



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: SEPTEMBER 16, 2010

Date: September 9, 2010
Case No.: 2010.0097D
Project Address: 30 Prescott Court
Zoning: RH-3 [Residential, Three-Family]
40-X Height and Bulk District
Block/Lot: 0143/029
Project Sponsor: Michael Hennessey
Hennessey Architects
161 Natoma Street
San Francisco, CA 94105
Staff Contact: Timothy Frye – (415) 575-6822
tim.frye@sf.gov
Recommendation: Do not take DR and approve as proposed

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

Reception
415.558.6378

Fax.
415.558.6409

Planning
Information.
415.558.6377

PROJECT DESCRIPTION

Based on the plans submitted to the Planning Department, dated February 4, 2010, the proposed project includes an interior and exterior rehabilitation of the historic building, including the construction of horizontal and vertical additions. The vertical addition will be setback a minimum of 12 feet from the street façade of the subject building. A variance from the rear yard requirements of the Planning Code was noticed and heard at the regularly scheduled variance hearing on March 24, 2010 and was granted by the Zoning Administrator on May 20, 2010.

SITE DESCRIPTION AND PRESENT USE

The subject building is at the northern edge of the Financial District within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District, bordering the North Beach NCD (Neighborhood Commercial District), and the Washington-Broadway Special Use District (Subarea 1). The property is located on the west side of Prescott Court, between Broadway and Vallejo Streets.

The subject building is a three-story flat with Classical architectural details, including a large recessed raised entry. The street façade is flanked by pilasters that are capped with egg and dart molding and terminated with a projecting cornice with small brackets and dentils. A garage opening is located at the base of the building. It is adjacent to the National Register listed and locally designated Jackson Square Historic District, the National Register-eligible Northeast Waterfront Historic District, and the National Register-eligible Telegraph Hill Historic District. The subject building currently has 2-units and will remain a 2-unit building.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject building is located in a transitional area between the Northeast Waterfront, Telegraph Hill and Jackson Square neighborhoods. The immediate vicinity is comprised of a mix of multi-unit

residential buildings on standard size lots to the north and west and light-industrial and commercial buildings to the east and south on larger lots.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	June 14, 2010 – July 14, 2010	July 13, 2010,	September 16, 2010	66 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 6, 2010	September 3, 2010	13 days
Mailed Notice	10 days	September 6, 2010	September 3, 2010	13 days

PUBLIC COMMENT

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

As of the date of this report the Department has not received any statements of opposition or support regarding the proposed project other than the DR Requestor.

DR REQUESTOR

Baron Suen
26 Prescott Court #A
San Francisco, CA 94133

The DR requestor is the neighbor adjacent to the north of the subject building.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated July 12, 2010.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated August 4, 2010.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The RDT supports the project as noticed. The issues outlined in the DR appear to be private view-related issues. The RDT does not find the project to create any unusual impacts to surrounding properties' access to light, air, or privacy (RDG, pg. 16, 17). The addition is appropriately articulated, as it extends minimally beyond the adjacent building's rear wall, and is minimally visible from the public right-of-way (RDG, pg. 24-25). The project does not contain or create any exceptional or extraordinary circumstances.

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

RECOMMENDATION: Do not take DR and approve project as proposed

Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- DR Application
- Response to DR Application dated August 4, 2010
- Reduced Plans

TF: G:\DOCUMENTS\DOCUMENTS\Prescott_30_2010_0097D\Prescott_30_2010_0097D_Memo.doc



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On November 10, 2009 the Applicant named below filed Building Permit Application No. 2009.11.10.0929 the City and County of San Francisco.

APPLICANT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Michael Hennessey	Project Address:	30-32 Prescott Court
Address:	161 Natoma Street	Cross Streets:	Between Vallejo and Broadway Streets
City, State:	San Francisco, CA 94105	Assessor's Block /Lot #:	0143/ 029
Telephone:	415-512-1559	Zoning District:	RH-3
		Height-Bulk District:	40-X

Under San Francisco Planning Code, Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE			
<input type="checkbox"/> DEMOLITION	AND/OR	<input type="checkbox"/> NEW CONSTRUCTION	OR <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS	<input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)	<input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK	No Change	No Change
BUILDING DEPTH	45.5-feet	50-feet
REAR YARD	19.5-feet	15-feet
HEIGHT OF BUILDING (at location of addition).....	29-feet	40-feet
NUMBER OF STORIES	3	4
NUMBER OF DWELLING UNITS	2	No Change
NUMBER OF OFF-STREET PARKING SPACES	2	No Change

PROJECT DESCRIPTION

The proposal is an interior and exterior rehabilitation of the historic building, including the construction of horizontal and vertical additions. The vertical addition will be setback a minimum of 12-feet from the street façade of the subject building. The rear horizontal addition will be 40 feet in height and will project into the required rear yard. See plans.

A variance from the rear yard requirements of the Planning Code was noticed and heard at the regularly scheduled variance hearing on March 24, 2010 and was granted by the Zoning Administrator on May 20, 2010.

PLANNER'S NAME: TIm Frye
PHONE NUMBER: 415.576.6822

DATE OF THIS NOTICE: 6-14-10
EXPIRATION DATE: 7-14-10

10-0097D

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

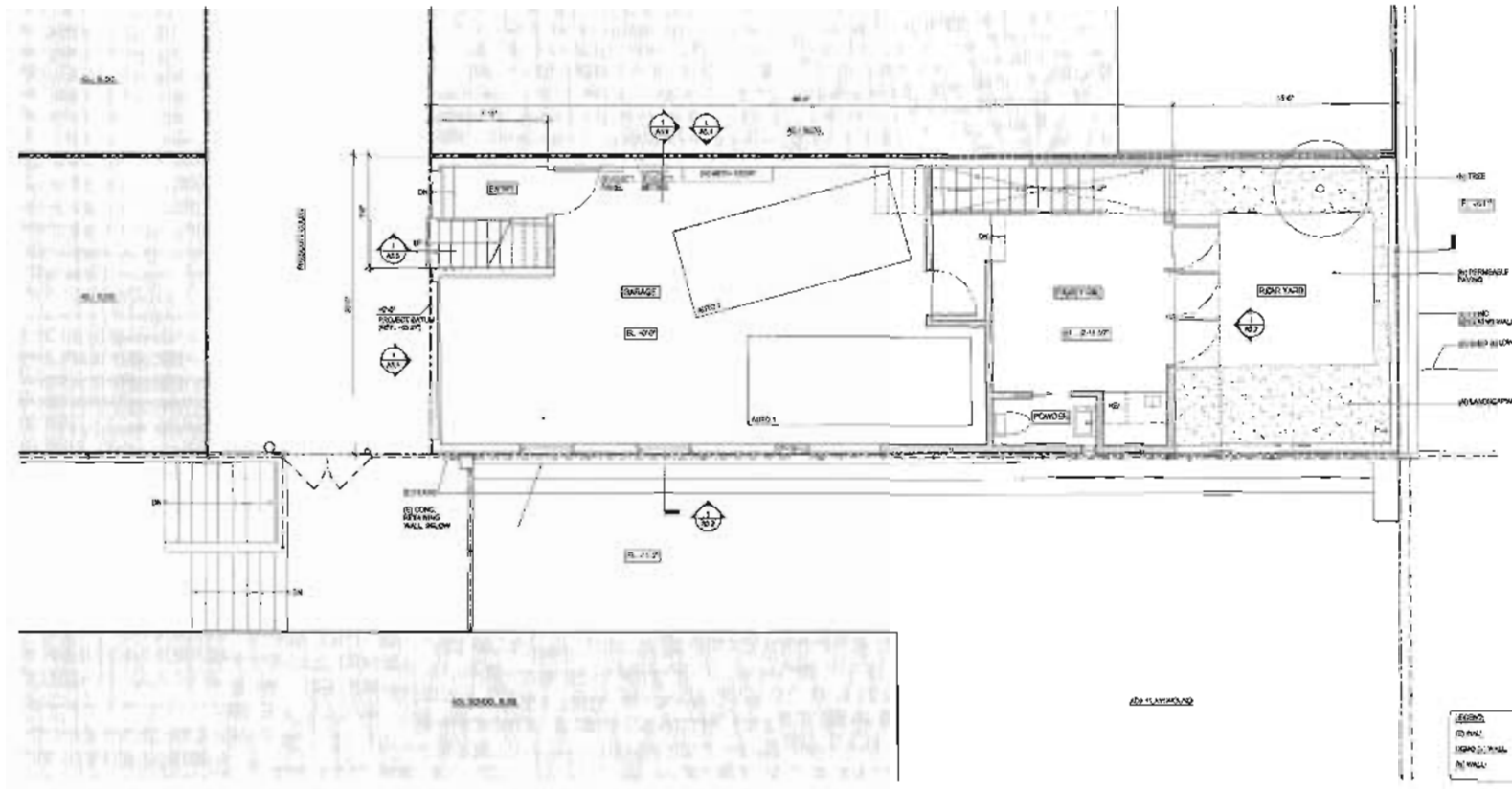
1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820. They are specialists in conflict resolution through mediation and can often help resolve substantial disagreement in the permitting process so that no further action is necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request within 30 days of this notice, prior to the Expiration Date shown on the reverse side, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at www.sfgov.org/planning). You must submit the application to the Planning Information Center during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check for \$300.00, for each Discretionary Review request payable to the Planning Department. If the project includes multi building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

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

BOARD OF APPEALS

An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the Board of Appeals within 15 days after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including their current fees, contact the Board of Appeals at (415) 575-6880.

