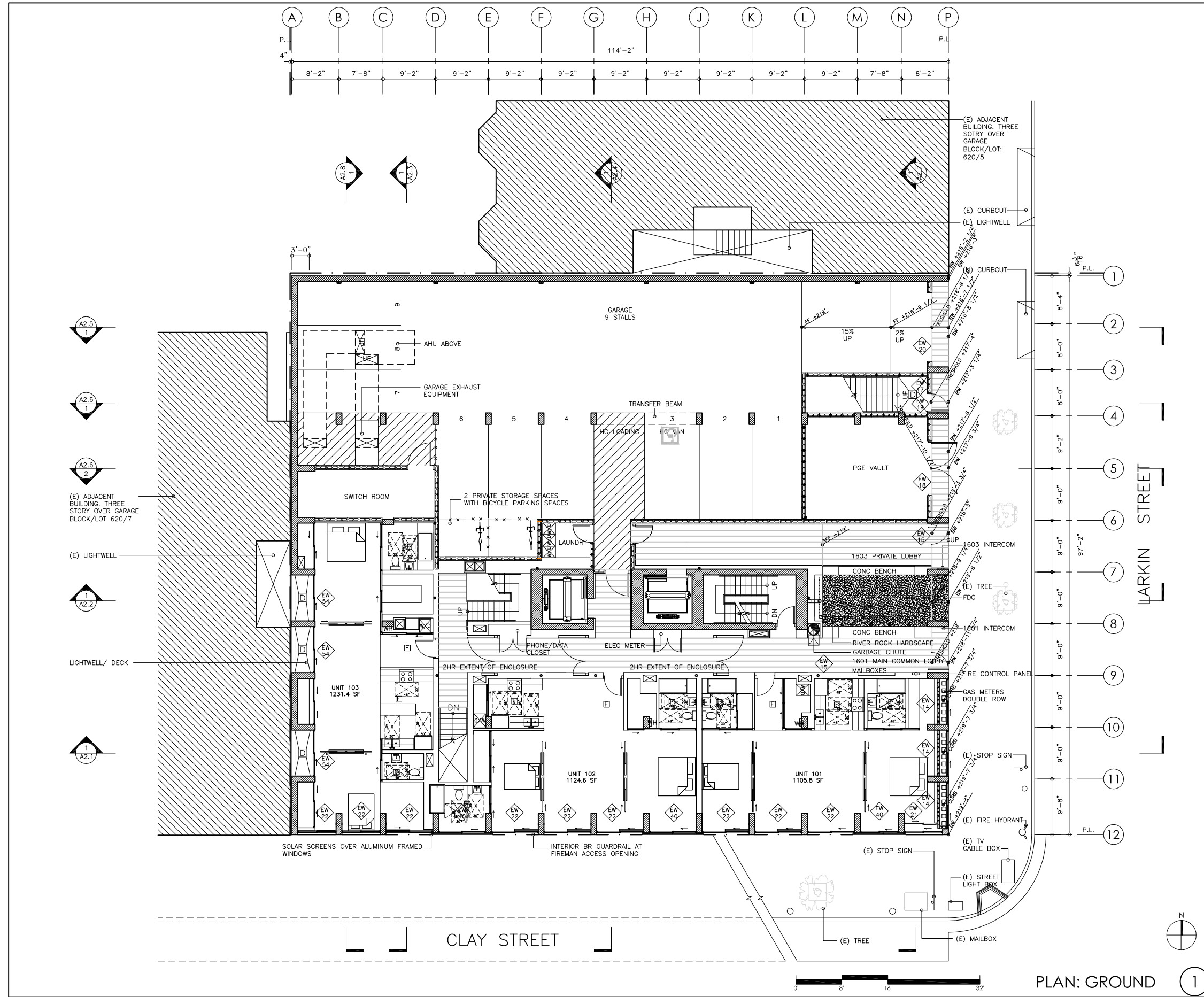
DATE 03-10-2010
 SCALE 1/8"=1'-0"
 DRAWN BH
 JOB 1601 LARKIN
 FILE LA_A1.01.DWG
 SHEET
A1.0
 OF SHEET



NOTES

- (A2.5) 1
- (A2.6) 1
- (A2.6) 2
- (E) ADJACENT BUILDING THREE STORY OVER GARAGE BLOCK/LOT 620/7
- (E) LIGHTWELL
- (A2.2) 1
- (A2.1) 1





PLAN: GROUND 1

NOTES

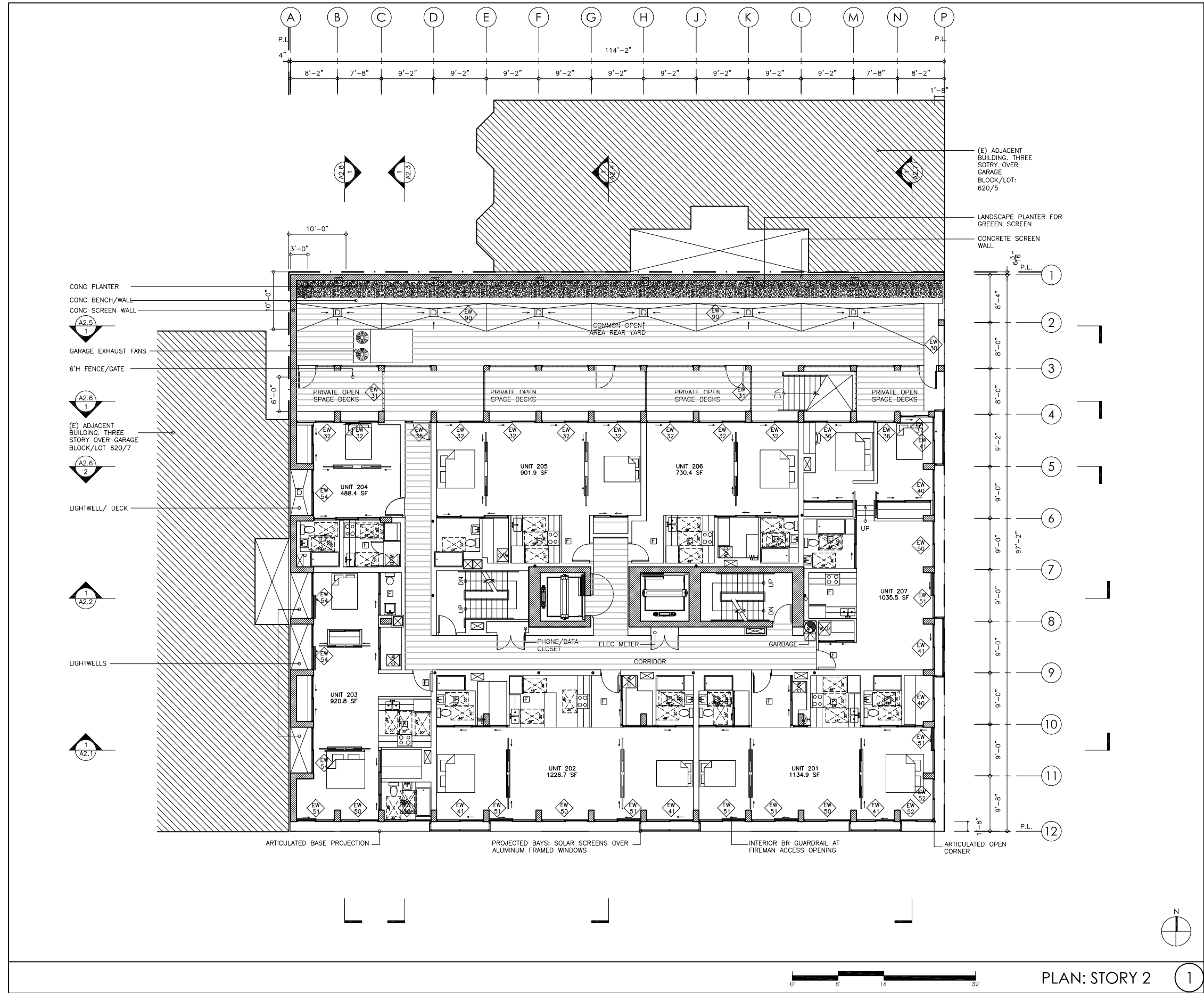
| REVISIONS | |
|-----------|--|
| | |
| | |
| | |
| | |
| | |

Natoma Architects Inc.
 1022 Natoma Street, Box 4
 San Francisco, CA 94103
 T 415.624.8977
 F 415.624.8978
 E info@natoma.com

1601 LARKIN STREET

SAN FRANCISCO, CA

| | |
|-------|-------------|
| DATE | 03-10-2010 |
| SCALE | 1/8"=1'-0" |
| DRAWN | BH |
| JOB | 1601 LARKIN |
| FILE | LA_A1.1.DWG |
| SHEET | A1.1 |
| OF | SHEET |



PLAN: STORY 2 1

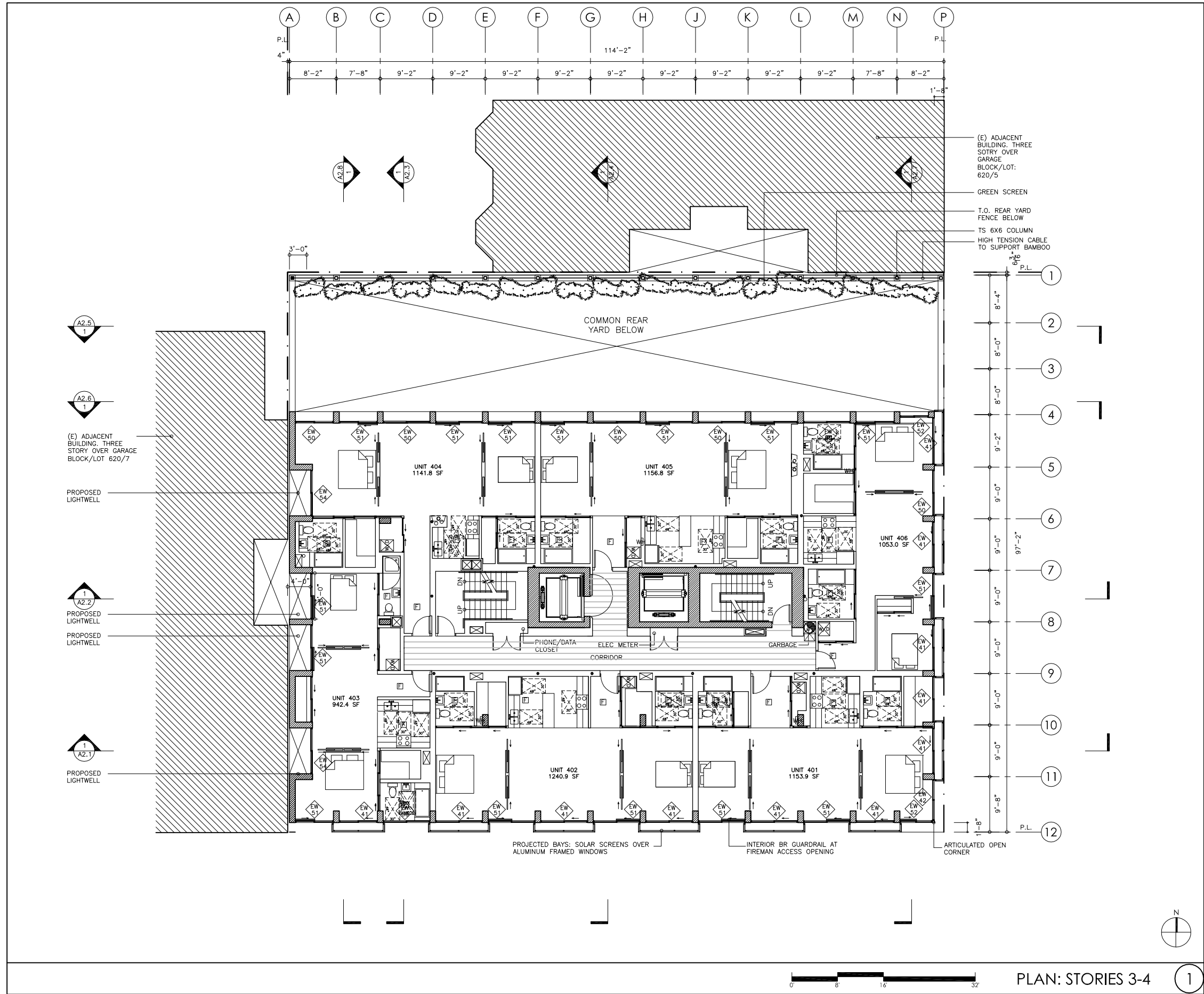
NOTES

| NO. | REVISIONS |
|-----|-----------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

Natoma Architects Inc.
 1022 Natoma Street, Box 4
 San Francisco, CA 94103
 T 415.624.8977
 F 415.624.8978
 E info@natoma.com

1601 LARKIN STREET
 SAN FRANCISCO, CA

DATE 03-10-2010
 SCALE 1/8"=1'-0"
 DRAWN BH
 JOB 1601 LARKIN
 FILE LA_A3.1.DWG
 SHEET
A1.2
 OF SHEET



| REVISIONS | |
|-----------|--|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

Natoma Architects Inc.
 1022 Natoma Street, Ste. 4
 San Francisco, CA 94103
 T 415.624.8977
 F 415.624.8978
 E info@natoma.com