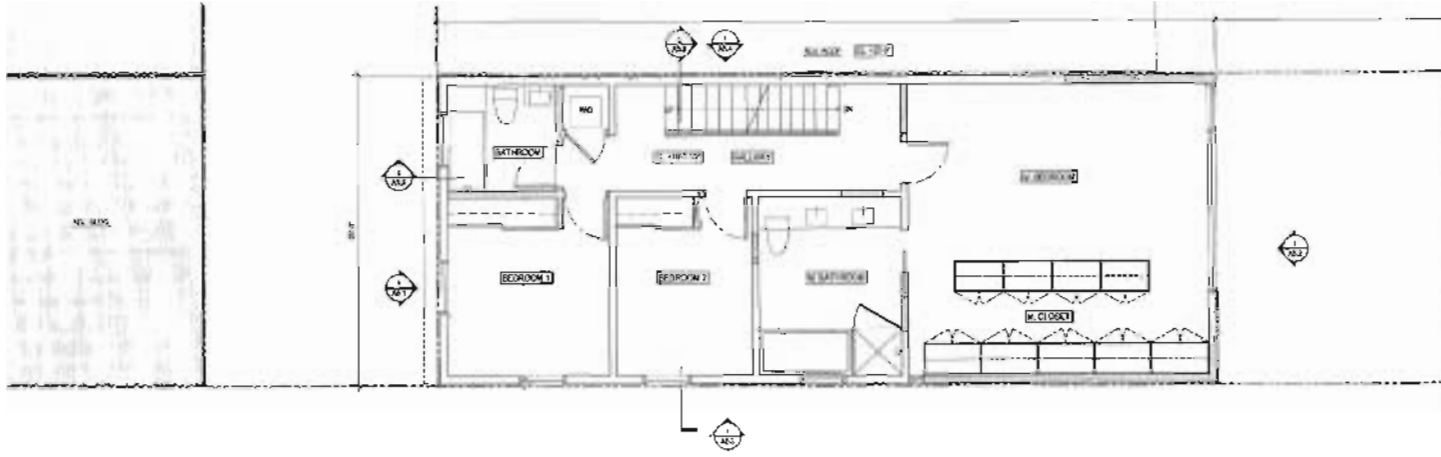


PROPOSED FIRST FLOOR PLAN

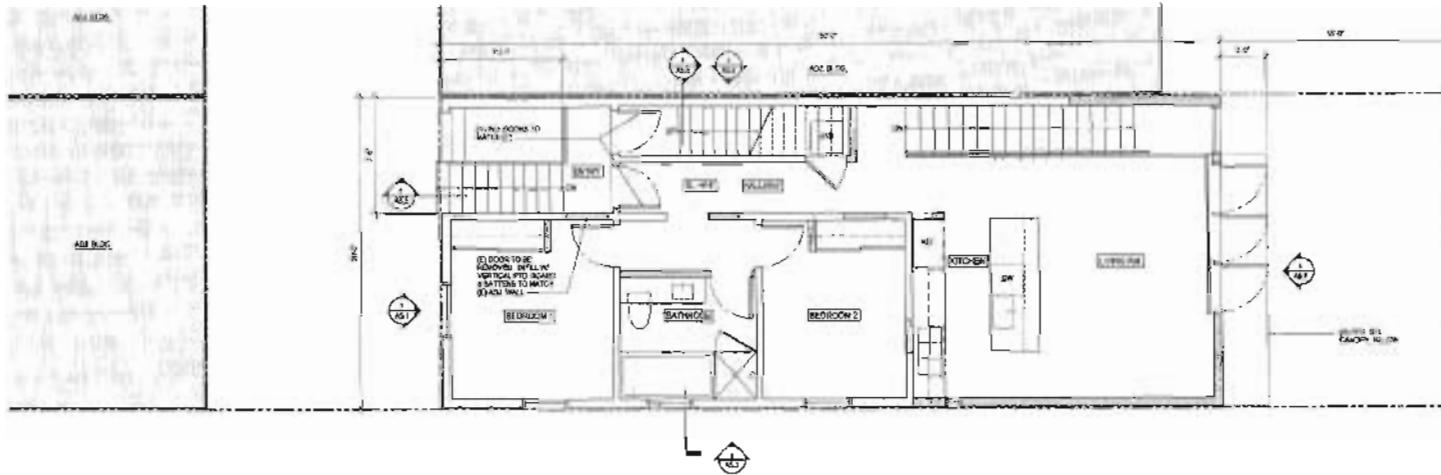


NOT FOR CONSTRUCTION

<p>MICHAEL HENNESSEY ARCHITECT 471 NATOMA STREET SAN FRANCISCO CA 94105 T: 415.512.2669 F: 415.512.1589 WWW.HENNESSEYARCHITECT.COM</p>	<p>CONTRACT NO. _____</p>	<p>PROJECT TITLE PRESCOTT COURT RESIDENCES</p> <p>30-35 PRESCOTT COURT SAN FRANCISCO, CA</p>	<p>PROJECT NO. 0901</p>	<p>DATE 11.10.09</p>	<p>ISSUE PLANNING SUBMITTAL</p>	<p>PERIODIC PLANNING REV. 07.06.10 PLANNING REV. 01.11.10 ENVIRON. EVAL 02.04.10</p>	<p>SCALE 1/8" = 1'-0"</p>	<p>ISSUE TITLE PROPOSED FIRST FLOOR PLAN</p>	<p>SHEET NUMBER A2.1</p>
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PROPOSED THIRD FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

NOT FOR CONSTRUCTION

MICHAEL HENNESSEY ARCHITECT

161 NATION STREET SAN FRANCISCO CA 94108
 T 415.442.1651 F 415.442.1559 WWW.HENNESSEYARCHITECT.COM

CONTRACT

PROJECT #

PRESCOTT COURT RESIDENCES

UNIT

0001

DATE

11.10.09

TITLE

PLANNING
 SUBMITTAL

REVISIONS

- ▲ PLANNING REV. 01.05.10
- ▲ PLANNING REV. 01.12.10
- ▲ DESIGN EVAL. 02.04.10

SCALE

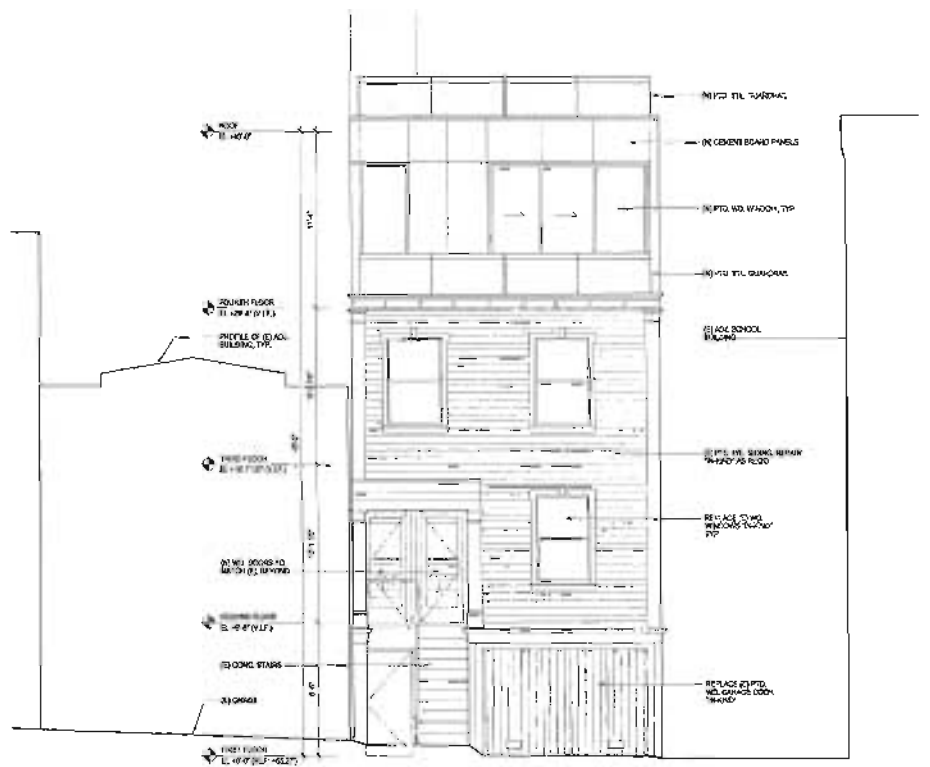
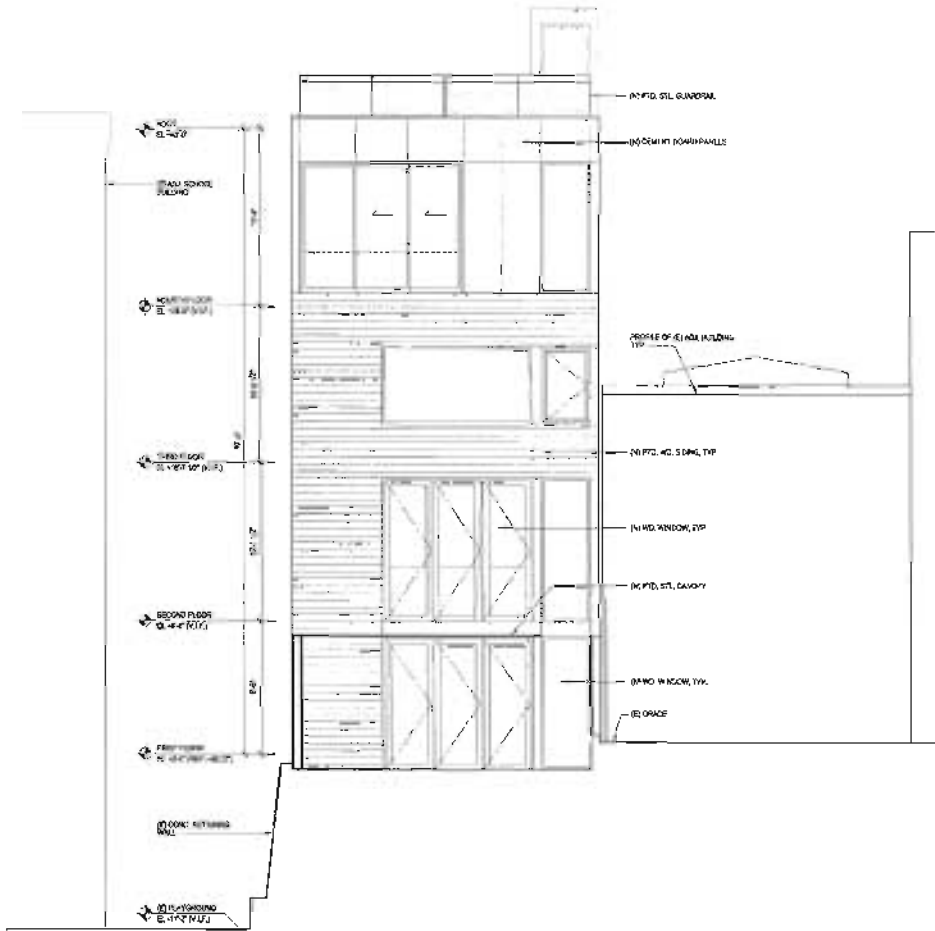
1/4" = 1'-0"

SHEET NO.

PROPOSED FLOOR PLANS

SHEET NUMBER

A2.2



PROPOSED EAST ELEVATION

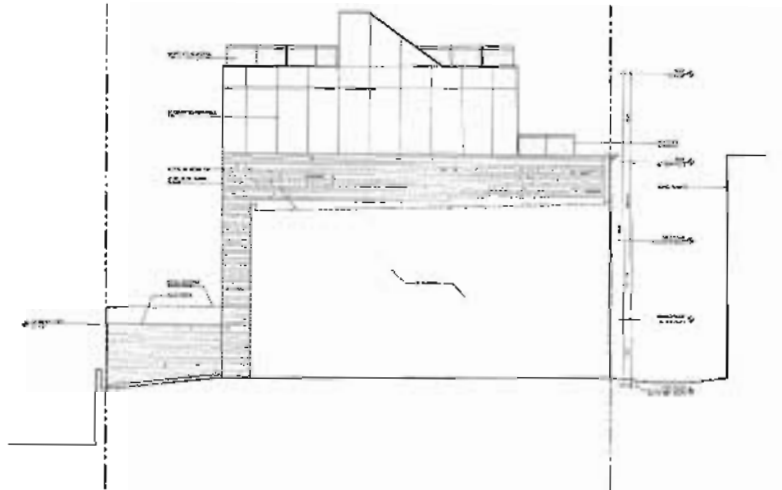


PROPOSED WEST ELEVATION

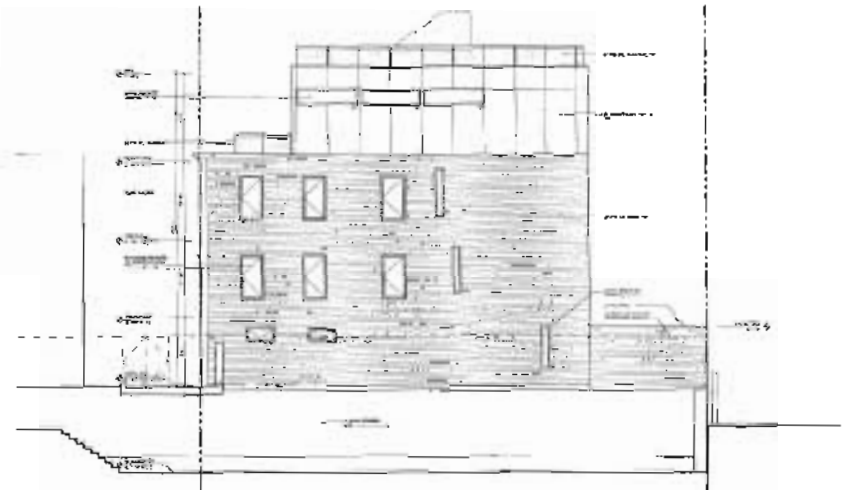


MICHAEL HENNESSEY ARCHITECT 161 NATOMA STREET, SAN FRANCISCO, CA 94102 T 415 512 1585 F 415 512 1589 WWW.HENNESSEYARCHITECT.COM	EXHIBIT (P.1) PROJECT TITLE PRESCOTT COURT RESIDENCES 30-32 PRESCOTT COURT, SAN FRANCISCO, CA	JOB 0801	DATE 11.10.09	ISSUE PLANNING SUBMITTAL	DRAWING NO. PLUMBING REV. 01.13.10	SCALE 1/8" = 1'-0"	SHEET NO. PROPOSED BUILDING ELEVATIONS	SHEET TITLES A5.1
					DRAWING NO. EXAMINER'S SEAL 02.04.10 311 NOTIFICATION 05.17.10			

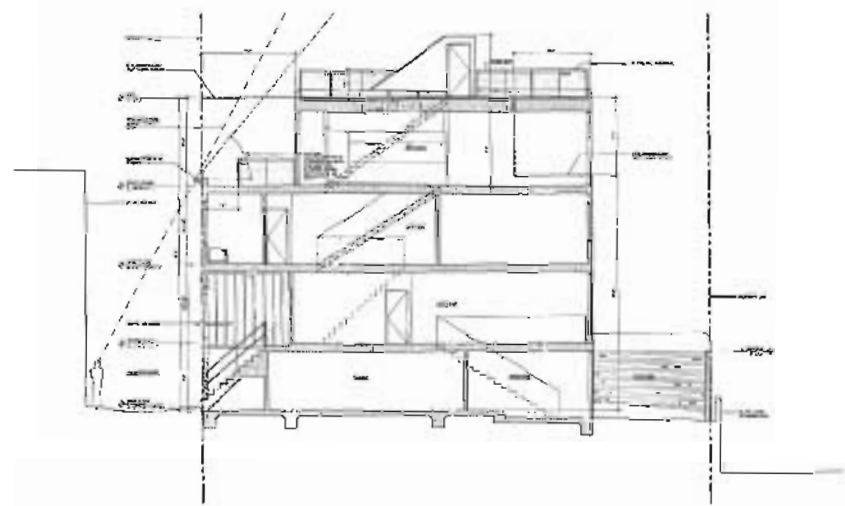
NOT FOR CONSTRUCTION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED LONGITUDINAL BUILDING SECTION



NOT FOR CONSTRUCTION

MICHAEL HENNESSEY ARCHITECT

161 NATOMA STREET, SAN FRANCISCO, CA 94102
T 415.392.1629 F 415.312.1189 WWW.HENNESSEYARCHITECT.COM

PROJECT NO.

PRESCOTT COURT RESIDENCES

3032 PRESCOTT COURT, SAN FRANCISCO, CA

JOB NO.

0901

DATE

06.03.10

TITLE

PLANNING
SUBMITTAL

SCALE

1/16" = 1'-0"

DATE

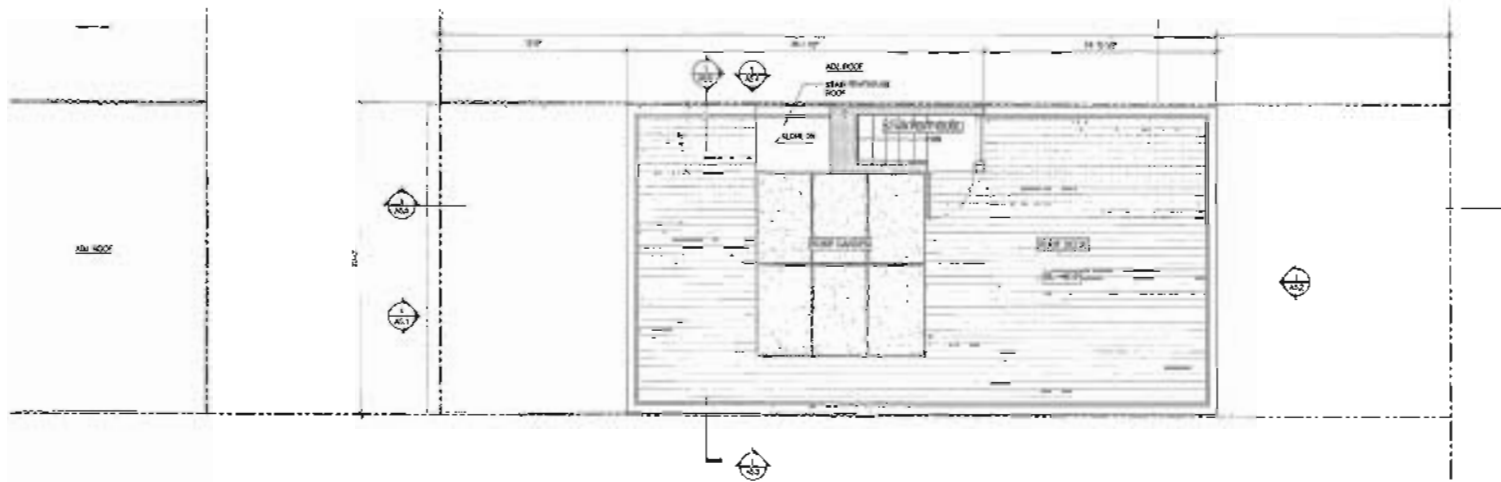
1/16" = 1'-0"

DESCRIPTION

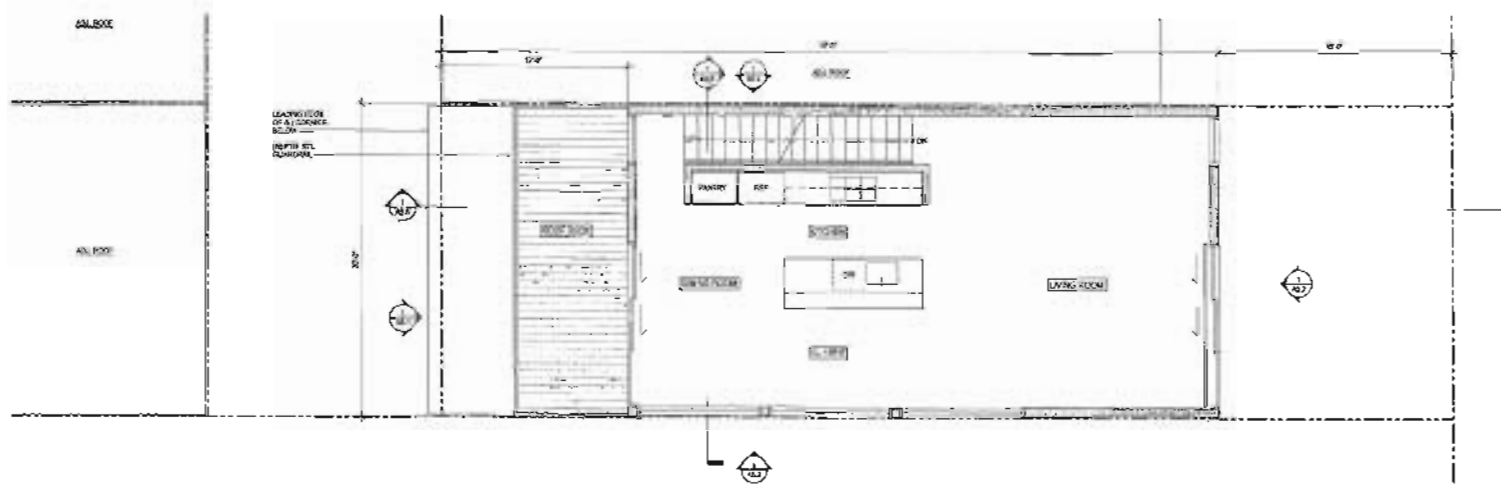
PROPOSED BUILDING ELEVATION
AND SECTIONS

SHEET NUMBER

A5.2



PROPOSED ROOF PLAN



PROPOSED FOURTH FLOOR PLAN

NOT FOR CONSTRUCTION

<p>MICHAEL HENNESSEY ARCHITECT 101 SATOMA STREET SAN FRANCISCO CA 94105 T 415.512.1598 F 415.512.1599 WWW.HENNESSEYARCHITECT.COM</p>	<p>NOV 2012</p>	<p>PROJECT # 103 PRESCOTT COURT RESIDENCES 39-32 PRESCOTT COURT SAN FRANCISCO, CA</p>	<p>JOB # 0901</p>	<p>DATE 11.18.09</p>	<p>ISSUE PLANNING SUBMITTAL</p>	<p>REVISIONS PLANNING REV. 02.02.10 PLANNING REV. 03.12.10 ENVIRON. EVAL. 02.04.10</p>	<p>SCALE 1/8" = 1'-0"</p>	<p>SHEET # PROPOSED FLOOR PLANS</p>	<p>PROJECT # 103 A2.4</p>
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APPLICATION REQUESTING DISCRETIONARY REVIEW ("D.R.")

This application is for projects where there are exceptional and extraordinary circumstances that justify further consideration, even though the project already meets requirements of the Planning Code, City General Plan and Priority Policies of the Planning Code.

D.R. Applicant's Name Baron Suen Telephone No: 650-307-2825

D.R. Applicant's Address 26 Prescott Ct. #A
Number & Street (Apt. #)
San Francisco, CA 94133
City Zip Code

D.R. Applicant's telephone number (for Planning Department to contact): 650-307-2825
If you are acting as the agent for another person(s) in making this request please indicate the name and address of that person(s) (if applicable):

Name _____ Telephone No: _____

Address _____
Number & Street (Apt. #)
_____ City Zip Code

Address of the property that you are requesting the Commission consider under the Discretionary Review: 30-32 Prescott Ct., San Francisco, CA 94133

Name and phone number of the property owner who is doing the project on which you are requesting D.R.: Dignan Danielle, C/O: Michael Hennessey Architect. 415-512-1559.

Building Permit Application Number of the project for which you are requesting D.R.: 2009.11.10 0929

Where is your property located in relation to the permit applicant's property?
My property is 2 houses next to the project location. (26 Prescott Ct., SF, CA 94133)

A. ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

Citizens should make very effort to resolve disputes before requesting D.R. Listed below are a variety of ways and resources to help this happen.

1. Have you discussed this project with the permit applicant? YES NO
2. Did you discuss the project with the Planning Department permit review planner? YES NO
3. Did you participate in outside mediation on this case? Community Board Other NO

4. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the results, including any changes that were made to the proposed project so far.

The owner of the project and the architect did not want to change anything.

B. DISCRETIONARY REVIEW REQUEST

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies?

According to San Francisco City's general plan, "the existing housing and neighborhood character be conserved and protected in order to preserve the culture and economic diversity of our neighborhoods." , the project not only will change the whole appearance and the character of the street but also the culture of the neighborhood.

2. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

The project will create many issues around our neighborhood. i.e., daylight time, neighborhood culture preservation, against privacy, view blocking, changes of the street character and appearance of the neighborhood. etc.. After this project build, it will become the tallest building (4 ½ stories, 45ft vs 3 stories, 30ft) in our neighborhood. For the properties across the project (31, and 35 Prescott Ct.) will be affected. Their city downtown view, daylight, and air will be blocked as well as their privacy will be against. For the properties 26, and 29 Prescott Ct, their downtown view and light will also be blocked.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above (in question B1)?

To reduce the height of the building and the bulk and mask of the design.

Please write (in ink) or type your answers on this form. Please feel free to attach additional sheets to this form to continue with any additional information that does not fit on this form.

CHECKLIST FOR APPLICANT:

Indicate which of the following are included with this Application:

REQUIRED:

- G** Check made payable to Planning Department (see current fee schedule).
- G** Address list for nearby property owners, in label format, plus photocopy of labels.
- G** Letter of authorization for representative/agent of D.R. applicant (if applicable).
- G** Photocopy of this completed application.

OPTIONAL:

- G** Photographs that illustrate your concerns.
- G** Covenants or Deed Restrictions.
- G** Other Items (specify).