1601 LARKIN STREET

SAN FRANCISCO, CA

DATE 03-10-2010
 SCALE 1/8"=1'-0"
 DRAWN BH
 JOB 1601 LARKIN
 FILE LA_A1.3.DWG
 SHEET
A1.3
 OF SHEET

PLAN: STORIES 3-4 1

NOTES

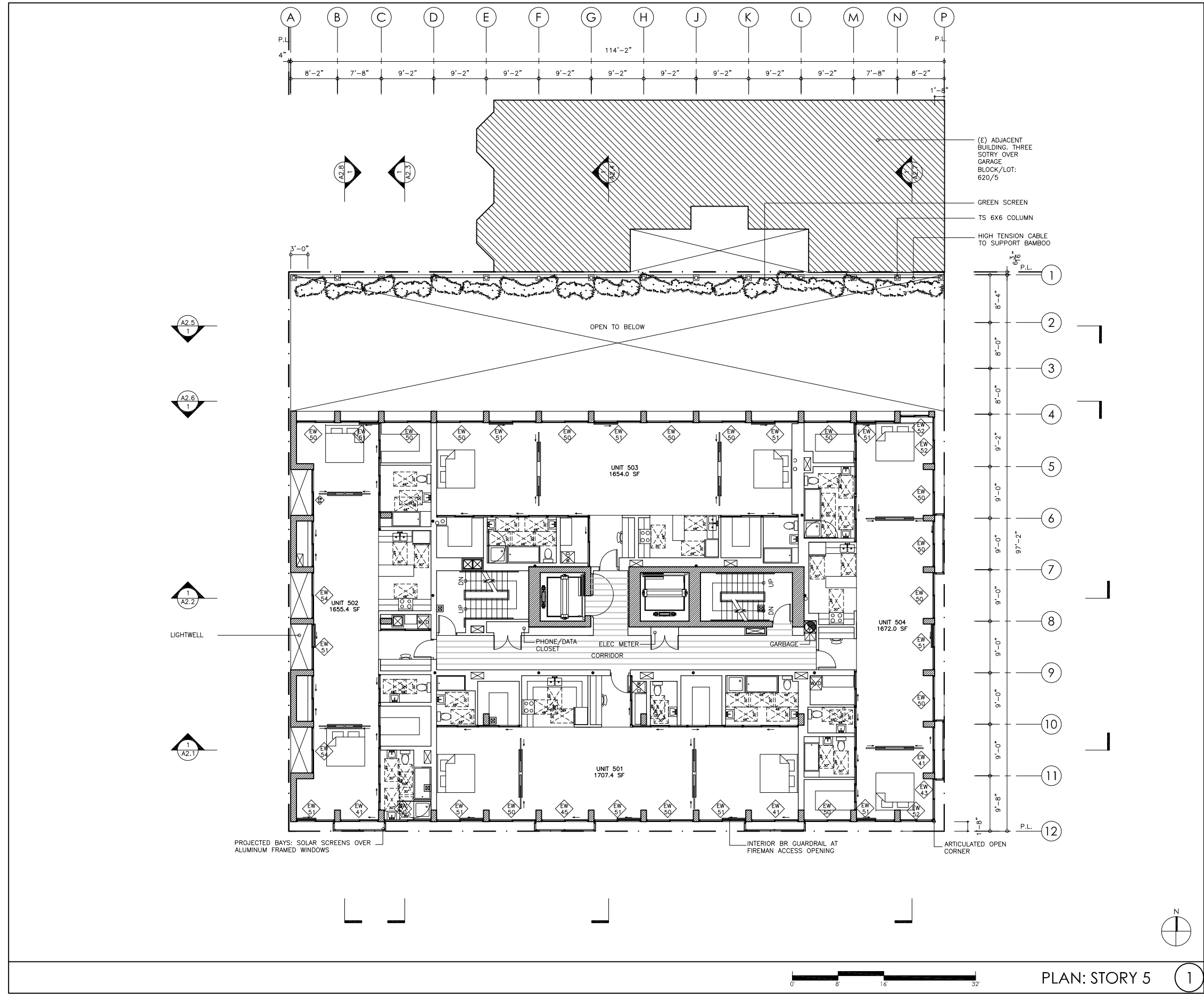
| NO. | REVISIONS |
|-----|-----------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

Natoma Architects Inc.

1022 Natoma Street, Ste. 4
 San Francisco, CA 94103
 T 415.624.8977
 F 415.624.8978
 E info@natoma.com

1601 LARKIN STREET SAN FRANCISCO, CA

| | |
|-------|-------------|
| DATE | 03-10-2010 |
| SCALE | 1/8"=1'-0" |
| DRAWN | BH |
| JOB | 1601 LARKIN |
| FILE | LA_A1.4.DWG |
| SHEET | A1.4 |
| OF | SHEET |



(E) ADJACENT BUILDING, THREE STORIES OVER GARAGE BLOCK/LOT: 620/5
 GREEN SCREEN
 TS 6X6 COLUMN
 HIGH TENSION CABLE TO SUPPORT BAMBOO

A2.5
1

A2.6
1

1
A2.2
1

1
A2.1
1

LIGHTWELL

PROJECTED BAYS: SOLAR SCREENS OVER ALUMINUM FRAMED WINDOWS

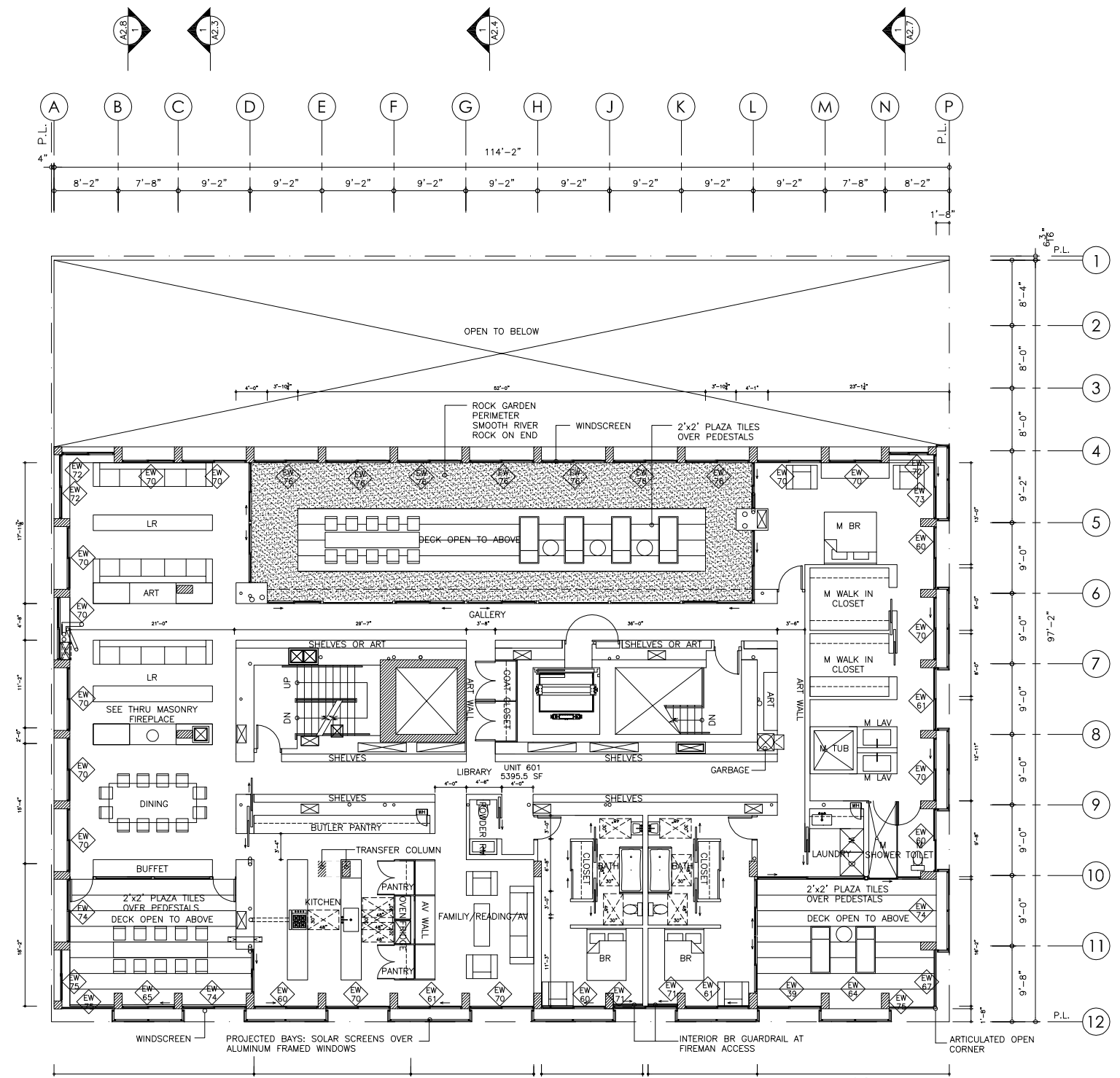
INTERIOR BR GUARDRAIL AT FIREMAN ACCESS OPENING

ARTICULATED OPEN CORNER

PLAN: STORY 5



NOTES



PLAN: STORY 6

1

| REVISIONS | |
|-----------|--|
| | |
| | |
| | |
| | |
| | |

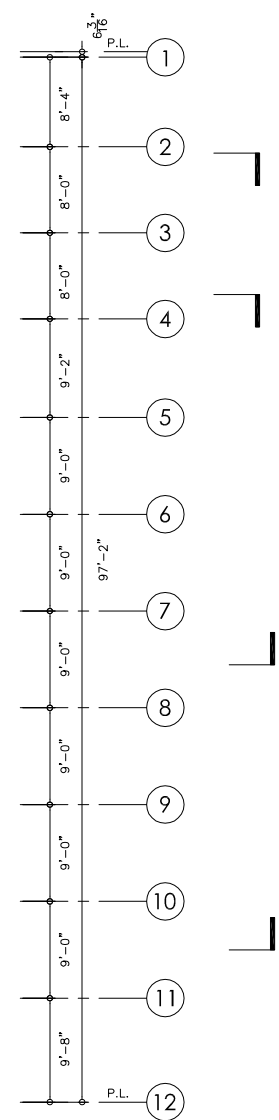
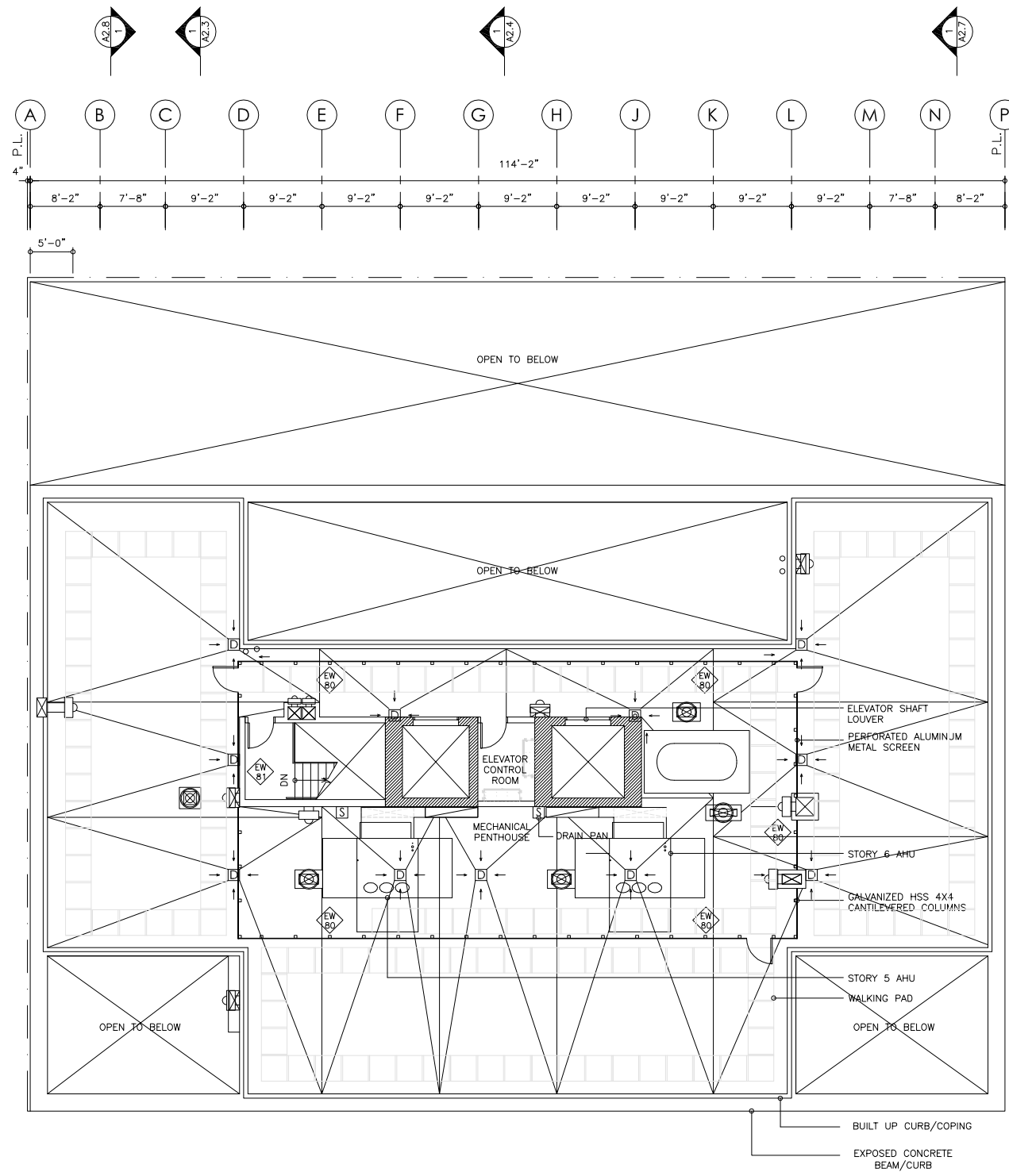
Natoma Architects Inc.
 1022 Natoma Street, Ste. 4
 San Francisco, CA 94103
 T 415.624.8977
 F 415.624.8978
 E info@natoma.com