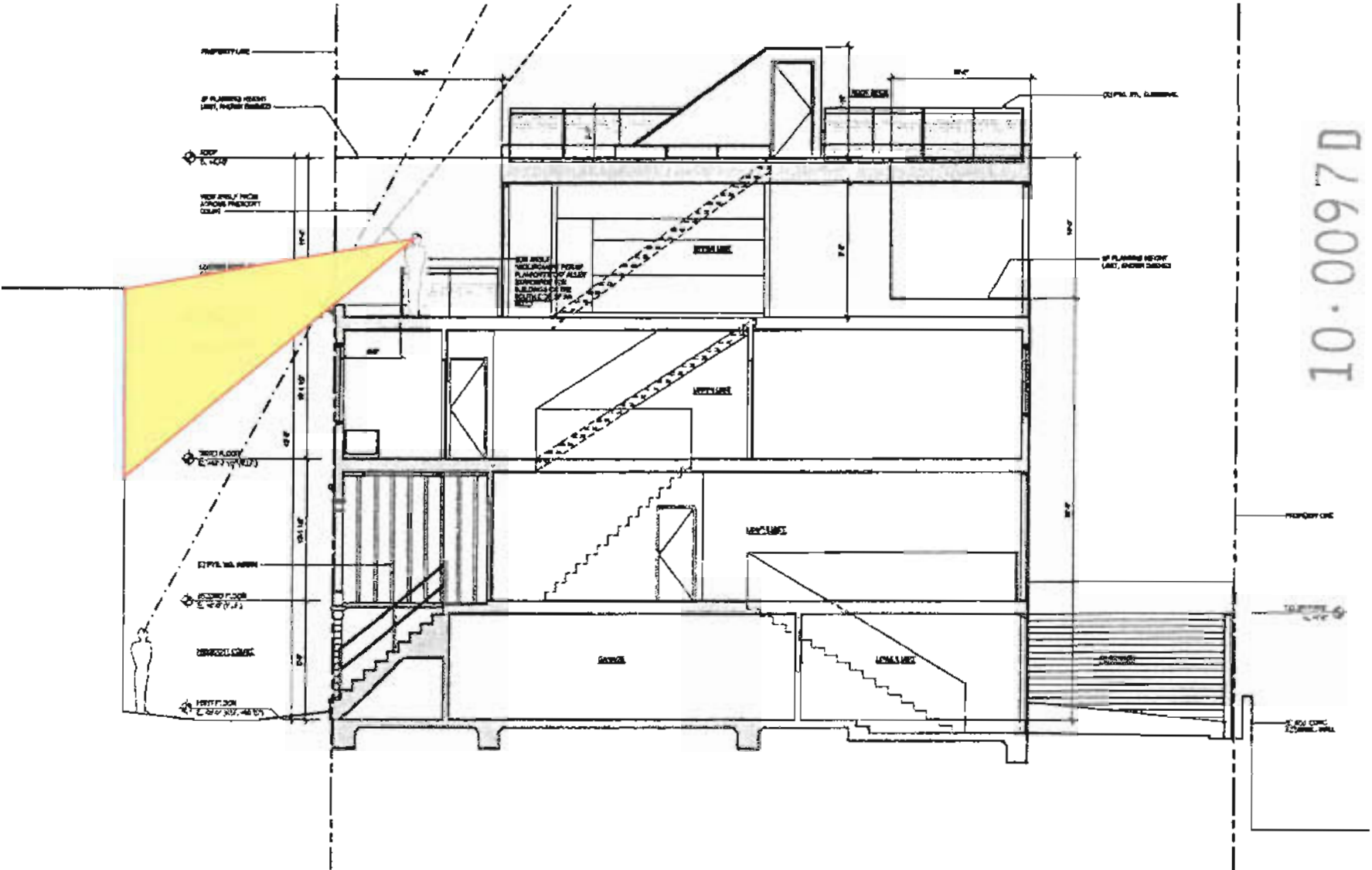
File this objection in person at the Planning Information Center. If you have questions about this form, please contact Information Center Staff from 8 a.m. to 5 p.m., Monday to Friday.

Plan to attend the Planning Commission public hearing which must be scheduled after the close of the public notification period for the permit.

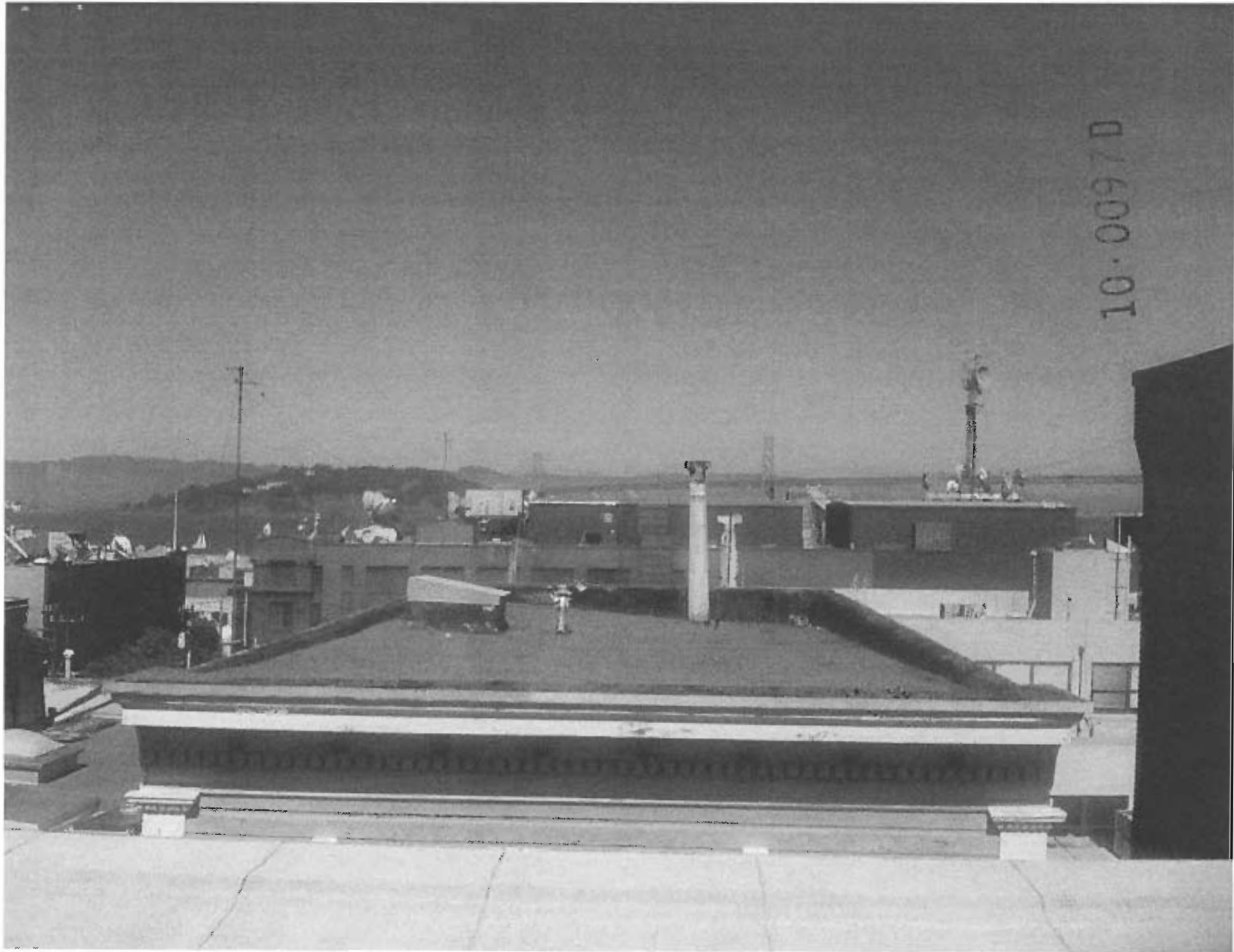
Signed 
Applicant

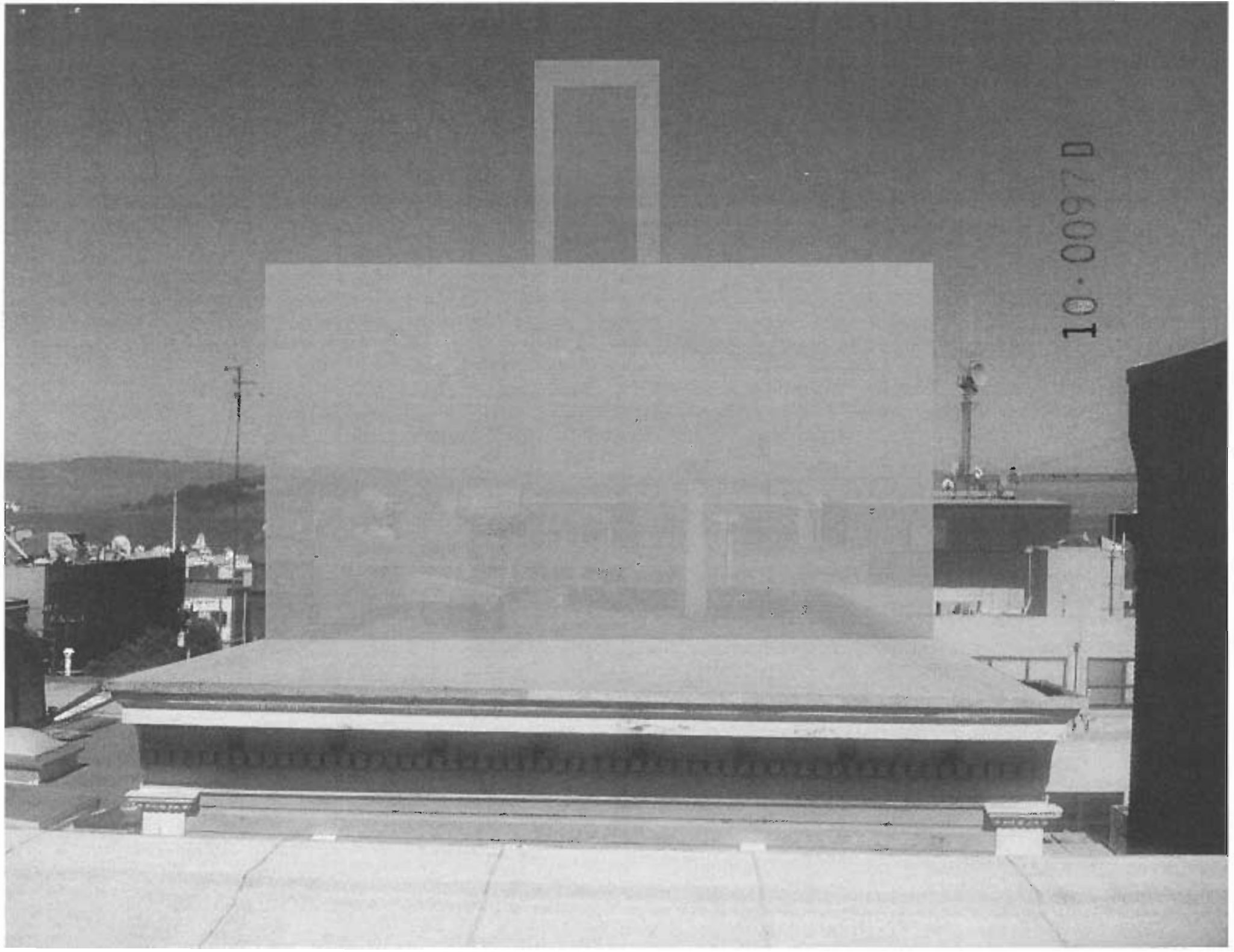
7/12/10
Date

PROPOSED SOUTH ELEVATION



10-0097D





10-0097D





10-0097D

MICHAEL HENNESSEY ARCHITECT

161 NATOMA STREET SAN FRANCISCO CA 94105 T: 415.512.1559 F: 415.512.1589

Transmittal

To: **Tim Frye**
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

From: Michael Hennessey

Date: August 4, 2010

Project: Prescott Court

Via: Email

Subject: **Additional Massing Diagrams for DR Process**

Tim -

Attached are additional diagrams and photographs that support the proposed renovation of 30-32 Prescott Court. In addition, I have attached photographs that more thoroughly describes the current state of disrepair of the current building. These photographs should clearly demonstrate that the proposed project will greatly improve the existing building's dilapidated condition, thereby benefitting the overall experience of Prescott Court.

Also, here are several items related to Baron Suen's Discretionary Review Application that I would like to clarify:

1. The DR Requester lists that he has participated in outside mediation on this case, and circled "Community Board".

Clarification: A Community Board meeting was not required on this project. In addition, the DR Requester did not attend the Neighborhood Outreach Meeting, the voluntary presentation to the Telegraph Hill Dwellers Association, or the Variance Hearing.

2. The DR Requester notes that, "The owner of the project and the architect did not want to change anything."

Clarification: After numerous phone conversations with the DR Requester, it was apparent that there was little room for negotiation. The DR Requester's demands were excessive given the revisions already made to the project through the reviews by the Staff Planner, the Residential Design Team, and the Preservation Team.

MICHAEL HENNESSEY ARCHITECT

161 NATOMA STREET SAN FRANCISCO CA 94105 T: 415.512.1559 F: 415.512.1589

3. The DR Requester notes that, "After this project build, it will become the tallest building (4 1/2 stories, 45ft vs 3 stories, 30ft) in our neighborhood."

Clarification: This statement in regards to the heights of the proposed project and the surrounding buildings is inaccurate. The proposed project is 4 stories and 40'-0" in height. There are several buildings on Prescott Court that are currently higher than 30'-0". In addition, 3 of the existing buildings on Prescott Court are 40'-0" in height or greater.

4. The DR Requester notes that, "For the properties 26, and 29 Prescott Ct, their downtown view and light will also be blocked."

Clarification: The impact on 26 Prescott Court is primarily a view impact. Views are not protected by the SF Planning Department's Residential Design Guidelines. Light will not be impacted on 26 Prescott Court due to the distance from the subject property.

Also, the DR Requester does not live at 29 Prescott Court. He is presumably acting on a neighbor's behalf. Once again, view is not protected and light impacts have been significantly minimized at Prescott Court given the 12'-0" setback at the front of the 4th Level addition.

5. The DR Requester provided a massing diagram of the proposed project, as seen from the unoccupied roof of 35 Prescott Court (building directly across Prescott from the proposed building).

Clarification: The massing of this diagram is inaccurate. An accurate outline of the proposed massing is shown within our pdf drawing package.

Please contact me if any further clarification is required.