1601 LARKIN STREET

SAN FRANCISCO, CA

DATE 03-10-2010
 SCALE 1/8"=1'-0"
 DRAWN BH
 JOB 1601 LARKIN
 FILE LA_A1.5.DWG
 SHEET
A1.5
 OF SHEET

NOTES



PLAN: ROOF 1

NOTES

| REVISIONS |
|-----------|
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |

Natoma Architects Inc.
 1022 Natoma Street, Ste. 4
 San Francisco, CA 94103
 T 415.624.8977
 F 415.624.8978
 E info@natoma.com

1601 LARKIN STREET

SAN FRANCISCO, CA

DATE 03-10-2010
 SCALE 1/8"=1'-0"
 DRAWN BH
 JOB 1601 LARKIN
 FILE LA_A1.6.DWG
 SHEET
A1.6
 OF SHEET

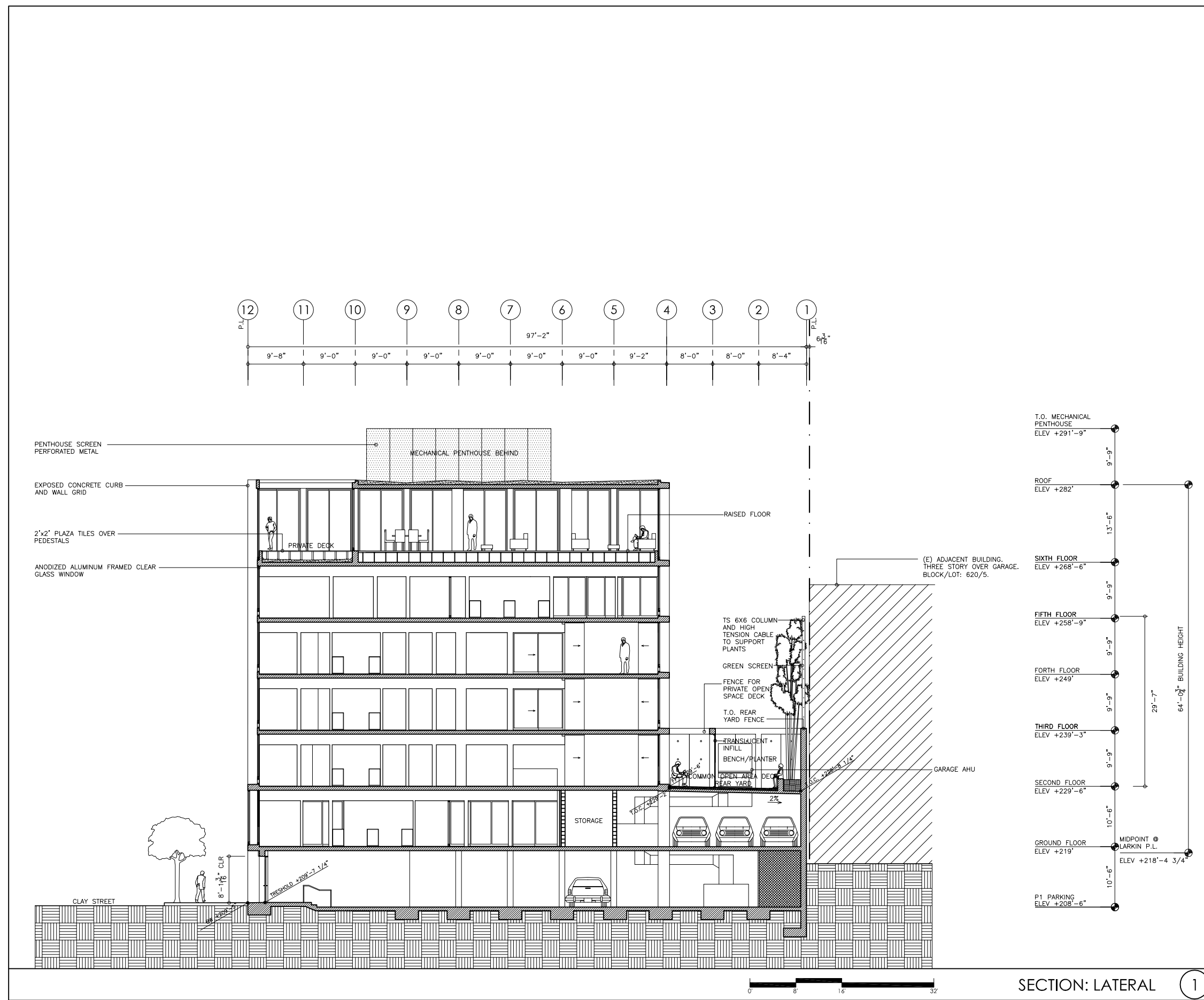
| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

Natoma Architects Inc.
 1022 Natoma Street, Box 4
 San Francisco, CA 94103
 T 415.624.8977
 F 415.624.8978
 E info@natoma.com

1601 LARKIN STREET

SAN FRANCISCO, CA

DATE 03-10-2010
 SCALE 1/8"=1'-0"
 DRAWN BH
 JOB 1601 LARKIN
 FILE LA_A2.3.DWG
 SHEET
A2.3
 OF SHEET



NOTES

| REVISIONS | |
|-----------|--|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

Natoma Architects Inc.
 1022 Natoma Street, Ste. 4
 San Francisco, CA 94103
 T 415.624.8977
 F 415.624.8978
 E info@natoma.com

1601 LARKIN STREET

SAN FRANCISCO, CA

DATE 03-10-2010
 SCALE 1/8"=1'-0"
 DRAWN BH
 JOB 1601 LARKIN
 FILE LA_A3.1.DWG
 SHEET
A3.1
 OF SHEET



NOTES

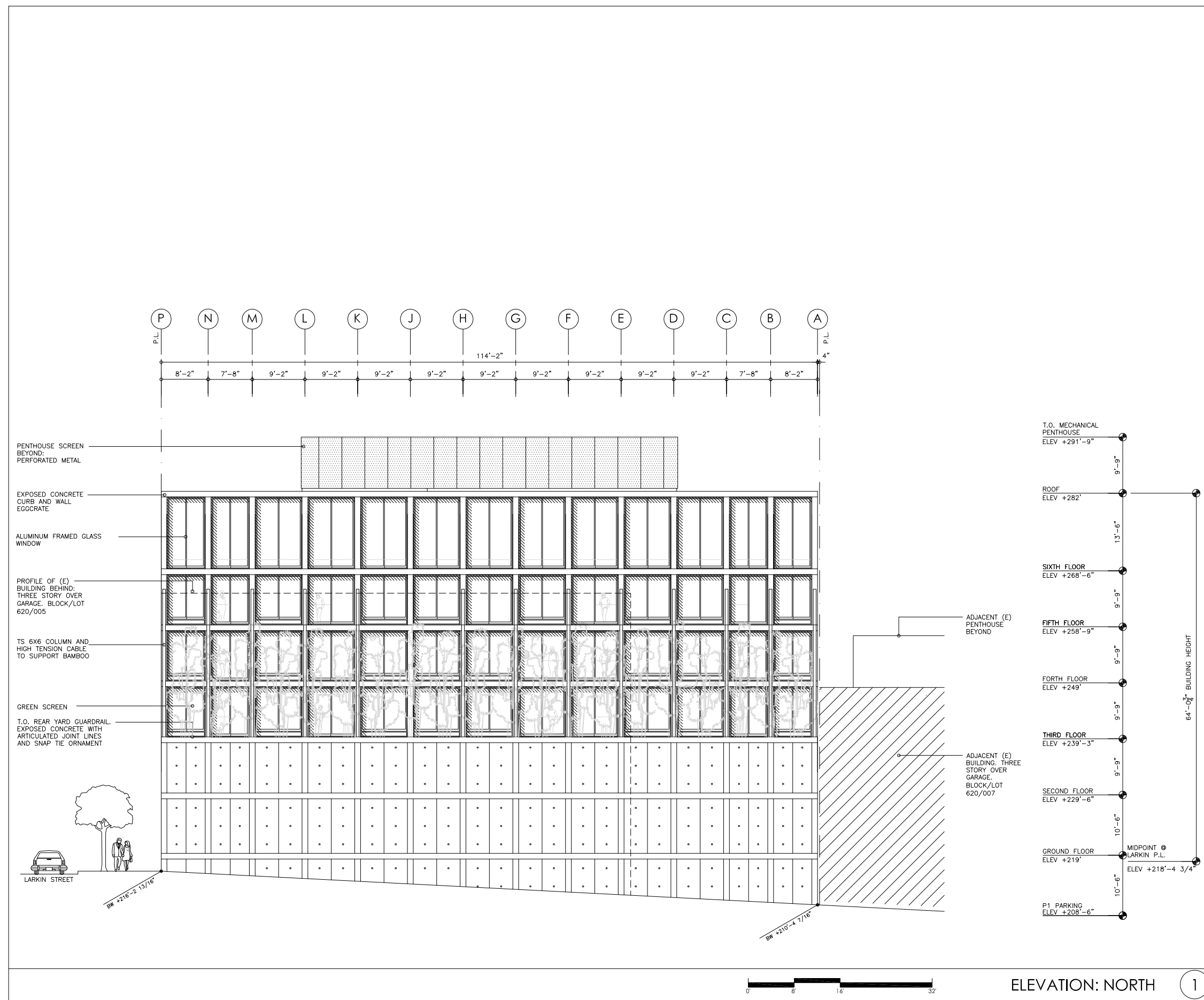
| REVISIONS | |
|-----------|--|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

Natoma Architects Inc.
 1022 Natoma Street, Box 4
 San Francisco, CA 94103
 T 415.624.8977
 F 415.624.8978
 E info@natoma.com

1601 LARKIN STREET

SAN FRANCISCO, CA

DATE 03-10-2010
 SCALE 1/8"=1'-0"
 DRAWN BH
 JOB 1601 LARKIN
 FILE LA_A3.2.DWG
 SHEET
A3.2
 OF SHEET



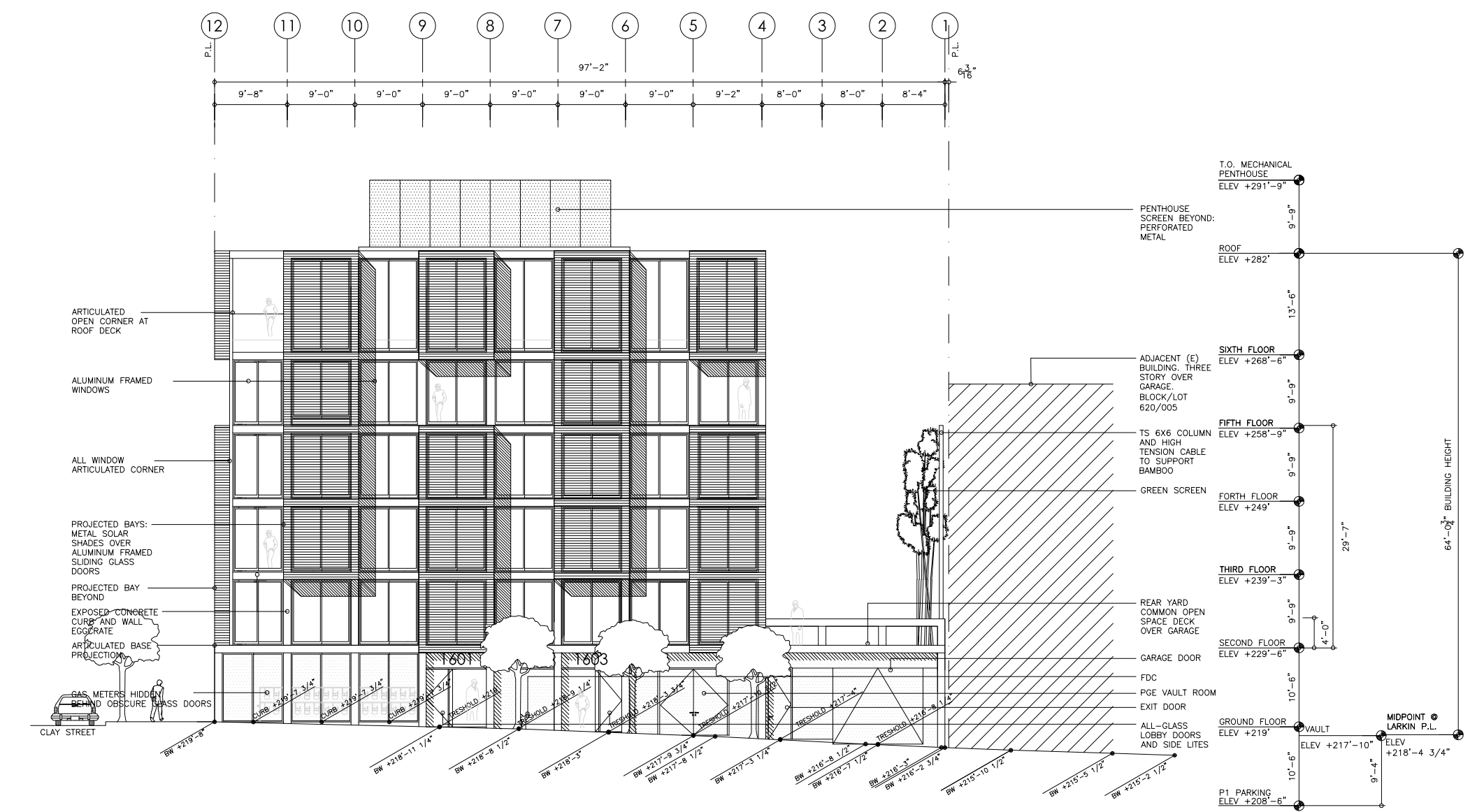
NOTES

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

Natoma Architects Inc.
 1022 Natoma Street, Box 4
 San Francisco, CA 94103
 T 415.624.8977
 F 415.624.8978
 E info@natoma.com