Best Regards -

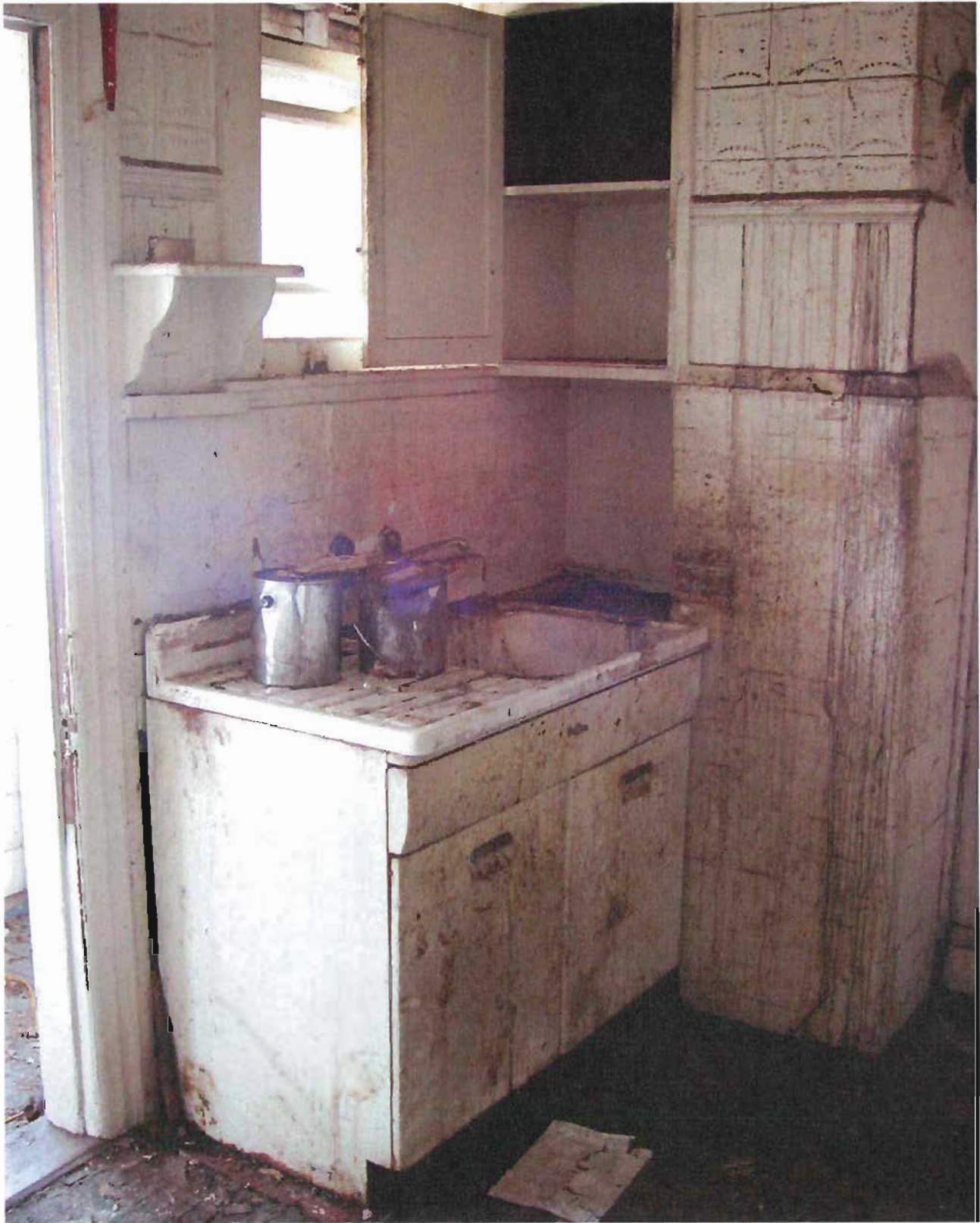
Michael Hennessey
AIA, LEED-AP

Cc: Celeste Maher - Owner
Danielle Dignan - Owner



30-32 PRESCOTT COURT

MICHAEL HENNESSEY

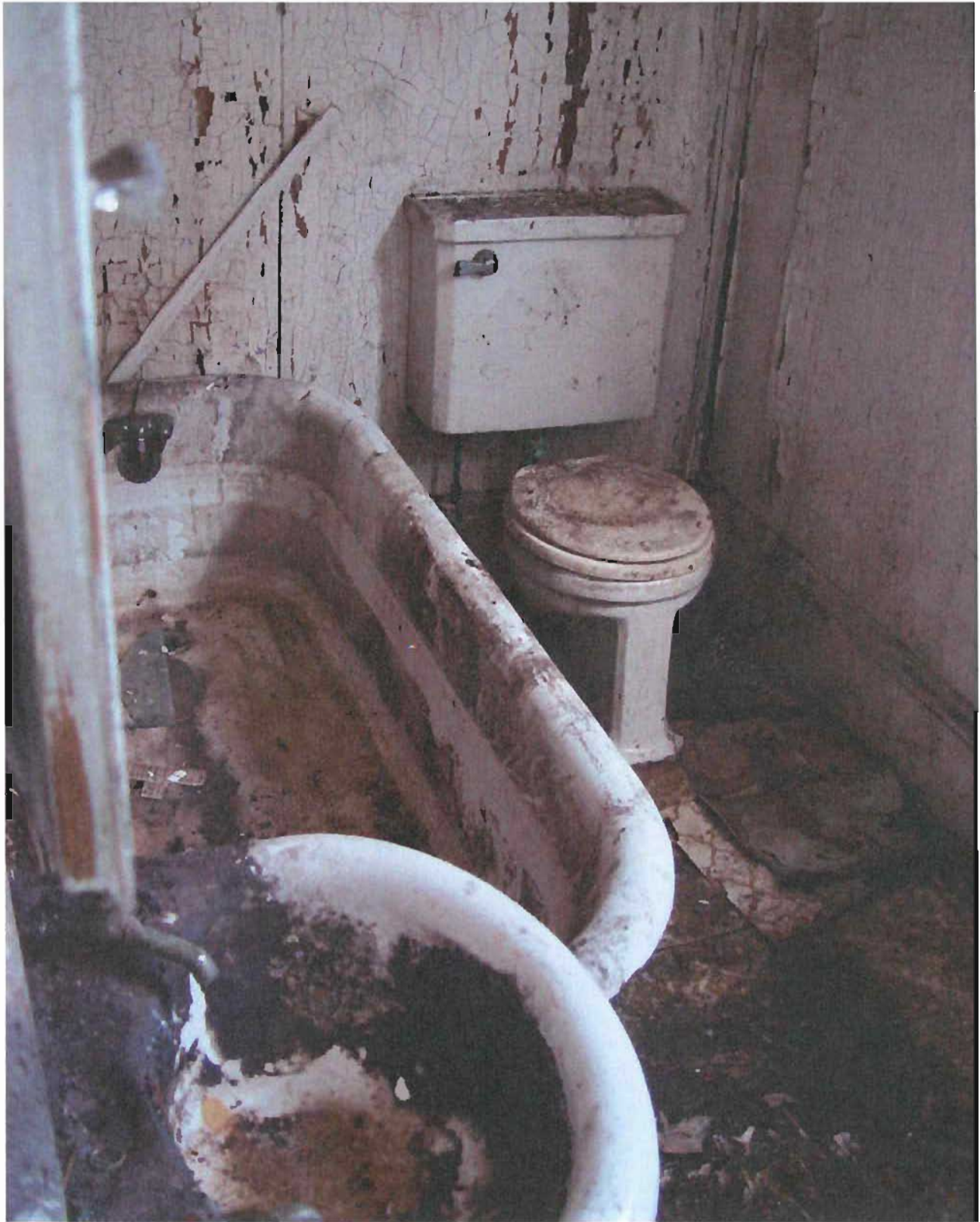


30-32 PRESCOTT COURT

30-32 PRESCOTT COURT

30-32 PRESCOTT COURT
LOT 029
POOR CONDITIONS

MICHAEL HENNESSEY

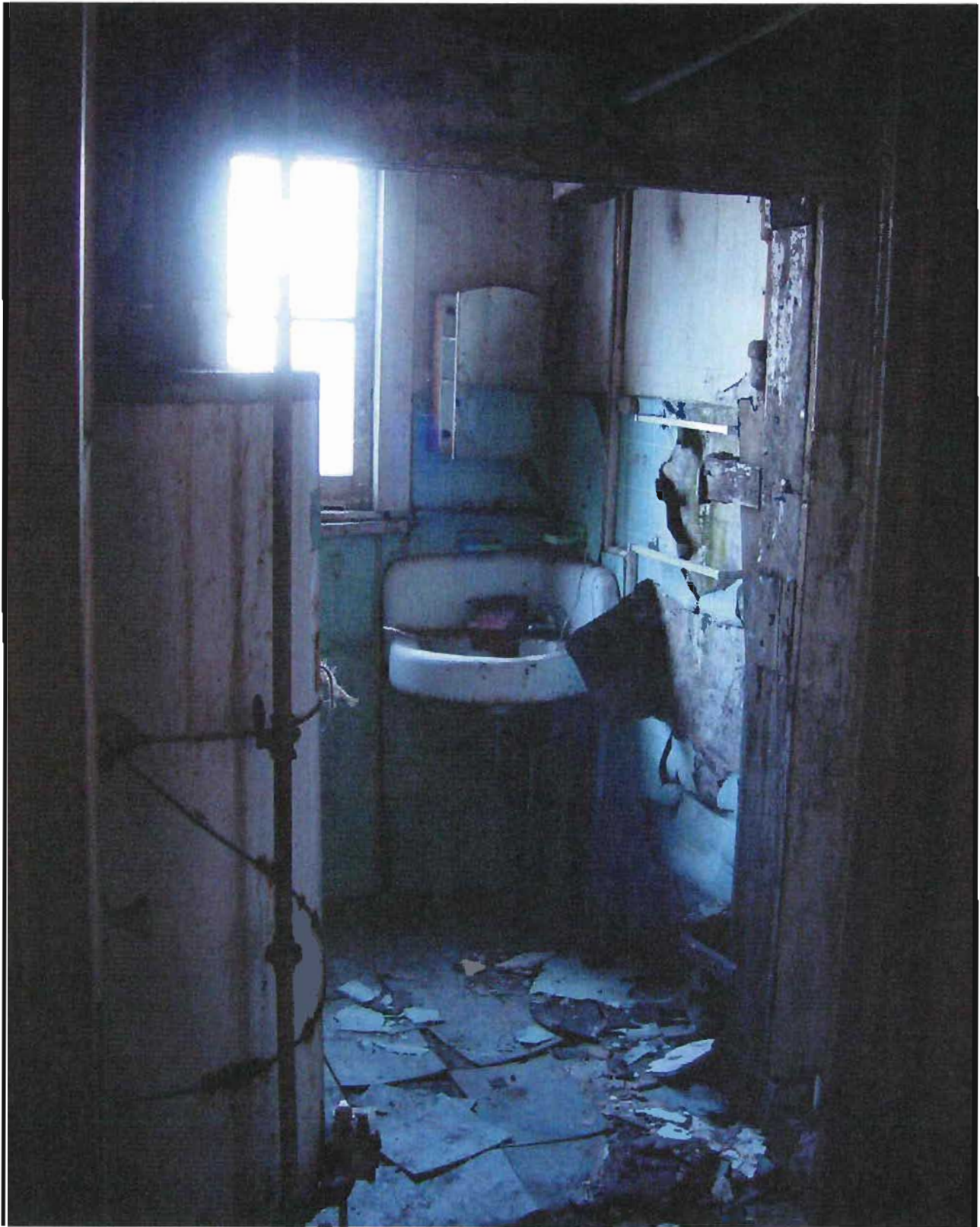


VIEW IN BATH ROOM

30-32 PRESCOTT COURT

REPAIRS TO BATHROOM - 10/15/14
REPAIRS TO BATHROOM - 10/15/14

MICHAEL HENNESSEY



SINGHASEM TUPQ A RT DE F

30-32 PRESCOTT COURT

BLOCK 177 15TH AVENUE DIA
EXCISE 1000 (198-2011)

MICHAEL HENNESSEY ARCHITE



30-32 PRESCOTT COURT

02-1-376 FRANK-SCD, CK
ONE K5 21 19

MICHAEL HENNESSEY 46

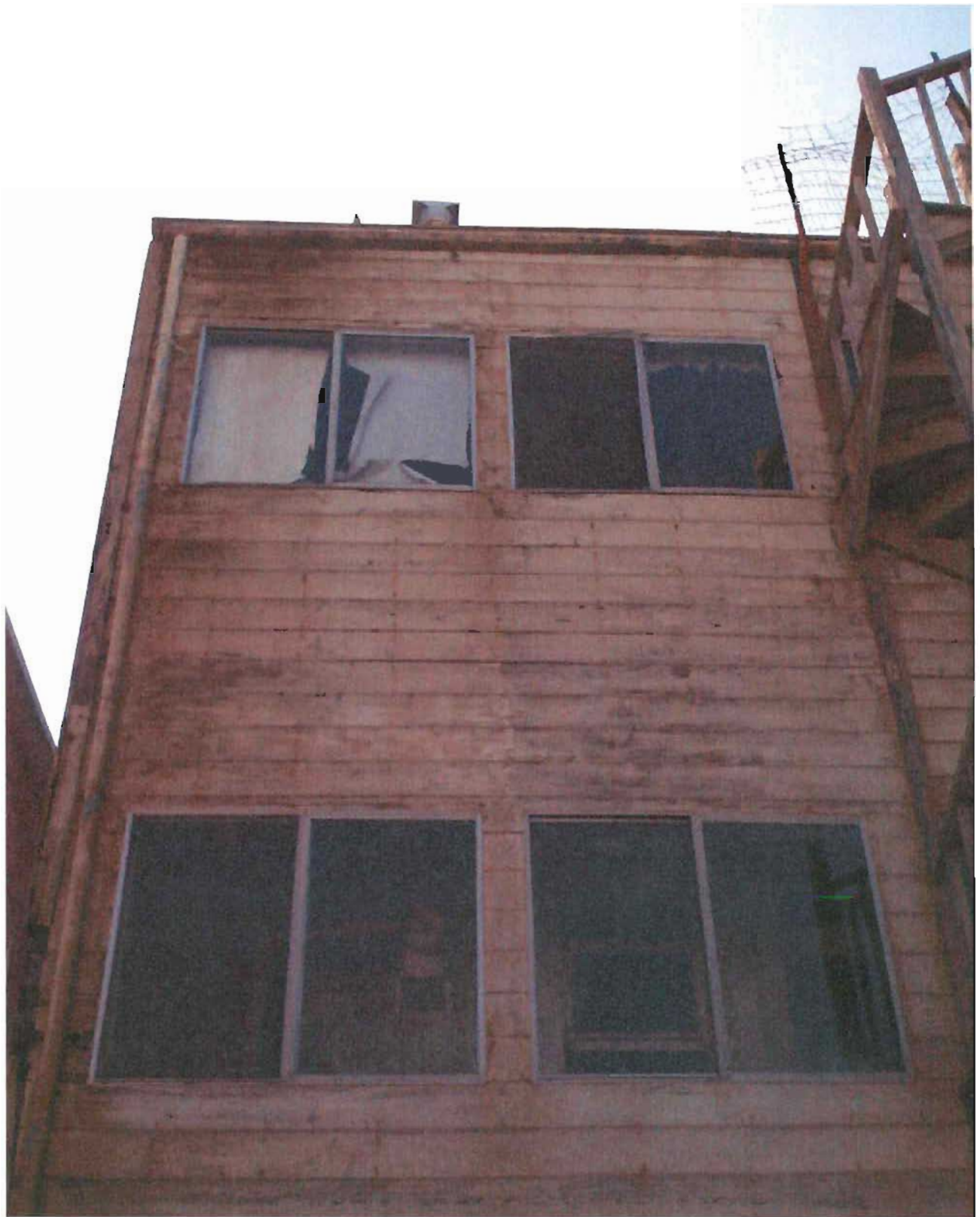


EXISTING BEL ROOM

30-32 PRESCOTT COURT

BLOCK 0143, LOT 029 - SAN FRANCISCO, CA
EXISTING CONDITION - 1998, 2017

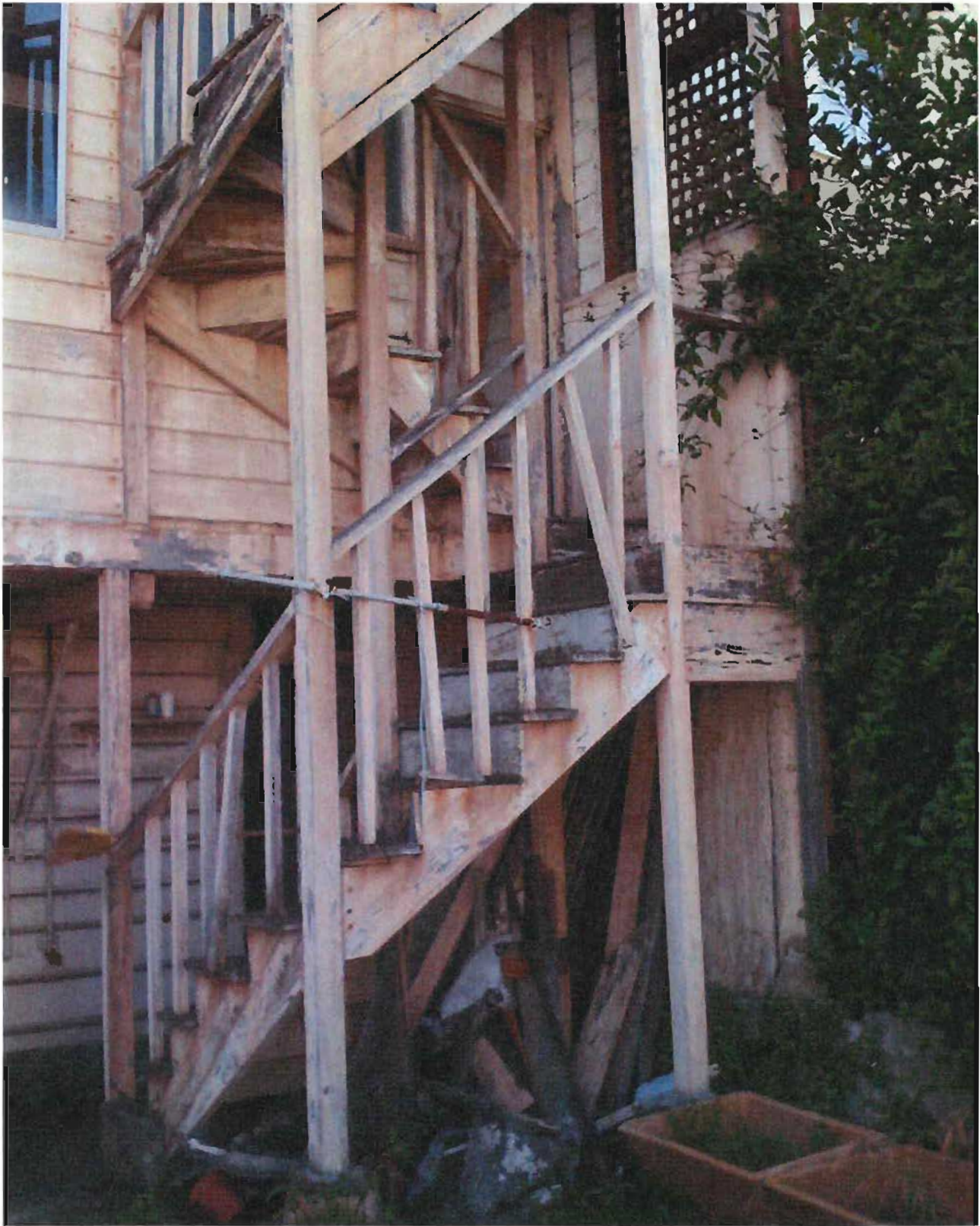
MICHAEL HENNESSEY ARCHITECT



1 "NG EAST" E .ATO.