1601 LARKIN STREET

SAN FRANCISCO, CA



0 8 16 32 ELEVATION: EAST/LARKIN ST. 1

NOTES

| | |
|-------|-------------|
| DATE | 03-10-2010 |
| SCALE | 1/8"=1'-0" |
| DRAWN | BH |
| JOB | 1601 LARKIN |
| FILE | LA_A3.3.DWG |
| SHEET | A3.3 |
| OF | SHEET |

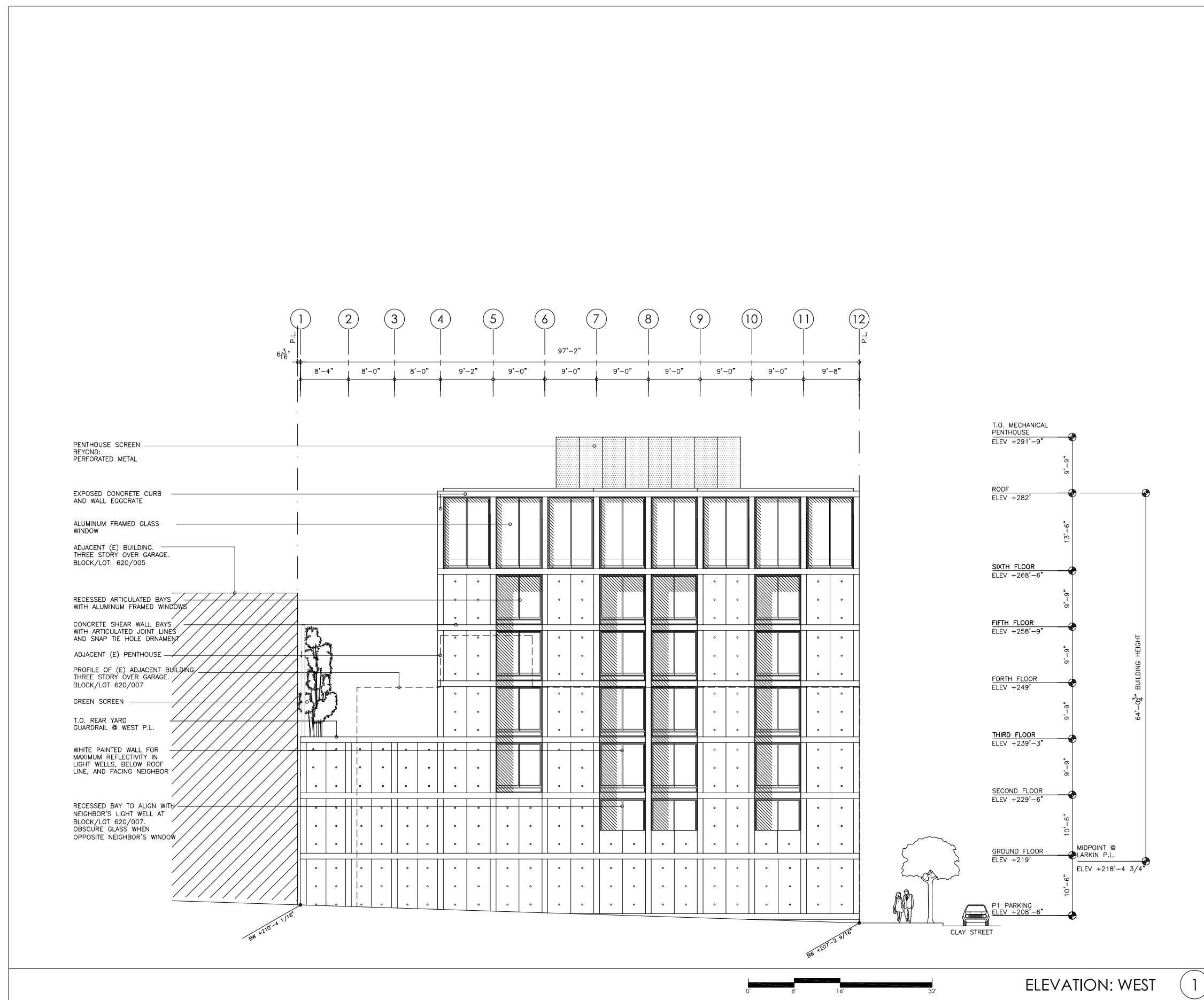
| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

Natoma Architects Inc.
 1022 Natoma Street, Ste. 4
 San Francisco, CA 94103
 T 415.624.8977
 F 415.624.8978
 E info@natoma.com

1601 LARKIN STREET

SAN FRANCISCO, CA

| | |
|-------|-------------|
| DATE | 03-10-2010 |
| SCALE | 1/8"=1'-0" |
| DRAWN | BH |
| JOB | 1601 LARKIN |
| FILE | LA_A3.4.DWG |
| SHEET | A3.4 |
| OF | SHEET |



- PENTHOUSE SCREEN BEYOND: PERFORATED METAL
- EXPOSED CONCRETE CURB AND WALL EGGRATE
- ALUMINUM FRAMED GLASS WINDOW
- ADJACENT (E) BUILDING. THREE STORY OVER GARAGE. BLOCK/LOT: 620/005
- RECESSED ARTICULATED BAYS WITH ALUMINUM FRAMED WINDOWS
- CONCRETE SHEAR WALL BAYS WITH ARTICULATED JOINT LINES AND SNAP TIE HOLE ORNAMENT
- ADJACENT (E) PENTHOUSE
- PROFILE OF (E) ADJACENT BUILDING THREE STORY OVER GARAGE. BLOCK/LOT 620/007
- GREEN SCREEN
- T.O. REAR YARD GUARDRAIL @ WEST P.L.
- WHITE PAINTED WALL FOR MAXIMUM REFLECTIVITY IN LIGHT WELLS, BELOW ROOF LINE, AND FACING NEIGHBOR
- RECESSED BAY TO ALIGN WITH NEIGHBOR'S LIGHT WELL AT BLOCK/LOT 620/007. OBSCURE GLASS WHEN OPPOSITE NEIGHBOR'S WINDOW

- T.O. MECHANICAL PENTHOUSE ELEV +291'-9"
- ROOF ELEV +282'
- SIXTH FLOOR ELEV +268'-6"
- FIFTH FLOOR ELEV +258'-9"
- FOURTH FLOOR ELEV +249'
- THIRD FLOOR ELEV +239'-3"
- SECOND FLOOR ELEV +229'-6"
- GROUND FLOOR ELEV +219'
- MIDPOINT @ LARKIN P.L. ELEV +218'-4 3/4"
- P1 PARKING ELEV +208'-6"