30-32 PRESCOTT COURT

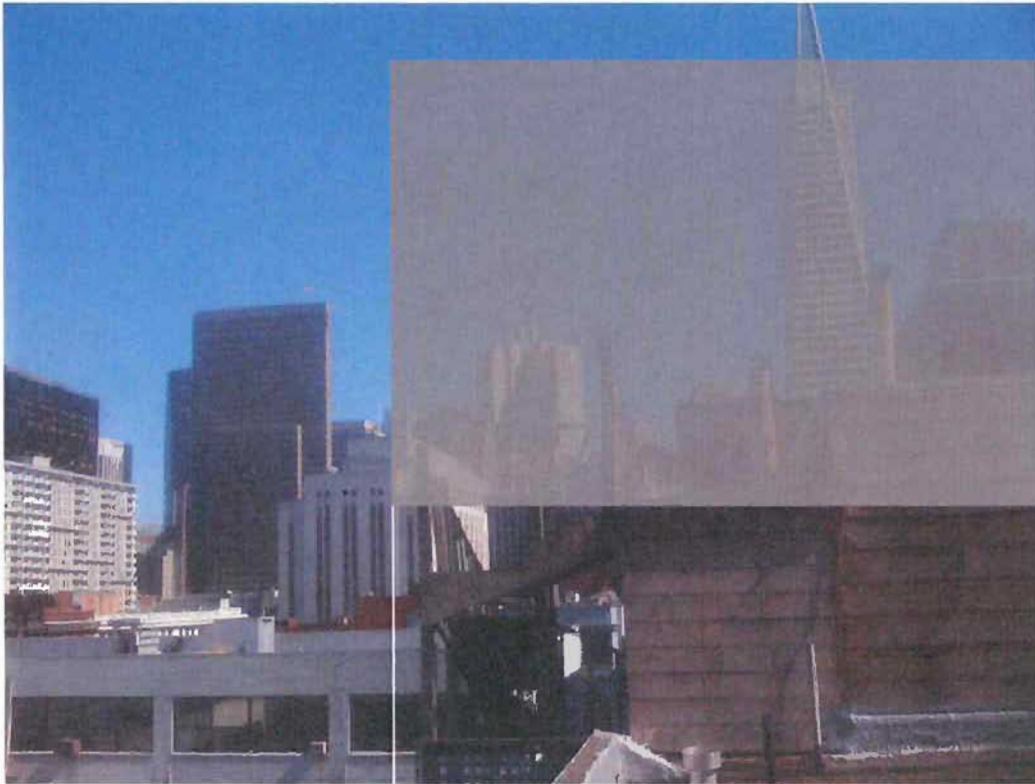
MICHAEL HENNESSEY



EXISTING REAR STAIR

30-32 PRESCOTT COURT

MICHAEL HENNESSEY



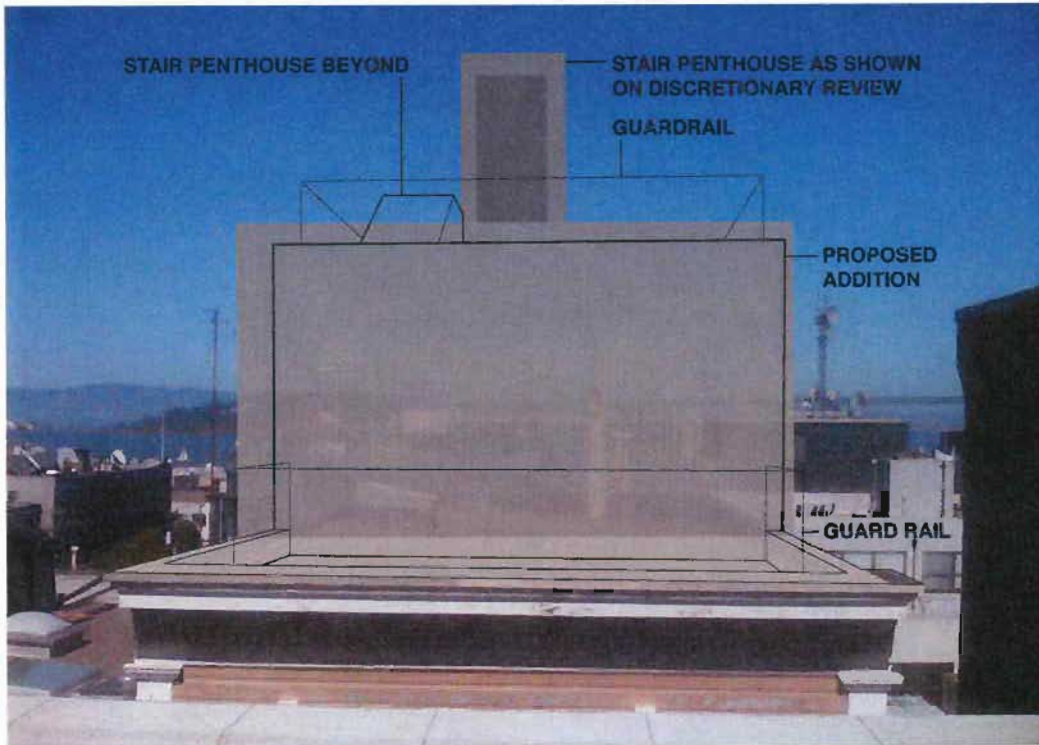
VIEW FROM THE LOCUS OF THE PROPOSED "SCOTT COURT"

The above image is included in the Discretionary Review filed by Baron Suen.



30-32 PRESCOTT COURT

MICHAEL HENNESSEY



VIEW FROM THE UNOCCUPIED ROOF OF 35 PRESCOTT COURT

The above image includes three layers of information:

The first layer is the photograph of the existing view from the roof of 35 Prescott Court towards the existing 30-32 Prescott Court.

The second layer (In grey) is the estimated volume of the addition included in the Discretionary Review filed by Baron Suen.

The third layer is the line drawing that more accurately reflects the massing of the proposed addition.



VIEW OF THE UNOCCUPIED ROOF OF 35 PRESCOTT COURT

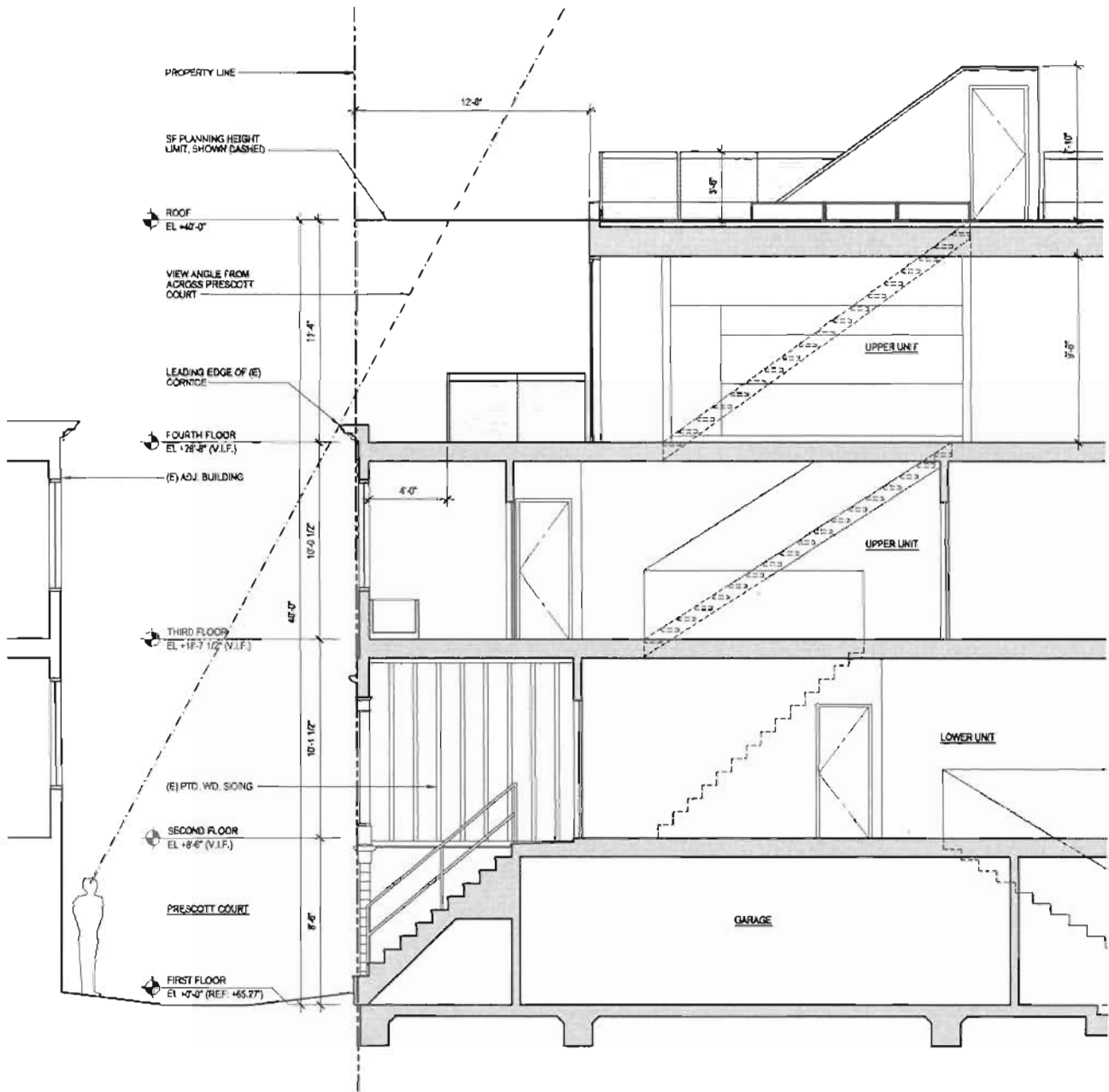
30-32 PRESCOTT COURT



VIEW LOOKING NORTHWEST FROM 39 1/2 PRESSCOTT COURT

30-32 PRESCOTT COURT

MICHAEL HENNESSEY



ON AT 9' 5" (V.I.F.) ADJUT 5' W H C - A A 1

1/8" = 1'-0"