64'-0 3/4" BUILDING HEIGHT



ELEVATION: WEST

1

NOTES

1. CONTEXT

2. RENDERINGS

3. PLANS, SECTIONS, ELEVATIONS

4. GREEN VICTORIAN

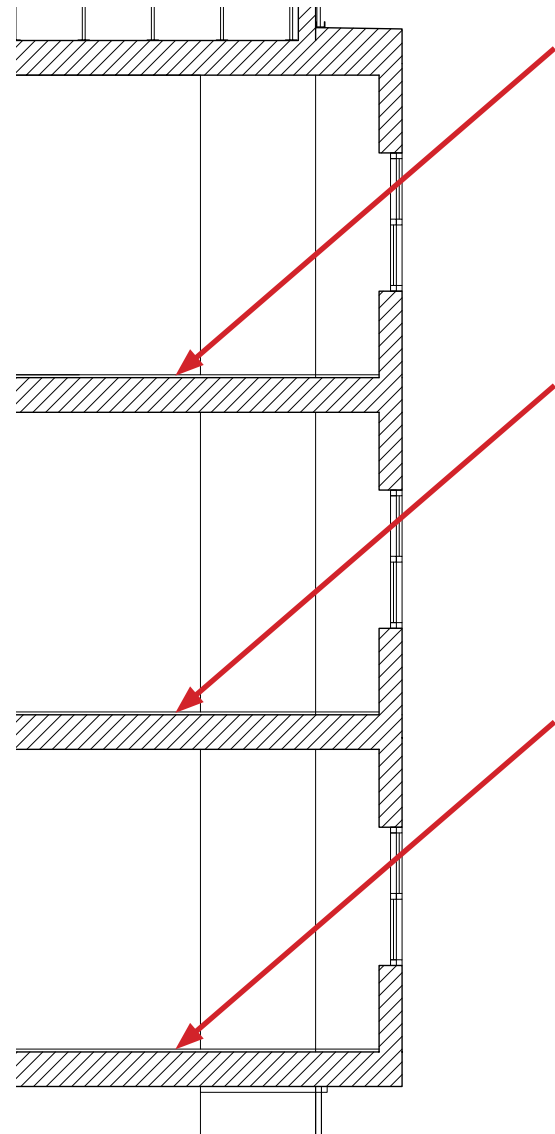
5. NEIGHBORHOOD DESIGN STANDARDS

6. NEIGHBORHOOD SUPPORT MAP



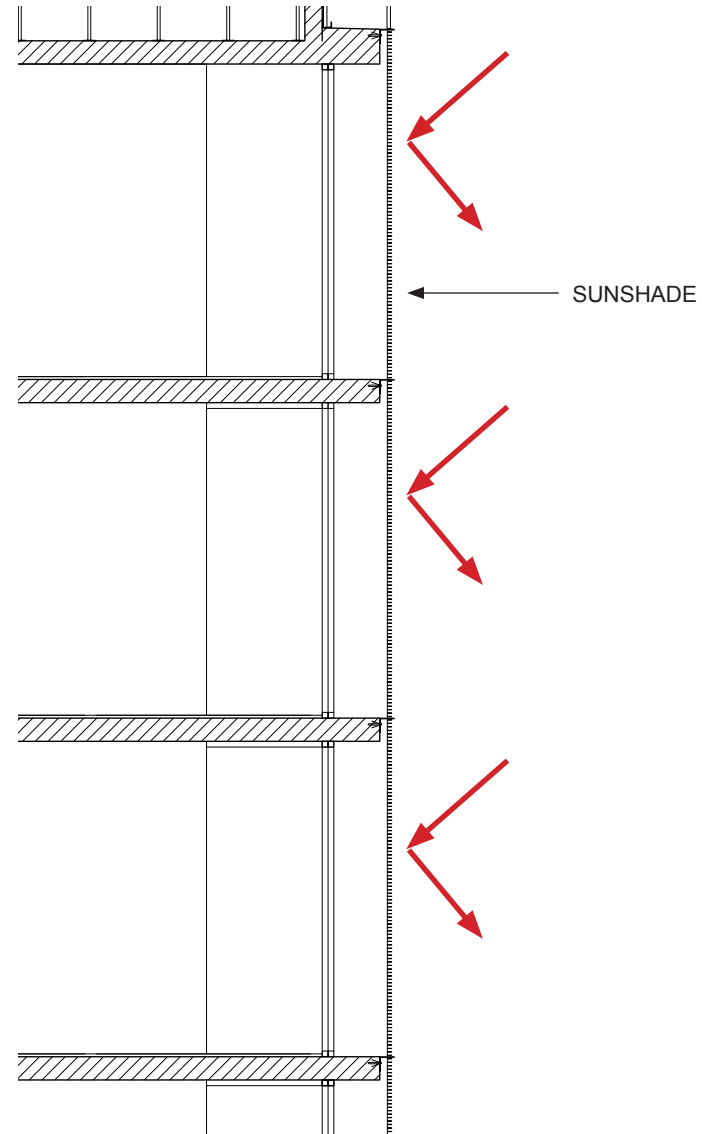
THE GREEN VICTORIAN

TRADITIONAL BAY WINDOW SECTION



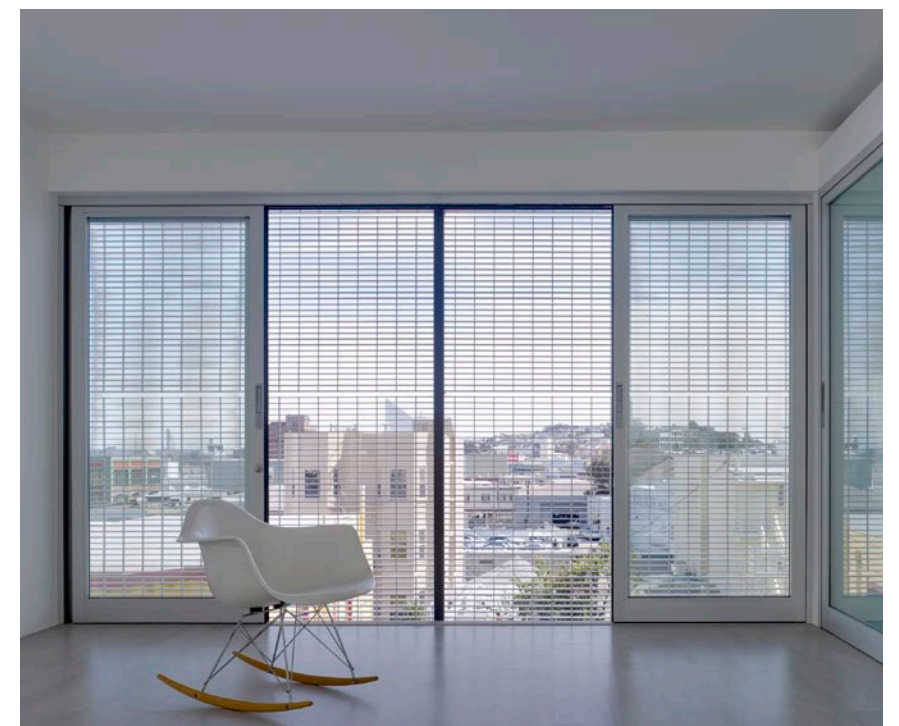
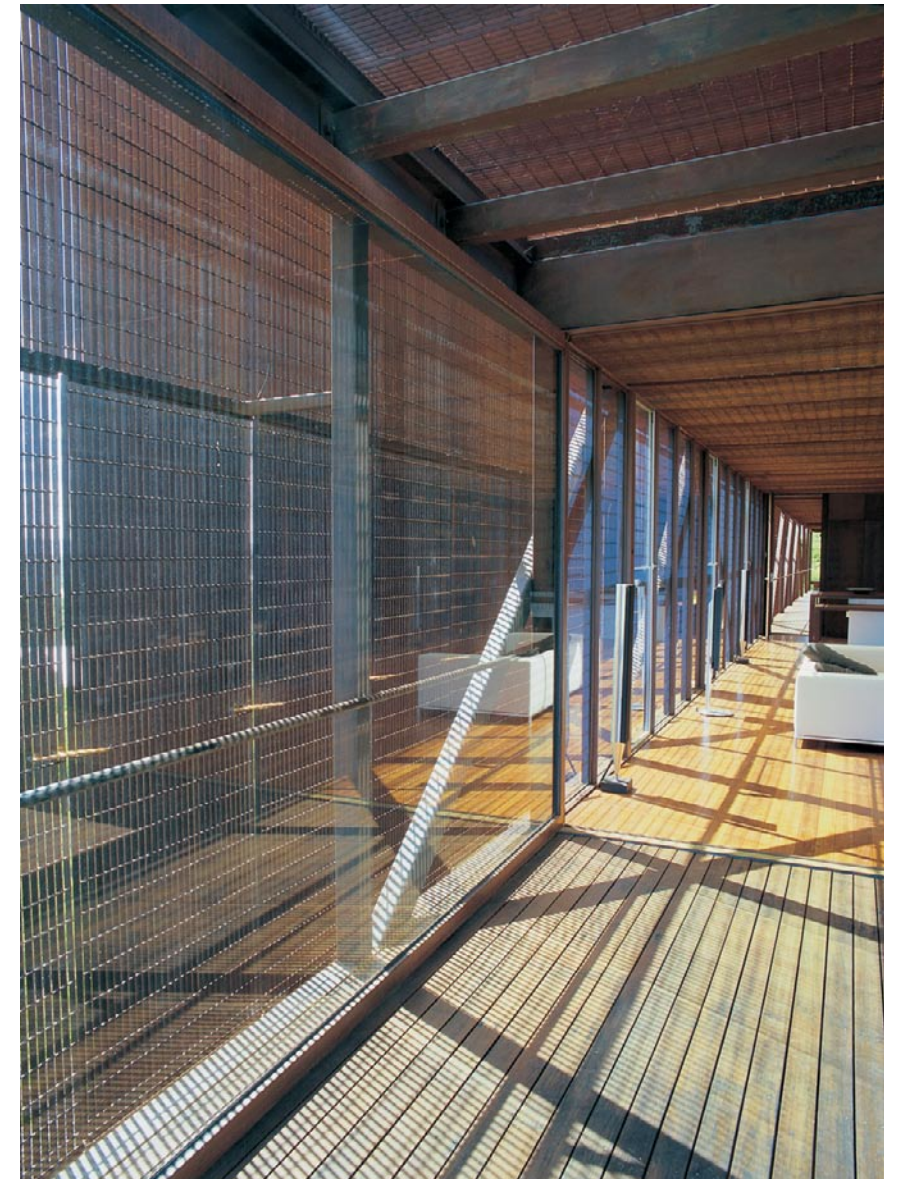
TRADITIONAL BAY WINDOWS ALLOW SOLAR GAIN IN SUMMER MONTHS

PROPOSED BAY WINDOW SECTION

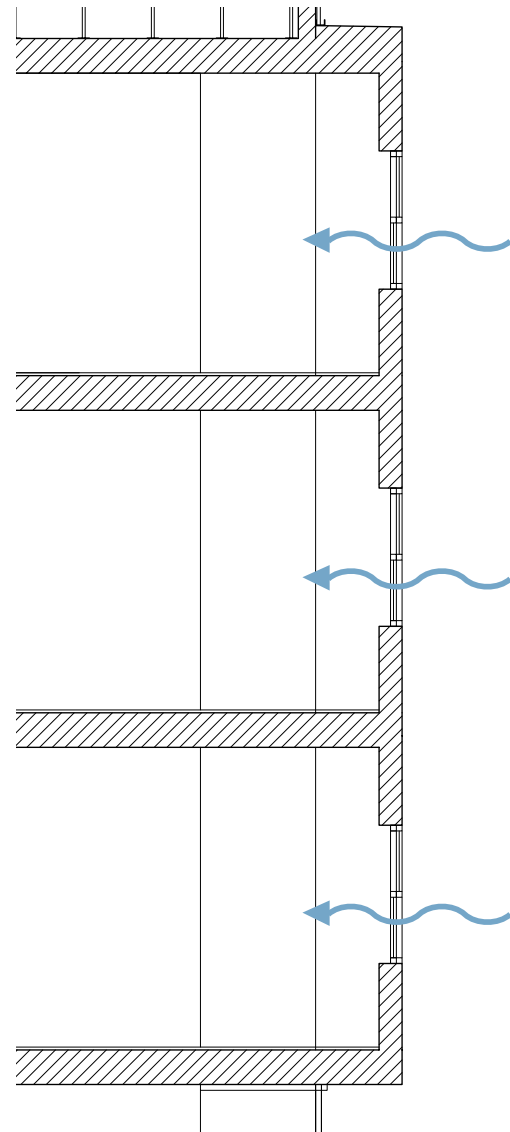


PERMANENT SUNSHADES ON 40% OF SOUTH FACADE REDUCES SOLAR GAIN IN THE SUMMER WHICH REDUCES MECHANICAL COOLING.

SOLAR SHADING

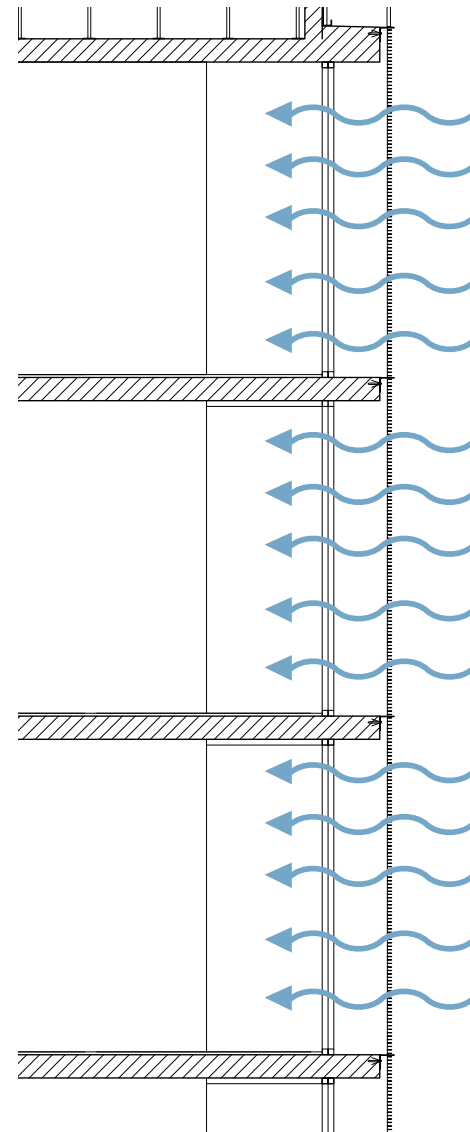


TRADITIONAL BAY WINDOW SECTION



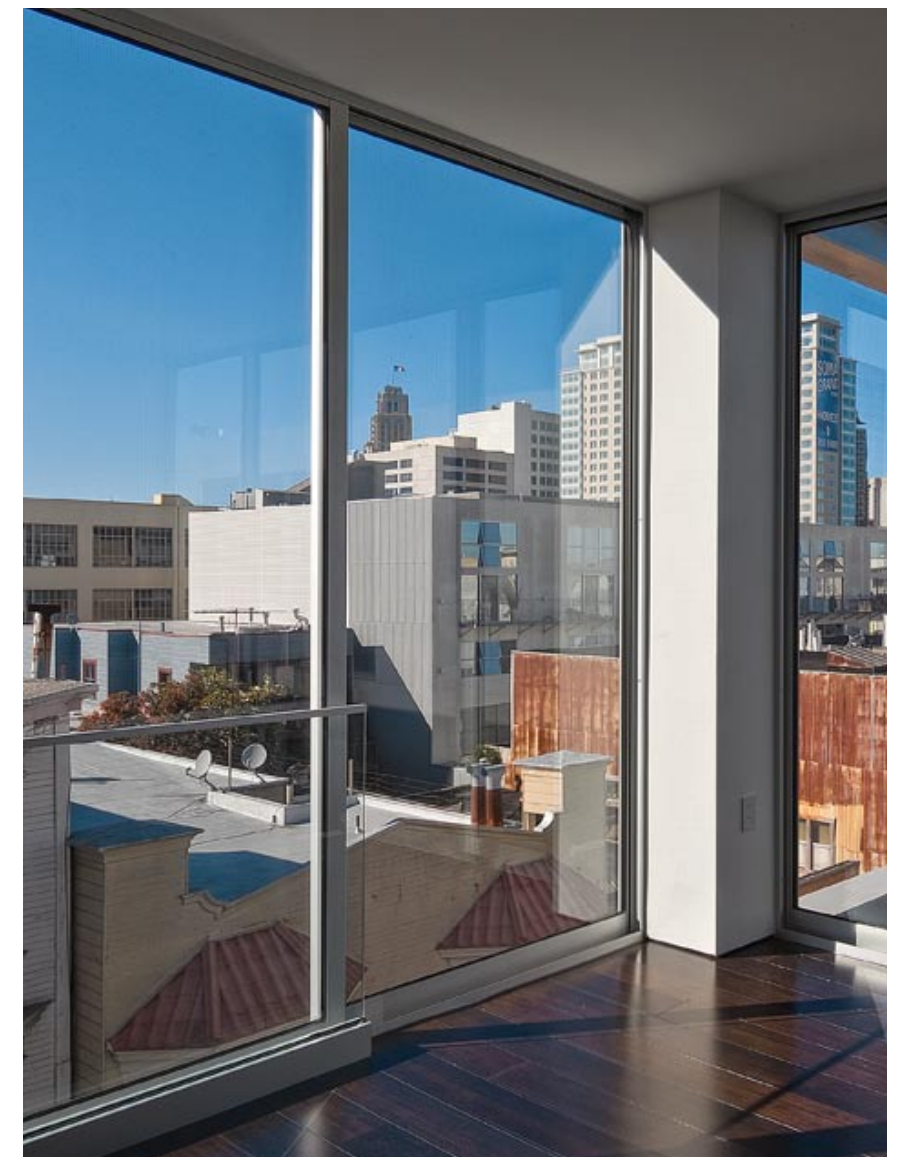
SMALL VENT SIZES ON A TRADITIONAL BAY WINDOW
LIMIT THE AMOUNT OF NATURAL VENTILATION

PROPOSED BAY WINDOW SECTION

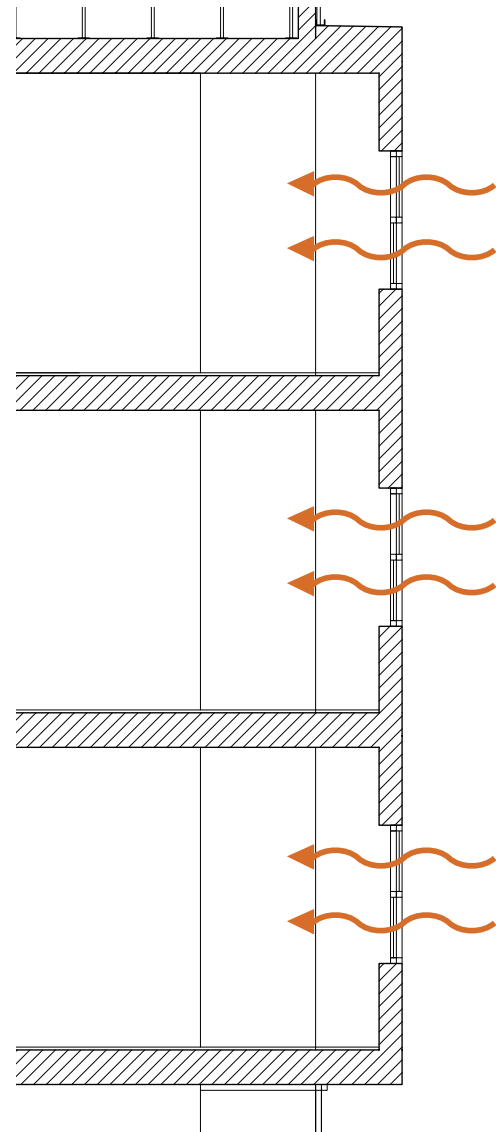


FLOOR TO CEILING OPERABLE DOORS PROVIDE
AMPLE VENTILATION IN EACH UNIT TO REDUCE
MECHANICAL COOLING

PASSIVE VENTILATION

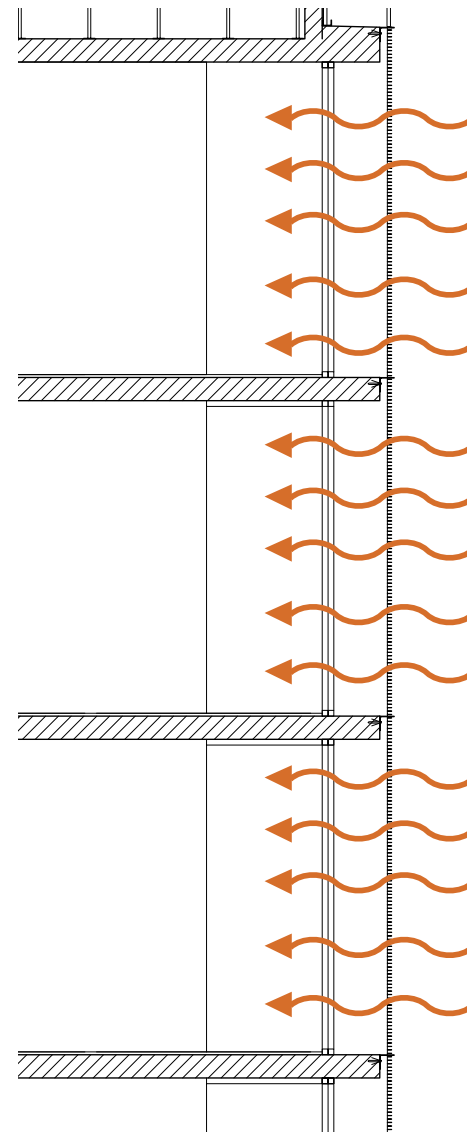


TRADITIONAL BAY WINDOW SECTION



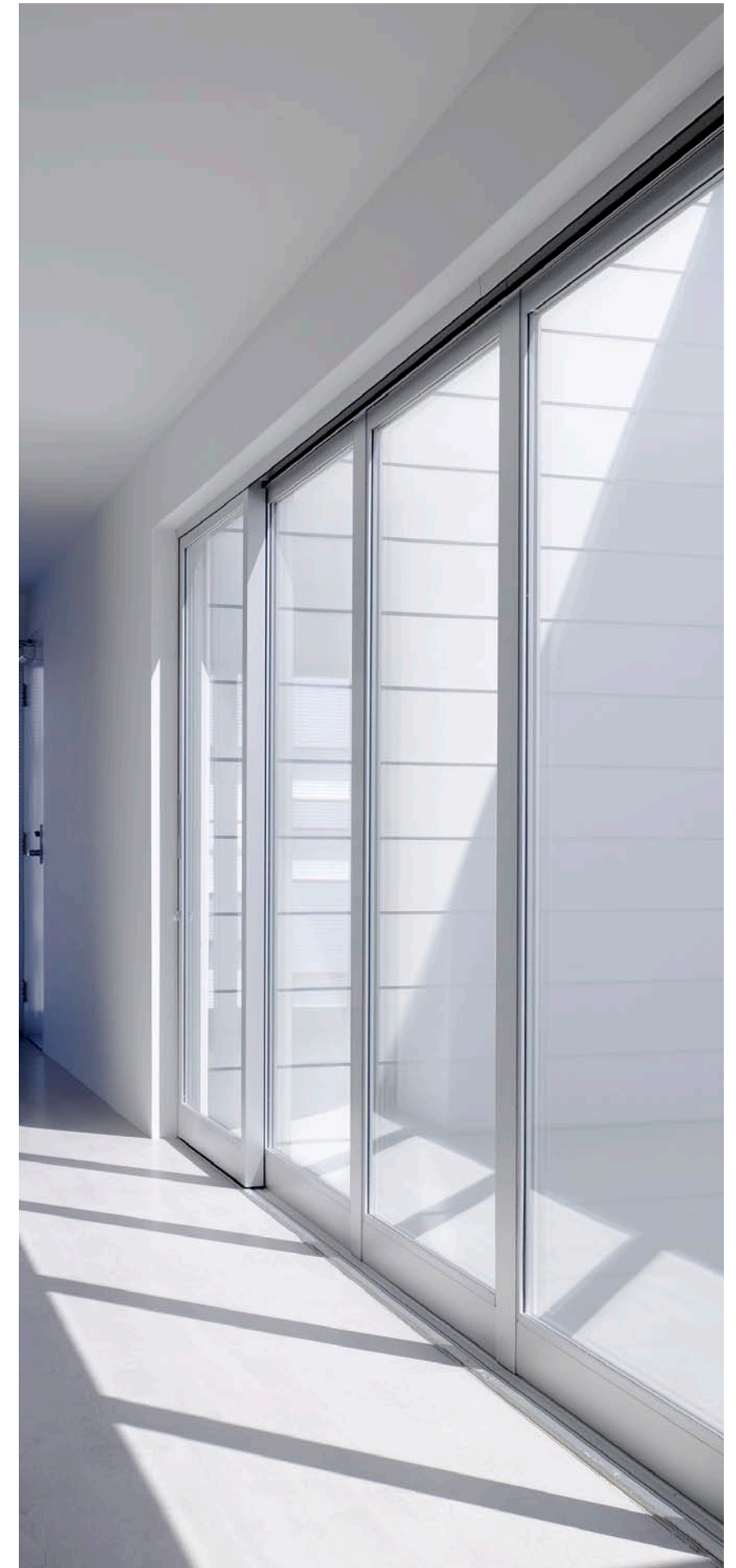
SMALL PUNCHED WINDOW OPENINGS DO NOT PROVIDE ENOUGH LIGHT FOR EACH UNIT AND THEREFORE REQUIRE HIGHER ELECTRICITY LOADS.

PROPOSED BAY WINDOW SECTION

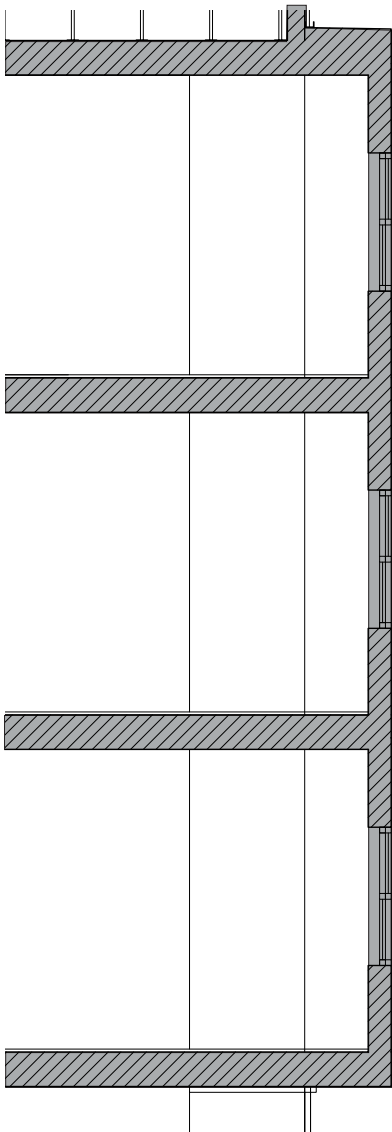


FLOOR TO CEILING GLAZING ALLOWS AMPLE NATURAL LIGHT WHICH REDUCES ELECTRICITY LOADS

NATURAL LIGHT

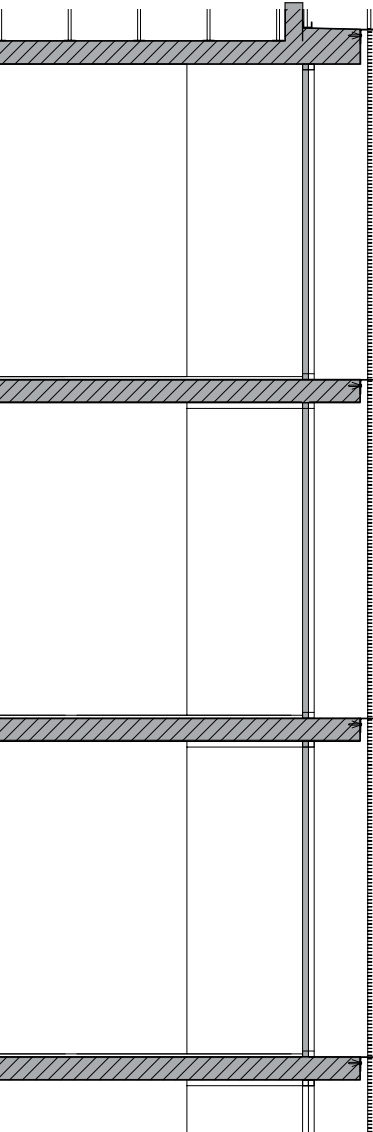


TRADITIONAL BAY WINDOW SECTION



TRADITIONAL FRAMING WITH PUNCHED WINDOWS
REQUIRES A HIGH VOLUME OF MATERIAL PER SQ FT

PROPOSED BAY WINDOW SECTION



CURTAINWALL GLAZING WITH CONCRETE FRAMING
USES A LOW VOLUME OF MATERIAL PER SQ FT

MATERIAL LIGHTNESS

PROPOSED LIVING WALL



A LIVING WALL WILL SCREEN THE ADJACENT PROPERTY WITH LUSH VEGETATION.

LIVING WALL

1. CONTEXT

2. RENDERINGS

3. PLANS, SECTIONS, ELEVATIONS

4. GREEN VICTORIAN

5. NEIGHBORHOOD DESIGN STANDARDS

6. NEIGHBORHOOD SUPPORT MAP

**1601 LARKIN ST., BLOCK 0620, LOT 006, APPLICATION 2004.0557CV
 APPENDIX D – DESIGN REVIEW CHECKLIST**

NEIGHBORHOOD CHARACTER (pages 7-10*)

| QUESTION | |
|--------------------------------------|---|
| The Visual Character is: (Check one) | |
| Defined | |
| Mixed | X |

Comments:

Mixed Architectural Character sample in a 1-2 block radius:

- MODERN/CONTEMPORARY: Immediately East at 1600 Larkin (0217/026) per Exhibit B; 1638 Larkin (0217/047); 1733 Larkin (0597/003); 1490 Sacramento(0219/012); 1205 Hyde (0218/008); 1215 Hyde (0218/007)
- MODERNE: Restaurant at 1750 Polk (0621/020)
- SPANISH/MEDITERRANEAN: 1545 Larkin (0621/002A); 1570 Clay (0217/013); 1531 Clay (0218/024); 1328 Hyde (0216/016); 1478 Jackson (0185/018); 1414 Jackson (0185/045); 1523 Sacramento (0249/001)
- TUDOR/BAVARIAN: 1317 Hyde (0217/038 to 043)
- GEORGIAN: 1611 Clay St. (0621/001) per Exhibit A
- QUEEN ANNE: 14901 Hyde (186/028)
- VICTORIAN: 1701 Larkin (0597/005); 1651 Larkin (0620/002); 1637 Larkin (0620/003)
- ANGLO DUTCH: Store at 1522 Polk (0644/015)
- NEOCLASSICAL: Church at 1535 Jackson (0597/022); School at (0186/007)
- ITALIANTE: 1434 Larkin (0249/018); 1661 Sacramento (0644/020); 1606 Washington (0597/006)
- EDWARDIAN: 1590 Sacramento (0218/015); 1758 Larkin (0186/019); Mixed use at 1688 Sacramento (0621/023 to 031)
- CRAFTSMAN/BUNGALOW: Immediately East at 1600 Larkin (0217/026) per Exhibit B; 1545 Jackson (0597/021); Church at 1269 Hyde (0218/001)
- CAPE COD: 1522 Sacramento (0218/010)
- CHICAGO/COMMERCIAL: 1369 Hyde (021/025) per Exhibit C