30-32 PRESCOTT COURT

MICHAEL HENNESSEY



VICW DOWN PRESCOTT COURT WITH PERTINENT ADDRESSES INDICATED

30-32 PRESCOTT COURT

MICHAEL HENNESSEY

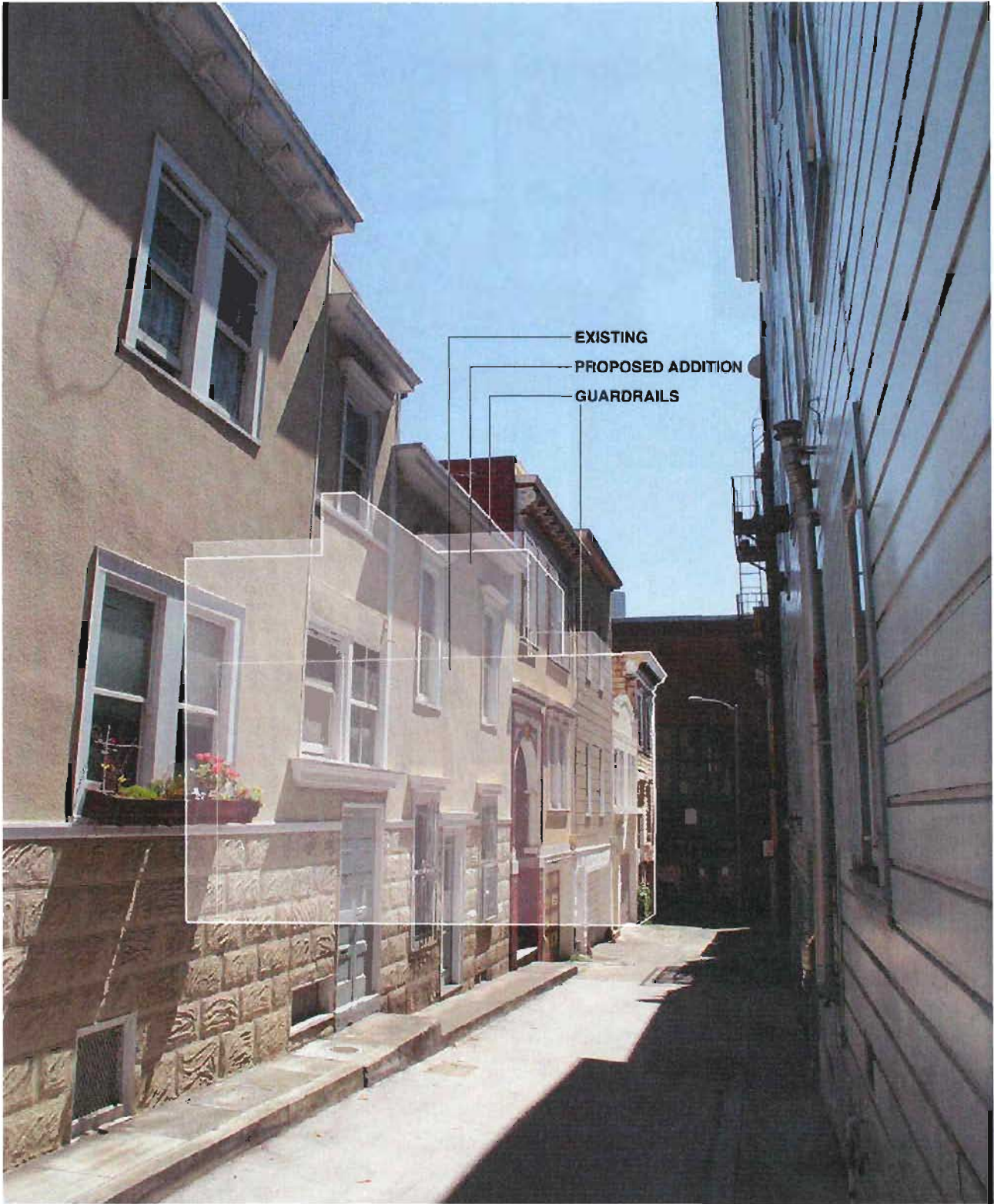


KEY PLAN



30-32 PRESCOTT COURT

MICHAEL HENNESSEY



VIEW DOWN PRESCOTT COURT FROM VALLEJO STREET

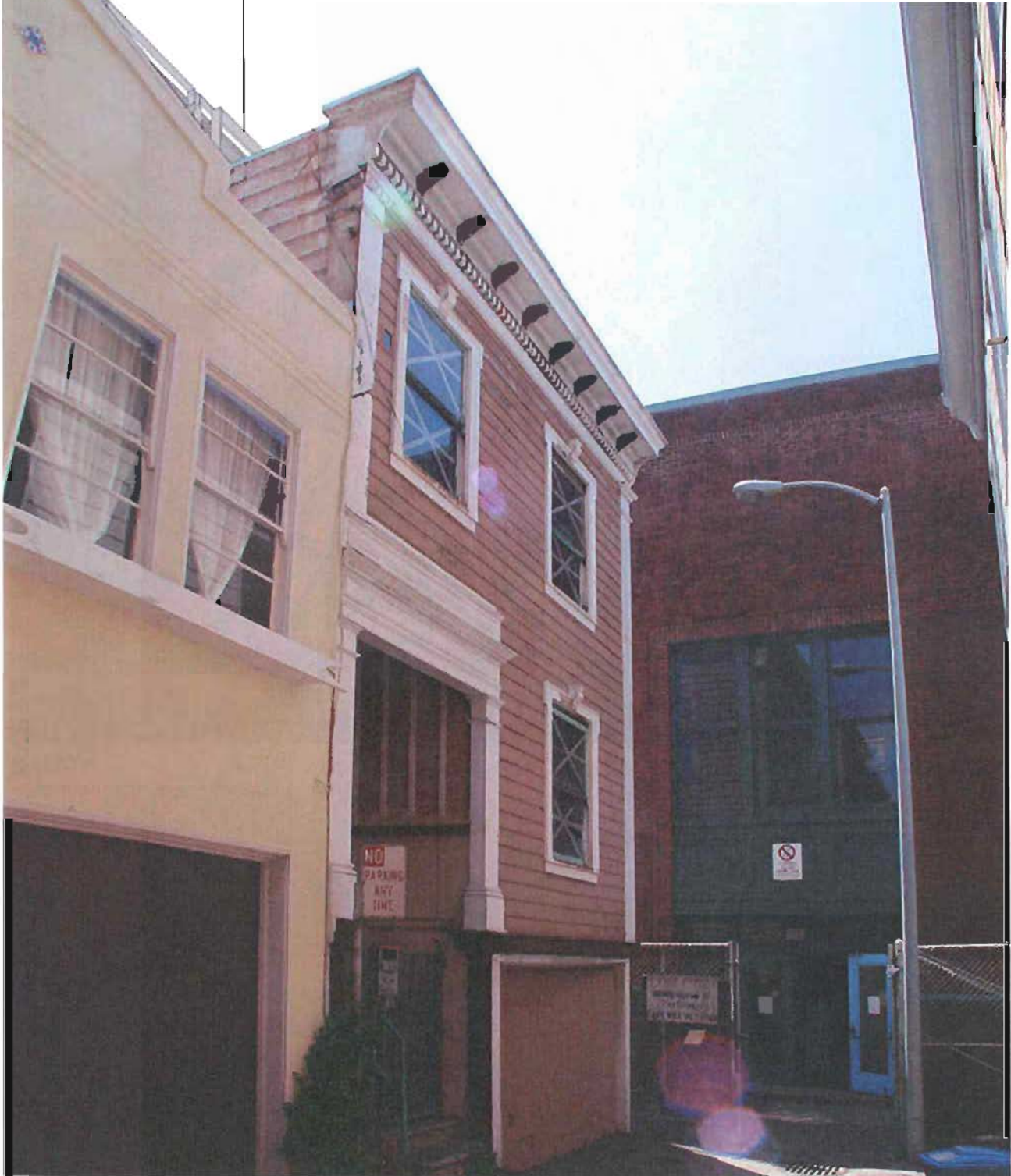
VIEW 1

30-32 PRESCOTT COURT

30-32 PRESCOTT COURT, LOT 128, SAN FRANCISCO, CA
DISCRETIONARY REVIEW RESPONSE DOCUMENT FEB 04, 11

MICHAEL HENNESSEY

GUARDRAIL OF PROPOSED ADDITION



VIEW OF PROPOSED ADDITION FROM PRESBYTERIAN COURT

VIEW 2

30-32 PRESCOTT COURT

BLVD. OF BOSTON, BOSTON, MASSACHUSETTS
30-32 PRESCOTT COURT - BOSTON, MASSACHUSETTS

MICHAEL HENNESSEY



VIEW FROM EAST SHOWING PROPOSED ADDITION IN NEIGHBORHOOD CONTEXT

VIEW 3

30-32 PRESCOTT COURT

22° 07' 00" N 122° 43' 00" W - SAN FRANCISCO, CA
 DISCRIMINATION REVIEW RESPONSE DOCUMENT 06/07/17

MICHAEL HENNESSEY

STEVE ATKINSON, PARTNER
DIRECT DIAL NUMBER 415 356 4617
DIRECT FAX NUMBER 415 356 3886
EMAIL ADDRESS satkinson@luce.com

September 7, 2010

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

Re: 30-32 Prescott
Response to DR Request

Dear President Miguel and Planning Commissioners:

We represent Celeste Maher, applicant for the Project at 30-32 Prescott Court. Ms. Maher has lived at 28 Prescott, immediately adjacent to the Project Site, for about 4-1/2 years. She purchased 30-32 Prescott in 2009 at auction after the death of the prior owner. At that time, 30-32 Prescott was in a very deteriorated condition, and needs extensive work even to make it habitable. The DR Requester was one of the other bidders.

In addition to a substantial interior and exterior renovation, the Project includes the following major features:

- addition of a new 4th floor with small front deck, and roof deck above
- minor rear addition, while retaining a rear yard open space
- addition of 1 parking space, incorporating space previously used as storage

The Project would provide two family-sized units; the lower includes two bedrooms while the upper unit would feature three bedrooms. The proposed design, including the 4th floor's substantial setback from Prescott, and the addition of a second parking space (so as to provide 1 space for each unit) evolved as a result of substantial input from Planning staff.

For the Project, a neighborhood outreach meeting was held along with a voluntary presentation to the Telegraph Hill Dwellers. There was also a noticed variance hearing (for an extension of the upper floor to the rear, as a result of the front setback). The DR Requester did not attend or participate in any of those meetings.

Ron Miguel, President and Commissioners
San Francisco, Planning Commission
September 7, 2010
Page 2

In the DR request, the Requester identified several reasons why he was seeking DR. The DR Requester has not as of this date provided additional information to back up his assertions. As is explained below, the DR Requester's claims do not provide a reasonable basis for the Commission to take DR in this case.

Project Is Consistent With Neighborhood Character

Although some buildings on Prescott are shorter than the Project, others are as tall or taller. The Project maintains the existing façade facing Prescott, and the 4th floor addition has been set back 12 feet from Prescott so as to be almost invisible from the street. The design has been thoroughly reviewed by and is supported by the residential design team. Contrary to the DR Requester, the Project will not "change the whole appearance of the street" and the claim that the Project will change "the culture of the neighborhood" is completely unexplained and unsupported.

Project Will Not Significantly Impact Sunlight

With the 12 foot setback, the Project will have little or no light impact on Prescott Court or properties on the west side of Prescott. The two properties that the DR Requester claims would suffer a light impact are either across Prescott, or 2 houses to the north, and any loss of sunlight would be minimal.

The Project Will Have Little Or No Privacy Impact

The 4th floor addition is set back 12 feet from the Prescott frontage and small front deck is set back four feet, so there will be little or no impact on privacy of residences across Prescott.

The Project's Height Is Consistent With Other Structures On Prescott

The Project's height under the Code would be 40 feet with a small stair penthouse above to provide access to the roof deck, both in full compliance with the Code.

As shown in the photo exhibits provided by the Project architect, there are several other buildings on Prescott of equal or greater height.

Any View Impacts Would Not Be A Basis for the Commission to Take DR

View impacts, even if real, are not an appropriate reason for the Commission to take DR. Moreover, the DR Requester has exaggerated the view impacts. The alleged view from 35 Prescott across the street that DR Requester claims would be impacted would be from an

Ron Miguel, President and Commissioners
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Page 3

unoccupied roof, not a deck or a window. While 26 Prescott (two houses north of the Project) may lose part of its downtown views, it would retain some downtown view plus an expansive view east toward the Bay.

The Changes DR Requester Seeks Are Unwarranted and Unnecessary

According to the DR Request, the Requester seeks to reduce the height of the building and reduce its bulk and mass. As noted above, the Project is consistent with the range of heights on Prescott, would have no or minimal impacts to light or air to Prescott Court or neighboring properties or to the character of the street. The small stair penthouse to the roof has only minor impact even on views, and so its elimination would accomplish little or nothing. Reducing the height like DR Requester seeks apparently would mean eliminating the 4th level, which is not warranted merely to preserve any private views, and here the view DR Requester seeks to protect would be only a view from an unoccupied roof and another property that will retain good views, and again the 4th level is basically consistent with the scale of Prescott Court. Eliminating the 4th level would make it impossible to provide two family sized units on this small parcel, and his alternative to fill in the Code-required rear yard instead of adding a largely Code-complying 4th level makes no sense and would among other things deprive the lower unit of usable open space.

There is No Basis for Holding a Further Hearing or Granting DR

The additions to 30-32 Prescott have been thoroughly reviewed by staff and have been found to comply with the Residential Design Guidelines and also have been reviewed and approved by historic preservation staff. The height of the Project is consistent with other properties on the block, and with the front setback, the addition will have minimal visual impact on Prescott. There is no basis to the DR Requester's claim that the Project will have a significant impact on light and air, or the "culture" of the street. Even if view impacts were a legitimate basis for DR, the impacts cited in this case are not very significant. In addition, the Project will provide two family-sized units for the City. For all these reasons, the Project does not present any exceptional or extraordinary circumstances meriting the exercise of the Commission's DR authority. We respectfully request the Commission determine at the end of the hearing that no further hearing is appropriate and that DR is not warranted for this Project.

LUCE FORWARD
ATTORNEYS AT LAW • FOUNDED 1873
LUCE, FORWARD, HAMILTON & SCRIPPS LLP

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San Francisco, Planning Commission
September 7, 2010
Page 4

Very truly yours,

A handwritten signature in black ink, appearing to read "Steve Atkinson", followed by a long horizontal line extending to the right.

Steve Atkinson

of
LUCE, FORWARD, HAMILTON & SCRIPPS LLP

ESA/

3011896571