SITE DESIGN (pages 11-21)

| QUESTION | ANSWER | YES | NO | N/A |
|--|--|-----|----|-----|
| Topography (page 11) | | | | |
| Does the building respect the topography of the site and the surrounding area? | Project includes a continuous horizontal cornice/roof line consistent with the neighboring mid sized multi-family buildings: Immediately South at 1611 Clay St. (0621/001) per Exhibit A; Immediately East at 1600 Larkin (0217/026) per Exhibit B; A block North East at 1369 Hyde St. (0217, 025) per Exhibit C; A block South at 1601 Sacramento (0644/001) per Exhibit D; A block North at 1664 Larkin (0217/019) per Exhibit E, as well as other buildings of similar bulk/mass and/or cornice/roofline in the vicinity per Exhibits F and G. | X | | |
| Is the building placed on its site so it responds to its position on the block and to the placement of surrounding | Project rear yard is consistent with the existing yard (on grade parking). Project extends to the corner, consistent with all building corners on | X | | |

| | | | | |
|--|--|---|--|---|
| buildings? | this intersection. | | | |
| Front Setback (pages 12-15) | | | | |
| Does the front setback provide a pedestrian scale and enhance the street? | The Project extends to the sidewalk frontage consistent with adjacent buildings at 1630 Clay (0620/007) to the West and 1625 Larkin (0620/005) to the North. There is no front yard precedent in the vicinity. The project includes windows at grade to connect to the street. | X | | |
| Does the building provide landscaping in the front setback? | There is no immediate adjacent front yard landscaping precedent. The majority of the neighborhood does not include landscaping adjacent to the sidewalk. | | | X |
| Side Spacing (page 15) | | | | |
| Does the building respect the existing pattern of side spacing? | The Project extends fully to the side property, at grade, consistent with adjacent buildings and the majority of buildings. The Project's rear yard, appears like a side yard from Larkin with a break between buildings, and is similar with the existing conditions: immediately East at 1600 Larkin (0217/026) per Exhibit B; Immediately South East at 1595 Clay (0218/019); and a block North at 1664 Larkin (0217/019). | X | | |
| Rear Yard (pages 16-17) | | | | |
| Is the building articulated to minimize impacts on light to adjacent properties? | The project's North facade includes a 25% rear yard and protects the light well on the adjacent North property at 1625 Larkin (0620/005). The roof cornice includes a low curb in lieu of a parapet. The top floor includes outdoor decks to pull back the roof at the West facade and SE and NE corners. The Project's West property wall includes three light wells, of which one aligns with the adjacent building's light well at 1630 Clay (0620/007). | X | | |
| Is the building articulated to minimize impacts on privacy to adjacent properties? | A landscaped privacy screen is proposed on the North end of the Project's rear yard with a solid guardrail, adjacent to 1625 Larkin (0620/005). Translucent glass is proposed on the Project's windows in the light wells facing 1630 Clay (0620/007) to the West. | X | | |
| Views (page 18) | | | | |
| Does the project protect major public views from public spaces | No public space in the vicinity | | | X |
| Special Building Locations (page 19-21) | | | | |
| Is greater visual emphasis provided for corner buildings? | Project includes the following features: Upper floors pulled back from the base revealing an articulated corner step; Top floor of the corner open to sky and vegetated to minimize the mass; Composition of projected bays in a variety of lengths and locations; Delicate bar grating solar screens on the projected bays emulate the horizontal lines of siding on neighboring buildings; Transparent all-glass lobby with landscape rocks and fireplace visible from street; | X | | |

| | | | | |
|---|--|---|--|---|
| | Landscape screen on Rear Yard deck visible from street on Larkin; A variety of translucency incorporated (clear, translucent, opaque, perforated); A variety of materials and color (obscure glass, clear glass, bar grating, perforated metal, concrete grid, aluminum framed windows); A variety of planar surfaces (projected bays, projected base, recessed walls at grade, recessed roofline at decks, recessed wall at light wells). | | | |
| Is the building façade designed to enhance and compliment adjacent public spaces? | No adjacent public space. | | | X |
| Is the building articulated to minimize impacts on light to adjacent cottages? | No adjacent cottages. | | | X |
| Building Scale (pages 23-27) | | | | |
| Is the building's height and depth compatible with the existing building scale at the street? | The proposed project is shorter and less deep than residential building at 1369 Hyde St. (0217, 025), an eight story residential building a block away to the NE per Exhibit C. The proposed project is of a similar depth to nearby corner buildings: Immediately South at 1611 Clay St. (0621/001) per Exhibit A; Immediately East at 1600 Larkin (0217/026) per Exhibit B; Immediately SE at 1595 Clay (0218/019); A block South at 1501 Larkin (0621/006), 1590 Sacramento (0218/015), 1601 Sacramento (0644/001) per Exhibit D, and 1589 Sacramento (0249/022); A block North at 1605 Larkin (0620/001) and 1664 Larkin (0217/019) per Exhibit E. At the top story, the Project includes clipped corners at the SE and NE with outdoor decks, and the majority of the West includes an outdoor deck. The perimeter of the roof includes a low curb in lieu of a parapet. Projected bays are spaced, dimensioned, and arranged, similar to adjacent buildings, to continue the bay window rhythm of the neighborhood. The Project's bays are aligned with the cornice line of the immediately adjacent building to the North at 1631 Larkin (0620/004) for continuity. The Project's base steps out from the building face to emphasize the lower scale of the street and match neighboring bases. | X | | |
| Is the building's height and depth compatible with the existing building scale at the mid-block open space? | Project rear yard is consistent with the existing yard (on grade parking). The Project's rear yard is deeper and more generous than both adjacent property rear yards to the North at 1625 Larkin (0620/005), and to the West at 1630 Clay (0620/007). The Project's rear yard is continuous with the existing mid block open space. | X | | |
| Building Form (pages 28-30) | | | | |
| Is the building's form compatible with that of surrounding buildings? | Project includes a roofline and form consistent with neighboring mid sized multi-family buildings: Immediately South at 1611 Clay St. | X | | |

| | | | | |
|--|--|---|--|--|
| | (0621/001) per Exhibit A; Immediately East at 1600 Larkin (0217/026) per Exhibit B; A block to the North East at 1369 Hyde St.(0217/025) per Exhibit C; A block South at 1601 Sacramento (0644/001) per Exhibit D; A block North at 1664 Larkin (0217/019) per Exhibit E; as well as other buildings of similar bulk/mass in the vicinity per exhibits F and G. | | | |
| Is the building's façade width compatible with those found on surrounding buildings? | The proposed project is shorter than residential building at 1369 Hyde St. (0217, 025), a block to the North East per Exhibit C. The proposed project is of a similar façade width to neighboring buildings: Immediately South at 1611 Clay St. (0621/001) per Exhibit A; Immediately East at 1600 Larkin (0217/026) per Exhibit B; Immediately SE at 1595 Clay (0218/019); A block South at 1501 Larkin (0621/006), 1590 Sacramento (0218/015), 1601 Sacramento (0644/001) per Exhibit D, and 1589 Sacramento (0249/022); A block North at 1605 Larkin (0620/001) and 1664 Larkin (0217/019) per Exhibit E. | X | | |
| Are the building's proportions compatible with those found on surrounding buildings? | Projected bays are spaced, dimensioned, and arranged, similar to adjacent buildings, to continue the bay window rhythm of the neighborhood. The Project's bays are aligned with the cornice line of the immediately adjacent building to the North at 1625 Larkin (0620/005) for continuity. The Project's base steps out from the building face to emphasize the lower scale of the street and match neighboring bases such as: The concrete grid reveals the floor levels and bay divisions similar to the proportions of neighboring buildings | X | | |
| Is the building's roofline compatible with those found on surrounding buildings? | Project includes a roofline and form consistent with the neighboring mid sized multi-family buildings: Immediately South at 1611 Clay St. (0621/001) per Exhibit A; Immediately East at 1600 Larkin (0217/026) per Exhibit B; A block to the North East at 1369 Hyde St.(0217/025) per Exhibit C, A block South at 1601 Sacramento (0644/001) per Exhibit D; A block North at 1664 Larkin (0217/019) per Exhibit E; as well as other buildings of similar bulk/mass in the vicinity per exhibits F and G. The Project's roofline is articulated similar to neighboring buildings with a cornice line that wraps around projected bays and is on multiple planes as opposed to a straight line. | X | | |

Comments:

ARCHITECTURAL FEATURES (pages 31-41)

| QUESTION | ANSWER | YES | NO | N/A |
|----------|--------|-----|----|-----|
|----------|--------|-----|----|-----|

| Building Entrances (pages 31-33) | | | |
|--|--|---|---|
| Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building? | All-glass lobby window and doors promote a visual connection with the street; Landscape rocks extend from the outside to inside; Fireplace visible from street for a warm glow. Project entry is consistent with most neighboring entrances with a door near the lot line at sidewalk without any major setback feature | X | |
| Does the location of the building entrance respect the existing pattern of the building entrances? | Project entry is consistent with most neighboring entrances with a door near the lot line at the sidewalk without any major setback feature. The Project entry is near the mid point of the Larkin façade (as opposed to the corner) similar to other mid lot entry locations per neighboring corner buildings: Immediately South at 1611 Clay St. (0621/001) per Exhibit A; Immediately South East at 1595 Clay (0218/019); A block East at 1500 Clay (0217/005) and 1480 Clay (0216/013); A block South at 1501 Larkin (0621/006), 1590 Larkin (0218/015), 1589 Sacramento (0249/022)0, and 1601 Sacramento (0644/001) per Exhibit D; A block North at 1701 Larkin (0597/005), 1590 Washington (0186/010), and 1664 Larkin (0217/019) per Exhibit E; A block North East at 1369 Hyde (0217/025) per Exhibit C. | X | |
| Is the building's front porch compatible with existing porches of surrounding buildings? | No dominant front porch precedent here. | | X |
| Are utility panels located so they are not visible on the front building wall or on the sidewalk? | These are located behind obscure glass doors, accessible to PGE, and design to appear like the adjacent windows of dwellings on one side and the lobby on the other side. | X | |
| Bay Windows (page 34) | | | |
| Are the length, height and type of bay windows compatible with those found on surrounding buildings? | Projected bays are spaced, dimensioned, and arranged, similar to adjacent buildings, to continue the bay window rhythm of the neighborhood. The Project's projected bays are aligned with the cornice line of the immediately adjacent building to the North at 1625 Larkin (0620/005) for continuity. The project's 90 degree projected bays are similar in profile and size to the bay windows immediately East at 1600 Larkin (0217/026) per Exhibit B, a block South at 1525 Larkin (0621/004), and a block North at 1638 Larkin (0217/044-051). | X | |
| Garages (pages 34-37) | | | |
| Is the garage structure detailed to create a visually interesting street frontage? | The proposed garage doors on Larkin and Clay are slightly pulled back from the property line and virtually in the same plane as the adjacent buildings to the North at 1625 Larkin (0620/005) and West at 1630 Clay (0620/007). | X | |
| Are the design and placement of the garage entrance and door compatible with the building and surrounding area? | The adjacent buildings to the North at 1625 Larkin (0620/005) and West at 1630 Clay (0620/007) both include garage doors | X | |

| | immediately adjacent to the two proposed garage doors. The Project doors are set back from the property line a few feet for a shadow line above and to minimize its presence on the sidewalk similar to 1630 Clay (0620/007), immediately West. The adjacent door to the North at 1625 Larkin (0620/005) is a similar proportioned rectangular door with a flat face. The two garage doors to the West at 1632-1642 Clay (0620/028-036) include grids of panelized squares. The Project emulates this with perforated aluminum screens with a grid pattern of squares in a similar proportion. | | | |
|---|--|---|--|---|
| Is the width of the garage entrances minimized? | The project doors and curb cut dimensions meet or exceed code and are consistent with the scale of this Project. The Project proposes 2 entrances similar in quantity and width to 1600 Larkin (0217/026), immediately East, per Exhibit B. | X | | |
| Is the placement of the curb cut coordinated to maximize on-street parking? | The new curb cut on Larkin is approximately where the existing curb cut is. The project's ratio of curb cut length to building façade length is much lower than the majority of neighboring buildings. The length of the Project property ensures that the majority of street stalls remain in tact. The Project proposes 2 curb cuts similar in quantity and width to 1600 Larkin (0217/026), immediately East, per Exhibit B. | X | | |
| Rooftop Architectural Features (pages 38-41) | | | | |
| Is the stair penthouse designed to minimize its visibility from the street? | The stair penthouse is located in the core of the building and thus the center of the roof. It is surrounded by a decorative perforated metal screen which ties into other elements of the building with the same material. It is 24' away from the nearest roof curb, and visibility from the street should be zero typically and minimal from the uphill view. | X | | |
| Are the parapets compatible with the overall building proportions and other building elements? | Low curbs in lieu of parapets are incorporated on the roof edge. The projected bays extend to the roof line and create a broken roof profile in multiple planes. The roof line is "clipped:" at the NE and SE corners and the majority of the West Roof is set back for open decks and to reduce the mass at the top. | X | | |
| Are the dormers compatible with the architectural character of surrounding buildings? | No dormers in this project. The majority of buildings in this neighborhood have flat roofs without dormers. | | | X |
| Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings? | There are no windscreens in this project. | | | X |

Comments:

BUILDING DETAILS (pages 43-48)

| QUESTION | ANSWER | YES | NO | N/A |
|---|---|-----|----|-----|
| Architectural Details (pages 43-48) | | | | |
| Are the placement and scale of architectural details compatible with the building and the surrounding area? | Project includes the following details: Upper floors pulled back from ground floor revealing an articulated base similar to neighbors; Concrete grid reveals the floor levels and bay divisions similar to the proportions of neighboring buildings; Composition of projected bays in a variety of lengths and locations similar to neighboring buildings; Delicate bar grating solar screens on the projected bays emulate the horizontal lines of siding on neighboring buildings; A variety of materials and color incorporated for visual interest (obscure glass, clear glass, bar grating, perforated metal, concrete grid, aluminum framed windows); A variety of planar surfaces on façade and roofline similar to neighbors (projected bays, projected base, recessed roofline at decks, recessed wall at light wells); Projected bays are aligned with the cornice line of the immediately adjacent building to the North at 1625 Larkin (0620/005) for continuity; Project's horizontal floor articulation is similar to the building immediately South at 1611 Clay St. (0621/001) per Exhibit A; Project's 90 degree projected bays are similar in profile and size to the bay windows immediately East at 1600 Larkin (0217/026) per Exhibit B, a block South at 1525 Larkin (0621/004), and a block North at 1638 Larkin (0217/044-051). | X | | |
| Windows (pages 44-46) | | | | |
| Do the windows contribute to the architectural character of the building and the neighborhood? | Windows framed by the concrete grid, reveal the floor levels and vertical bay divisions similar to proportions of neighboring buildings; Composition of projected bays in a variety of lengths and locations similar to neighbors; Projected bays are aligned with the cornice line of the immediately adjacent building to the North at 1625 Larkin (0620/005) for continuity; Project's 90 degree projected bays, 90 degree windows, and aluminum frames are similar in profile, size, shape, and material, to the bay windows immediately East at 1600 Larkin (0217/026) per Exhibit B, a block South at 1525 Larkin (0621/004), and a block North at 1638 Larkin (0217/044-051). | X | | |
| Are the proportion and size of the windows related to that of existing buildings in the neighborhood? | Windows framed by the concrete grid, reveal the floor levels and vertical bay divisions similar to proportions of neighboring buildings; Composition of projected bays in a variety of lengths and locations similar to neighbors; Projected bays are aligned with the cornice line of the immediately adjacent building to the North at 1625 Larkin (0620/005) for continuity; | X | | |

| | | | | |
|--|---|---|--|--|
| | Project's 90 degree projected bays, 90 degree windows, and aluminum frames are similar in profile, shape, and material, to the bay windows immediately East at 1600 Larkin (0217/026) per Exhibit B, a block South at 1525 Larkin (0621/004), and a block North at 1638 Larkin (0217/044-051). | | | |
| Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood? | The project includes simple, rectilinear, aluminum framed windows with internal framing divisions similar to neighboring buildings at: 1658 Clay (0620/011); 1544 Clay (0620/009); 1558 Clay (0217/011); 1538 Clay (0217/006A); 1515 Clay (0218/026); 1555 Clay (0218/021); 1519 Larkin (0621/005); 1539 Larkin (0621/003); 1545 Larkin (0621/002A); 1551 Larkin (0621/002); 1625 Larkin (0620/005); 1608 Larkin (0217/014); and 1624 Larkin (0217/029-037). The project includes aluminum framed window applications similar to neighboring contemporary buildings: immediately East at 1600 Larkin (0217/026); a block South at 1525 Larkin (0621/004); and a block North at 1638 Larkin (0217/044-051). | X | | |
| Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street? | See Answer above regarding window features. | X | | |
| Exterior materials (pages 47-48) | | | | |
| Are the type, finish and quality of the building's materials compatible with those used in the surrounding area? | The project includes a rich variety of high quality materials and color for visual interest: obscure glass, clear glass, bar grating, perforated metal, concrete grid, aluminum framed windows. The Project expresses a concrete grid consisting of a slab and bay end wall. Similarly, immediately East at 1600 Larkin (0217/026) per Exhibit B, concrete is expressed at the base with exposed columns, beams, guardrails, and walls. Concrete is a monolithic robust material similar to the monolithic smooth nature of stucco. Around half of the surrounding buildings are finished in stucco: 1700 Polk (0620/015), 1666 Clay (0620/012); 1658 Clay (0620/011); 1675 Clay (0621/017), 1665 Clay (0621/017A), 1645 Clay (0621/018), 1637 Clay (0621/019), 1635 Clay (0621/020), 1627 Clay (621/021), 1611 Clay (0621/001) per Exhibit A, 1558 Clay (0217/011), 1534 Clay (0217/006), 1512 Larkin (0217/005A), 1500 Clay (0217/005), 1531 Clay (0218/024), 1561 Clay (0218/027-031), 1555 Clay (0218/021), 1547 Clay (0218/022), 1551 Larkin (0621/002), 1545 Larkin (0621/002A), 1539 Larkin (0621/003), 1533 Larkin (0621/003A), 1525 Larkin (0621/004), 1516 Larkin (0218/016), 1520 Larkin (0218/017), 1532 Larkin (0218/018), 1608 Larkin (0217/014), 1642 Larkin (0217/018), | X | | |

| | | | | |
|--|---|---|--|--|
| | 1605 Washington (0620/001), 1625 Larkin (0620/005). Although concrete is visually similar to stucco, it is a superior material in terms of durability, maintenance, and strength. Delicate bar grating solar screens on the projected bays, emulate the horizontal lines of siding on neighboring buildings. The two garage doors to the West at 1632-1642 Clay (0620/028-036) include grids of panelized squares. The Project emulates this with perforated aluminum screens with a grid pattern of squares in a similar proportion. See the "windows" category of this checklist, regarding similar window types to the neighbor hood. | | | |
| Are the building's exposed walls covered and finished with quality materials that are compatible with the front façade and adjacent buildings? | See the answer above outlining the rich variety of materials on the facades facing the street on the South, East, and North. The Project's facades comprise mostly of a grid of floor lines and wall lines to accommodate a glass cladding infill for maximum transparency and lightness. In this regard there are no "walls" except the four concrete shear walls on the East façade which are mostly covered by the neighboring building. Concrete is of much higher quality in terms of strength, durability, and maintenance compared to stucco, siding, and shingles. The four shear walls are similar in width to a bay window. They appear like projected bays because they are framed by recessed light wells containing windows. The 3'-8" deep light well windows accommodate strong shadow lines enhancing façade modulation. The rhythm of the walls are consistent with projected the bays of the Project as well as the bay windows of neighboring buildings. The Project concrete wall surface is articulated by a graphic grid of formwork lines and a grid of snap-tie holes. The joint lines in the concrete are similar to the expressed concrete grid at the ground floor of the building immediately East at 1600 Larkin (0217/026) per Exhibit B. The floors are articulated with horizontal reveal lines, similar to the floor banding immediately South at 1611 Clay St. (0621/001), per Exhibit A. | X | | |
| Are the building's materials properly detailed and appropriately applied? | The design intent is not to copy the variety of building materials and details in this neighborhood of mixed visual character, for this would lead to a mimicry and result in a cluttered and disjointed solution. Instead, the project addresses these issues in a reductive way that makes visual relationships with the neighborhood without being literal, in terms of Materiality (Concrete visually similar to stucco, Solar screen banding similar to wood siding, Aluminum windows like other buildings, Perforated metal | X | | |

| | | | | |
|--|---|--|--|--|
| | screens similar to wood doors with panelized grids, Clear and opaque glass combing varying levels of reflection, transparency and color) and Mass/Scale (Base-body articulation, Floor banding articulation, Projected bay spacing and length, Roofline setbacks at decks, Cornice line in multiple planes, Shear wall articulation and spacing, Recessed windows/doors and light wells for shadow articulation). Specific examples of these relationships are listed elsewhere in the "Exterior Materials" category of this checklist. The Project also incorporates rigorous systems and sensitive detailing to address long term issues of building performance for today and for the future: Sustainability (Solar shading screens, Maximizing light and views, Cool roof vs. shingled pitched roof, Rapidly renewable landscaped privacy screens, Water conserving hardscape); Seismic (Integrate exposed concrete structure in detailing, rhythm, and form); Fire (Non flammable materials, Sprinklers); Acoustics (High mass concrete, Weather stripped and dual glazed windows), Durable and high quality materials (Concrete versus stucco, Aluminum frames versus wood frames, Perforated metal screens versus wood lattice or paneling, Joint and snap tie patterns versus applied wood trim). | | | |
|--|---|--|--|--|

Comments:

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (pages 49-54)

| QUESTION | ANSWER | YES | NO | N/A |
|--|--------|-----|----|-----|
| Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit? | N/A | | | X |
| Are the character-defining features of the historic building maintained? | N/A | | | X |
| Are the character-defining building form and materials of the historic building maintained? | N/A | | | X |
| Are the character-defining windows of the historic building maintained? | N/A | | | X |
| Are the character-defining garages of the historic building maintained? | N/A | | | X |

Comments:

TOTAL TALLY: YES, NO, N/A

| | YES | NO | N/A |
|--|-----|----|-----|
| | 31 | 0 | 12 |



EXHIBIT A: 1611 CLAY, BLOCK 0261, LOT 001
SIMILAR CORNICE/ROOF LINE, LENGTH, MID LOT ENTRY, AND HORIZONTAL
FLOOR LINE ARTICULATION AS PROPOSED PROJECT



EXHIBIT B: 1600 LARKIN, BLOCK 0217, LOT 026
SIMILAR CORNICE/ROOF LINE, LENGTH, BAYS, WINDOWS, SIDE SPACING, GARAGE,
MATERIALS, TO THE PROPOSED PROJECT



EXHIBIT C: 1369 HYDE, BLOCK 0217, LOT 025
SIMILAR CORNICE/ROOF LINE AND MID LOT ENTRY. LARGER DIMENSIONS
THAN PROPOSED PROJECT



EXHIBIT D: 1601 SACRAMENTO, BLOCK 0644, LOT 001
SIMILAR CORNICE/ROOF LINE LENGTH, MID LOT ENTRY, HORIZONTAL FLOOR ARTIC-
ULATION, BAY RHYTHM TO THE PROPOSED PROJECT



EXHIBIT E: 1664 LARKIN, BLOCK 0217, LOT 019
SIMILAR CORNICE/ROOF LINE AND MID LOT ENTRY. HORIZONTAL FLOOR LINE ARTICULATION TO PROPOSED PROJECT



EXHIBIT F: SURROUNDING BUILDINGS WITH SIMILAR MASS/BULK AND/OR CORNICE/ROOF LINE



EXHIBIT G: SURROUNDING BUILDINGS WITH SIMILAR MASS/BULK AND/OR CORNICE/ROOF LINE

1. CONTEXT

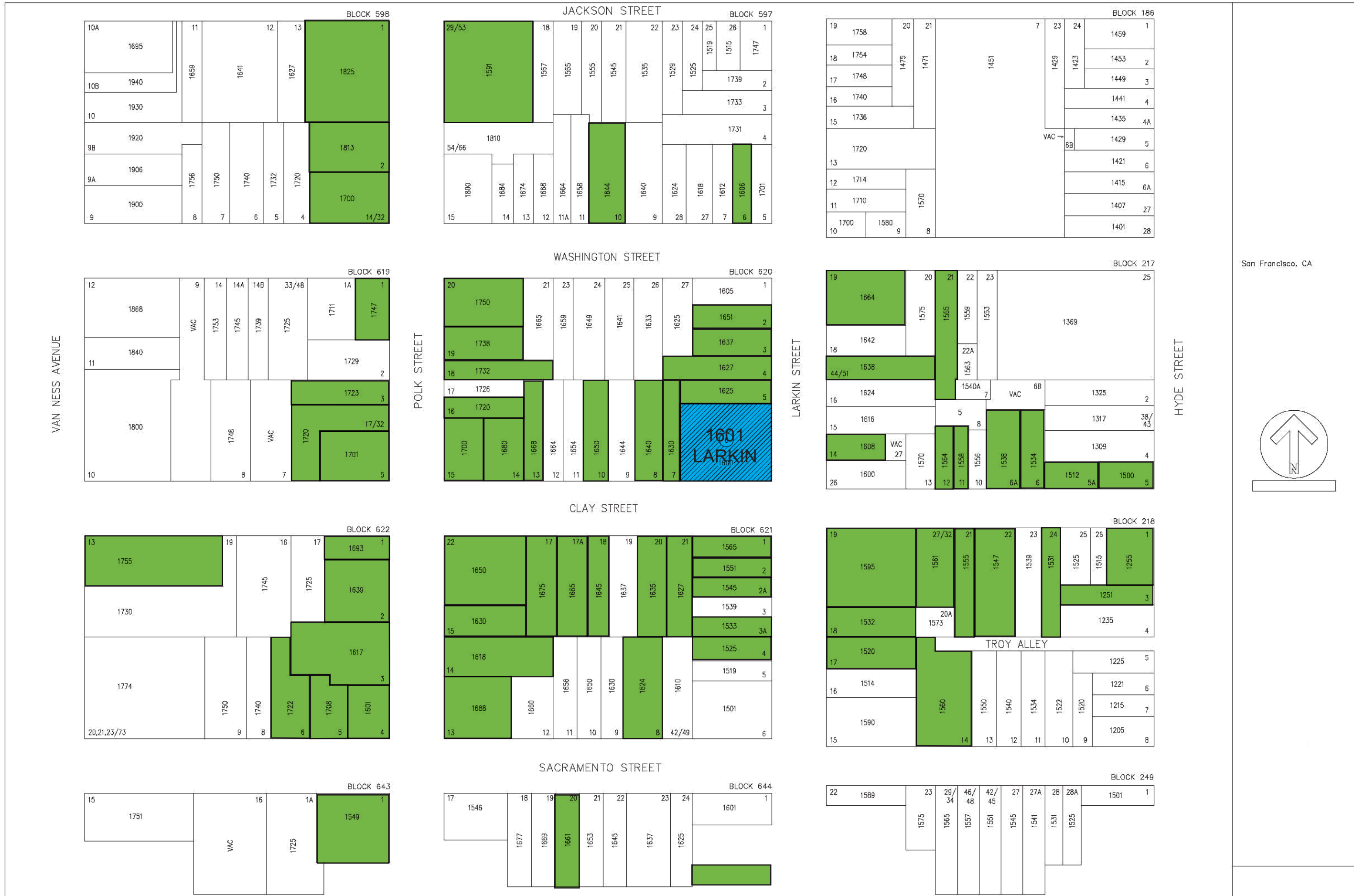
2. RENDERINGS

3. PLANS, SECTIONS, ELEVATIONS

4. GREEN VICTORIAN

5. NEIGHBORHOOD DESIGN STANDARDS

6. NEIGHBORHOOD SUPPORT MAP



NEIGHBORHOOD SUPPORT MAP

PLEASE NOTE: The final attachment in the staff report packet for the proposed project at 1601 Larkin Street (2004.0557CV) is titled:

"Project Sponsor Submittal in Support of Application (Including Correspondence in Support of Project)"

Due to the large size of this attachment, it is not included in the on-line version of the staff report packet. You may view a hardcopy of the unabridged staff report, including this attachment, at the offices of the San Francisco Planning Department offices:

**1650 Mission Street, 4th Floor
San Francisco, CA 94103**